



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY 28 NOVEMBER 2019 AT 15:30 AT THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

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

**ACTION**

**AON0011/11/2019**

**APPLICATION FOR SUBDIVISION: ERF 953, PIKETBERG**

**PB. 953**

The Authorised Official evaluated the abovementioned application.

**RESOLUTION: APPROVED CONDITIONALLY**

That the application for subdivision of Erf 953, Piketberg into two portions namely; Portion A ( $\pm 952\text{m}^2$  in extent) and Remainder Erf 953, Piketberg ( $\pm 1145\text{m}^2$  in extent) for residential purposes 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), and
- c) Compliance with the development parameters of the zoning scheme by-law.

**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.

One of the directives in the MSDF 2019-2024 for Piketberg is as follows:

*" Promote densification and redevelopment of brownfield sites to accommodate housing in well located areas.*

*Priorities vacant land parcels within town for development over land on the periphery to accommodate existing infrastructure capacities."*

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



**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION  
HELD ON THURSDAY 28 OCTOBER 2019 AT 12:10 AT THE MUNICIPAL  
OFFICES, PIKETBERG**

densification in an existing residential area within the urban edge of town. Allowing the subdivision has some contribution to densification which is consistent with the MSDF 2019-2024. The zoning of the newly created land unit will remain in line with surrounding properties earmarked for residential purposes in terms of Bergrivier Municipal Spatial Development Framework, 2019-2024.

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 proposed application has a minimal impact on existing services, subject to conditions imposed.

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. Existing land that would have been excluded from development is made available to the market in line with spatial guidelines, creating a sustainable residential opportunity. Densification lead to better and more economical use of existing infrastructure, optimization and use of urban resources i.e. connecting to existing civil and electrical infrastructure. The proposed subdivision is therefore efficiently accommodated within the existing built up area of Piketberg. The propose subdivision of Erf 953, Piketberg into two portions can be seen as a contribution to limit urban sprawl and is considered sustainable.

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 proposed properties remain Single Residential which is compatible with the character of the surrounding residential area. A zoning comperesion for compliance with the development parameters determined compliance therewith.

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.

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**EVALUATION COMPLETED AT 10:30  
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**

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

03/12/2019  
\_\_\_\_\_  
**DATE**

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