

Provincial  
Gazette  
Free State Province

Published by Authority

Provinsiale  
Koerant  
Provinsie Vrystaat

Uitgegee op Gesag

| NO. 43 SPECIAL FRIDAY, 01 JUNE 2007 |   |      | NO. 43 SPESIALE VRYDAG, 01 JUNIE 2007 |   |        |
|-------------------------------------|---|------|---------------------------------------|---|--------|
| No.                                 | Index   | Page | No.                                   | Inhoud                                    | Bladsy |
| PROCLAMATION                        |   |      | PROKLAMASIE                           |   |        |
| 28                                  | Declaration of Township: Heidedal: Extension 28 | 2    | 28                                    | Dorpsverklaring: Heidedal: Uitbreiding 28 | 2      |

PROCLAMATION

[NO. 28 OF 2007]

DECLARATION OF TOWNSHIP: HEIDEDAL: EXTENSION 28

By virtue of the powers vested in me by section 14(1) of the Townships Ordinance, 1969 (Ordinance No. 9 of 1969), I, M.J. Mafereka, Member of the Executive Council of the Province responsible for Local Government and Housing hereby declare the area represented by General Plan S.G. No. 764/2004, as approved by the Surveyor General on 22 June 2004 to be an approved township under the name Heidedal, Extension 28, subject to the conditions as set out in the Schedule.

Given under my hand at Bloemfontein this 29 day of May 2007.

M.J. MAFEREKA  
MEMBER OF THE EXECUTIVE COUNCIL:  
LOCAL GOVERNMENT AND HOUSING

SCHEDULE

CONDITIONS OF ESTABLISHMENT AND OF TITLE

The town, Heidedal, Extension 28 is situated on The Farm 2991, District Bloemfontein and consist of 2889 erven numbered 16895 to 17120, 17122 to 17329, 17331 to 17423, 17425 to 17485, 17487 to 17527, 17533 to 17807, 17811 to 18984, 18986 to 19065, 19068 to 19682, 19684 to 19755, 19758 to 19777, 19793 to 19807 and 19809 to 19817, 6 parks numbered 17121, 17330, 17424, 17486, 17532 and 19683 and streets as indicated on General Plan SG 764/2004.

A. CONDITIONS OF ESTABLISHMENT

A1 All erven

The right to all minerals and precious and non-precious stones, precious and base metals are reserved in favour of the Mangaung Local Municipality.

A2 All erven are subject to founding methods and stipulations in the accompanying geotechnical report for township establishment

A3 The erven in this township are classified in the under use zones as stipulated in the Bloemfontein Town Planning Scheme No 1 of 1954 (as amended) and are further subject to the Conditions of Title, as set out in paragraph B below.

| Use Zone             | Erf Numbers  | Conditions of Title |
|----------------------|--|---------------------|
| Single Residential 2 | 16895-16927, 16942-17043, 17045-17057, 17059-17063, 17065-17067, 17069-17070, 17072-17120, 17122-17124, 17126-17249, 17303-17328, 17331-17423, 17425-17432, 17434-17460, 17468-17471, 17520-17527, | 81,82,83            |

PROKLAMASIE

[NO. 28 VAN 2007]

DORPSVERKLARING: HEIDEDAL: UITBREIDINGS 28

Kragtens die bevoegdheid my verleen by artikel 14(1) van die Ordonnansie op Dorpe, 1969 (Ordonansie No. 9 van 1969), verklaar ek M.J. Mafereka, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Plaaslike Regering en Behuising hierby die gebied voorgestel deur Aigemene Plan L.G. No 764/2004 soos goedgekeur deur die Landmeter-Generaal op 22 Junie 2004 tot in goedgekeurde dorp onder die naam Heidedal, Uitbreiding 28, onderworpe aan die voorwaardes soos in die Bylae uiteengesit.

Gegee onder my hand te Bloemfontein op hede die 29dag van Mei 2007.

M.J. MAFEREKA  
LID VAN DIE UITVOERENDE RAAD:  
PLAASLIKE REGERING EN BEHUISING

BYLAE

STIGTINGS-EN EIENDOMSVOORWAARDES

Die dorp is, Heidedal, Uitbreiding 28 en is geleë op Die Plaas 2991, Bloemfontein Distrik en bestaan uit 2889 erwe genommmer 16895 tot 17120, 17122 tot 17329, 17331 tot 17423, 17425 tot 17485, 17487 tot 17527, 17533 tot 17807, 17811 tot 18984, 18986 tot 19065, 19068 tot 19682, 19684 tot 19755, 19758 tot 19777, 19793 tot 19807 en 19809 tot 19817, 6 parke genommmer 17121, 17330, 17424, 17486, 17532 en 19683 asook strate soos aangetoon op Aigemene Plan LG 764/2004.

A. STIGTINGSVOORWAARDES

A1 Aile erwe

Die besitregte van aile minerale, waardevolle en nie waardevolle gesteentes, waardevolle en nie-waardevolle metale is gereserveer ten gunste van Mangaung Plaaslike Munisipaliteit.

A2 Aile erwe is onderworpe aan fundering spesifikasies, vir ontwikkeling, soos voorgeskryf in die geotegniese verslag saamgestel vir dorpstigting.

A3 Die erwe in die dorp word in die hierondervermelde gebruikstreke ingedeel soos gestupileer in Bloemfontein Dorpsaanlegskema No 1 van 1954, (soos gewysig) en is verder onderworpe aan die eiendomsvoorwaardes, soos in paragraaf B hieronder uiteengesit.

| Gebruikstreke | Erf Nommers  | Eiendomsvoorwaardes |
|---------------|--|---------------------|
| Enkel Woon2   | 16895-16927, 16942-17043, 17045-17057, 17059-17063, 17065-17067, 17069-17070, 17072-17120, 17122-17124, 17126-17249, 17303-17328, 17331-17423, 17425-17432, 17434-17460, 17468-17471, 17520-17527, | 81,82,83            |

|                            |  |                    |  |                     |
|----------------------------|--|--------------------|--|---------------------|
|                            | 17533-17536,17538, 17560,17562-17743, 17745-17807,17812-17828,17833-17845, 17848,17852-17854, 17856-17867, 17869-17885, 17888-17915, 17934, 17936-17960, 17962-18066, 18068-18080, 18082-18138, 18140-18277, 18279-18315, 18317-18335,18337-18354,18356-18378, 18380-18385, 18387-18438, 18440-18473, 18485-18491, 18566-18581, 18583-18640, 18643-18654, 18656-18731, 18733-18749, 18752-18915,18917-18972, 18974-18984, 18986-18999,19040,19042-19065, 19068-19140,19142-19201,19203-19209, 19211-19214,19216-19226,19236-19244, 19246-19292, 19294-19344, 19346-19377, 19380-19406, 19427-19436, 19438-19581, 19583-19592, 19664-19682, 19684-19755, 19758-19777,19793-19805, 19809-19817 |                    | 17533-17536,17538,17560,17562-17743, 17745-17807, 17812-17828, 17833-17845, 17848,17852-17854,17856-17867, 17869-17885, 17888-17915, 17934, 17936-17960,17962-18066, 18068-18080, 18082-18138,18140-18277,18279-18315, 18317-18335, 18337-18354, 18356-18378, 18380-18385,18387-18438,18440-18473, 18485-18491, 18566-18581, 18583-18640, 18643-18654, 18656-18731, 18733-18749, 18752-18915,18917-18972,18974-18984, 18986-18999,19040,19042-19065, 19068-19140,19142-19201,19203-19209, 19211-19214,19216-19226,19236-19244, 19246-19292, 19294-19344, 19346-19377, 19380-19406,19427-19436,19438-19581, 19583-19592,19664-19682,19684-19755, 19758-19777,19793-19805, 19809-19817 |                     |
|                            | 17277-17285,17287-17300, 17302, 17461-17467,17472-17474,17498-17519, 17539-17559,17561,17811,17829-17832, 17849-17851, 17886-17887, 17916-17933, 17961,18533-18552,18554-18565,18582, 18973,19000,19002-19016,19202, 19227, 19229-19235,19245,19379,19407-19412, 19414-19424,19426,19437,19593-19620, 19654 -19663   | 81,82,83,89        | 17277-17285, 17287-17300, 17302, 17461-17467,17472-17474,17498-17519, 17539-17559,17561,17811,17829-17832, 17849-17851,17886-17887,17916-17933, 17961,18533-18552,18554-18565,18582, 18973,19000, 19002-19016,19202, 19227, 19229-19235,19245,19379,19407-19412, 19414-19424, 19426,19437,19593-19620, 19654 -19663  | 81,82,83,89         |
|                            | 16928-16937, 16939-16941, 17250-17251, 17253-17262,17264-17274, 17276, 17475-17485,17487-17495, 17497  | 81,82,83,88        | 16928-16937, 16939-16941, 17250-17251, 17253-17262, 17264-17274, 17276, 17475-17485,17487-17495, 17497   | 81,82,8388          |
|                            | 18439,18474-18484,18492-18493, 18495-18530, 19019-19029, 19031-19039, 19041,19624-19653  | 81,82,83, 810      | 18439,18474-18484,18492-18493, 18495-18530,19019-19029,19031-19039, 19041,19624-19653  | 81,82,83810         |
|                            | 18532,19017, 19018, 19622, 19623   | 81, 82, 83, 89,810 | 18532, 19017, 19018, 19622,19623   | 81, 82, 83, 89, 810 |
| Creche                     | 17744,18751,19806  | 82                 | Kleuter- skool 17744,18751,19806   | 82                  |
| Worship                    | 17071,17868,18139,18750,19807  | 82,811             | Kerke 17071,17868,18139,18750,19807  | 82,811              |
| Business                   | 17433,18067,18641,18642,19141,19582  | 82                 | Besighede 17433,18067,18641,18642,19141,19582  | 82                  |
| Existing Public Open Space | 17121,19683  | 86                 | Bestaande Publieke Oop Ruimte 17121,19683  | 86                  |
| Municipal Purposes         | 17058, 18655, 19293  | 82                 | Munisipale Doeleindes 17058, 18655, 19293  | 82                  |
| Educational Purposes       | 17064, 17329, 19378  | 82                 | Opvoedkundig Doeleindes 17064, 17329, 19378  | 82                  |
| Servitudes                 | 16938, 17252, 17263, 17275, 17286, 17330, 17424, 17486, 17496, 17532, 17537, 17846, 17855,17935,18379,18494,18531,18553, 18916,19001, 19210, 19228, 19345, 19425, 19621  | 84                 | Serwituut 16938, 17252, 17263, 17275, 17286, 17330, 17424, 17486, 17496, 17532, 17537, 17846, 17855,17935,18379,18494,18531,18553, 18916,19001,19210,19228,19345,19425, 19621  | 84                  |
| Undetermined               | 17044,17068,17125,17301,17847,18081, 18278,18316,18336,18355,18386,18732, 19030,19215, 19413   | 85,87              | Nag nie bepaal 17044,17068,17125,17301,17847,18081, 18278, 18316, 18336, 18355, 18386, 18732, 19030, 19215, 19413  | 85,87               |

## B. CONDITIONS OF TITLE

The Conditions of Title mentioned in paragraph A3, are as follows:

- 81 Not more than one dwelling may be erected on the *ert*.
- 82 This *ert* is subject to a 2,0 metre servitude along any of its boundaries, except the street boundary, as well as any other servitude which is indicated on the General Plan of the township for the provision of municipal service connections over or under the *ert* and the officials of the local municipality shall have at all times free access to it for the purpose of the construction, maintenance and repair of the service, the owner of the *ert* can apply at the local municipality for the relaxation of the servitude if it was not used for this purpose.
- 83 This *ert* may only be used for residential purposes, with the understanding that a home industry may be run with the permission of the local municipality.
- 84 This *ert* is a servitude as indicated on the General Plan, for the provision of municipal services over or under the *ert*, and the officials of the local municipality shall have at all times free access to it for the purposes of the construction, maintenance and repair of the services.
- 85 If this *ert* or any part thereof should become the property of any other person but the Government or local municipality, it will be subject to such conditions which the Minister in consultation with the Free State Township Board may impose.
- 86 This *ert* may only be used for a park and public open space. The coverage of the buildings has to be in contentment with the local municipality.
- 87 This *ert* is subject to conditions that may be determined by the local municipality in conjunction with the Free State Township Board and can only be developed after a reasonable period as may be recommended by a qualified person from the date of rehabilitation.
- 88 This *ert* may not obtain direct vehicle or pedestrian access from Eeufees Road and a three (3) metre street building line is also applicable from Eeufees Road, which may not be relaxed.
- 89 This *ert* may not obtain direct vehicle or pedestrian access from the adjacent 25 metre road and a three (3) metre street building line is also applicable from this 25 metre road, which may not be relaxed.
- 810 This *ert* may not obtain direct vehicle or pedestrian access from the Meadows Road and a five (5) metre street building line is also applicable from the Meadows Road, which may not be relaxed.
- 811 This *ert* may be used as a place of worship and the development thereof shall comply to the local municipality's building regulations and the applicable town planning scheme.

## B. EIENDOMSVOORWAARDES

Die eiendomsvoorwaardes wat in paragraaf A3 vermeld word, is 5005 volg:

- 81 Slegs 1(een) huis mag op 'n *ert* gebou word.
- 82 Die *ert* is onderhewig aan 'n 2,0 meter serwituu parallel aan al die grense, behalwe die straat grens, sowel as enige ander serwituu 5005 aangedui op die Aigemene Plan van die woongebied vir die voorsiening van aansluitings vir munisipale dienste bo of ondergronds op die *ert*. Munisipale beamptes van die Plaaslike Munisipaliteit moet ten alle tye vrye toegang hê tot hierdie serwituu vir die instandhouding, konstruksie en herstel van die dienste. Die eienaar van die *ert* kan aansoek doen by die plaaslike munisipaliteit vir die verkleining van die serwituu as dit nie gebruik was vir dienste nie.
- 83 Die *ert* mag slegs vir resdenslele doeleindes gebruik word, met dien verstande dat 'n tuisbedryf vanuit die huis bedryf kan word alvorens skriftelike toestemming van die Plaaslike Munisipaliteit ontvang is.
- 84 Die *ert* is 'n serwituu, 5005 aangedui op die Aigemene Plan, vir die voorsiening van Munisipale dienste bo of ondergronds op die *ert*. Munisipale werknemers van die Plaaslike Munisipaliteit moet ten alle tye vrye toegang hê tot hierdie serwituu vir die instandhouding, konstruksie en herstel van die dienste.
- 85 Indien die *ert*, of enige deel daarvan, die eiendom van 'n persoon anders as die Staat of Plaaslike Munisipaliteit word, sal dit onderworpe wees aan die regulasies en voorwaardes soos deur die Minister in oorlegpleging met die Vrystaat Dorperaad bepaal is.
- 86 Die *ert* mag slegs gebruik word vir parke en publieke oop ruimtes. Die oppervlak wat die geboue bedek, moet voldoen aan die Plaaslike Munisipaliteit se vereistes.
- 87 Die *ert* is onderworpe aan die vereistes 5005 bepaal deur die Plaaslike Munisipaliteit en Vrystaat Dorperaad en kan slegs ontwikkel word na die verloop van 'n sekere tyds-periode, 5005 deur 'n gekwalifiseerde persoon aanbeveel mag word, nadatum van die rehabilitasie daarvan .
- 88 Die *ert* mag geen direkte toegang van voertuie of voetgangers onvang van Eeufees Straat. 'n Drie (3) meter straat bou-lyn is ook van toepassing parallel aan Eeufees Straat, wat nie verminder mag word nie.
- 89 Die *ert* mag oar geen direkte toegang van voertuie of voetgangers beskik van af die aangrensende 25 meter straat. n Drie (3) meter straat bou-lyn is ook van toepassing parallel aan die 25 meter straat, wat nie verminder mag word nie.
- 810 Die *ert* mag geen direkte toegang van voertuie of voetgangers onvang van Meadows Straat. 'n Vyf (5) meter straat bou-lyn is ook van toepassing parallel aan Meadows Straat, wat nie verminder mag word nie.
- 811 Die *ert* is slegs vir die ontwikkeling vir 'n plek van aanbidding en moet voldoen aan die Plaaslike Munisipaliteit se bou-regulasies en die toepaslike Dorpsaanlegskema.