

# Provincial Gazette

Free State Province



# Provinsiale Koerant

Provinsie Vrystaat

Published by Authority

Uitgegee op Gesag

NO. 84	FRIDAY, 07 FEBRUARY 2014	NO. 84	VRYDAG, 07 FEBRUARIE 2014
<b>PROCLAMATIONS</b>		<b>PROKLAMASIES</b>	
40	Declaration of Township: Petsana (Extension 6) ..... 2	40	Dorpsverklaring: Petsana (Uitbreiding 6) ..... 2
41	Amendment of the Town-Planning Scheme of Ladybrand ..... 5	41	Wysiging van die Dorpsaanlegkema van Ladybrand ..... 5
<b>PROVINCIAL NOTICE</b>		<b>PROVINSIALE KENNISGEWING</b>	
121	Removal of Restrictions Act, 1967 (Act No. 84 of 1967): Deneysville (Extension 3): Erven Nos 1388 and 1389 ..... 6	121	Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967): Deneysville (Uitbreiding 3): Erwe Nos 1388 en 1389 ..... 6
<b>NOTICES</b>		<b>KENNISGEWINGS</b>	
	The Conversion of Certain Rights into Leasehold ..... 8		Wet op die Omskepping van Sekere Regte tot Huurpag ..... 8

**PROCLAMATIONS**

[NO. 40 OF 2013]

**DECLARATION OF TOWNSHIP: PETSANA (EXTENSION 6)**

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 1056/2011, as approved by the Surveyor General on 31 May 2012 to be an approved township under the name Petsana (Extension 6), subject to the conditions as set out in the Schedule.

Given under my hand at Bloemfontein this 5<sup>th</sup> day of December 2013.

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

**CONDITIONS OF ESTABLISHMENT**

The township is Petsana (Extension 6), situated on Portion 72 of the Farm Dorpsgrond of Reitz No. 584, Administrative District Reitz, consisting of 790 erven numbered 3796 to 4585, 10 parks numbered 4586 to 4595 and 4 streets numbered 4596 to 4599 as indicated on General Plan SG No. 1056/2011.

**A. CONDITIONS OF ESTABLISHMENT**

- A.1 Since this land is subject to unfavourable foundation conditions, foundations for houses should be designed by a Professional Civil Engineer as prescribed by the National Building Regulations and such Engineer must pay attention to the Geological Engineers Report with reference to the soil conditions of the township which report is available at the Local Municipality offices.
- A.2 The erven of this town are classified in the following groups and are further subject to the conditions of title as set out in paragraph B.

**PROKLAMASIES**

[NO. 40 VAN 2013]

**DORPSVERKLARING: PETSANA (UITBREIDING 6)**

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 1056/2011 soos goedgekeur deur die Landmeter-Generaal op 31 Mei 2012 tot 'n goedgekeurde dorp onder die naam Petsana (Uitbreiding 6), onderworpe aan die voorwaardes soos in die Bylae uiteengesit.

Gegee onder my hand te Bloemfontein op hede die 5<sup>de</sup> dag van Desember 2013.

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

**STIGTINGSVOORWAARDES**

Die dorp is Petsana (Uitbreiding 6), geleë op Gedeelte 72 van die Plaas Dorpsgrond van Reitz No. 584, Administratiewe Distrik Reitz, bestaande uit 790 erwe genummer 3796 tot 4585, 10 parke genummer 4586 tot 4595 en 4 strate genummer 4596 tot 4599 soos aangedui op Algemene Plan LG No. 1056/2011.

**A. STIGTINGSVOORWAARDES**

- A.1 Aangesien die gebied onderhewig is aan ongunstige fondasie toestande, moet fondasies vir woonhuise deur 'n Professionele Siviele Ingenieur ontwerp word, soos voorgeskryf deur die Nasionale Bouregulasies en sodanige Ingenieur moet ag slaan op die Geologiese Ingenieursverslag, met betrekking tot die grondtoestande van die dorpsgebied wat ter insae lê by die Plaaslike Bestuur se kantore.
- A.2 Die erwe van hierdie dorp word in die hierondervermelde gebruikstreke ingedeel en is verder onderworpe aan die titel voorwaardes soos uiteengesit in paragraaf B:

Groups	Erven	Conditions of Title
<b>Residential</b>	3796-4144, 4146-4180, 4182-4183, 4185-4286, 4291-4443, 4445-4537, 4539-4585	B1, B2
<b>Business</b>	4145, 4289	B1, B3
<b>Municipal</b>		
Taxi Rank	4290	B1, B4
Municipality	4288	B1, B4
<b>Community Facility</b>		
Community Centre	4287	B1, B5
Church	4181, 4184, 4538	B1, B5
Primary School	4444	B1, B5
<b>Public Open Space</b>		
Public Open Space	4586-4595	B1, B7
Streets	4596-4599	-

Groepe	Erwe	Titelvoorwaardes
<b>Residensieel</b>	3796-4144, 4146-4180, 4182-4183, 4185-4286, 4291-4443, 4445-4537, 4539-4585	B1, B2
<b>Besigheid</b>	4145, 4289	B1, B3
<b>Munisipaal</b>		
Taxi Rank	4290	B1, B4
Munisipaliteit	4288	B1, B4
<b>Gemeenskap Fasiliteit</b>		
Gemeenskap	4287	B1, B5
Kerk	4181, 4184, 4538	B1, B5
Laerskool	4444	B1, B5
<b>Openbare Oopruimte</b>		
Openbare Oopruimte	4586-4595	B1, B7
Strate	4596-4599	-

**B. CONDITIONS OF TITLE**

The conditions of title mentioned in paragraph A.2, are applicable and as follows:

**IN FAVOUR OF THE NKETOANA LOCAL MUNICIPALITY**

- B.1 The erf shall be subject to a servitude of 2 meter wide along any of its boundaries, except the street boundary, as well as any other servitude which is shown on the General Plan of the township for the installation of municipal service connections over and under the erf and the officials of the Local Municipality shall at all times have free access thereto for the purpose of the construction, maintenance and repair of service. Relaxation of 2-meter servitudes can be implied by the Municipality on one of the side boundaries.
- B.2 Buildings on this erf may primarily be used for residential purposes. The following uses may be permitted with the consent of the Local Municipality namely places of instruction, social halls, sport and recreational purposes, institutions and medical suites.

Permissible coverage: 60%

**B. TITELVOORWAARDES**

Die titelvoorwaardes soos vermeld in paragraaf A.2, is van toepassing en as volg:

**TEN GUNSTE VAN DIE NKETOANA PLAASLIKE MUNISIPALITEIT**

- B.1 Hierdie erf is onderworpe aan 'n servituut van 2 meter wyd langs enige van sy grense, uitgesluit die straatgrens, sowel as enige ander servituut wat op die Algemene Plan van die dorp aangedui is, vir die aanlê van munisipale diensgeleidings oor of onder die erf, en die amptenare van die Plaaslike Munisipaliteit het ten alle tye vrye toegang daartoe vir die doel van die konstruksie, instandhouding en herstel van die dienste. 2 meter Servitute kan verslap word deur die Munisipaliteit op een van die sygrense.
- B.2 Geboue wat op die erf opgerig word, mag hoofsaaklik vir residensiële doeleindes gebruik word. Die eiendom mag slegs met die toestemming van die Plaaslike Munisipaliteit vir die volgende doeleindes gebruik word, naamlik plek van onderrig, geselligheidsale, sport en ontspanning, inrigtings, mediese kamers.

Toelaatbare dekking: 60%

<p>B.3 Buildings on this erf may primarily be used for business purposes. The following uses may be permitted with consent of the Local Municipality, namely residential uses, places of public worship, places of instructions, social halls, sports and recreational purposes and institution. Industries and Noxious industries are prohibited on this erven.</p> <p>Permissible coverage: 70%</p> <p>Provision of parking:</p> <p>Business: 4 parking spaces per 100m<sup>2</sup> gross leasable area (gla)</p>	<p>B.3 Geboue wat op hierdie erf opgerig word, mag hoofsaaklik vir besigheidsdoeleindes gebruik word. Die eiendom mag slegs met die toestemming van die Plaaslike Munisipaliteit vir die volgende doeleindes gebruik word, naamlik residensiële doeleindes, openbare godsdiensoefening, onderrigplekke, geselligheidsale, sport- en ontspanning, inrigtings. Industriële en Hinderlike Industriële is verbode op die erf.</p> <p>Toelaatbare dekking: 70%</p> <p>Voorsiening van parkering:</p> <p>Besigheid: 4 parkeerplek per 100m<sup>2</sup> bruto verhuurbare vloeroppervlak (bvo)</p>
<p>B.4 Buildings on this erf may primarily be used for Municipal purposes. Municipal purposes means land zoned for use by Council for the erection thereon of structures for one of the following purposes, sewerage works or any other building essential service to the community and include agricultural show grounds, if the land is owned by the Council.</p>	<p>B.4 Geboue wat op die erf opgerig word, mag hoofsaaklik vir Munisipale doeleindes gebruik word,. Munisipale doeleindes beteken grond wat gesoneer is vir gebruik deur die Munisipaliteit vir die oprigting van strukture vir enige van die volgende doeleindes: elektrisiteit en water retikulering, pompstasie, rioolwerke of enige ander noodsaaklike dienste aan die gemeenskap en sluit in landbou, skougronde, indien die grond aan die Munisipaliteit behoort</p>
<p>B.5 Building on this erf may primarily be used for places of public worship, places of instructions, social halls, sports and recreational purposes and institutions. Residential buildings and use of the erf for special purposes may only be permitted with the consent of the Local Municipality.</p> <p>Permissible coverage: 70%</p> <p>Provision of parking: Church- 1 parking space per 10 seats Crèche – 1 parking per 20m<sup>2</sup> gross floor space, Loading facilities must be provided to the satisfaction of the Local Municipality.</p>	<p>B.5 Gebou op die erf opgerig word, mag hoofsaaklik vir plekke van openbare godsdiensoefening, onderrigplekke, gemeenskapsale, sport en ontspanning of inrigtings gebruik word. Die eiendom mag slegs met die toestemming van die Plaaslike Munisipaliteit vir residensiële en spesiale doeleindes gebruik word.</p> <p>Toelaatbare dekking: 70%</p> <p>Voorsiening van parkering: Kerk- 1 parkeerplek per 10 sitplekke Crèche – 1 parkeerplek per 20m<sup>2</sup> bruto vloeroppervlak. Laaieriewe moet tot bevrediging van die Plaaslike Munisipaliteit voorsien word.</p>
<p>B.6 This erf is situated in the zone “Public Open Space” and may only be used for parks, sport and recreational facilities and buildings for such uses. Residential buildings and buildings for special uses may only be permitted with consent of the Local Authority.</p>	<p>B6 Hierdie erwe is geleë in die “Openbare Oop Ruimte” sone en mag hoofsaaklik gebruik word vir parke, sport en ontspanningsfasiliteite en aanverwante geboue. Die eiendom mag slegs met die toestemming van die Plaaslike Munisipaliteit vir residensiële en spesiale doeleindes gebruik word.</p>
<p>B.7 The erven lie in an area where water courses can affect buildings and structures and result in damage to them. Building plans submitted to the Local Authority must show measures to be taken, in accordance with the geo-technical report for the township to limit possible damage to buildings and structures as a result of the detrimental foundation conditions, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.</p>	<p>B.7 Die erwe is geleë in ‘n area waar riviersisteme die geboue en strukture kan beskadig. Bouplanninge wat by die Plaaslike Bestuur ingedien word, moet maatreëls aantoon in lyn met die aanbevelings van die geologiese verslag, hoe moontlike skade aan geboue en strukture beperk sal word, as gevolg van nadelige fondasie-toestande of indien aan die Plaaslike Bestuur bewys kan word dat die maatreëls onnodig is, of dat dieselfde doelwit bereik kan word deur meer effektiewe maatreëls.</p>

In this conditions the following definitions are applicable:

“Residential Buildings”:	means a building designed or used primarily for human habitation and associated uses.
“Places of Public Worship”:	means a building designed for, or primarily used as a church, chapel oratory, house of worship, synagogue, mosque or other place of public devotion: this includes a building designed for use as a place of religious instruction or other places of public devotion including as institute or other buildings for the purpose of social gathering and recreation within the same site as and associated with any of the aforementioned buildings.
Places of Instruction”:	means land used for or a building designed or primarily use as a school, technical college, lecture hall, institute or other educational centre, and includes a crèche, a convent or monastery, a public library, an art gallery, a museum and a gymnasium.
“Business Purposes”:	means the use of a building and/or land for offices, showrooms, restaurants and shops, café, industry or public garage.
“Institutional”:	means a building designed or primarily use as a charitable institution, hospital, nursing home, sanatorium, clinic, crèche or any other institution whether public or private

In hierdie voorwaardes is die volgende definisies van toepassing:

“Residensiële geboue”:	‘n gebou ontwerp vir of hoofsaaklik gebruik vir bewoning deur mense en die gebruikte daarmee geassosieer
“Plek van openbare Godsdienstebeoefening”:	‘n gebou wat ontwerp is of hoofsaaklik gebruik word, as kerk, kapel, bidvertrek, huis van aanbidding, sinagoge, moskee, of ander plek van openbare godsdienstebeoefening; insluitend ‘n gebou wat ontwerp is vir gebruik vir ‘n plek van godsdienstebeoefening of ‘n ander plek van openbare godsdienstebeoefening insluitende ‘n inrigting of ander gebou vir die doel van gesellige verkeer en ontspanning op dieselfde terrein as enige van die voorafgaande geboue.
“Plek van onderrig”:	grond wat gebruik word of ‘n gebou wat ontwerp is of hoofsaaklik gebruik word vir ‘n skool, tegniese kollege, lesingsaal, instituut of ander opvoedkundige sentrum asook ‘n kleuterskool, ‘n monnikke of nonneklooster, ‘n openbare biblioteek, ‘n kunsgallery, ‘n museum en ‘n gymnasium.
“Besigheidsdoeleindes”:	die gebruik van ‘n gebou en/of grond vir kantore, uitstallokale, restaurant en winkels, kafee, industrie of openbare garage.
“Inrigting”:	‘n gebou wat ontwerp is of hoofsaaklik gebruik word as liefdadigheidsinrigting, hospitaal, verpleeginrigting, sanatorium of kliniek, crèche of enige ander inrigting, hetsy openbaar of privaat.

[NO. 41 OF 2013]

[NO. 41 VAN 2013]

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

**WYSIGING VAN DIE DORPSAANLEGSKEMA VAN LADYBRAND**

By virtue of section 30 read with section 30 of the Townships Ordinance, 1969 (Ordinance No. 9 of 1969) S.M. Mlamleli, Member of the Executive Council in the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby give notice that I have amended the Town-Planning Scheme of Ladybrand 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 Land Use Advisory Board and Mantsopa Local 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 Ladybrand gewysig het, soos in die Bylae aangedui en dat ‘n afskrif van die gemelde wysiging gedurende kantoorure by die kantore van die Grondgebruik Adviesraad en Mantsopa Plaaslike Munisipaliteit ter insae beskikbaar is.

Given under my hand at Bloemfontein this 28<sup>th</sup> day of October 2013.

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

**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**

- a) The amendment comprises the alteration of the scheme boundaries of Ladybrand, by the inclusion of the proposed subdivision of the Remainder of the farm Dorp Gronden van Ladybrand No. 451, with the proposed zoning, "General Business", to the scheme area of Ladybrand.

- a) Die wysiging behels die wysiging van die skemagrense van Ladybrand, deur die insluiting van die voorgestelde onderverdeling van die Restant van die plaas Dorp Gronden van Ladybrand No. 451, met die voorgestelde sonering, "Algemene Besigheid", tot die skemagebied van Ladybrand.

PROVINCIAL NOTICE

PROVINCIAL NOTICE

[NO. 121 OF 2013]

[NO. 121 VAN 2013]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): DENEYSVILLE (EXTENSION 3): REMOVAL OF RESTRICTIONS PERTAINING TO ERVEN NOS 1388 AND 1389**

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): DENEYSVILLE (UITBREIDING 3): OPHEFFING VAN BEPERKINGS TEN OPSIGTE VAN ERWE NOS 1388 EN 1389**

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 T29588/2007 pertaining to Erf No. 1388, Deneysville (Extension 3) by the removal of conditions a) to e) on pages 10 to 11 and conditions a) to f) on page 12 of the said Deed of Transfer; and
- b) the conditions of title in Deed of Transfer T31694/2004 pertaining to Erf No. 1389, Deneysville (Extension 3) by the removal of conditions (a) to (e) on pages 3 to 4 and conditions (a) to (f) on pages 5 and 6 of the said Deed of Transfer, subject to the following conditions:

- a) die titelvoorwaardes in Transportakte T29588/2007 ten opsigte van Erf No. 1388, Deneysville (Uitbreiding 3) deur die opheffing van voorwaardes a) tot e) op bladsye 10 tot 11 en voorwaardes a) tot f) op bladsy 12 van genoemde Transportakte; en
- b) die titlevoorwaardes in Transportakte T31694/2004 ten opsigte van Erf No. 3189, Deneysville (Uitbreiding 3) deur die opheffing van die voorwaardes (a) tot (e) op bladsye 3 tot 4 en voorwaardes (a) tot (f) op bladsye 5 en 6 van genoemde Transportaktes, onderworpe aan die volgende voorwaardes:

- ✓ the conditions imposed by Metsimaholo Local Municipality, excluding condition 1.3.
- ✓ the following conditions must be applicable to the erf:
  - A. Site development plan and landscape development plan-
    - i) A site development plan and a landscape development plan, unless otherwise determined by the Local Municipality, compiled by a person suitably qualified to the satisfaction of the Local Municipality, shall be submitted to the Local Municipality for approval prior to the submission of building plans.
    - i) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase hereof. The continued maintenance of the landscape development shall be to the satisfaction of the Local Municipality.

- ✓ Die voorwaardes gestel deur Metsimaholo Plaaslike Munisipaliteit, uitsluitend voorwaarde 1.3.
- ✓ Die volgende voorwaardes sal van toepassing wees op die erf:
  - A. Terrein- en landskapontwikkelingsplan-
    - i) 'n Terrein- en landskapontwikkelingsplan, mits anders bepaal deur die Plaaslike Munisipaliteit, sal deur 'n toepaslik gekwalifiseerde persoon opgestel word, tot bevrediging van die Plaaslike Munisipaliteit, en sal aan die Plaaslike Munisipaliteit voorgelê word vir goedkeuring alvorens die voorlê van bouplanne.
    - i) Die landskapuitleg, kragtens die landskapontwikkelingsplan, sal voltooi wees gelyktydig met die voltooiing van die ontwikkeling of enige fase daarvan. Die volgehoue onderhoud van die landskap sal geskied tot bevrediging van die Plaaslike Munisipaliteit.

ii) When the Site Development Plan is evaluated, special attention must be given to element such as residential character, communal and private open space, exterior finishes, style etc, in order to create a special character which is harmonious with the surrounding residential area.

iii) An approved site development plan shall only be amended with the permission of the Local Municipality.

B. Parking requirements-

i) Demarcated parking spaces, together with the necessary paved manoeuvring spaces, shall be provided on the erf as determined in the relevant title deed and to the satisfaction of the Local Municipality.

C. Paving and traffic areas-

i) All parts of the erf upon which motor vehicles may move or park shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Local Municipality.

D. Access to the erf-

i) Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Local Municipality.

E. Loading and off-loading facilities-

i) The loading and off-loading of goods shall only take place within the boundaries of the erf.

F. Physical barriers must be in accordance with the site development plan.

G. Health measures-

i) Any requirements for air pollution-, noise abatement- or health measures set by the Local Municipality shall be complied with to the satisfaction of the Local Municipality without any costs to the Local Municipality.

H. Outdoor advertising-

i) Advertisements and/or signboards shall not be erected or displayed on the erf without the written consent of the Local Municipality first being obtained in terms of municipal by-laws for outdoor advertising.

✓ The registration of the following conditions against the title deed of the proposed consolidation erf (consisting of erven 1388 and 1389):

a) *No building other than Medium Density Residential Development to be used as such only, with the necessary outbuildings shall be erected on the erf and more than one residential unit may be erected if there is an area of at least 400m<sup>2</sup> available for each such residential unit, which if detached shall be at least 3 metres distance the one from the other.*

b) *Not less than one covered parking bay per unit plus one visitors parking per unit must be provided.*

ii. By die evaluering van die terreinontwikkelingsplan moet spesifieke aandag gegee word aan elemente soos residensiële karakter, gemeenskaplike- en privaat oopruimtes, buite afwerkings, styl ens., ten einde 'n spesiale karakter (ontwerp) te skep wat harmonieus met die omliggende woongebiede skakel.

iii. 'n Goedgekeurde terreinontwikkelingsplan sal slegs met die toestemming van die Plaaslike Munisipaliteit gewysig word.

B. Parkeer vereistes -

i) Afgebakende parkeerruimtes, met die nodige plaveisel en beweegruimte, sal op die erf voorsien word soos bepaal in die betrokke titelakte en tot bevrediging van die Plaaslike Munisipaliteit.

C. Plaveisel en verkeerareas -

i) Al die gedeeltes op die erf waar voertuie mag ry of parkeer sal uitgelê word met 'n permanente stofvrye oppervlakte, waarvan die oppervlakte geplavei, gedreineer en onderhou word tot bevrediging van die Plaaslike Munisipaliteit.

D. Toegang tot die erf -

i) In- en uitgange na en van die erf sal duidelik sigbaar wees, gebou en onderhou tot bevrediging van die Plaaslike Munisipaliteit.

E. Op- en aflaai fasiliteite -

i) Die op- en aflaai van goedere sal slegs binne die erfgrense geskied.

F. Fisiese grense (skeidsmure) sal in ooreenstemming met die terreinontwikkelingsplan wees.

G. Gesondheidsmaatreëls -

i) Enige vereistes vir lugbesoedeling, geraas vermindering of gesondheidsvereistes gestel deur die Plaaslike Munisipaliteit moet voldoen aan die vereistes tot bevrediging van die Plaaslike Munisipaliteit sonder onkoste vir die Plaaslike Munisipaliteit.

H. Buitenshuise advertering -

i) Advertensies en/of reklameborde mag nie opgerig of uitgestal word op die erf sonder dat skriftelike toestemming eerstens kragtens die munisipale regulasies vanaf die Plaaslike Munisipaliteit verkry is nie.

✓ Die registrasie van die volgende voorwaardes teen die titelakte van die voorgestelde gekonsolideerde erf (bestaande uit erwe 1388 en 1389):

a) *No building other than Medium Density Residential Development to be used as such only, with the necessary outbuildings shall be erected on the erf and more than one residential unit may be erected if there is an area of at least 400m<sup>2</sup> available for each such residential unit, which if detached shall be at least 3 metres distance the one from the other.*

b) *Not less than one covered parking bay per unit plus one visitors parking per unit must be provided.*

- c) No building or structure may exceed two storeys, meaning a ground floor and a first floor, or respectively a maximum height of nine metres.
- d) No more than 50% of the total area of the erf shall be built upon, with garages and carports included.
- e) The street boundary building line of the main erf should not be less than 5.0 metres.
- f) The side and rear boundary line of the main erf should not be less than 3 metres for single storey buildings and not less than 5 metres for two storey buildings.
- g) The following definition be included in the title deed:

*“Medium Density Residential Development – means any grouping of dwelling units such as terrace, simplex or duplex housing to form an architectural whole, either around common party walls or as separate units and any inbuilt areas or driveways on the remainder of the erf remains the common property of the owners of the units.”*

- c) No building or structure may exceed two storeys, meaning a ground floor and a first floor, or respectively a maximum height of nine metres.
- d) No more than 50% of the total area of the erf shall be built upon, with garages and carports included.
- e) The street boundary building line of the main erf should not be less than 5.0 metres.
- f) The side and rear boundary line of the main erf should not be less than 3 metres for single storey buildings and not less than 5 metres for two storey buildings.
- g) The following definition be included in the title deed:

*“Medium Density Residential Development – means any grouping of dwelling units such as terrace, simplex or duplex housing to form an architectural whole, either around common party walls or as separate units and any inbuilt areas or driveways on the remainder of the erf remains the common property of the owners of the units.”*

**NOTICES**

**ANNEXURE B**

**NOTICE OF INQUIRY**

**REGULATION 3 (1)**

**The Conversion of Certain Rights into Leasehold or Ownership Act, 1988 (Act No. 81 of 1988)**

It is hereby made known that:

- (a) I, FK RALIKONTSANE Director General of the Free State Provincial Government, intend to conduct an inquiry concerning the determination and declaration of rights of leasehold or ownership as referred to in section 2(1) of the Conversion of Certain Rights into Leasehold or Ownership Act, 1988, Act, 1988, in respect of the affected sites contained in the accompanying list and situated in the areas of jurisdiction of the Municipality of MANGAUNG
- (b) Any person who intends lodging an objection to or claim regarding such declaration, shall direct such objection or claim in writing to the Director General, Free State Provincial Government, P. O. Box 211, Bloemfontein, 9300, to reach this address on or before **16:00 on 28 February 2014.**

**DIRECTOR – GENERAL**

**KENNISGEWINGS**

**AANHANGSEL B**

**KENNISGEWING VAN ONDERSOEK**

**REGULASIE 3 (1)**

**Wet op die Omskepping van Sekere Regte tot Huurpag of Eiendomsreg, 1988 (Wet 81 van 1988)**

Hiermee word bekend gemaak dat:



- (a) Ek, FK RALIKONTSANE Direkteur – Generaal van die Provinsie Vrystaat, van voorneme is om 'n ondersoek aangaande die bepalings en verklaring van regte van huurpag of eiendomsreg soos bedoel in artikel 2 (1) van die Wet op die Omskepping van Sekere Regte tot Huurpag of Eiendomsreg, 1988 ten opsigte van die geaffekteerde persele in die meegaande lys vervat, en geleë binne die regsgebied van die Munisipaliteit van MANGAUNG in te stel.;
- (b) enige persoon wat 'n beswaar teen of 'n aanspraak aangaande sodanige verklaring wil maak, sodanige beswaar of aanspraak skriftelik moet rig aan die Direkteur – Generaal, Vrystaat Provinsiale Regering, Posbus 211, Bloemfontein, 9300, om die adres voor of op **16:00 op 28 Februarie 2014** te bereik.

**DIREKTEUR – GENERAAL**

<b>Geaffekteerde persele</b>	<b>Volle voorname en van</b>	<b>Identiteitsnommer</b>
<b>Affected sites</b>	<b>Full christian names, surnames</b>	<b>Identity number</b>
<b>BLOEMFONTEIN MANGAUNG</b>		
28305 EXT 6	BATHO VICTOR MOLETSANE	430507 5325 08 3
28386 EXT 6	BATHO VICTOR MOLETSANE	430507 5325 08 3

**ANNEXURE D**

**NOTICE OF GRANTING OF OWNERSHIP**

**[REGULATION 6]**

**The Conversion of Certain Rights into Leasehold or Ownership Act, 1988 (Act No. 81 of 1988)**

I, FK RALIKONTSANE Director General of the Free State Province, hereby declare that rights of ownership in respect of the affected sites (situated in the area of jurisdiction of the Municipality of MANGAUNG ) indicated in column 1 of the Schedule, have been granted to the persons indicated in column 2 of the Schedule.

**DIRECTOR-GENERAL**

**AANHANGSEL D**

**KENNISGEWING VAN VERLENING VAN EIENDOMSREG**

**[REGULASIE 6]**

**Wet op die Omskepping van Sekere Regte tot Huurpag of Eiendomsreg, 1988 (Wet No. 81 van 1988)**

Hiermee verklaar ek FK RALIKONTSANE Direkteur-generaal van die Provinsie Vrystaat, dat eiendomsreg ten opsigte van die geaffekteerde persele (geleë binne die regsgebied van die Munisipaliteit van MANGAUNG) aangedui in kolom 1 van die Bylae, verleen is aan die persone aangedui in kolom 2 van die Bylae.

**DIREKTEUR-GENERAAL**

**SCHEDULE / BYLAE**

<b>Column 1 Kolom 1</b>	<b>Column 2 Kolom 2</b>	<b>Column 3 Kolom 3</b>
<b>Affected sites Geaffekteerde persele</b>	<b>Name of person to whom the Director General intends to declare a right of ownership</b>  <b>Naam van persoon wat die Direkteur-generaal voornemens is te verklaar eiendomsreg verleen te gewees het.</b>	<b>Signature</b>
<b>BLOEMFOTEIN – MANGAUNG</b>		<b>ESTATE NO</b>
22091 EXT 5	NONGEMKILE JULIA MBANDEZI	
51061 EXT	TULANI JOHANNES SIKWELITE	

**ANNEXURE D**

**NOTICE OF GRANTING OF OWNERSHIP**

**[REGULATION 6]**

**The Conversion of Certain Rights into Leasehold or Ownership Act, 1988 (Act No. 81 of 1988)**

I, KF RALIKONTSANE Director General of the Free State Province, hereby declare that rights of ownership in respect of the affected sites (situated in the area of jurisdiction of the Municipality of PHUMELELA ) indicated in column 1 of the Schedule, have been granted to the persons indicated in column 2 of the Schedule.

**DIRECTOR-GENERAL**

**AANHANGSEL D**

**KENNISGEWING VAN VERLENING VAN EIENDOMSREG**

**[REGULASIE 6]**

**Wet op die Omskepping van Sekere Regte tot Huurpag of Eiendomsreg, 1988 (Wet No. 81 van 1988)**

Hiermee verklaar ek FK RALIKONTSANE Direkteur-generaal van die Provinsie Vrystaat, dat eiendomsreg ten opsigte van die geaffekteerde persele (geleë binne die regsgebied van die Munisipaliteit van PHUMELELA) aangedui in kolom 1 van die Bylae, verleen is aan die persone aangedui in kolom 2 van die Bylae.

**DIREKTEUR-GENERAAL**

**SCHEDULE / BYLAE**

Column 1 Kolom 1	Column 2 Kolom 2	Column 3 Kolom 3
<b>Affected sites</b> <b>Geaffekteerde persele</b>	<b>Name of person to whom the Director General  intends to declare a right of ownership</b>  <b>Naam van persoon wat die Direkteur-generaal  voornemens is te verklaar eiendomsreg verleen te  gewees het.</b>	<b>Signature</b>
<b>WARDEN/EZENZELENI</b>		<b>ESTATE NO</b>
443	SYDNEY MOSIA	

**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.

Printed and published by the Free State Provincial Government

**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.

Gedruk en uitgegee deur die Vrystaatse Provinsiale Regering