



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON MONDAY,  
9 SEPTEMBER 2024 AT 09:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

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

**ACTION**

**AON001/09/2024**

**APPLICATION FOR REMOVAL OF RESTRICTIONS AND REZONING: ERF 369, LAAIPEK  
L. 369**

**RESOLUTION: APPROVED CONDITIONALLY**

- 1) That the application for the removal of restrictive title conditions H. (a), (b), (c) & (d) as held in Title Deed No. T 55096/2023 pertaining to Erf 369, Laaiplek and rezoning of the property from Single Residential Zone 1 to Business Zone 1, **be approved**, in terms of section 60 of the Bergrivier Municipality: By-Law on Municipal Land Use Planning subject to the following conditions :
- a) That building plans be submitted to the Municipality for consideration and approval before any alterations to the existing buildings or change in the use of the buildings;
  - b) No parking outside the boundaries of the property or in the road reserve (on the sidewalk) be allowed;
  - c) That the boundary walls at the sides and rear of the property be raised to between 1.8m and 2.1m in height and/or fitted with security measures/devises e.g., electrification or security spikes, for the safety, security and privacy of surrounding residents.
  - d) That 2m building lines apply for any new structures or additions on the side and rear boundaries adjacent to residential properties.
  - e) Business License/s be acquired from the Municipality's Department of Planning and Environmental Management, for those businesses that require Business Licenses in terms of the Business Act No. 71 of 1991;
  - f) A Fire safety certificate be acquired from the Municipality's Fire and Disaster Management department; and
  - g) A certificate of acceptability be acquired from the West Coast District Municipality's department of Environmental Health, if applicable.

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

**REASONS FOR RESOLUTION**

The application is consistent with the development principles of LUPA and SPLUMA. The application is furthermore consistent with the guidelines of Municipal Spatial Development Framework and is desirable from a planning perspective considering 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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AON002/09/2024

**APPLICATION FOR SUBDIVISION AND CONSOLIDATION: ERF 798, REDELINGHUIS RDH. 798**

**RESOLUTION: APPROVED CONDITIONALLY**

1) That the application for subdivision of Erf 798, Redelinghuis into three portions namely Portion A (±741m<sup>2</sup> in extent) and Portion B (±4190m<sup>2</sup> in extent) and Remainder (±4894m<sup>2</sup> in extent), and consolidation of Portion A with Erf 723, Redelinghuis in accordance with the subdivision diagram (Ref No. ERF 798 RED) dated January 2024, **be approved**, in terms of section 60 of the Bergrivier Municipality: By-Law on Municipal Land Use Planning; subject to the following conditions:

- a) 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.
- b) 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.

**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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**EVALUATION COMPLETED AT 09:45**

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

  
**AUTHORISED OFFICIAL**

  
**DATE**