



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY, 3 JULY 2025 AT 16:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

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

**ACTION**

**AON001/07/2025**

**APPLICATION FOR REZONING AND SUBDIVISION: ERF 346, VELDDRIF VD. 346**

**RESOLUTION: APPROVED CONDITIONALLY**

1. That the application for rezoning and subdivision of Erf 346, Velddrif in order to make provision for four General Residential Zone 3 (Town housing) properties of between  $\pm 290\text{m}^2$  and  $\pm 347\text{m}^2$  in extent each, and one Transport Zone 2 (Private road) property, relatively in accordance subdivision plan and site development plans submitted, **be approved**, in terms of section 60 of the Bergrivier Municipality: By-Law on Municipal Land Use Planning, subject to the following conditions:
  - 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;
  - 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 remainder of Erf 346, Velddrif and transferred into the name of the Apollo Mews Home Owner's Association before transfer of the first residential land unit and must thereafter maintained by the Owners Association; and
  - c) That the constitution of Apollo Mews 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 the developer imposing a restrictive title deed condition in the title deeds of the residential erven created within the development.

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

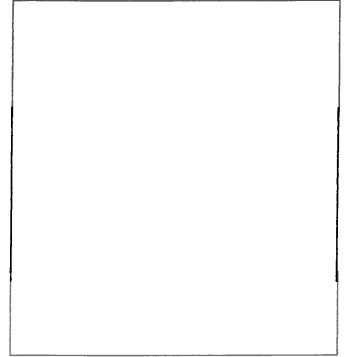


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**REASONS FOR RESOLUTION**

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.

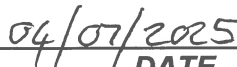
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***EVALUATION COMPLETED AT 16:30***

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

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

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