

TOWNSHIPS BOARD NOTICE

It is hereby notified for general information in terms of section 30 read with section 27 of the Townships Ordinance, 1969 (Ordinance No. 9 of 1969) that the following applications have been received by the Free State Townships Board and the relevant plans, documents and information are available for inspections in the **LT Trust Building, 114 Charlotte Maxeke Street (old Maitland Street), Room 406, 4th Floor**, Bloemfontein and the offices of the relevant Local Authority.

Persons who wish to object to the proposed amendments or who wish to be heard or make representations in this regard, are invited to communicate in writing (accompanied by address, e-mail address and telephone numbers) with the Secretary of the Free State Townships Board, P.O. Box 211, Bloemfontein, 9300, so that objections/representations with comprehensive reasons do not reach the above-mentioned office later than 16:00 on Friday, **27 September 2013**.

a) BAINSVLEI: AMENDMENT OF THE TOWN-PLANNING SCHEME

The amendment comprises the amendment of the zoning "Special Use 76", as contained in Clause 9, Table C of the Town-Planning Scheme to read as follows:

Use zone	How indicated on map	Purposes for which land may be used	Purposes for which land in a use zone may be used with the consent of the Municipal Council
<p>"Special Use 76"</p> <p>Proposed subdivisions of the farm Makro 3020 (previously known as Portion 1 of the farm Cecilia 2352 and Portion 6 of the farm Kwaggafontein 2300) Bloemfontein (Bainsvlei).</p>	Orange 1	<p>Permissible uses:</p> <p>Proposed Subdivision 1 of the farm Makro 3020, Bloemfontein:</p> <p>Business: 7000m² Light Industrial: 10 000m² Offices: 5000m²</p> <p>Proposed Remainder of the farm Makro 3020, Bloemfontein:</p> <p>Business: 18 000m²</p> <p>Height: 3 Storeys</p> <p>Coverage: 60%</p> <p>Parking: Refer to Tabel F in the Bainsvlei Town Planning Scheme No 1 of 1986.</p> <p>Building lines: Refer to Table B as well as Section 3 (22) in the Bainsvlei Town Planning Scheme No 1 of 1984.</p> <p>Vehicle entrances and exits: To the satisfaction of the Mangaung Metro Municipality.</p> <p>Additional requirements: Parking must be shaded by the optimal use of existing trees and trees must be planted and maintained at a minimum ratio of one tree providing shade for every two parking bays in the case of single parking rows, or one tree providing shade for every four parking bays in the case of double rows of parking, in such a manner that shade is provided for all passenger vehicle parking bays to the satisfaction of the General Manager: Parks & Cemeteries. The remaining portion of the premises that is not used for the business or parking may only be used as landscaping.</p>	None

The above-mentioned amendment is necessary in order to enable the applicant to distribute the existing development rights of "Special Use 76" by retaining the existing land use of business (Makro) on the proposed remainder and allocating the land uses of offices, business and light industrial to proposed subdivision 1.

