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**GENERAL NOTICES**


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**ALGEMENE KENNISGEWING 3241 VAN 2007**
**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 Selcourt Uitbreiding 7 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

GO 15/3/2/32/14

**BYLAE**

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR IPROP LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 143 ('N GEDEELTE VAN GEDEELTE 93) VAN DIE PLAAS RIETFONTEIN NO. 128-1.R., PROVINSIE GAUTENG, TOEGESTAAN IS

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

Die naam van die dorp is Selcourt Uitbreiding 7.

**(2) ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op Aigemene Plan L.G. No. A6285/1986.

**(3) STORMWATERDREINERING EN STRAATBOU**

- (a) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.
- (b) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (a) gebou is.
- (c) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a) en (b) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Aile erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende serwitute wat nie die dorp raak nie:

- "(a) the servitude in favour of Gascor to convey and transmit gas registered under Deed of Servitude No. K1520/1975S, vide Diagram S.G. No. A7345/1972.
- (b) the servitude in favour of the Electricity Supply Commission to convey electricity, registered under Deed of Servitude No. K367/1979S, vide Diagram S.G. No. A6618/1976
- (c) the servitude for sewerage purposes in favour of the Town Council of Springs registered under Deed of Servitude No. K3210/1980S, vide Diagram S.G. No. A6534/1979
- (d) the the pipeline servitude in favour of Gascor registered under Deed of Servitude No. K3211/1980S, vide Diagram S.G. No. A5884/1974.
- (e) the servitude in favour of Gascor to convey gasses, liquids and solids as well as electricity registered under Deed of Servitude No. K4198/1986S, vide Diagram S.G. No. A11279/1983.
- (f) the servitude for railway purposes in favour of East Rand Gold and Uranium Company Limited registered under Deed of Servitude No. K1918/1986S, vide Diagram S.G. No. A7579/1982.
- (g) the servitude in favour of Escom to convey electricity under Deed of Servitude No. K4509/1990S, vide Diagram S.G. No's. A 210/1989 and A211/1989.
- (h) the servitude for sewerage purposes in favour of the Town Council of Springs under Deed of Servitude No. K4275/1991 S, vide Diagram S.G. No's. A5326/1989, A1618/1989 and A7456/1989.
- (i) the servitude for sewerage purposes in favour of the Town Council of Springs under Deed of Servitude No. K3147/1998S, vide Diagram S.G. No. A7321/1997.
- (j) the servitude for pipelines in favour of Sasol under Deed of Servitude No. K3406/2005S, vide Diagram S.G. No. A729/2005."

(5) GROND VIR MUNISIPALE DOELEINDES

Erf 2428 moet deur en op koste van die dorpseienaar aan die plaaslike bestuur as 'n park oorgedra word.

(6) VOORKOMENDE MAATREeLS

Die dorpseienaar moet op eie koste, reelinqs met die plaaslike bestuur tref om te verseker dat:

- (a) water nie opdam nie, dat die totale oppervlakte van die dorp behoorlik gedreineer is en dat die strate effektief geseël is met teer, sement of bitumen; en
- (b) loopgrawe en uitgrawings vir fondasies, pype, kables of enige ander doeleindes, behoorlik hrvul word met nat grand in lae nie dikker as 150mm nie, en gekompakteer word totdat dieselfde graad van korpaksie as wat die omliggende materiaal is, bereik word.

(7) BEPERKING OP DIE VERVREEMDING VAN ERF

Die dorpseienaar mag nie Erf 2447 binne 'n tydperk van ses maande na die datum van die verklaring van die dorp tot 'n goedgekeurde dorp, te koop aanbied of vervreem aan enige iemand anders as die Staat nie, tensy die Direkteur: Departement van Openbare Vervoer, Paaie en Werke skriftelik aangedui het dat die Staat nie die erf wil bekom nie.

## (8) VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE

Die dorpseienaar sal binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge ten opsigte van die voorsiening van water, elektrisiteit en sanitere dienste en die instalering daarvan vervul, soos voorheen ooreengekom tussen die dorpseienaar en die plaaslike bestuur.

## 2. TITELVOORWAARDES

## (1) VOORWAARDES OPGELE DEUR DIE STAATSPRESIDENT IN TERME VAN DIE BEPALINGS VAN DIE WET OP MYNREGTE NO. 20 VAN 1967

Aile erwe sal onderworpe wees aan die volgende voorwaarde:

"Aangesien die erf deel vorm van grond wat ondermyn is of mag word en vatbaar is vir insakking, sakking, skok en krake as gevolg van myn bedrywighede in die verlede, hede of toekoms, aanvaar die eienaar daarvan volle verantwoordelikheid vir enige skade daaraan en aan enige struktuur daarop wat mag voorkom as gevolg van sulke insakking, sakking, skok en krake."

(2) VOORWAARDES **OPGELê** OEUR DIE AOMINISTRATEUR INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP OORPSBEPLANNING EN OORPE 25 VAN 1965

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui:

## (a) ALLE ERWE MET DIE UITSONDERING VAN DIE ERF GENOEM IN KLOUSULE 1(5)

- (i) Die erf is onderworpe aan 'n serwituut 2 m 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 2 m breed oor die toegangsgedeelte van die erf, Indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (ii) 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 2 m daarvan geplant word nie.
- (iii) 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 goedgekeurde noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde 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 verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

## (b) ERWE 2407, 2446, 2447, 2453, 2464, 2475 EN 2481

Die erf is onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

(c) ERWE 239'7, 2398, 2447 EN 2481

Die erf is onderworpe aan 'n serwituut vir transformatorisubstasie doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

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GENERAL NOTICE 3241 OF 2007

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 Selcourt Extension 7 township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/32/14

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY iPROP LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 143 (A PORTION OF PORTION 93) OF THE FARM RIETFONTEIN NO. 128-1.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Selcourt Extension 7.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. A6285/1986.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (b) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (a).
- (c) If the township owner fails to comply with the provisions of paragraphs (a) and (b) hereof the local authority shall be entitled to do the work at the cost of the township owner.

**(4) 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 the following servitudes which do not affect the township area:

- "(a) the servitude in favour of Gascor to convey and transmit gas registered under Deed of Servitude No. *K1520/1975S*, vide Diagram S.G. No. *A734S/1972*.
- (b) the servitude in favour of the Electricity Supply Commission to convey electricity, registered under Deed of Servitude No. *K36711979S*, vide Diagram S.G. No. *A6618/1976*.
- (c) the servitude for sewerage purposes in favour of the Town Council of Springs registered under Deed of Servitude No. *K321011980S*, vide Diagram S.G. No. *A6534/1979*
- (d) the the pipeline servitude in favour of Gascor registered under Deed of Servitude No. *K3211/1980S*, vide Diagram S.G. No. *A5884/1974*.
- (e) the servitude in favour of Gascor to convey gasses, liquids and solids as well as electricity registered under Deed of Servitude No. *K4198/1986S*, vide Diagram S.G. No. *A11279/1983*.
- (f) the servitude for railway purposes in favour of East Rand Gold and Uranium Company Limited registered under Deed of Servitude No. *K1918/1986S*, vide Diagram S.G. No. *A7579/1982*.
- (g) the servitude in favour of Escom to convey electricity under Deed of Servitude No. *K4509/1990S*, vide Diagram S.G. No's. *A 210/1989* and *A211/1989*
- (h) the servitude for sewerage purposes in favour of the Town Council of Springs under Deed of Servitude No. *K427S/1991S*, vide Diagram S.G. No's. *A5326/1989*, *A1618/1989* and *A7456/1989*.
- (i) the servitude for sewerage purposes in favour of the Town Council of Springs under Deed of Servitude No. *K314711998S*, vide Diagram S.G. No. *A7321/1997*.
- ti) the servitude for pipelines in favour of Sasol under Deed of Servitude No. *K3406/200SS*, vide Diagram S.G. No. *A729/200S*"

**(5) LAND FOR MUNICIPAL PURPOSES**

Erf 2482 shall be transferred to the local authority by and at the expense of the township owner as park.

**(6) PRECAUTIONARY MEASURES**

The township owner shall at its own expense, make arrangements with the local authority in order to ensure that -

- (a) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (b) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

(7) RESTRICTION ON THE DISPOSAL OF ERF

The township owner shall not offer for sale or alienate Erf 2447 within a period of six months from the date of declaration of the township as an approved township, to any person or body other than the State, unless the Director, Department of Transport, Roads and Works has indicated, in writing, that the State does not wish to acquire the erf.

(8) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority

2. CONDITIONS OF TITLE

(1) CONDITIONS IMPOSED BY THE STATE PRESIDENT IN TERMS OF THE PROVISIONS OF THE MINING RIGHTS ACT NO. 20 OF 1967

All erven shall be subject to the following condition:

"As this erf forms part of land which is or may be undermined and liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking."

(2) CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 25 OF 1965

The erven mentioned hereunder shall be subject to the conditions as indicated:

(a) ALL ERVEN WITH THE EXCEPTION OF THE ERF MENTIONED IN CLAUSE 1(5)

(i) 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.

(ii) 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.

(iii) 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.

(b) ERVEN 2407, 2446, 2447, 2453, 2464, 2475 AND 2481

The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

- (e) ERVEN 2397, 2398,2447 AND 2481

The erf is subject to a servitude for transformer / substation purposes in favour of the local authority, as indicated on the general plan.

ID3932

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## GENERAL NOTICE 3242 OF 2007

### SPRINGS AMENDMENT SCHEME 131196

The Administrator hereby, in terms of the provisions of Section 89 of the Town Planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Springs Town Planning Scheme, 1996, comprising the same land as included in the township of Selcourt Extension 7.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Economic Development), Johannesburg, and the Area Manager, City Development, Ekurhuleni Metropolitan Municipality, Springs Customer Care Centre, Room 401, Block F, 4<sup>th</sup> Floor, Springs Civic Centre, Springs, and are open for inspection at all reasonable times.

The amendment scheme is known as Springs Amendment Scheme 131/96.

DPLG 1113/1418144(235196)

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## ALGEMENE KENNISGEWING 3242 VAN 2007

### SPRINGS WYSIGINGSKEMA 131/96

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema synde 'n wysiging van Springs Dorpsbeplanningskema 1996, wat uit dieselfde grond as die dorp Selcourt Uitbreiding 7 bestaan, goedgekeur het

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ekonomiese Ontwikkeling), Johannesburg en die Area Bestuurder, Sledelike Ontwikkeling, Ekurhuleni Metropolitaanse Munisipaliteit, Springs Diensleweringssentrum, Kamer 401, Blok F, Vierde Vloer, Springs Burgersentrum, Springs. en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Springs Wysigingskema 131/96.

DPLG 1113114/8144(235/1996)

ID3932

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