



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD
ON TUESDAY 8 OCTOBER 2019 AT 12:10 AT THE MUNICIPAL OFFICES, PIKETBERG
PRESENT**

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

ACTION

AON001/10/2019

APPLICATION FOR REZONING, SUBDIVISION AND DEPARTURE:

ERF 378, LAAIPEK

L. 378

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for removal of restrictive title conditions H.(a), (b), (c) & (d) applicable to Erf 378, Laaiplek, rezoning or Erf 378, Laaiplek from Single Residential Zone 1 to General Residential Zone 3 and Transport Zone 3 to permit a town housing development thereon, subdivision into 5 townhouse erven ($\pm 270\text{m}^2$ in extent each) and an internal road ($\pm 172\text{m}^2$ in extent), and departure from the Northern and Southern side building lines along the perimeter of the site from 3m to 1.5m in accordance with the site development plan with reference number *L378/2019/10/07*, **be approved**, in terms of section 60 of the Bergrivier Municipal By-Law relating to Land Use Planning subject to:

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. Internal access road or servitude must be provided and maintained by the Home Owners Association.

That the constitution of the Maison Tarentaal Villas Home Owner's Association, **be approved**, in terms of section 29 of the Bergrivier Municipal By-Law relating to Land Use Planning and that compulsory membership for all owners of the town houses 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

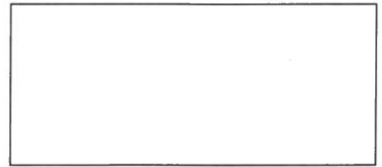
The application is considered consistent with the development principles of LUPA and SPLUMA. The proposed application is furthermore aligned with the guidelines of Municipal Spatial Development Framework, and is

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



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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.



**EVALUATION COMPLETED AT 12:10
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**



AUTHORISED OFFICIAL

08/10/2019

DATE
