

# Provincial Gazette

Free State Province

Published by Authority

# Provinsiale Koerant

Provinsie Vrystaat

Uitgegee op Gesag

NO. 31	FRIDAY, 28 AUGUST 2020	NR.31	VRYDAG, 28 AUGUSTUS 2020
PROCLAMATIONS		PROKLAMASIES	
03	Declaration of Township: Heidedal: Extension 63.... 2	03	Dorpsverklaring: Heidedal: Uitbreiding 63..... 2
CORRECTION:			
Please note: Proclamation No. 03 was incorrectly published as Proclamation No. 30.			

<p>[PROCLAMATION NO. 03 OF 2020]</p> <p>DECLARATION OF TOWNSHIP: HEIDEDAL: EXTENSION 63</p> <p>By virtue of section 24 of the Mangaung Municipal Land Use Planning By-Law 2015, I, Adv. Tankiso Mea, City Manager of Mangaung Metropolitan Municipality, hereby declare the area represented by General Plan S.G. No 194/2019 as approved by the surveyor general on 11 April 2019 to be an approved township under the name Heidedal, Extension 63, subject to the conditions as set by the Mangaung Metropolitan Municipality.</p> <hr/> <p>CONDITIONS OF ESTABLISHMENT AND OF TITLE</p> <p>The township is Heidedal, Extension 63 (previously known as Plot 146 Bloemspruit), situated on portion 2 of the farm Bloemspruit "B" 2232 , and consists of: 83 erven numbered 36556 - 36638, a public open space numbered 36639, and a street numbered 36640, as indicated on the General Plan S.G. No. 194/2019.</p> <p>A. CONDITIONS OF ESTABLISHMENT</p> <p>A.1 The provision of services is done in accordance with the Services Agreement between the Township Owner and the Metro Municipality. The Township Owner is responsible for a proportional contribution towards the necessary extensions to and/or upgrading of bulk services, as stipulated in the Services Agreement between the Township Owner and the Metro Municipality.</p> <p>A.2 Streets</p> <p>a. The Township Owner shall at his costs, provide streets from which access will be given to all erven in the township. Such streets shall be graded, tarred and provided with kerbing by and at the cost of the Township Owner, in accordance with plans and specifications as agreed upon by the Township Owner and the Metro Municipality.</p> <p>b. The Township Owner shall at his costs, provide a complete stormwater drainage system for the township, in accordance with specifications as agreed upon by the Township Owner and the Metro Municipality. The said system shall be adequate to collect and drain the stormwater caused by rain falling in the township to a point as determined by the plans and specifications of the Townships Owner.</p> <p>c. Upon completion of the streets and stormwater drainage system and after expiry of any period of retention and after proclamation of the township, the Metro Municipality shall be responsible for the maintenance and upkeep thereof.</p> <p>A.3 Electricity</p> <p>a. The Township Owner shall arrange with the Metro Municipality and/or supplier of electricity in the area, for the supply and installation of electricity to the township on such conditions as agreed upon.</p>	<p>[PROKLAMASIES NR. 03 VAN 2020]</p> <p>DORPSVERKLARING: HEIDEDAL: UITBREIDING 63</p> <p>Kragtens artikel 24 van die Mangaung Munisipale Grondgebruik - beplannings Verordeninge 2015, gee ek, Adv. Tankiso Mea, Stadsbestuurder van Mangaung Metropolitaanse Munisipaliteit hierby die gebied voorgestel deur Algemene Plan L.G. No. 194/2019 soos goedgekeur deur die Landmeter-<b>Generaal op 11 April 2019 tot 'n goedgekeurde dorp onder die naam Heidedal, Uitbreiding 63, onderworpe aan die voorwaardes ingestel deur die Mangaung Metropolitaanse Munisipaliteit.</b></p> <hr/> <p>STIGTINGS- EN EIENDOMSVOORWAARDES</p> <p>Die dorp is Heidedal, Uitbreiding 63 (voorheen bekend as Plot 146 Bloemspruit) geleë op gedeelte 2 van die plaas Bloemspruit "B" 2232, en bestaan uit: 83 erwe genummer 36556 - 36638, 'n publieke oopruimte genummer 36639, en n straat genummer 36640, soos aangedui op die Algemene Plan L.G. No. 194/2019.</p> <p>A. STIGTINGSVOORWAARDES</p> <p>A.1 Die voorsiening van dienste geskied ooreenkomstig die Diensteooreenkoms aangegaan tussen die Dorpseienaar en die <b>Metro Munisipaliteit. Die Dorpseienaar is verantwoordelik om 'n proporsionele bydrae te lewer vir die nodige uitbreidings aan en/of opgradering van die grootmaat dienste, soos uiteengesit in die Diensteooreenkoms tussen die Dorpseienaar en die Metro Munisipaliteit.</b></p> <p>A.2 Strate</p> <p>a. Die Dorpseienaar voorsien op sy koste, strate wat toegang tot alle erwe in die dorp verleen. Sodanige strate word deur en op koste van die Dorpseienaar gevorm, geteer en van randstene voorsien ooreenkomstig planne en spesifikasies soos ooreengekom tussen die Dorpseienaar en die Metro Munisipaliteit.</p> <p>b. <b>Die Dorpseienaar voorsien op sy koste 'n volledige stormwaterdreineringsstelsel vir die dorp ooreenkomstig die spesifikasies soos ooreengekom tussen die Dorpseienaar en die Metro Munisipaliteit. Bedoelde stelsel sal voldoende wees om die stormwater wat in die dorp ontstaan as gevolg van reën, te versamel en in af te voer tot op 'n punt soos bepaal ooreenkomstig die planne en spesifikasies van die Dorpseienaar.</b></p> <p>c. Na voltooiing van die strate en stormwaterafvoerstelsel en na verstryking van enige retensie tydperk en na proklamasie van die dorp, is die Metro Munisipaliteit verantwoordelik vir die instandhouding en onderhoud daarvan.</p> <p>A.3 Elektrisiteit</p> <p>a. Die Dorpseienaar tref reëlings met die Metro Munisipaliteit en/of die verskaffer van elektrisiteit in die gebied, vir die voorsiening en installering van elektrisiteit in die dorp, ooreenkomstig die voorwaardes soos ooreengekom.</p>
--	--

<p>A.4 Water</p> <p>a. The Township Owner shall arrange with the Metro Municipality for the supply of water to the township on such conditions as agreed upon.</p>	<p>A.4 Water</p> <p>a. Die Dorpseienaar tref reëlings met die Metro Munisipaliteit vir die voorsiening van water aan die dorp, ooreenkomstig die voorwaardes soos ooreengekom.</p>												
<p>A.5 Sanitary Services and the Removal of Household Refuse</p> <p>a. The Township Owner shall at his cost, provide on conditions agreed upon with the Metro Municipality, 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 sewage effluent emanating from the township into the existing sewage purification works.</p> <p>b. The Township Owner shall arrange with the Metro Municipality for the removal of household refuse in the township.</p>	<p>A.5 Saniteitsdiens en Verwydering van Huishoudelike Afval</p> <p>a. Die Dorpseienaar voorsien op sy koste, op voorwaardes soos met <b>die Metro Munisipaliteit ooreengekom, 'n volledige watergedrewe rioolstelsel en 'n geïnstalleerde rioolpypgeleiding</b> met pompe indien nodig, van voldoende kapasiteit om alle rioolafval wat in die dorp ontstaan, in die rioolsuiweringswerke te stort.</p> <p>b. Die Dorpseienaar tref reëlings met die Metro Munisipaliteit vir die verwydering van huishoudelike afval in die dorp.</p>												
<p>A.6 Arbitration</p> <p>In the event of a dispute arising between the Township Owner and the Metro Municipality on the interpretation of and the compliance with any of conditions A.1 to A.5, either of the parties shall have the right to appeal to the Municipal Appeal Tribunal, whose decision shall be final.</p>	<p>A.6 Arbitrasie</p> <p><b>Indien daar 'n geskil tussen die Dorpseienaar en die Metro Munisipaliteit mag ontstaan</b> betreffende die vertolking en uitvoering van enige van voorwaardes A.1 tot A.5, het enigeen van die partye die reg om hom op die Munisipale Appèl Tribunaal te beroep, wie se beslissing finaal is.</p>												
<p>A.7 Precautionary Measures</p> <p>"All Erven: The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Metro Municipality, must show measures to be taken, in accordance with recommendations obtained in the geotechnical report for the township to limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to be Metro Municipality that such measures are unnecessary or that the same purpose can be achieved by other more effective means."</p>	<p>A.7 Voorkomende Maatreëls</p> <p>"Alle erwe: <b>Die erf is geleë in 'n gebied met bodemeienskappe</b> wat geboue en strukture nadelig kan beïnvloed en skade tot gevolg kan hê. Bouplanne wat by die Metro Munisipaliteit gedien word, moet maatreëls aantoon in ooreenstemming met aanbevelings vervat in die geotegniese verslag wat vir die dorp opgestel is, om moontlike skade aan die geboue en strukture as gevolg van die ongunstige funderingstoestande te beperk, tensy bewys gelewer word aan die Metro Munisipaliteit dat sodanige <b>maatreëls onnodig is of dieselfde doel op 'n meer doeltreffende</b> wyse bereik kan word."</p>												
<p>A.8 Transfer of land to Metro Municipality</p> <p>The following erven shall be transferred to the Metro Municipality free of charge, as provided for in Section 26 of the Mangaung Municipal Land Use Planning By-law, June 2015:</p> <p>Street: Erf 36640 Public Open Space: Erf 36639</p>	<p>A.8 Oordrag van grond na Metro Munisipaliteit</p> <p>Die volgende erwe sal gratis oorgedra word aan die Metro Munisipaliteit, soos bedoel in Artikel 26 van die Mangaung Munisipale Verordening op Grondgebruikbeplanning, Junie 2015.</p> <p>Straat: Erf 36640 Publieke Oopruimte: Erf 36639</p>												
<p>A.9 Classification</p> <p>The erven of the town will be classified in the under-mentioned use zones as stipulated in the Bloemspruit Town Planning Scheme (No. 1 of 1986), and further subject to the conditions of title as set out in paragraph B. hereunder:</p> <table border="1" data-bbox="159 1948 718 2027"> <thead> <tr> <th>Use Zone</th> <th>Erven No's</th> <th>Conditions of Title</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Use Zone	Erven No's	Conditions of Title				<p>A.9 Klassifikasie</p> <p>Die erwe van die dorp word in die hierondervermelde gebruiksones verdeel, soos vervat in die Bloemspruit Dorpsaanlegskema(Nr. 1 van 1986), en is verder onderworpe aan die eiendomsvoorwaardes soos in paragraaf B. hieronder, uiteengesit.</p> <table border="1" data-bbox="877 1948 1436 2027"> <thead> <tr> <th>Gebruiksones</th> <th>Erf Nos.</th> <th>Eiendomsvoorwaardes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Gebruiksones	Erf Nos.	Eiendomsvoorwaardes			
Use Zone	Erven No's	Conditions of Title											
Gebruiksones	Erf Nos.	Eiendomsvoorwaardes											

<p><b>"Special Residential"</b>    <b>36556 - 36638</b>    B1, B2, B3, and B4.</p> <p>Public Open Space    36639</p> <p>Street    36640</p>	<p><b>"Spesiale Woon"</b>    <b>36556 - 36638</b>    B1, B2, B3, and B4</p> <p>Publieke Oopruimte    36639</p> <p>Straat    36640</p>
<p>B.    CONDITIONS OF TITLE</p> <p>The Conditions of Title mentioned in paragraph A.9, are as follows and have been imposed by the Municipal Planning Tribunal in terms of the provisions of the Mangaung Municipal Land Use Planning By-law, June 2015:</p>	<p>B.    EIENDOMSVOORWAARDES</p> <p>Die Eiendomsvoorwaardes wat in paragraaf A.9 vermeld word, is soos volg, en is deur die Munisipale Beplanningstribunaal opgelê ingevolge die bepalings van die Mangaung Munisipale Verordening op Grondgebruikbeplanning, Junie 2015.</p>
<p>B.1    In favour of the Metro Municipality</p> <p>No building shall be erected within 5m from the street boundary of Voorspoed Street, and 3m from the boundary of any other street providing entrance to the erf, or within 2.5m from any other boundary of the erf, and in the case of a panhandle erf, the entire access portion of the erf, for the installation of municipal service mains over or under the erf. The officials of the Metro Municipality shall at all times have free access thereto for the purposes of construction, maintenance and repair of the services.</p> <p>Provided that the Metro Municipality may permit the erection of a building less than 2.5m but not less than 1m from one side boundary of the erf. Provided further that the Metro Municipality may permit the erection of detached outbuildings without building lines on the side- and/or back boundary of the erf, given that no windows or other openings may front towards such boundary or boundaries and provided that finishing to a building on such boundary/ies is of acceptable standard. the Metro Municipality shall not permit aforementioned relaxations on boundaries already underlaid by installed municipal services.</p>	<p>B.1    Ten gunste van die Metro Munisipaliteit</p> <p>Geen gebou sal opgerig word binne 5m vanaf die straatgrens van Voorspoed Straat, en 3m vanaf die straatgrens van enige ander straat wat toegang tot die erf verleen, of binne 2.5m vanaf enige ander erfrens, en in die geval van 'n pypsteelerf, die hele toegangsgedeelte, sodat die amptenare van die Metro Munisipaliteit vrye toegang tot die erf sal hê vir dieleindes van konstruksie, onderhoud, and herstel van dienste.</p> <p>Die Metro Munisipaliteit mag toelaat dat 'n gebou opgerig word binne 2.5m maar nie minder as 1m vanaf 'n erfrens nie. Die Metro Munisipaliteit mag ook toelaat dat losstaande buitegeboue sonder boulyne op die kant- en/of agter grens van die erf opgerig word, gegewe dat geen vensters of ander openinge na die erf sal grens nie, en gegewe dat die afwerking van so gebou van aanvaarbaarde standaard sal wees. Die Metro Munisipaliteit sal nie toelaat dat enige grense waarin daar reeds munisipale dienste geïnstalleer is, verslap word nie.</p>
<p>B.2    In favour of the Metro Municipality</p> <p>No work connected with the erection of or alteration to buildings on this erf, shall be undertaken before site and building plans depicting the layout, constructions, material and finish thereof, have been approved by the Metro Municipality in terms of its Building Regulations.</p>	<p>B.2    Ten gunste van die Metro Munisipaliteit</p> <p>Geen werk aan die oprigting of verandering van geboue op hierdie erf word onderneem, alvorens perseel- en bouplanne wat die uitleg, konstruksie, material en afwerking daarvan aandui, ooreenkomstig die Metro Munisipaliteit se Bouregulasies, deur die Metro Munisipaliteit goedgekeur is nie.</p>
<p>B.3    In favour of the Metro Municipality</p> <p>The owner of this erf shall be obliged without compensation to accept material necessary to create a safe slope where such an erf is lower than the street level and should such erf be higher than the street level he will likewise allow the construction of a safe slope, unless he prefers in both cases to build supporting walls to the satisfaction of the Metro Municipality and within a period of time as required by the Metro Municipality.</p>	<p>B.3    Ten gunste van die Metro Munisipaliteit</p> <p>Die eienaar van hierdie erf sal sonder vergoeding verplig wees om die nodige materiale te ontvang wat nodig mag wees ten einde 'n behoorlike helling daar te stel waar sodanige erf laer as die straatvlak geleë is en indien sodanige erf hoër as die straatvlak geleë is sal hy ewe-eens die konstruksie van 'n veilige helling toelaat, tensy hy in beide gevalle verkies om stutmure tot bevrediging van die Metro Munisipaliteit en binne sodanige tydperk as wat die Metro Munisipaliteit vereis, te bou.</p>
<p>B.4    In favour of the Metro Municipality</p> <p>a.    Not more than (1) one dwelling may be erected on the erf and the maximum permissible coverage on this erf is 50% which includes a garage but not a carport or veranda. Buildings may not exceed two storeys without the consent of the Municipality.</p>	<p>B.4    Ten gunste van die Metro Munisipaliteit</p> <p>a.    <b>Slegs 1 (een) Huis mag op 'n erf gebou word. Die maksimum dekking is 50% wat 'n mototruhuis insluit maar nie 'n afdak nie 'n afdak nie.</b> Geboue mag nie twee verdiepings oorskry, sonder die toestemming van die Munisipaliteit nie.</p>

<p>b. This erf may only be used for residential purposes, with the understanding that a home industry may be run with the permission of the Municipality.</p> <p>DEFINITIONS          "Township Owner": LENOVA CONSTRUCTION AND DEVELOPMENT CC or his successors in title.          "Metro Municipality": The Mangaung Metro Municipality</p>	<p>b. Die erf mag slegs vir residensiele doeleindes gebruik word, tensy skriftelike toestemming van die Munisipaliteit ontvang is <b>vir 'n tuisbedryf vanuit die huis.</b></p> <p>WOORDOMSKRYWING          "Dorpseienaar": LENOVA CONSTRUCTION AND DEVELOPMENT BK of sy opvolgers in titel.          "Metro Munisipaliteit": Die Mangaung Metro Munisipaliteit</p>
---	---

