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## PROCLAMATIONS

[NO. 55 OF 2008]

## AMENDMENT OF THE TOWN-PLANNING SCHEME OF BLOEMFONTEIN

By virtue of section 29(3), read with section 30 of the Townships Ordinance, 1969 (Ordinance No. 9 of 1969), I, M.J. Mafereka have amended the Town-Planning Scheme of Bloemfontein as set out in the Schedule and that a copy of such amendment will be open for inspection during office hours at the offices of the Townships Board and the Local Municipality of Mangaung.

Given under my hand at Bloemfontein this 3<sup>rd</sup> day of September 2008.

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

SCHEDULE

- 1) Amend section 23, table IV of the Town-Planning Scheme of Bloemfontein by the insertion of a new zoning "Special Use Cvii" to read as follows:

Table IV

Use zone	Purposes for which buildings may be erected and land may be used	Purposes for which buildings may be erected and land may be used only with council's permission	Purposes for which building may not be erected and land may not be used	Colour on scheme map
1	2	3	4	5
Special Use Cvii / Special Use 107	Erven 512-521 1 Dwelling House per erf	Special Buildings, Places of Instruction	All other purposes not stipulated under columns 2 and 3	Orange 1
	Erf 508 Group Housing, Private Open Space, Street	None	All other purposes not stipulated under columns 2 and 3	Orange 1
	Erven 510, 527, 531, 533, 534 Town Houses	Special Buildings, Dwelling Houses	All other purposes not stipulated under columns 2 and 3	Orange 1
	Erven 522, 524, 525, 526 Maisonnette	Special Buildings	All other purposes not stipulated under columns 2 and 3	Orange 1
	Erf 538 Shop, Nursery, Office	Special Buildings, Places of Instruction and Adult instruction, Public Buildings, Light Industry (dry cleaning only), Business Premises (bakery only)	All other purposes not stipulated under columns 2 and 3	Orange 1

## PROKLAMASIES

[NO. 55 VAN 2008]

## WYSIGING VAN DIE DORPSAANLEGSKEMA VAN BLOEMFONTEIN

Kragtens artikel 29(3), saamgelees met artikel 30 van die Ordonnansie op Dorpe, 1969 (Ordonnansie No. 9 van 1969), gee ek, M.J. Mafereka, hiermee kennis dat ek die Dorpsaanlegskema van Bloemfontein gewysig het soos in die Bylae aangedui, en dat 'n afskrif van gemelde wysiging gedurende kantoorure by die kantore van die Dorpraad en die Plaaslike Munisipaliteit van Mangaung ter insae beskikbaar is.

Gegee onder my hand te Bloemfontein op hede die 3<sup>de</sup> dag van September 2008.

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

BYLAE

- 1) Wysig Artikel 23, Tabel IV van die Dorpsaanlegskema van Bloemfontein, deur die invoeging van 'n nuwe sonering "Spesiale Gebruik Cvii" om soos volg te lees:

Tabel IV

Gebruiksonne	Doeleindes waarvoor geboue opgerig en grond gebruik mag word	Doeleindes waarvoor geboue opgerig en grond gebruik mag word slegs met die raad se toestemming	Doeleindes waarvoor geboue nie opgerig en grond nie gebruik mag word nie	Kleur op skema kaart
1	2	3	4	5
Spesiale Gebruik Cvii / Spesiale Gebruik 107	Erwe 512 – 521 1 Woonhuis per erf	Spesiale Geboue, Plekke van Onder- rig	Alle ander doeleindes wat nie onder kolomme 2 en 3 gestipuleer is nie	Oranje 1
	Erf 508 Groepsbehuising, Privaat Oop Ruimte, Straat	Geen	Alle ander doeleindes wat nie onder kolomme 2 en 3 gestipuleer is nie	Oranje 1
	Erwe 510, 527, 531, 533, 534 Meenthuise	Spesiale Geboue Woonhuise	Alle ander doeleindes wat nie onder kolomme 2 en 3 gestipuleer is nie	Oranje 1
	Erwe 522, 524, 525, 526 Maisonnette	Spesiale Geboue	Alle ander doeleindes wat nie onder kolomme 2 en 3 gestipuleer is nie	Oranje 1
	Erf 538 Winkel, Kwekery, Kantoor	Spesiale Geboue, Plekke van Onder- rig en Onder- rig van Volwassenes, Openbare geboue, Ligte Nywerheid (slegs droogskoon- makers) Besig- heidsperseel (slegs bakkery)	Alle ander doeleindes wat nie onder kolomme 2 en 3 gestipuleer is nie.	Oranje 1

Use zone	Purposes for which buildings may be erected and land may be used	Purposes for which buildings may be erected and land may be used only with council's permission	Purposes for which building may not be erected and land may not be used	Colour on scheme map
1	2	3	4	5
	Erf 536 Restaurant	None	All other purposes not stipulated under columns 2 and 3	Orange 1
	Erwe 509, 511, 523, 532, 535, 537, 539 Private Open Space	Sport Clubs, Places of Assembly	All other purposes not stipulated under columns 2 and 3	Orange 1
	Chianti Crescent & Castellina Close Street	None	All other purposes not stipulated under columns 2 and 3	Orange 1

Gebruiksonse	Doelindes waarvoor geboue opgerig en grond gebruik mag word	Doelindes waarvoor geboue opgerig en grond gebruik mag word slegs met die raad se toestemming	Doelindes waarvoor geboue ni opgerig en grond nie gebruik mag word nie	Kleur op skema kaart
1	2	3	4	5
	Erf 536 Restaurant	Geen	Alle ander doelindes wat nie onder kolomme 2 en 3 gestipuleer is nie	Oranje 1
	Erwe 509, 511, 523, 532, 535, 537, 539 Privaat Oop Ruimte	Sportklubs, Plekke van samekoms	Alle ander doelindes wat nie onder kolomme 2 en 3 gestipuleer is nie	Oranje 1
	Chianti Crescent & Castellina Close straat	Geen	Alle ander doelindes wat nie onder kolomme 2 en 3 gestipuleer is nie	Oranje 1

2) Amend 29.10 of the Town-Planning Scheme of Bloemfontein to read as follows

**29.10 Special Uses**

**Special Use Cvii (107)**

**Dwelling houses:**

Description of land: Erven 512 – 521  
 Permitted uses: Refer to Section 23, Table IV, Column 2  
 Consent uses: Refer to Section 23, Table IV, Column 3  
 Bulk: In terms of the relevant provisions of the Town-Planning Scheme  
 Coverage: 50% in the case of single storey buildings; and 45% in the case of double storey buildings  
 Height: Ground floor plus one storey (maximum 9.0m measured from the highest point of the roof to the highest point of the natural ground level along the perimeter of the building)  
 Parking: Refer to Section 23.9  
 Buildings lines: in the case of Lilyvale Estates, all buildings shall be a minimum of 1.0m from all erf boundaries and 7.0m from the street boundary\*  
 Application can be made for the relaxation of any building line.  
 \* Street boundary is the boundary from which access from the adjacent street is lawfully gained to the property.  
 Additional requirements: Minimum size of a dwelling house (all buildings): 230m²

2) Wysig artikel 29.10 van die Dorpsaanlegskema van Bloemfontein om soos volg te lees:

**29.10 Spesiale Gebruike**

**Spesiale Gebruik Cvii (107)**

**Woonhuise:**

Beskrywing van grond: Erwe 512-521  
 Toelaatbare gebruike: Sien Artikel 23, Tabel IV, Kolom 2  
 Vergunningsgebruike: Sien Artikel 23, Tabel IV, Kolom 3  
 Vloerooppervlakte verhouding: In terme van die toepaslike bepalinge van die Dorpsaanlegskema  
 Dekking: 50% in die geval van enkelverdieping geboue, en 45% in die geval van dubbelverdieping geboue  
 Hoogte: Grondvloer plus een verdieping (maksimum 9.0m soos gemeet van die hoogste punt van die dak tot die hoogste punt van die natuurlike grondvlak rondom die omtrek van die gebou)  
 Parkering: Sien Artikel 23.9  
 Boulyne: In die geval van Lilyvale Estates, sal alle geboue 'n minimum van 1.0m vanaf enige grens gebou word en 7.0m vanaf die straatgrens\*.  
 Aansoek kan gedoen word om verslapping van enige boulyn.  
 \* Die straatgrens is die grens waaroor toegang regmatig vanaf die aanliggende straat tot die eiendom verkry word.  
 Addisionele vereistes: Minimum grootte van 'n woonhuis (alle geboue): 230m²

**Groepsbehuising:**

Beskrywing van grond: Erf 508  
 Toelaatbare gebruike: Beperk tot een woonhuis per uitsluitlike gebruikegebied of per groepsbehuising eenheid geoormerk vir 'n woonhuis volgens die ontwikkelingsplan  
 Vergunningsgebruike: Sien Artikel 23, Tabel IV, Kolom 3  
 Vloerooppervlakte verhouding: In terme van die toepaslike bepalinge van die Dorpsaanlegskema

**Group Housing:**

Description of land: Erf 508  
 Permitted uses: Limited to 1 dwelling house per exclusive use area or per group housing unit earmarked for a dwelling house according to the development plan  
 Consent uses: Refer to Section 23, Table IV, Column 3  
 Bulk: In terms of the relevant provisions of the Town-Planning Scheme

Coverage: 50% in the case of single storey buildings; and 45 % in the case of double storey buildings  
Coverage shall be calculated per individual exclusive use area or per individual group housing unit.

Height: Ground floor plus one story (maximum 9.0m measured from the highest point of the roof to the highest point of the natural ground level along the perimeter of the building)

Parking: Refer to Section 23.9

Building lines: In the case of Lilyvale Estates, the following building lines shall apply depending on the erf size:

Erf size	Building lines		
	Street boundary*	Side spaces	Back boundary
< 900m <sup>2</sup>	3.0m	Sum of 5.0m to both sides, subject to a minimum of 1.0m	3.0m in the case of single storey buildings, 4.5m in the case of double storey buildings
900m <sup>2</sup> - 1200m <sup>2</sup>	4.5m	Sum of 5.0m to both sides, subject to a minimum of 1.0m	3.0m in the case of single storey buildings, 4.5m in the case of double storey buildings
> 1200m <sup>2</sup>	6.0m	Sum of 5.0m to both sides, subject to a minimum of 1.0m	3.0m in the case of single storey buildings, 4.5m in the case of double storey buildings

Application can be made for the relaxation of any building line.

\* The street boundary is the boundary from which access from the adjacent street is lawfully gained to the property.

Additional requirements: Minimum size of a dwelling house (all buildings): 230m<sup>2</sup>  
Maximum gross density of 9 residential units per hectare.

#### Town Houses:

Description of land: Erven 510, 527, 531, 533, 534  
Permitted uses: Refer of Section 23, Table IV, Column 2  
Consent uses: Refer of Section 23, Table IV, Column 3  
Bulk: 0.4  
Coverage: 40%  
Height: Restricted to double storey, except where the topography is of such a nature that a relaxation in height is needed for parking purposes.

Parking: Refer to Section 23.9

Building lines: Street: 7.0m  
Side spaces and back boundary: 3.0m

Additional requirements: Maximum gross density of 20 residential units per hectare

#### Maisonnettes:

Description of land: Erven 522, 524, 525, 526  
Permitted uses: Refer to Section 23, Table IV, Column 2  
Consent uses: Refer to Section 23, Table IV, Column 3  
Bulk: 0.4  
Coverage: 40%

Dekking: 50% in die geval van enkelverdieping geboue; en 45% in die geval van dubbelverdieping geboue  
Dekking sal bereken word per individuele uitsluitlike gebruiksgedebied of per individuele groepsbehuising eenheid.

Hoogte: Grondvloer plus een verdieping (maksimum 9.0m soos gemeet van die hoogste punt van die dak tot die hoogste punt van die natuurlike grondvlak rondom die omtrek van die gebou)

Parkering: Sien Artikel 23.9

Boulyne: In die geval van Lilyvale Estates, sal die volgende boulyne geld afhange van die erfgruotte:

Erfgruotte	Boulyne		
	Straat*	Sye	Agter
< 900m <sup>2</sup>	3.0m	Die som van 5.0m aan beide kante, onderworpe aan 'n minimum van 1.0m aan die een kant	3.0m in die geval van enkelverdieping geboue, 4.5m in die geval van dubbel-verdieping geboue
900m <sup>2</sup> - 1200m <sup>2</sup>	4.5m	Die som van 5.0m aan beide kante, onderworpe aan 'n minimum van 1.0m aan die een kant	3.0m in die geval van enkelverdieping geboue, 4.5m in die geval van dubbel-verdieping geboue
> 1200m <sup>2</sup>	6.0m	Die som van 5.0m aan beide kante, onderworpe aan 'n minimum van 1.0m aan die een kant	3.0m in die geval van enkelverdieping geboue, 4.5m in die geval van dubbel-verdieping geboue

Aansoek kan gedoen word om verslapping van enige boulyn.

\* Die straatgrens is die grens waaroor toegang regmatig vanaf die aanliggende straat tot die eiendom verkry word.

Addisionele vereistes: Minimum grootte van 'n woonhuis (alle geboue): 230m<sup>2</sup>  
Maksimum bruto digtheid van 9 wooneenhede per hektaar

#### Meenthuise:

Beskrywing van grond: Erwe 510, 527, 531, 533, 534  
Toelaatbare gebruike: Sien Artikel 23, Tabel IV, Kolom 2  
Vergunningsgebruike: Sien Artikel 23, Tabel IV, Kolom 3  
Vloeroppervlakte verhouding: 0.4  
Dekking: 40%  
Hoogte: Beperk tot dubbelverdieping, behalwe waar die topografie van sodanige aard is dat 'n verslapping in hoogte nodig is vir parkeerdoeleindes.

Parkering: Sien Artikel 23.9

Boulyne: Straat: 7.0m  
Kant- en agterruimtes: 3.0m

Addisionele vereistes: Maksimum bruto digtheid van 20 wooneenhede per hektaar

#### Maisonnette:

Beskrywing van grond: Erwe 522, 524, 525, 526  
Toelaatbare gebruike: Sien Artikel 23, Tabel IV, Kolom 2  
Vergunningsgebruike: Sien Artikel 23, Tabel IV, Kolom 3  
Vloeroppervlakte verhouding: 0.4  
Dekking: 40%

Height: Restricted to double storey, except where the topography is of such a nature that a relaxation in height is needed for parking purposes.

Parking: Refer to Section 23.9

Building lines: N1 building line: 30.0m  
Street building line: 7.0m  
Side spaces: 3.0m

Additional requirements: Maximum gross density of 30 residential units per hectare

**Shops, Nursey, Offices:**

Description of land: Erf 538

Permitted uses: Refer to Section 23, Table IV, Column 2

Consent uses: Refer to Section 23, Table IV, Column 3

Bulk: See additional requirements for maximum GLA below.

Coverage: 50%

Height: Maximum height of 9.2m

Parking: Shope > 1 000m<sup>2</sup>, 4 parking spaces/100m<sup>2</sup> GLA but =< 15 000m<sup>2</sup>  
Nursery: 2 parking spaces/100m<sup>2</sup> GLA  
Offices: 4 parking spaces/100m<sup>2</sup> GLA  
Medical Consulting  
Rooms: 6 parking spaces/100m<sup>2</sup> GLA

Building lines: Street building line: 7.0m

Additional requirements: Permitted uses are restricted as follows, whether used separately or in combination:  
Offices: Maximum total GLA of 3 700m<sup>2</sup>  
Shops and Nursery: Maximum total GLA of 3 500m<sup>2</sup>  
(The total area used for the display and nursing of plants shall be included in the calculation of the GLA of the nursery.)

**Restaurant:**

Description of land: Erf 536

Permitted uses: Refer to Section 23, Table IV, Column 2

Consent uses: Refer to Section 23, Table IV, Column 3

Bulk: See additional requirements for maximum GLA below.

Coverage: 50%

Height: Maximum height of 9.2m

Parking: Refer to Section 23.9

Building lines: Street building line: 7.0m

Additional requirements: Maximum total GLA of 550m<sup>2</sup>

**Private Open Space:**

Description of land: Erven 509, 511, 523, 532, 535, 537, 539

**Street:**

Description of land: Walnut Street;  
Chianti Crescent;  
Castellina Close

Hoogte: Beperk tot dubbelverdieping, behalwe waar die topografie van sodanige aard is dat 'n verslapping in hoogte nodig is vir parkeerdoeleindes.

Parkering: Sien Artikel 23.9

Boulyne: N1 boulyn: 30.0m  
Straat boulyn: 7.0m  
Kantruimtes: 3.0m

Adisionele vereistes: Maksimum bruto digtheid van 30 wooneenhede per hektaar

**Winkels, Kwekery, Kantore:**

Beskrywing van grond: Erf 538

Toelaatbare gebruike: Sien Artikel 23, Tabel IV, Kolom 2

Vergunningsgebruike: Sien Artikel 23, Tabel IV, Kolom 3

Vloeroppervlakte verhouding: Sien adisionele vereistes vir maksimum BVO hieronder

Dekking: 50%

Hoogte: Maksimum hoogte van 9.2m

Parkering: Winkels > 1 000m<sup>2</sup>, 4 parkeerplekke/100m<sup>2</sup> BVO maar = < 15 000m<sup>2</sup>:  
Kwekery: 2 parkeerplekke / 100m<sup>2</sup> BVO  
Kantore: 4 parkeerplekke / 100m<sup>2</sup> BVO  
Mediese Spreek kamers: 6 parkeerplekke / 100m<sup>2</sup> BVO  
Straat boulyn: 7.0m

Boulyne: Straat boulyn: 7.0m

Adisionele vereistes: Toelaatbare gebruike word gesamentlik en afsonderlik soos volg beperk:  
Kantore: Maksimum totale BVO van 3 700m<sup>2</sup>  
Winkels en Kwekery: Maksimum gesamentlike totale BVO van 3 500m<sup>2</sup> (Die totale oppervlakte wat aangewend word vir die tentoonstel en kweek van plante sal ingesluit word in die berekening van die BVO vir die kwekery)

**Restaurant:**

Beskrywing van grond: Erf 536

Toelaatbare gebruike: Sien Artikel 23, Tabel IV, Kolom 2

Vergunningsgebruike: Sien Artikel 23, Tabel IV, Kolom 3

Vloeroppervlakte verhouding: Sien adisionele vereistes vir maksimum BVO hieronder.

Dekking: 50%

Hoogte: Maksimum hoogte van 9.2m

Parkering: Sien Artikel 23.9

Boulyne: Straat boulyn: 7.0m

Adisionele vereistes: Maksimum totale BVO van 550m<sup>2</sup>

**Privaat Oop Ruimtes:**

Beskrywing van grond: Erwe 509, 511, 523, 532, 535, 537, 539

**Straat:**

Beskrywing van grond: Walnutstraat;  
Chianti Rylaan;  
Castellina Slot

## 3) Amend map 3A to read as follows:

## MAP 3A

## A Amendment of division on Map 3A.

Description of land	Present Zoning	Proposed Zoning
Subdivision 34 (of 33) of the Farm Lilyvale No. 2313 (a component of Subdivision 50 of the Farm Lilyvale No. 2313)	Single Residential 1, Educational Purposes, Business, General Business, Public Open Space	Special Use cviii (Erven 508-536); Municipal Purposes (Erf 507); Street
Subdivision 49 (of 19) of the Farm Lilyvale No. 2313 (a component of Subdivision 50 of the Farm Lilyvale No. 2313)	Located outside the scheme area	(According to Township Development Plan No. K2349.06 Rev. 4 and revision plan K2349.A.3)

- 4) Amend the scheme boundaries of the Town-Planning Scheme of Bloemfontein by the inclusion of the remaining extent of portion 19 of the Farm Lilyvale No. 2313, Bloemfontein, into the scheme area with the zonings as indicated on the approved layout plan K2349.06 and revised layout plan K2349.A.3

[NO. 56 OF 2008]

## DECLARATION OF TOWNSHIP: SHELLYVALE: EXTENSION 7

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. 1210/2006 as approved by the Surveyor General on 26 September 2006 to be an approved township under the name Shellyvale, Extension 7, subject to the conditions as set out in the Schedule.

Given under my hand at Bloemfontein this 9<sup>th</sup> day of October 2008.

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

## 3) Wysig kaart 3A om soos volg te lees:

## KAART 3A

## Wysiging van indeling op Kaart 3A.

Beskrywing van grond	Huidige sonering	Voorgestelde sonering
Onderverdeling 34 (van 33) van die Plaas Lilyvale No. 2313 ('n komponent van Onderverdeling 50 van die plaas Lilyvale No. 2313)	Enkelwoon 1: Opvoedkundige Doeleindes; Besigheid; Algemene Besigheid; Openbare Oop Ruimte	Spesiale Gebruik cviii (Erwe 508-536); Munisipale Doeleindes (Erf 507); Straat
Onderverdeling 45 (van 19) van die Plaas Lilyvale No. 2313 ('n komponent van Onderverdeling 50 van die plaas Lilyvale No. 2313)	Geleë buite die skema gebied	(Volgens Dorpsstigingsplan No. K2349.06 Rev. 4 en wysigingsplan K2349.A.3)

- 4) Wysig die skema grense van die Dorpsaanlegskema van Bloemfontein deur die insluiting van die resterende gedeelte van gedeelte 19 van die plaas Lilyvale No. 2313, Bloemfontein, tot die skema gebied met die sonerings soos aangedui op goedgekeurde uitlegplan K2349.06 en gewysigde uitlegplan K2349.A.3.

[NO. 56 VAN 2008]

## WYSIGING VAN DIE DORPSAANLEGSKEMA: SHELLYVALE: UITBREIDING 7

Kragtens artikel 14(1), van die Ordonnansie op Dorpe, 1969 (Ordonnansie 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 Algemene Plan L.G. No. 1210/2006 soos goedgekeur deur die Landmeter-Generaal op 26 September 2006 tot 'n goedgekeurde dorp onder die naam Shellyvale, Uitbreiding 7, onderworpe aan die voorwaardes soos in die Bylae uiteengesit.

Gegee onder my hand te Bloemfontein op hede die 9<sup>de</sup> dag van Oktober 2008.

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

**SCHEDULE**

**Conditions of Establishment and of Title**

The township is Shellyvale Extension 7 situated on subdivision 49 of the farm Lilyvale 2313, administrative district of Bloemfontein and consists of 30 erven, erven numbered 507, 508, 509-521, 522-527 and 531-539 and streets as indicated on General Plan SG No. 1210/2006 and amending General Plan

**A. Conditions of Establishment**

- A.1 This town shall be limited to the development of a maximum of 630 residential units.
- A.2 The gross leasable area (GLA), as defined in the Bloemfontein Town Planning Scheme No. 1 of 1954, of all shops (including any nursery), as defined in the Bloemfontein Town Planning Scheme No. 1 of 1954, in this town is restricted to a maximum of 3 500 m<sup>2</sup> gross leasable area.
- A.3 The gross leasable area (GLA), as defined in the Bloemfontein Town Planning Scheme No. 1 of 1954, of all offices, as defined in the Bloemfontein Town Planning Scheme No. 1 of 1954, in this town is restricted to a maximum of 3 700 m<sup>2</sup> gross leasable area.
- A.4 The Town Engineer has the right, if he deems it necessary, to demand that the foundations for any specific building or building complex be designed by a Professional Civil Engineer as prescribed in the National Building Regulations, and such an engineer must attend to the Geological Engineer's report which is available at the Local Municipality for his perusal.
- A.5 No erf in this town shall have direct access to the N1 National Road or to provincial road S1013 (Rayton Road).
- A.6 Streets, Storm Water and Access
  - a. The Township Developer shall, at his costs, provide streets from which access will be given to all erven in the town in accordance with the Services Agreement with the Municipality.
  - b. The Township Developer shall, at his costs, provide a complete storm water drainage system in accordance with the Services Agreement with the Local Municipality. The said system shall be adequate to collect and drain the storm water.

**BYLAE**

**Stigtings- en Eiendomsvoorwaardes**

Die dorp is Shellyvale Uitbreiding 7 geleë op onderverdeling 49 van die plaas Lilyvale 2313, administratiewe distrik Bloemfontein, en bestaan uit 30 erwe, erwe nommers 507, 508, 509-521, 522-527 en 531-539 en strate soos aangedui op Algemene Plan LG No. 1210/2006 en wysigende Algemene Plan

**A. Stigtingsvoorwaardes**

- A.1. Hierdie dorp sal beperk word tot die ontwikkeling van 630 residensiële eenhede.
- A.2. Die bruto verhuurbare oppervlakte (BVO), soos gedefinieer in die Bloemfontein Dorpsaanlegskema No. 1 van 1954, van alle winkels (ingesluit enige kwekery), soos gedefinieer in die Bloemfontein Dorpsaanlegskema No. 1 van 1954, in hierdie dorp is beperk tot 'n maksimum van 3 500m<sup>2</sup> bruto verhuurbare oppervlakte.
- A.3. Die bruto verhuurbare oppervlakte (BVO, soos gedefinieer in die Bloemfontein Dorpsaanlegskema No. 1 van 1954, van alle kantore, soos gedefinieer in die Bloemfontein Dorpsaanlegskema No. 1 van 1954, in hierdie dorp is beperk tot 'n maksimum van 3 700m<sup>2</sup> bruto verhuurbare oppervlakte.
- A.4. Die Stadsingenieur het die reg, indien hy so sou oordeel, om te vereis dat die fondasies vir enige spesifieke gebou of geboue kompleks deur 'n Professionele Siviele Ingenieur ontwerp moet word, soos voorgeskryf in die Nasionale Bouregulasies, en sodanige ingenieur moet ag slaan op die Geotegniese Ingenieur se verslag wat by die Plaaslike Munisipaliteit beskikbaar is vir sy inligting.
- A.5. Geen erf in hierdie dorp sal direkte toegang tot die N1 Nasionale Pad of provinsiale pad S1013 (Raytonweg) hê nie.
- A.6. Strate, Stormwater en Toegang
  - a. Die Dorpsontwikkelaar sal, op eie koste, strate voorsien waarvan toegang aan alle erwe in die dorp voorsien sal word in ooreenstemming met die dienste-ooreenkoms met die Plaaslike Munisipaliteit.
  - b. Die Dorpsontwikkelaar sal, op eie koste, 'n volledige stormwater dreineringsstelsel voorsien ooreenkomstig die dienste-ooreenkoms met die Plaaslike Munisipaliteit. Gesegde stelsel sal voldoende wees om stormwater te versamel en te dreineer.

- c. The Township Developer shall be responsible for the design and construction off the access to provincial road S1013 (Rayton Road) to the satisfaction of the Free State Provincial Government.
- d. Upon completion of the streets and storm water drainage system, and after proclamation of the town, the Mangaung Local Municipality shall be responsible for the maintenance thereof.

#### A.7 Electricity

- a. The Township Developer shall arrange with the Local Municipality and/or supplier of the bulk electricity in the area for the supply of electricity to the town.
- b. The Township Developer shall be responsible for the installation of the electricity network in accordance with the Services Agreement with the local supplier.
- c. Upon completion of the electricity network and after proclamation of the town, Centlec shall be responsible for the maintenance thereof.

#### A.8 Water

- a. The Township Developer shall arrange with the Local Municipality and/or supplier of bulk water in the area for the supply of water to the town.
- b. The Township Developer shall be responsible for the installation of a main bulk water supply pipeline to the town in accordance with the Services Agreement with the local Municipality.
- c. The Township Developer shall, at his costs, provide a complete water network in accordance with the Services Agreement with the Municipality.
- d. Upon completion of the water reticulation network and after proclamation of the town, the Mangaung Local Municipality shall compensate the Township Developer for the installed services and become responsible for the maintenance thereof in accordance with the Services Agreement with the Local Municipality.

#### A.9 Sanitation

- a. The Township Developer shall arrange with the Local Municipality and/or supplier of bulk sanitary services in the area and be responsible for the installation of a main sewer outfall line from the town in accordance with the Services Agreement with the Municipality.

- c. Die Dorpsontwikkelaar sal verantwoordelik wees vir die ontwerp en konstruksie van die toegang tot provinsiale pad S1013 (Raytonweg) tot die bevrediging van die Vrystaatse Provinsiale Regering.
- d. By voltooiing van die strate en die stormwater dreineringsisteesem, en nadat die dorp geproklameer is, sal die Mangaung Plaaslike Munisipaliteit verantwoordelik wees vir die instandhouding daarvan.

#### A.7. Elektrisiteit

- a. Die Dorpsontwikkelaar sal reëlings tref met die Plaaslike Munisipaliteit en/of die voorsiener van grootmaat elektrisiteit in die area vir die voorsiening van elektrisiteit na die dorp.
- b. Die Dorpsontwikkelaar sal verantwoordelik wees vir die installing van die elektrisiteit netwerk in ooreenstemming met die dienste-ooreenkoms met die plaaslike diensverskaffer.
- c. By voltooiing van die elektrisiteitsnetwerk, en nadat die dorp geproklameer is, sal Centlec verantwoordelik wees vir die instandhouding daarvan.

#### A.8. Water

- a. Die Dorpsontwikkelaar sal reëlings tref met die Plaaslike Munisipaliteit en/of die voorsiener van grootmaat water in die area vir die voorsiening van water na die dorp.
- b. Die Dorpsontwikkelaar sal verantwoordelik wees vir die installing van 'n grootmaat watervoorsieningspypleyn na die dorp in ooreenstemming met die dienste-ooreenkoms met die Plaaslike Munisipaliteit.
- c. Die Dorpsontwikkelaar sal, op sy koste, 'n volledige water-netwerk voorsien ooreenkomstig die dienste-ooreenkoms met die Plaaslike Munisipaliteit.
- d. By voltooiing van die waternetwerk, en nadat die dorp geproklameer is, sal die Mangaung Plaaslike Munisipaliteit die dorpsontwikkelaar vergoed vir die geïnstalleerde dienste en verantwoordelik raak vir die instandhouding daarvan in ooreenstemming met die dienste-ooreenkoms met die Plaaslike Munisipaliteit.

#### A.9. Sanitasie

- a) Die Dorpsontwikkelaar sal reëlings tref met die Plaaslike Munisipaliteit en/of die voorsiener van grootmaat sanitasiedienste in die area en sal verantwoordelik wees vir die installasie van 'n hoof uitvalrioollyn vanaf die dorp ooreenkomstig die Dienste-ooreenkoms met die Plaaslike Munisipaliteit.



- b. The Township Developer shall, at his costs, provide a complete sewer network in accordance with the Services Agreement with the Municipality.
- c. Upon completion of the sewer network and after proclamation of the town, the Mangaung Local Municipality shall compensate the Township developer for the installed services and become responsible for the maintenance thereof in accordance with the Services Agreement.

A10. Refuse Removal

- a. The Township Developer shall arrange with the Local Municipality and/or supplier of refuse removal services in the area, regarding the removal of refuse from the town to the Bloemfontein transfer station, in accordance with the Services Agreement with the Local Municipality.

A.11 Endowment

The Township Developer shall, at his cost, transfer the following erven and streets, free of charge, to the Mangaung Local Municipality:

- a. Erf 507 (Municipal Purposes);
- b. Walnut Street (Street);
- c. Chianti Crescent and Castellina Close (Street).

With proclamation of relevant legislation, the township may be regulated by means of a home owners' association, incorporated in terms of Article 21 of the Companies Act, and the Local Municipality shall transfer, free and without cost, those streets as mentioned in paragraph A.10.c to such legal body that the home owners may nominate at that time.

A.12 Arbitration

In the event of a dispute arising between the Township Developer and any authority on the interpretation of and the compliance with any of the above conditions, either of the parties shall have the right to appeal to the Member of the Executive Council of the Free State Provincial Government responsible for Local Government and Housing, whose decision shall be final.

A13. The erven in this town are classified in the hereunder mentioned use zones as classified 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:

- b. Die Dorpsontwikkelaar sal, op sy koste, 'n volledige rioolerings- netwerk voorsien ooreenkomstig die dienste-ooreenkoms met die Plaaslike Munisipaliteit.
- c. By die voltooiing van die rioolnetwerk en volgende op die proklamasie van die dorp, sal die Mangaung, Plaaslike Munisipaliteit die dorpsontwikkelaar vergoed vir die geïnstalleerde dienste en verantwoordelik word vir die onderhoud daarvan ooreenkomstig die Dienste-ooreenkoms.

A.10 Vullisverwydering

- a. Die Dorpsontwikkelaar sal reeling tref met die Plaaslike Munisipaliteit en/of die voorsiener van vullisverwyderings-dienste in die area vir die verwydering van vullis vanaf die dorp na die Bloemfontein vullishope in ooreenstemming met die dienste-ooreenkoms met die Plaaslike Munisipaliteit.

A.11 Skenking

Die Dorpsontwikkelaar sal, op sy koste die volgende erwe en strate, gratis en sonder koste, aan die Mangaung Plaaslike Munisipaliteit oordra:

- a. Erf 507 (Munisipale Doeleindes);
- b. Walnutstraat (Straat);
- c. Chianti Laan en Castellina Slot (Straat).

By die proklamasie van toepaslike wetgewing kan die dorp beheer word deur 'n huiseienaarsvereniging, ingelyf in terme van Artikel 21 van die Wet op Maatskappye, en sal die Mangaung Plaaslike Munisipaliteit die strate soos vermeld in paragraaf A.10.c gratis en sonder koste oordra aan die regsliggaam soos op daardie tydstip deur die huiseienaars genomineer mag word.

A.12 Arbitrasie

In die geval waar 'n dispuut ontstaan tussen die Dorpsontwikkelaar en enige owerheid rakende die interpretasie van en die volbring van enige van die bostaande voorwaardes, sal enige van die partye die reg hê om te appelleer aan die Lid van die Uitvoerende Komitee van die Vrystaat Provinsiale Regering verantwoordelik vir Plaaslike Regering en Behuising, wie se besluit finaal sal wees.

A.13 Die erwe in hierdie dorp word in die hierondervermelde gebruiksones ingedeel soos geklassifiseer in die Bloemfontein Dorpsaanlegskema No. 1 van 1954 (soos gewysig), en is verder onderhewig aan die titelvoorwaardes soos in paragraaf B uiteengesit word:

Use zone	Erf Numbers	Permissible Land Use	Conditions of use
Municipal Purposes	507	Special Buildings	B.2, B.4
Special Use Cvii	Erf 538	Shop, Nursery, Office	B.1, B.2
	512 – 521	Dwelling Houses	B.1, B.2
	508	Group Housing	B.1, B.2, B.6
	527	Town Houses	B.1, B.2, B.4, B.5
	510, 531, 533, 534	Town Houses	B.1, B.2
	526	Maisonettes	B.1, B.2, B.3, B.5
	522, 524, 525	Maisonettes	B.1, B.2, B.3
	536	Restaurant	B.1, B.2, B.6
	509, 511, 523, 532, 535, 539	Private Open Space	B.1, B.2
	Erf 537	Private Open Space	B.1, B.2, B.5
	Street	-	-
Street	Walnutstraat	Street	-

#### B. Conditions of Title

The conditions of title as mentioned in paragraph A.13 have been imposed by the Premier in terms of the provisions of the Townships Ordinance (Ordinance 9 of 1969), and are as follows:

##### In favour of the Mangaung Local Municipality:

- B.1. This erf is subject to a Building Clause as endorsed by the Mangaung Local Municipality.
- B.2. Notwithstanding anything to the contrary contained in these conditions, 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.
- B.3. This erf is subject to a 30 meter building restriction line along its northern boundary with the N1.
- B.4. This erf is subject to a servitude, 4 meters wide, along the northern boundary of the erf.
- B.5. This erf is subject to a 19.5 meter building line on its eastern boundary along provincial road S1013.
- B.6. This erf is further subdivided, as indicated on General Plan SG no. 1490/2006 and the following conditions apply:
- Erven 1/508, 2/508, 3/508, 4/508, 5/508, 7/508, 8/508, 9/508, 10/508, 11/508, 12/508, 13/508, 14/508, 15/508, 16/508, 17/508, 18/508, 19/508, 20/508, 22/508, 23/508, 24/508, 25/508, 26/508, 27/508, 28/508, 29/508, 30/508, 32/508, 33/508, 34/508, 35/508, 36/508, 38/508, 39/508, 40/508, 41/508, 42/508, 43/508, 44/508, 45/508, 46/508, 47/508, 48/508, 50/508, 51/508, 52/508, 53/508, 54/508, 55/508, 56/508, 58/508, 59/508, 60/508, 61/508, 62/508, 63/508, 64/508, 65/508, 66/508, 67/508, 68/508, 69/508, 70/508, 71/508, 72/508, 74/508, 75/508, 76/508, 77/508, 78/508,

Gebruik sone	Erfnummers	Toelaatbare grondgebruik	Grondgebruik-voorwaardes
Munisipale Doeleindes	507	Spesiale geboue	B.2, B.4
Spesiale Gebruik Cvii	Erf 538	Winkel, Kwekery, Kantoor	B.1, B.2
	512 – 521	Woonhuise	B.1, B.2
	508	Groepsbehuising	B.1, B.2, B.6
	527	Meenthuisse	B.1, B.2, B.4, B.5
	510, 531, 533, 534	Meenthuisse	B.1, B.2
	526	Maisonnette	B.1, B.2, B.3, B.5
	522, 524, 525	Maisonnette	B.1, B.2, B.3
	536	Restaurant	B.1, B.2, B.6
	509, 511, 523, 532, 535, 539	Privaat Oop Ruimte	B.1, B.2
	Erf 537	Privaat Oop Ruimte	B.1, B.2, B.5
	Straat	-	-
Straat	Walnutstraat	Straat	-

#### B. Eiendomsvoorwaardes

Die Titelvoorwaardes waarna verwys word in paragraaf A.13 is ingestel deur die Premier kragtens die bepalinge van die Ordonnansie op Dorpe (Ordonansie 9 van 1969) en is soos volg:

##### Ten gunste van die Mangaung Plaaslike Munisipaliteit:

- B.1. Hierdie erf is onderhewig aan 'n Bouklousule soos goedgekeur deur die Mangaung Plaaslike Munisipaliteit.
- B.2. Nieteenstaande enigiets wat die teendeel in hierdie voorwaardes aanvoer, sal geen persoon 'n eiendom op sodanige wyse gebruik of ontwikkel wat afbreek sal doen aan die bevalligheid of gerieflikheid van die area waarin dit geleë is nie.
- B.3. Hierdie erf is onderhewig aan 'n 30 meter boubeperkingslyn langs die noordelike grens wat gevorm word met die N1.
- B.4. Hierdie erf is onderhewig aan 'n 4 meter wye serwituit teen die noordelike grens van die erf.
- B.5. Hierdie erf is onderhewig aan 'n 19.5 meter boulyn aan die oostelike grens daarvan langs provinsiale pad S1013.
- B.6. Hierdie erf word verder onderverdeel soos aangedui op Algemene Plan LG No. 1490/2006 en die volgende voorwaardes is van toepassing:
- Erwe 1/508, 2/508, 3/508, 4/508, 5/508, 7/508, 8/508, 9/508, 10/508, 11/508, 12/508, 13/508, 14/508, 15/508, 16/508, 17/508, 18/508, 19/508, 20/508, 22/508, 23/508, 24/508, 25/508, 26/508, 27/508, 28/508, 29/508, 30/508, 32/508, 33/508, 34/508, 35/508, 36/508, 38/508, 39/508, 40/508, 41/508, 42/508, 43/508, 44/508, 45/508, 46/508, 47/508, 48/508, 50/508, 51/508, 52/508, 53/508, 54/508, 55/508, 56/508, 58/508, 59/508, 60/508, 61/508, 62/508, 63/508, 64/508, 65/508, 66/508, 67/508, 68/508, 69/508, 70/508, 71/508, 72/508, 74/508, 75/508, 76/508, 77/508, 78/508,

79/508, 80/508, 81/508, 82/508, 83/508, 84/508, 85/508, 86/508, 87/508, 88/508, 89/508, 90/508, 92/508, 93/508, 94/508, 95/508, 96/508, 97/508, 98/508, 99/508, 100/508, 101/508, 102/508, 103/508, 104/508, 105/508, 106/508, 107/508, 108/508, 109/508, 111/508, 112/508, 113/508, 114/508, 115/508, 116/508, 117/508 may only be used for Group Housing as part of a group housing complex, as defined in the Bloemfontein Town-Planning Scheme No. 1 of 1954.

2. Erven 6/508, 18/508, 21/508, 31/508, 37/508, 49/508, 57/508, 73/508, 91/508, 110/508 may only be used as Private Open Space.
3. The Remainder of Erf 508 may only be used as Street.
4. Access to these erven is obtained via the Remainder of Erf 508 and no other access to the road net work shall be allowed.

B.6. The use of this erf is restricted to "restaurant" (as defined in the Bloemfontein Town-Planning Scheme No. 1 of 1954) with a maximum gross leasable area of 550m<sup>2</sup>.

79/508, 80/508, 81/508, 82/508, 83/508, 84/508, 85/508, 86/508, 87/508, 88/508, 89/508, 90/508, 92/508, 93/508, 94/508, 95/508, 96/508, 97/508, 98/508, 99/508, 100/508, 101/508, 102/508, 103/508, 104/508, 105/508, 106/508, 107/508, 108/508, 109/508, 111/508, 112/508, 113/508, 114/508, 115/508, 116/508, 117/508 mag slegs aangewend word vir Groepsbehuising, as deel van 'n Groepsbehuisingskompleks, soos gedefinieer in die Bloemfontein Dorpsaanlegkema No. 1 van 1954.

2. Erwe 6/508, 18/508, 21/508, 31/508, 37/508, 49/508, 57/508, 73/508, 91/508, 110/508 mag slegs aangewend word as Privaat Oop Ruimte.
3. Die Restant van Erf 508 mag slegs gebruik word as Straat.
4. Toegang tot hierdie erwe word slegs verkry via die Restant van Erf 508 en geen ander toegang tot die padnetwerk sal toegelaat word nie.

B.6 Die gebruik van hierdie erf is beperk tot "restaurant" (soos gedefinieer in die Bloemfontein Dorpsaanlegkema No. 1 van 1954) met 'n maksimum bruto verhuurbare oppervlakte van 550m<sup>2</sup>.

[NO. 57 OF 2998]

**AMENDMENT OF THE TOWN-PLANNING SCHEME OF BAINSVLEI**

By virtue of section 29(3), read with section 30 of the Townships Ordinance, 1969 (Ordinance No. 9 of 1969), I hereby given notice that I have amended that a copy of such amendment will be open for inspection during office hours at the offices of the Townships Board and the Mangaung Local Municipality.

Given under my hand at Bloemfontein this 7<sup>th</sup> day of October 2008.

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

**SCHEDULE**

- a) Amend Section 1, General of the Town-Planning Scheme of Bainsvlei by the insertion of the following definitions:

**"Warehousing"** A building used for the storage of goods and where no business other than business associated with such storage is being carried out.

[NO. 57 VAN 2008]

**WYSIGING VAN DIE DORPSAANLEGSKEMA VAN BAINSVLEI**

Kragtens artikel 29(3), saamgelees met artikel 30 van die Ordonnansie op Dorpe, 1969 (Ordonnansie No. 9 van 1969), gee ek hiermee kennis dat ek die Dorpsaanlegkema van Bainsvlei gewysig het soos in die Bylae aangedui, en dat 'n afskrif van gemelde wysiging gedurende kantoorure by die kantore van die Dorperaad en die Mangaung Plaaslike Munisipaliteit ter insae beskikbaar is.

Gegee onder my hand te Bloemfontein op hede die 7<sup>de</sup> dag van Oktober 2008.

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

**BYLAE**

- a) Wysig Artikel 1, Algemeen, van die Dorpsaanlegkema van Bainsvlei deur die invoeging van die volgende definisies:

**"Bergings Pakhuis"**: 'n Gebou gebruik vir die berging van goedere en waar geen besigheid, andes as gekoppel aan sodanige berging, gedoen word.

**“Storage Facilities”:** Individual storage facilities comprising of individual storage units with a maximum size of 30m<sup>2</sup> (5m x 6m) with individual access, used primarily for the long and short term storage of household goods, caravans, trailers, boats, cars/motor cycles, office equipment, documentation, etc. a single office may be provided for administration purposes as well as a security office from where access to and from the site will be controlled. A site development plan must be submitted to the satisfaction of the Local Municipality. A minimum width of 8m driveway must be provided between individual accesses of the different storage units.

**“Stoorfasiliteite”:** Individuele stoor fasiliteite/geboue wat bestaan uit individuele stooreenhede met 'n maksimum grootte van 30m<sup>2</sup> (5m x 6m), met individuele toegang, hoofsaaklik gebruik vir die land- en korttermyn stoor van huishoudelike goedere, karavane, sleepwaens, bote, motors/motorfiets, kantoortoerusting, dokumentasie, ens. 'n Enkel kantoor mag ook voorsien word vir administrasie doeleindes asook 'n sekuriteitskantoor waarvan toegang na en van die perseel beheer word. 'n Terreinontwikkelingsplan moet ingedien word tot bevrediging van die Plaaslike Munisipaliteit. 'n Minimum van 8m ryvlak moet voorsien word tussen die individuele toegange van die verskillende stoor eenhede.

b) Amend Part 3, Section 9(b), Table C of the Town-Planning Scheme of Bainsvlei by the insertion of the new zoning “Special Use 31”, to read as follows:

b) Wysig Deel 3, Artikel 9(b), Tabel C van die Dorpsaanlegskema van Bainsvlei deur die invoeging van die nuwe sonering “Spesiale Gebruik 31”, om soos volg te lees:

Use zone	Purposes for which land may be used	Purposes for which land may be used with the approval of the Municipal Council	How indicated on map																								
Special Use 31 Remainder of Plot 7, Quaggafontein Small Holdings, Bainsvlei	<p>1. Storage- and warehouse facilities with a maximum permissible gross leasable area of 12500m<sup>2</sup>, divided as follows:</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Storage/warehouse facilities</th> </tr> </thead> <tbody> <tr> <td>Proposed subdivision 2</td> <td>4000m<sup>2</sup></td> </tr> <tr> <td>Proposed subdivision 3</td> <td>3000m<sup>2</sup></td> </tr> <tr> <td>Proposed subdivision 4</td> <td>3000m<sup>2</sup></td> </tr> <tr> <td>Proposed remainder</td> <td>2500m<sup>2</sup></td> </tr> <tr> <td>Total</td> <td>12500m<sup>2</sup></td> </tr> </tbody> </table> <p>2. General business as listed in the Bainsvlei Town-Planning Scheme No. 1 of 1984 with a maximum permissible gross leasable area of 2500m<sup>2</sup>, divided as follows:</p> <table border="1"> <thead> <tr> <th>Description</th> <th>General Business</th> </tr> </thead> <tbody> <tr> <td>Proposed subdivision 2</td> <td>500m<sup>2</sup></td> </tr> <tr> <td>Proposed subdivision 3</td> <td>500m<sup>2</sup></td> </tr> <tr> <td>Proposed subdivision 4</td> <td>500m<sup>2</sup></td> </tr> <tr> <td>Proposed remainder</td> <td>1000m<sup>2</sup></td> </tr> <tr> <td>Total</td> <td>2500m<sup>2</sup></td> </tr> </tbody> </table>	Description	Storage/warehouse facilities	Proposed subdivision 2	4000m <sup>2</sup>	Proposed subdivision 3	3000m <sup>2</sup>	Proposed subdivision 4	3000m <sup>2</sup>	Proposed remainder	2500m <sup>2</sup>	Total	12500m <sup>2</sup>	Description	General Business	Proposed subdivision 2	500m <sup>2</sup>	Proposed subdivision 3	500m <sup>2</sup>	Proposed subdivision 4	500m <sup>2</sup>	Proposed remainder	1000m <sup>2</sup>	Total	2500m <sup>2</sup>	None	Orange marked S
Description	Storage/warehouse facilities																										
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Proposed subdivision 3	500m <sup>2</sup>																										
Proposed subdivision 4	500m <sup>2</sup>																										
Proposed remainder	1000m <sup>2</sup>																										
Total	2500m <sup>2</sup>																										

Gebruik sone	Doeleindes waarvoor grond gebruik mag word	Doeleindes waarvoor grond met goedkeuring van die Plaaslike Raad gebruik mag word	Hoe aangedui op kaart																								
Spesiale Gebruik 31 Reslant van Hoewe 7, Quaggafontein Kleinhoewes, Bainsvlei	<p>1. Stoor- en pakhuis fasiliteite beperk tot 'n maksimum toelaatbare verhuurbare oppervlakte van 12500m<sup>2</sup> ingedeel as volg:</p> <table border="1"> <thead> <tr> <th>Beskrywing</th> <th>Stoor- en pakhuis fasiliteite</th> </tr> </thead> <tbody> <tr> <td>Voorgestelde onderverdeling 2</td> <td>4000m<sup>2</sup></td> </tr> <tr> <td>Voorgestelde onderverdeling 3</td> <td>3000m<sup>2</sup></td> </tr> <tr> <td>Voorgestelde onderverdeling 4</td> <td>3000m<sup>2</sup></td> </tr> <tr> <td>Voorgestelde reslant</td> <td>2500m<sup>2</sup></td> </tr> <tr> <td>Totaal</td> <td>12500m<sup>2</sup></td> </tr> </tbody> </table> <p>2. Algemene besigheid soos gelys in die Bainsvlei Dorpsaanlegskema No. 1 van 1984 beperk tot 'n maksimum toelaatbare verhuurbare oppervlakte van 2500m<sup>2</sup>, ingedeel as volg:</p> <table border="1"> <thead> <tr> <th>Beskrywing</th> <th>Algemene Besigheid</th> </tr> </thead> <tbody> <tr> <td>Voorgestelde onderverdeling 2</td> <td>500m<sup>2</sup></td> </tr> <tr> <td>Voorgestelde onderverdeling 3</td> <td>500m<sup>2</sup></td> </tr> <tr> <td>Voorgestelde onderverdeling 4</td> <td>500m<sup>2</sup></td> </tr> <tr> <td>Voorgestelde reslant</td> <td>1000m<sup>2</sup></td> </tr> <tr> <td>Totaal</td> <td>2500m<sup>2</sup></td> </tr> </tbody> </table>	Beskrywing	Stoor- en pakhuis fasiliteite	Voorgestelde onderverdeling 2	4000m <sup>2</sup>	Voorgestelde onderverdeling 3	3000m <sup>2</sup>	Voorgestelde onderverdeling 4	3000m <sup>2</sup>	Voorgestelde reslant	2500m <sup>2</sup>	Totaal	12500m <sup>2</sup>	Beskrywing	Algemene Besigheid	Voorgestelde onderverdeling 2	500m <sup>2</sup>	Voorgestelde onderverdeling 3	500m <sup>2</sup>	Voorgestelde onderverdeling 4	500m <sup>2</sup>	Voorgestelde reslant	1000m <sup>2</sup>	Totaal	2500m <sup>2</sup>	Geen	Oranje gemerk S
Beskrywing	Stoor- en pakhuis fasiliteite																										
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Voorgestelde reslant	1000m <sup>2</sup>																										
Totaal	2500m <sup>2</sup>																										

c) Amend Part 3, Section 22, of the Town-Planning Scheme of Bainsvlei by the insertion of the following:

c) Wysig Deel 3, Artikel 22, van die Dorpsaanlegskema van Bainsvlei deur die invoeging van die volgende:

Storage facility: Building line 3m from side to back boundaries will be applicable if it does not form part of the drive way.

- d) Amend Part 3, Section 23(1), Table E, of the Town-Planning Scheme of Bainsvlei by the insertion of the following:

Building type	Coverage permitted
Storage Facilities	50% (maximum)

- e) Amend Part 3, Section 24(1), Table E of the Town-Planning Scheme of Bainsvlei by the insertion of the following:

Height of buildings

Storage facility: Single storey

- f) Amend Part 3, Section 25(1), Table F of the Town-Planning Scheme of Bainsvlei by the insertion of the following:

Parking

Storage facility: A minimum of 4 parking spaces for the office.

Stoor fasiliteite: Boulyne 3m vanaf sy- en agtergrense sal van toepassing wees indien dit nie ook deel vorm van 'n ryvlak nie.

- d) Wysig Deel 3, Artikel 23(1), Tabel E, van die Dorpsaanlegskema van Bainsvlei deur die invoeging van die volgende:

Tipe gebou	Dekking
Stoor fasiliteite	50% (maksimum)

- e) Wysig Deel 3, Artikel 24(1), Tabel E van die Dorpsaanlegskema van Bainsvlei deur die invoeging van die volgende:

Hoopte van geboue

Stoor fasiliteite: Enkel verdieping

- f) Wysig Deel 3, Artikel 25(1), Tabel F van die Dorpsaanlegskema van Bainsvlei deur die invoeging van die volgende:

Parkering

Stoor fasiliteite 'n Minimum van 4 parkeerruimtes vir die kantoor.

[NO. 58 OF 2008]

(P29/5/173/5)

Under the powers vested in me by sectin 3 of the Roads Ordinance, 1968 (Ordinance 4 of 1968), as amended, I hereby declare that the public road, described below, will be closed from the date of publication of this proclamation:

**CLOSING OF A SECTION OF THE VAN TONDER SIDING – SUBDIVISION 1 OF VAALBANK ZUID TERTIARY ROAD T73, A-B, SITUATED IN THE MAGISTERIAL DISTRICT OF BLOEMFONTEIN (LENGTH ± 4.20 km):**

From point A on the boundary line between Subdivision 35 of Vaalbank Zuid 1853 and Subdivision 4 of Donkerhoek 492; thence over Subdivisions 4 and 5 of Donkerhoek 492, to point B on the boundary line between Subdivision 5 of Donkerhoek 492 and Subdivision 1 of Vaalbank Zuid 1853.

The road concerned is shown approximately on plan T73/KK/1 in the office of the Head: Public Works, Roads and Transport, Bloemfontein.

Given under my hand at Bloemfontein on 29 September 2008.

**MR SEISO J. MOHAI**  
**MEMBER OF THE EXECUTIVE COUNCIL:**  
**PUBLIC WORKS, ROADS AND TRANSPORT**

[NO. 58 VAN 2008]

(P29/5/173/5)

Kragtens die bevoegdheid my verleen by artikel 3 van die Ordonnansie op Paaie, 1968 (Ordonnansie 4 van 1968), soos gewysig, verklaar ek hiermee dat die openbare pad, hieronder beskryf, vanaf die datum van afkondiging van hierdie proklamasie gesluit sal wees:

**SLUITING VAN 'N GEDEELTE VAN DIE VAN TONDER SIDING – ONDERVERDELING 1 VAN VAALBANK ZUID TERSIËRE PAD T73, A-B, GELEë IN DIE LANDDROSDISTRIK BLOEMFONTEIN (LENGTE ± 4.20 km):**

Vanaf punt A op die grenslyn tussen Onderverdeling 35 van Vaalbank Zuid 1853 en Onderverdeling 4 van Donkerhoek 492; vandaar oor Onderverdelings 4 en 5 van Donkerhoek 492, tot by punt B op die grenslyn tussen Onderverdeling 5 van Donkerhoek 492 en Onderverdeling 1 van Vaalbank Zuid 1853.

Die betrokke pad word by benadering aangetoon op plan T73/KK/1 in die kantoor van die Hoof: Openbare Werke, Paaie en Vervoer, Bloemfontein.

Gege onder my hand te Bloemfontein op 29 September 2008.

**MNR SEISO J. MOHAI**  
**LID VAN DIE UITVOERENDE RAAD:**  
**OPENBARE WERKE, PAAIE EN VERVOER**

## PROVINCIAL NOTICES

[NO. 359 OF 2008]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967):  
BLOEMFONTEIN: REZONING: PORTION 34(33) OF THE FARM  
LILYVALE NO. 2313**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.J. Mafereka, Member of the Executive Council of the Province responsible for Local Government and Housing, hereby alter the Town-Planning Scheme of Bloemfontein by the rezoning of portion 34 (33) of the farm Lilyvale No. 2313, Bloemfontein, from "Undetermined" to "Special Use Cvii".

[NO. 360 OF 2008]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967):  
BLOEMFONTEIN (BAYSWATER): REMOVAL OF RESTRICTIONS  
AND REZONING: ERF 7939**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.J. Mafereka, Member of the Executive Council of the Province responsible for Local Government and Housing, hereby alter:

- \* the conditions of title in Deed of Transfer T24845/2006 pertaining to Erf 7939, Bloemfontein. (Bayswater) by the removal of restrictive conditions 2.(a) and 2.(c) on page 2 in the said Deed of Transfer, and
- \* the Town-Planning Scheme of Bloemfontein by the rezoning of Erf 7939, Bloemfontein, (Bayswater) from "Single Residential 2" to "Single Residential 3".

[NO. 361 OF 2008]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967):  
BLOEMFONTEIN, EXTENSION 88: REZONING OF ERF 14035  
(BRANDWAG)**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.J. Mafereka, Member of the Executive Council of the Province responsible for Local Government and Housing, hereby alter:

## PROVINSIALE KENNISGEWINGS

[NO. 359 VAN 2008]

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN  
1967): BLOEMFONTEIN: HERSONERING: GEDEELTE 34(33) VAN  
DIE PLAAS LILYVALE 2313**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.J. Mafereka, Lid van die Uitvoerende Raad van die Provinsie die Dorpsaanlegskema van Bloemfontein deur die hersonering van gedeelte 34 (33) van die plaas Lilyvale 2313, Bloemfontein, vanaf "Onbepaald" na "Spesiale Gebruik Cvii".

[NO. 360 VAN 2008]

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN  
1967): BLOEMFONTEIN (BAYSWATER): OPHEFFING VAN  
BEPERKINGS EN HERSONERING: ERF 7939**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.J. Mafereka, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Plaaslike Regering en Behuising, hierby:

- \* die titelvoorwaardes in Transportakte T24845/2006 ten opsigte van Erf 7939, Bloemfontein, (Bayswater) deur die opheffing van beperkende voorwaardes 2.(a) en 2.(c) op bladsy 2 in die genoemde Transportakte, en
- \* die Dorpsaanlegskema van Bloemfontein deur die hersonering van Erf 7939, Bloemfontein, (Bayswater) vanaf "Enkelwoon 2" na "Enkelwoon 3".

[NO. 361 VAN 2008]

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN  
1967): BLOEMFONTEIN UITBREIDING 88: HERSONERING VAN  
ERF 14035 (BRANDWAG)**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.J. Mafereka, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Plaaslike Regering en Behuising, hierby:

\* the Town-Planning Scheme of Bloemfontein by the rezoning of Erf 14035, Bloemfontein, extension 88, (Brandwag) from "Single Residential 2" to "Single Residential 3".

\* die Dorpsaanlegskema van Bloemfontein deur die hersonering van Erf 14035, Bloemfontein, Uitbreiding 88, (Brandwag) vanaf "Enkelwoon 2" na "Enkelwoon 3".

[NO. 362 OF 2008]

[NO. 362 VAN 2008]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN, EXTENSION 99: REZONING OF ERF 15320 (FICHARDT PARK)**

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN UITBREIDING 99: HERSONERING VAN ERF 15320 (FICHARDTPARK)**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.J. Mafereka, Member of the Executive Council of the Province responsible for Local Government and Housing, hereby alter:

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.J. Mafereka, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Plaaslike Regering en Behuising, hierby:

\* the Town-Planning Scheme of Bloemfontein by the rezoning of Erf 15320, Bloemfontein, Extension 99, (Fichardt Park) from "Single Residential 2" to "Single Residential 3".

\* die Dorpsaanlegskema van Bloemfontein deur die hersonering van Erf 15320, Bloemfontein, Uitbreiding 99, (Fichardtpark) vanaf "Enkelwoon 2" na "Enkelwoon 3".

[NO. 363 OF 2008]

[NO. 363 VAN 2008]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN, (WESTDENE): REZONING OF THE PROPOSED CONSOLIDATED ERF (CONSISTING OF ERVEN R/261, 1/262 AND R/262**

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN, (WESTDENE): HERSONERING VAN DIE VOORGESTELDE GEKONSOLIDEERDE ERF (BESTAANDE UIT ERWE R/261, 1/262 EN R/262**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.J. Mafereka, Member of the Executive Council of the Province responsible for Local Government and Housing, hereby alter:

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.J. Mafereka, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Plaaslike Regering en Behuising, hierby:

\* the Town-Planning Scheme of Bloemfontein by the rezoning of the proposed consolidated Erf (consisting of erven R/261, 1/262 and R/262), Bloemfontein, (Westdene) from "Single Residential 2" to "Restricted Business 3", as indicated on the approved consolidated diagram.

\* die Dorpsaanlegskema van Bloemfontein deur die hersonering van gekonsolideerde Erf (bestaande uit erwe R/262, 1/262 en R/262), Bloemfontein (Westdene) vanaf "Enkelwoon 2" na "Beperkte Besigheid 3", soos aangetoon op die goedgekeurde konsolidasie diagram.

[NO. 364 OF 2008]

[NO. 364 VAN 2008]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN, EXTENSION 55: REMOVAL OF RESTRICTIONS AND REZONING: ERF 8916 (UNIVERSITAS)**

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN, UITBREIDING 55: OPHEFFING VAN BEPERKINGS AND HERSONERING: ERF 8916 (UNIVERSITAS)**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.J. Mafereka, Member of the Executive Council of the Province responsible for Local Government and Housing, hereby alter:

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.J. Mafereka, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Plaaslike Regering en Behuising, hierby:

- \* the conditions of title in Deed of Transfer T3876/2007 pertaining to Erf 8916, Bloemfontein, Extension 55, (Universitas) by the removal of restrictive conditions 2.(a) and 2.(b) on pages 2 and 3 in the said Deed of Transfer, and
- \* the Town-Planning Scheme of Bloemfontein by the rezoning of Erf 8916, Bloemfontein, Extension 55, (Universitas) from "Single Residential 2" to "Single Residential 3".

**[NO. 365 OF 2008]****REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN, (WESTDENE): REMOVAL OF RESTRICTIONS: ERF 2662**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.J. Mafereka, Member of the Executive Council of the Province responsible for Local Government and Housing, hereby alter:

- \* the conditions of title in Deed of Transfer T4500/1944 pertaining to Erf 2662, Bloemfontein, (Westdene) by the removal of restrictive conditions 1. and 3. on pages 2 and 3 in the said Deed of Transfer.

**[NO. 366 OF 2008]****REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN, EXTENSION 39: REMOVAL OF RESTRICTIONS: ERF 5709 (WILGEHOF)**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.J. Mafereka, Member of the Executive Council of the Province responsible for Local Government and Housing, hereby alter:

- \* the conditions of title in Deed of Transfer T7113/2005 pertaining to Erf 5709, Bloemfontein, Extension 39, (Wilgehof) by the removal of restrictive conditions A(a), A.(b) and A.(c) on page 2 in the said Deed of Transfer.

- \* die titelvoorwaardes in Transportakte T3876/2007 ten opsigte van Erf 8916, Bloemfontein, Uitbreiding 55, (Universitas) deur die opheffing van beperkende voorwaardes 2.(a) en 2.(b) op bladsy 2 en 3 in die genoemde Transportakte, en
- \* die Dorpsaanlegskema van Bloemfontein deur die hersonering van Erf 8916, Bloemfontein, Uitbreiding 55, (Universitas) vanaf "Enkelwoon 2" na "Enkelwoon 3".

**[NO. 365 VAN 2008]****WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN, (WESTDENE): OPHEFFING VAN BEPERKINGS: ERF 2662**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.J. Mafereka, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Plaaslike Regering en Behuising, hierby:

- \* die titelvoorwaardes in Transportakte T4500/1944 ten opsigte van Erf 2662, Bloemfontein, (Westdene) deur die opheffing van beperkende voorwaardes 1. en 3. op bladsye 2 en 3 in die genoemde Transportakte.

**[NO. 366 VAN 2008]****WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN, UITBREIDING 39: OPHEFFING VAN BEPERKINGS: ERF 5709 (WILGEHOF)**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.J. Mafereka, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Plaaslike Regering en Behuising, hierby:

- \* die titelvoorwaardes in Transportakte T7113/2005 ten opsigte van Erf 5709, Bloemfontein, Uitbreiding 39, (Wilgehof) deur die opheffing van beperkende voorwaardes a.(a), A.(b) en A.(c) op bladsy 2 in die genoemde Transportakte.



[NO. 367 OF 2008]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN (BAINSVLEI): REMOVAL OF RESTRICTIONS AND REZONING PERTAINING TO THE REMAINDER OF PLOT 7, QUAGGAFONTEIN SMALL HOLDINGS**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.J. Mafereka, Member of the Executive Council of the Province responsible for Local Government and Housing, hereby alter-

- \* the conditions of title in Deed of Transfer T29934/2003 pertaining to the Remainder of Plot 7, Quaggafontein Small Holdings, Bloemfontein (Bainsvlei) by the removal of conditions B.(1) – (5) on pages 2 and 3 in the said Deed of Transfer, and
- (b) the Town-Planning Scheme of Bainsvlei by the rezoning of the Remainder of Plot 7, Quaggafontein Small Holdings, Bloemfontein (Bainsvlei) from "Holdings" to "Special Use 31".

[NO. 368 OF 2008]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN (BLOEMSPRUIT): REMOVAL OF RESTRICTIONS PERTAINING TO PLOT 8, ROODEWAL SMALL HOLDINGS**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.J. Mafereka, Member of the Executive Council of the Province responsible for Local Government and Housing, hereby alter the conditions of title in Deed of Transfer T6580/2008 pertaining to Plot 8, Roodewal Small Holdings, Bloemfontein (Bloemspruit), by the revmoval of conditions A.(c) on page 3 in the said Deed of Transfer.

**TOWNSHIPS BOARD NOTICE**

It is hereby notified for general information in terms of section 30 read with section 27 of the Townships Ordinance, 1969 (Ordinance No. 9 of 1969) that the following applications have been received by the Free State Townships Board and the relevant plans, documents and information are available for inspections in the Lebohang Building, Room 1222, 12<sup>th</sup> Floor, 84 St Andrew's Street, Bloemfontein and the offices of the relevant Local Authority.

[NO. 367 VAN 2008]

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN (BAINSVLEI): OPHEFFING VAN BEPERKINGS EN HERSONERING TEN OPSIGTE VAN DIE RESTANT VAN HOEWE 7, QUAGGAFONTEIN KLEINHOEWES**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.J. Mafereka, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Plaaslike Regering en Behuising, hierby-

- (a) die titelvoorwaardes in Transportakte T29934/2003 ten opsigte van die Restant van Hoewe 7, Quaggafontein Kleinhoewes Bloemfontein (Bainsvlei) deur die opheffing van voorwaardes B.(1) – (5) op bladsye 2 en 3 van die genoemde Transportakte, en
- (b) die Dorpsaanlegskema van Bainsvlei deur die hersonering van die Restant van Hoewe 7, Quaggafontein Kleinhoewes, Bloemfontein (Bainsvlei) vanaf "Hoewes" na "Spesiale Gebruik 31".

[NO. 368 VAN 2008]

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN (BLOEMSPRUIT): OPHEFFING VAN BEPERKINGS TEN OPSIGTE VAN HOEWE 8, ROODEWAL KLEINHOEWES**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.J. Mafereka, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Plaaslike Regering en Behuising, hierby die titelvoorwaardes in Transportakte T6580/2008 ten opsigte van Hoewe 8, Roodewal Kleinhoewes, Bloemfontein (Bloemspruit), deur die opheffing van voorwaarde A.(c) op bladsy 3 van genoemde Transportakte.

**DORPERAADSKENNISGEWING**

Ingevolge artikel 30 saamgelees met artikel 27 van die Ordonnansie op Dorpe, 1969 (Ordonnansie No. 9 van 1969), word hiermee vir algemene inligting bekend gemaak dat die volgende aansoeke deur die Vrystaatse Dorperaad ontvang is en die betrokke planne, dokumente en inligting ter insae lê in die Lebohang Gebou, Kamer 1222, St Andrewstraat 84, Bloemfontein, en by die kantore van die betrokke Plaaslike Owerhede.

Persons who wish to object to the proposed amendments or who wish to be heard or make representations in this regard, are invited to communicate in writing (accompanied by address and telephone numbers) with the Secretary of the Free State Townships Board, P.O. Box 211, Bloemfontein, 9300, so that objections/representations with comprehensive reasons do not reach the above-mentioned office later than **16:00 on Friday, 7 November 2008**.

**a) BAINSVLEI: AMENDMENT OF THE TOWN-PLANNING SCHEME**

The amendment comprises the insertion of the new zoning "Special Use 50", to Clause 9, Table C of the Town-Planning Scheme to read as follows:

Use zone	How indicated on map	Purposes for which land may be used	Purposes for which land in a use zone may be used with the approval of the Municipal Council
"Special Use 50"  Portion 2 of the farm Adelaide 2874 (Bainsvlei) Bloemfontein	Orange marked "S"	<p><b>Permitted uses:</b></p> <p>Shops, Business Buildings, Dwelling Houses, Residential Buildings, Places of Amusement, Hotels, Restaurants and Cafes.</p> <p>The proposed development on Portion 2 of the Farm Adelaide 2874, Bloemfontein will be restricted to a maximum permissible Gross Leasable Area (GLA) of 15000m<sup>2</sup>.</p> <p><b>Height:</b> Subject to the Bainsvlei Town Planning Scheme No. 1 of 1984.</p> <p><b>Parking:</b> Will be provided in terms of Article 25 of the Bainsvlei Town Planning Scheme No. 1 of 1984</p> <p><b>Building line:</b> Subject to the Bainsvlei Town Planning Scheme No. 1 of 1984</p> <p><b>Vehicle entrances and exits:</b> To the satisfaction of the Mangaung Local Municipality</p>	None

**b) BAINSVLEI: AMENDMENT OF THE TOWN-PLANNING SCHEME (REFERENCE: A12/1/7/2/8/7)**

The proposed amendment comprises the replacement of the following erf numbers as it appears in the zoning "Special Use 14", Clause 9, Table C, to read as follows:

Personne wat beswaar wil maak teen die voorgestelde wysigings of wat verlang om in verband daarmee gehoor te word of vertoë in verband daarmee wil indien, word uitgenooi om met die Sekretaris van die Vrystaatse Dorperaad, Posbus 211, Bloemfontein, 9300, skriftelik in verbinding te tree, (vergesel met adres en telefoonnommers) sodat besware/vertoë met volledige redes, bogenoemde kantoor bereik nie later nie as **16:00 op Vrydag, 7 November 2008**.

**a) BAINSVLEI: WYSIGING VAN DIE DORPSAANLEGSKEMA:**

Die wysiging behels die invoeging van die nuwe sonering "Spesiale Gebruik 50" tot Klousule 9, Tabel C, van die Dorpsaanlegskema om as volg te lees:

Gebruiksone	Hoe op kaart aangewys	Doeleindes waarvoor grond gebruik mag word	Doeleindes waarvoor grond in 'n gebruiksonne met goedkeuring van die Munisipale Raad gebruik mag word
"Spesiale Gebruik 50"  Gedeelte 2 van die plaas Adelaide 2874, (Bainsvlei) Bloemfontein	Oranje gemerk "S"	<p><b>Toelaatbare gebruike:</b></p> <p>Winkels, Besigheidsgeboue, Woonhuise, Residensiële Geboue, Vermaaklikheidsplekke, Hotelle, Restaurante en Kalees.</p> <p>Die voorgestelde ontwikkeling op Gedeelte 2 van die plaas Adelaide 2874, Bloemfontein sal beperk wees tot 'n maksimum toelaatbare Bruto Verhuurbare Oppervlakte (BVO) van 15000m<sup>2</sup>.</p> <p><b>Hoogte:</b> Onderworpe aan die Bainsvlei Dorpsaanlegskema No. 1 van 1984.</p> <p><b>Parkering:</b> Sal voorsien word in terme van Artikel 25 van die Bainsvlei Dorpsaanlegskema No. 1 van 1984</p> <p><b>Boulyn:</b> Onderworpe aan die Bainsvlei Dorpsaanlegskema No. 1 van 1984</p> <p><b>Voertuig ingange en uitgange:</b> Tot bevrediging van die Mangaung Plaaslike Munisipaliteit.</p>	Geen

**b) BLOEMFONTEIN: WYSIGING VAN DIE DORPSAANLEGSKEMA: (VERWYSING: A12/1/7/2/8/7)**

Die voorgestelde wysiging behels die invoeging van nuwe ernommers tot die sonering "Spesiale Gebruik 14" Klousule 9, Tabel C, om soos volg te lees:

PREVIOUS PROCLAIMED NUMBERS	NEW ALLOCATED NUMBERS	USE WITHIN SPECIAL USE 14
28537	30133	Street
28833-28836, 28841-28842, 28846-28852, 28856-28893, 29003	29509-29514 30086-30105 30107-30132	Dwelling Houses
29078	30106	Residential Building
29079, 29087, 29088, 29089	30134-30137	Open Space

The above-mentioned amendment is necessary in order to make provision for the relay-out of certain erven in order to accommodate a historical building and trees.

**c) BLOEMSPRUIT: AMENDMENT OF THE TOWN-PLANNING SCHEME**

The amendment comprises the insertion of the new zoning "Special Use 19", to Clause 9, Table C of the Town-Planning Scheme to read as follows:

Use zone	How indicated on map	Purposes for which land may be used	Purposes for which land in a use zone may be used with the approval of the Municipal Council
"Special Use 19"  Plot 8, Estoire Settlement, Bloemfontein (Bloemspruit)	Orange marked S	All land uses as listed under Schedule 3 Type 2 of the Scheme with the exception of "Business Building" All other requirements with regard to coverage, height, building lines and parking as determined by the Scheme	None

The above-mentioned amendment is necessary in order to utilise Plot 8, Estoire Settlement, Bloemfontein (Bloemspruit) for Special Business purposes.

VORIGE GEPROKLAMEERDE NOMMERS	NUWE TOEGEKENDE NOMMERS	GEBRUIK BINNE "SPEZIALE GEBRUIK 14" SONERING
28537	30133	Straat
28833-28836, 28841-28842, 28846-28852, 28856-28893, 29003	29509-29514 30086-30105 30107-30132	Woonhuis
29078	30106	Residensiële Geboue
29079, 29087, 29088, 29089	30134-30137	Oopruimte

Die bogenoemde wysiging is nodig ten einde die heruitleg van sekere erwe moontlik te maak ten einde die historiese gebou en bome te akkommodeer.

**c) BLOEMSPRUIT: WYSIGING VAN DIE DORPSAANLEG-SKEMA:**

Die wysiging behels die invoeging van die nuwe sonering "Spesiale Gebruik 19" tot Klousule 9, Tabel C, van die Dorpsaanlegskema om as volg te lees:

Gebruiksone	Hoe op kaart aangewys	Doeleindes waarvoor grond gebruik mag word	Doeleindes waarvoor grond in 'n gebruiksonne met goedkeuring van die Munisipale Raad gebruik mag word
"Spesiale Gebruik 19"  Hoewe 8, Estoire Nedersetting, Bloemfontein (Bloemspruit)	Oranje germerk S	Alle gebruike soos gelys onder Skedule 3 Tipe 2 van die Skema met die uitsondering van "Besigheidsgebou". Alle ander vereistes l.o.v. dekking, hoogte, boulyne en parkering soos bepaal deur die Skema.	Geen

Bogemelde wysiging is nodig ten einde Hoewe 8, Estoire Nedersetting, Bloemfontein (Bloemspruit) vir Spesiale Besigheidsdoeleindes aan te wend.

**TOWNSHIPS BOARD NOTICE**

It is hereby notified for general information in terms of section 18 of the Townships Ordinance, 1969 (Ordinance No. 9 of 1969) that the following applications have been received by the Free State Townships Board and the relevant plans, documents and information are available for inspections in the Lebohang Building, Room 1210, 12<sup>th</sup> Floor, 84 St Andrew's Street, Bloemfontein and the offices of the relevant Local Authority.

Persons who wish to object to the proposed amendments or who wish to be heard or make representations in this regard, are invited to communicate in writing (accompanied by address and telephone numbers) with the Secretary of the Free State Townships Board, P.O. Box 211, Bloemfontein, 9300, so that objections/representations with comprehensive reasons do not reach the above-mentioned office later than **16:00 on Friday, 21 November 2008**.

**a) BLOEMFONTEIN: (REFERENCE A12/1/2/13)**

Amend General Plan SG No. 1765/1965, Bloemfontein (General de Wet) by the closure of the proposed subdivision of the street reserve of Monument Road in order to consolidate this portion with erf 13413, Bloemfontein.

**b) BLOEMFONTEIN: (EXTENSION 166): AMENDMENT OF GENERAL PLAN (REFERENCE A12/1/2/13)**

Amend the General Plan of Bloemfontein SG No. 1326/2004 Sheets 3-6 by the re-layout of erven no's 28537, 28833-28836, 28841-28842, 28846-28852, 28856-28893, 29003, 29078, 29079, 29087, 29088, 29089 consisting of 58 residential erven, open spaces and a street, as indicated on the diagram which accompanied the application and which is available at the above-mentioned addresses, in order to accommodate a historical building and trees.

**TOWNSHIPS BOARD NOTICE****BLOEMFONTEIN (BAINSVLEI): LAND DEVELOPMENT ON PORTION 1 OF PLOT 20, SPITSKOP SMALL HOLDINGS: 1 ERF**

It is hereby notified for general information in terms of the provisions of section 9(1) of the Townships Ordinance, 1969 (Ordinance No. 9 of 1969), that application has been made for permission to establish a town on Portion 1 of Plot 20, Spitskop Small Holdings, Bainsvlei, Administrative District of Bloemfontein.

**DORPERAADSKENNISGEWING**

Ingevolge artikel 18 van die Ordonnansie op Dorpe, 1969 (Ordonnansie No. 9 van 1969), word hiermee vir algemene inligting bekend gemaak dat die volgende aansoeke deur die Vrystaatse Dorperaad ontvang is en die betrokke planne, dokumental en inligting ter insae lê in die Lebohang Gebou, Kamer 1210, 12de Vloer, St Andrewstraat 84, Bloemfontein, en by die kantore van die betrokke Plaaslike Owerhede.

Persone wat beswaar wil maak teen die voorgestelde wysigings of wat verlang om in verband daarmee gehoor te word of vertoë in verband daarmee wil indien, word uitgenooi om met die Sekretaris van die Vrystaatse Dorperaad, Posbus 211, Bloemfontein, 9300, skriftelik in verbinding te tree, (vergesel met adres en telefoonnommers) sodat besware/vertoë met volledige redes, bogenoemde kantoor bereik nie later nie as 16:00 op **Vrydag, 21 November 2008**.

**a) BLOEMFONTEIN: (VERWYSIGING A12/1/2/13)**

Wysig Algemene Plan LG No. 1765/1965, Bloemfontein, (General de Wet) deur die sluiting van die voorgestelde onderverdeling van die straatreserwe van Monumentweg ten einde die gedeelte met erf 13413, Bloemfontein te konsolideer.

**b) BLOEMFONTEIN: (UITBREIDING 166) WYSIGING VAN ALGEMENE PLAN (VERWYSIGING A12/1/2/13)**

Wysig die Algemene Plan van Bloemfontein LG No. 1326/2004 Velle 3 - 6 en 14 deur die heruitleg van erwe no's 28537, 28833-28836, 28841-28842, 28846-28852, 28856-28893, 29003, 29078, 29079, 29087, 29088, 29089 bestaande uit 58 residensiële erwe, publieke oopruimtes en 'n straat, soos aangetoon op die diagramme wat die aansoek vergesel het en wat by bogenoemde adresse beskikbaar is, ten einde die historiese gebou en bome te akkommodeer.

**DORPERAADSKENNISGEWING****BLOEMFONTEIN (BAINSVLEI): DORPSTIGTING OP GEDEELTE 1 VAN HOEWE 20, SPITSKOP KLEINPLASE: 1 ERF**

Ingevolge die bepalings van artikel 9(1) van die Ordonnansie op Dorpe, 1969 (Ordonnansie No. 9 van 1969), word hiermee vir algemene inligting bekend gemaak dat aansoek gedoen is om toestemming vir die stigting van 'n dorp op Gedeelte 1 van Hoewe 20, Spitskop Kleinplase, Bainsvlei, Administratiewe Distrik Bloemfontein.

The application, relevant plans, documents and information will be available for inspection during office hours at the office of the Secretary of the Townships Board, Room 1216, Lebohang Building, 84 St. Andrew Street, Bloemfontein for a period of 30 days from the date of publication hereof, i.e. **24 October 2008**.

Any person has an interest in the matter and who wishes to object to the granting of the application or who desires to be heard, or wants to make representations concerning the matter, must communicate in writing with the secretary of the Townships Board at the above-mentioned address, or P.O. Box 211, Bloemfontein, within a period of 30 days from the date of publication hereof, i.e. **24 November 2008**.

**SECRETARY: TOWNSHIPSBOARD**

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967)**

It is hereby notified in terms of section 3(6) of the above-mentioned Act that the following applications have been received by the Head of the Department: Local Government and Housing and will lie for inspection at Office 1210, twelfth floor, Lebohang Building, 84 St Andrew's Street, Bloemfontein and the offices of the relevant Local Authorities.

Any person who wishes to object to the granting of an application, may communicate in writing with the Head of the Department: Local Government and Housing, Spatial Planning Directorate, Land Use Management Component, at the above address or P.O. Box 211, Bloemfontein, 9300. Objection(s) stating comprehensive reasons, in duplicate, must reach this office not later than 16:00 on **Friday, 21 November 2008**. The postal address, street address and telephone number(s) of objectors must accompany written objections.

**a) BAINSVLEI: (REFERENCE: A12/1/9/1/2/7)**

Portion 1 of Plot 20, Spitskop Small Holdings, Faan Ferreira Avenue, Bloemfontein (Bainsvlei) for the removal of restrictive conditions A.(a)-(b) and D.(f) on pages 2 and 3 in Deed of Transfer T15936/2005, as well as the amendment of the Town-Planning Scheme of Bainsvlei by the rezoning of the said plot from "Holdings" to "General Business/Street", in order to enable the applicant to establish a new business on the property.

**b) BLOEMFONTEIN (UNIVERSITAS): (REFERENCE: A12/1/9/1/2/13)**

Erf 8691, 50 Jim Fouche Avenue, Bloemfontein, Extension 55, (Universitas) for the removal of restrictive conditions B.(a) and B.(b). on page 3 in Deed of Transfer T26517/2005, in order to enable the applicant to erect a second dwelling on the said erf.

Die aansoek tesame met die betrokke planne, dokumente en inligting lê gedurende kantoorure ter insae in die kantoor van die Sekretaris, Dorperaad, Kamer 1216, Lebohanggebou, St. Andrewstraat 84, Bloemfontein, vir 'n tydperk van 30 dae van publikasie hiervan, naamlik **24 Oktober 2008**.

Enige persoon wat 'n belang by die saak het en wat teen die toestaan van die aansoek beswaar wil maak of wat verlang om in die saak gehoor te word of vertoë in verband daarmee wil indien, moet binne 30 dae na die datum van plasing hiervan; naamlik **24 November 2008** skriftelik met die sekretaris van die dorperaad by bovermelde adres of Posbus 211, Bloemfontein, in verbinding tree.

**SEKRETARIS: DORPERAAD**

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967)**

Hierby word ingevolge artikel 3(6) van die bogenoemde Wet bekend gemaak dat die volgende aansoeke deur die Departementshoof: Plaaslike Regering en Behuising ontvang is en ter insae lê in kamer 1210, twaalfde vloer, Lebohang Gebou, St Andrewstraat 84, Bloemfontein en by die kantore van die betrokke Plaaslike Besture.

Enige persoon wat teen die toestaan van die aansoeke beswaar wil maak, kan met die Departementshoof: Plaaslike Regering en Behuising, Direkoraat Ruimtelike Beplanning, Grondgebruik Bestuur Komponent, Posbus 211, Bloemfontein, 9300 skriftelik in verbinding tree. Besware met volledige redes in tweevoud, moet hierdie kantoor nie later nie as **16:00 op Vrydag, 21 November 2008** bereik. Beswaarmakers se pos-en straatadres en telefoonnommer(s) moet skriftelike besware vergesel.

**a) BAINSVLEI: (VERWYSING A12/1/9/1/2/7)**

Gedeelte 1 van Hoewe 20, Spitskop Kleinplase, Faan Ferreiralaan, Bloemfontein (Bainsvlei), vir die opheffing van beperkende voorwaardes A.(a)-(b) en D.(f) op bladsye 2 en 3 in Transportakte T15936/2005, asook vir die wysiging van die Dorpsaanlegskema van Bainsvlei deur die hersonering van gemelde hoewe vanaf "Hoewes" na "Algemene Besigheid/ Straat", ten einde die applikant in staat te stel om 'n nuwe besigheid op die eiendom te vestig.

**b) BLOEMFONTEIN (UNIVERSITAS): (REFERENCE A12/1/9/1/2/13)**

Erf 8691, Jim Fouchelaan 50, Bloemfontein, Uitbreiding 55, (Universitas) vir die opheffing van beperkende voorwaardes B.(a) en B.(b) op bladsy 3 in Transportakte T26517/2005, ten einde die applikant in staat te stel om 'n tweede woning op die genoemde erf op te rig.

**c) BLOEMFONTEIN: (REFERENCE A12/1/9/1/2/13(48/08))**

Proposed subdivided portion of the road reserve of Monument Road, Bloemfontein (General de Wet) for the amendment of the Town-Planning Scheme of Bloemfontein by the rezoning of this portion from "Street" to "General Industrial", in order to enable the applicant to consolidate this portion with erf 13413, Bloemfontein and utilize it for industrial purposes.

**d) BAINSVLEI: (REFERENCE A12/1/9/1/2/7 (24/07))**

Gedeelte 2 of the farm Adelaide 2874, Bloemfontein (Bainsvlei), as indicated on the diagram that accompanied the application and which is available at the above-mentioned addresses, for the removal of restrictive conditions A., C.(a) and (b) on page 2 in Deed of Transfer T12008/2006, as well as the amendment of the Town-Planning Scheme of Bainsvlei by the rezoning of portion 2 of the farm Adelaide 2874, Bloemfontein (Bainsvlei), from "Holdings" to "Special Use 50", in order to enable the applicant to utilize the property for land uses such as shops, business premises, dwelling houses, residential buildings, hotels, cafes, places of amusement and restaurants.

**e) BLOEMFONTEIN: (REFERENCE A12/1/9/1/2/13(84/07))**

Erf 27169, Bloemfontein, Extension 162 (Vista Park) (as indicated on the plan that accompanied the application and which is available at the above-mentioned address) for the amendment of the Town-Planning Scheme of Bloemfontein by the rezoning of the said erf from "Single Residential 2" to "Parking-site", in order to provide parking area to the adjacent business erven.

**f) BLOEMFONTEIN: (REFERENCE A12/1/9/1/2/13(21/07))**

Erf 8815, 80 Paul Kruger Avenue, Bloemfontein, Extension 55 (Universitas), for the removal of restrictive conditions A. and B.(a), (b), (c) and (d) on pages 2 - 4 in Deed of Transfer T7967/2000 pertaining to the said erf as well as the amendment of the Town-Planning Scheme of Bloemfontein by the rezoning of erf 8815, Bloemfontein, Extension 55 (Universitas) from "Single Residential 2" to "Single Residential 3", in order to enable the applicant to operate a guesthouse on the said erf.

**g) BLOEMSPRUIT: (A12/1/9/1/2/14 (7/08))**

Remainder of Plot 62, Estoire Settlement, 24 Sand Du Plessis Avenue, Bloemfontein (Bloemspuit), for the amendment of the Town-Planning Scheme of Bainsvlei by the rezoning of the above-mentioned property from "Agricultural Dwelling 1" to "Special Business 2", in order to enable the applicant to expand the existing transport business.

**c) BLOEMFONTEIN: (VERWYSING A12/1/9/1/2/13(48/08))**

Voorgestelde onderverdeelde gedeelte van die straatreserwe van Monumentweg, Bloemfontein, (Generaal de Wet) vir die wysiging van die Dorpsaanlegskema van Bloemfontein deur die hersonering van die gemelde gedeelte vanaf "Straat" na "Algemene Nywerheid" ten einde die applikant in staat te stel om die gedeelte met erf 13413, Bloemfontein te konsolideer en vir nywerheids doeleindes aan te wend.

**d) BAINSVLEI: (VERWYSING A12/1/9/1/2/7 (24/07))**

Gedeelte 2 van die plaas Adelaide 2874, Bloemfontein (Bainsvlei), soos aangetoon op die diagram wat die aansoek vergesel het en wat by bogemelde adresse beskikbaar is, vir die opheffing van beperkende voorwaardes A., C.(a) en (b) op bladsy 2 in Transportakte T12008/2006, asook vir die wysiging van die Dorpsaanlegskema van Bainsvlei deur die hersonering van gedeelte 2 van die plaas Adelaide 2874, Bloemfontein (Bainsvlei), vanaf "Hoewes" na "Spesiale Gebruik 50", ten einde die applikant in staat te stel om die eiendom vir grondgebruike soos winkels, besigheidsgeboue, woonhuise, residensiële geboue, hotelle, kafees, vermaaklikheidsplekke en restaurante aan te wend.

**e) BLOEMFONTEIN: (VERWYSING A12/1/9/1/2/13(84/07))**

Erf 27169, Bloemfontein, Uitbreiding 162 (Vista Park) (soos aangetoon op die plan wat die aansoek vergesel het en wat by bogemelde adresse beskikbaar is) vir die wysiging van die Dorpsaanlegskema van Bloemfontein deur die hersonering van die gemelde erf vanaf "Enkelwoon 2" na "Parkeer-area" ten einde addisionele parkering vir die aangrensend besigheid erwe te voorsien.

**f) BLOEMFONTEIN: (VERWYSING A12/1/9/1/2/13(21/07))**

Erf 8815, Paul Krugerlaan 80, Bloemfontein, Uitbreiding 55 (Universitas), vir die opheffing van beperkende voorwaardes A. en B.(a), (b), (c) en (d) op bladsye 2 - 4 in Transportakte T7967/2000 ten opstige van die gemelde erf asook vir die wysiging van die Dorpsaanlegskema van Bloemfontein deur die hersonering van erf 8815, Bloemfontein, Uitbreiding 55 (Universitas) vanaf "Enkelwoon 2" na Enkelwoon 3", ten einde die applikant in staat te stel om 'n gastehuis op die genoemde erf te bedryf.

**g) BLOEMSPRUIT: (VERWYSING A12/1/9/1/2/14 (7/08))**

Restant van Hoewe 62, Estoire Nedersetting, Sand Du Plessislaan 24, Bloemfontein (Bloemspuit), vir die wysiging van die Dorpsaanlegskema van Bainsvlei deur die hersonering van gemelde eiendom vanaf "Landbou Woon 1" na "Spesiale Besigheid 2", ten einde die applikant in staat te stel om die bestaande vervoer besigheid uit te brei.

**h) BLOEMSPRUIT: (REFERENCE A12/1/9/1/2/14 (5/08))**

Plot 8, Bloemspruit Settlement, Clarkson Avenue, Bloemfontein (Bloemspruit), for the removal of restrictive conditions A.(1) and A.(2) on page 2 in Deed of Transfer T8359/2008 pertaining to the said plot, as well as the amendment of the Town-Planning Scheme of Bloemspruit by the rezoning of Plot 8, Estoire Settlement, Bloemfontein (Bloemspruit) from "Agricultural Dwelling 3" to "Special Use 19", in order to enable the applicant to utilise the said plot for special business excluding a "business building" purposes.

**i) BLOEMSPRUIT: (REFERENCE A12/1/9/1/2/14)**

Plot 100, Roodewal Small Holdings, 100 Ou Dam Avenue, Bloemfontein (Bloemspruit), for the removal of restrictive conditions 1. (a), 1.(b) 1.(c) and 1.(d) on page 2 in Deed of Transfer T7169/2007 pertaining to the said plot, in order to subdivide the property into 4 portions and to build second dwellings on each of the proposed subdivisions.

**j) LANGENHOVEN PARK: (REFERENCE A12/1/9/1/2/84 (3/08))**

Remainder of Erf 242, Cor du Plessis Avenue and Karl Kielblock Street, Langenhoven Park, for the removal of restrictive condition 1.(d), 2.(a)(i) and (ii), 2.(b)(i) and (ii), 2.(c) and 2.(d) on pages 2, 3 and 4 in Deed of Transfer T3976/2002 pertaining to the said erf, as well as the amendment of the Town-Planning Scheme of Bainsvlei by the rezoning of the Remainder of Erf 242, Cor du Plessis Avenue and Karl Kielblock Street, Langenhoven Park, from "Special Residential 1" to "General Business", in order to enable the applicant to expand the existing business on Erf 242 after consolidation with Erf 241.

**h) BLOEMSPRUIT: (VERWYSING A12/1/9/1/2/14 (5/08))**

Hoewe 8, Estoire Nedersetting, Clarksonlaan, Bloemfontein (Bloemspruit), vir die opheffing van beperkende voorwaardes A.(1) en A.(2) op bladsy 2 in Transportakte T8359/2008 ten opsigte van die gemelde hoewe, asook vir die wysiging van die Dorpsaanlegskema van Bloemspruit deur die hersonering van Hoewe 8, Estoire Nedersetting, Bloemfontein (Bloemspruit), vanaf "Landbou Woon 3" na "Spesiale Gebruik 19", ten einde die applikant in staat te stel om die gemelde hoewe vir spesiale besigheidsdoeleindes uitgesluit 'n "besigheidsgebou" aan te wend.

**i) BLOEMSPRUIT: (VERWYSING A12/1/9/1/2/14)**

Hoewe 100, Roodewal Kleinplase, Ou Damlaan 100, Bloemfontein (Bloemspruit), vir die opheffing van beperkende voorwaardes 1.(a), 1.(b), 1.(c) 1.(d) op bladsy 2 in Transportakte T7169/2007 ten opsigte van die gemelde hoewe, ten einde die eiendom in 4 gedeeltes onder te verdeel en woonhuise op elke voorgestelde onderverdeling op te rig.

**j) LANGENHOVENPARK: (VERWYSING A12/1/9/1/2/84 (3/08))**

Restant van Erf 242, h/v du Plessislaan en Karl Kielblockstraat, Langenhovenpark, vir die opheffing van beperkende voorwaarde 1.(d), 2.(a)(i) en (ii), 2.(b)(i) en (ii), 2.(c) en 2.(d) op bladsye 2, 3 en 4 in Transportakte T3976/2002 ten opsigte van die gemelde erf, asook vir die wysiging van die Dorpsaanlegskema van Bainsvlei deur die hersonering van die Restant van Erf 242, h/v du Plessislaan en Karl Kielblockstraat, Langenhovenpark, vanaf "Spesiale Woon 1" na "Algemene Besigheid", ten einde die applikant in staat te stel om die bestaande besigheid op die Restant van Erf 242 uit te brei na konsolidasie met Erf 241.

**NOTICE**

**Please take note: That the last publication  
of the Provincial Gazette for the year 2008 will  
be on 12 December 2008.**

**The next publication will be on 09 January 2009.**

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