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PROCLAMATION

[NO. 01 OF 2013]

DECLARATION OF TOWNSHIP: HEIDEDAL, EXTENSION 35

By virtue of the powers vested in me by section 14(2) of the Townships Ordinance, 1969 (Ordinance No. 9 of 1969), I, S.M. Mlamleli, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements hereby declare the area represented by General Plan S.G. No 2264/2007, as approved by the Surveyor General on 5 December 2007, to be an approved township under the name Heidedal, Extension 35, subject to the conditions as set out in the Schedule.

Given under my hand at Bloemfontein this 21st day of March 2014.

S.M. MLAMLELI
MEMBER OF THE EXECUTIVE COUNCIL:
COOPERATIVE GOVERNANCE,
TRADITIONAL AFFAIRS AND HUMAN SETTLEMENTS

CONDITIONS OF ESTABLISHMENT AND OF TITLE

NAME AND LOCALITY

The town will be known as "Heidedal Extension 35" and is situated on Subdivision 2 of the Farm No. 3007, Administrative District Bloemfontein.

TOWN LAYOUT

The town will consist of 124 erven numbered 22827 – 22950 and street numbered 22951 as indicated on General Plan S.G. 2264/2007 subject to the conditions stipulated under paragraph B.

A. CONDITIONS OF ESTABLISHMENT

A.1. ACCESS

- (a) Access to the town is gained via Eeufees Road and Extension 34 Heidedal, at the cost of the Town Owner, in accordance with the plans and specification as agreed upon by the Town Owner, with the Mangaung Metro Municipality.

A.2. STREETS AND STORM WATER

- (a) The town Owner shall at his costs, provide streets from which access will be given to all erven in the town. Such streets will be constructed by the Town Owner in accordance with the plans and specifications as agreed upon by the Town Owner and the Mangaung Metro Municipality.

PROKLAMASIE

[NO. 01 VAN 2013]

DORPSVERKLARING: HEIDEDAL, UITBREIDING 35

Kragtens die bevoegdheid my verleen by artikel 14(2) van die Ordonnansie op Dorpe, 1969 (Ordonnansie No. 9 van 1969), verklaar ek, S.M. Mlamleli, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Menslike Nedersettings hierby die gebied voorgestel deur Algemene Plan L.G. No 2264/2007 soos goedgekeur deur die Landmeter-Generaal op 5 Desember 2007, tot 'n goedgekeurde dorp onder die naam Heidedal, Uitbreiding 35, onderworpe aan die voorwaardes soos in die Bylae uiteengesit.

Gegee onder my hand te Bloemfontein op hede die 21^{ste} dag van Maart 2014.

S.M. MLAMLELI
LID VAN DIE UITVOERENDE RAAD:
SAMEWERKENDE REGERING,
TRADISIONELE SAKE EN MENSLIKE NEDERSETTINGS

STIGTINGS- EN EIENDOMSVOORWAARDES

NAAM EN LIGGING

Die dorp sal bekend staan as "Heidedal" Uitbreiding 35" en is geleë op Onderverdeling 2 van die Plaas No. 3007, Administratiewe Distrik Bloemfontein.

DORPSUITLEG

Die dorp sal bestaan uit 124 erwe genommer 22827 – 22950 en straat genommer 22951 soos aangedui op Algemene Plan L.G. 2264/2007 onderhewig aan die voorwaardes uiteengesit in paragraaf B.

A. STIGTINGSVOORWAARDES

A.1 TOEGANG

- (a) Toegang tot die dorp word verkry vanaf Eeufeesweg en Uitbreiding 34 Heidedal, op koste van die Eienaar van die Dorp, ooreenkomstig planne en spesifikasies soos tussen die Eienaar van die Dorp en die Mangaung Metro Munisipaliteit ooreengekom.

A.2. STRATE EN STORMWATER

- (a) Die Eienaar van die Dorp voorsien op sy koste strate wat toegang tot alle erwe in die dorp verleen. Sodanige strate sal gebou word ooreenkomstig planne en spesifikasies soos tussen die Eienaar van die Dorp en die Mangaung Metro Munisipaliteit ooreengekom.

(b) A storm water drainage system capable of accommodating all storm water originating from within the town area will be installed by the Town Owner, in accordance with the specifications as agreed upon by the Town Owner and the Mangaung Metro Municipality.

(c) After completion of the streets and stormwater drainage system and after proclamation of the town, the Town Owner will vest all public places free of charge in the name of the Mangaung Metro Municipality for the maintenance and upkeep thereof.

A.3. WATER

(a) The Town Owner shall at his costs provide for a network for the provision of potable water that connects to the main water supply network of the Mangaung Metro Municipality in accordance with the plans and specifications as agreed upon by the Town Owner and the Mangaung Local Municipality.

(b) After completion of the water network and after proclamation of the town the Town Owner will transfer the network free of charge in the name of the Mangaung Metro Municipality for the maintenance and upkeep thereof.

A.4. SEWERAGE

(a) The Town Owner shall at his costs provide a complete waterborne sewerage system and an installed sewerage main, with pumps, if necessary, of an adequate capacity, to ensure the complete disposal of all sewerage, effluent emanating from the town into the existing sewerage outfall main of the Mangaung Metro Municipality in accordance with the plans and specifications as agreed upon by the Town Owner and the Mangaung Metro Municipality.

(b) The Town Owner is responsible, if required, for a proportional contribution towards the necessary extensions to and/or upgrading of the existing sewer outfall main to which the development will connect in order to handle the additional sewage effluent, as stipulated in the development agreement between the Town Owner and the Mangaung Metro Municipality.

(c) After completion of the sanitations system and after proclamation of the town, the Town Owner will donate free of charge the sanitation network in the name of the Mangaung Metro Municipality for the maintenance and upkeep thereof.

A.5. ELECTRICITY

(a) The Town Owner shall make acceptable arrangements with Centlec with regard to the supply of a high-tension electrical connection point to the town.

(b) The Town Owner shall at his costs develop a substation to the satisfaction of Centlec for the distribution of electricity to the town.

(b) 'n Stormwaterdreineringsstelsel wat in staat sal wees om alle stormwater vanuit die dorpsgebied te akkommodeer sal deur die Eienaar van die Dorp geïnstalleer word ooreenkomstig spesifikasies soos ooreengekom tussen die Eienaar van die Dorp en die Mangaung Metro Munisipaliteit.

(c) Na voltooiing van die strate en stormwaterdreineringsstelsel en na die proklamasie van die dorp, skenk die Dorpseienaar gratis alle openbare plekke aan die Mangaung Metro Munisipaliteit wat verantwoordelik sal wees vir die onderhoud en instandhouding daarvan.

A.3. WATER

(a) Die Eienaar van die Dorp sal op sy kostes verantwoordelik wees vir die voorsiening van 'n interne netwerk vir drinkbare watervoorsiening wat aansluit by die hoof watervoorsieningsnetwerk van die Mangaung Metro Munisipaliteit, ooreenkomstig planne en spesifikasies soos tussen die Eienaar van die Dorp en die Mangaung Metro Munisipaliteit ooreengekom.

(b) Na voltooiing van die waternetwerk en na die proklamasie van die dorp, skenk die Dorpseienaar gratis die waternetwerk aan die Mangaung Metro Munisipaliteit wat verantwoordelik sal wees vir die onderhoud en instandhouding daarvan.

A.4. RIOLERING

(a) Die Eienaar van die Dorp voorsien op sy koste 'n volledige watergedrewe rioolstelsel en 'n geïnstalleerde rioolpypgeleiding met pompe, indien nodig, van voldoende kapasiteit om alle rioolafval wat in die dorp ontstaan te stort in die bestaande riooluitvalpypgeleiding van die Mangaung Metro Munisipaliteit ooreenkomstig spesifikasies soos ooreengekom tussen die Eienaar van die Dorp en die Mangaung Metro Munisipaliteit.

(b) Die Eienaar van die Dorp is verantwoordelik indien nodig, om 'n proporsionele bydrae te lewer vir die nodige uitbreidings aan en/of opgradering van die bestaande riooluitvalpypgeleiding waarby die ontwikkeling gaan aansluit, soos uiteengesit in die ontwikkelingsooreenkoms tussen die Eienaar van die Dorp en die Mangaung Metro Munisipaliteit.

(c) Na voltooiing van die rioolstelsel en na die proklamasie van die dorp, skenk die Dorpseienaar gratis die rioolnetwerk aan die Mangaung Metro Munisipaliteit wat verantwoordelik sal wees vir die onderhoud en instandhouding daarvan.

A.5. ELEKTRISITEIT

(a) Die Eienaar van die Dorp tref reëlings met Centlec vir die voorsiening van 'n hoë-spanning elektrisiteitsaansluitingspunt vir die dorp.

(b) Die Eienaar van die Dorp sal op sy kostes 'n substasie voorsien tot die bevrediging van Centlec vir die verspreiding van elektrisiteit aan die dorp.

- (c) The Town Owner shall at his costs provide an internal low-tension electrical network in accordance with the plans and specifications as agreed upon by the Town Owner and Centlec.
- (d) The Town Owner will donate free of charge the electrical network to Centlec who will be responsible for the maintenance of such provision and/or network.

A.6. DOMESTIC WASTE

The Mangaung Metro Municipality will pick up and remove domestic waste which is to be dumped at the Bloemfontein refuse dumps.

A.7. PRE-CONSTRUCTION / DEVELOPMENT CONDITIONS

- (a) A copy of the General Plan of the town area accompanied by a map depicting the locality and/or the network of engineering services must be submitted for approval to the Mangaung Metro Municipality prior to the commencement of any construction work.
- (b) An environmental permit must be issued before any construction work may commence and all work will be executed according to the environmental management plan.
- (c) Where it is impractical for stormwater to be drained from higher-lying properties directly to a public street, the owner(s) of the lower-lying properties shall be obliged to accept and permit the passage over their properties of such stormwater: Provided that the owner of any higher-lying property from which stormwater is discharged over any lower-lying property, shall be liable to pay a proportional share of the cost of any pipeline or drain that the owner of such a lower-lying property may find necessary to lay or construct for the purpose of conducting the water so discharged over the property.
- (d) Except with the written consent of the responsible authority, and subject to such conditions as it may impose neither the owner nor any other persons shall have the right, except to prepare the erf for building purposes, to excavate any material therefrom; or to sink any wells or boreholes thereon or abstract any subterranean water therefrom.

A.8. BUILDING RESTRICTIONS

The Town Establishment and Land Use Regulations G.N.R. 1897/1986 (Annexe "F") will apply.

A.9. ARBITRATION

In the event of a dispute arising between the Town Owner and the Mangaung Metro Municipality on the interpretation of and the compliance with any of the conditions A1 to A6, either of the parties shall have the right to appoint a single arbitrator who shall be a professional person either an architect, quantity surveyor, engineer or legal practitioner of at least 15 (Fifteen) years standing as a private practitioner and as agreed upon by the parties, whose decision shall be final.

- (c) Die Eienaar van die Dorp sal op sy koste 'n interne lae-spanning elektrisiteitsnetwerk voorsien ooreenkomstig spesifikasies soos ooreengekom tussen die Eienaar van die Dorp en Centlec.
- (d) Die Dorpseienaar skenk gratis die elektrisiteitsnetwerk aan Centlec vir die onderhoud van sodanige voorsiening en/of netwerk.

A.6. HUISHOUDELIKE AFVAL

Die Mangaung Metro Munisipaliteit is verantwoordelik vir die oplaai en verwydering van huishoudelike afval wat gestort staan te word by die munisipale stortingsterreine.

A.7. VOOR- KONSTRUKSIE / ONTWIKKELING VOORWAARDES

- (a) Voordat enige konstruksiewerk plaasvind moet 'n afskrif van die Algemene Plan van die dorpsgebied tesame met 'n plan wat die ligging en/of die netwerk van ingenieursdienste aandui aan die Mangaung Metro Munisipaliteit voorgelê word vir goed-keuring.
- (b) 'n Omgewingspermit moet uitgereik word voor enige konstruksiewerk in aanvang neem en alle werk sal uitgevoer word aan die hand van die omgewingsbestuursplan.
- (c) Indien dit onprakties is om stormwater van hoërliggend eiendomme direk na 'n openbare straat te dreineer, is die eienaar(s) van die laerliggende eiendomme verplig om die afloop van stormwater oor hulle eiendomme te ontvang: Met dien verstande dat die eienaar van 'n hoërliggende eiendom, waarvan die stormwater oor 'n laerliggende eiendom vloei, verplig is om 'n pro rata-gedeelte van die koste te betaal van enige pypleiding of drein wat die eienaar van sodanige laerliggende eiendom nodig vind om te bou vir die doel om die stormwater wat aldus oor sy eiendom vloei, weg te lei.
- (d) Behalwe met die skriftelike toestemming van die verantwoordelike owerheid en onderworpe aan die voorwaardes wat hy mag oplê, het geen eienaar of enige ander persoon die reg om behalwe om die erf vir boudoeleindes voor te berei, enige materiaal daar- van te verwyder nie; of die reg om enige boorgate of putte daarop te sink nie en die ondergrondse water daaruit te onttrek nie.

A.8. BOU BEPERKINGS

Dorpstigting- en grondgebruikregulasie G.K.R. 1897/1986 (aanhangel "F") is van toepassing.

A.9. ARBITRASIE

Indien daar 'n geskil tussen die Eienaar van die Dorp en die Mangaung Metro Munisipaliteit mag ontstaan betreffende die vertolking en uitvoering van enige van voorwaardes A1 tot A6, het enige van die partye die reg om 'n enkele arbiter aan te stel wie 'n professionele persoon of 'n argitek, bourekenaar, ingenieur of regspraktisyn met ten minste 15 (Vyftien) jaar ondervinding as privaat praktisyn en soos ooreengekom deur die partye, wie se beslissing afdoende is.

A.10. LAND USE ZONES AND RELATED CONDITIONS OF TITLE

CONDITIONS OF TITLE

The erven of this town are classified into the under-mentioned usage zones as stipulated in the Town Establishment and Land Use Regulations G.N.R. 1897/1986 (Annexe "F") and are further subject to the Conditions of Title as set out in paragraph B thereafter. These Conditions of Establishment and of Title shall serve as land use and development control regulations in the interim phase prior to the proclamation of a land use management plan or other similar regulatory document.

Land Use Zone	Erf Numbers	Conditions of Title
Residential	Erven 22827 - 22950	B1, B2, B3, B4, B5, B6, B7
Street	22951	-

B. CONDITIONS OF TITLE

The Conditions of Title as mentioned in paragraph A.11., are as follows:

B.1. IN FAVOUR OF THE MANGAUNG METRO MUNICIPALITY

This erf is subject to a servitude of 1,5m (metre) wide along any of its boundaries, including the street boundary (except where otherwise indicated), in the case of a panhandle erf, the entire access portion (handle) of the erf, and if further subject to any other servitude for the construction of municipal service mains over or under the erf; and the officials of the Municipality shall at all times have free access thereto for the purpose of the construction, maintenance and / or repair of these services. The Mangaung Metro Council may grant written consent for the utilisation of the entire servitude or a part thereof on one or more of the erf boundaries if the servitude is not taken up.

B.2. The siting of buildings, including outbuildings, on any property and of entrances to and exits from a public street system shall be to the satisfaction of the Metro Council. The Municipal Manager reserves the right if he deems it 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 report which is available at the offices of the Municipality for his perusal. For the erection of single storey buildings, reinforced concrete raft foundations are required.

For larger structures, such as larger clinics, hospitals, schools, churches and shopping centre further geo-technical surveys must be carried out.

A.10. GRONDGEBRUIKSONES EN VERWANTE TITELVOORWAARDES

VERWANTE TITELVOORWAARDES

Die erwe in hierdie dorp word in die hierondervermelde gebruikstreke ingedeel soos in Dorpstigting- en grondgebruikregulasie G.K.R. 1897/1986 (aanhangel "F") en is verder onderworpe aan die Eiendomsvoorwaardes soos in paragraaf B daarnaas uiteengesit. Hierdie Stigtings- en Eiendomsvoorwaardes sal geld as grondgebruik en ontwikkelingsbeheer regulasies in die interim fase totdat 'n grondgebruik bestuursplan of 'n ander soortgelyke beheerdokument in die area geproklameer word:

Grondgebruiksones	Erfnommers	Titelvoorwaardes
Residensieel	Erwe 22827 - 22950	B1, B2, B3, B4, B5, B6, B7
Straat	22951	-

B. EIENDOMSVOORWAARDES

Die Eiendomsvoorwaardes soos vermeld in paragraaf A.11., is soos volg:

B.1 TEN GUSTE VAN MANGAUNG METRO MUNISIPALITEIT:

Hierdie erf is onderhewig aan 'n serwituut 1,5m (meter) wyd langs enige van die erf grense, ingesluit die straatgrens (tensy anders bepaal), in die geval van 'n pypsteelerf, die totale breedte van die toegangsgedeelte (steel) van die erf, sowel as enige ander serwituut wat op die Algemene Planne van die dorp aangedui is vir die aanlê van diensgelydings oor of onder die erf en die amptenare van die Munisipaliteit het ten alle tye vrye toegang daartoe vir die doel van konstruksie, instandhouding en herstel van dienste. Die Mangaung Metro Munisipaliteit mag skriftelike toestemming verleen tot die gebruik van die volle serwituut of 'n gedeelte van 'n serwituut op een of meer van die erf grense indien die serwituut nie opgeneem staan te word nie.

B.2. Die plasing van 'n gebou met inbegrip van buitegeboue, op hierdie erf en die voorsiening van ingange tot en uitgange uit 'n openbare straatstelsel, moet tot tevredenheid van die Metro Munisipaliteit geskied. Die Munisipale Bestuurder het die reg, indien hy so sou oordeel, om te vereis dat die fundamente vir 'n spesifieke gebou of gebouekompleks, insluitende residensiële 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 enkelverdieping geboue, moet daar van gewapende beton flotfondasies gebruik gemaak word.

By die oprigting van groter strukture, soos groter klinieke, hospitale, skole, kerke en winkelsentrums moet verdere geotegniese ondersoeke uitgevoer word.

B.3. These erven shall not exceed the coverage specified in the under-mentioned table, provided that on written application, the Municipality may grant consent for a maximum of 10% (ten percent) additional coverage:

Land Use Zone	Allowable coverage (%)
Residential.....	60%
Business.....	70%
Industrial.....	70%
Community Facility.....	70%
Municipal.....	To the satisfaction of the responsible authority
Public Open Space	

B.4 This erf is situated in the use zone "Residential" and may only be used for residential buildings. The following uses may only be permitted with the consent of the Municipality, namely places of public worship, places of instruction, community halls, sport and recreational purposes, institutions, medical suites and special purposes. The owner may practice *interalia* his social and religious activities and his occupations, professions or trades, including retail trade on the property on which such residential buildings are erected, excluding liquor trading places: provided that –

- a) the dominant use of the property shall remain residential;
- b) the occupation, trade or profession or other activity shall not be noxious;
- c) The occupation, trade or profession shall not interfere with the amenity of the neighbourhood and
- d) that written notice be given to the Municipality of the activity that is practice.

The Municipality will have to make use of standard consent of use application procedures in order to evaluate applications for the above-mentioned uses and appeal procedures need to be provided for. Any other land use not mentioned above is prohibited on the erf. Sufficient parking needs to be provided on site.

B.5. Notwithstanding any condition to 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.

B.6. The definition of the words contained in the Town Establishment and Land Use Regulations G.N.R 1897/1986 (Annexe "F") will apply

B.3. Hierdie erf mag nie die toepaslike dekking in die onderstaande tabel oorskry nie, met dien verstande dat daar op skriftelike versoek aan die Munisipaliteit goedkeuring verleen kan word vir verdere dekking wat nie 10% te bowe mag gaan nie.

Gebruiksone	Toelaatbare dekking (%)
Residensieël.....	60%
Besigheid.....	70%
Industrieel.....	70%
Gemeenskapsfasiliteit.....	70%
Munisipaal	Tot tevredenheid van die verantwoordelike owerheid
Openbare Oop Ruimte	

B.4. Hierdie erf is geleë in die gebruiksonne "Residensieel" en mag slegs gebruik word vir residensiële geboue. Die volgende gebruike mag slegs met die toestemming van die Munisipaliteit toegelaat word, naamlik plekke van openbare godsdiensoefening, plekke van onderrig, gemeenskapsale, sport- en ontspanningsdoeleindes, inrigtings mediese suites en spesiale doeleindes. Die eienaar kan onder andere sy godsdiensoefening en sosiale bedrywighede, nering, professies of ambagte, met inbegrip van kleinhandelsbedrywighede, op die eiendom waarop sodanige residensiële gebou opgerig is, uitgesluit plekke waar drank mee gehandel word, beoefen: met dien verstande dat –

- a) die oorheersende gebruik van die eiendom residensieël bly;
- b) die nering, ambag of profesie of ander aktiwiteit of bedrywigheid nie hinderlik is nie;
- c) die nering, ambag of profesie nie met die bevaligheid van die omgewing inmeng nie; en
- d) die Munisipaliteit skriftelik in kennis gestel word van die aktiwiteit wat hier beoefen word.

Die Munisipaliteit moet van standaard vergunnings-prosedures gebruik maak ten einde aansoeke om bogenoemde gebruike te evalueer en appélprosedures moet voorsien word. Enige ander bedryf, wat nie hierbo vermeld is nie, is verbode op die erf. Voldoende parkering moet op die erf voorsien word.

B.5. Ondanks enige andersluidende bepalings van hierdie Eiendomsvoorwaardes, gebruik of ontwikkel niemand 'n eiendom op sodanige wyse wat afbreek doen aan die bevaligheid of gerief van die gebied waarbinne dit geleë is nie.

B.6. die woordomsrywings van die Dorpstigting- en grondgebruikregulasie G.K.R. 1897/1986 (aanhangsel "F"), sal van toepassing wees.

B.7 All erven are subject to an everlasting right of water discharge without compensation.

Definition of terms

Coverage

The maximum area of a site that may be covered by buildings and/or structures with a roof cover. Coverage is expressed as a percentage of the total floor area of the site on which the building and / or structures are erected or will be erected.

B.7 Alle erwe is sonder vergoeding onderworpe aan 'n ewigdurende reg van waterlosing.

Woordoms krywing

Dekking

Die maksimum oppervlakte van 'n perseel wat deur geboue en/of strukture, wat oor 'n dakbedekking beskik, beslaan mag word en word uitgedruk as 'n persentasie van die totale vloeroppervlakte van die perseel waarop die gebou en/of strukture opgerig is of opgerig staan te word.

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 LT Trust Building, 114 Charlotte Maxeke Street (old Maitland Street), Room 406, 4th Floor, 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, e-mail 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 Tuesday, 22 April 2014.**

a) BLOEMFONTEIN: AMENDMENT OF THE TOWN-PLANNING SCHEME

The proposed amendments comprises of the following:

- (a) Amend Section 23, Table IV of the Bloemfontein Town Planning Scheme, No. 1 of 1954 (as amended) by the insertion of the new zoning "Special Use cl", to read as follows:

1 USE ZONE	2 COLOUR ON SCHEME MAP	3 PURPOSE FOR WHICH BUILDINGS AND/OR PREMISES MAY BE ERECTED OR USED	4 PURPOSES FOR WHICH BUILDINGS AND/OR PREMISES MAY BE ERECTED AND USED ONLY WITH THE COUNCIL'S PERMISSION
"Special Use cl"	Orange	Restaurant, Place of Assembly and Open Air Theatre	None

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 Sekretaris van die Vrystaatse Dorperaad ontvang is en die betrokke planne, dokumente en inligting ter insae lê in die **LT Trust Gebou, Kamer 406, 4de Vloer, Charlotte Maxekestraat 114 (ou Maitlandstraat), 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, e-pos adres en telefoonnommers) sodat besware/vertoë met volledige redes, bogenoemde kantoor bereik nie later nie as **16:00 op Dinsdag, 22 April 2014.**

a) BLOEMFONTEIN: WYSIGING VAN DIE DORPSAANLEGSKEMA

Die voorgestelde wysigings behels die volgende:

- (a) Wysig Artikel 23, Tabel IV van die Bloemfontein Dorpsaanlegskema, No. 1 van 1954 (soos gewysig) deur die invoeging van die nuwe sonering "Spesiale Gebruik cl" om soos volg te lees:

1 GEBRUIKSONE	2 KLEUR OP SKEMAKAART	3 DOELEINDES WAARVOOR GEBOU EN/OF PERSELE GEBRUIK MAG WORD	4 DOELEINDES WAARVOOR GEBOU EN/OF PERSELE GEBRUIK MAG WORD SLEGS MET DIE RAAD SE TOESTEMMING GEBRUIK MAG WORD
"Spesiale Gebruik cl"	Oranje	Restaurant, Plek van Samekoms en Opelug Teater	Geen

(b) Amend Section 29.3 to read as follows:

“Special Use cl”

Description of land: Proposed Consolidated Property consisting of Erf 13244 and proposed Subdivision 1 of erf 13227, Bloemfontein (Bandwag)

Permitted uses: Restaurant, Place of Assembly and Open Air Theatre

Permissible GLA: Restaurant – 300m²
Place of Assembly - 200m²
Open Air Theatre - 50m²

Height: 2 storeys

Building lines: To the satisfaction of the General Manager: Planning

Parking: Restaurant – Six (6) Parking bays per 100m² GLA with a minimum of six (6) parking bays
Place of Assembly – 0,25 parking bays/seat or 20 parking bays/100m² GLA
Open Air Theatre – 0,25 parking bays/seat

Access: To the satisfaction of the General Manager: Planning

(b) Wysig Artikel 29.3 om soos volg te lees:

“Spesiale Gebruik cl”

Beskrywing van grond: Voorgestelde Gekonsolideerde Eiendom bestaande uit erf 13244 en voorgestelde Onderverdeling 1 van erf 13227, Bloemfontein (Bandwag)

Toelaatbare gebruike: Restaurant, Plek van Samekoms en Opelug Teater

Toelaatbare BVO: Restaurant – 300m²
Plek van Samekoms – 200m²
Opelug Teater – 50m²

Hoogte: 2 Verdiepings

Boulyne: Tot bevrediging van die Algemene Bestuurder van die Algemene Bestuurder: Beplanning

Parkering: Restaurant – Ses (6) parkeerruimtes per 100m² BVO met 'n minimum van ses (6) parkeerruimtes Plek van Samekoms – 0,25 parkeerruimtes/sitplek of 20 parkeerruimtes/100m² BVO
Opelug Teater – 0.2 parkeerruimtes/sitplek

Toegang: Tot bevrediging van die Algemene Bestuurder van die Algemene Bestuurder: Beplanning

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: Cooperative Governance and Traditional Affairs, and will lie for inspection at the **LT Trust Building, Office 406, 4th floor, 114 Charlotte Maxeke Street (old Maitland 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: Cooperative Governance and Traditional Affairs, 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 Monday, 5 May 2014**. The e-mail, postal address, street address and telephone numbers(s) of objectors must accompany written objections.

a) BLOEMFONTEIN: REFERENCE A12/1/9/1/2/13(8 & 9/2013)

Proposed consolidated erf consisting of erf 13244, 3 Leisegang Street and proposed subdivision 1 of erf 13227, 4 Stapelberg Street, Bloemfontein (Brandwag) for the amendment of the Town Planning Scheme of Bloemfontein by the rezoning of the

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: Samewerkende Regering en Tradisionele Sake, ontvang is en ter insae lê in die **LT Trust Gebou, Kamer 406, 4de Vloer, Charlotte Maxekestraat 114, (ou Maitlandstraat)** 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: Samewerkende Regering en Tradisionele Sake, 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 Maandag, 5 Mei 2014** bereik. Beswaarmakers se e-pos adres, pos-en straatadres en telefoonnommer(s) moet skriftelike besware vergesel.

a) BLOEMFONTEIN: (VERWYSING A12/1/9/1/2/13(8 & 9/2013))

Voorgestelde gekonsolideerde erf bestaande uit erf 13244, Leisegangstraat 3 en voorgestelde onderverdeling 1 van erf 13227, Stapelbergstraat 4, Bloemfontein (Brandwag) vir die wysiging van die Dorpsaanlegskema van Bloemfontein deur die

proposed consolidated erf, Bloemfontein (Brandweg) from "Single Residential 2" to "Special Use cl" in order to utilize the property for a restaurant (300m²), a place of assembly (200m²) and an open air theater 50m² GLA in extent.

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

Erf 8707, 87 President Paul Kruger Avenue, Universitas, Bloemfontein, for the removal of restrictive conditions B.(a) and B.(b) on pages 2 and 3 in Deed of Transfer T23392/2008, to enable the applicant to erect a second dwelling on the said erf.

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

Portion 1 of erf 25032, 42A General Dan Pienaar Drive, Bloemfontein (Dan Pienaar), for the removal of restrictive conditions (a) and (b) on page 2 in Deed of Transfer T7541/2010, to enable the applicant to obtain consent to operate a home industry (offices) from the said erf.

d) BLOEMSPRUIT: (REFERENCE A12/1/9/1/2/14)

Plot 38, Vaalbank Zuid Small Holdings, Brandfort Road, Bloemfontein (Bloemspuit), for the removal of restrictive conditions I.B.2., I.B.3., II.A.2., II.A.3., III.C.2. and III.C.3. on pages 3 and 4 in Deed of Transfer T18000/2008 pertaining to the said plot, in order to enable the applicant to subdivide the plot into 3 portions.

e) BLOEMSPRUIT: (REFERENCE A12/1/9/1/2/14)

Plot 184, Lakeview Small Holdings, c/o Oos Street and Derde Street, Bloemfontein (Bloemspuit), for the removal of restrictive conditions (b) and (c) on page 2 in Deed of Transfer T17198/2012 pertaining to the said plot, in order to enable the applicant to subdivide the plot into 3 portions.

f) LADYBRAND: (REFERENCE A12/1/9/1/2/81(02/2013))

Portion 1 of erf 202, 46 Prinsloo Street, Ladybrand, for the amendment of the Town-Planning Scheme of Ladybrand by the rezoning of the said erf from "Special Residential" to "General Residential", to enable the applicant to utilize the existing dwelling for office purposes.

hersonering van die voorgestelde gekonsolideerde erf, Bloemfontein (Brandweg) vanaf "Enkelwoon 2" na "Spesiale Gebruik cl", ten einde die eiendom te gebruik vir 'n restaurant (300m²) plek van samekoms (200m²) en opelug teater 50m² BVO.

b) BLOEMFONTEIN: (VERWYSING A12/1/9/1/2/13)

Erf 8707, President Paul Krugerlaan 87, Universitas, Bloemfontein, vir die opheffing van beperkende voorwaardes B.(a) en B.(b) op bladsye 2 en 3 in Transportakte T23392/2008, ten einde die applikant in staat te stel om 'n tweede woning op die genoemde erf op te rig.

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

Gedeelte 1 van erf 25032, Generaal Dan Pienaarlyaan 42A, Bloemfontein (Dan Pienaar), vir die opheffing van beperkende voorwaardes (a) en (b) op bladsy 2 in Transportakte T7541/2010, ten einde die applikant in staat te stel om toestemming te verkry om 'n tuisbedryf (kantore) vanaf die genoemde erf te bedryf.

d) BLOEMSPRUIT: (VERWYSING A12/1/9/1/2/14)

Hoewe 38, Vaalbank Zuid Kleinplase, Brandfortpad, Bloemfontein (Bloemspuit) vir die opheffing van beperkende voorwaardes I.B.2., I.B.3., II.A.2., II.A.3., III.C.2. en III.C.3. op bladsye 3 en 4 in Transportakte T18000/2008 ten opsigte van die gemelde hoewe, ten einde die hoewe in 3 gedeeltes onder te verdeel.

e) BLOEMSPRUIT: (VERWYSING A12/1/9/1/2/14)

Hoewe 184, Lakeview Kleinplase, h/v Oosstraat en Derdestraat, Bloemfontein (Bloemspuit) vir die opheffing van beperkende voorwaardes (b) en (c) op bladsy 2 in Transportakte T17198/2012 ten opsigte van die gemelde hoewe, ten einde die hoewe in 3 gedeeltes onder te verdeel.

f) LADYBRAND: (VERWYSING A12/1/9/1/2/81(02/2013))

Gedeelte 1 van erf 202, Prinsloostraat 46, Ladybrand, vir die wysiging van die Dorpsaanlegkema van Ladybrand deur die hersonering van gemelde erf vanaf "Spesiale Woon" na "Algemene Woon", ten einde die applikant in staat te stel om die bestaande woning vir kantoordoeleindes aan te wend.