



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON MONDAY,
26 MAY 2025 AT 08:15 AT THE MUNICIPAL OFFICES, PIKETBERG**

PRESENT

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

ACTION

AON001/05/2025

**APPLICATION FOR REMOVAL OF RESTRICTIONS AND SUBDIVISION: ERF 172, VELDDRIF
VD. 172**

RESOLUTION: APPROVED CONDITIONALLY

1. That the application for removal of restrictive title conditions E. 6. (a), (b), (c) & (d) as contained in the deed of transfer T 32894/2018 and the subdivision of Erf 172, Velddrif into two portions Portion A ($\pm 568\text{m}^2$ in extent) and Remainder ($\pm 707\text{m}^2$ in extent) for residential purposes in accordance with the subdivision plan referenced VEL/14005/RP and dated August 2024, **be approved**, in terms of section 60 of the Bergrivier Municipality By-Law on Municipal Land Use Planning, subject to the following conditions:
 - 1.1 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; and
 - 1.2 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 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 Service Level Agreement.

**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 Municipality By-Law on Municipal Land Use Planning.



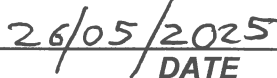
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EVALUATION COMPLETED AT 08:50

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL



DATE