



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD
ON MONDAY 07 MAY 2018 AT 12:00 IN THE MUNICIPAL OFFICES, PIKETBERG**

PRESENT

Authorised Official (Planning and Environmental Manager: W Wagener)

ACTION

AON001/05/2018

**APPLICATION FOR DEPARTURE: ERF 849, DWARSKERSBOS
15/3/8, D. 849**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for permanent departure from the 3m street building line to 0m in order to accommodate a carport on Erf 849, Dwarskersbos, **be approved** in terms of section 15 of Bergrivier Municipality: By-Law Relating to Municipal Land Use Planning, subject to the following condition:

1. The Home Owners Association must sign off the building plans prior to submission to the municipality.

REASONS FOR RESOLUTION

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

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

AON002/05/2018

**APPLICATION FOR AMENDMENT OF SUBDIVISION PLAN PHASE 2 OF PORTION 7 OF FARM
DWARSKERSBOS NO. 109 DIVISION PIKETBERG
15/3/4, FARM NO. 109/7**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the proposed amended subdivision plan of phase 2 of Portion 7 of Farm Dwarskersbos, No. 109, Division Piketberg (Erf 1035 Dwarskersbos), **be approved** as provided in **Annexure B** in terms of section 60 of the Bergrivier

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

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Municipal By-Law relating to Land Use Planning, subject to the conditions of Mayoral Committee decision BKN022/04/2015 of 14 April 2015.

REASONS FOR RESOLUTION

The proposal is considered desirable as the minor amendment of the subdivision plan will not materially affect the public interest or the interests of the community if approved, subject to the conditions of the Mayoral Committee decision BKN022/04/2015 of 14 April 2015.

AON003/05/2018
APPLICATION FOR DEPARTURE: ERF 2402, PORTERVILLE
15/3/8, PTV. 2402

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for permanent departure from the 3m street building line to 0m in order to accommodate a carport on Erf 2402, Porterville, **be approved** in terms of section 15 of Bergrivier Municipality: By-Law Relating to Municipal Land Use Planning, subject to the following conditions:

1. The carport may not hinder future maintenance of municipal services,
2. The parking of vehicles under the carport may not extend beyond the boundary of the property, and
3. Building plan must be submitted at this municipality for consideration in terms of the National Building Regulations and Building Standards Act, 1977 as amended.

REASONS FOR RESOLUTION

Section 65 (1)(a) to (t) & (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 Bergrivier Municipal Spatial Development Framework (BMSDF) 2012-2017 has no directive with regard to building line encroachments, the zoning of the application remain the same and as such is considered consistent with BMSDF 2012-2017.

Section 65 (d) consideration of comments on response to the notice of the application etc.

Comment on the application were considered which is considered relevant

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(KEENIN ABRAHAMS)**



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and have merits, and therefore is imposed as conditions.

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 electrical department confirmed that they have no objection against the proposal. No comment were received from the civil services department within the required 60days for comment as such it is deemed that they have no objection.

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.

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 the same. No negative comment were received against the proposed encroachment of street building line giving an indication of acceptable compatibility with the surrounding area subject to conditions.

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

**EVALUATION COMPLETED AT 13:15
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**



AUTHORISED OFFICIAL

07/05/2018

DATE
