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PROCLAMATIONS

[NO. 27 OF 2013]

DECLARATION OF TOWNSHIP: MANGAUNG: EXTENSION 34

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. Mlameleli, 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 2513/2008 as approved by the Surveyor General on 13 January 2009 to be an approved township under the name Mangaung, Extension 34, subject to the conditions as set out in the Schedule.

Given under my hand at Bloemfontein this 28th day of October 2013.

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

CONDITIONS OF ESTABLISHMENT AND OF TITLE

The town is Mangaung, Extension 34 situated on portion 1 of the farm Mangaung 3005, district Bloemfontein consists of 764 erven numbered 58552- 58890, 58892-58909, 58911-59315, 2 park erven numbered 58891 and 58910 and streets as indicated on General Plans S.G. 2513/2008.

A. Conditions of Establishment

A.1 The Director Economic Development and Planning reserves the rights, 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 Transitional Local Council for his perusal. For the erection of Residential buildings, attendance must be given to the Geological Engineer's Report.

A.2 Where it is impractical for stormwater to be drained from higher-lying properties directly to a public street the owners 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 of 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.

PROKLAMASIES

[NO. 27 VAN 2013]

DORPSVERKLARING: MANGAUNG: UITBREIDING 34

Kragtens die bevoegdheid my verleen by artikel 14(1) van die Ordonnansie op Dorpe, 1969 (Ordonnansie No. 9 van 1969), verklaar ek, S.M. Mlameleli, 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 2513/2008 soos goedgekeur deur die Landmeter-Generaal op 13 Januarie 2009 tot 'n goedgekeurde dorp onder die naam Mangaung, Uitbreiding 34, onderworpe aan die voorwaardes soos in die Bylae uiteengesit.

Gegee onder my hand te Bloemfontein op hede die 28^{ste} dag van Oktober 2013.

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

VOORGESTELDE STIGTINGS- EN EIENDOMSVOORWAARDES

Die dorp is Mangaung, Uitbreiding 34 geleë op gedeelte 1 van die Plaas Mangaung 3005, distrik Bloemfontein en bestaan uit 764 erwe genommmer 58552- 58890, 58892-58909, 58911-59315, 2 park erwe nommers 58891 en 58910 en strate soos aangedui op Algemene Planne L.G. 2513/2008.

A. Stigtingsvoorwaardes

A.1 Die Direkteur Ekonomiese Ontwikkeling en Beplanning 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 Ingenieurs-verslag wat by die kantore van die Munisipaliteit ter insae beskikbaar is. Vir die oprigting van residensiële geboue, moet daar ook gelet word op die bepalings van die Geologiese Ingenieursverslag.

A.2 Indien dit onprakties is om stormwater van hoërliggende eiendomme direk na 'n openbare straat te dreineer, is die eienaars 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 rate-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.

A.3 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.

Land Use Zone	Erf numbers	Conditions of Title
Residential		
- Single Residential	58555 – 58711, 58714 – 58719, 58722 – 58737, 58741 – 58890, 58892 – 58909, 58912 – 59070, 59073 – 59193, 59196 – 59256, 59258 – 59261, 59263 – 59315	A1, A2, A3, A4, B1, B2, B3, B4, B5, B10, B11, B12
- Multi-residential	58552 – 58554	A1, A2, A3, A4 B1, B2, B3, B4, B5, B10, B11, B12, B17
Business	58911	A1, A2, A3, A4 B1, B2, B3, B4, B7, B10, B11, B12
Community facility	59071, 59072, 59194, 59195	A1, A2, A3, A4, B1, B2, B3, B4, B6, B10, B11, B12
Municipal	59257, 59262	A1, A2, A3, A4 B1, B2, B3, B4, B8, B10, B11, B12
Public Open Space	58891, 58910	A1, A2, A3, A4 B3, B4, B7, B10, B11, B12
Closed Cemetery	58712	B9

B. Conditions of Title

The Conditions of Title as mentioned in paragraph A.3, are as follows:

In favour of the Mangaung Metro Municipality:

- B.1 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 is further subject to any other servitude for the construction of municipal service mains over or under there erf; and the officials of the Council shall at all times have free access thereto for the purpose of the construction, maintenance and / or repair of these services.
- B.2 The Mangaung Metro Council may grant written consent for the utilization of the entire servitude or a part thereof on one or more of the erf boundaries if the servitude is not taken up.
- B.3 The siting of buildings, including outbuildings, on any property and of entrances to and exists from a public street system shall be to the satisfaction of the Council.

A.3 Die erwe in hierdie dorp word in die hierondervermelde gebruikstreke ingedeel soos in Dorpstigting- en grondgebruikregulasie G.K.R. 1897/1986 (aanhangsel "F") en is verder onderworpe aan die Eiendomsvoorwaardes soos in paragraaf B daarnaas uiteengesit.

Grondgebruiksones	Erfnommers	Titelvoorwaardes
Residensieel		
- Enkelwoningst	58555 – 58711, 58714 – 58719, 58722 – 58737, 58741 – 58890, 58892 – 58909, 58912 – 59070, 59073 – 59193, 59196 – 59256, 59258 – 59261, 59263 – 59315	A1, A2, A3, A4, B1, B2, B3, B4, B5, B10, B11, B12
- Multi-residensieel	58552 – 58554	A1, A2, A3, A4 B1, B2, B3, B4, B5, B10, B11, B12, B17
Besigheid	58911	A1, A2, A3, A4 B1, B2, B3, B4, B7, B10, B11, B12
Gemeenskapsfasiliteit	59071, 59072, 59194, 59195	A1, A2, A3, A4, B1, B2, B3, B4, B6, B10, B11, B12
Munisipaal	59257, 59262	A1, A2, A3, A4 B1, B2, B3, B4, B8, B10, B11, B12
Publieke Oopruimte	58891, 58910	A1, A2, A3, A4 B3, B4, B7, B10, B11, B12
Geslote Begraafplaas	58712	B9

B. Eiendomsvoorwaardes

Die Eiendomsvoorwaardes soos vermeld in paragraaf A.3, is soos volg:

Ten gunste van die Mangaung Metro Munisipaliteit

- B.1 Hierdie erf is onderhewig aan 'n serwituu 1.5m (meter) wyd langs enige van die erfgronse, 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 serwituu 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.
- B.2 Die Mangaung Metro Munisipaliteit mag skriftelike toestemming verleen tot die gebruik van die volle serwituu of 'n gedeelte van 'n serwituu op een of meer van die erfgronse indien die serwituu nie opgeneem staan te word nie.
- B.3 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 Munisipaliteit geskied.

A.4 These erven shall not exceed the coverage specified in the under-mentioned table, provided that on written application, the Local Council 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
Public Open Space	responsible authority.

B.5 This erf is situated in the use zone "Residential" and may only be use for residential buildings, The following uses may only be permitted with the consent of the Council, 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: 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 Council of the activity that is practised.

The Local Council 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.6 This erf is situated in the use zone "Community Facility" and the following uses are permitted: places of public worship, places of instruction, community halls, sport and recreational purposes, taxi terminuses and institutions. Residential buildings and buildings for special purposes may only be permitted with the consent of the Council. The Council 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. The following parking requirements must be adhered to:

A.4 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 (%)
Residensieel	60%
Besigheid	70%
Industrieel	70%
Gemeenskapsfasiliteit	70%
Munisipaal	Tot tevredenheid van die verant-
Openbare Oop Ruimte.....	woordelike owerheid

B.5 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 die 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 eiendom waarop sodanige residensiële gebou opgerig is, beoefen: met dien verstande dat -

- a) die oorheersende gebruik van die eiendom residensieel 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.6 Hierdie erf is geleë in die gebruiksonne "Gemeenskapsfasiliteit" en die volgende gebruike word daarop toegelaat, naamlik plekke van openbare godsdiensoefening, plekke van onderrig, gemeenskapssale, sport- en ontspanningsdoeleindes, taxi-plekke en inrigtings. Residensiële geboue en geboue vir spesiale doeleindes mag slegs met die toestemming van die Munisipaliteit opgerig word die Munisipaliteit moet van standaard vergunningsprosedures gebruik maak ten einde aansoeke om bogenoemde gebruike te evalueer, en appél- prosedures moet voorsien word. Enige ander gebruik wat nie hierbo vermeld is nie, is verbode op die erf. Daar moet aan die volgende minimum vereistes vir parkering voldoen word.

Use	Site Area	Minimum requirements for parking
Community Facility	< 2 000m ²	0
	> 2 000m ²	2 spaces per 100m ² gross leasable floor area (GLA)

Gebruik	Perseeloppervlakte	Minimum vereistes vir parkering
Gemeenskapsfasiliteit	< 2 000m ²	0
	> 2 000m ²	2 ruimtes per 100m ² bruto verhuurbare vloeroppervlakte (BVO)

Use	Site Area	Minimum requirements for parking
Sport and Recreational Facility	< 2 000m ²	0
	> 2 000m ²	2 spaces per 100m ² gross leasable floor area (GLA)

Gebruik	Perseeloppervlakte	Minimum vereistes vir parkering
Sport- en Ontspanningsfasiliteit	< 2 000m ²	0
	> 2 000m ²	2 ruimtes per 100 m ² (BVO)

B.7 This erf is situated in the use zone “Business” and the following uses are permitted: shops, business purposes, residential buildings, places of public worship, places of instruction, community halls, sports and recreational purposes and institutions. Noxious industries are prohibited on this erf. Any other land use not mentioned above, may only be practiced with the consent of the Council. The Council 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 needs to be provided for. The following parking requirements must be adhered to:

B.7 Hierdie erf is geleë in die gebruiksonne “Besigheid” en die volgende gebruike word daarop toegelaat, naamlik winkels, besigheidsdoeleindes, openbare garages, residensiële geboue, plekke van openbare godsdiensoefening, plekke van onderrig, gemeenskapsale, sport- en ontspanningsdoeleindes en inrigtings. Hinderlike nywerhede is verbode op die erf. Enige ander gebruik wat nie hierbo vermeld is nie, mag slegs met die toestemming van die Munisipaliteit opgerig word. Die Munisipaliteit moet van standard vergunningsprosedures gebruik maak ten einde aansoek om bogenoemde gebruike, te evalueer, en appélprosedures moet voorsien word. Die volgende parker- vereistes moet aan voldoen word:

Use	Site Area	Minimum requirements for parking
Shops	< 2 000m ²	2 spaces per 100m ² GLA
	2 000m ² - 2 999m ² ...	3 spaces per 100m ² GLA
Offices	< 3 000m ²	4 spaces per 100m ² GLA
	< 2 000m ²	2 spaces per 100m ² GLA
	< 2 000m ²	2 spaces per 100m ² GLA

Gebruik	Perseeloppervlakte	Minimum vereistes vir parkering
Winkels	< 2 000m ²	2 ruimtes perr 100m ² BVO
	2 000m ² - 2 999m ² ...	3 ruimtes per 100m ² BVO
Kantore	< 3 000m ²	4 ruimtes per 100m ² BVO
	< 2 000m ²	2 ruimtes per 100m ² BVO
	< 2 000m ²	2 ruimtes per 100m ² BVO

B.8 This erf is situated in the use zone “Municipal” and the following uses are permitted: Municipal purposes. Residential buildings and buildings for special purposes may only be practiced with the consent of the Council the Council 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. Parking must be provided on site according to the requirements of the local municipality.

B.8 Hierdie erf is geleë in die gebruiksonne “Munisipaal” en die volgende gebruike word daarop toegelaat, naamlik – Munisipale doeleindes. Residensiële geboue en geboue vir spesiale doeleindes mag slegs met die toestemming van die Munisipaliteit opgerig word. Die Munisipaliteit moet van standard vergunningsprosedures gebruik maak ten einde aansoek om bogenoemde gebruike, te evalueer, en appélprosedures moet voorsien word. Parkering moet op terrein volgens die vereistes van die plaaslike owerheid voorsien word.

B.9 This erf is situated in the use zone “Closed Cemetery”. No further burial of human remains may take place here.

B.9 Hierdie erf is geleë in die gebruiksonne “Geslote Begraafplaas”. Geen verdere begraving van menslike oorskot mag hier plaasvind nie.

<p>B.10 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.</p> <p>B.11 The definition of the words contained in the Town Establishment and Land Use Regulations G.N.R 1897/1986 (Annexe "F") will apply.</p> <p>B.12 All erven are subject to an everlasting right of water discharge without compensation.</p> <p>B.13 Erven 58552 – 58554, 58602 – 58711, 58714 – 58719, 58722 – 58729</p> <p>These erven are of such a geological nature that special precautions must be taken against shallow rock and/or steep slopes and possible erosion.</p> <p>B.14 Erven 59039 – 59093, 59162 – 59187, 59240 – 59315</p> <p>The erven are of such a geological nature that special precautions must be taken against clayey soil.</p> <p>B.15 Erven 58552, 58782 – 58816, 58836 – 58843, 58890 – 58891, 58910 – 58911, 58936 – 58946, 59021 – 59055, 59093</p> <p>The erf may not gain any access to and from P54/4 pad (Church Street extension).</p> <p>B.16 Erven 58552 – 58554</p> <p>The erf may not gain any access to and from DM Selemela Street.</p> <p>B.17 Erven 58552 – 58554</p> <p>Notwithstanding any other restriction, this erf is further subject to a gross maximum density of 165 residential units per hectare.</p> <p>Definition of terms</p> <p>Gross Leasable Floor Area (GLA)</p> <p>The sum of the gross area covered by the building at the ground floor of each building.</p> <p>Coverage</p> <p>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.</p>	<p>B.10 Ondanks enige andersluidende bepalings van hierdie Eiendomsvoorwaardes, gebruik of ontwikkel niemand 'n eiendom op sodanige wyse wat afbreek doen aan die bevalligheid of gerief van die gebied waarbinne dit geleë is nie.</p> <p>B.11 Die woordomsrywings van die Dorpstigting- en grondgebruikregulasie G.K.R. 1897/1986 (aanhangel "F"), sal van toepassing wees.</p> <p>B.12 Hierdie erf is sonder vergoeding onderworpe aan 'n ewigdurende reg van waterlosing</p> <p>B.13 Erwe 58552 – 58554, 58602 – 58711, 58714 – 58719, 58722 – 58729</p> <p>Hierdie erf se geologiese gesteldheid is van so 'n aard dat spesiale voorsorg getref moet word teen vlak rots en/of steil hellings en moontlike erosie.</p> <p>B.14 Erwe 59039 – 59093, 59162 – 59187, 59240 – 59315</p> <p>Hierdie erf se geologiese gesteldheid is van so 'n aard dat spesiale voorsorg getref moet word met fondasies teen hewende klei.</p> <p>B.15 Erven 58552, 58782 – 58816, 58836 – 58843, 58890 – 58891, 58910 – 58911, 58936 – 58946, 59021 – 59055, 59093</p> <p>Hierdie erf mag geen toegang na en van die P54/4 pad (Kerkstraat uitbreiding) ontvang nie.</p> <p>B.16 Erwe 58552 – 58554</p> <p>Hierdie erf mag geen toegang vanaf DM Selemelastraat ontvang nie.</p> <p>B.17 Erwe 58552 – 58554</p> <p>Desnieteenstaande enige ander beperking is hierdie erf verder onderhewig aan 'n bruto maksimum digtheid van 165 woon-eenhede per hektaar.</p> <p>Woordomskrywing</p> <p>Bruto Verhuurbare Vloeroppervlakte (BVO)</p> <p>Die som van die bruto oppervlakte wat deur die gebou beslaan word by die vloervlak van elke verdieping.</p> <p>Dekking</p> <p>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.</p>
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[NO. 28 OF 2013]

DECLARATION OF TOWNSHIP: MAPHODI: EXTENSION 3

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 517/2010, as approved by the Surveyor General on 01 July 2010 to be an approved township under the name Maphodi, Extension 3, subject to the conditions as set out in the Schedule.

Given under my hand at Bloemfontein this 01st day of October 2013.

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

CONDITIONS OF ESTABLISHMENT AND OF TITLE

The town is Maphodi, Extension 3 situated on the Farm Maphodi 528, Administrative District Bethulie and consists of 559 erven numbered 1180-1198, 1200 – 1428, 1430 – 1484, 1486 – 1534, 1536 – 1620, 1622 – 1743 and 5 parks numbered 1199, 1429, 1485, 1535, 1621 and 4 streets numbered 1744 – 1747 as indicated on General Plan SG 217/2010.

A. CONDITIONS OF ESTABLISHMENT

A1. The erven of this town are classified into the following groups and are subject to the conditions as set out in paragraph B.

Use Zone	Erven	Conditions
Residential	1480-1187, 1189-1198, 1200-1225, 1227-1281, 1283-1428, 1430-1437, 1440-1484, 1486-1528, 1530-1534, 1536-1620, 1622-1677, 1680-1691, 1693-1743	B1, B2
Business	1188, 1226, 1529	B3, B2
Community Facilities School church Crèche	1692 1282, 1439, 1679 1438, 1678	B4, B2
Parks	1199, 1429, 1485, 1535, 1621	B5, B2

B. CONDITIONS OF TITLE

The conditions of title mentioned in paragraph A are as follows:

[NO. 28 VAN 2013]

DORPSVERKLARING: MAPHODI, UITBREIDING 3

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 517/2010 soos goedgekeur deur die Landmeter-Generaal op 01 Julie 2010 tot 'n goedgekeurde dorp onder die naam Maphodi, Uitbreiding 3, onderworpe aan die voorwaardes soos in die Bylae uiteengesit.

Gegee onder my hand te Bloemfontein op hede die 01^{ste} dag van Oktober 2013.

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

VOORGESTELDE STIGTINGS- EN TITELVOORWAARDES

Die dorp is Maphodi, Uitbreiding 3 geleë op die Plaas Maphodi 528, Administratiewe Distrik Bethulie en bestaan uit 559 erwe genummer 1180 – 1198, 1200 – 1428, 1430 – 1484, 1486 – 1534, 1536 – 1620, 1622 – 1743 en parke genummer 1199, 1429, 1485, 1535, 1621 en 4 strate genummer 1744 – 1747251 soos aangedui op Algemene Plan LG 517/2010.

A. STIGTINGSVOORWAARDES

A1 Die erwe van hierdie dorp word in die ondergemelde gebruikstreke ingedeel en is verder onderworpe aan die eiendomsvoorwaardes soos uiteengesit in paragraaf B.

Gebruikstreke	Erwe	Voorwaardes
Residensieël	1480-1187, 1189-1198, 1200-1225, 1227-1281, 1283-1428, 1430-1437, 1440-1484, 1486-1528, 1530-1534, 1536-1620, 1622-1677, 1680-1691, 1693-1743	B1, B2
Besigheid	1188, 1226, 1529	B3, B2
Gemeenskapsfasiliteite Skool Kerke Crèche	1692 1282, 1439, 1679 1438, 1678	B4, B2
Parke	1199, 1429, 1485, 1535, 1621	B5, B2

B. EIENDOMSVOORWAARDES

Die eiendomsvoorwaardes wat in paragraaf A vermeld word, is soos volg:

- B1 This erf may be used only for dwelling purposes and only one house together with the necessary out-buildings may be erected thereon: Provided that with the written consent of the local municipality the following uses may be conducted as secondary uses: places of public workshop, places of instruction, social halls, sport and recreational purposes, institutions, medical suites and the practice of the occupants' professions or trades which includes retail trade: Provided further that not any of the secondary uses may exceed the scale of the primary use and that the non-residential uses shall not be noxious or a nuisance interfering with the amenity of the neighbourhood. The local municipality also has the authority to revoke and secondary use or to have it terminated if it poses a nuisance to the people in the vicinity. The maximum allowable coverage on this erf is 60% while a maximum height of 2 floors is allowed.
- B2 This erf is subject to a servitude 2m wide along any of the side and rear boundary. This servitude is for the laying of any municipal services above or underground and officials of the local municipality will have access to these services at any reasonable time for purposes of maintenance and repair thereof. The local municipality may relax these servitudes if it is of the opinion that it is not needed for service.
- B3 This erf may only be used for business and purposes incidental thereto: The permissible coverage on this erf is 70% while a maximum height of 2 floors is allowed. Parking must be provided at the ratio of 4 parking areas per 100m² business area.
- B4 This erf may only be used for community facilities such as a place of instruction, a crèche, church, sport and recreation, library, clinic, post office and purposes incidental thereto: provided that with the written consent of the municipality residential dwellings may be erected on the erf. The permissible coverage on this erf is 70%.
- B5 This erf may only be used for purposes of a public open space and purposes incidental thereto: Provided that the necessary outbuildings and buildings for sport and recreational purposes may also be erected on the erf. The permissible coverage on this erf will be to the satisfaction of the Kopanong Local Authority.

- B1 Hierdie erf mag slegs vir woondoeleindes gebruik word en slegs een huis met die nodige buitegeboue mag op die erf opgerig word: Met dien verstande dat met die plaaslike munisipaliteit se skriftelike toestemming enige van die volgende gebruike as sekondêre gebruike op die erf bedryf mag word: plekke van openbare godsdiensoefening, plekke van onderrig, gemeenskapsale, sport en ontspanningsdoeleindes, inrigtings, mediese suites en die beoefening van die okkupeerders se professies of neringe wat insluit kleinhandelsbesigheids bedrywe: Met dien verstande verder dat nie enige van die sekondêre gebruike op 'n groter skaal as die primêre gebruik bedryf mag word nie en dat die nie-residensiële gebruike nie hinderlik is of die bevalligheid van die omgewing nadelig raak nie. Die plaaslike owerheid het ook die reg om enige sekondêre bedryf in te trek of te laat staak indien dit hinderlik is vir die mense in die omgewing. Die maksimum toelaatbare dekking op hierdie erf is 60% terwyl 'n maksimum hoogte van 2 verdiepings toegelaat word.
- B2 Hierdie erf is onderhewig aan 'n serwituut 2 meter wyd langs enige van die sygrense en agterste grens. Hierdie serwituut is vir die lê van enige munisipale dienste bo of onder die grond en beamptes van die Raad sal enige redelike tyd toegang tot hierdie dienste verkry vir die onderhoud of herstel daarvan. Die Plaaslike Munisipaliteit mag die serwituut verslap indien hy van mening is dat dit onnodig is vir dienste.
- B3 Hierdie erf mag slegs vir die besigheidsdoeleindes gebruik word: Met dien verstande dat met die skriftelike toestemming van die Raad residensiële geboue ook op die erf opgerig mag word. Die maksimum toelaatbare dekking is 70% terwyl 'n maksimum hoogte van 2 verdiepings toegelaat word. Parkering moet voorsien word in die verhouding van 4 parkeerplekke per 100m² besigheidsoppervlakte.
- B4 Hierdie erf mag slegs vir die doeleindes van gemeenskapsfasiliteite soos 'n plek van opvoeding, 'n crèche, kerk, sport en ontspanning, biblioteek, kliniek, poskantoor en doeleindes in verband daarmee gebruik word: Met dien verstande dat met die skriftelike toestemming van die Raad residensiële geboue ook op die erf opgerig mag word. Die maksimum toelaatbare dekking is 70%.
- B5 Hierdie erf mag slegs vir die doeleindes van openbare oop ruimtes gebruik word en slegs geboue in verband daarmee mag op die erf opgerig word: Met dien verstande dat die nodige geboue vir sport en ontspanningsdoeleindes ook op die erf opgerig mag word. Die maksimum toelaatbare dekking sal wees tot bevrediging van die Kopanong Plaaslike Owerheid.

[NO. 29 OF 2013]

(P28/5/30/18)

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

[NO. 29 VAN 2013]

(P28/5/30/18)

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 gedeelte van die openbare pad, hieronder beskryf, vanaf die datum van afkondiging van hierdie proklamasie gesluit sal wees.

<p>CLOSING OF A SECTION OF THE HARRISMITH – MAJOORSDRIFT – GEELBEKPAN SECONDARY ROAD S787, A-B, SITUATED IN THE MAGISTERIAL DISTRICT OF HARRISMITH (LENGTH ± 1,95km):</p> <p>From point A on Lease 18 of Harrismith Townlands 131, where it crosses the railway line; thence over Lease 18 of Harrismith Townlands 131 and the remainder of Harrismith Townlands 131, to point B on Harrismith Townlands 131, where it joins the existing street system of Harrismith.</p> <p>The road concerned is shown approximately on plans in the office of the Head: Police, Roads and Transport, Bloemfontein.</p> <p>Given under my hand at Bloemfontein on 25 October 2013.</p> <p>MR B.M. KOMPHELA MEMBER OF THE EXECUTIVE COUNCIL: POLICE, ROADS AND TRANSPORT</p>	<p>SLUITING VAN 'N GEDEELTE VAN DIE HARRISMITH – MAJOORSDRIFT – GEELBEKPAN SEKONDêRE PAD S787, A-B, GLEë IN DIE LANDDROSDISTRIK HARRISMITH (LENGTE ± 1,95 km)</p> <p>Vanaf punt A op Verhuring 18 op Dorpsgronden van Harrismith 131, waar dit die spoorweglyn kruis, vandaar oor Verhuring 18 van Dorpsgronden van Harrismith 131 en die Restant van Dorpsgronden van Harrismith 131, tot by punt B op die Restant van die Dorpsgronden van Harrismith 131, waar dit by die bestaande straatstelsel van Harrismith aansluit.</p> <p>Die betrokke pad word by benadering aangetoon op planne in die kantoor van die Hoof: Polisie, Paaie en Vervoer, Bloemfontein.</p> <p>Gegee onder my hand te Bloemfontein op 25 October 2013.</p> <p>MNR. B.M. KOMPHELA LID VAN DIE UITVOERENDE RAAD: POLISIE, PAAIE EN VERVOER</p>
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PROVINCIAL NOTICES

[NO. 91 OF 2013]

PROVINCIAL ALLOCATIONS TO MUNICIPALITIES: BASIC SERVICES

In terms of the Division of Revenue Act, Act No.2 of 2013 Section 29(1) & (2) for the 2013/2014 financial year and the Public Finance Management Act, 1999 Section 38(1) (l-n), the Provincial Treasury hereby publishes the information set out in Schedule 1 that relates to the allocation of the amounts as stated in Schedule 2 relating to the allocation of funds from the Provincial Revenue Fund by the Accounting Officer of the Department of Cooperative Governance and Traditional Affairs to municipalities.

SCHEDULE 1

MANTSOPA LOCAL MUNICIPALITY: UPGRADING OF 900 M ACCESS ROAD AND STORM WATER CHANNELS IN MANYATSENG

1. Transferring Provincial Department	Department of Cooperative Governance and Traditional Affairs
2. Purpose	To transfer funding to the Mantsopa Local Municipality for the upgrading of a 900 meter access road and storm water channels in Manyatseng
3. Measurable Outputs	Upgrading of a 900 meter access road and storm water channels in Manyatseng
4. Conditions	<ul style="list-style-type: none"> • That the normal Supply Chain Management (SCM) procedures in terms of the MFMA be followed in the appointment of a service provider and/or contractor. • Transferred funds to be ring -fenced • Monthly progress reports with payment vouchers and local labour employment figures to be submitted by Municipal Manager • A close out report must be submitted by the Municipal Manager on the completion of the project
5. Monitoring Mechanism	<ul style="list-style-type: none"> • Quarterly MIG meetings • Proof of payment • Monthly progress reports
6. Projected Life Cycle	Completion of the project within one financial year
7. Payment schedule	Transfer payments will be made to Municipality after publication in the provincial gazette.
8. Allocation	R 4,000,000

SCHEDULE 2

MANTSOPA LOCAL MUNICIPALITY: UPGRADING OF 900 METER ACCESS ROAD AND STORM WATER CHANNELS IN MANYATSENG							ANNEXURE A		
Category	DC	Number	Municipality	PROVINCIAL FINANCIAL YEAR			MUNICIPAL FINANCIAL YEAR		
				2013/14 Allocation (R'000)	2014/15 Allocation (R'000)	2015/16 Allocation (R'000)	2013/14 Allocation (R'000)	2014/15 Allocation (R'000)	2015/16 Allocation (R'000)
A	Metro	MAN	Mangaung						
C	DC 16	DC 16	Xhariep						
B	DC 16	FS 161	Letsemeng						
B	DC 16	FS 163	Kopanong						
B	DC 16	FS 163	Mohokare						
B	DC 17	FS 171	Naledi						
Total									
C	DC 18	DC 18	Lejweleputswa						
B	DC 18	FS 181	Masilonyana						
B	DC 18	FS 182	Tokologo						
B	DC 18	FS 183	Tswelopele						
B	DC 18	FS 184	Matjhabeng						
B	DC 18	FS 185	Nala						
Total									
C	DC 19	DC 19	Thabo Mofutsanyana						
B	DC 19	FS 191	Setsoto						
B	DC 19	FS 192	Dihlabeng						
B	DC 19	FS 193	Nketoana						
B	DC 19	FS 194	Maluti-a-Phofung						
B	DC 19	FS 195	Phumelela						
B	DC 17	FC 173	Mantsopa	4 000			4 000		
Total				4 000			4 000		
C	DC 20	DC 20	Fezile Dabi						
B	DC 20	FS 201	Moghaka						
B	DC 20	FS 203	Ngwathe						
B	DC 20	FS 204	Metsimaholo						
B	DC 20	FS 205	Mafube						
Total									
Unallocated									
Grand total				4 000			4 000		

[NO. 92 OF 2013]

PROVINCIAL ALLOCATIONS TO MUNICIPALITIES: BASIC SERVICES

In terms of the Division of Revenue Act, Act No.2 of 2013 Section 29(1) & (2) for the 2013/2014 financial year and the Public Finance Management Act, 1999 Section 38(1) (l-n), the Provincial Treasury hereby publishes the information set out in Schedule 1 that relates to the allocation of the amounts as stated in Schedule 2 relating to the allocation of funds from the Provincial Revenue Fund by the Accounting Officer of the Department of Cooperative Governance and Traditional Affairs to municipalities.

SCHEDULE 1

TSWELOPELE LOCAL MUNICIPALITY: UPGRADING OF 1.5KM PAVED ROAD AND STORM WATER CHANNELS IN TIKWANA, NELSON MANDELA DRIVE

1. Transferring Provincial Department	Department of Cooperative Governance and Traditional Affairs
2. Purpose	To transfer funding to the Tswelopele Local Municipality for the upgrading of a 1.5km paved road and storm water channels in Tikwana, Nelson Mandela Drive
3. Measurable Outputs	Upgrading of a 1.5km paved road and storm water channels in Tikwana, Nelson Mandela Drive
4. Conditions	<ul style="list-style-type: none"> • That the normal Supply Chain Management (SCM) procedures in terms of the MFMA be followed in the appointment of a service provider and/or contractor. • Transferred funds to be ring -fenced • Monthly progress reports with payment vouchers and local labour employment figures to be submitted by Municipal Manager • A close out report must be submitted by the Municipal Manager on the completion of the project
5. Monitoring mechanism	<ul style="list-style-type: none"> • Quarterly MIG meetings • Proof of payment • Monthly progress reports
6. Projected Life Cycle	Completion of the project within one financial year
7. Payment schedule	Transfer payments will be made to Municipality after publication in the provincial gazette.
8. Allocation	R 5,000,000

SCHEDULE 2

TSWELOPELE LOCAL MUNICIPALITY: UPGRADING OF 1.5KM PAVED ROAD AND STORM WATER CHANNELS IN TIKWANA, NELSON MANDELA DRIVE							ANNEXURE A		
Category	DC	Number	Municipality	PROVINCIAL FINANCIAL YEAR			MUNICIPAL FINANCIAL YEAR		
				2013/14 Allocation (R'000)	2014/15 Allocation (R'000)	2015/16 Allocation (R'000)	2013/14 Allocation (R'000)	2014/15 Allocation (R'000)	2015/16 Allocation (R'000)
A	Metro	MAN	Mangaung						
C	DC 16	DC 16	Xhariep						
B	DC 16	FS 161	Letsemeng						
B	DC 16	FS 163	Kopanong						
B	DC 16	FS 163	Mohokare						
B	DC 17	FS 171	Naledi						
Total									
C	DC 18	DC 18	Lejweleputswa						
B	DC 18	FS 181	Masilonyana						
B	DC 18	FS 182	Tokologo						
B	DC 18	FS 183	Tswelopele	5 000			5 000		
B	DC 18	FS 184	Matjhabeng						
B	DC 18	FS 185	Nala						
Total				5 000			5 000		
C	DC 19	DC 19	Thabo Mofutsanyana						
B	DC 19	FS 191	Setsoto						
B	DC 19	FS 192	Dihlabeng						
B	DC 19	FS 193	Nketoana						
B	DC 19	FS 194	Maluti-a-Phofung						
B	DC 19	FS 195	Phumelela						
B	DC 17	FC 173	Mantsopa						
Total									
C	DC 20	DC 20	Fezile Dabi						
B	DC 20	FS 201	Moqhaka						
B	DC 20	FS 203	Ngwathe						
B	DC 20	FS 204	Metsimaholo						
B	DC 20	FS 205	Mafube						
Total									
Unallocated									
Grand total				5 000			5 000		

[NO. 93 OF 2013]

[NO. 93 VAN 2013]

REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN, (PARK WEST): REMOVAL OF RESTRICTIONS AND REZONING: ERF 2440

WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN (PARKWES): OPHEFFING VAN BEPERKINGS EN HERSONERING: ERF 2440

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-

- the conditions of title in Deed of Transfer T9439/1977 and T4581/1996 pertaining to erf 2440, Bloemfontein, (Park West), by the removal of conditions 1. and 2. on page 2 in the said Deed of Transfer; and
- the Town-Planning Scheme of Bloemfontein by the rezoning of erf 2440, Bloemfontein (Park West) from "Single Residential 2" to "Single Residential 3", subject to the following conditions:
 - The conditions imposed by Mangaung Metro Municipality.

- die titelvoorwaardes in Transportakte T9439/1977 en T4581/1996 ten opsigte van erf 2440, Bloemfontein, (Parkwes), deur die opheffing van voorwaardes 1.en 2. op bladsy 2 in genoemde Transprotaktes; en
- die Doprsaanslegkema van Bloemfontein deur die hersonering van erf 2440, Bloemfontein (Parkwes) vanaf "Enkelwoon 2" na "Enkelwoon 3", onderworpe aan die volgende voorwaardes:
 - Die voorwaardes gestel deur Mangaung Metro Munsipaliteit

NOTICE

PLEASE TAKE NOTE: THE LAST PUBLICATION OF THE PROVINCIAL GAZETTE FOR THE YEAR 2013 WILL BE ON 13 DECEMBER 2013.

THE NEXT PUBLICATION WILL BE ON 10 JANUARY 2014

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.

Subscription Rates (payable in advance)

The subscription fee for the Provincial Gazette (including all Extraordinary Provincial Gazettes) are as follows:

SUBSCRIPTION: (POST)

PRICE PER COPY	R 19.80
HALF-YEARLY	R495.00
YEARLY	R989.90

SUBSCRIPTION: (OVER THE COUNTER / E-MAIL)

PRICE PER COPY	R 11.70
HALF-YEARLY	R 293.00
YEARLY	R 586.00

Stamps are not accepted

Closing time for acceptance of copy

All advertisements must reach the Officer in Charge of the Provincial Gazette **not later than 16:00, three workings days** prior to the publication of the Gazette. Advertisements received after that time will be held over for publication in the issue of the following week, or if desired by the advertiser, will be inserted in the current issue as a "Late Advertisement". In such case the advertisement must be delivered to the Officer in Charge **not later than 08:00 on the Tuesday** preceding the publication of the Gazette and double rate will be charged for that advertisement.

A "Late Advertisement" will not be inserted as such without definite instructions from the advertiser.

Advertisement Rates

Notices required by Law to be inserted in the Provincial Gazette: **R27.90** per centimeter or portion thereof, single column.

Advertisement fees are payable in advance to the Officer in charge of the Provincial Gazette, P.O. Box 517, Bloemfontein, 9300, Tel.: (051) 403 3139.

NUMBERING OF PROVINCIAL GAZETTE

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.

PROVINSIALE KOERANT
(Verskyn elke Vrydag)

Alle korrespondensie, advertensies, ens. moet aan die Beampte Belas met die Provinsiale Koerant, Posbus 517, Bloemfontein, Tel.: No. (051) 403 3139 geadresseer word. Gratis eksemplare van die Provinsiale Koerant of uitknipsels van advertensies word NIE verskaf nie.

Intekengeld (vooruitbetaalbaar)

Die intekengeld vir die Provinsiale Koerant (insluitend alle Buitengewone Provinsiale Koerante) is soos volg:

INTEKENGELD: (POS)

PRYS PER EKSEMPLAAR	R 19.80
HALFJAARLIKS	R495.00
JAARLIKS	R989.90

INTEKENGELD: (OOR DIE TOONBANK / E-POS)

PRYS PER EKSEMPLAAR	R 11.70
HALFJAARLIKS	R 293.00
JAARLIKS	R 586.00

Seëls word nie aanvaar nie.

Sluitingstyd vir die Aannee van Kopie

Alle advertensies moet die Beampte Belas met die Provinsiale Koerant bereik **nie later nie as 16:00 drie werksdae** voordat die Koerant uitgegee word. Advertensies wat na daardie tyd ontvang word, word oorgehou vir publikasie in die uitgawe van die volgende week, of as die adverteerder dit verlang, sal dit in die Koerant wat op die pers is as 'n "Laat Advertensie" geplaas word. In sulke gevalle moet die advertensie aan die Beampte oorhandig word **nie later nie as 08:00 op die Dinsdag** voordat die Koerant gepubliseer word en dubbeltarief sal vir dié advertensie gevra word.

'n "Laat Advertensie" sal nie sonder definitiewe instruksies van die Adverteerder as sodanige geplaas word nie.

Advertensietariewe

Kennisgewings wat volgens Wet in die Provinsiale Koerant geplaas moet word: **R27.90** per sentimeter of deel daarvan, enkel-kolom.

Advertensiegelde is vooruitbetaalbaar aan die Beampte belas met die Provinsiale Koerant, Posbus 517, Bloemfontein 9300, Tel.: (051) 403 3139.

NOMMERING VAN PROVINSIALE KOERANT

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.