



OFFICE OF THE MUNICIPAL MANAGER  
BERGRIVIER MUNICIPALITY  
P.O. BOX 60  
PIKETBERG  
7320

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON FRIDAY, 17 SEPTEMBER 2021 AT 09:30 AT THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

Authorised Official (Manager: Planning and Environmental Management: W Wagener)

**ACTION**

**AON002/09/2021**

**APPLICATION FOR REMOVAL OF RESTRICTIONS AND SUBDIVISION: ERF 271, VELDDRIF V. 271**

**RESOLUTION: APPROVED CONDITIONALLY**

That the application for removal of restrictive title conditions E. 6. (a), (b), (c) & (d) as contained in the deed of transfer T 72837/2002 and the subdivision of Erf 271, Velddrif into three portions namely Portion A ( $\pm 565.8\text{m}^2$  in extent), Portion B ( $\pm 499.5\text{m}^2$  in extent) and Remainder Erf 271, Velddrif ( $\pm 723.5\text{m}^2$  in extent), in accordance with the subdivision plan referenced ERF 271 VELDDRIF dated March 2021, **be approved**, in terms of section 60 of the Bergrivier Municipal By-Law relating to Land Use Planning, subject to:

1. The provision of the subdivided portions with separate water, electricity, access and conservancy tanks. Electrical connections up to the erf boundaries must be done by an electrical contractor, for the cost of the applicant. Due to the midblock electricity supply line, the owner must register a 1.5m wide service servitude over Portion A or the Remainder to allow for an electrical supply line and connection to Portion B.
2. Bulk Service Contributions, as predetermined in the Municipal Budget, be paid for each additional erf created by subdivision OR each additional unit created. In addition to this the developer will be responsible for the provision and upgrading of all service infrastructure required as a result of additional burden created by the development, as negotiated and agreed upon between the developer and the Municipality's Directorate: Technical Services by means of a Services;

**TOWN AND REGIONAL  
PLANNER: WEST  
(HANNES VERMEULEN)**

**REASONS FOR RESOLUTION**

The application is considered consistent with the development principles of LUPA and SPLUMA. The proposed application furthermore is aligned with the guidelines of Municipal Spatial Development Framework, and is considered desirable from a planning perspective taking into account the relevant factors of consideration as determined in terms of section 65 of Bergrivier Municipal By-Law relating to land Use Planning.

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AON003/09/2021

**APPLICATION APPLICATION FOR REZONING AND DEPARTURE: ERF 404, VELDDRIF V.404**

**RESOLUTION: APPROVED CONDITIONALLY**

1. That the application for rezoning of Erf 404, Velldrif property from Single Residential Zone 1 to General Residential Zone 3 in order to develop 8 town house units in accordance with the Site Plan referenced VELDDRIF001/2020/2 as submitted, be approved, in terms of section 60 of the Bergrivier Municipality: By-Law on Municipal Land Use Planning, subject to:
  - 1.1 Bulk Service Contributions, as predetermined in the Municipal Budget, be paid for each additional unit created, prior to building plan approval. In addition to this the developer will be responsible for the provision and upgrading of all service infrastructure required as a result of additional burden created by the development, as negotiated and agreed upon between the developer and the Municipality's Directorate: Technical Services by means of a Services Level Agreement (SLA). The SLA will be drawn up by a municipal appointed attorney for the account of the developer.
  - 1.2 The development must be provided with a 3 phase electricity connection as well as a kiosk to accommodate the meters, for the cost of the developer;
  - 1.3 The developer will be responsible for the provision of access, water, sewerage- and electricity connections to the property as well as the splitting thereof to the individual units on the property.
2. That the application for departure from the Eastern side building line along Erf 405, Velldrif from 3m to 2m, be approved, in terms of section 60 of the Bergrivier Municipality: By-Law on Municipal Land Use Planning.
3. That the application for departure from the minimum permeability of a street boundary wall from 60% to  $\pm 15\%$  along Voortrekker Street, be approved, in terms of section 60 of the Bergrivier Municipality: By-Law on Municipal Land Use Planning subject thereto that said street boundary wall next to Voortrekker Street must be plastered and painted in the same colour scheme as the other street boundary wall next to Angelier Street.

**TOWN AND REGIONAL  
PLANNER: WEST  
(HANNES VERMEULEN)**

**REASONS FOR RESOLUTION**

The application is considered consistent with the development principles of LUPA and SPLUMA. The proposed application is furthermore aligned with the guidelines of Municipal Spatial Development Framework, and is considered desirable from a planning perspective taking into account the relevant factors of consideration as determined in terms of section 65 of Bergrivier Municipal By-Law relating to land Use Planning.

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FRIDAY, 17 SEPTEMBER 2021 AT 09:30 AT THE MUNICIPAL OFFICES, PIKETBERG**

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**EVALUATION COMPLETED AT 10:00**

**CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**

  
\_\_\_\_\_  
**AUTHORISED OFFICIAL**

  
\_\_\_\_\_  
**DATE**

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