

BERGRIVIER MUNISIPALITEIT
AANSOEK OM ONDERVERDELING, HERSONERING,
KONSOLIDASIE EN VERGUNNINGSGEBRUIK: RESTANT ERF
3274 EN ERF 4429, PIKETBERG

Applikant : M Viljoen, CK Rumboll & Vennote
Kontakbesonderhede : Tel. no.: 022 482 1845 &
E-mail: planning1@rumboll.co.za
Eienaar : Winkelshoek Eiendomme
(Edms)Bpk & Piquetberg Retail
Centre (Edms) Bpk
Verwysingsnommer : PB. 3274 & 4429
Eiendom beskrywing : Restant Erf 3274, Piketberg &
Erf 4429, Piketberg
Fisiese adres : Hoek van N7 & R44

Volledige beskrywing van voorstel:

Aansoek word gedoen ingevolge artikel 15 van Bergrivier Munisipaliteit: Verordening op Munisipale Grondgebruikbeplanning vir die volgende onderskeidelik:

- a) Die **Onderverdeling** van die Restant van Erf 3274 (4.2332Ha), Piketberg na 'n Gedeelte A ($\pm 733\text{m}^2$) en 'n Restant ($\pm 4.1599\text{Ha}$);
- b) Die **Hersonering** van 'n gedeelte ($\pm 2.5783\text{Ha}$) van die voorgestelde Restant van Restant Erf 3274, Piketberg van Sakesone I (Besigheidsperseel) na Sakesone VI (Dienststasie);
- c) Die **Onderverdeling** van Erf 4429 (3.2523Ha), Piketberg in Gedeelte A ($\pm 1.1972\text{Ha}$) en 'n Restant ($\pm 2.0551\text{Ha}$);
- d) Die **Hersonering** van die voorgestelde Restant van Erf 4429 ($\pm 2.0551\text{Ha}$), Piketberg van Sakesone VI (Dienststasie) na Sakesone I (Besigheidsperseel);
- e) Die **Konsolidasie** van die voorgestelde Gedeelte A van die Restant van Erf 3274, Piketberg met die voorgestelde Restant van Erf 4429, Piketberg ten einde "Konsolideerde Eiendom 1" te vorm;
- f) Die **Konsolidasie** van die voorgestelde Gedeelte A van Erf 4429, Piketberg met die voorgestelde Restant van Restant Erf 3274, Piketberg ten einde "Konsolidasie Eiendom 2" te vorm;
- g) 'n **Vergunningsgebruik** ten einde 'n vragmotor stop (ingesluit 'n diesel depot) op 'n gedeelte van die voorgestelde Konsolidasie Eiendom 2, gesoneer Sakesone VI toe te laat; en
- h) **Vrystelling** ten einde 'n Privaat Reg-van-Weg Serwituut Area ($\pm 1245\text{m}^2$) oor Konsolidasie Eiendom 2 ten gunste van Gekonsolideerde Eiendom te registreer.

Kragtens Artikel 45 van Bergrivier Munisipaliteit: Verordening op Munisipale Grondgebruikbeplanning word hiermee kennis gegee dat die bogenoemde aansoek ontvang is en oop is vir inspeksie gedurende weksdae tussen 7:30 en 16:30 vanaf Maandae tot Donderdae en tussen 7:30 en 15:30 op Vrydae by hierdie Munisipaliteit se Afdeling Beplanning en Omgewingsbestuur te Kerkstraat 13, Piketberg, 7320. Enige skriftelike kommentaar mag geadresseer word ingevolge Artikel 50 van genoemde wetgewing aan die Munisipale Bestuurder, Bergrivier Munisipaliteit, Kerkstraat 13 of Posbus 60, Piketberg, 7320; en e-pos: bergmun@telkomsa.net op of voor **13 Oktober 2025**, vanaf die datum van publikasie van hierdie kennisgewing, met vermelding van u naam, adres of kontakbesonderhede, belange in die aansoek en redes vir kommentaar. Deur beswaar, kommentaar of vertoë aan te teken, erken die persoon wat dit doen dat inligting beskikbaar gestel kan word aan die publiek en aan die aansoeker. Telefoniese navrae kan gerig word aan Mnr. K Abrahams, Stads- en Streeksbeplanner (Oos) by tel: (022) 913 6000. Die Munisipaliteit mag kommentaar, ontvang na die sluitingsdatum weier. Enige persone wat nie kan skryf nie kan gedurende kantoorure na die Munisipale Kantore gaan waar 'n personeellid van die munisipaliteit so 'n persoon sal help om die persoon se kommentaar of vertoë af te skryf.

MUNISIPALE KANTORE
KERKSTRAAT 13
PIKETBERG, 7320
MK198/2025

ADV. HANLIE LINDE
MUNISIPALE BESTUURDER

BERGRIVIER MUNICIPALITY
APPLICATION FOR SUBDIVISION, REZONING, CONSOLIDATION
AND CONSENT USE: REMAINDER ERF 3274 AND ERF 4429,
PIKETBERG

Applicant : M Viljoen, CK Rumboll & Partners
Contact details : Tel. no.: 022 482 1845 &
E-pos: planning1@rumboll.co.za
Owner : Winkelshoek Eiendomme
(Pty)Ltd & Piquetberg Retail
Centre (Pty) Ltd
Reference number : PB. 3274 & 4429
Property description : Remainder Erf 3274, Piketberg &
Erf 4429, Piketberg
Physical address : Corner of N7 & R44

Detailed description of proposal:

Application is made in terms of section 15 of Bergrivier Municipality: By-Law on Municipal Land Use Planning for the following respectively:

- a) The **Subdivision** of the Remainder of Erf 3274 (4.2332Ha), Piketberg, into a Portion A ($\pm 733\text{m}^2$) and a Remainder ($\pm 4.1599\text{Ha}$);
- b) The **Rezoning** of a portion ($\pm 2.5783\text{Ha}$) of the proposed Remainder of the Remainder of Erf 3274, Piketberg, from Business Zone I (Business premises) to Business Zone VI (Service station);
- c) The **Subdivision** of Erf 4429 (3.2523Ha), Piketberg, into a Portion A ($\pm 1.1972\text{Ha}$) and a Remainder ($\pm 2.0551\text{Ha}$);
- d) The **Rezoning** of the proposed Remainder of Erf 4429 ($\pm 2.0551\text{Ha}$), Piketberg, from Business Zone VI (Service Station) to Business Zone I (Business premises);
- e) The **Consolidation** of the proposed Portion A of the Remainder of Erf 3274, Piketberg with the proposed Remainder of Erf 4429, Piketberg, in order to create "Consolidated Property 1";
- f) The **Consolidation** of the proposed Portion A of Erf 4429, Piketberg with the proposed Remainder of the Remainder of Erf 3274, Piketberg, in order to create "Consolidated Property 2";
- g) A **Consent Use** to permit a truck stop (including a diesel depot) on a portion of the proposed Consolidated Property 2, zoned as Business Zone VI; and
- h) **Exemption** to Register a Private Right-of-Way Servitude Area ($\pm 1245\text{m}^2$) over Consolidated Property 2 in favour of Consolidated Property 1.

Notice is hereby given in terms of Section 45 of Bergrivier Municipality: By-Law on Municipal Land Use Planning that the above-mentioned application has been received and is available for inspection during weekdays between 7:30 and 16:30 from Monday to Thursday and between 7:30 and 15:30 on Fridays at this Municipality's Department Planning and Environmental Management at 13 Church Street, Piketberg, 7320. Any written comments may be addressed in terms of Section 50 of the said legislation to the Municipal Manager, Bergrivier Municipality, 13 Church Street or P.O. Box 60, Piketberg, 7320; or e-mail: bergmun@telkomsa.net on or before **13 October 2025** from the date of publication of this notice, quoting your name, address or contact details, interest in the application and reasons for comment. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant. Telephonic enquiries can be made to Mr. K Abrahams, Town and Regional Planner (East) at tel: (022) 913 6000. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write may visit the Municipal Offices during office hours where a staff member of the municipality, will assist such person to transcribe that person's comments or representations.

MUNICIPAL OFFICES
13 CHURCH STREET
PIKETBERG, 7320
MN198/2025

ADV. HANLIE LINDE
MUNICIPAL MANAGER