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**[PROCLAMATION NO.05 OF 2023]**

**ROADS NOTICE  
COMMISSION OF INQUIRY  
(P37/3/1913512)**

Notice is hereby given in terms of section 6 of the Roads Ordinance, 1968 (Ordinance 4 of 1968), as amended, that a Commission has been appointed for investigation in connection with an application for the declaration of a public road, as follows:  
Description of route:

**DECLARATION OF THE SUBDIVISION 2 OF KRAALPUNT –  
SUBDIVISION 4 OF ROZENDAL TERTIARY ROAD, A-B, SITUATED  
IN THE MAGISTERIAL DISTRICT OF BETHLEHEM (LENGTH ± 4,51  
km) :**

From point A on Subdivision 2 of Kraalpunt 1759, where it leaves secondary road S63; thence over Subdivision 2 of Kraalpunt 1759 and Rozendal 475, to point B on the boundary line between Rozendal 475 and Subdivision 4 of Rozendal 475.

The proposal is indicated approximately on a plan in the offices of the Roads Superintendent, Dihlabeng (Bethlehem) and the Head: Community Safety, Roads and Transport, Bloemfontein.

The investigation in connection with this application will commence at The Pink Tricycle Tearoom at 16 Mark Street, Paul Roux on Thursday, 23 November 2023, at 10:00.

The registered owners of farms affected, and other persons concerned, must submit such objections or representations as they may deem necessary to the Commission in writing or verbally.

**J.P.W. MAREE**  
for HEAD: COMMUNITY SAFETY, ROADS AND TRANSPORT  
P.O. BOX 119  
BLOEMFONTEIN  
9300  
Cellphone number: 0820599725  
E-mail: fsroadplanning@gmail.com

**[PROKLAMASIE NR. 05 VAN 2023]**

**PAAIEKENNISGEWING  
KOMMISSIE VAN ONDERSOEK  
P37/3/3512**

Kennis word hiermee gegee ooreenkomstig die bepalings van artikel 6 van die Ordonnansie op Paaie, 1968 (Ordonnansie 4 van 1968), soos gewysig, dat 'n Kommissie aangestel is om ondersoek in te stel in verband met 'n aansoek vir die verklaring van 'n openbare pad, soos volg:  
Beskrywing van roete:

**VERKLARING VAN DIE ONDERVERDELING 2 VAN KRAALPUNT –  
ONDERVERDELING 4 VAN ROZENDAL TERSIËRE PAD, A-B,  
GELEË IN DIE LANDDROSDISTRIK BETHLEHEM (LENGTE ± 4,51  
km):**

Vanaf punt A op Onderverdeling 2 van Kraalpunt 1759, waar dit sekondêre pad S63 sal verlaat; vandaar oor Onderverdeling 2 van Kraalpunt 1759 en Rozendal 475, tot by punt B op die grenslyn tussen Rozendal 475 en Onderverdeling 4 van Rozendal 475.

Die voorstel word by benadering aangetoon op 'n plan in die kantore van die Paaiesuperintendent, Dihlabeng (Bethlehem) en die Hoof: Gemeenskapsveiligheid, Paaie en Vervoer, Bloemfontein.

Die ondersoek deur die Kommissie sal 'n aanvang neem by The Pink Tricycle Tearoom te Markstraat 16, Paul Roux op Donderdag, 23 November 2023, om 10:00.

Die geregistreerde eienaars van plase wat geraak word en ander belanghebbende persone moet sodanige besware of verdoë as wat hulle nodig mag ag, skriftelik of mondelings aan die Kommissie voorlê.

**J.P.W. MAREE**  
vir HOOF: GEMEENSKAPSVEILIGHEID, PAAIE EN VERVOER  
POSBUS 119  
BLOEMFONTEIN  
9300  
Selfoonnr. 0820599725  
E-pos: fsroadplanning@gmail.com

**[PROCLAMATION NO.06 OF 2023]**

**REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS**

By virtue of section 37 of the Mangaung Municipal Land Use Planning By-Law 2021, I, Ngaka Dumalisile, Acting City Manager of Mangaung Metropolitan Municipality, hereby give notice that I have altered the conditions of title in Deed of Transfer T15083/2016, pertaining to the Plot 7 Spitskop Small Holdings, Bloemfontein, by the removal of restrictive conditions (a) to (d) on page 2 in the said Deed of Transfer.

**[PROKLAMASIE NR. 06 VAN 2023]**

**OPHEFFING VAN BEPERKENDE TITELVOORWAARDES**

Kragtens artikel 37 van die Mangaung Munisipale Grondgebruik-beplannings Verordeninge 2021, gee ek, Ngaka Dumalisile, Waarnemende Stadsbestuurder van Mangaung Metropolitaanse Munisipaliteit hiermee kennins dat ek die titelvoorwaardes gewysig het in Transportakte T15083/2016, ten opsigte van Plot 7, Spitskop Kleinhoues, Bloemfontein, deur die opheffing van beperkende voorwaardes (a) tot (d) op bladsy 2 van genoemde Transportakte.

**[PROCLAMATION NO.07 OF 2023]**

**DECLARATION OF TOWN: VAALDAM EXTENSION 6**

By virtue of the powers vested by Section 24 of the Metsimaholo By-Law on Municipal Land Use Planning, 2015 it is hereby declared that the area represented by General Plan S.G. No 545/2022 and approved by the Surveyor General on 11 November 2022 to be an approved town under the name Vaaldam Extension 6 subject to the conditions as set out in the Schedule.

**MUNICIPAL MANAGER  
METSIMAHOLO LOCAL MUNICIPALITY**

**SCHEDULE**

**CONDITIONS OF ESTABLISHMENT AND OF TITLE**

The Town is, Vaaldam Extension 6 situated on Portion 501 of the farm Vaaldam Settlement 1777, District, Heilbron comprises of 2 erven numbered 65 and 66 as indicated General Plan S.G. No 545/2022

**A CONDITIONS OF ESTABLISHMENT**

**A1 NAME**

The name of the township shall be Vaaldam Extension 6, situated on Portion 501 of the farm Vaaldam Settlement 1777, Heilbron District.

**A2 LAYOUT**

The township shall consist of 2 erven:

Erf 66 for Recreation and Tourist Attractions [To be used for the erection of sectional title dwellings with outbuildings normally associated thereto and boat houses] for the development and Erf 65 as a street as indicated on General Plan S.G. No 545/2022.

**A3 SPECIFIC**

1.3.1 The applicant shall properly and legally constitute a Body Corporate in terms of the provision of the Sectional Title Act for the purpose of maintaining common facilities, services and access road infrastructure and for governing the use and development in terms of house rules and revised from time to time by the Body Corporate.

1.3.2 The applicant shall, subject to the provisions of the National Water Act, be responsible for the water supply to the township from one or more boreholes or by abstraction from the Vaal Dam, the provision of reservoirs for bulk storage and a water reticulation network with a connection to each site or unit before transfer of the site or unit may take place.

**[PROKLAMASIE NO.07 VAN 2023]**

**DORPSVERKLARING: VAALDAM UITBREIDING 6**

Kragtens die bevoegdheid verleen deur Artikel 24 van die Metsimaholo Verordeninge op Munisipale Grondgebruiksbeplanning, 2015-word hierby die gebied voorgestel deur Algemene Plan L.G. No 545/2022, soos goedgekeur deur die Landmeter-Generaal op 11 November 2022 tot 'n goedgekeurde dorp verklaar onder die naam Vaaldam Uitbreiding 6, onderworpe aan die voorwaardes soos in die Bylae uiteengesit.

**MUNISIPALE BESTUURDER  
METSIMAHOLO PLAASLIKE MUNISIPALITEIT**

**BYLAE**

**STIGTINGS EN EIENDOMSVOORWAARDES**

Die Dorp is Vaaldam Uitbreiding 6, geleë op Gedeelte 501 van die plaas Vaaldam Settlement 1777, Distrik Heilbron, bestaande uit 2 erve genommer 65 en 66 soos aangedui op Algemene Plan No. L.G. No 545/2022

**A STIGTINGSVOORWAARDES**

**A1 NAAM**

Die naam van die dorp is Vaaldam Uitbreiding 6, geleë op Gedeelte 501 van die Plaas Vaaldam Settlement 1777, Distrik Heilbron.

**A2 UITLEG**

Die dorp bestaan uit 2 erve:

Erf 66 vir Ontspanning en Toeriste attraksies [Gebruik te word vir die oprigting van deeltitel eenhede met normale buitegeboue normaalweg geassosieer daarmee en boothuisse] en Erf 65 as 'n straat soos aangedui op Algemene Plan L.G. No. 545/2022.

**A3 SPESIFIEK**

1.3.1 Die applikant sal behoorlik en wettiglik 'n Beheerligliggaam saamstel in terme van die Bepalings van die Deeltitelwet vir die instandhouding van gemeenskaplike fasiliteite, dienste en toegangspaaie en vir uitoefening van beheer oor ontwikkeling en gebruik in terme van huis reëls soos van tyd tot tyd hersien sal word deur die Beheerligliggaam.

1.3.2 Die applikant sal, onderworpe aan die bepalinge van die Nasionale Waterwet, verantwoordelik wees vir die voorsiening van water aan die dorp vanaf een of meer boorgate of onttrekking uit die Vaaldam, die voorsiening van reservoirs vir opberging en 'n watervoorsieningsnetwerk met 'n aansluitingspunt aan elke standplaas of eenheid voordat oordrag van die standplaas of eenheid mag plaasvind.

1.3.3 Eskom will provide electricity in bulk up to a point from where the applicant shall be responsible for the provision of an electrical network and a connection to each site or unit before transfer of the site or unit may take place.

1.3.4 The applicant shall be responsible for the construction of the access road (Erf 65) and storm water system before transfer of any site or unit may take place.

1.3.5 The owner of a site or unit in this township shall be responsible for the provision of a septic tank and French drain system for the handling of sewerage and waste water. The system shall be designed and constructed in accordance with "Septic Tank Systems (BOU/R9603)" from the CSIR

- Septic Tanks shall be at least 30 meters from the nearest water source;
- The bottom of the tank shall not be lower than 1 meter from the highest water level;
- Tanks shall be inspected regularly to take timely steps to prevent the building up of sludge or scum;
- There shall also be compliance with further requirements as may be imposed by the Department of Water and Sanitation.

1.3.6 A practical completion certificate will be issued by an appropriately registered engineer when the street (Erf 65), internal roads and storm water system, a potable water system, sewerage system and electrical network up to the connection points are able to operate or to be utilised for the purpose of which it was designed whereupon the Body Corporate shall be obliged to take over (free of compensation) the individual engineering service systems. On the date that the practical completion certificate is issued, the Body Corporate shall become responsible for the maintenance of the specific engineering services referred to in points 1.3.2 - 1.3.5 above (excluding construction defects up to date of the issue of the final completion certificate).

**A4 CLASSIFICATION**

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

1.3.3 Eskom sal grootmaat krag voorsien tot by 'n punt vanwaar die applikant verantwoordelik sal wees vir die voorsiening van 'n elektriese netwerk en 'n aansluitingspunt op die grens van elke standplaas of eenheid voordat oordrag van die standplaas of eenheid mag plaasvind.

1.3.4 Die applikant sal verantwoordelik wees vir die konstruksie van die toegangspad (Erf 65) asook interne paaie en 'n stormwater sisteem voordat oordrag van enige standplaas of eenheid mag plaasvind.

1.3.5 Die eienaar van 'n standplaas of eenheid in die dorp sal verantwoordelik wees vir die voorsiening van 'n septiese tenk en syperiool vir die hantering van riool en afvalwater. Die sisteem sal ontwerp en gebou word in ooreenstemming met "Septic Tank Systems (BOU/R9603)" van die WNNR.

- Septiese tenks sal minstens 30 meters weg geleë wees vanaf die naaste waterbron,
- Die boom van die tenk moet nie laer as 1-meter vanaf die hoogste seisoenale watervlak wees nie.
- Tenks moet gereeld geïnspekteer word om tydigste maatreëls te tref om die opbou van slyk of skuim te verhoed.
- Verdere vereistes wat gestel mag word deur die Departement van Waterwese moet ook nagekom word.

1.3.6 'n Sertifikaat van voltooiing sal uitgereik word deur 'n toepaslik gekwalifiseerde en geregistreerde ingenieur sodra die straat (Erf 65), interne paaie en storm-watersisteem, 'n drinkbare watersisteem, rioolsisteem en elektriese netwerk tot by die aansluitingspunte gereed is of gebruik kan word vir die doeleindes waarvoor dit ontwerp en geïnstalleer is. Op hierdie stadium sal die beheerliggaam verplig wees om (sonder vergoeding) die individuele ingenieursdienste oor te neem. Vanaf die datum wat die sertifikaat van voltooiing uitgereik word, sal die Beheerliggaam verantwoordelik wees vir die instandhouding van die spesifieke ingenieursdienste soos na verwys in punte 1.3.2 – 1.3.5 hierbo (met uitsluiting van konstruksie defekte tot op datum van uitreiking van die finale sertifikaat van voltooiing).

**A4 KLASSIFIKASIE**

Die erve van hierdie dorp word in die hieronder-vermelde groepe ingedeel in terme van die bepalings van die Vaalrivierkompleks Streekstruktuur Plan, 1996, en is onderworpe aan die voorwaardes soos in paragraaf B hieronder vermeld:

GROUP	ERF NO.	CONDITIONS OF TITLE
Street	65	
Residential for Recreation and tourist attractions	66	B

**B TITELVOORWAARDES**

GROEP	ERF NO.	TITELVOORWAARDES
Straat	65	
Residensieël vir Ontspanning en Toeriste attraksies	66	B

**B CONDITIONS OF TITLE**

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<p><b>B1 <u>IN FAVOUR OF THE METSIMAHOLO LOCAL MUNICIPALITY:</u></b></p> <p>1.1 The property shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.</p> <p>1.2 Every owner of a sectional title unit in the land development area or of any subdivided portions hereof or any person who has an interest therein shall become and shall remain a member of the Body Corporate and be subject to its constitution until he/she ceases to be an owner of aforesaid. Neither the site or unit nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/ herself to the satisfaction of such Body Corporate to become a member of the Body Corporate.</p> <p>1.3 The owner of a sectional title unit in the land development area or any subdivided portion thereof or any person who has an interest therein shall not be entitled to transfer the unit or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Body Corporate that the provisions of the Articles of Association of the Body Corporate have been complied with.</p> <p>1.4 The Body Corporate shall have the legal power to levy from each and every member the cost incurred in the fulfilment of its function and shall have legal recourse to recover such fees and costs in the event of a default in payment by any member.</p> <p>1.5 All buildings and structures to be erected shall be made subject to the provisions of the Development and Architectural Guidelines and any and all amendments to the said document as may be affected and approved by the Body Corporate.</p> <p>1.6 Building plans shall only be submitted to the local authority for final approval once the said plans have been evaluated and approved by the Body Corporate as specifically provided for in the Articles of Association.</p> <p>1.7 The Body Corporate shall be responsible for making suitable arrangements for the regular collection and disposal of refuse at every site or unit and to dispose of such refuse at the nearest municipal land fill site.</p> <p>1.8 Use and development of the erf shall comply with the provisions of the Environmental Management Plan as approved by the Free State Department of Economic, Small Business Development, Tourism and Environmental Affairs.</p> <p>1.9 No refuse whatsoever shall be disposed of in any manner on the erf or any other place within the township.</p> <p>1.10 The design and construction of buildings and services is subject to the approval of the Department of Water and Sanitation and Rand Water.</p>	<p><b>B1 <u>TEN GUNSTE VAN DIE METSIMAHOLO PLAASLIKE MUNISIPALITEIT:</u></b></p> <p>1.1 Die eiendom sal onderhewig gemaak word aan bestaande voorwaardes en servitude, indien enige, insluitend voorbehoud van minerale regte.</p> <p>1.2 Elke eienaar van 'n deeltitel eenheid of van enige onderverdeelde gedeelte daarvan, of wat 'n belang daarin het, sal deel word en as 'n lid aanbly van die Beheerliggaam en aan die konstitusie onderworpe wees totdat hy/sy nie meer 'n eienaar of belanghebbende van bogenoemde is nie. Geen standplaas of eenheid of enige onderverdeling daarvan, of enige belang daarin, mag getranspoteer word na 'n persoon wat hom/haarself nie verbind tot die bevrediging van die Beheerliggaam, as 'n lid van die Beheerliggaam.</p> <p>1.3 Die eienaar van 'n deeltitel eenheid of van onderverdeelde gedeelte daarvan, of wat 'n belang daarin het, is nie gemagtig om die standplaas of eenheid, of enige gedeelte daarvan, of enige belang daarin te transporteer sonder 'n Uitklaring Sertifikaat van die Beheerliggaam wat bevestig dat aan die bepalinge van die reëls en verordeninge van die Beheerliggaam voldoen is.</p> <p>1.4 Die Beheerliggaam het wettige magtiging om 'n heffing te eis van elke lid vir die kostes aangegaan in die uitvoering van sy funksie en het die wetlike reg om fondse en kostes te eis in die geval van 'n wanbetaling deur 'n lid.</p> <p>1.5 Alle geboue en strukture wat opgerig sal word is onderworpe aan bepalinge van die Ontwikkelings- en Argitektoniese Riglyne en enige en alle wysigings aan die genoemde dokument soos dit aangepas en goedgekeur word deur die Beheerliggaam.</p> <p>1.6 Bouplanne sal slegs ingehandig word aan die Plaaslike Owerheid vir finale goedkeuring nadat dit geëvalueer en goedgekeur is deur die Beheerliggaam soos spesifiek bepaal in die Artikels van Assosiasie.</p> <p>1.7 Die Beheerliggaam sal verantwoordelik wees vir 'n geskikte ooreenkoms vir die gereelde invordering en verwydering van vullis by elke standplaas of eenheid en storting van vullis by die naaste munisipale stortings terrein.</p> <p>1.8 Gebruik en ontwikkeling van die erf is onderworpe aan maatreëls van die Omgewings Bestuurs Plan soos goedgekeur deur die Vrystaat Departement van Ekonomie, Klein Besigheid Ontwikkeling, Toerisme en Omgewingsake.</p> <p>1.9 Geen vullis van enige aard mag mee weggedoen word op enige manier op die erf of enige ander plek in die dorp.</p> <p>1.10 Die ontwerp en konstruksie van geboue en dienste is onderworpe aan die goedkeuring van die Departement van Waterwese, Departement van Gesondheid en Rand Water.</p>
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<p>1.11 Except for the preparation of foundations for purposes of erecting building structures and for digging holes to plant trees and shrubs, on the erf, no excavations shall take place on the erf.</p> <p>1.12 Erf 65 shall not be sold to different owners.</p> <p>1.13 Erf 66 shall be used only for the erection of sectional title dwellings with outbuildings normally associated with dwelling houses and boat houses thereon.</p> <p>1.14 Buildings on the erf shall not exceed a height of 2 storeys (Ground floor plus 1 storey).</p> <p>1.15 All buildings on the erf shall be erected:</p> <p>1.15.1. At least 2 metres from the side or back boundaries of the property;</p> <p>1.15.2 10 Metres inland from the 1486, 4m contour line (full supply line) or such closer distance as may be permitted by the Department of Water and Sanitation.</p> <p><b>2 WORD DEFINITIONS</b></p> <p>“Applicant” refers to the township owner or township developer or successor in title;</p> <p>“Local Municipality” refers to the Metsimaholo Local Municipality.</p>	<p>1.11 Behalwe vir doeleindes van voorbereiding van fondasies vir die oprigting van geboue of grawe van gate vir die plant van bome en struik, mag geen uitgra-wings op enige erf plaasvind nie.</p> <p>1.12 Erf 65 sal nie afsonderlik aan verskillende eienaars vervreem word nie.</p> <p>1.13. Erf 66 sal slegs vir die oprigting van deeltitelwoonhuise en buitegeboue wat normaalweg met woonhuise geassosieer word en boothuise, gebruik word.</p> <p>1.14 Geboue op die erf mag nie 'n hoogte van 2 verdiepings (grondvlak plus een verdieping) oorskry nie;</p> <p>1.15 Alle geboue op die erf sal opgerig word:</p> <p>1.15.1 Ten minste 2 meter vanaf die sykant of agter-grens van die eiendom;</p> <p>1.15.2 Ten minste 10-meter landwaarts vanaf die 1486,4m kontoerhoogte (volvoorraadlyn); of sodanige ander afstand as wat toegelaat mag word deur die Departement van Water en Sanitasie.</p> <p><b>2 WOORDOMSKRYWINGS</b></p> <p>“Applikant” verwys na die dorpseienaar of dorpsontwikkelaar of sy opvolger in titel;</p> <p>“Plaaslike Munisipaliteit” verwys na die Metsimaholo Plaaslike Munisipaliteit.</p>
<p><b>PROCLAMATION NO.08 OF 2023]</b></p> <p><b>DECLARATION OF TOWN: VAALDAM EXTENSION 7</b></p> <p>By virtue of the powers vested by Section 24 of the Metsimaholo By-Law on Municipal Land Use Planning, 2015 it is hereby declared that the area represented by General Plan S.G. No 547/2022 and approved by the Surveyor General on 11 November 2022 to be an approved town under the name Vaaldam Extension 7 subject to the conditions as set out in the Schedule.</p> <p><b>MUNICIPAL MANAGER METSIMAHOLO LOCAL MUNICIPALITY</b></p> <p><b>SCHEDULE</b></p> <p><b>CONDITIONS OF ESTABLISHMENT AND OF TITLE</b></p> <p>The Town is, Vaaldam Extension 7 situated on Portion 61 of the farm Uitkyk 506, District, Heilbron comprises of 2 erven numbered 67 and 68 as indicated General Plan S.G. No 547/2022</p> <p><b>A CONDITIONS OF ESTABLISHMENT</b></p> <p><b>A1 NAME</b> The name of the township shall be Vaaldam Extension 7, situated on Portion 61 of the farm Uitkyk 506, Heilbron District.</p>	<p><b>[PROKLAMASIE NR. 08 VAN 2023]</b></p> <p><b>DORPSVERKLARING: VAALDAM UITBREIDING 7</b></p> <p>Kragtens die bevoegdheid verleen deur Artikel 24 van die Metsimaholo Verordeninge op Munisipale Grondgebruiksbeplanning, 2015-word hierby die gebied voorgestel deur Algemene Plan L.G. No 547/2022, soos goedgekeur deur die Landmeter-Generaal op 11 November 2022 tot 'n goedgekeurde dorp verklaar onder die naam Vaaldam Uitbreiding 7, onderworpe aan die voorwaardes soos in die Bylae uiteengesit.</p> <p><b>MUNISIPALE BESTUURDER METSIMAHOLO PLAASLIKE MUNISIPALITEIT</b></p> <p><b>BYLAE</b></p> <p><b>STIGTINGS EN EIENDOMSVOORWAARDES</b></p> <p>Die Dorp is Vaaldam Uitbreiding 7, geleë op Gedeelte 61 van die plaas Uitkyk 506, Distrik Heilbron, bestaande uit 2 erwe genummer 67 en 68 soos aangedui op Algemene Plan No. L.G. No 547/2022</p> <p><b>A STIGTINGSVOORWAARDES</b></p> <p><b>A1 NAAM</b> Die naam van die dorp is Vaaldam Uitbreiding 7, geleë op Gedeelte 61 van die Plaas Uitkyk 506, Distrik Heilbron.</p>



**A 2 LAYOUT**

The township shall consist of 2 erven:  
Erf 68 for Recreation and Tourist Attractions [To be used for the erection of sectional title dwellings with outbuildings normally associated thereto and boat houses] for the development and Erf 67 as a street as indicated on General Plan S.G. No 547/2022.

**A 3 SPECIFIC**

- 1.3.1 The applicant shall properly and legally constitute a Body Corporate in terms of the provision of the Sectional Title Act for the purpose of maintaining common facilities, services and access road infrastructure and for governing the use and development in terms of house rules and revised from time to time by the Body Corporate.
- 1.3.2 The applicant shall, subject to the provisions of the National Water Act, be responsible for the water supply to the township from one or more boreholes or by abstraction from the Vaal Dam, the provision of reservoirs for bulk storage and a water reticulation network with a connection to each site or unit before transfer of the site or unit may take place.
- 1.3.3 Eskom will provide electricity in bulk up to a point from where the applicant shall be responsible for the provision of an electrical network and a connection to each site or unit before transfer of the site or unit may take place.
- 1.3.4 The applicant shall be responsible for the construction of the access road (Erf 67) and storm water system before transfer of any site or unit may take place.
- 1.3.5 The owner of a site or unit in this township shall be responsible for the provision of a septic tank and French drain system for the handling of sewerage and waste water. The system shall be designed and constructed in accordance with "Septic Tank Systems (BOU/R9603)" from the CSIR
- Septic Tanks shall be at least 30 meters from the nearest water source;
  - The bottom of the tank shall not be lower than 1 meter from the highest water level;
  - Tanks shall be inspected regularly to take timely steps to prevent the building up of sludge or scum;
  - There shall also be compliance with further requirements as may be imposed by the Department of Water and Sanitation.
- 1.3.6 A practical completion certificate will be issued by an appropriately registered engineer when the street (Erf 67), internal roads and storm water system, a potable water system, sewerage system and electrical network up to the connection points are able to operate or to be utilised for the purpose of which it was designed whereupon the Body

**A2 UITLEG**

Die dorp bestaan uit 2 erwe:

Erf 68 vir Ontspanning en Toeriste Attraksies [Gebruik te word vir die oprigting van deeltitel eenhede met normale buitegeboue normaalweg geassosieer daarmee en boothuise] en Erf 67 as 'n straat soos aangedui op Algemene Plan L.G. No. 547/2022.

**A3 SPESIFIEK**

- 1.3.1 Die applikant sal behoorlik en wettiglik 'n Beheerliggaam saamstel in terme van die Bepalings van die Deeltitelwet vir die instandhouding van gemeenskaplike fasiliteite, dienste en toegangspaaie en vir uitoefening van beheer oor ontwikkeling en gebruik in terme van huis reëls soos van tyd tot tyd hersien sal word deur die Beheerliggaam.
- 1.3.2 Die applikant sal, onderworpe aan die bepalinge van die Nasionale Waterwet, verantwoordelik wees vir die voorsiening van water aan die dorp vanaf een of meer boorgate of onttrekking uit die Vaaldam, die voorsiening van reservoirs vir opberging en 'n watervoorsieningsnetwerk met 'n aansluitingspunt aan elke standplaas of eenheid voordat oordrag van die standplaas of eenheid mag plaasvind.
- 1.3.3 Eskom sal grootmaat krag voorsien tot by 'n punt vanwaar die applikant verantwoordelik sal wees vir die voorsiening van 'n elektriese netwerk en 'n aansluitingspunt op die grens van elke standplaas of eenheid voordat oordrag van die standplaas of eenheid mag plaasvind.
- 1.3.4 Die applikant sal verantwoordelik wees vir die konstruksie van die toegangspad (Erf 67) asook interne paaie en 'n stormwater sisteem voordat oordrag van enige standplaas of eenheid mag plaasvind.
- 1.3.5 Die eienaar van 'n standplaas of eenheid in die dorp sal verantwoordelik wees vir die voorsiening van 'n septiese tenk en sypelriool vir die hantering van riool en afvalwater. Die sisteem sal ontwerp en gebou word in ooreenstemming met "Septic Tank Systems (BOU/R9603)" van die WNNR.
- Septiese tenks sal minstens 30 meters weg geleë wees vanaf die naaste waterbron,
  - Die boom van die tenk moet nie laer as 1 meter vanaf die hoogste seisoenale watervlak wees nie.
  - Tenks moet gereeld geïnspekteer word om tydige maatreëls te tref om die opbou van slyk of skuim te verhoed.
  - Verdere vereistes wat gestel mag word deur die Departement van Waterwese moet ook nagekom word.
- 1.3.6 'n Sertifikaat van voltooiing sal uitgereik word deur 'n toepaslik gekwalifiseerde en geregistreerde ingenieur sodra die straat (Erf 67), interne paaie en storm-watersisteem, 'n drinkbare watersisteem, rioolsisteem en elektriese netwerk tot by die aansluitingspunte gereed is of gebruik kan word vir die doeleindes



Corporate shall be obliged to take over (free of compensation) the individual engineering service systems. On the date that the practical completion certificate is issued, the Body Corporate shall become responsible for the maintenance of the specific engineering services referred to in points 1.3.2 - 1.3.5 above (excluding construction defects up to date of the issue of the final completion certificate).

**A4 CLASSIFICATION**

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

GROUP	ERF NO.	CONDITIONS OF TITLE
Street	67	
Residential for Recreation and tourist attractions	68	B

**B CONDITIONS OF TITLE**

**B1 IN FAVOUR OF THE METSIMAHOLO LOCAL MUNICIPALITY:**

- 1.1 The property shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.
- 1.2 Every owner of a sectional title unit in the land development area or of any subdivided portions hereof or any person who has an interest therein shall become and shall remain a member of the Body Corporate and be subject to its constitution until he/she ceases to be an owner of aforesaid. Neither the site or unit nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/ herself to the satisfaction of such Body Corporate to become a member of the Body Corporate.
- 1.3 The owner of a sectional title unit in the land development area or any subdivided portion thereof or any person who has an interest therein shall not be entitled to transfer the unit or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Body Corporate that the provisions of the Articles of Association of the Body Corporate have been complied with.
- 1.4 The Body Corporate shall have the legal power to levy from each and every member the cost incurred in the fulfilment of its function and shall have legal recourse to recover such fees and costs in the event of a default in payment by any member.
- 1.5 All buildings and structures to be erected shall be made subject to the provisions of the Development and Architectural Guidelines and any and all amendments to

waarvoor dit ontwerp en geïnstalleer is. Op hierdie stadium sal die beheerliggaam verplig wees om (sonder vergoeding) die individuele ingenieursdienste oor te neem. Vanaf die datum wat die sertifikaat van voltooiing uitgereik word, sal die Beheerliggaam verantwoordelik wees vir die instandhouding van die spesifieke ingenieursdienste soos na verwys in punte 1.3.2 – 1.3.5 hierbo (met uitsluiting van konstruksie defekte tot op datum van uitreiking van die finale sertifikaat van voltooiing).

**A4 KLASSIFIKASIE**

Die erwe van hierdie dorp word in die hieronder-vermelde groepe ingedeel in terme van die bepalings van die Vaalrivierkompleks Streekstruktuur Plan, 1996, en is onderworpe aan die voorwaardes soos in para-graaf B hieronder vermeld:

GROEP	ERF NO.	TITELVOORWAARDES
Straat	67	
Residensieël vir Ontspanning en Toeriste attraksies	68	B

**B TITELVOORWAARDES**

**B1 TEN GUNSTE VAN DIE METSIMAHOLO PLAASLIKE MUNISIPLAITEIT:**

- 1.1 Die eiendom sal onderhewig gemaak word aan bestaande voorwaardes en serwitute, indien enige, insluitend voorbehoud van minerale regte.
- 1.2 Elke eienaar van 'n deeltitel eenheid of van enige onderverdeelde gedeelte daarvan, of wat 'n belang daarin het, sal deel word en as 'n lid aanbly van die Beheerliggaam en aan die konstitusie onderworpe wees totdat hy/sy nie meer 'n eienaar of belanghebbende van bogenoemde is nie. Geen standplaas of eenheid of enige onderverdeling daarvan, of enige belang daarin, mag getransporteer word na 'n persoon wat hom/haarself nie verbind tot die bevrediging van die Beheerliggaam, as 'n lid van die Beheerliggaam.
- 1.3 Die eienaar van 'n deeltitel eenheid of van onderverdeelde gedeelte daarvan, of wat 'n belang daarin het, is nie gemagtig om die standplaas of eenheid, of enige gedeelte daarvan, of enige belang daarin te transporteer sonder 'n Uitklaring Sertifikaat van die Beheerliggaam wat bevestig dat aan die bepalings van die reëls en verordenings van die Beheerliggaam voldoen is.
- 1.4 Die Beheerliggaam het wettige magtiging om 'n heffing te eis van elke lid vir die kostes aangegaan in die uitvoering van sy funksie en het die wetlike reg om fondse en kostes te eis in die geval van 'n wanbetaling deur 'n lid.
- 1.5 Alle geboue en strukture wat opgerig sal word is onderworpe aan bepalings van die Ontwikkelings- en Argitektoniese Riglyne en enige en alle wysigings aan die genoemde dokument soos dit

<p>the said document as may be affected and approved by the Body Corporate.</p> <p>1.6 Building plans shall only be submitted to the local authority for final approval once the said plans have been evaluated and approved by the Body Corporate as specifically provided for in the Articles of Association.</p> <p>1.7 The Body Corporate shall be responsible for making suitable arrangements for the regular collection and disposal of refuse at every site or unit and to dispose of such refuse at the nearest municipal land fill site.</p> <p>1.8 Use and development of the erf shall comply with the provisions of the Environmental Management Plan as approved by the Free State Department of Economic, Small Business Development, Tourism and Environmental Affairs.</p> <p>1.9 No refuse whatsoever shall be disposed of in any manner on the erf or any other place within the township.</p> <p>1.10 The design and construction of buildings and services is subject to the approval of the Department of Water and Sanitation and Rand Water.</p> <p>1.11 Except for the preparation of foundations for purposes of erecting building structures and for digging holes to plant trees and shrubs, on the erf, no excavations shall take place on the erf.</p> <p>1.12 Erf 67 shall not be sold to different owners.</p> <p>1.13 Erf 68 shall be used only for the erection of sectional title dwellings with outbuildings normally associated with dwelling houses and boat houses thereon.</p> <p>1.14 Buildings on the erf shall not exceed a height of 2 storeys (Ground floor plus 1 storey).</p> <p>1.15 All buildings on the erf shall be erected:</p> <p>1.15.1. At least 2 metres from the side or back boundaries of the property;</p> <p>1.15.2 10 Metres inland from the 1486, 4m contour line (full supply line) or such closer distance as may be permitted by the Department of Water and Sanitation.</p> <p><b>2 WORD DEFINITIONS</b></p> <p>“Applicant” refers to the township owner or township developer or successor in title;</p> <p>“Local Municipality” refers to the Metsimaholo Local Municipality.</p>	<p>aangepas en goedgekeur word deur die Beheerliggaam.</p> <p>1.6 Bouplanne sal slegs ingehandig word aan die Plaaslike Owerheid vir finale goedkeuring nadat dit geëvalueer en goedgekeur is deur die Beheerliggaam soos spesifiek bepaal in die Artikels van Assosiasie.</p> <p>1.7 Die Beheerliggaam sal verantwoordelik wees vir ‘n geskikte ooreenkoms vir die gereelde invordering en verwydering van vullis by elke standplaas of eenheid enstorting van vullis by die naaste munisipale stortingsterrein.</p> <p>1.8 Gebruik en ontwikkeling van die erf is onderworpe aan maatreëls van die Omgewings Bestuurs Plan soos goedgekeur deur die Vrystaat Departement van Ekonomie, Klein Besigheid Ontwikkeling, Toerisme en Omgewingsake.</p> <p>1.9 Geen vullis van enige aard mag mee weggedoen word op enige manier op die erf of enige ander plek in die dorp.</p> <p>1.10 Die ontwerp en konstruksie van geboue en dienste is onderworpe aan die goedkeuring van die Departement van Waterwese, Departement van Gesondheid en Rand Water.</p> <p>1.11 Behalwe vir doeleindes van voorbereiding van fondasies vir die oprigting van geboue of grawe van gate vir die plant van bome en struik, mag geen uitgrawings op enige erf plaasvind nie.</p> <p>1.12 Erf 67 sal nie afsonderlik aan verskillende eienaars vervreem word nie.</p> <p>1.13. Erf 68 sal slegs vir die oprigting van deeltitelwoonhuise en buitegeboue wat normaalweg met woonhuise geassosieer word en boothuise, gebruik word.</p> <p>1.14 Geboue op die erf mag nie ‘n hoogte van 2 verdiepings (grondvlak plus een verdieping) oorskry nie;</p> <p>1.15 Alle geboue op die erf sal opgerig word:</p> <p>1.15.1 Ten minste 2-meter vanaf die sykant of agtergrens van die eiendom;</p> <p>1.15.2 Ten minste 10-meter landwaarts vanaf die 1486,4m kontoerhoogte (volvoorraadlyn); of sodanige ander afstand as wat toegelaat mag word deur die Departement van Water en Sanitasie.</p> <p><b>2 WOORDOMSKRYWINGS</b></p> <p>“Applikant” verwys na die dorpseienaar of dorpsontwikkelaar of sy opvolger in titel;</p> <p>“Plaaslike Munisipaliteit” verwys na die Metsimaholo Plaaslike Munisipaliteit.</p>
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**[PROCLAMATION NO. 09 OF 2023]**

**DECLARATION OF TOWN: REFENGGGOTSO EXTENSION 11**

By virtue of the powers vested by Section 24 of the Metsimaholo By-Law on Municipal Land Use Planning, 2015 it is hereby declared that the area represented by General Plan S.G. No 258/2022 and approved by the Surveyor General on 13 June 2022 to be an approved town under the name Refengkgotso Extension 11 subject to the conditions as set out in the Schedule.

**MUNICIPAL MANAGER  
METSIMAHOLO LOCAL MUNICIPALITY**

**SCHEDULE**

**CONDITIONS OF ESTABLISHMENT AND OF TITLE**

The Town is, Refengkgotso Extension 11 situated on Portion 28 of the farm Knoppiesfontein 94, District, Heilbron and comprises of 2 erven numbered 6207 and 6208 as indicated on General Plan SG No. 258/2022

**A. CONDITIONS OF ESTABLISHMENT**

**A.1** The Town Engineer has the right if he deems it necessary, to demand that the foundations for any specific building or building complex be designed by a Professional Civil Engineer as prescribed in The National Building Regulations, and such an engineer must attend to the Geological Engineer's report which is available at the Local Municipality for his perusal.

**A.2 STREETS, STORM WATER AND ACCESS**

- a. The Township Developer shall, at his cost, provide streets from which access will be given to all erven in the town.
- b. The Township Developer shall, at his cost, provide a complete storm water drainage system. The said system shall be adequate to collect and drain the storm water.

**A.3 ELECTRICITY**

- a. The Township Developer shall arrange with the supplier of bulk electricity in the area for the supply of electricity to the town.

**A.4 WATER**

- a. The Township Developer shall supply water to the town.
- b. Township Developer shall, at his costs provide a complete water network.

**A.5 SANITATION**

- a. The Township Developer shall, at his cost, provide a complete sewer network in the town.

**[PROKLAMASIE NR. 09 VAN 2023]**

**DORPSVERKLARING: REFENGGGOTSO UITBREI-DING 11**

Kragtens die bevoegdheid verleen deur Artikel 24 van die Metsimaholo Verordeninge op Munisipale Grondgebruiksbeplanning, 2015 word hierby die gebied voorgestel deur Algemene Plan L.G. No. 258/2022, soos goedgekeur deur die Landmeter-Generaal op 13 Junie 2022 tot 'n goedgekeurde dorp verklaar onder die naam Refengkgotso Uitbreiding 11, onderworpe aan die voorwaardes soos in die Bylae uiteengesit.

**MUNISIPALE BESTUURDER  
METSIMAHOLO PLAASLIKE MUNISIPALITEIT**

**BYLAE**

**STIGTINGS EN EIENDOMSVOORWAARDES**

Die Dorp is Refengkgotso, Uitbreiding 11 geleë op Gedeelte 28 van die plaas Knoppiesfontein 94, Distrik Heilbron, bestaande uit 2 erwe genommer 6207 en 6208 soos aangedui op Algemene Plan No. LG No 258/2022

**A. STIGTINGSVOORWAARDES**

**A.1** Die Stadsingenieur het die reg, indien hy so sou oordeel om te vereis dat die fondasies vir enige spesifieke gebou of geboue kompleks deur 'n Professionele Siviele ingenieur ontwerp moet word, soos voorgeskryf in die Nasionale Bou-regulasies en sodanige ingenieur moet ag slaan op die Geotegniese Ingenieur se verslag wat by die Plaaslike Munisipaliteit beskikbaar is vir sy inligting.

**A.2 STRATE, STORMWATER EN TOEGANG**

- a. Die Dorpsontwikkelaar sal, op eie koste, strate voorsien waarvan toegang aan alle erwe in die dorp voorsien sal word.
- b. Die dorpsontwikkelaar sal, op eie koste, 'n volledige stormwater dreineringsstelsel voorsien. Gesegde stelsel sal voldoende wees om storm-water te versamel en te dreineer.

**A.3 ELEKTRISITEIT**

- a. Die Dorpsontwikkelaar sal reëlings tref met die voorsiener van grootmaat elektrisiteit in die area vir die voorsiening van elektrisiteit na die dorp.

**A.4 WATER**

- a. Die Dorpsontwikkelaar sal water voorsien vir die dorp.
- b. Die Dorpsontwikkelaar sal, op sy koste, 'n volledige waternetwerk voorsien.

**A.5 SANITASIE**

- a. Die Dorpsontwikkelaar sal, op sy koste, 'n volledige rioleringsnetwerk voorsien in die dorp

**A.6 ACCESS**

- a. No erf in this town shall have direct access to Provincial Road P85/3.
- b. The Township Developer shall be responsible for the design and construction of the access to the Provincial Road.

**A.7 ENDOWMENT**

The Township Developer shall at his cost transfer the following erf free of charge to the Metsimaholo Municipality.

**Erf 6208**

**A.8 ARBITRATION**

In the event of a dispute arising between the Township Developer and any authority on interpretations of and the compliance of any of the above conditions, either of the parties shall have the right of appeal.

**A.9 CLASSIFICATION**

The erven in this township are classified in the undermentioned use zones and subject to the conditions of title as set out in paragraph B:

GROUP	ERF NO	CONDITIONS OF TITLE	USES
BUSINESS	ERF 6207	B.1, B.2, B.3, B.4, B.5	SHOPS, OFFICES, BUSINESS PURPOSES
STREET	ERF 6208	-	ACCESS

**B. CONDITIONS OF TITLE**

The conditions of title have been imposed by the Municipality and are as follows:

In favour of Metsimaholo Local Municipality.

- B.1 Notwithstanding anything to the Contrary contained in these conditions, 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.
- B.2 Erf 6207 is subject to a 19,5m building line restriction along the Boundary of Provincial Road P85/3.
- B.3 These erven are subject to a servitude, 2 metres wide, along any of its boundaries, except the street boundaries, as well as any other servitude shown on the General Plan of the development, for the laying of Municipal service mains over or under the erven, and the officials of the Municipality shall at all reasonable times have free access thereto for the purposes of construction, maintenance and repair of the service mains.

**A.6 TOEGANG**

- a. Geen erf in hierdie dorp sal direkte toegang tot Provinsiale Pad P85/3 hê nie.
- b. Die Dorpsontwikkelaar sal verantwoordelik wees vir die ontwerp en konstruksie van die toegang tot die Provinsiale Pad.

**A.7 SKENKING**

Die Dorpsontwikkelaar sal op sy koste, die volgende erf gratis en sonder koste aan die Metsimaholo Plaaslike Munisipaliteit oordra:

**Erf 6208**

**A.8 ARBITRASIE**

In die geval waar 'n dispuut ontstaan tussen die dorsontwikkelaar en enige owerheid rakende die interpretasie van en die volbrenging van enige van die bostaande voorwaardes sal enige van die partye die reg hê om te appelleer.

**A.9 KLASSIFIKASIE**

Die erwe in hierdie dorp word in die hier ondervermelde gebruiksones ingedeel en is verder onderhewig aan die titelvoorwaardes soos in paragraaf B uiteengesit word:

GROEP	ERF NO	TITELVOORWAARDES	GEBRUIKE
BESIGHEID	ERF 6207	B.1, B.2, B.3, B.4, B.5	WINKELS, KANTORE, BESIGHEIDSDOELEINDES
STRAAT	ERF 6208	-	TOEGANG

**B. TITELVOORWAARDES**

Die Titelvoorwaardes is ingestel deur die Munisi-paliteit en is soos volg:

Ten gunste van die Metsimaholo Plaaslike Munisi-paliteit.

- B.1 Nieteenstaande enigiets tot die teendeel in hierdie voorwaardes, sal geen persoon 'n eiendom gebruik of ontwikkel op so 'n wyse dat dit afbreuk sal doen aan die innemendheid van die gebied waarin dit geleë is.
- B.2 Erf 6207 is onderhewig aan 'n 19,5m boulyn langs die grens van Provinsiale Pad P85/3.
- B.3 Hierdie erwe is onderworpe aan 'n 2 meter wye ser-wituit op enige grens, behalwe straatgrense, asook enige serwituit wat op die Algemene Plan van die ontwikkeling aangedui word vir die lê van munisipale hoofdienste oor of onder die erwe en die beampies van die Munisipaliteit sal ten alle redelike tye vry toegang hiertoe hê vir die doeleindes van konstruksie, onderhoud en herstel van die hoofdiens.

<p>B.4 The business erf (Erf 6207) is subject to a 5-meter building line restriction along the street boundaries. (Provincial Roads excluded)</p> <p>B.5 The Geological conditions of the development are described in the geotechnical engineer's report and must be consulted at all times during the planning, design and construction of the foundations of all buildings.</p> <p>B.6 Buildings on Erf 6207 may primarily be used for shops, offices, business purposes.</p> <p><b>PERMISSIBLE COVERAGE" 60%</b></p> <p>In these conditions the following meanings are applicable:</p> <p>"Business purposes" means the use of a building and/or land for offices, showrooms, restaurants, shops, café, industry.</p>	<p>B.4 Die besigheidserf (Erf 6207) is onderworpe aan 'n 5m boulyn op die straatgrens. (Provinsiale Paaie uitgesluit)</p> <p>B.5 Die Geologiese gesteldheid van die ontwikkeling is beskryf in die geotegniese ingenieursverslag en moet ten alle tye konsulteer word gedurende die beplanning, ontwerp en konstruksie van die fondasies van alle geboue.</p> <p>B.6 Geboue wat op Erf 6207 opgerig word, mag hoof-saaklik vir winkels, kantore, besigheidsdoeleindes gebruik word.</p> <p><b>TOELAATBARE DEKKING: 60%</b></p> <p>In hierdie voorwaardes is die volgende betekenis van toepassing:</p> <p>"Besigheidsdoeleindes" beteken die gebruik van 'n gebou en/of grond vir kantore, uitstallokale, restaurante, winkels, kafee, industrieel.</p>
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**[PROCLAMATION NO. 10 OF 2023]**

**FREE STATE PROVINCIAL HERITAGE RESOURCES AUTHORITY**

**DECLARATION OF THE OU GRIETJIE CANON HOUSED AT THE CALEDON RIVER MUSEUM IN SMITHFIELD**

By virtue of the powers vested in the Free State Provincial Heritage Resources Authority, in terms of section 32 (4) of the National Heritage Resources Act (No. 25 of 1999) FSPHRA hereby declares the Ou Grietjie Canon housed at the Caledon River Museum in Smithfield, 5 Douglas Street; as a Provincial Heritage Object.

**Statement of Significance**

Caledon River known as Mohokare in Sesotho forms, the border between South Africa and Lesotho. It is the largest tributary to the Orange River. The Caledon valley is important in the history of the Basotho as it was exceptionally fertile and could be farmed without irrigation. This then made it desirable and was one of the causes of the conflict between the Basotho and the Boers.

Voortrekkers first settled in Bersheeba near Smithfield. This became the best land to settle as it was very fertile. It became one of the most successful mission stations in Africa. It serviced more than 1 000 Africans, mostly Sesotho speaking. It had a school and a printing press. Bersheeba was destroyed by the Afrikaners under the command of Magistrate Sauer of Smithfield as they called the missionaries "Basotho sympathisers". This was in 1858. They came in pretence of peace while having organised for war secretly. They told the residents that they had 10 minutes to hand in their weapons. When the people refused, they started firing, using rifles and canons. The whole mission station was destroyed and only one house belonging to WG Roeland was salvaged. All the livestock were taken by those Boers.

Through research, it is evident that Ou Grietjie is a name given to more than one cannon. There is an Ou Grietjie housed in the Voortrekker monument in Tshwane as well as one housed in the Caledon River Museum in Smithfield. The one in Tshwane is a four-pounder (used by the Boer to attack the Zulu in the battle of the Blood River in 1838) whereas the one in Smithfield is a six-pounder (used by the Boer in the Free State-Basotho wars between 1858 and 1868).

The cannon was used during the Renoster River conflict in 1857, throughout the Basotho wars and the laying of the cornerstone of the Dutch Reformed Church. "Grietjie" played an important role in the Smithfield Commando and is surrounded by objects depicting history, battles and everyday activities. The gun was last used in 1868 to bombard Thaba-Bosiu during the final Basuto War. It arrived in Smithfield in 1858 originating from Swellendam.

Site name	Address	Province	Town	Municipality
Ou Grietjie Canon housed at the Caledon River Museum	5 Douglas Street	Free State	Smithfield	Mohokare Local Municipality

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**[PROCLAMATION NO. 11 OF 2023]**

**FREE STATE PROVINCIAL HERITAGE RESOURCES AUTHORITY**

**DECLARATION OF THE NEDERDUITSE GEREFORMEERDE KERK BRANDFORT IN WINNIE MANDELA TOWN AS A PROVINCIAL HERITAGE SITE**

By virtue of the powers vested in the Free State Provincial Heritage Resources Authority, in terms of section 27 (5) of the National Heritage Resources Act (No. 25 of 1999) FSPHRA hereby declares the Nederduitse Gereformeerde Kerk Brandfort in Winnie Mandela Town (also referred to as the NG Kerk Brandfort), Erf 359; as a Provincial Heritage Site.

**Statement of Significance**

Settlers occupied the area in the 1830 and the town was proclaimed in 1884 on the farm Keerom. The name Brandfort is an Afrikaans name which means “burning fort”. However, according to Heese JA, a historian, the town was named after Jan Brand who was a president of the Orange Free State at the time. Inhabitants of the area then signed a petition requesting the establishment of a new congregation in 1869. In 1870, numerous attempts were made by the NG Church Council to establish a congregation in Brandfort and it was only in 1975 that the church was approved. The mother church of the Brandfort area was founded on 17 June 1875, which marks it as the 20<sup>th</sup> church in the Free State. The church building was however erected in 1885 when President J Brand laid a cornerstone on 10 July. The Dutch Reformed Church (DRC) only wanted to erect a church building once the town had been proclaimed so that there would be enough people to attend the church. The church was unveiled on 19 June 1885 and was only first used on 21 January 1887. It is however not clear why this was the case. Its first Reverend was EAJ du Toit. This church was designed by an architect by the name of Rachard Wocke (1831-1890) who was a renowned architect and built not only the church in Brandfort but included Rouxville, Boshof, and Edenburg. He was also one of the architects for the Tweekoringkerk in Bloemfontein. The church was instrumental in serving as a refugee space for mainly children during the South African War (1899-1902). The church itself has a statue of an angel which signifies and honours women and children who died in concentration camps during the war. The town Brandfort has been renamed Winnie Mandela Town on 6 August 2021 (Gov gazette no. 44943, notice 682).

Site name	Erf no	Province	Town	Municipality
NG Kerk Brandfort	359	Free State	Winnie Mandela Town	Masilonyana

**[PROCLAMATION NO. 12 OF 2023]**

**FREE STATE PROVINCIAL HERITAGE RESOURCES AUTHORITY**

**DECLARATION OF THE DINOSAUR FOOTPRINT AT THE UNIONDALE GAME FARM IN PAUL ROUX**

By virtue of the powers vested in the Free State Provincial Heritage Resources Authority, in terms of section 27 (5) of the National Heritage Resources Act (No. 25 of 1999) FSPHRA hereby declares the Dinosaur Footprints at the Uniondale Game Farm in Paul Roux, (Farm number 867); as a Provincial Heritage Site.

**Statement of Significance**

The town of Paul Roux in the Eastern Free State is also known for its dinosaur footprints which are a tourist attraction, housed in the Uniondale Farm. These footprints which form part of the Early Jurassic theropod trackway are not only the smallest tracks in the Clarens Formation but also the most elongated dinosaur footprints in Southern Africa, to date. These dinosaur footprints preserved in hardened clay give proof to the existence of these humongous creatures. The sandstone block is now resting on its side near the base of a hill from which it was tumbled. According to M Raath and A Yates, this rock appears to have broken off from a thick, relatively coarse massive sandstone which outcrops near the top of the hill. The researchers further state that “there can be no doubt that the trackway horizon belongs to the Clarens Formation” formerly known as “Cave Sandstone”. Wits University’s Bernard Price Institute for Palaentology, put these tracks on record in June 2003. The trackway consists of a series of five successive footprints of a large bipedal tridactyl animal. On the rock where the main print lies, there are several other scattered, isolated prints of one or more smaller animals on the block, but no clear individual trackways. It is worth noting that there has been some weathering of the surface and this is one of the reasons the farm owner has decided to fence the area as a form of protection. Rath and Yates further state that “The animal that made the Uniondale track is considerably larger than any theropod dinosaur known to date by body fossils from either the Elliot or Clarens formations”; this should be an indication of the trackways uniqueness and importance of declaring this site.

Site name	Farm no	Province	Town	Municipality
Dinosaur Footprint at the Uniondale Game Farm	867	Free State	Paul Roux	Dihlabeng Local Municipality

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**[PROVINCIAL NOTICE NO. 57 OF 2023]**

**APPOINTMENT OF MEMBERS TO THE KOPANONG MUNICIPAL PLANNING TRIBUNAL IN TERMS OF SECTION 35 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013**

At an ordinary Council Meeting held on 28 June 2022 the Kopanong Local Municipality Council resolved to appoint the following persons as members of the Kopanong Municipal Planning Tribunal in terms of Section 35 of the Spatial Planning and Land Use Management Act.

Internal members

Names	Position
Mr Thabo Mahasane	Chairperson
Mr Marshall Madolo	Deputy Chairperson
Mr Eric Phaku	Municipal Official

External members

Names	Position
Mr Molwantwa Selogilwe	COGTA – Director Spatial Planning
Mr Danie Schoeman	DALRRD – Chief Town Planner

Technical Advisors to MPT (no voting rights)

Names	Positions
Mrs. Petra Marais	COGTA- Town Planner
Mrs Christa Mathews	Administrative Officer

The appointment will be for a period of five (5) years and not exceeding 10 years. The *domicilium citandi et executandi* for the purpose of accepting land development applications, legal proceedings and giving or sending notices are the following addresses

Physical Address : 20 Louw Street  
Trompsburg

Postal Address : P O Box 23  
Trompsburg  
9913

**Mr. Malefetsane Peter Makau**  
**Acting Municipal Manager**  
**KOPANONG LOCAL MUNICIPALITY**

**[PROVINCIAL NOTICE NO. 58 OF 2023]**

**APPOINTMENT OF MEMBERS TO THE LETSEMENG MUNICIPAL PLANNING TRIBUNAL IN TERMS OF SECTION 35 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013**

At an ordinary Council Meeting held on 31 March 2023 the Letsemeng Local Municipality Council resolved to appoint the following persons as members of the Letsemeng Municipal Planning Tribunal in terms of Section 35 of the Spatial Planning and Land Use Management Act.

Internal members

Names	Position
H.Lichaba	Municipal Official
S. Fikizolo	Municipal Official
S. Ntathu	Municipal Official
P. Mokgwetsi	Municipal Official
S. Phithi	Municipal Official
I. Bonani	Municipal Official
T. Mokgopo	Municipal Official

External members

Names	Position
P. Thakanyane	COGTA – Professional Town Planner

R. Mdubeki	DALRRD – Surveyor General
D. Mngcolwani	DALRRD – Registrar of Deeds

Technical Advisor(s)

Names	Positions
Mrs. Petra Marais	COGTA- Professional Town Planner

The appointment will be for a period of five (5) years and not exceeding 10 years. The *domicilium citandi et executandi* for the purpose of accepting land development applications, legal proceedings and giving or sending notices are the following addresses:

Physical Address : 7 Groot Trek Street,  
Koffiefontein  
Postal Address : Private Bag X3  
Koffiefontein  
9986

**K MASEKOANE**  
**Acting Municipal Manager**  
**LETSEMENG LOCAL MUNICIPALITY**

**[GENERAL NOTICE NO. 89 OF 2023]**

**MANGAUNG MUNICIPAL SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (PROVINCIAL GAZETTE NUMBER 75 OF 26 NOVEMBER 2021)**

The Mangaung Metropolitan Municipality hereby notify, for general information, in terms of the provisions of Section 50(1)(a) of the Mangaung Municipal Land Use Planning By-law of 2021, read together with the relevant provisions of the Spatial Planning and Land Use Management Act, 2013, that the following application has been received from LABUSCHAGNE LAND SURVEYORS.

Any person who wants to make an objection against the approval application is hereby invited to lodge and substantiate their objection in to Me. Patricia Maasdorp, Directorate Planning, Mangaung Metro Municipality, P.O. Box 3704, Bloemfontein, 9300 or email it to [patricia.maasdorp@mangaung.co.za](mailto:patricia.maasdorp@mangaung.co.za).

Comprehensive reasons for the objection, the objectors full name, surname, postal-, street and e-mail address and contact numbers must accompany the objection.

Any person who is unable to write may visit the office, during office hours, at Room 802 on the 8<sup>th</sup> floor of the Bram Fischer Building, on the corner of Nelson Mandela Drive and Markgraaff Street, where an official will assist in transcribing the objection.

Objections must reach the above-mentioned office within a period of **30 days** from date of publication in 3 different newspapers.

Date of publications : **6 October 2023**

Closing date for objections : **8 November 2023**

Objectors will be notified in writing if a hearing will be held in respect to the application.

**[ALGEMENE KENNISGEWING NR. 89 VAN 2023]**

**MANGAUNG MUNISIPALE GRONGEBRUIK-BEPLANNING VERORDENING (PROVINSIALE GAZETTE NOMMER 75 VAN 26 NOVEMBER 2021)**

Die Mangaung Metropolitaanse Munisipaliteit gee hiermee, vir algemene inligting, kennis in terme van Artikel 50(1)(a) van die Munisipale Grondgebruik Verordening van 2021, gelees tesame met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013, dat die volgende aansoek vanaf LABUSCHAGNE LANDMETERS ontvang is.

Enige persoon wat beswaar wil aanteken teen die goedkeuring van die aansoek word versoek om hul besware skriftelik te rig aan Me. Patricia Maasdorp, Direkoraat Stadsbeplanning, Mangaung Metropolitaanse Munisipaliteit, Posbus 3704, Bloemfontein, 9300 of te epos na [patricia.maasdorp@mangaung.co.za](mailto:patricia.maasdorp@mangaung.co.za).

Skriftelike besware moet vergesel wees van volledige redes vir die beswaar, die beswaarmaker se volledige besonderhede nl. naam, van, straatadres, posadres, e-pos adres en kontaknommers.

Diegene wat nie kan skryf nie kan gedurende kantoorure die kantoor besoek by Kamer 802 op die 8ste vloer van die Bram Fischergebou, op die hoek van Markgraaff- straat en Nelson Mandela Rylaan, waar 'n beampte van die kantoor sodanige persoon sal bystaan om die beswaar op skrif te stel.

Die besware moet bogenoemde kantoor binne **30 dae** na datum van plasing van kennisgewings in 3 verskillende koerante bereik.

Datum van publikasies : **6 Oktober 2023**

Datum vir die sluit van besware : **8 November 2023**

Beswaarmakers sal skriftelik in kennis gestel word indien 'n verhoor ten opsigte van die aansoek gehou gaan word.

<p><b>(a) Erf 359 Langenhovenpark 22 Mikro Street, Langenhovenpark)</b> Removal of restrictive conditions 2.(a) (i) and (ii) on page 3 of Title Deed T9751/2021 in order to legalize the development of a second dwelling on the property.</p>	<p><b>(a) Erf 359 Langenhovenpark (Mikrostraat 22, Langenhovenpark)</b> Opheffing van beperkende voorwaardes 2.(a) (i) en (ii) op bladsy 3 van Titel Akte T9751/2021 om die oprig van 'n tweede woning op die eiendom te wettig.</p>
<p><b>[GENERAL NOTICE NO. 90 OF 2023]</b></p> <p><b>SPECIAL CONSENT APPLICATION: PROPOSED PLAYGROUP ON ERF 15605 BLOEMFONTEIN EXTENSION 100, 16 LANDMAN STRAAT, BLOEMFONTEIN</b></p> <p>It is hereby notified for general information that an application for special consent for a Playgroup has been submitted to the Mangaung Metropolitan Municipality, Town &amp; Regional Planning Section for consideration. The particulars of the application are as follows:</p> <p>Property: Erf 15605 Bloemfontein Extension 100          Location: 16 Landman Straat, Bloemfontein          Owner: Lize Dippenaar en Dogters Pty Ltd          Applicant: Legaye Development Management and Licensing Services Pty Ltd          Zoning: Residential 1</p> <p><b>Nature of application:</b></p> <p>It is proposed that a Special Consent for a Playgroup be granted on the subject property.</p> <p>Full particulars can be obtained during normal office hours at the office of the Manager, Development Application of Mangaung Metropolitan Municipality, Room 802: 8<sup>th</sup> floor; Bram Fischerbuilding, c/o Markgraaff &amp; Nelson Mandela Drive.</p> <p>Objections against the application, if any, must be lodged in writing to the office of the Manager: Development Application on or before <b>3 November 2023</b>. Any person with objections against the application, should lodge such objections at the above details and address.</p> <p><b>DATE OF ADVERTISEMENT: 6 October 2023</b></p>	<p><b>[ALGEMENE KENNISGEWING NR. 90 VAN 2023]</b></p> <p><b>SPESIALE TOESTEMMING AANSOEK VIR 'N SPEELGROEP OP ERF 15605 BLOEMFONTEIN UITBREIDING 100, LANDMAN STRAAT 16, BLOEMFONTEIN</b></p> <p>Dit word hiermee vir algemene inligting in kennis gestel dat 'n aansoek om spesiale toestemming vir 'n Speelgroep by die Mangaung Metropolitaanse Munisipaliteit, Stads- en Streekbeplanningsafdeling ingedien is vir oorweging. Die besonderhede van die aansoek is soos volg:</p> <p>Eiendom : Erf 15605 Bloemfontein Uitbreiding 100          Plek : Landmanstraat 16, Bloemfontein          Eienaar : Lize Dippenaar en Dogters Pty Ltd          Aansoeker : Legaye Development Management and          Sonering : Residensieel 1</p> <p><b>Aard van toepassing:</b></p> <p>Daar word voorgestel dat 'n Spesiale Toestemming vir 'n Speelgroep op die betrokke eiendom verleen word. Volledige besonderhede kan gedurende gewone kantoorure verkry word by die kantoor van die Bestuurder, Ontwikkelingsaansoek van Mangaung Metropolitaanse Munisipaliteit, Kamer 802: 8ste vloer; Bram Fischergebou, h/v Markgraaff &amp; Nelson Mandelarylaan.</p> <p>Besware teen die aansoek, indien enige, moet skriftelik by die kantoor van die Bestuurder: Ontwikkelingsaansoek ingedien word voor of op <b>3 November 2023</b>. Enige persoon met besware teen die aansoek, moet sodanige besware by bogenoemde besonderhede en adres indien.</p> <p><b>DATUM VAN ADVERTENSIE: 6 Oktober 2023</b></p>
<p><b>[GENERAL NOTICE NO.91 OF 2023]</b></p> <p><b>COMPILATION OF THE SPATIAL DEVELOPMENT FRAMEWORK OF MOQHAKA LOCAL MUNICIPALITY IN TERMS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013)</b></p> <p>Notice is hereby given in terms of the Spatial Planning and Land Use Management Act (Act 16 of 2013 - SPLUMA) read in conjunction with the Moqhaka Local Municipality Municipal Land Use Planning Bylaws, 2015 2015 and Section 28 (3) of the Municipal Systems Act (MSA) that the Moqhaka Local Municipality has compiled the Draft Spatial Development Framework (SDF) for the municipal area of its jurisdiction as contemplated in the Act</p> <p>A hard copy of the Draft SDF document will be available for public inspection during office hours from the date of publication (6 October 2023), at the following towns of the Municipality:</p> <ul style="list-style-type: none"> <li>• Kroonstad/Maokeng</li> </ul>	<p><b>[ALGEMENE KENNISGWEING NR. 91 OF 2023]</b></p> <p><b>ONTWIKKELING VAN DIE RUIMTELIKE ONTWIKKELINGSRAAMWERK VAN MOQHAKA PLAASLIKE MUNISIPALITEIT IN TERME VAN DIE RUIMTELIKE BEPLANNING EN GRONDGEBRUIK BESTUURSWET (WET 16 VAN 2013)</b></p> <p>Kennis geskied hiermee ingevolge die Wet op Ruimtelike Beplanning en Grondgebruikbestuur (Wet 16 van 2013 - SPLUMA) saamgelees met die Moqhaka Plaaslike Munisipaliteit Munisipale Grondgebruikbeplanningsverordeninge, 2015 2015 en Artikel 28 (3) van die Munisipale Stelselwet (MSA) dat die Moqhaka Plaaslike Munisipaliteit die Konsep Ruimtelike Ontwikkelingsraamwerk (ROR) vir die munisipale gebied van sy jurisdiksie saamgestel het soos in die Wet beoog.</p> <p>N harde kopie van die Konsep ROR-dokument sal gedurende kantoorure vanaf die datum van publikasie (6 Oktober 2023) by die volgende dorpe van die Munisipaliteit vir publieke insae beskikbaar wees</p> <ul style="list-style-type: none"> <li>• Kroonstad/Maokeng</li> </ul>

<ul style="list-style-type: none"> <li>• Viljoenskroon/Rammulotsi</li> <li>• Steynsrus/Matlwangtlwang</li> <li>• Renovaal</li> <li>• Vierfontein</li> </ul> <p>Comments, objections, or representations, if any, regarding the Draft SDF document must be submitted in writing before or on the 5 December 2023 to the Moqhaka Municipal Offices, Hill Street, Kroonstad, 9499, or forwarded to <a href="mailto:townplanning.moqhaka@gmail.com">townplanning.moqhaka@gmail.com</a></p> <p>For any further enquiries on the above, please contact Mr. Andre Kotze or Ms Rebone Tshesane (<a href="mailto:townplanning.moqhaka@gmail.com">townplanning.moqhaka@gmail.com</a>), or telephonically on 056 216 9211/ 9217 during normal office hours (Mondays to Fridays, 07:30 to 13:00 and 14:00 to 16:30). The inputs received will be assessed and incorporated into the final Moqhaka Spatial Development Framework (SDF) for approval by the Moqhaka Municipal Council.</p> <p><b>Ms PH Tshabalala Municipal Offices</b>  <b>MUNICIPAL MANAGER</b>          Private Bag X 503          Kroonstad          9500          TEL: (056) 216 9911          FAX: (056) 216 9122</p>	<ul style="list-style-type: none"> <li>• Viljoenskroon/Rammulotsi</li> <li>• Steynsrus/Matlwangtlwang</li> <li>• Renovaal</li> <li>• Vierfontein</li> </ul> <p>Kommentaar, besware of verhoë, indien enige, met betrekking tot die Konsep ROR-dokument moet voor of op 5 Desember 2023 skriftelik ingedien word by die Moqhaka Munisipale Kantore, Hillstraat, Kroonstad, 9499, of gestuur word aan <a href="mailto:townplanning.moqhaka@gmail.com">townplanning.moqhaka@gmail.com</a></p> <p>Vir enige verdere navrae oor bogenoemde, kontak asseblief mnr. Andre Kotze of me Rebone Tshesane (<a href="mailto:townplanning.moqhaka@gmail.com">townplanning.moqhaka@gmail.com</a>), of telefonies by 056 216 9211/9217 gedurende gewone kantoorure (Maandae tot Vrydae, 07:30 tot 13) :00 en 14:00 tot 16:30). Die insette wat ontvang word, sal geassesseer word en in die finale Moqhaka Ruimtelike Ontwikkelingsraamwerk (ROR) geïnkorporeer word vir goedkeuring deur die Moqhaka Munisipale Raad</p> <p><b>Ms PH Tshabalala Municipal Offices</b>  <b>MUNICIPAL MANAGER</b>          Private Bag X 503          Kroonstad          9500          TEL: (056) 216 9911          FAX: (056) 216 9122</p>
<p><b>[GENERAL NOTICE NO. 92 OF 2023]</b></p> <p><b>COMPILATION OF THE SPATIAL DEVELOPMENT FRAMEWORK OF MOQHAKA LOCAL MUNICIPALITY IN TERMS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013)</b></p> <p>The Moqhaka Local Municipality hereby gives notice in terms of Section 20 of the Spatial Planning &amp; Land Use Management Act, 2013 (Act 16 of 2013) and Section 4(2) of the Moqhaka Local Municipality Municipal Land Use Planning By-laws, 2015 and Section 28 (3) of the Municipal Systems Act (MSA) of its intention to compile its Spatial Development Framework (SDF).</p> <p>The Spatial Development Framework is a strategic document setting out objectives reflecting the desired spatial form of the municipality, as well as identifying strategies and policies through which to achieve such objectives. Further details and complete documentation will be made available to the public for inputs and comments throughout the process. Interested and Affected Parties (I &amp; AP's) are hereby invited to register with LED and Planning Directorate at the Municipality, Acting Director Mr. Thekiso Leie (<a href="mailto:moqhakaled@gmail.com">moqhakaled@gmail.com</a> and <a href="mailto:townplanning.moqhaka@gmail.com">townplanning.moqhaka@gmail.com</a>). Any further enquiries can be directed telephonically on 056 216 9217 / 9211.</p> <p>Further details and background to the process may be attained from the Moqhaka Local Municipality (Spatial Planning Unit), during normal office hours (Mondays to Fridays, 08:00 to 13:00 and 14:00 to 16:30</p>	<p><b>[ALGEMENE KENNISGEWING NR. 92 VAN 2023]</b></p> <p><b>ONTWIKKELING VAN DIE RUIMTELIKE ONTWIKKELINGSRAAMWERK VAN MOQHAKA PLAASLIKE MUNISIPALITEIT IN TERME VAN DIE RUIMTELIKE BEPLANNING EN GRONDGEBRUIK BESTUURSWET (WET 16 VAN 2013)</b></p> <p>Die Moqhaka Plaaslike Munisipaliteit gee hiermee kennis ingevolge Artikel 20 van die Wet op die Bestuur van Ruimtelike Beplanning en Grondgebruik, 2013 (Wet 16 van 2013) en Artikel 4(2) van die Verordening op Moqhaka Ruimtelike Beplanning en Grondgebruikbestuur, 2016 en Artikel 28 (3) van die Wet op Munisipale Stelsels (MSA) van voorneme om sy raamwerk vir ruimtelike ontwikkeling (SDF) te ontwikkel.</p> <p>Die Ruimtelike Ontwikkelingsraamwerk is 'n strategiese dokument wat doelwitte uiteensit wat die gewenste ruimtelike vorm van die munisipaliteit weerspieël, asook strategieë en beleide identifiseer waardeur sulke doelwitte bereik kan word. Verdere besonderhede en volledige dokumentasie sal deur die proses aan die publiek beskikbaar gestel word vir insette en kommentaar. Belangstellende en Geaffekteerde Partye (B &amp; AP's) word hiermee uitgenooi om te registreer by LED en Beplanningsdirektoraat by die Munisipaliteit, Waarnemende Direkteur mnr. Thekiso Leie (<a href="mailto:moqhakaled@gmail.com">moqhakaled@gmail.com</a> en <a href="mailto:townplanning.moqhaka@gmail.com">townplanning.moqhaka@gmail.com</a>). Enige verdere navrae kan telefonies by 056 216 9217 / 9211 gerig word.</p> <p>Verdere besonderhede en agtergrond tot die proses kan verkry word by die Moqhaka Plaaslike Munisipaliteit (Ruimtelike Beplanningseenheid), gedurende normale kantoorure (Maandae tot Vrydae, 08:00 tot 13:00 en 14:00 tot 16:30).</p>

<p>The Moqhaka Local Municipality invites members of the public to submit comments and inputs through to the following address: Municipal Offices, Hill Street, Kroonstad, 9499 or <a href="mailto:townplanning.moghaka@gmail.com">townplanning.moghaka@gmail.com</a> / 056 216 9217/ 9211, during normal office hours (Mondays to Fridays, 08:00 to 13:00 and 14:00 to 16:30).</p> <p><b>Ms P H Tshabalala</b>  <b>Municipal Offices</b>  <b>MUNICIPAL MANAGER</b>  <b>Private Bag X 503</b>  <b>FAX: (056) 216 9122</b></p>	<p>Die Moqhaka Plaaslike Munisipaliteit nooi lede van die publiek uit om kommentaar en insette deur te stuur na die volgende adres: Munisipale Kantore, Hillstraat, Kroonstad, 9499 of <a href="mailto:townplanning.moghaka@gmail.com">townplanning.moghaka@gmail.com</a> / 056 216 9217/ 9211, gedurende gewone kantoorure (Maandae) tot Vrydae, 08:00 tot 13:00 en 14:00 tot 16:30).</p> <p><b>Ms P H Tshabalala</b>  <b>Munisipale Kantore</b>  <b>MUNISIPALE BESTUURDER</b>  <b>Privaatsak X 503</b>  <b>FAX: (056) 216 9122</b></p>
<p><b>[GENERAL NOTICE NO. 93 OF 2023</b></p> <p><b><u>MATJHABENG LOCAL MUNICIPALITY</u></b>  <b>NOTICE OF SUBDIVISION APPLICATION IN TERMS OF SECTION 16(2)(a)(v) AND 3(d) AND REZONING APPLICATION IN TERMS OF SECTION 16(2)(a)(ii) AND 3(a) OF THE MATJHABENG LOCAL MUNICIPALITY LAND USE PLANNING BY LAW, 2015, READ TOGETHER WITH SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)</b></p> <p>We, Emendo (Pty) Ltd, being the applicant of Remaining Extent of Erf 8004, Thabong Township, hereby give notice in terms of Section 65(1)(a) of the Matjhabeng Local Municipality Land Use Planning By-law, 2015, that we have applied to the Matjhabeng Local Municipality for Subdivision in terms of section 16(2)(a)(v) and 3(d) of the Matjhabeng Local Municipality Land Use Planning By Law, 2015 and the amendment of the Matjhabeng Local Municipality Land Use Scheme, 2022, by Rezoning in terms of section 16(2)(a)(ii) and 3(a) of the Matjhabeng Local Municipality Land Use Planning By Law, 2015 for the property as described above. The property is situated on 8004 Modikeng Road, Thabong Township, Welkom. The intention of the applicant in this matter is to subdivide Remaining Extent of Erf 8004 Thabong into two (2) portions and simultaneously rezone one (1) portion from "Residential 1" to "Education" for the purpose of a Private school submitted simultaneously in terms of Section 16(2)(a)(v) and 3(d) and Section 16(2)(a)(ii) and 3(a) of the Matjhabeng Local Municipality Land Use Planning By-law, 2015.</p> <p>Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Matjhabeng Local Municipality Town Planning Department, Office 10, Ground Floor, One Reinet Building (Old Procor), 1 Reinet Street, Welkom from Friday, 13 October 2023 until Monday, 13 November 2023. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices, for a period of 30 days from the date of first publication of the notice in the Free State Provincial Gazette / Vista newspapers. Address of Applicant is 30 Rae</p>	<p><b>[ALGEMENE KENNISGEWING NR. 93 VAN 2023]</b></p> <p><b><u>MATJHABENG PLAASLIKE MUNISIPALITEIT</u></b>  <b>KENNISGEWING VAN ONDERVERDELING AANSOEK IN TERME VAN AFDELING 16(2)(a)(v) EN 3(d) ENHERSONERING AANSOEK IN TERME VAN AFDELING 16(2)(a)(ii) EN 3(a) VAN DIE MATJHABENG PLAASLIKE MUNISIPALITEIT GRONDGEBRUIKSBEPLANNING DEUR WET, 2015, LEES SAAM MET WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2013 (WET 16 VAN 2013)</b></p> <p>Ons, Emendo (Edms.) Bpk, synde die applikant van Resterende Omvang van Erf 8004, Thabong Township, gee hiermee kennis ingevolge Artikel 65(1)(a) van die Matjhabeng Plaaslike Munisipaliteit Grondgebruikbeplanningsverordening, 2015, dat ons by die Matjhabeng Plaaslike Munisipaliteit aansoek gedoen het vir Onderverdeling ingevolge artikel 16(2)(a) (v) en 3(d) van die Matjhabeng Plaaslike Munisipaliteit Grondgebruikbeplanning deur Wet, 2015 en die wysiging van die Matjhabeng Plaaslike Munisipaliteit Grondgebruikskema, 2022, deur Hersonerings ingevolge artikel 16(2)(a)(ii) en 3(a) van die Matjhabeng Plaaslike Munisipaliteit Grondgebruikbeplanning volgens wet, 2015 vir die eiendom soos hierbo beskryf. Die eiendom is geleë op Modikengweg 8004, Thabong Township, Welkom. Die voorneme van die applikant in hierdie aangeleentheid is om die Resterende Gedeelte van Erf 8004 Thabong in twee (2) gedeeltes te onderverdeel en terselfdertyd een (1) gedeelte van "Residensieel 1" na "Onderwys" te hersoneer vir die doel van 'n Privaatskool wat gelyktydig ingedien word in bepalings van Afdeling 16(2)(a)(v) en 3(d) en Artikel 16(2)(a)(ii) en 3(a) van die Matjhabeng Plaaslike Munisipaliteit Verordening op Grondgebruikbeplanning, 2015.</p> <p>Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. ) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: Matjhabeng Plaaslike Munisipaliteit Stadsbeplanningsafdeling, Kantoor 10, Grondvloer, Een Reinet-gebou (Ou Procor), Reinetstraat 1, Welkom vanaf Vrydag, 13 Oktober 2023 tot Mandag, 13 November 2023. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore besigtig word vir 'n tydperk van 30 dae vanaf die datum van eerste publikasie van die</p>

Frankel street, Brackenhurst, Alberton and the contact number is: 011 867 1160- boitumelo@emendo.co.za	kennisgewing in die Vrystaatse Provinsiale Koerant / Vista koerante. Adres van Applikant is Rae Frankelstraat 30, Brackenhurst, Alberton en die kontaknommer is: 011 867 1160- boitumelo@emendo.co.za
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**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 , Kopung 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 --- 06 November 2023.

**DIRECTOR GENERAL**

**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, Kopung 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 MANANAUNG 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 06 November 2023 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>		
44277 EXT	Mangatane Francina Litabe	521122 0666 083

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**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, Kopung 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 KOPUNG 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-GENERAL**

**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>BLOEMFONTEIN - MANGAUNG</b>		<b>ESTATE NO</b>
44099 EXT	TSEPO ISHMAEL SEBATANA	
22191 EXT 2	DANIEL AUBREY MALLELA ELIZABETH MALLELA	
28341 EXT 6	TSIENYANE SARAH SELEKE	

**ANNEXURE D**

**NOTICE OF GRANTING OF OWNERSHIP**

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**DIRECTOR GENERAL**

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**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 Kopung 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>BLOEMFONTEIN / MANGAUNG</b>		<b>ESTATE NO</b>
748 EXT 1	BADIROANG KEAMOGETSE MELAMU LORRAINE LIMPHO MELAMU	

<p align="center"><b>FREE STATE PROVINCIAL GAZETTE</b> <i>(Published every Friday)</i></p>	<p align="center"><b>VRYSTAAT PROVINSIALE KOERANT</b> <i>(Verskyn elke Vrydag)</i></p>																								
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