



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY, 4 NOVEMBER 2021 AT 08:00 AT THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON0021/11/2021

APPLICATION FOR REZONING: ERVEN 3953-3957, 3965, 3967, 4005, 4017, 4037, LAAIPLEK L. 3953-4037

RESOLUTION: APPROVED CONDITIONALLY

That the application for rezoning of Erven 3953, 3954, 3955, 3956, 3957, 3965, 3967, 4005, 4017, and 4037, Laaiplek from Single Residential Zone 1 to General Residential Zone 1 **be approved**, in terms of section 60 of Bergrivier Municipal By-Law on Municipal Land Use Planning subject thereto that:

- 1) The properties may not be subdivided;
- 2) Individual ownership of the dwelling units is allowed in terms of sectional title schemes;
- 3) The owners of the sectional title units must be members of the Atlantic Waves gated development's Owner Association (Atlantic Waves Home Owners Association), which must be ensured by means of title deed condition;
- 4) The architectural style, building material and colour scheme of each of the double dwelling houses must be the same for both units to ensure uniformity and must comply with the architectural guidelines of the Atlantic Waves gated development;
- 5) The developer will be responsible for the provision of access, water, sewerage- and electricity connections to the properties as well as the splitting thereof to the individual sectional title units on the properties;
- 6) Bulk Service Contributions, as predetermined in the Municipal Budget, be paid for each additional unit created within the development.

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

REASONS FOR RESOLUTION

Section 42(c)(iv) of the Spatial Planning and Land Use Management Act (SPLUMA) requires that existing rights and obligations must be taken into account when considering land use applications. The current zoning of the subject properties, and the properties surrounding it, already allows for a second dwelling unit. The proposed development will be compatible with the residential character of the surrounding area. Considering that the scale of

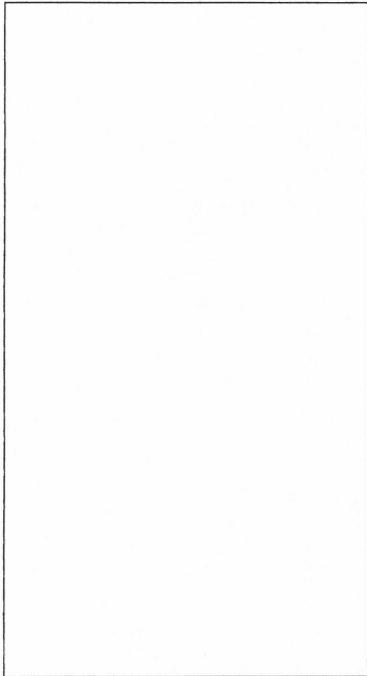


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the proposed development is similar to what could be allowed on other Single Residential Zone 1 properties, the impact on infrastructure and services will be minimal.

Sections 22(1) & 42(1)(b) of SPLUMA requires that land use planning decisions must be consistent with the municipal spatial development framework. The Municipal Spatial Development Framework of Bergivier Municipality (BMSDF) 2019-2024 proposes densification and redevelopment of brownfield sites to accommodate housing in well located areas of town as a spatial strategy for Velddrif/Laaipek. The proposed rezoning of the subject properties from Single Residential Zone 1 to General Residential Zone 1 will facilitate densification of urban areas as proposed by the BMSDF.

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 Bergivier Municipal By-Law on Municipal land Use Planning.

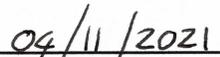


EVALUATION COMPLETED AT 08:15

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL



DATE
