



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON FRIDAY,  
14 JULY 2023 AT 09:30 AT THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

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

**ACTION**

**AON001/07/2023**

**APPLICATION FOR SUBDIVISION: ERF 179, REDELINGHUIS  
R. 179**

**RESOLUTION: APPROVED CONDITIONALLY**

That the application for subdivision of Erf 179, Redelinghuis into six portions namely Portion 1 ( $\pm 825\text{m}^2$  in extent), Portion 2 ( $\pm 704\text{m}^2$  in extent), Portion 3 ( $\pm 570\text{m}^2$  in extent), Portion 4 ( $\pm 604\text{m}^2$  in extent), Portion 5 ( $\pm 580\text{m}^2$  in extent) and Portion 6 ( $\pm 546\text{m}^2$  in extent) in order to use the subdivided portions separately for residential purposes in accordance with the subdivision plan, **be approved**, in terms of section 60 of the Bergrivier Municipality: By-Law on Municipal Land Use Planning, subject to:

1. The provision of the subdivided portions with separate water and electricity connections, as well as conservancy tanks and 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.

**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 the Bergrivier Municipality: By-Law on Municipal Land Use Planning.

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**AON002/07/2023**

**APPLICATION FOR REMOVAL OF RESTRICTIONS AND SUBDIVISION: ERF 334, VELDDRIF V. 334**

**RESOLUTION: APPROVED CONDITIONALLY**

That the application for removal of restrictive title conditions E. 6. (a) & (d) as contained in the deed of transfer T 5725/2023 and the subdivision of Erf 334, Velddrif into two portions namely Portion A (± 475m<sup>2</sup> in extent) and Remainder Erf 334, Velddrif (± 1012m<sup>2</sup> in extent) in accordance with the subdivision plan, **be approved**, in terms of section 60 of the Bergrivier Municipality By-Law on Municipal Land Use Planning, subject to:

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
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;

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

**EVALUATION COMPLETED AT 10:00**

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

  
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**AUTHORISED OFFICIAL**

14/07/2023  
**DATE**