

# Provincial Gazette

Free State Province

Published by Authority



# Provinsiale Koerant

Provinsie Vrystaat

Uitgegee op Gesag

## SPECIAL

NO. 141	FRIDAY, 29 JANUARY 2016	NO. 141	VRYDAG, 29 JANUARIE 2016
<b>PROCLAMATION</b>		<b>PROKLAMASIE</b>	
33 Proclamation of a Town: Zamdela, Extension 17.....2		33 Proklamasie van 'n Dorp: Zamdela, Uitbreiding 17.....2	

**[PROCLAMATION NO. 33 OF 2015]**

**PROCLAMATION OF A TOWN: ZAMDELA, EXTENSION 17**

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 Co-operative Governance, Traditional Affairs and Human Settlements hereby declare the area represented by the General Plan S.G. No. 252/2013, as approved by the Surveyor General on 23 April 2013, to be an approved town under the name Zamdela, Extension 17, subject to the conditions as set out in the Schedule.

Given under my hand at Bloemfontein this 23<sup>rd</sup> day of December 2015.

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

**SCHEDULE**

**CONDITIONS OF ESTABLISHMENT AND TITLE.**

**1. Conditions of Establishment**

**1.1 Name**

The town is Zamdela, Extension 17 and is situated on Portion 22 of the farm Leitrim No. 926, Administrative District Heilbron.

**1.2 Layout**

The town consists of 113 erven numbered 22625 to 22737 and 2 streets as indicated on General Plan No. SG 252/2013.

**1.3 Specific**

- 1.3.1 If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing municipal or Telkom services, the cost thereof shall be borne by the township applicant;
- 1.3.2 The township applicant shall be responsible for the installation and provision of internal engineering services;
- 1.3.3 Once water, sewer, electricity and street networks (including a storm water system) have been installed, same will be transferred to the local authority, free of cost, who shall maintain these networks;
- 1.3.4 The local authority shall install and provide external engineering services for the township as provided for in the services agreement or by a decision of a services arbitration board, as the case may be.

**1.4 Classification**

The erven of this township are classified in the undermentioned groups and are subject to the conditions as stipulated in paragraph 2 hereunder :

**[PROKLAMASIE NR. 33 VAN 2015]**

**PROKLAMASIE VAN 'N DORP: ZAMDELA, UITBREIDING 17**

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. 252/2013 soos goedgekeur deur die Landmeter-Generaal op 23 April 2013 tot 'n goedgekeurde dorp onder die naam Zamdela, Uitbreiding 17, onderworpe aan die voorwaardes soos in die Bylae uiteengesit.

Gegee onder my hand te Bloemfontein op hede die 23ste dag van Desember 2015.

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

**SKEDULE**

**STIGTINGS-EN EIENDOMSVOORWAARDES**

**1. Stigtingsvoorwaardes**

**1.1 Naam**

Die dorp is Zamdela, Uitbreiding 17 en is geleë op Gedeelte 22 van die plaas Leitrim No. 926, Administratiewe Distrik Heilbron.

**1.2 Uitleg**

Die dorp bestaan uit 113 erwe genummer 22625 tot 22737 en 2 strate soos aangedui op Algemene Plan LG 252/2013.

**1.3 Spesifiek**

- 1.3.1 As dit vir enige rede noodsaaklik sou wees vir die verwydering, verskuiwing, verandering of vervanging van enige munisipale of telkom dienste, sal die applikant vir die kostes verantwoordelik wees.
- 1.3.2 Die applikant sal verantwoordelik wees vir die instalering en voorsiening van interne ingenieurs dienste.
- 1.3.3 Sodra die water, riool, elektriesiteit en straat netwerke (insluitend 'n stormwater stelsel) aangelê is, sal dit oorgedra word aan die plaaslike munisipaliteit teen geen kostes. Die munisipaliteit sal dan verantwoordelik wees vir die instandhouding daarvan.
- 1.3.4 Die Plaaslike Owerheid sal eksterne ingenieursdienste voorsien aan die dorp soos bepaal in 'n diensteooreenkoms of deur die besluit van 'n dienste arbitrasie raad, wat ookal die geval mag wees.

**1.4 Klassifikasie**

Die erwe van hierdie dorp word in die hierondervermelde groepe ingedeel en is onderworpe aan die voorwaardes soos in paragraaf 2 hieronder vermeld :

Group	Erf No.	Conditions of Title
Residential	22625 - 22735	2.1 - 2.5
Business	22736	2.1 - 2.4 & 2.6
Community Facility	22737	2.1 - 2.4 & 2.7

Groep	Erf No.	Eiendomsvoorwaardes
Residensieël	22625 - 22735	2.1 - 2.5
Besigheid	22736	2.1 - 2.4 & 2.6
Gemeenskapsfasiliteite	22737	2.1 - 2.4 & 2.7

**2. Conditions of title**

- 2.1 This erf is subject to a servitude of 1m wide next to any of its boundaries including the street boundary and also subject to any other servitude indicated on the General Plan of the township to accommodate service mains over or under the erf and the officials of the Local Municipality or the holder of the servitude have at any time free access thereto for the purpose of construction, maintenance and repair.
- 2.2 The Local Municipality may grant written consent for the utilization of the entire servitude or a part thereof on one or more of the erf boundaries, excluding the street boundary, if the servitude is not taken up.
- 2.3 The sitting of buildings, including outbuildings, on any property and of entrances to and exits from a public street system shall be to the satisfaction of the Local Municipality.
- 2.4 These erven shall not exceed the coverage specified in the under-mentioned table, provided that on written application, the Local Municipality may grant consent for a maximum of 10% additional coverage:

Use Zone	Permissible Coverage
Residential	60%
Business	70%
Community facility	70%

- 2.5 This erf is situated in the use zone "Residential" and may only be used for single residential dwellings or, where indicated, for purposes of a "Residential Building" where "Residential Buildings" means a building, excluding a dwelling-house and a hotel, designed to be used for the occupation by humans, together with such outbuildings as are generally used in connection with it, including blocks, of flats, accommodation clubs, hostels, boarding houses, tenements and students residences. The following uses may only be permitted in the use zone "Residential", with the consent of the Local Municipality namely places of public worship, places of instruction, community halls, sport and recreational purposes, institutions, medical suites and special purposes. The owner of a single residential dwelling may practice inter alia his social and religious activities and his occupations, professions or trades, including retail trade on the property on which such residential building is 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;
- d) that written notice will be given to the Local Municipality of the activity that is practised;
- e) the following parking requirements must be conformed

**2. Titel Voorwaardes**

- 2.1 Hierdie erf is onderhewig aan 'n serwituu 1 meter wyd langs enige van die erfgronse, ingesluit die straatgronse, sowel as enige ander serwituu wat op die Algemene Plan van die dorp aangedui is vir die akkommodering van diensgeleidings oor of onder die erf, en die amptenare van die Plaaslike Munisipaliteit of die serwituu houer het ten all tye vrye toegang daartoe vir die doel van konstruksie, instandhouding en herstel.
- 2.2 Die Plaaslike Munisipaliteit mag skriftelik toestemming verleen tot die gebruik van die volle serwituu of "n gedeelte daarvan, op een of meer van die erfgronse, uitgesluit die straatgronse, indien die serwituu nie opgeneem staan te word nie.
- 2.3 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 die Plaaslike Munisipaliteit se tevredenheid wees.
- 2.4 Hierdie erwe mag nie die toepslike dekking in die onderstaande table oorskry nie, met dien verstande dat daar op skriftelike versoek aan die Plaaslike Munisipaliteit goedkeuring verleen kan word vir verdere dekking wat nie 10% te bowe mag gaan nie.

Gebruiksone	Toelaatbare Dekking
Residensieël	60%
Besigheid	50%
Gemeenskapsfasiliteit	70%

- 2.5 Hierdie erf is geleë in die gebruikzone "Residensieël" en mag slegs gebruik word vir enkel woonhuise of, waar aangetoon, vir doeleindes van "n "Woongebou" waar "Woongebou" beteken 'n gebou, uitgesonderd 'n woonhuis en "n hotel, ontwerp om gebruik te word vir bewoning deur mense, tesame met sodanige buitegeboue as wat gewoonlik in verband daarmee gebruik word, en omvat woonstelblokke, woonklubs, koshuise, huurkamergeboue en losieshuise. Die volgende gebruike mag in die gebruikzone "Residensieël", slegs met die toestemming van die Plaaslike Munisipaliteit, toegelaat word, naamlik plekke van openbare godsdiensoefening, plekke van onderrig, gemeenskapsale, sport- en ontspanningsdoeleindes, inrigtings, mediese suites en spiasale doeleindes. Die eienaar van 'n enkel woonhuis kan sy godsdiensoefening en sosiale bedrywighede, nering, professies of ambagte, met inbegrip van kleinhandelsbedrywighede, op die eiendom waarop sodanige enkel woonhuis opgerig is, beoefen, met dien verstande dat-

- a) die oorheersende gebruik van die eiendom residentieël 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 Plaaslike Munisipaliteit skriftelik in kennis gestel word van die aktiwiteit wat hier beoefen word;
- e) die volgende parkeervereistes aan voldoen word:

Use Zone	Site Area	Minimum Parking Requirements
Residential Buildings	Not Applicable	1 space for each residential unit / flat plus 1 additional visitors space for every 4 residential units / flats

2.6 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. All other uses not mentioned above, may only be permitted with the consent of the Local Municipality. The following parking requirements must be conformed to:

Use Zone	Site Area	Minimum Parking Requirements
Offices and Shops	Not Applicable	2 spaces per 100m <sup>2</sup> of gross leasable floor area with a minimum of 2 spaces;
Residential Buildings	Not Applicable	1 space for each residential unit / flat plus 1 additional visitors space for every 4 residential units / flats

2.7 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 Local Municipality. All other uses not mentioned above are prohibited on the erf. Where offices will be erected on the erf, the following parking requirements must be conformed to:

Use Zone	Site Area	Minimum Parking Requirements
Community Facility	Not Applicable	2 spaces per 100m <sup>2</sup> of gross leasable floor area with a minimum of 2 spaces

**3. Word Definitions**

"Applicant" refers to the township owner;  
 "Local Municipality" refers to the Metsimaholo Local Municipality.

Gebruiksone	Perseel Oppervlakte	Minimum Vereiste aan Parkering
Woongeboue	Nie van Toepassing	1 ruimte vir elke wooneenheid / woonstel asook 1 addisionele ruimte vir besoekers vir elke 4 wooneenhede / woonstelle

2.6 Hierdie erf is geleë in die gebruiksonne "Besigheid" en word die volgende gebruike daarop toegelaat, naamlik winkels, besigheidsdoeleindes, woongeboue, 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 Plaaslike Munisipaliteit toegelaat word. Die volgende parkeervereistes moet aan voldoen word :

Gebruiksone	Perseel Oppervlakte	Minimum Vereistes vir Parkering
Kantore en Winkels	Nie van Toepassing	2 ruimtes per 100m <sup>2</sup> bruto verhuurbare vloeroppervlakte met "n minimum van 2 ruimtes;
Woongeboue	Nie van Toepassing	1 ruimte vir elke wooneenheid / woonstel asook 1 addisionele ruimte vir besoekers vir elke 4 wooneenhede / woonstelle

2.7 Hierdie erf is geleë in die gebruiksonne "Gemeenskapsfasiliteit" en word die volgende gebruike daarop toegelaat, naamlik plekke van openbare godsdiensoefening, plekke van onderrig, gemeenskapsale, sport- en ontspanningsdoeleindes, taxistaanplekke en inrigtings. Residensiële geboue en geboue vir spesiale doeleindes mag slegs met die toestemming van die Plaaslike Munisipaliteit, toegelaat word. Enige ander gebruike wat nie hierbo vermeld is nie, is verbode op die erf. Waar kantore op die erf opgerig word, moet daar aan die volgende minimum vereistes vir parkering voldoen word:

Gebruiksone	Perseel Oppervlakte	Minimum Vereistes vir Parkering
Gemeenskapsfasiliteite	Nie van Toepassing	2 ruimtes per 100m <sup>2</sup> bruto verhuurbare vloeroppervlakte met 'n minimum van 2 ruimtes

**3. Woordomsrywings:**

"Applikant" verwys na die dorpsieenaar;  
 "Plaaslike Munisipaliteit" verwys na die Metsimaholo Plaaslike munisipaliteit.

<b>PROVINCIAL GAZETTE</b> <i>(Published every Friday)</i>	<b>PROVINSIALE KOERANT</b> <i>(Verskyn elke Vrydag)</i>												
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<p>A "Late Advertisement" will not be inserted as such without definite instructions from the advertiser.</p>	<p>'n "Laat Advertensie" sal nie sonder definitiewe instruksies van die Adverteerder as sodanige geplaas word nie.</p>												
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<p>Notices required by Law to be inserted in the Provincial Gazette: <b>R29.50</b> per centimeter or portion thereof, single column.</p>	<p>Kennisgewings wat volgens Wet in die Provinsiale Koerant geplaas moet word: <b>R29.50</b> per sentimeter of deel daarvan, enkel-kolom.</p>												
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