



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON MONDAY,  
4 MARCH 2022 AT 11:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

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

**ACTION**

**AON005/03/2022**

**APPLICATION FOR REMOVAL OF RESTRICTIONS, REZONING AND DEPARTURE:  
ERF 1418, VELDDRIF  
V.1418**

**RESOLUTION: APPROVED CONDITIONALLY**

1. That the application for rezoning of Erf 1418, Velddrif property from Single Residential Zone 1 to General Residential Zone 2 in order to develop nine (9) group housing units on the property in accordance with the Site Development Plan referenced 282~1418-Vdrif, dated 06/08/2021, as submitted, **BE APPROVED**, in terms of section 60 of the Bergrivier Municipality: By-Law on Municipal Land Use Planning, subject to:

1.1 Bulk Service Contributions, as predetermined in the Municipal Budget, be paid for each additional unit created, prior to building plan approval. 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), drawn up by a municipality appointed attorney for the account of the developer, which must address the aspects stated in the comments by the Municipal Head Civil Services (Velddrif), Municipal Manager Electrical Services as well as the agreement reached between the developer and the neighbouring property owners by amongst others, but not limited to, the following:

- a. The developer will be responsible for the provision of access, water, sewerage conservancy tank and electricity connections to the property as well as the splitting thereof to the individual units on the property.
- b. The development must be provided with a 3-phase electricity connection as well as a kiosk to accommodate the meters, for the cost of the developer; and
- c. The group housing units must be designed and built as a harmonious architectural entity.

2. That the application for departure from the Eastern side building line from

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



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3m to 2m and 0m, departure from the Northern rear building line from 3m to 2m, as well as departure from the maximum density from 35 units per hectare to 36.9 units per hectare, **BE APPROVED**, in terms of section 60 of the Bergvliet Municipality: By-Law on Municipal Land Use Planning, subject thereto that:

2.1 boundary walls of 1.8m in height be built with foundations, plastered and painted on the communal boundaries between Erf 1418, Velddrif and Erf 1302, Velddrif and Erf 274, Velddrif, prior to start of construction on any of the units;

3. That the application for removal of restrictive title conditions E.6. (a), (b), (c), (d) as held in Title Deed No. T4050/2020 pertaining to Erf 1418, Velddrif, **BE APPROVED**, in terms of section 60 of Bergvliet Municipality: By-Law on Municipal Land Use Planning.

**REASONS FOR RESOLUTION**

The application is considered consistent with the development principles of LUPA and SPLUMA. The proposed application is furthermore 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 Bergvliet Municipal By-Law relating to land Use Planning.

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**EVALUATION COMPLETED AT 09:25**

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

  
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**AUTHORISED OFFICIAL**

14/03/2022  
**DATE**

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