



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY, 27 MARCH 2025 AT 14:00 AT THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON002/03/2025

APPLICATION FOR REZONING, SUBDIVISION, CONSOLIDATION AND DEPARTURE: ERVEN 5352 & 5353, LAAIPLEK
L. 5352 & 5353

RESOLUTION: APPROVED CONDITIONALLY

1. That the application for rezoning, consolidation and subdivision of Erven 5352 and 5353, Laaiplek in order to make provision for six General Residential Zone 3 (Town housing) properties of between $\pm 202\text{m}^2$ and $\pm 246\text{m}^2$ in extent, one Business Zone 1 (Business premises) property of $\pm 350\text{m}^2$ in extent, and one Transport Zone 2 (Private road) property in accordance with the subdivision and site development plan marked as "Annexure A The Works Erf 5352-5353" (Revised 29-04-2024), as well as departure from the street and rear building lines applicable to General Residential Zone 3 properties from 5m (adjacent to Van Zyl Street) to 1m and from 3m (along the Eastern boundary of the development) to 1m, **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, conservancy tanks and access via the private road. 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 Service Level Agreement (SLA). The SLA will be drawn up by a municipally appointed attorney for the account of the developer;
- c) That the private road be fully developed with a paved surface before the transfer of the first residential land unit, to the satisfaction of the Technical Services Department. Ownership of the private road will be transferred to the owner's association, who will be responsible for management and maintenance thereof as a common property of the association;

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

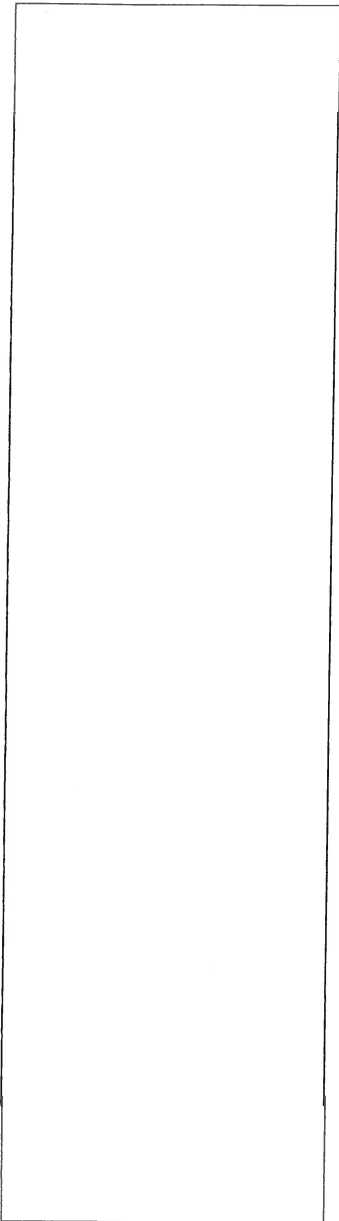


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- d) That the applicant or his/her/their successor(s) in title provides landscaping and a paved sidewalk along the street boundary of the Business Zone 1 property to link up with the sidewalk along Jameson Street before an occupation certificate is issued for any building constructed on the business premises;
- e) The Business Zone 1 property may only obtain vehicular access directly from Van Zyl Street; and
- f) The inclusion of the six additional residential properties and one private road created from the subdivision of Erven 5352 & 5353, Laaiplek into the Maison Diamante Homeowners Association, which shall have as its members all the owners of the land units arising from the subdivision and their successors in title through a restrictive title condition, reasonably in accordance, with the following wording:

“SUBJECT to the following condition imposed by the Developer in favour of the Maison Diamante Owners’ Association, as required by the competent authority with the subdivision of Erven 5352 & 5353, Laaiplek (portions of Remainder Erf 768, Laaiplek).

The owner(s) of this erf shall not transfer the property without the written consent of the Owners’ Association, of which the said owner shall at all times be bound by the rules and regulations of the Owners’ Association constitution while he/she is the owner of this property.”



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.

EVALUATION COMPLETED AT 14:30

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS


AUTHORISED OFFICIAL


DATE