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CONTENTS • INHOUD*No.**Page
No. Gazette
 No.***GENERAL NOTICE**

2842	Development Facilitation Act (67/1995): Gauteng Development Tribunal: Establishment of land development area: Portion 39, farm Viakfontein 494 JQ.....	3	193
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GENERAL NOTICE

NOTICE 2842 OF 2008

GAUTENG DEVELOPMENT TRIBUNAL: CASE GDT/LDA/CTMM/1109/04/005 NOTICE IN TERMS OF SECTION 33(4) OF THE DEVELOPMENT FACILITATION ACT, 1995

Notice is hereby given in terms of the provisions of section 33(4) of the Development Facilitation Act, 1995 (Act 67 of 1995), that the Gauteng Development Tribunal approved the land development application on Portion 39 (a portion of Portion 3) of the Farm Vlakfontein 494 JQ, subject to certain conditions.

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

(1) **NAME**

The name of the Land Development Area shall be MONAGHAN EXTENSION 1.

(2) **DESIGN**

The Land Development Area shall consist of erven as indicated on approved Layout Plan No. M557/MONAGHAN EXT1/P1 and General Plan SG 10320/2007

(3) **LAND FOR MUNICIPAL PURPOSES**

Erf 136 shall be transferred to the Municipality within a period of 6 months after proclamation of the township or when the first erven in the township becomes transferable whichever ever the sooner, by and at the expense of the township owner.

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

All erven in the Land Development Area shall be made subject and, where relevant, entitled to existing conditions and servitudes as stipulated in the approved conditions of establishment.

(5) **THE LAND DEVELOPMENT AREA APPLICANT'S OBLIGATIONS**

- 5.1 The Applicant shall properly and legally constitute a Section 21 company (home owners' association) who will be responsible for the upkeep and maintenance of all engineering services.
- 5.2 Erven 128, 137 up to and including 139 shall, prior to or simultaneously with the registration of the first erven in the Land Development Area, be transferred to the Homeowners' Association who shall take full responsibility for the maintenance of the above-mentioned erven.
- 5.3 The Applicant shall, to the satisfaction of the Municipality, construct access ways on Erf 139 and then transfer such infrastructure to the Home Owners Association who shall be responsible for the maintenance thereof.

(6) **NOISE ATTENUATION MEASURES**

The applicant shall comply with all recommendations contained in the noise impact assessment.

(7) **ACCESS**

Access to the township will be provided from Lanseria Road, which turns off the R512.

(8) **CONDITIONS OF TITLE**

ERVEN 84, 104 AND 117

The properties cannot be transferred without the consent of and/or until the conditions of the Gauteng Department of Agriculture, Conservation and Environment in terms of the Record of Decision dated 21 May 2006 have been complied with.

(9) AMENDMENT OF TOWN PLANNING SCHEME

The amendment of the Peri-Urban Town Planning Scheme, 1975, in terms of Amendment Scheme 42PU subject to the conditions in Annexure numbers 87 – 92 of the said town planning scheme.

Gauteng Development Tribunal (GDT)
Clegg House, C/O Fox Street & Simmonds Street,
Marshalltown

KENNISGEWING 2842 VAN 2008

GAUTENG ONTWIKKELINGSFASILITERINGSTRIBUNAAL: SAAK GDT/LDA/CTMM/1109/04/005
KENNISGEWING IN TERME VAN REGULASIE 33(4) VAN DIE ONTWIKKELINGSFASILITERINGSWET, 1995

Kennis word hiermee gegee in terme van die voorwaardes van regulasie 33(4) van die Ontwikkelingsfasiliteringswet, 1995 (Wet 67 van 1995), dat die Ontwikkelingsfasilitering Tribunaal die grondontwikkelaarsaansoek op Gedeelte 39 ('n gedeelte van Gedeelte 3) van die Plaas Vlakfontein 494 JQ onderworpe aan sekere voorwaardes goedgekeur het.

(1) NAAM

Die naam van die grondontwikkelingsgebied sal MONAGHAN UITBREIDING 1 wees.

(2) ONTWERP

Die grondontwikkelingsgebied sal uit erwe, soos voorgestel op die goedgekeurde Uitlegplan No. M557/MONAGHAN EXT 1/P1, en Algemene Plan LG 10320/2007, bestaan.

(3) GROND VIR MUNISIPALE DOELEINDES

Erf 136 moet binne 'n 6 maande periode na proklamasie van die dorp of wanneer die dorp oordraagbaar word, wat ook al eerste gebeur, aan die Munisipaliteit oorgedra word, op die dorpseienaar se koste.

(4) WEGDOEN VAN BESTAANDE TITELVOORWAARDES

Alle erwe in die grondontwikkelingsgebied sal, waar van toepassing, aan bestaande voorwaardes en servitute soos gestipuleer in die goedgekeurde stigtingsvoorwaardes onderworpe wees.

(5) VERANTWOORDELIKHEID VAN DIE GRONDONTWIKKELINGSGBIED SE APPLIKANT

- 5.1 Die applikant moet behoorlik en wettig 'n Artikel 21 maatskappy (huiseienaarsvereniging) stig, wat vir die instandhouding van alle ingenieursdienste verantwoordelik sal wees.
- 5.2 Erwe 128, 137 tot en met en insluitend 139 sal, voor of gelyktydig met die registrasie van die eerste erwe in die Grondontwikkelingsgebied, oorgedra word aan die Huiseienaarsvereniging wat volle verantwoordelikheid vir die instandhouding van bogenoemde erwe sal neem.
- 5.3 Die applikant sal tot bevrediging van die Munisipaliteit, toegang op Erf 139 bou, en oordrag van geboude infrastruktuur aan die Huiseienaarsvereniging gee, wie verantwoordelik sal wees vir die instandhouding daarvan.

(6) GERAASBEHEERMAATREËLS

Die applikant moet aan al die aanbevelings wat in die geraasimpakstudie vervat is, voldoen.

(7) TOEGANG

Toegang na die dorp sal van die Lanseriapad wat uit die R512 draai, voorsien word.

(8) TITELVOORWAARDES

ERWE 84, 104 EN 117

Die eiendomme kan nie sonder die toestemming van en/of tot daar aan die voorwaardes van die Gauteng Departement van Landbou, Bewaring en Omgewing in terme van die besluit, gedateer 21 Mei 2006 voldoen is, oorgedra word nie.

(9) WYSIGING VAN DORPSBEPLANNINGSKEMA

Die wysiging van die Buitestedelike Gebied Dorpsbeplanningskema, 1975, in terme van Wysigingskema 42PU onderworpe aan voorwaardes in Bylae nommers 87 – 92 van die genoemde dorpsbeplanningskema.

Gauteng Ontwikkelingsfasiliteringstribunaal (GOT)
Clegg House, H/V Fox- & Simmondsstraat,
Marshalltown
