



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY 22 FEBRUARY 2018 AT 10:00 IN THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON001/02/2018

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE: ERF 3301, PORTERVILLE 15/3/5; 15/3/8, PTV. 3301

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for consent use in order to allow an additional dwelling unit and permanent departure of the applicable 30m side building lines to 6meter and 17meter respectively, in order to accommodate the proposed dwelling unit and existing carport within the building lines on Erf 3301, Porterville, **be approved**, in accordance with the site development plan submitted with the application (drawn by Ramona Jansen with plan No: 2055/3301/p/0816 dated August 2016) in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following conditions:

1. The applicant/owner is responsible for the water connection to municipal system to the specifications of this municipality's Civil Services Department and cost arising as a result of the water connection be borne by the applicant/owner;
2. That confirmation of compliance with condition No. 1 be confirmed by this municipality's Civil Services Department, during building plan evaluation;
3. That a valid electrical certificate of compliance be obtained and submitted for the ESKOM electricity connections by the property owner prior to occupation and that the certificate be filed with the building plans for record purposes; and
4. The structures on the premises must comply with the National Building Regulations and Building Standards Act, 1977 as amended.

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

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. The zoning of the property remains the same and no spatial directive is given with regard to building line relaxations. The additional dwelling unit has a contribution to achieve



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Porterville desired density target within the urban edge of 15 dwelling units/per hectare which is consistent with the directives of Bergrivier Municipal Spatial Development Framework 2012-2017 (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 proposal is efficiently established within available resources subject to conditions of the civil services and electrical department. The proposed development is within the urban edge of Porterville and outside any natural or conservation areas, and can be considered sustainable on account of aforesaid. The erection of the additional dwelling unit and position of existing carport is located on a position that do not negatively impact on the primary agricultural activities of the property. Department of Agriculture also has no objection against the application.

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 Agriculture Zone 1 which is compatible with the character of the surrounding area. No objections has been received from surrounding affected property owners, giving an indication of acceptable compatibility.

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 conditions.

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



AUTHORISED OFFICIAL

22/02/2018

DATE
