



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON FRIDAY,
22 SEPTEMBER 2023 AT 12:30 AT THE MUNICIPAL OFFICES, PIKETBERG**

PRESENT

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

ACTION

AON001/09/2023

APPLICATION FOR SUBDIVISION AND REZONING: ERF 77, AURORA

A. 77

RESOLUTION: CONDITIONALLY APPROVED

That the application for the subdivision of Erf 77, Aurora into two portions namely Portion A ($\pm 1870\text{m}^2$ in extent) and Remainder ($\pm 1104\text{m}^2$ in extent), and rezoning of the Remainder from General Residential Zone 5 to Single Residential Zone 1 (Dwelling house) reasonably in accordance with the subdivision plan, Drawing No. 3 dated June 2023, 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 a 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;

**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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FRIDAY, 22 SEPTEMBER 2023 AT 12:30 AT THE MUNICIPAL OFFICES, PIKETBERG**

EVALUATION COMPLETED AT 13:00

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL

22/09/2023
DATE