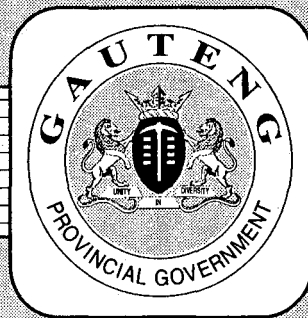


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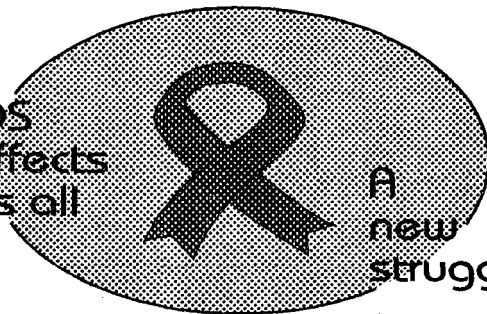
**Vol. 11**

**PRETORIA, 28 FEBRUARY  
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**No. 88**

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 448

#### DECLARATION AS APPROVED TOWNSHIP

In terms of Section 69 of the Town-planning and Townships Ordinance 1965 (Ordinance 25 of 1965) the Administrator hereby declares **Jurgenspark Extension 3 Township** to be an approved township subject to the conditions set out in the Schedule hereto.

(GO 15/3/2/16/91)

#### SCHEDULE

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY GLOBAL RESORTS (EAST RAND) (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965 (ORDINANCE 25 OF 1965) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 291 (PORTION OF PORTION 210) OF THE FARM WITKOPPIE 64 I.R. PROVINCE OF GAUTENG, HAS BEEN GRANTED**

#### 1. CONDITIONS OF ESTABLISHMENT

**(1) NAME OF TOWNSHIP**

The name of the township shall be Jurgenspark Extension 3.

**(2) DESIGN**

The township shall consist of erven as indicated on General Plan SG No 10524/2003.

**(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding –

(a) the following servitudes and conditions which do not affect the township:

(i) In respect of the Remaining Extent of Portion of the farm Witkoppie 64 IR in extent 1210,4253 hectare:

"The right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED to convey electricity over the Remaining Extent with ancillary rights and subject to conditions as will more fully appear on reference to Notarial Deeds Numbers 557/28S registered on the 28<sup>th</sup> September 1928, and 68/29S registered on the 8<sup>th</sup> February, 1929".

(ii) In respect of the Remaining Extent of Portion of the farm Witkoppie 64 I.R. in extent 556,5641 hectare:

"The right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED to convey electricity over the said Remaining Extent with ancillary rights and subject to conditions as will more fully appear on reference to Notarial Deed No. 158/42S, registered on the 14<sup>th</sup> April 1942".

- (iii) In respect of the Remaining Extent of Portion of the farm Witkoppie 64 I.R. in extent 533,8763 hectare:

"The right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED to convey electricity over the Remaining Extent of the farm with ancillary rights and subject to conditions as will more fully appear on reference to Notarial Deed No. 440/46S, registered on the 16<sup>th</sup> May 1946."

- (iv) In respect of the Remaining Extent of Portion of the farm Witkoppie 64 I.R. in extent 1545,6948 hectare:

"(aa) The right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED to convey electricity over the Remaining Extent of the farm with ancillary rights and subject to conditions as will more fully appear on reference to Notarial Deed Number 1433/38S, registered on the 25<sup>th</sup> November, 1938".

"(bb) De eigeenaar van het restant van hier-invermelde plaats groot als sulks 1210,4253 hektaar, heeft een servituut van recht tot publieke weg over Gedeelten 51 van Gedeelten 7 van Gedeelten van Gedeeltes S1 en S2 van Gedeelten 8 van Gedeelten van hierin-genoemde plaats, groot 3,9257 hektaar, blykens uit Notariële Akten Dr. 308/26S, geregistreerd op 14 Mei 1926."

"(cc) Gedeelte 13 ('n Gedeelte van Gedeelte 1) van die plaas Witkoppie Nr. 64, Registrasie Afdeling IR, Transvaal, groot 5,6630 hektaar, 'n gedeelte waarvan hiermee getranspoteer word, is onderhewig aan 'n Servituut van Pypleiding ten gunste van die Suid-Afrikaanse Spoorweë en Hawens Administrasie soos meer ten volle sal blyk uit Onteienings Kennisgewings Nr. 987/73 geregistreer op 23 Oktober 1973."

- (b) The following right in respect of the Remaining Extent of Portion of the farm Witkoppie 64 I.R. in extent 799,3808 hectare which shall not be passed on to the erven in the township:

"Entitled to a servitude of roadway over (1) Portion of Portion 15 of the farm Witkoppie, (2) Portion A of Portion 13 of Portion of the farm Witkoppie, (3) Portion S1 of Portion 4 of a Portion of the farm Witkoppie, (4) Portion S1 of Portion 1 of Portion A of Portion 2 of the farm Rietfontein Nr. 9, Registration Division IR, Transvaal, held under Deeds of Transfer Number 9318/1939, 20665/1938 and 7717/1934, as will more fully appear from the Notarial Deed of Servitude No. 490/1939 dated the 2<sup>nd</sup> February 1939."

- (c) The following servitude in respect of Portion 196 which affects Erven 8 and 9 in the township only:

"Kragtens Notariële Akte K3010/1978S is die reg aan die Elektrisiteitsvoorsieningskommissie verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Notariële Akte."

## 2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the Administrator in terms of the provisions of the said Town Planning and Townships Ordinance, 1965,

### (1) ALL ERVEN

- (a) The erf is subject to a servitude, 2 m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 m thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

### (2) ERVEN 8 AND 9

The erven shall be notorially tied with the erven in Jurgens Park Extension 2 Township by virtue of a notarial deed and to the satisfaction of the Local Authority.

**PLAASLIKE BESTUURSKENNISGEWING 448****VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge Artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965) verklaar die Administrateur hierby die dorp **Jurgenspark Uitbreiding 3** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes in die bygaande Bylae.

(GO 15/3/2/16/91)

**BYLAE**

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR GLOBAL RESORTS (EAST RAND) (EIENDOMS) BEPERK INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 291 (GEDEELTE VAN GEDEELTE 210) VAN DIE PLAAS WITKOPPIE 64 I.R. PROVINSIE GAUTENG, TOEGESTAAN IS**

**1. STIGTINGSVOORWAARDES****(1) NAAM**

Die naam van die dorp is Jurgenspark Uitbreiding 3.

**(2) ONTWERP**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG No 10524/2003.

**(3) BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die behoud van die voorbehoud van die regte op minerale, maar uitgesonderd –

(a) die volgende serwitute en voorwaardes wat nie die dorp raak nie:

(i) met betrekking tot die voormalige Resterende Gedeelte van Gedeelte van die plaas Witkoppie 64 IR groot 1210,4253 hektaar:

"The right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED to convey electricity over the Remaining Extent with ancillary rights and subject to conditions as will more fully appear on reference to Notarial Deeds Numbers 557/28S registered on the 28<sup>th</sup> September 1928, and 68/29S registered on the 8<sup>th</sup> February, 1929".

(ii) met betrekking tot die voormalige Resterende Gedeelte van Gedeelte van die plaas Witkoppie 64 IR groot 556,5641 hektaar:

"The right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED to convey electricity over the said Remaining Extent with ancillary rights and subject to

conditions as will more fully appear on reference to Notarial Deed No. 158/42S, registered on the 14<sup>th</sup> April 1942".

- (iii) Met betrekking tot die voormalige Resterende Gedeelte van Gedeelte van die plaas Witkoppie 64 IR groot 533,8763 hektaar:

"The right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED to convey electricity over the Remaining Extent of the farm with ancillary rights and subject to conditions as will more fully appear on reference to Notarial Deed No. 440/46S, registered on the 16<sup>th</sup> May 1946."

- (iv) Met betrekking tot die Resterende Gedeelte van Gedeelte van die plaas Witkoppie 64 I.R. groot 1545,6948 hektaar:

"(aa) The right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED to convey electricity over the Remaining Extent of the farm with ancillary rights and subject to conditions as will more fully appear on reference to Notarial Deed Number 1433/38S, registered on the 25<sup>th</sup> November, 1938".

"(bb) De eienaar van het restant van hier-invermelde plaats groot als sulks 1210,4253 hektaar, heeft een servituut van recht tot publieke weg over Gedeelten 51 van Gedeelten 7 van Gedeelten van Gedeeltes S1 en S2 van Gedeelten 8 van Gedeelten van hierin-genoemde plaats, groot 3,9257 hektaar, blykens uit Notariële Akten Dr. 308/26S, geregistreerd op 14 Mei 1926."

"(cc) Gedeelte 13 ('n Gedeelte van Gedeelte 1) van die plaas Witkoppie Nr. 64, Registrasie Afdeling IR, Transvaal, groot 5,6630 hektaar, 'n gedeelte waarvan hiermee getranspoteer word, is onderhewig aan 'n Servituut van Pyleiding ten gunste van die Suid-Afrikaanse Spoorweë en Hawens Administrasie soos meer ten volle sal blyk uit Onteienings Kennisgewings Nr. 987/73 geregistreer op 23 Oktober 1973."

- (b) Die volgende reg met betrekking tot die Resterende Gedeelte van Gedeelte van die plaas Witkoppie 64 I.R. groot 799,3808 hektaar wat nie aan die erwe in die dorp oorgedra moet word nie:

"Entitled to a servitude of roadway over (1) Portion of Portion 15 of the farm Witkoppie, (2) Portion A of Portion 13 of Portion of the farm Witkoppie, (3) Portion S1 of Portion 4 of a Portion of the farm Witkoppie, (4) Portion S1 of Portion 1 of Portion A of Portion 2 of the farm Rietfontein Nr. 9, Registration Division IR, Transvaal, held under Deeds of Transfer Number 9318/1939, 20665/1938 and 7717/1934, as will more fully appear from the Notarial Deed of Servitude No. 490/1939 dated the 2<sup>nd</sup> February 1939."

- (c) Die volgende servituut met betrekking tot Gedeelte 196 wat slegs van toepassing is op Erwe 8 en 9 in die dorp:

"Kragtens Notariële Akte K3010/1978S is die reg aan die Elektrisiteitsvoorsieningskommissie verleen om elektrisiteit oor die

hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Notariële Akte."

## 2. TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes opgelê ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

### (1) ALLE ERWE

- (a) Die erf is onderworpe aan 'n serwituut 2m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voormelde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

### (2) ERWE 8 EN 9

Die erwe sal notarieel verbind word met die erwe in die dorp Jurgenspark Uitbreiding 2 by wyse van 'n notariële akte, tot die tevredenheid van die plaaslike bestuur.

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**LOCAL AUTHORITY NOTICE 449**

**KEMPTON PARK AMENDMENT SCHEME 1025**

The Administrator hereby, in terms of the provisions of Section 89(1) of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of the Kempton Park Town-planning Scheme 1987, comprising the same land as included in the township of Jurgenspark Extension 3.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Development Planning and Local Government), Johannesburg, and the Municipal Manager, Ekurhuleni Metropolitan Municipality (Kempton Park), and are open for inspection at all reasonable times.

The amendment is known as Kempton Park Amendment Scheme 1025

DPLG11/3/14/B/27/(1025)

**PLAASLIKE BESTUURSKENNISGEWING 449**

**KEMPTON PARK WYSIGINGSKEMA 1025**

Die Administrateur verklaar hierby, ingevolge die bepalinge van Artikel 89(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van die Kempton Park Dorpsbeplanningskema 1987, wat uit dieselfde grond as die dorp Jurgenspark Uitbreidibg 3 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering (Departement van Ontwikkelingsbeplanning en Plaaslike Regering), Johannesburg en die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park) en is beskikbaar vir inspeksie te alle redelike tye.

Hiedie wysiging staan bekend as Kempton Park Wysingskema 1025

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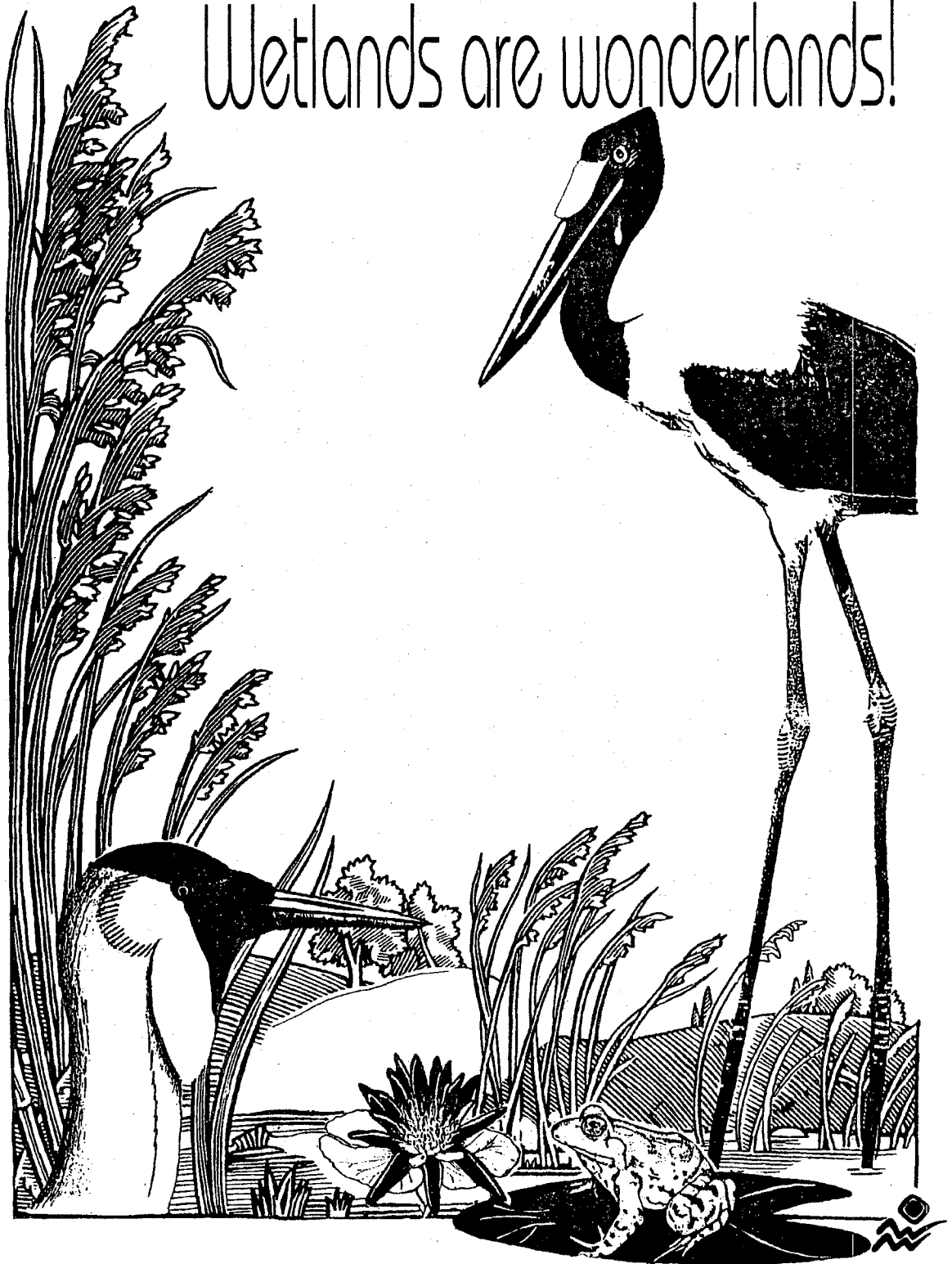
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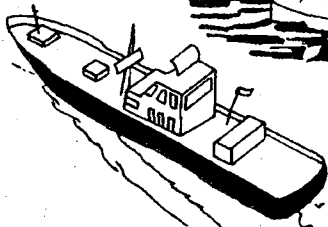
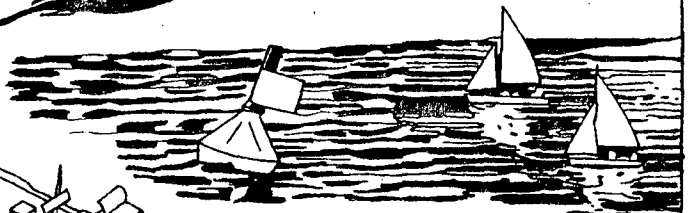
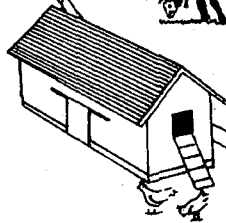
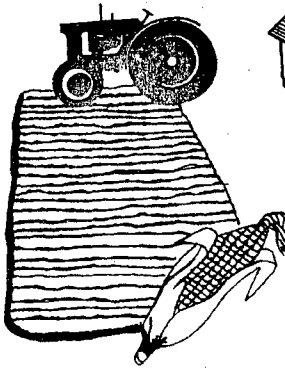
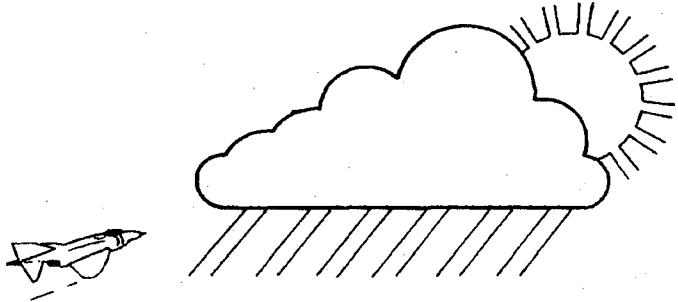
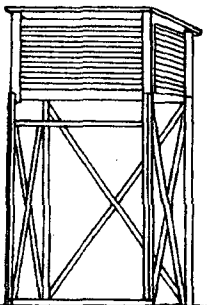
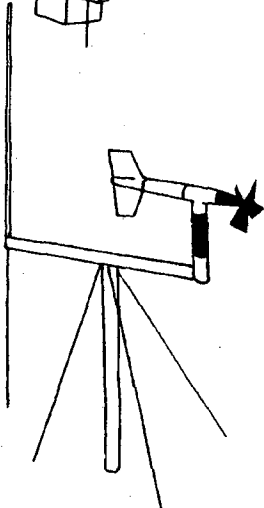
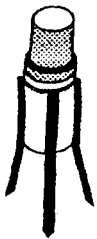
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Department of Environmental Affairs and Tourism

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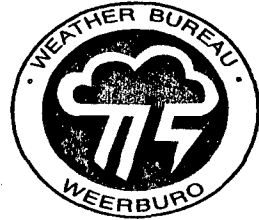


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