



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON TUESDAY 05 APRIL 2016 AT 11:00 IN THE COUNCIL CHAMBERS, MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

Authorised Official (Manager: Planning and Development: W Wagener)

AKSIE

**AOM001/04/2016**

**APPLICATION FOR REZONING: PORTION OF PORTION 4 OF FARM GOEDEMANSKRAAL NO 64, DIV PIKETBERG**

**15/3/3; FARM NO 64/4, PB**

The Authorised Official evaluated the abovementioned application.

**RESOLUTION: APPROVED CONDITIONALLY**

That the application for rezoning of a Portion ( $\pm 450\text{m}^2$  in extent) of Portion 4 of Farm Goedemanskraal No. 64, Division Piketberg from Agriculture Zone 1 to Agricultural Zone 2 in order to allow a wine cellar from an existing shed, **be approved**; in accordance with the site development plan submitted with this application (**Ref PIK/9394/AC dated October 2015**) in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following conditions:

1. That the necessary liquor license for sale of wine be acquired if the activities include on-site sales;
2. That the necessary Health Clearance Certificate be obtained from the Environmental Health Practitioner (West Coast District Municipality) for the respective land uses;
3. That a fire safety certificate be obtained from this municipality's Head Disaster Management; and
4. Compliance with conditions as stipulated in the letter of the Department of Water and Sanitation, referenced 13/2/7/E300/A/8 dated 09/12/2015.

**REASONS FOR RESOLUTION**

The application for rezoning of a Portion ( $\pm 450\text{m}^2$  in extent) of Portion 4 of Farm Goedemanskraal No. 64, Division Piketberg from Agriculture Zone 1 to Agriculture Zone 2 in order to allow a wine cellar from an existing shed, is consistent with the development principles of LUPA and SPLUMA. The proposed application furthermore is consistent with the guidelines of Bergrivier Municipal Spatial Development Framework.

The application for rezoning is also determined desirable from a planning perspective taking into account the relevant factors of consideration as

**TOWN AND REGIONAL  
PLANNER  
(KEENAN ABRAHAMS)**



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determined in terms of section 65 of Bergrivier Municipal By-Law relating to land Use Planning, subject to conditions.

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**AOM002/04/2016**

**APPLICATION FOR CONSOLIDATION ERVEN 851 TOT 858, PIKETBERG  
15/3/4; PB 851 TO 858**

The Authorised Official evaluated the abovementioned application.

**RESOLUTION: APPROVED**

That the application for the consolidation of Erf 851, 852, 854, 855, 857 and 858, Piketberg, in order to accommodate the existing sports field on one land unit, **be approved**; in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning.

**REASONS FOR RESOLUTION**

The proposed application is not in conflict with the aims of Bergrivier Municipal Spatial Development Framework. The application is furthermore determined 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.

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**AOM003/04/2016**

**APPLICATION FOR SUBDIVISION: ERF 542, VELDDRIF  
15/3/4; V 542**

The Authorised Official evaluated the abovementioned application.

**RESOLUTION: APPROVED CONDITIONALLY**

That the application for subdivision of Erf 542, Velddrif into two portions namely Portion A ( $\pm 1000\text{m}^2$  in extent) and Remainder ( $\pm 2764\text{m}^2$  in extent) and the registration of a 4m right-of-way servitude over the Remainder Erf 542, Velddrif, **be approved**, in terms of section 60 of the Bergrivier Municipal By-Law relating to Land Use Planning, subject to:

1. the provision of the subdivided portion with separate water, sewerage and electricity;
2. Registration of a right-of-way servitude over Remainder Erf 542, Velddrif in favour of Portion A; and
3. 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  
(KEENIN ABRAHAMS)**

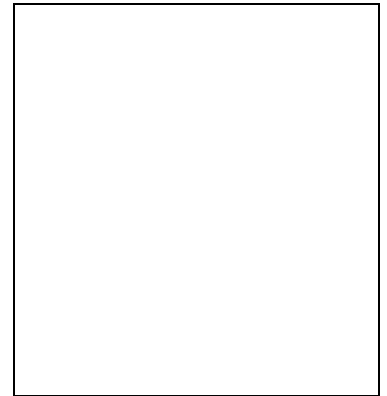
**TOWN AND REGIONAL  
PLANNER  
(HANNES VERMEULEN)**



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**REASONS FOR RESOLUTION**

The application for subdivision of Erf 542, Velddrif 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 Municipal By-Law relating to land Use Planning.



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***EVALUATION COMPLETED AT 10:15***

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

\_\_\_\_\_  
**CHAIRPERSON**

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**DATE**

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