

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE  
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## GENERAL NOTICE

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### NOTICE 2225 OF 2011

#### **GAUTENG DEVELOPMENT TRIBUNAL: CASE GDT/LDA/CTMM1811/09/016 NOTICE IN TERMS OF SECTION 33(4) OF THE DEVELOPMENT FACILITATION ACT, 1995**

Notice is hereby given in terms of provisions of Section 33(4) of the Development Facilitation Act 67 of 1995, that the Gauteng Development Tribunal has approved the land development application in respect of Erven 1, 2 & 54 Monaghan, Erven 84, 104 & 117 Monaghan Extension 1 and Erven 211 – 214 Monaghan Extension 3.

The approval includes the following:

1. The amendment of the Tshwane Town Planning Scheme 2008, in respect of the aforementioned erven;
2. The subdivision of the erven as per the subdivision diagrams approved by the Surveyor General.

Conditions to be complied with in the establishment of the Land Development Area:

(1) NAME

The name of the land development area shall be erven 1, 2 & 54 Monaghan, erven 84, 104 & 117 Monaghan Extension 1 and Erven 211 – 214 Monaghan Extension 3.

(2) DESIGN

The Land Development Area shall consist of erven and their subsequent subdivisions as indicated on approved subdivision diagrams 891/2011 – 905/2011, 908/2011 – 921/2011 and 923/2011 – 938/2011.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

The erf in the land development area shall be made subject and where relevant, entitled to existing conditions and servitudes, if any, (including reservation of Mineral Rights).

(4) PROVISION OF ENGINEERING SERVICES AND EFFECTIVE DATE FOR PAYMENT OF MUNICIPAL RATES AND TAXES

Upon the issuing of the relevant certificate in terms of the provisions of Section 38(1)(c) by the Designated Officer, municipal rates and taxes and all other applicable services charges shall become payable to the Municipality in respect of the erven for which such certificate has been issued.

(5) CONDITIONS OF TITLE

The erven shall be subject to all existing conditions of title, as well as the following:

**REMAINDER OF ERVEN 1, 2 & 54 MONAGHAN, AND REMAINDER OF ERVEN 104 & 117 MONAGHAN EXTENSION 1**

The erf is subject to a servitude of right of way and the use of engineering services in favour of all the owners or occupiers and lessees from time to time of the erven in the township Monaghan and extensions.

(6) AMENDMENT OF THE TOWN PLANNING SCHEME

- a. The amendment of the Tshwane Town Planning Scheme, 2008 in terms of Amendment Scheme 286T, Annexure T no. 605 for Monaghan Township.
- b. The amendment of the Tshwane Town Planning Scheme, 2008 in terms of Amendment Scheme 286T, Annexure T no. 606 for Monaghan Extension 1 Township.
- c. The amendment of the Tshwane Town Planning Scheme, 2008 in terms of Amendment Scheme 286T, Annexure T no. 607 for Monaghan Extension 3 Township.

Witness Khanye, Designated Officer  
Gauteng Development Tribunal  
GDT/LDA/CTMM/1811/09/016

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