

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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY, 14 OCTOBER 2021 AT 08:00 AT THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON002/09/2021

APPLICATION FOR AMENDMENT OF APPROVED SUBDIVISION: ERF 306, PIKETBERG  
PB. 306

RESOLUTION: APPROVED CONDITIONALLY

1. That the application for amendment of existing subdivision approval AON003/07/2019 of 29 July 2019 received in terms of section 15 of Bergrivier Municipality By-law on Municipal Land Use Planning; **be approved** in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning; as follow:

1.1. *"That the application for subdivision of Erf 306, Piketberg into two portions namely; ~~a Portion Erf 3682 (±728m<sup>2</sup> in extent) and Remainder Portion A (982m<sup>2</sup> in extent) and Remainder (±1143m<sup>2</sup> in extent)~~ for residential purposed **be approved**; in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following conditions;*

- a) *The provision of the subdivided portion with separate water-, sewerage- and electricity connections as well as access;*
- 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 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),*
- c) *Compliance with the development parameters of the zoning scheme by-law, and*
- d) *~~The boundary adjustments~~ The Servitudes of access (private right of access) affecting Erf 308 and Erf 306 Piketberg be implemented in accordance with the subdivision plan submitted with the application."*

**TOWN AND REGIONAL  
PLANNER: EAST  
(KEENIN ABRAHAMS)**

REASONS FOR RESOLUTION

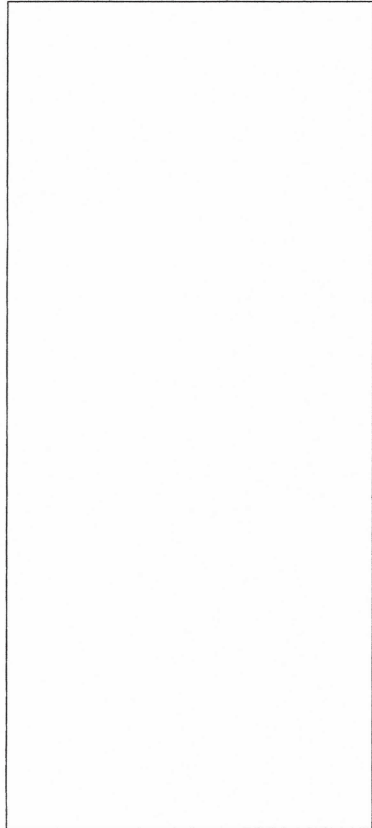
- Consistency with the development principles provided in the Spatial Planning and Land Use Management Act, 2013 has already been



**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY, 14 OCTOBER 2021 AT 08:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

established in the reasons for resolution of the Authorized Official via decision number AON003/07/2019 of 29 July 2019. This application does not require further deliberation as the current application for amendment of subdivision approval (minor decrease and increase on the subdivision portions) does not materially affect the original approval.

- Consistency with the MSDF 2019-2024, has already been established in the reasons for resolution of the Authorized Official via decision number AON003/07/2019 of 29 July 2019. The reconfiguration of boundaries of Portion A and Remainder does not give rise to circumstances inconsistent with the MSDF 2019-2024.
- Desirability of the proposed subdivision has already been established in the reasons for resolution of the Authorized Official via decision number AON003/07/2019 of 29 July 2019, and this amendment to subdivision plan does not give rise to an unsustainable environment which, is not compatible with the surrounding area.
- The dimensions of Portion A and Remainder are sufficient to comply with the development parameters of dwelling house, as provided in the zoning scheme by-law. The minor increase in size of Portion A and decrease in size of the Remainder do not materially impact on surrounding property owners other than the property owner.



\*\*\*

**EVALUATION COMPLETED AT 08:20**

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

  
\_\_\_\_\_  
**AUTHORISED OFFICIAL**

14/10/2021  
\_\_\_\_\_  
**DATE**

\*\*\*