



**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON FRIDAY,
11 APRIL 2025 AT 09:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

PRESENT

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

ACTION

AON001/04/2025

**APPLICATION FOR CONSOLIDATION, SUBDIVISION AND DEPARTURE: ERF 180 AND 1293,
VELDDRIF
VD. 180 & 1293**

RESOLUTION: APPROVED CONDITIONALLY

1. That the application for consolidation of Remainder of Erf 180, Velddrif and Erf 1293, Velddrif and subdivision of the consolidated property into five portions namely Portion A ($\pm 308\text{m}^2$ in extent), Portion B ($\pm 264\text{m}^2$ in extent), Portion C ($\pm 308\text{m}^2$ in extent), Portion D ($\pm 264\text{m}^2$ in extent) and Remainder ($\pm 984\text{m}^2$ in extent) with a right of way servitude over Portions A and C in favour of PORTIONS C and D and the Remainder in accordance with the subdivision diagram (Ref No. ERF 180 1293 VEL) dated April 2024, **be approved**, in terms of section 60 of the Bergrivier Municipality: By-Law on Municipal Land Use Planning; subject to the following conditions:

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

- a) 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 the 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; and
- b) The provision of the subdivided portions with separate water, electricity, access, and conservancy tanks. Electrical connections up to the erf boundaries must be made by an electrical contractor, for the cost of the applicant. A paved private access road is to be provided by the developer on the right of way servitude and thereafter maintained by the Owners Association. Storm water runoff must be disposed of into Jacaranda Avenue.
- c) That the right of way servitude be fully developed by the developer with a paved surface before the transfer of the first residential land unit, to the satisfaction of the Technical Services Department. The owner's association will be responsible for control, management and maintenance of the right of way servitude;

2. Departure from the internal side building lines from 2m to 1m, as well as



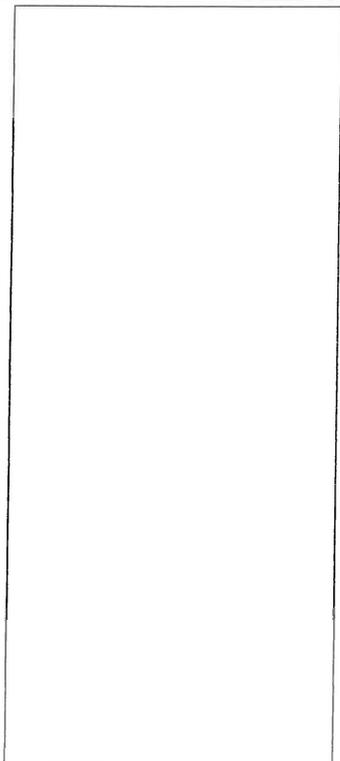
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departure from the maximum permissible coverage applicable to Single Residential Zone 1 properties from 50% to 70% for the proposed Portions A, B, C & D in accordance with the subdivision diagram (Ref No. ERF 180 1293 VEL) dated April 2024, **be approved**, in terms of section 60 of the Bergrivier Municipality: By-Law on Municipal Land Use Planning.

- 3. That the constitution of Erf 180 Velddrif Home Owner’s Association, **be approved**, in terms of section 29 of the Bergrivier Municipality By-Law on Municipal Land Use Planning and that compulsory membership for all owners be ensured by means of a restrictive title deed condition in the title deeds of the residential erven created within the development.

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 Municipality: By-Law on Municipal Land Use Planning.



EVALUATION COMPLETED AT 09:45

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL



DATE