



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY 20 JULY 2017 AT 10:00 IN THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON002/07/2017

APPLICATION FOR PERMANENT DEPARTURE: ERF 1876, PIKETBERG 15/3/8, PB. 1876

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for permanent departures of the following: street building line from 3m to 2m; rear building line from 2m to 0m; side building line from 2m to 0m, $\pm 500m$ and 1.6m respectively as well as coverage from 50% to 58.45% in order to allow the proposed second dwelling, carport and extensions to existing dwelling house, on Erf 1876, Piketberg, **be approved**, in accordance with the site development plan (referenced Tek no-047-10-2016) in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following conditions:

1. The owner is responsible for the relocation of services as a result of the proposal, if required and the cost applicable thereto will be borne by the owner; and
2. The water meter and sewerage connection must be accessible to the Municipality.

REASONS FOR RESOLUTION

Section 65 (i) of Bergrivier Municipal By-law relating to Municipal Land Use Planning requires consideration of the integrated development plan, including the municipal spatial development framework. No spatial directive is given with regard to building line relaxations and coverage in Bergrivier Municipal Spatial Development Framework 2012-2017 (BMSDF). The zoning of the property remains the same and as such it is consistent with BMSDF.

Relevant consideration were given to the development principles of Spatial Sustainability and Spatial efficiency as prescribed in terms of Chapter VI of the Land Use Planning Act, 2014. The civil services department has no objection against the relaxation of building lines and second dwelling, subject to conditions, which is imposed as condition. The proposal is therefore efficiently established within available resources without impacting on municipal services or having a financial burden on the municipality. The relaxing of the building lines will help to alleviate some of the physical constraints build into the original planning design of the property, providing

**TOWN AND REGIONAL
PLANNER**

(KEENIN ABRAHAMS)



**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION
HELD ON THURSDAY 20 JULY 2017 AT 10:00 IN THE MUNICIPAL OFFICES,
PIKETBERG**

the owner some opportunity in the form of a larger developable area to efficiently accommodate the proposal thereby establishing a sustainably living environment.

Section 65 (h) of the Bergrivier Municipal By-law relating to Municipal Land Use Planning requires consideration of the impact of the proposed development on municipal engineering services. The Civil Services Department has no objection to the application, subject to conditions that is imposed as condition. The application therefore has no financial burden on the municipality and is not foreseen to impact on municipal services.

Section 65 (s) of the Bergrivier Municipal By-law relating to Municipal Land Use Planning requires consideration of the provisions of the applicable zoning scheme. The zoning of the property remain Single Residential which is compatible with the character of the surrounding residential area. No objections has been received from surrounding affected property owners, and some neighbours consented to the application.

The application is furthermore determined desirable from a planning perspective taking into account the abovementioned relevant factors of consideration as determined in terms of section 65 of Bergrivier Municipal By-Law relating to land Use Planning, subject to condition.

**AON003/07/2017
APPLICATION FOR SUBDIVISION: ERF 1029, PIKETBERG
15/3/4, PB. 1029**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED

That the application for subdivision of Erf 1029, Piketberg into two portions namely; Portion A (±781m² in extent) and Remainder Erf 1029, Piketberg (±1574m² in extent) as well as permanent departure of the perimeter building line from 3m to 0m along the common boundary of the two newly created erven, in order to accommodate one of the existing dwelling units on Portion A, **be approved**; in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning.

REASONS FOR RESOLUTION

Section 65 (1)(a) to (s) & (2)(a) to (b) of Bergrivier Municipal By-law Relating to Municipal Land Use Planning prescribe the criteria for consideration of land use application, among other the following relevant criteria were considered:

Section 65 (i) of Bergrivier Municipal By-law relating to Municipal Land Use Planning requires consideration of the integrated development plan, including the municipal spatial development framework. The zoning of the subdivided properties, will remain the same. The subdivision of erf 1029, Piketberg into two portions is therefore consistent with Bergrivier Municipal Spatial Development Framework 2012-2017.

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

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



**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION
HELD ON THURSDAY 20 JULY 2017 AT 10:00 IN THE MUNICIPAL OFFICES,
PIKETBERG**

Section 65 (d) consideration of comments on response to the notice of the application etc. No comments was received from surrounding affected property owners or general public.

Section 65 (h) of the Bergrivier Municipal By-law relating to Municipal Land Use Planning requires consideration of the impact of the proposed development on municipal engineering services. The municipal technical department has no objection and supports the subdivision as the approved high density residential units (including structures on remainder) has already been constructed and is connected to municipal services. The application therefore has no financial burden on the municipality.

Relevant consideration were given to the development principles of Spatial Justice, Spatial efficiency and Spatial Sustainability as prescribed in terms of Chapter VI of the Land Use Planning Act, 2014. Municipal technical departments (electrical and civil) indicated that the proposed subdivision is supported. The proposed subdivision has no financial burden on the municipality because services is already established for structures on the premises. The subdivision is therefore efficiently located within available resources. No objections had been received from surrounding property owners during public participation, which proof that the application has limited impact on its surrounding. The proposed subdivision is also considered sustainable as the owner wish to reside on the remainder, releasing Portion A to provide different types of residential opportunities, in close proximity to support facilities i.e. Piketberg Mall, Banks, Post Office etc

Section 65 (s) of the Bergrivier Municipal By-law relating to Municipal Land Use Planning requires consideration of the provisions of the applicable zoning scheme. The zoning of subdivided property's remain General Residential Zone 3 which is compatible/consistent with the character (land uses) of the surrounding area. The departure of perimeter building line will have no impact on the surrounding property owners accept the current owner.

The application is furthermore determined desirable from a planning perspective taking into account aforesaid relevant factors of consideration as determined in terms of section 65 of Bergrivier Municipal By-Law relating to land Use Planning.

AON004/07/2017

**APPLICATION FOR DEPARTURE: ERF 1155, VELDDRIF
15/3/8, VD. 1155**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED

That the application for permanent departure from the 3m street building line to 0m along Smeda Street in order to accommodate a carport on Erf 1155, Velddrif, **be approved** in terms of section 15 of Bergrivier Municipality: By-Law Relating to Municipal Land Use Planning.

REASONS FOR RESOLUTION

The application is considered consistent with the development principles of LUPA and SPLUMA. The application is furthermore aligned with the

**TOWN AND REGIONAL
PLANNER**

(KEENIN ABRAHAMS)

**TOWN AND REGIONAL
PLANNER**

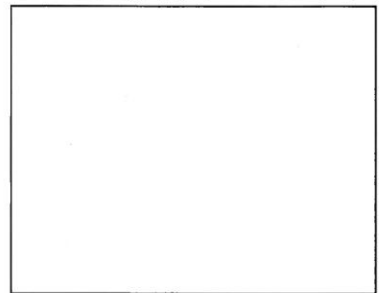
(HANNES VERMEULEN)



**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION
HELD ON THURSDAY 20 JULY 2017 AT 10:00 IN THE MUNICIPAL OFFICES,
PIKETBERG**

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.

The application will not adversely affect the existing rights of surrounding land owners.



**EVALUATION COMPLETED AT 11:00
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**



AUTHORISED OFFICIAL

20/07/2017

DATE
