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Free State Province



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**[PROCLAMATION NO.27 OF 2017]**

**AMENDMENT OF THE TOWN PLANNING SCHEME OF BLOEMFONTEIN**

By virtue of section 29(3) read with section 30 of the Townships Ordinance, 1969 (Ordinance No. 9 of 1969), I, S.H Ntombela, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby give notice that I have amended the Town Planning Scheme of Bloemfontein as set out in the Schedule, and that a copy of such amendment will be open for inspection during office hours at the offices of the Townships Board and Mangaung Metro Municipality.

Given under my hand at Bloemfontein this 7<sup>th</sup> day of September 2017.

**S.H. NTOMBELA  
MEMBER OF THE EXECUTIVE COUNCIL  
COOPERATIVE GOVERNANCE, TRADITIONAL AFFAIRS AND HUMAN SETTLEMENTS**

**SCHEDULE**

a.) Amend Section 23, Table IV of the Town Planning Scheme of Bloemfontein by the insertion of the new zoning "Special Use Clvii", to read as follows:

Section 23, Table IV

USE ZONE	HOW INDICATED ON MAP	PURPOSES FOR WHICH LAND MAY BE USED	PURPOSES FOR WHICH LAND MAY BE USED ONLY WITH COUNCIL'S PERMISSION
"Special Use Clvii" (Erf 3450, Bloemfontein, Dan Pienaar)	Orange 1	An Art Gallery including: Kitchen/ restaurant component with areas as follows: Gallery Space: Indoor 143m <sup>2</sup> and Outdoor 500m <sup>2</sup> Kitchen/restaurant: 90m <sup>2</sup> Sculpture Garden: 275m <sup>2</sup> Utility Area: 86m <sup>2</sup> Parking: 11 Spaces	None

b.) Amend section 29.10 of the Town Planning of Scheme of Bloemfontein, to read as follows:

**[PROKLAMASIE NR.27 VAN 2017]**

**WYSIGING VAN DIE DORPSAANLEGSKEMA VAN BLOEMFONTEIN**

Kragtens artikel 29(3) samegelees met artikel 30 van die Ordonnansie op Dorpe, 1969 (Ordonnansie No. 9 van 1969) gee ek, S.H. Ntombela, Lid van Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Menslike Nedersettings hiermee kennis dat ek die Dorpsaanlegskema van Bloemfontein gewysig het, soos in die Bylae aangedui, en dat 'n afskrif van die gemelde wysiging gedurende kantoorure by die kantore van die Dorperaad en Mangaung Metro Munisipaliteit, ter insae beskikbaar is.

Gegee onder my hand te Bloemfontein op hede die 7de dag van September 2017.

**S.H. NTOMBELA  
LID VAN DIE UITVOERENDE RAAD:  
SAMEWERKENDE REGERING, TRADISIONELE SAKE EN MENSLIKE NEDERSETTING**

**BYLAE**

a.) Wysig Artikel 23, Tabel IV van die Dorpsaanlegskema van Bloemfontein deur die invoeging van die nuwe sonering "Spesiale Gebruik Clvii", om soos volg te lees:

Artikel 23, Tabel IV

GEBRUIK-STREEK	HOE AANGEDUI OP KAART	DOELEINDES WAARVOOR GROND GEBRUIK MAG WORD	DOELEINDES WAARVOOR GROND IN 'N GEBRUIKSONE MET GOEDKEURING VAN DIE MUNISIPALE RAAD GEBRUIK MAG WORD
"Spesiale Gebruik Clvii" (Erf 3450, Bloemfontein, Dan Pienaar)	Oranje 1	'n Kunstgalerie insluitend: Kombuis/ restaurant komponent met ruimtes soos volg: Galery Area: Binnenshuis 143m <sup>2</sup> en buitenshuis 500m <sup>2</sup> Kombuis/restaura nt: 90m <sup>2</sup> Beeldhou Tuin: 275m <sup>2</sup> Nutsarea: 86m <sup>2</sup> Parkering: 11 ruimtes.	Geen

b.) Wysig artikel 29.10 van die Dorpsaanlegskema van Bloemfontein, om as volg te lees:

<p>Special Use Clvii:                  Description of land: Erf 3450, Bloemfontein, Dan Pienaar                  Permissible uses: An Art Gallery including:                  Kitchen/ restaurant component with areas as follows:                  Gallery Space: Indoor 143m<sup>2</sup> and Outdoor 500m<sup>2</sup>                  Kitchen/restaurant : 90m<sup>2</sup>                  Sculpture Garden : 275m<sup>2</sup>                  Utility Area : 86m<sup>2</sup>                  Parking : 11 Spaces</p>	<p>Spesiale Gebruik Clvii                  Beskrywing van grond: Erf 3450, Bloemfontein, Dan Pienaar                  Toelaatbare Gebruike : 'n Kunstgalerie insluitend:                  Kombuis/ restaurant komponent met ruimtes soos volg:                  Galery Area: Binneshuis 143m<sup>2</sup> en buitenshuis 500m<sup>2</sup>                  Kombuis/restaurant: 90m<sup>2</sup>                  Beeldhou Tuin : 275m<sup>2</sup>                  Nutsarea : 86m<sup>2</sup>                  Parkering : 11 ruimtes</p>
<p><b>[PROVINCIAL NOTICE NO. 193 OF 2017]</b></p> <p><b>REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN: REMOVAL OF RESTRICTIONS AND REZONING: ERF 3450 (DAN PIENAAR)</b></p> <p>Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, S.H. Ntombela, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby alter-</p> <p>a.) the conditions of title in Deed of Transfer T8117/2011 pertaining to Erf 3450, Bloemfontein, Dan Pienaar by the removal of restrictive conditions 1.(a) and 1.(b) on page 2 in the said Deed of Transfer, and</p> <p>b.) the Town Planning Scheme of Bloemfontein by the rezoning of Erf 3450, Bloemfontein, Dan Pienaar from "Single Residential 2" to "Special Use Clvii"; subject to the conditions imposed by Mangaung Metro Municipality</p>	<p><b>[PROVINSIALE KENNISGEWING NR. 193 VAN 2017]</b></p> <p><b>WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN: OPHEFFING VAN BEPERKINGS EN HERSONERING: ERF 3450 (DAN PIENAAR)</b></p> <p>Kragtens die bevoegheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, S.H. Ntombela, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Menslike Nedersettings, hierby-</p> <p>a.) die titelvoorwaardes in Transportakte T8117/2011 ten opsigte van Erf 3450, Bloemfontein, Dan Pienaar deur die opheffing van beperkende voorwaardes 1.(a) en 1.(b) op bladsy 2 in die genoemde Transportakte: en</p> <p>b.) die Dorpsaanlegskema van Bloemfontein deur die hersonering van Erf 3450, Bloemfontein, Dan Pienaar vanaf "Enkelwoon 2" na "Spesiale Gebruik Clvii", onderworpe aan die voorwaardes gestel deur Mangaung Metro Munisipaliteit.</p>
<p><b>[PROVINCIAL NOTICE NO. 194 OF 2017]</b></p> <p><b>REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN, EXTENSION 55 (UNIVERSITAS): REMOVAL OF RESTRICTIONS AND REZONING PERTAINING TO ERF 8497</b></p> <p>Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, S H Ntombela, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby alter:</p> <p>a) the conditions of title in Deed of Transfer T12420/2010 pertaining to erf 8497, Bloemfontein, Extension 55 (Universitas) by the removal of restrictive conditions 2.(a) and (b) on page 3 in the said Deed of Transfer; and</p> <p>b) the amendment of the Town-Planning Scheme of Bloemfontein by the rezoning of erf 8497, Bloemfontein, Extension 55 (Universitas) from "Single Residential 2" to "Single Residential 3", subject to the following conditions:</p> <p>i) the conditions imposed by Mangaung Metro Municipality.</p>	<p><b>[PROVINSIALE KENNISGEWING NR. 194 VAN 2017]</b></p> <p><b>WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN, UITBREIDING 55 (UNIVERSITAS): OPHEFFING VAN BEPERKINGS EN HERSONERING TEN OPSIGTE VAN ERF 8497</b></p> <p>Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, S H Ntombela, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Menslike Nedersettings, hierby:</p> <p>a) die titelvoorwaardes in Transportakte T12420/2010 ten opsigte van erf 8497, Bloemfontein, Uitbreiding 55 (Universitas) deur die opheffing van beperkende voorwaardes 2.(a) en (b) op bladsy 3 in die genoemde Transportakte; en</p> <p>b) die Dorpsaanlegskema van Bloemfontein deur die hersonering van erf 8497, Uitbreiding 55 (Universitas) vanaf "Enkelwoon 2" na "Enkelwoon 3", onderworpe aan die volgende voorwaardes:</p> <p>i) die voorwaardes gestel deur Mangaung Metro Munisipaliteit.</p>

**[PROVINCIAL NOTICE NO. 195 OF 2017]**

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN, HOSPITAL PARK (EXTENSION 91): REZONING: ERVEN 14928 & 14929**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, S.H. Ntombela, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby amend the Town-Planning Scheme of Bloemfontein by the rezoning of the proposed consolidated erf [consisting of erven 14928 & 14929, Bloemfontein, Hospital Park, (Extension 91)], as indicated on the approved consolidation diagram from "Single Residential 2" to "Medical Use Zone", subject to the following conditions:

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

**[PROVINSIALE KENNISGEWING NR. 195 VAN 2017]**

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN, HOSPITAAL PARK (UITBREIDING 91): HERSONERING: ERWE 14928 EN 14929**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, S.H. Ntombela Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Menslike Nedersettings hierby die Dorpsaanlegskema van Bloemfontein deur die hersonering van die voorgestelde gekonsolideerde erf [bestaande uit erwe 14928 en 14929, Bloemfontein, Hospitaalpark, (Uitbreiding 91)] soos aangetoon op die goedgekeurde konsolidasie diagram vanaf "Enkelwoning 2" na "Mediese Gebruik Sone", onderworpe aan die volgende voorwaardes:

- Die registrasie van die konsolidasie in die kantoor van die Registrateur van Aktes binne (24) vier en twintig maande vanaf die datum van die goedkeuringsbrief.
- Die voorwaardes gestel deur Mangaung Metro Munisipaliteit.

**[PROVINCIAL NOTICE NO. 196 OF 2017]**

**MATJHABENG LOCAL MUNICIPALITY: ERF 43, ODENDAALSRSUS: APPLICATION FOR THE REMOVAL OF TITLE AND REZONING.**

Dr. KP van der Walt, being the authorized agent of the owner of Erf 43 Odendaalsrus, hereby gives notice in terms of Section 62 of the Matjhabeng By-Law on Municipal Land-Use Planning, 2015, that I am applying to the Matjhabeng Local Municipality for the removal of restrictive title conditions and rezoning from "Business General" to "Residential General" in order to convert an existing building into a Residential Building with 21 units for Accommodation purposes on the erf, and which property is situated on the corner of Odendaal- and Market Streets, CBD, Odendaalsrus.

Particulars of this application will lie for inspection during normal office hours at the Spatial Planning Division, at the Senior Town Planner, Matjhabeng Local Municipality, 4<sup>th</sup> floor, Room 429, 1 Reinet Building, c/o Reinet and Buiten Streets for a period of 30 days from the date of notice.

Any person who wishes to object to the application or wishes to make representation in regards thereto, shall submit his objections or representations in writing with the said Local Authority at the abovementioned address within 30 days from the date of this notice.

Any person, who cannot write, may during normal office hours come to the above-mentioned address, where a member of the municipality will assist those persons by transcribing the objections or representations.

**Applicant: Dr. KP van der Walt, PO Box 66110, Riebeeckstad, 9469, Cell no. 083 629 2200; Owner: Shakeel Ahmad**

**[PROVINSIALE KENNISGEWING NR. 196 VAN 2017]**

**MATJHABENG PLAASLIKE MUNISIPALITEIT: ERF 43 ODENDAALSRSUS: AANSOEK VIR DIE OPHEFFING VAN TITELVOORWAARDES EN HERSONERING.**

Dr. KP van der Walt, synde die gemagtigde agent van die eienaar van Erf 43, Odendaalsrus, gee hiermee, ingevolge Artikel 62 van die Matjhabeng Verordening op Grond-gebruiksbeplanning, 2015, kennis dat ek by die Matjhabeng Plaaslike Munisipaliteit aansoek doen vir die opheffing van beperkende titelvoorwaardes en hersonering vanaf "Besigheid Algemeen" na "Woon Algemeen ten einde 'n bestaande besigheids gebou te kan omskep in 'n Woongebou met 21 tweeslaapkamer eenhede, welke eiendom geleë is op die hoek van Odendaal- en Market Strate, Sakekern, Odendaalsrus.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoor ure by die Ruimtelike Beplanningsafdeling, by die Senior Hoof Stadsbeplanner, Matjhabeng Plaaslike Munisipaliteit, 4de vloer, Kamer 429, 1 Reinet Gebou, h/v Buiten- en Reinet Straat, vir 'n tydperk van 30 dae vanaf die datum van kennisgewing.

Enige persoon wat beswaar wil aanteken of verhoë wil maak met betrekking tot hierdie aansoek, moet sodanige beswaar of verhoë op skrif aan die betrokke gemagtigde plaaslike bestuur by die bostaande adres en persoon binne 30 dae vanaf hierdie kennisgewing indien. Enige persoon wat nie kan skryf nie kan gedurende die normale kantoor ure na die adres soos hierbo aangedui gaan, waar 'n lid van die munisipaliteit die persoon sal help deur hul besware of verhoë te transkribeer.

**Applikant: Dr. KP van der Walt, Posbus 66110, Riebeeckstad, 9469. Sel: 083 629 2200; Eienaar: Shakeel Ahmad.**

**PROVINCIAL GAZETTE**  
(Published every Friday)

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