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**PROCLAMATION**

**PROKLAMASIE**

[NO. 10 OF 2013]

[NO. 10 VAN 2013]

**DECLARATION OF TOWNSHIP: WILLOWVIEW, EXTENSION 1**

**DORPSVERKLARING: WILLOWVIEW, UITBREIDING 1**

By virtue of the powers vested in me by section 14(1) 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 797/2011, as approved by the Surveyor General on 6 September 2011 to be an approved township under the name Willowview, Extension 1, subject to the conditions as set out in the Schedule.

Kragtens die bevoegdheid my verleen by artikel 14(1) 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 797/2011 soos goedgekeur deur die Landmeter-Generaal op 6 September 2011 tot 'n goedgekeurde dorp onder die naam Willowview, Uitbreiding 1, onderworpe aan die voorwaardes soos in die Bylae uiteengesit.

Given under my hand at Bloemfontein this 4<sup>th</sup> day of April 2014.

Gegee onder my hand te Bloemfontein op hede die 4<sup>de</sup> dag van April 2014.

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

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

**CONDITIONS OF ESTABLISHMENT AND OF TITLE**

**VOORGESTELDE STIGTINGSVOORWAARDES EN TITELVOORWAARDES**

**A. CONDITIONS OF ESTABLISHMENT**

**A. STIGTINGSVOORWAARDES**

**A1. NAME**

**A1. NAAM**

The name of the township is Willowview, Extension 1 situated on Portion 48 (of 13) of the consolidated farm Oranje 1385, District Frankfort.

Die naam van die dorp is Willowview, Uitbreiding 1, geleë op Gedeelte 48 (van 13) van die gekonsolideerde plaas Oranje 1385, Distrik Frankfort.

**A2. LAYOUT**

**A2. UITLEG**

The township consist of 8 erven numbered 14 to 21 as indicated on General Plan SG No. 797/2011.

Die dorp bestaan uit 8 erwe genommer 14 tot 21, soos aangedui op Algemene Plan No. LG No. 797/2011.

**A3. SPECIFIC**

**A3. SPESIFIEK**

1.3.1 The applicant shall properly and legally constitute a Company in terms of the provisions of section 21 of the Companies Act, 1973 that will serve as a "Home Owners Association" for the purpose of maintaining common facilities, services and access road infrastructure and for governing the use and development in terms of house rules as revised from time to time by the Home Owners Association.

1.3.1 Die applikant sal behoorlik en wettiglik 'n Maatskappy stig in terme van die Bepalings van artikel 21 van die Maatskappywet, 1973, wat sal funksioneer as 'n "Huisseienaarsvereniging" vir die instandhouding van gemeenskaplike fasiliteite, dienste en toegangspaaie en vir uitoefening van beheer oor ontwikkeling en gebruik in terme van huisreëls soos van tyd tot tyd hersien sal word deur die Beheerliggaam.

- 1.3.2 The applicant shall, subject to the provisions of the National Water Act, be responsible for the water supply to the township from one or more boreholes or by abstraction from the Vaal Dam, the provision of reservoirs for bulk storage and a water reticulation network with a connection to each erf before transfer of the erf may take place.
- 1.3.3 Eskom will provide electricity in bulk up to a point from where the applicant shall be responsible for the provision of an electrical network and a connection to each erf before transfer of the erf may take place.
- 1.3.4 The applicant shall be responsible for the construction of the access roads within the Rights of Way Servitude and a storm water system before transfer of any erf may take place.
- 1.3.5 The owner of an erf in this township shall be responsible for the provision of a conservation tank system for the handling of sewerage and waste water. The Home Owners Association shall be responsible for making arrangements for the regular periodic emptying of the tanks by means of a suitable vacuum tank vehicle which will discharge the contents at the Local Authority's works at nearby Oranjeville. There shall also be compliance with further requirements as may be imposed by the Department of Water Affairs.
- 1.3.6 A practical completion certificate will be issued by an appropriately registered engineer when the access roads, storm water system, a potable water system, and electrical network up to the connection points are able to operate or to be utilized for the purpose for which it was designed whereupon the Home Owners Association shall be obliged to take over (free of compensation) the individual engineering service systems. On the date that the practical completion certificate is issued, the Home Owners Association shall become responsible for the maintenance of the specific engineering services referred to in points 3.2 – 3.4 (water- road – and electricity networks) above (excluding construction defects up to date of the issue of the final completion certificate).

- 1.3.2 Die applikant sal, onderworpe aan die bepalings van die Nasionale Waterwet, verantwoordelik wees vir die voorsiening van water aan die dorp vanuit twee of meer boorgate of deur onttrekking uit die Vaaldam, die voorsiening van opgaartenks vir grootmaat berging van water en 'n waterretikulasie netwerk en 'n aansluitingspunt vir elke erf, voordat oordrag van die standplaas plaasvind.
- 1.3.3 Eskom sal elektiriteit in grootmaat voorsien tot op 'n ooreen-gekome punt en die applikant sal verantwoordelik wees vir die voorsiening van 'n elektriese netwerk en 'n aansluitingspunt op die grens van elke erf, voordat oordrag van die erf mag plaasvind.
- 1.3.4 Die applikant sal verantwoordelik wees vir die konstruksie van die toegangspaaie binne die Reg van Weg serwitute en 'n stormwater sisteem voordat oordrag van enige erf mag plaasvind.
- 1.3.5 Die eienaar van 'n erf in die dorpsgebied is self verantwoordelik vir die voorsiening van 'n opgaartenk sisteem vir die hantering van riool en vuil water. Die Huseienaarsvereniging sal verantwoordelik wees vir die tref van maatreëls vir gereelde en periodieke leegmaak van die tenks deur gebruik te maak van 'n gepaste vakuüm tenk voertuig wat die inhoud sal uitpomp by die Plaaslike Owerheid se rioolwerke by die nabygeleë Oranjeville. Daar sal voldoen word aan verdere vereistes soos wat gestel mag word deur die Departement van Waterwese.
- 1.3.6 'n Sertifikaat van voltooiing sal uitgereik word deur 'n toepaslik gekwalifiseerde en geregistreerde ingenieur sodra die interne paaie en stormwatersisteem, 'n drinkbare water sisteem, en elektriese netwerk tot by die aansluitingspunte gereed is of gebruik kan word vir die doeleindes waarvoor dit ontwerp en geïnstalleer is. Op hierdie stadium sal die Huseienaarsvereniging (Artikel 21 Maatskappy) verplig wees om (sonder vergoeding) die individuele ingenieursdienste oor te neem. Vanaf die datum wat die sertifikaat van voltooiing uitgereik word, sal die Huseienaarsvereniging verantwoordelik wees vir die instandhouding van die spesifieke ingenieursdienste soos na verwys in punte 1.3.2 – 1.3.4 hierbo (met uitsluiting van konstruksie defekte tot op datum van uitreiking van die finale sertifikaat van voltooiing).

**A4. Classification**

The erven of this township are classified in the under-mentioned groups in terms of the provisions of the Vaal River Complex Regional Structure Plan, 1996 and are subject to the conditions as stipulated in paragraph B hereunder.

**A4. Klassifikasie**

Die erwe van hierdie dorp word in die hierondervermelde groepe soos in terme van die bepalings van die Vaalrivierkompleks Streekstruktuurplan, 1996 ingedeel, en is onderworpe aan die voorwaardes soos in paragraaf B hieronder vermeld:

Group	Erf No.	Conditions of Title
Open Space	14 to 21	B1, B2

Groep	Erf No.	Eiendomsvoorwaardes
Oopruimte	14 tot 21	B1, B2

**B. CONDITIONS OF TITLE**

**B.1 In favour of the MEC**

- 1.1 The property shall be made subject to the existing conditions and servitudes, if any, including the reservation of rights to minerals.
- 1.2 Every owner of an erf in the land development area or of any subdivided portion thereof or any person who has an interest therein shall become and shall remain a member of the Company functioning as the Home Owners Association and be subject to its constitution until he/she ceases to be an owner of aforesaid. Neither the erf nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such home Owners Association to become a member of the Company functioning as the Home Owners Association.
- 1.3 The owner of an erf in the land development area or any subdivided portion thereof or any person who has an interest therein shall not be entitled to transfer the unit or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Home Owners Association stating that the provisions of the Articles of Association of the Company (Home Owners Association) have been complied with.
- 1.4 The Home Owners Association shall have the legal power to levy from each and every member the cost incurred in the fulfillment of its function and shall have legal recourse to recover such fees and costs in the event of a default in payment by any member.
- 1.5 All buildings and structures to be erected shall be made subject to the provision of the Development and Architectural Guidelines and any and all amendments to the said document as may be effected and approved by the Home Owners Association.
- 1.6 Building plans shall only be submitted to the local authority for final approval once the said plans have been evaluated and approved by the Home Owners Association as specifically provided for in the Articles of Association.
- 1.7 The Home Owners Association shall be responsible for making suitable arrangements for the regular collection of refuse at the erf and to dispose of such refuse at the nearest municipal land fill site.
- 1.8 Use and development of the erf shall comply with the provisions of the Environmental management plan as approved by the Department of Economic Development, Tourism and Environmental Affairs.

**B. TITELVOORWAARDES**

**B1 Ten gunste van die LUR**

- 1.1 Die eiendom sal onderhewig gemaak word aan bestaande voorwaardes en serwitute, indien enige, insluitend voorbehoud van minerale regte.
- 1.2 Elke eienaar van 'n erf of van enige onderverdeelde gedeelte daarvan, of wat 'n belang daarin het, sal deel word en as 'n lid aanbly van die Huiseienaarsvereniging en aan die konstitusie daarvan onderworpe wees totdat hy/sy nie meer 'n eienaar of belanghebbende van bogenoemde is nie. Geen erf of enige onderverdeling daarvan, of enige belang daarin, mag getranspoteer word na 'n persoon wat hom/haarself nie verbind tot die bevrediging van die Huiseienaarsvereniging, as 'n lid van die Huiseienaarsvereniging nie.
- 1.3 Die eienaar van 'n erf of van enige onderverdeelde gedeelte daarvan, of wat 'n belang daarin het, is nie gemagtig om die erf, of enige gedeelte daarvan, of enige belang daarin te transporteer sonder 'n Uitklaring Sertifikaat van die Huiseienaarsvereniging wat bevestig dat aan die bepalings van die reëls en verordinge van die Huiseienaarsvereniging voldoen is nie.
- 1.4 Die Huiseienaarsvereniging het wettige magtiging om 'n heffing te eis van elke lid vir die kostes aangegaan in die uitvoering van sy funksie en het die reg om fondse en kostes te eis in die geval van wanbetaling deur 'n lid.
- 1.5 Alle geboue en strukture wat opgerig sal word is onderworpe aan bepalings van die Ontwikkelings- en Argitektoniese Riglyne en enige en alle wysigings aan die genoemde dokument soos dit aangepas en goedgekeur word deur die Huiseienaarsvereniging.
- 1.6 Bouplanne sal slegs ingehandig word aan die Plaaslike Owerheid vir finale goedkeuring nadat dit geëvalueer en goedgekeur is deur die Huiseienaarsvereniging soos spesifiek bepaal in die Artikels van Assosiasie.
- 1.7 Die Huiseienaarsvereniging sal verantwoordelik wees vir 'n geskikte ooreenkoms vir die gereelde verwydering van vullis by elke erf en storting van vullis by die naaste munisipale stortingsterrein.
- 1.8 Gebruik en ontwikkeling van die erf is onderworpe aan maatreëls van die Omgewings Bestuurs Plan soos goedgekeur deur die Departement van Ekonomiese Ontwikkeling, Toerisme en Omgewingsake.

- 1.9 No refuse whatsoever shall be disposed of in any manner on the erf or any other place within the township.
- 1.10 The design and construction of buildings and services are subject to the approval of the Department of Water Affairs, Department of Health and the Local Municipality.
- 1.11 Except for the preparation of foundations for purposes of erecting building structures and for digging holes to plant trees and shrubs, on the erf, no excavations shall take place on the erf.

**B2. In favour of Local Municipality**

- 2.1 This erf shall be used only for the erection of 1 dwelling with outbuildings normally associated with dwelling houses thereon;
- 2.2 Buildings on the erf shall not exceed a height of 2 storeys (ground floor plus 1 storey);
- 2.3 All buildings on the erf shall be erected:
- 2.3.1 At least 2 metres from the side or back boundaries of the property;
- 2.3.2 100 metres inland from the 1486,4 contour line (full supply line) or such closer distance as may be permitted by the Department of Water Affairs.
- 2.4 The use and development of the erf shall be in accordance with the provisions of the Vaal River Complex Regional Structure Plan, 1996 or substituting legislation.

**4. Word Definitions**

“Applicant” refers to the township owner or township developer or successor in title;

“Local Municipality” refers to the applicable Local Municipality in terms of the Municipal Systems Act, 2000 (Act No. 32 of 2000);

“MEC” refers to the Member of the Executive Committee (MEC): Cooperative Governance, Traditional Affairs and Human Settlements.

- 1.9 Geen vullis van enige aard mag mee weggedoen word op enige manier op die erf of enige ander plek in die dorp;
- 1.10 Die ontwerp en konstruksie van geboue en dienste is onderworpe aan die goedkeuring van die Departement van Waterwese, Departement van Gesondheid en die Plaaslike Munisipaliteit;
- 1.11 Behalwe vir doeleindes van voorbereiding van fondasies vir die oprigting van geboue of grawe van gate vir die plant van bome en struike, mag geen uitgrawings op enige erf plaasvind nie.

**B2. Ten gunste van die Plaaslike Munisipaliteit**

- 2.1 Hierdie erf sal slegs vir die oprigting van 1 woonhuis en buitegeboue wat normaalweg met woonhuise geassosieer word, gebruik word;
- 2.2 Geboue op die erf mag nie 'n hoogte van 2 verdiepings (grondvlak plus een verdieping) oorskry nie;
- 2.3 Alle geboue op die erf sal opgerig word:
- 2.3.1 Ten minste 2 meter vanaf die sykant of agtergrens van die eiendom;
- 2.3.2 100 Meter landwaarts vanaf die 1486,4 kontoerlyn (Volvoorraadlyn) of sodanige nader afstand soos wat toegeelaat word deur die Departement van Waterwese.
- 2.4 Die ontwikkeling en gebruik van erf sal geskied in ooreenstemming met die bepalings van die Vaalrivierkompleks Streekstruktuurplan, 1996, of vervangende wetgewing.

**4. Woordomsrywings:**

“Applikant” verwys na die dorpsseienaar of dorpsontwikkelaar of sy opvolger in titel;

“Plaaslike Munisipaliteit” verwys na die betrokke Plaaslike Munisipaliteit in terme van die bepalings van die Wet op Munisipale Stelsels, 2000 (Wet No. 32 van 2000).

“LUR” verwys na die Lid van die Uitvoerende Raad (LUR): Samewerkende Regering, Tradisionele Sake en Menslike Nedersettings.

[NO. 11 OF 2014]

[NO. 11 VAN 2014]

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

**WYSIGING VAN DIE DORPSAANLEGSKEMA VAN BAINSVLEI**

By virtue of section 29(3), read with section 30 of the Townships Ordinance, 1969 (Ordinance No. 9 of 1969), I, S.M. Mlamlali, Member of the Executive Council of the Province responsible for Cooperative

Kragtens artikel 29(3), saamgelees met artikel 30 van die Ordonnansie op Dorpe, 1969 (Ordonnansie No. 9 van 1969), gee ek, S.M. Mlamlali, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir

Governance, Traditional Affairs and Human Settlements, hereby give notice that I have amended the Town-Planning Scheme of Bainsvlei 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 Mangaung Metro Municipality.

Given under my hand at Bloemfontein this 22<sup>nd</sup> day of April 2014.

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

**SCHEDULE**

- (a) Amend Part 1, Clause 1 of the Bainsvlei Town-Planning Scheme by the insertion of the following definition:

Mortuary means a room or building used for the temporary storage of human corpses before burial/cremation or transportation or while lying in state.

- (b) Amend Part 3, Clause 9, Table C, of the Town-Planning Scheme of Bainsvlei by amending the existing zoning "Special Use 49", 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 49"  Subdivision 21 (of 8) of the farm Mooivlakte No. 1047, Bloemfontein (Bainsvlei)	Orange marked "S"	Memoriam  Church restricted to 3000 seats and 3600m <sup>2</sup> with related administrative offices needed for the management of the church, Sunday-school classrooms and pastor's residence (patronage).	None

Samewerkende Regering, Tradisionele Sake en Menslike Nedersettings, hiermee kennis dat ek die Dorpsaanlegskema 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 Metro Munisipaliteit ter insae beskikbaar is.

Gegee onder my hand te Bloemfontein op hede die 22<sup>ste</sup> dag van April 2014.

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

**BYLAE**

- a) Wysig Deel 1, Artikel 1, van die Dorpsaanlegskema van Bainsvlei deur die toevoeging van die volgende definisie:

Lykshuis beteken 'n kamer of gebou wat gebruik word vir die tydelike stoor van menslike oorskot voor die teraadebestelling/verassing of vervoer daarvan of terwyl die menslike oorskot ter state lê.

- (b) Wysig Deel 3, Klousule 9, Tabel C, van die Dorpsaanlegskema van Bainsvlei deur die wysiging van die bestaande sonering "Spesiale Gebruik 49", om as volg te lees:

Gebruiksone	Hoe op kaart aangewys	Doeleindes waarvoor grond gebruik mag word	Doeleindes waarvoor grond in 'n gebruik-sone met goedkeuring van die Munisipale Raad gebruik mag word
"Spesiale Gebruik 49"  Onderverdeling 21 (van 8) van die plaas Mooivlakte No. 1047, Bloemfontein (Bainsvlei)	Oranje gemerk "S"	Memoriam  Kerk beperk tot 3000 sitplekke en 3600m <sup>2</sup> tesame met aanverwante administratiewe kantore nodig vir die bedryf van die kerk, Sondagskool klaskamers en wonings vir die pastoor (pastorie).	Geen

<p>Reserved Portions Numbered G1 and G2</p>		<p>Mortuary (restricted to a maximum of 200m<sup>2</sup>) with a post mortem and coffin area (area where human corpses are prepared for viewing), fridge area, viewing room, coffin showroom, equipment store, laundry &amp; tea kitchen, ablution facilities, family consulting room, office and reception area, but excluding the manufacturing of coffins.</p> <p><u>Restrictions:</u></p> <p>Parking as determined by the General Manager Planning</p>	
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<p>Gereserveerde Gedeeltes Genommer G1 en G2</p>		<p>Lykshuis (beperk tot 'n maksimum van 200m<sup>2</sup>) met aanverwante nadoodse en bekistings-area (area waar menslike oorskot voorberei word vir besigtiging), koelkamer, besigtigingskamer, kiste vertoon lokaal, toerusting stoor, wasgoed en teekombuis, ablusiege-riewe, familie konsultasie kamer, kantoor en ontvangs-area, maar sluit uit die vervaardiging van kiste.</p> <p><u>Beperkings:</u></p> <p>Parkering soos bepaal deur die Algemene Bestuurder: Beplanning</p>	
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[NO. 12 OF 2014]

[NO. 12 VAN 2014]

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

**WYSIGING VAN DIE DORPSAANLEGSKEMA VAN BLOEMSPRUIT**

By virtue of section 29(3), read with section 30 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 give notice that I have amended the Town-Planning Scheme of Bloemspuit 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 Mangaung Metro Municipality.

Kragtens artikel 29(3), saamgelees met artikel 30 van die Ordonnansie op Dorpe, 1969 (Ordonnansie No. 9 van 1969), gee ek, S.M. Mlamleli, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Menslike Nedersettings, hiermee kennis dat ek die Dorpsaanlegskema van Bloemspuit 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 Metro Munisipaliteit ter insae beskikbaar is.

Given under my hand at Bloemfontein this 22<sup>nd</sup> day of April 2014.

Gegee onder my hand te Bloemfontein op hede die 22ste dag van April 2014.

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

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

**SCHEDULE**

**BYLAE**

- (a) Amend Clause 8, Table C, of the Town-Planning Scheme of Bloemspuit by the insertion of the new zoning "Special Use 29" to the Town Planning Scheme, to read as follows:

- (a) Wysig Klousule 8, Tabel C, van die Dorpsaanlegskema van Bloemspuit deur die invoeging van die nuwe sonering "Spesiale Gebruik 29", tot die dorpsaanlegskema om as volg te lees:

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	Gebruiksone	Hoe op kaart aangewys	Doeleindes waarvoor grond gebruik mag word	Doeleindes waarvoor grond in 'n gebruik-sone met goedkeuring van die Munisipale Raad gebruik mag word
<p>“Special Use 29”</p> <p>Remainder of Plot 51, Estoire Settlement, Bloemfontein (Bloemspruit)</p>	<p>Orange marked “S”</p>	<p><b>Permitted uses:</b></p> <ul style="list-style-type: none"> <li>• Display and sales facilities for large vehicles, farming implements and other vehicles including, combine harvester, tractors and caravans (if any reparation is to be done it must be done in buildings approved by the Local Council);</li> <li>• Seed, vegetables or fruit packing in approved buildings;</li> <li>• Warehouses and display rooms for uses approved by the Local Council within appropriate buildings (with the exception of warehouses for obnoxious or unacceptable industries);</li> <li>• Driving School;</li> <li>• Nurseries (selling of plants and related garden accessories);</li> <li>• Animal hospitals;</li> <li>• Transport undertakings (including repairs and maintenance of own vehicles);</li> <li>• Service industries as proclaimed;</li> <li>• Building contractors (including storage of building materials);</li> <li>• Caravan parks;</li> <li>• Cement products.</li> </ul> <p>The development will be restricted to a maximum permissible gross leasable area (GLA) of 6300m<sup>2</sup> per hectare pertaining to the Remainder of Plot 51, Estoire Settlement, Bloemfontein (Bloemspruit).</p>	<p>None</p>	<p>“Spesiale Gebruik 29”</p> <p>Restant van Hoewe 51, Estoire Nedersetting, Bloemfontein (Bloemspruit)</p>	<p>Oranje gemerk “S”</p>	<p><b>Toelaatbare Gebruike:</b></p> <ul style="list-style-type: none"> <li>• Vertoon en verkoop-fasiliteite van groot voertuie, plaas-implimente en ander voertuie insluitend stropers, trekkers en karavane (indien enige herstelwerk gedoen word, moet dit binne, deur die Plaaslike Raad goedgekeurde geboue plaasvind);</li> <li>• Saad-, groente- of vrugteverpakking binne goedgekeurde geboue;</li> <li>• Pakhuise en vertoon-lokale vir, deur die Plaaslike Raad goedgekeurde gebuie binne doelmatige geboue (insluitend pakhuise vir aanstootlike of onaanvaarbare bedrywe);</li> <li>• Motorbestuurskool;</li> <li>• Kwekerye (verkoop van plante en aan-verwante tuinbenodighede);</li> <li>• Dierehospitale;</li> <li>• Vervoerondernemings (insluitend herstel-werk en instandhouding van eie voertuie);</li> <li>• Diensnywerhede soos geproklameer;</li> <li>• Boukontrakteurs (insluitend opberging van konstruksie-materiale);</li> <li>• Woonwaparke;</li> <li>• Sementprodukte.</li> </ul> <p>Die ontwikkeling word beperk tot 'n maksimum toelaatbare bruto verhuurbare oppervlakte (BVO) van 6300m<sup>2</sup> per hektaar en is van toepassing op die Restant van Hoewe 51, Estoire Nedersetting, Bloemfontein (Bloemspruit).</p>	<p>Geen</p>



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	Gebruiksone	Hoe op kaart aangewys	Doeleindes waarvoor grond gebruik mag word	Doeleindes waarvoor grond in 'n gebruik-sone met goedkeuring van die Munisipale Raad gebruik mag word
		<p><b>Coverage:</b> 80%</p> <p><b>Height:</b> Subject to the Bloemspruit Town Planning Scheme No. 1 of 1986.</p> <p><b>Parking requirements:</b> Subject to the Bloemspruit Town Planning Scheme No. 1 of 1986.</p> <p><b>Vehicle entrances and exits:</b> Vehicle entrances and exits to and from the site must be to the satisfaction of the General Manager: Planning.</p> <p><b>Building line:</b> Subject to the Bloemspruit Town Planning Scheme No. 1 of 1986.</p> <p><b>Additional requirements:</b></p> <p>Parking must be shaded by the optimal use of existing trees and trees must be planted and maintained at a minimum ratio of one tree providing shade for every two parking bays in the case of single rows of parking, or one tree providing shade for every four parking bays in the case of double rows of parking, in such a manner that shade is provided for all passenger vehicle parking bays to the satisfaction of the General Manager: Parks and Cemeteries. The remaining portion of the premises that is not used for business or parking may only be used as landscaping.</p>				<p><b>Dekking:</b> 80%</p> <p><b>Hoogte:</b> Onderworpe aan die Bloemspruit Dorpsaanlegkema Nr. 1 van 1986.</p> <p><b>Parkering vereistes:</b> Onderworpe aan die Bloemspruit Dorpsaanlegkema Nr. 1 van 1986.</p> <p><b>Voertuig ingange en uitgange:</b> Voertuig in- en uitgange na en van die perseel moet wees tot bevrediging van die Algemene Bestuurder: Beplanning.</p> <p><b>Boulyn:</b> Onderworpe aan die Bloemspruit Dorpsaanlegkema Nr. 1 van 1986.</p> <p><b>Adisionele vereistes:</b></p> <p>Parkering moet oorskadu word deur die optimale gebruik van bestaande bome. Bome moet aangeplant en onderhou word teen 'n minimum verhouding van een boom vir die voorsiening van skadu vir elke twee parkeerplekke in die geval van enkelry-parkering, of een boom vir die voorsiening van skadu vir elke vier parkeerplekke in die geval van dubbelry-parkering, op so 'n wyse dat alle passasiersvoertuig parkeerplekke oorskadu word tot bevrediging van die Algemene Bestuur: Parke en Begraafplase. Die gedeelte van die perseel wat nie vir besigheid of parkering gebruik word nie, mag slegs vir landskappering gebruik word.</p>	

**PROVINCIAL NOTICES**

[NO. 22 OF 2014]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN (BLOEMSPRUIT): REMOVAL OF RESTRICTIONS PERTAINING TO THE REMAINDER OF PLOT 2, THE BEND SMALL HOLDINGS**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, S.M. Mlamleli, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby alter the conditions of title in Deed of Transfer T33915/2005, pertaining to the Remainder of Plot 2, The Bend Small Holdings, Bloemfontein (Bloemspruit), by the removal of conditions (a), (b) and (c) on page 3 in the said Deed of Transfer, subject to the following conditions:

- The registration of the subdivisions at the Office of the Registrar of Deeds within twenty-four (24) months from the date on the letter of approval.
- The conditions imposed by Mangaung Metro Municipality.

[NO. 23 OF 2014]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN (BLOEMSPRUIT): REMOVAL OF RESTRICTIONS AND REZONING PERTAINING TO THE REMAINDER OF PLOT 51, ESTOIRE SETTLEMENT**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, S.M. Mlamleli, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby alter-

- (a) the conditions of title in Deed of Transfer T28698/2007 pertaining to the Remainder of Plot 51, Estoire Settlement, Bloemfontein (Bloemspruit) by the removal of condition A.(b) on page 3 in the said Deed of Transfer; and
- (b) the Town-Planning Scheme of Bloemspruit by the rezoning of the Remainder of Plot 51, Estoire Settlement, Bloemfontein (Bloemspruit) from "Agricultural Dwelling 1" to "Special Use 29", subject to the following conditions:

**PROVINSIALE KENNISGEWINGS**

[NO. 22 VAN 2014]

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN (BLOEMSPRUIT): OPHEFFING VAN BEPERKINGS TEN OPSIGTE VAN DIE RESTANT VAN HOEWE 2, THE BEND KLEINHOEWES**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, S.M. Mlamleli, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Menslike Nedersettings, hierby die titelvoorwaardes in Transportakte T33915/2005 ten opsigte van die Restant van Hoewe 2, The Bend Kleinhoewes, Bloemfontein (Bloemspruit), deur die opheffing van voorwaardes (a), (b) en (c) op bladsy 3 van genoemde Transportakte, onderworpe aan die volgende voorwaardes:

- Die registrasie van die onderverdelings in die Kantoor van die Registrateur van Aktes binne 24 maande na datum van die goedkeuringsbrief.
- Die voorwaardes gestel deur Mangaung Metro Munisipaliteit.

[NO. 23 VAN 2014]

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN (BLOEMSPRUIT): OPHEFFING VAN BEPERKINGS EN HERSONERING TEN OPSIGTE VAN DIE RESTANT VAN HOEWE 51, ESTOIRE NEDERSETTING**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, S.M. Mlamleli, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Menslike Nedersettings, hierby-

- (a) die titelvoorwaardes in Transportakte T28698/2007 ten opsigte van die Restant van Hoewe 51, Estoire Nedersetting, Bloemfontein (Bloemspruit) deur die opheffing van voorwaarde A.(b) op bladsy 3 van die genoemde Transportakte; en
- (b) die Dorpsaanlegskema van Bloemspruit deur die hersonering van die Restant van Hoewe 51, Estoire Nedersetting, Bloemfontein (Bloemspruit) vanaf "Landbou Woon 1" na "Spesiale Gebruik 29", onderworpe aan die volgende voorwaardes:

- The conditions imposed by Mangaung Metro Municipality.
- The conditions stated in the Traffic Impact Statement.
- The conditions indicated in the Services Report.
- The conditions stated in the Electrical Services Report.

- Die voorwaardes gestel deur Mangaung Metro Munisipaliteit.
- Die voorwaardes uiteengesit in die Verkeersimpakopgawe.
- Die voorwaardes uiteengesit in die Dienste Verslag.
- Die voorwaardes uiteengesit in die Elektriese Dienste Verslag.

**[NO. 24 OF 2014]**

**[NO. 24 VAN 2014]**

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN (BLOEMSPRUIT): REMOVAL OF RESTRICTIONS AND REZONING PERTAINING TO PORTION 2 OF PLOT 51, ESTOIRE SETTLEMENT**

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN (BLOEMSPRUIT): OPHEFFING VAN BEPERKINGS EN HERSONERING TEN OPSIGTE VAN GEDEELTE 2 VAN HOEWE 51, ESTOIRE NEDERSETTING**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, S.M. Mlamleli, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, 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, S.M. Mlamleli, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Menslike Nedersettings, hierby-

- (a) the conditions of title in Deed of Transfer T15912/2011 pertaining to portion 2 of Plot 51, Estoire Settlement, Bloemfontein (Bloemspruit) by the removal of condition A.(b) on page 2 in the said Deed of Transfer; and

- (a) die titelvoorwaardes in Transportakte T15912/2011 ten opsigte van gedeelte 2 van Hoewe 51, Estoire Nedersetting, Bloemfontein (Bloemspruit) deur die opheffing van voorwaarde A.(b) op bladsy 2 van die genoemde Transportakte; en

- (b) the Town-Planning Scheme of Bloemspruit by the rezoning of portion 2 of Plot 51, Estoire Settlement, Bloemfontein (Bloemspruit) from "Agricultural Dwelling 1" to "Special Business 2", subject to the following conditions:

- (b) die Dorpsaanlegskema van Bloemspruit deur die hersonering van gedeelte 2 van Hoewe 51, Estoire Nedersetting, Bloemfontein (Bloemspruit) vanaf "Landbou Woon 1" na "Spesiale Besigheid 2", onderworpe aan die volgende voorwaardes:

- The conditions imposed by Mangaung Metro Municipality.
- The registration of a condition in the Title Deed that reads as follows:

- Die voorwaardes gestel deur Mangaung Metro Munisipaliteit.
- Die registrasie van 'n voorwaarde in die Transportakte wat soos volg lees:

"This plot may not be used for "Business Buildings."

"Hierdie hoewe mag nie vir "Besigheids Geboue" aangewend word nie."

**[NO. 25 OF 2014]**

**[NO. 25 VAN 2014]**

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN (BLOEMSPRUIT): REZONING PERTAINING TO THE RESERVED AREA NUMBERED G1 SECTIONAL TITLE SCHEME MOOIVLAKTE 6 SITUATED ON PORTION 21 (OF 8) OF THE FARM MOOIVLAKTE NO. 1047**

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN (BAINSVLEI): HERSONERING TEN OPSIGTE VAN DIE GERESERVEERDE AREA GENOMMER G1 DEELTITEL SKEMA MOOIVLAKTE 6 GELEë OP GEDEELTE 21 (VAN 8) VAN DIE PLAAS MOOIVLAKTE NO. 1047**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, S.M. Mlamleli, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, 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, S.M. Mlamleli Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Menslike Nedersettings, hierby-

(a) the Town-Planning Scheme of Bainsvlei by the rezoning of reserved area numbered G1 Sectional Title Scheme Mooivlakte 6 situated on Portion 21 (of 8) of the farm Mooivlakte No. 1047, Bloemfontein (Bainsvlei) as indicated on the diagram which accompanied the application, from "Holdings" to "Special Use 49", subject to the following conditions:

- The conditions imposed by Mangaung Metro Municipality.
- The conditions imposed in the Services Report.
- The conditions imposed by the Department of Police, Roads and Transport.

(a) die Dorpsaanlegkema van Bainsvlei deur die hersonering van gereserveerde area genommer G1 Deeltitel Skema Mooivlakte 6 geleë op Gedeelte 21 (van 8) van die plaas Mooivlakte No. 1047, Bloemfontein (Bainsvlei) soos aangetoon op die plan wat die aansoek vergesel het, vanaf "Hoewes" na "Spesiale Gebruik 49", onderworpe aan die volgende voorwaardes:

- Die voorwaardes gestel deur Mangaung Metro Munisipaliteit.
- Die voorwaardes uiteengesit in die Dienste Verslag.
- Die voorwaardes gestel deur die Departement van Polisie, Paaie en Vervoer.

**PROVINCIAL GAZETTE**  
(Published every Friday)

All correspondence, advertisements, etc. must be addressed to the Officer in charge of the Provincial Gazette, P.O. Box 517, Bloemfontein, Tel.: (051) 403 3139. Free Voucher copies of the Provincial Gazette or cuttings of advertisements are NOT supplied.

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You are hereby informed that the numbering of the Provincial Gazette /Tender Bulletin and notice numbers will from 2010 coincide with the relevant financial year. In other words, the chronological numbering starting from one will commence on or after 1 April of every year.

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U word hiermee in kennis gestel dat die nommering van die Provinsiale Koerant / Tender Bulletin en kennisgewingnummers vanaf 2010 met die betrokke boekjaar sal ooreenstem. Met ander woorde, die kronologiese nommering beginnende met een, sal op of na 1 April van elke jaar begin.

Gedruk en uitgegee deur die Vrystaatse Provinsiale Regering