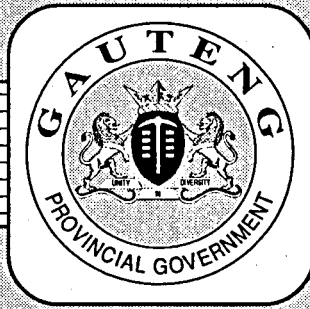


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GAUTENG**



**DIE PROVINSIE
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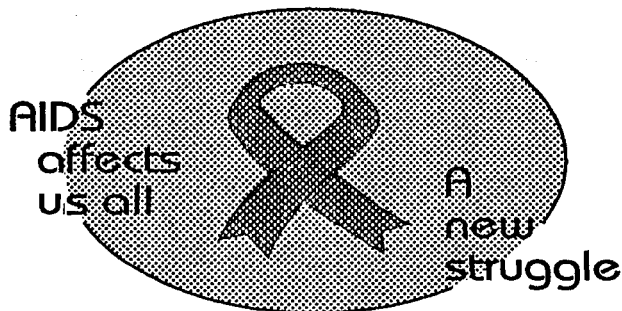
**Provincial Gazette Extraordinary
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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2524

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PERI-URBAN AMENDMENT SCHEME 4PU

It is hereby notified in terms of the provisions of section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the City of Tshwane Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of Peach Tree Extension 3, being an amendment of the Peri-Urban Town-planning Scheme, 1975.

Map 3 and the scheme clauses of this amendment scheme are filed with the Acting Head: Legal and Secretarial Services, and are open to inspection during normal office hours.

This amendment is known as Peri-Urban Amendment Scheme 4PU.

(13/2/Peach Tree x3 (4PU))
 __ August 2006

Acting Head: Legal and Secretarial Services
 (Notice No 999/2006)

PLAASLIKE BESTUURSKENNISGEWING 2524

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PERI-URBAN WYSIGINGSKEMA 4PU

Hierby word ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stad Tshwane Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Peach Tree Uitbreiding 3, synde 'n wysiging van die Peri-Urban dorpsbeplanningskema, 1975, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Waarnemende Hoof: Regs- en Sekretariële Dienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Peri-Urban wysigingskema 4PU.

(13/2/Peach Tree x3 (4PU))
 __ Augustus 2006

Waarnemende Hoof: Regs- en Sekretariële Dienste
 (Kennisgewing No 999/2006)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF PEACH TREE EXTENSION 3 AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the township of Peach Tree Extension 3 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Peach Tree x3 (4PU))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY GARDENER & ROSS GOLF AND COUNTRY ESTATE (PROPRIETARY) LIMITED UNDER THE PROVISIONS SECTION A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 930 (A PORTION OF PORTION 332) OF THE FARM KNOPJESLAAGTE 385JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Peach Tree Extension 3.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 9622/2005.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding –

1.3.1 the following servitudes which only affects Erven 1390 to 1405 and 1449 to 1470 in the township area:

"Kragtens Notariële Akte K4066/1990S gedateer 15 Augustus 1990 is die eiendom onderhewig aan 'n serwituut van pypleiding en waterleiding, 3 (drie) meter wyd, aangedui deur die lyn D E F wat die Oostelike grens aandui op Kaart LG. No. 9617/2005 ten gunste van "Local Government Affairs Council" en sy opvolgers in titel, nou City of Tshwane Metropolitan Municipality, soos meer volledig sal blyk uit gemelde Notariële Akte

1.4 ACCESS

Ingress from Road K52 to the township and egress from Road K52 from the township shall be restricted to the intersection of Ernie Els Boulevard with the said road.

1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the proposed Provincial Road K52 and for all stormwater running off or being diverted from the road to be received and disposed of.

1.6 PRECAUTIONARY MEASURES

The township owner shall at own expense make arrangements with the local authority in order to ensure that -

1.6.1 water will not accumulate to the effect that the entire surface of the dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and

1.6.2 trenches and excavations for foundations, pipes cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.7 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.8 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing Telkom services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.9 COMPLIANCE WITH CONDITIONS IMPOSED BY THE GAUTENG DEPARTMENT OF AGRICULTURE, CONSERVATION AND ENVIRONMENT (GDACE)

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agricultural, Conservation and Environment has granted the applicant exemption from compliance with regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, 1989 (Act 73 of 1989) for the development of this township.

1.10 ERVEN 1264, 1592 TO 1603

The erven shall be transferred by and at the expense of the township owner to a company registered in terms of Section 21 of the Companies Act, 1973 or to a legal similar entity which company or entity shall be administered by a Members Association.

1.11 THE DEVELOPER'S OBLIGATIONS**1.11.1 ASSOCIATION AND STATUTES**

The developer must register a section 21 company (homeowner's association) in terms of provisions of the Companies Act, 1973 (Act 61 of 1973). A copy of the registered Deed of Association (CM4) and the Company Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

Association and Statutes must clearly state that the main objective of the homeowner's association is the maintenance of the internal engineering services of the development (i.e. water, sewerage, electricity, and the road and storm water sewers and parks according to the agreement with CTMM and proof that the said Section 21 Company has accepted its obligations in this regard must be submitted to the local authority). The developer is deemed to be a member of the Section 21 Company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

1.11.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

1.11.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers in which is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The Municipality may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the Municipality with a guarantee issued by a recognised financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the division of the Service Delivery Department.

1.11.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering service (ie water, sewerage, electricity, and the road and storm water sewers) have been completed. The developer must furnish the section 21 company with a maintenance guarantee, issued by a recognised financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and electricity service, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

2. CONDITIONS OF TITLE

A. THE UNDERMENTIONED ERVEN SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986.

2.1 ALL ERVEN

2.1.1 The erf is subject to a servitude, 3m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude. Where the erf is actually affected by a Council sewer line it must be protected by a 3 metre wide servitude.

2.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.

2.1.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

2.2 ERVEN 1293, 1307, 1310, 1355, 1364, 1393, 1394, 1400, 1450, 1455, 1462, 1467 AND 1528

The erven are subject to a stormwater servitude for municipal purposes, 3m wide as indicated on the General Plan.

2.3 ERF 1392

The erf is subject to a water pipeline servitude for municipal purposes, 3m wide as indicated on the General Plan.

2.4 ERVEN 1390 TO 1405 AND 1449 TO 1470

The erven are subject to a sewer pipeline servitude for municipal purposes, 3m wide as indicated on the General Plan.

2.5 ERVEN 1264, 1592 TO 1595, 1597, 1598 AND 1600 TO 1603

The erf is subject to a servitude for municipal purposes as indicated on the General Plan.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**VERKLARING VAN PEACH TREE UITBREIDING 3 TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Peach Tree Uitbreiding 3 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Peach Tree x3 (4PU))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR GARDENER & ROSS GOLF AND COUNTRY ESTATE (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN DEEL A EN C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 930 ('N GEDEELTE VAN GEDEELTE 332) VAN DIE PLAAS KNOPJESLAAGTE 385JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Peach Tree Uitbreiding 3.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 9622/2005.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, maar uitgesonderd –

1.3.1 die volgende serwituut wat slegs Erwe 1390 tot 1405 en 1449 tot 1470 in die dorp raak:

"Kragtens Notariële Akte K4066/1990S gedateer 15 Augustus 1990 is die eiendom onderhewig aan 'n serwituut van pypeleiding en waterleiding, 3 (drie) meter wyd, aangedui deur die lyn D E F wat die Oostelike grens aandui op Kaart LG. No. 9617/2005 ten gunste van "Local Government Affairs Council" en sy opvolgers in titel, nou City of Tshwane Metropolitan Municipality, soos meer volledig sal blyk uit gemelde Notariële Akte

1.4 TOEGANG

Ingang van Pad K52 tot die dorp en uitgang tot Pad K52 uit die dorp word beperk tot die interseksie van Ernie Els Boulevard met sodanige pad.

1.5 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit in-pas by die van die voorgestelde Provinsiale Pad K52 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.6 VOORKOMENDE MAATREËLS

Die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat –

1.6.1 water nie opdam nie, dat die hele oppervlakte van die dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of butimen geseël word; en

1.6.2 sote en uitgrawings vir fundamente, pype kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevolg word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

1.7 VERSKUIWING EN/OF VERWYDERING VAN ESKOM KRAGLYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

1.8 VERSKUIWING EN/OF VERWYDERING VAN TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande dienste van TELKOM te verskuif en/of te verwyder, moet die koste daarvan deur die dorpseienaar gedra word.

1.9 VOLDOENING AAN VOORWAARDES OPGELÊ DEUR DIE GAUTENGSE DEPARTEMENT VAN LANDBOU, BEWARING EN DIE OMGEWING (DLBO)

Die dorpsenaar sal op sy eie koste voldoen aan al die voorwaardes wat opgelê is deur Departement van Landbou, Bewaring en die Omgewing met die aansoek om vrystelling om aan die bepalings van Regulasie 1182 en 1183 gepromulgeer ingevolge artikel 21, 22 en 26 van die Wet op Omgewingsbewaring, 1989 (Wet No 73 van 1989) vir die ontwikkeling van die dorpsgebied.

1.10 ERWE 1264, 1592 TOT 1603

Die erwe moet oorgedra word deur en op koste van die dorpsenaar na 'n maatskappy geregistreer in terme van die Artikel 21 van die Maatskappywet, 1973 of na 'n soortgelyke entiteit welke maatskappy of entiteit geadministreer word deur die ledevereniging.

1.11 DIE ONTWIKKELAAR SE VERPLIGTINGE

1.11.1 OPRIGTING EN STATUTE

Die dorpsenaar moet 'n Artikel 21 Maatskappy (huiseienaarsvereniging) registreer in terme van die Maatskappywet, 1973 (Wet 61 van 1973). 'n Kopie van die geregistreerde Akte van Oprigting (CM4) en die Maatskappy Statute moet ingedien word by die Stad Tshwane Metropolitaanse Munisipaliteit.

Akte van Oprigting en Statute moet duidelik stipuleer dat die hoofdoelwit van die huiseienaarsvereniging die instandhouding van die interne ingenieursdienste van die dorp is (bv water, riool, elektrisiteit, paaie en stormwaterriolering). Die dorpsenaar moet 'n lid van die Artikel 21 Maatskappy wees, met alle regte en verpligte van 'n gewone lid tot en met die oordrag van die laaste erf.

1.11.2 VOORSIENING VAN INGENIEURSTEKENINGE

Die dorpsenaar moet volledige ingenieurstekeninge met betrekking tot die interne rioleringstelsel en rioolaansluitingspunte en volledige ingenieurstekeninge met betrekking tot die interne paaie en stormwaterriolering asook water en elektrisiteitsdienste by die Stad Tshwane Metropolitaanse Munisipaliteit indien alvorens konstruksie aan enige van die gemelde dienste begin mag word.

1.11.3 VOORSIENING VAN 'N SERTIFIKAAT DEUR 'N PROFESSIONELE INGENIEUR

'n Ingenieursertifikaat voorsien deur 'n Professionele Ingenieur moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingehandig word alvorens enige van erwe oorgedra mag word, met betrekking tot water, riool, elektrisiteit en interne paaie en stormwaterriolering wat sertifiseer dat die interne ingenieursdienste voltooi is en dat die ingenieur verantwoordelikheid aanvaar vir alle dienste. Die Munisipaliteit mag op eie diskresie 'n uitsondering maak met betrekking tot interne paaie en stormwaterriolering. Indien laasgenoemde van toepassing is, moet die dorpsenaar aan die Munisipaliteit 'n onderneming gee dat die dienste voltooi sal wees teen 'n vasgestelde datum en moet die ontwikkelaar 'n waarborg dienooreenkomstig inhandig wat deur 'n erkende finansiële instelling uitgereik is.

Bouplanne sal nie goedgekeur word alvorens die dienste voltooi en deur die Dienste Departemente oorgeneem is nie (indien van toepassing).

1.11.4 INSTANDHOUDINGSTERMYN EN WAARBORG

'n Twaalf (12) maande instandhoudingstermyn wat 'n aanvang neem met die voltooiing van die laaste interne ingenieursdienste (bv. water, riool, elektrisiteit en die paaie en stormwaterriolering) sal gehandhaaf word. Die dorpsenaar moet 'n instandhoudingswaarborg, uitgereik deur 'n erkende finansiële instelling, aan die Artikel 21 Maatskappy voorsien wat vakmanskap en/of materiale waarborg met betrekking tot siviele ingenieursdienste en elektrisiteitsdienste, welke waarborg moet gelykstaande wees aan 'n bedrag wat 5% van die kontrakke vir siviele dienste en 10% van die kontrakke vir elektrisiteitsdienste omvang, bewys van die waarborg moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingehandig word.

2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELEË DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):

2.1.1 ALLE ERWE

2.1.1.1 Die erf is onderworpe aan 'n serwituut, 3 meter breed, ten gunste van die plaaslike owerheid, vir riolering en ander munisipale dienste, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien. As die erf deur 'n Stadsraad rioollyn geraak word moet die rioollyn deur 'n 3 meter bree serwituut beskerm word.

2.1.1.2 Geen geboue of ander strukture mag binne die voornoemde serwituut-gebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.

2.1.1.3 Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings wat sodanige rioolhoofpyleidings en ander werke veroorsaak.

2.1.2 ERWE 1293, 1307, 1310, 1355, 1364, 1393, 1394, 1400, 1450, 1455, 1462, 1467 EN 1528

Die erwe is onderworpe aan 'n stormwater serwituut vir munisipale doeleindes, 3m breed, soos op die algemene plan aangedui.

2.1.3 ERF 1392

Die erf is onderworpe aan 'n waterpyplyn serwituut vir munisipale doeleindes, 3m breed, soos op die algemene plan aangedui.

2.1.4 ERWE 1390 TOT 1405 EN 1449 TOT 1470

Die erwe is onderworpe aan 'n rioolpyplyn serwituut vir munisipale doeleindes, 3m breed, soos op die algemene plan aangedui.

2.1.5 ERWE 1264, 1592 TOT 1595, 1597, 1598 EN 1600 TOT 1603

Die erwe is onderworpe aan 'n serwituut vir munisipale doeleindes, soos op die algemene plan aangedui.

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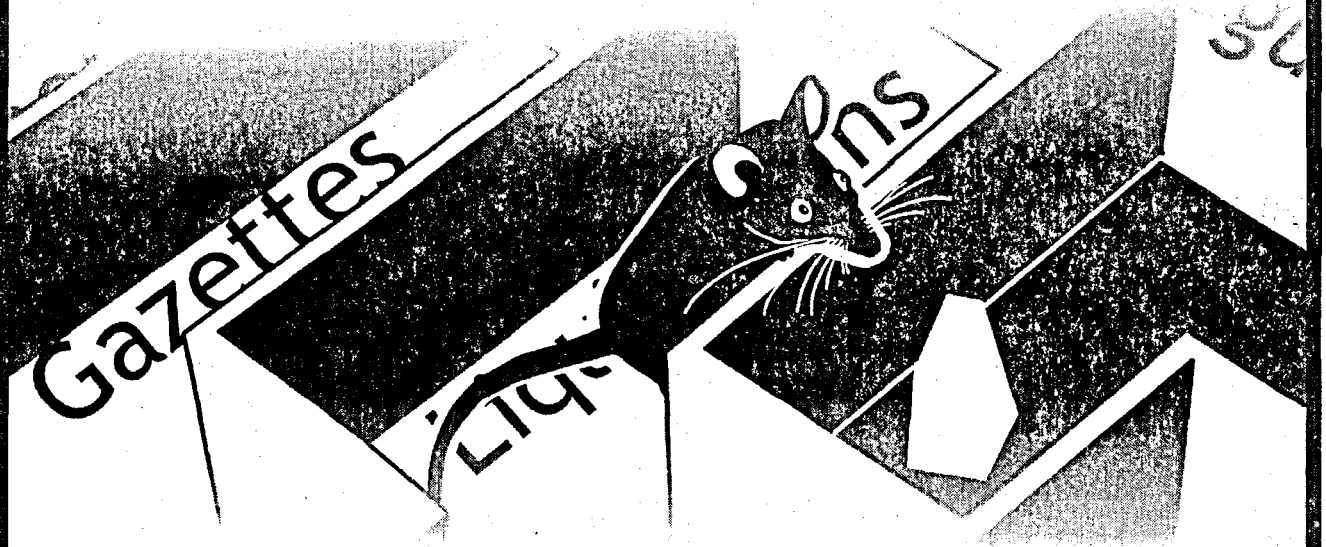
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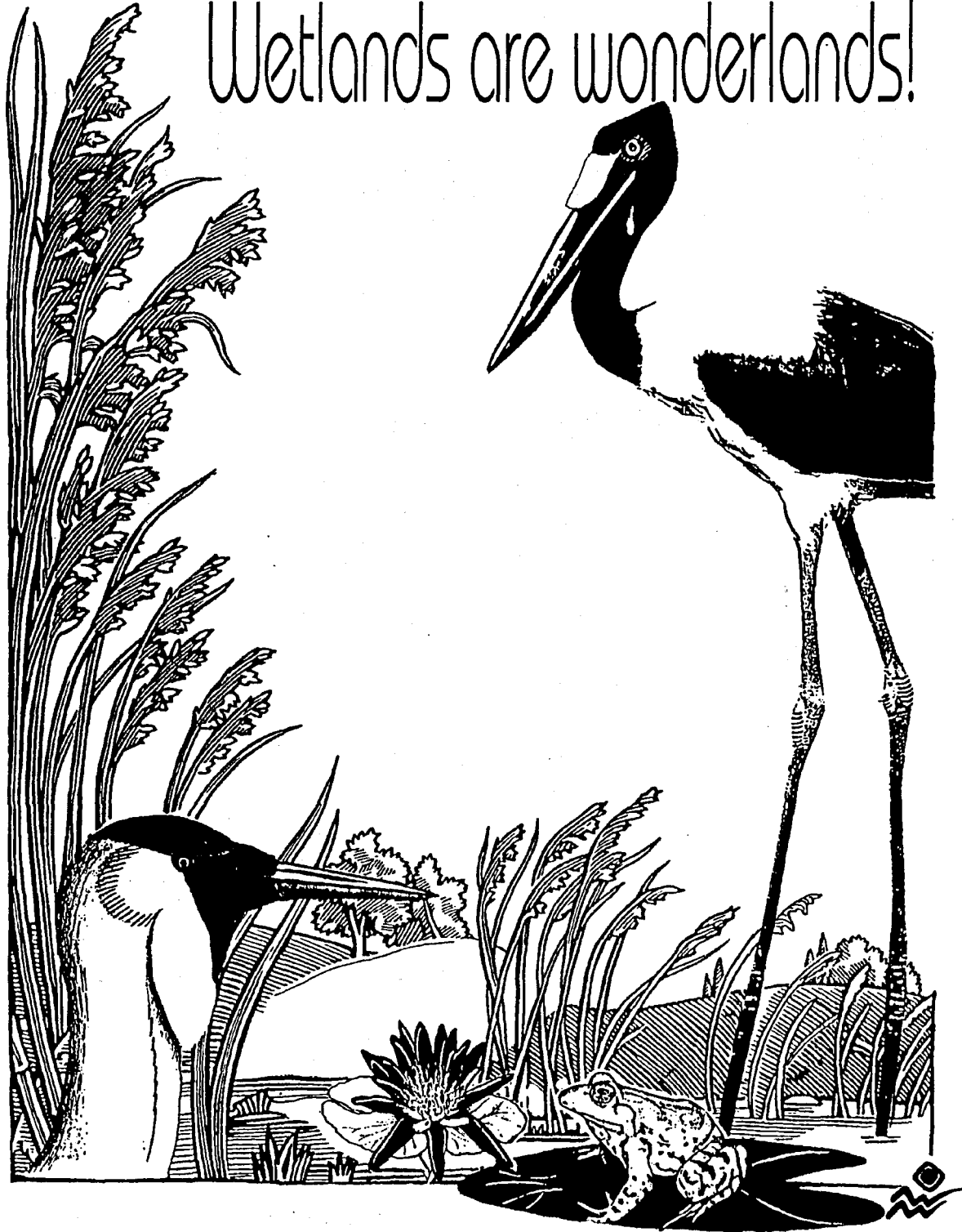
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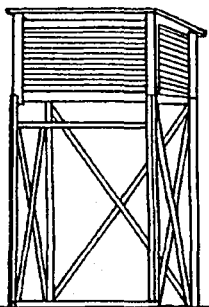
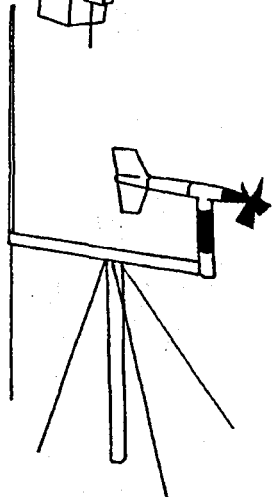
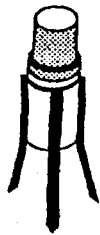
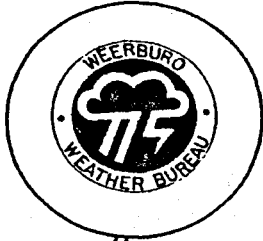


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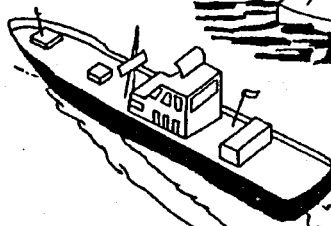
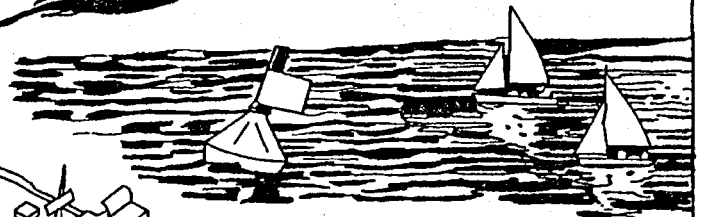
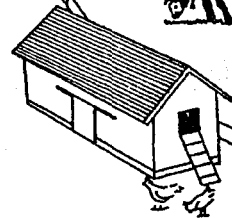
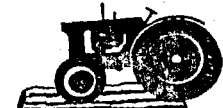
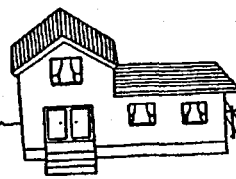
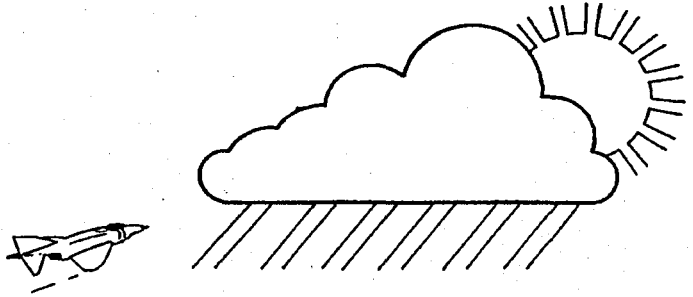


Department of Environmental Affairs and Tourism

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THE WEATHER BUREAU HELPS FARMERS TO PLAN THEIR CROP



THE WEATHER BUREAU: DEPARTMENT OF ENVIRONMENTAL AFFAIRS & TOURISM
DIE WEERBURO: DEPARTEMENT VAN OMGEWINGSAKE EN TOERISME

