

Provincial
Gazette
Free State Province

Published by Authority

Provinsiale
Koerant
Provinsie Vrystaat

Uitgegee op Gesag

NO. 46 SPECIAL FRIDAY, 08 JUNE 2007

NO. 46 SPESIALE VRYDAG, 08 JUNIE 2007

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No. Inhoud Bladsy

PROCLAMATION

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PROCLAMATION

[NO. 29 OF 2007]

DECLARATION OF TOWNSHIP: LADYBRAND: EXTENSION 17

By virtue of the powers vested in me by section 14(1) of the Townships Ordinance, 1969 (Ordinance No. 9 of 1969), I hereby declare the area represented by General Plan S.G. 1348/2005, as approved by the Surveyor General on 28 June 2006, to be an approved township under the name Ladybrand, Extension 17 subject to the conditions as set out in the Schedule.

Given under my hand at Bloemfontein on this 4th day of June 2007.

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

SCHEDULE

MANTSOPA LOCAL MUNICIPALITY

The town is Ladybrand, Extension 17 situated on Portion 108 of the farm Dorpsgronden No. 451 (Ntsepe Park), district Ladybrand and consist of 49 erven numbered 1483 - 1531 with streets and parks as indicated on General Plan SG 1348/2005.

A. CONDITIONS OF ESTABLISHMENT

- A1. The rights to all minerals, precious and non precious stones, precious and base metals are reserved in favour of the Mantsopa Local Municipality.
- A2. All the erven in this town are subject to existing conditions and servitudes where applicable and further as indicated in paragraph B.
- A3. The erven of the town are classified in the use zones as indicated below and as determined in the Ladybrand town Planning Scheme No. 1 of 1974 and are further subject to the conditions as set out in paragraph B and the conditions of the Ladybrand Town Planning Scheme NO.1 of 1974.
- A4. The erven in the Town are classified in the under-mentioned use zones and are further subject to the conditions of title as set out in paragraph B.

PROKLAMASIE

[NO. 29 VAN 2007]

DORPSVERKLARING: LADYBRAND: UITBREIDING 17

Kragtens die bevoegdheid my verleen by artikel 14(1) van die Ordonnansie op Dorpe, 1969 (Ordonnansie No. 9 van 1969) verklaar ek hierby die gebied voorgestel deur Aigemene Plan L.G. No. 1348/2005 soos goedgekeur deur die Landmeter-generaal op 28 Junie 2006, tot 'n goedgekeurde dorp onder die naam Ladybrand, Uitbreiding 17 onderworpe aan die voorwaardes soos in die Bylae uiteengesit.

Gegee onder my hand te Bloemfontein op hede die 4^{de} dag van Junie 2007.

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

MANTSOPA PLAASLIKE MUNISIPALITEIT

Die dorp is Ladybrand, Uitbreiding 17 geleë op Gedeelte 108 van die plaas Dorpsgronden No. 451 (Ntsepe Park), distrik Ladybrand en bestaan uit 49 erwe genummer 1483 - 1531 met strate en parke soos aangedui op Aigemene Plan LG 1348/2005.

A. STIGTINGSVOORWAARDES

- A1. Die regte op alle minerale, edel en onedel gesteentes en edel en onedel metale word ten gunste van die Mantsopa Plaaslike Munisipaliteit voorbehou.
- A2. Alle erwe sal onderworpe gestel word aan bestaande voorwaardes en servitute, indien daar is en verder uiteengesit in Paragraaf B hieronder.
- A3. Die erwe van hierdie dorp word in die hierondervermelde gebruikstreke ingedeel soos in die Ladybrand Dorpsaanlegskema No. 1 van 1974 bepaal, en is verder onderworpe aan die eiendomsvoorwaardes soos uiteengesit in paragraaf B asook die bepalings van die Ladybrand Dorpsaanlegskema NO.1 van 1974.
- A4. Die erwe in die dorp word in die ondergemelde gebruiksones ingedeel en is verder onderworpe aan die eiendomsvoorwaardes soos in paragraaf B uiteengesit.

Use Zone	ErfNumbers	Conditions of Title	Gebruiksone	Erfnommers	Eiendomsvoorwaardes
Special Residential	1483-1492, 1495-1531,	81-84;	Spesiale Woon	1483-1492, 1495-1531	81-84;
General Residential	1494	81-84;	Aigemene Woon	1494	81-84;
Public Open Space	1532-1535	81-84;	Publieke Oop Ruimte	1532-1535	81-84;
Cemetery	1493	81-84;	Begraafplaas	1493	81-84;

A5. The provision of services is done in accordance with the service agreement reached between the developer and the Mantsopa Local Municipality.

A6. With due regard to any servitudes for the laying of municipal service mains and a servitude of irretention in favour of the Mantsopa Local Municipality, any ert in this town is, without compensation subject to a servitude of irretention in favour of all other erven in the town for the draining of water which may fall in the town or which flows through or over it provided that the owner of the ert is not obliged to reserve water -

(a) originating from a water main, tank or swimming pool; or

(b) used for household, commercial, industrial or similar purposes or which was intended to be used for such purposes; or

(c) which had been concentrated, accelerated or deposited on the ert with the intend to cause damage or inconvenience.

A7. The Municipality reserves the rights, should it be deemed necessary, to demand that the foundations for a specific building or building complex be designed by a Professional Civil Engineer, as prescribed in the National Building Regulations, and that such an engineer must attend to the Geological Engineer's Reports which is available at the offices of the Municipality for his perusal. For the erection of residential buildings, attendance must be given to the Geological Engineer's Report.

AB. The streets shall be tarred with kerbing to the same standard as in the Ladybrand area and the width shall be according to the municipal standards for a specific road reserve.

B. CONDITIONS OF TITLE

The Conditions of Title mentioned in paragraph A4 are as follows:

B1. With the development the building line restrictions as prescribed in the Ladybrand Town Planning Scheme No. 1 of 1974 will be applicable and will be incorporated in the final design.

A5. Diensvoorsiening geskied in ooreenstemming met die dienste ooreenkoms wat tussen die ontwikkelaar en die Mantsopa Plaaslike Munisipaliteit opgestel is.

A6. Behoudens enige servitude vir die aanlê van munisipale diensgeleidings en 'n serwituut van waterlosing ten gunste van die Mantsopa Plaaslike Munisipaliteit, is alle erwe in hierdie dorp, sonder vergoeding aan 'n serwituut van waterlosing ten gunste van alle ander erwe in hierdie dorp vir die dreinerings van water wat in die dorp val of daaroor of daardeur vloei met dien verstande dat die eienaar van die ert nie verplig is om water te ontvang -

(a) wat afkomstig is van 'n waterpypgeleiding, opgaartenk of swembad nie; of

(b) wat vir huishoudelike-, nywerheid-, kommerslele of dergelike doeleindes gebruik of bestem was om aldus gebruik te word;

(c) wat deur 'n ander erteienaar gekonsentreer, die vloei van versnel of op die ert neer- of afgelaat word met die doel om skade of ongerief te veroorsaak nie.

A7. Die Munisipaliteit behou die reg, indien dit so geoordeel sou word, om te vereis dat die fondamente vir 'n spesifieke gebou of gebouekompleks, insluitende resdensiele wonings, deur 'n professionele Siviele Ingenieur gedoen moet word, ooreenkomstig die Nasionale Bouregulasies, en sodanige Ingenieur moet kennis neem van en ag slaan op die Geologiese Ingenieursverslag wat by die kantore van die Munisipaliteit ter insae beskikbaar is. Vir die oprigting van resdensiele geboue, moet daar ook gelet word op die bepalings van die Geologiese Ingenieursverslag.

AB. Die strate sal geteer word met randstene wat van dieselfde standard is as die Ladybrand area en die wydte sal wees in ooreenstemming met die munisipale standaarde vir spesifieke padreserwes.

B. EIENDOMSVOORWAARDES

Die Eiendomsvoorwaardes gemeld in paragraaf A4 is as volg:

B1. Die boulynbeperkings soos voorgeskryf in die Ladybrand Dorpsaanlegskema No. 1 van 1974 sal van toepassing wees op die ontwikkeling en salgeinkorporeer word in die finale uitleg.

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| <p>82. Notwithstanding any condition of the contrary contained in these Conditions of Title, no person shall use or develop a property in such a way as will detract from the amenity or convenience of the area within which it is located or in a manner that will harm the natural environment.</p> <p>83. The geological conditions of this ert are described in the geo-technical and engineering report and must be consulted at all times during the planning, design and construction of civil services and of the foundations for all buildings.</p> <p>84. Access to the town will be from Leliehoek Avenue, Chris du Preez and Van Riebeeck Street or as in accordance with the service agreement reached between the developer and the Mantsopa Local Municipality.</p> | <p>82. Ondanks enige teenstrydige bepalings van hierdie Eiendomsvoorwaardes, gebruik of ontwikkel niemand 'n eiendom op sodanige wyse wat afbreek doen aan die bevestigheid of gerief van die gebied waarbinne dit geleë is nie of op 'n wyse wat die natuurlike omgewing skaad nie.</p> <p>83. Die geologiese gesteldheid van hierdie ert word in die geotegniese ingenieursverslag omskryf en moet te alle tye geraadpleeg word tydens die beplanning, ontwerp en konstruksie van siviele dienste en van die fondasies vir alle geboue.</p> <p>84. Toegang tot die dorp word verkry vanaf Leliehoek Laan, Chris du Preezstraat en Van Riebeeckstraat of soos bepaal in die dienste ooreenkoms tussen die ontwikkelaar en die Mantsopa Plaaslike Munisipaliteit.</p> |
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