

Provincial Gazette

Free State Province



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Provinsie Vrystaat

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NO.71	MONDAY, 11 NOVEMBER 2024	NR.71	MANDAAG, 11 NOVEMBER 2024
GENERAL NOTICES		ALGEMENE KENNISGEWINGS	
140	Mangaung Municipal Land Use Planning By-Law (Provincial Gazette Number 84 Of 26 November 2021)	140	Mangaung Munisipale Grondgebruik-Beplanning By-Wet (Provinsiale Koerant Nommer 84 Van November 2021)

[GENERAL NOTICE NO. 140 OF 2024]

MANGAUNG MUNICIPAL LAND USE PLANNING BY-LAW (PROVINCIAL GAZETTE NUMBER 84 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, read together with the relevant provisions of the Spatial Planning and Land Use Management Act, 2013, that the following application have been received from JC SQR (PTY) Ltd.

Any person who wishes to make an objection to the approval of the application, is hereby invited to lodge and substantiate their objection in writing to Mr. George Masuabi, Directorate Planning, Mangaung Metropolitan Municipality, PO Box 3704, Bloemfontein, 9300 or sent to **george.masuabi@mangaung.co.za**. Objection(s) stating comprehensive reasons must reach this office within a period of 30 days from the date of publication hereof (6 November 2024 to 6 December 2024), provided that the objection stipulates the full particulars of the objector (s) (postal address, street address, telephone numbers(s) and e-mail address).

Any person who is unable to write may, during office hours, visit the offices of the Directorate Planning, Bram Fischer building, room 802 on the 8th floor, where an official of this office will assist those by transcribing their objections. Any person who submitted an objection will be notified in writing if a hearing will be held in respect of the application.

(a) Erven 2442 & 2443, Park West, Bloemfontein:

Rezoning of Erf 2442 (302 Pres. Paul Kruger Ave.), Parkwes, Bloemfontein from "Residential 1" to "Office 3", the removal of restrictive conditions a) and b) as depicted on page 2 of Deed of Transfer T3977/2020; Rezoning of Erf 2443 (68 Donald Murray Ave.) from "Special Use CXCVIII" to "Office 3" and the subsequent consolidation of Erf 2442 & Erf 2443 in order to allow the owner the opportunity to utilise the consolidated properties for office purposes.

Furthermore, the proposed development's total floor area will be restricted to a GLA of 1525m².

[ALGEMENE KENNISGEWING NR.140 VAN 2024]

MANGAUNG MUNISIPALE GRONDGEBRUIK-BEPLANNING BY-WET (PROVINSIALE KOERANT NOMMER 84 VAN NOVEMBER 2021)

Die Mangaung Metropolitaanse Munisipaliteit gee hiermee vir algemene inligting kennis in terme van Artikel 50 (1)(a) van die Mangaung munisipale grondgebruik by-wet, gelees tesame met die Wet op Ruimtelike Beplanning en Grondgebruik-bestuur, 2013, dat die volgende aansoek vanaf JC SQR (PTY) Ltd ontvang is.

Enige persoon wat beswaar wil aanteken teen die goedkeuring van die aansoek, word versoek om hul beswaar skriftelik in te dien by Mnr. George Masuabi, Stadsbeplanning Direkoraat, Mangaung Metropolitaanse Munisipaliteit, Posbus 3704, Bloemfontein, 9300 of te stuur na **george.masuabi@mangaung.co.za**. Besware met volledige redes, moet hierdie kantoor binne 30 dae na die datum van die plasing hiervan bereik (6 November 2024 tot 6 Desember 2024). Beswaarmakers se e-pos adres, pos-en straatadres en telefoonnommers moet skriftelike besware vergesel.

Diegene wat nie kan skryf nie kan gedurende kantoorure die kantoor van die Stadsbeplanning Direkoraat, Bram Fischer gebou, kamer 802 op die 8ste vloer, besoek waar 'n beampte van die kantoor diegene sal bystaan met die transkribering van hulle beswaar. Diegene wat 'n beswaar gemaak het, sal skriftelik in kennis gestel word indien 'n verhoor ten opsigte van die aansoek gehou sal word.

(a) Erwe 2442 & 2443, Parkwes, Bloemfontein:

Hersonering van Erf 2442 (302 Pres. Paul Kruger Rylaan.), Parkwes, Bloemfontein vanaf "Woning " na "Kantoor 3"; die opheffing van beperkende voorwaardes a) en b) op bladsy 2 van Transportakte T3977/2020; Hersonering van Erf 2443 (68 Donald Murray Rylaan) vanaf "Special Use CXCVIII" na "Kantoor 3" en die konsolidasie van erwe 2442 & 2443 ten einde die eienaar in staat te stel om die gekonsolideerde erwe te gebruik vir kantoor doeleindes.

Verder sal die voorgestelde ontwikkeling beperk word tot 'n totale vloer area van 1525m² (bruto verhuurbare oppervlakte).

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