



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON WEDNESDAY 01 NOVEMBER 2017 AT 11:00 IN THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

Authorised Official (Manager: Planning and Development: W Wagener)

ACTION

**AON001/11/2017**

**APPLICATION FOR REZONING AND SUBDIVISION: ERF 871, VELDDRIF 15/3/4; 15/3/3, VD. 871**

The Authorised Official evaluated the abovementioned application.

**RESOLUTION: APPROVED**

That the application for Rezoning of Erf 871, Velddrif from Single Residential Zone 1 to General Residential Zone 2 and subdivision of Erf 871, Velddrif into three portions namely Portion 1 ( $\pm 262\text{m}^2$  in extent), Portion 2 ( $\pm 294\text{m}^2$  in extent), Portion 3 ( $\pm 315\text{m}^2$  in extent) in order to establish three group housing units, **be approved**, in terms of section 60 of the Berggrivier Municipal By-Law relating to Land Use Planning, subject to:

1. the provision of the subdivided portions with separate water, electricity, conservancy tanks as well as access. Electrical connections up to the erf boundaries must be done by an electrical contractor, for the cost of the owner;
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 Level Agreement (SLA). The SLA will be drawn up by a municipal appointed attorney for the account of the developer.
3. A home owners association be established and the constitution thereof be approved in terms of Section 29 of the Berggrivier Municipality: By-Law relating to Municipal Land Use Planning before transfer of the first land unit.

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

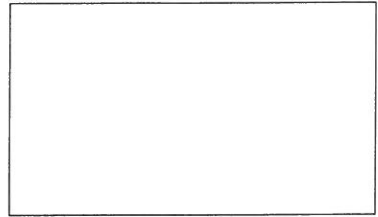
**REASONS FOR RESOLUTION**

The application for rezoning and subdivision of Erf 871, Velddrif is considered consistent with the development principles of LUPA and SPLUMA. The application is furthermore aligned with the guidelines of Municipal Spatial



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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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**EVALUATION COMPLETED AT 12:00  
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**

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

01/11/2017  
\_\_\_\_\_  
**DATE**

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