



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON FRIDAY, 20 OCTOBER 2023 AT 14:30 AT THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON001/10/2023

**APPLICATION FOR DEPARTURE: ERF 498, DWARSKERSBOS
D. 498**

RESOLUTION: APPROVED CONDITIONALLY

That the application for permanent departure of the South-Western side building line from 2m to 1.5m in order to allow extension to the existing garage on the property up to 4m from Gietenmelksfontein Street, **be approved**, in terms of section 60 of Bergrivier Municipality: By-Law on Municipal Land Use Planning.

<p>TOWN AND REGIONAL PLANNER: WEST (HANNES VERMEULEN)</p>

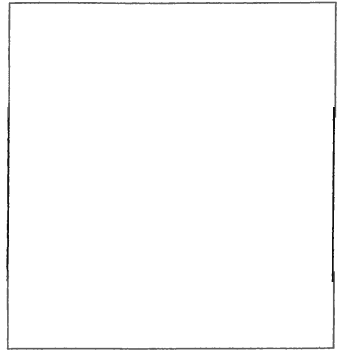
REASONS FOR RESOLUTION

- a) The application for permanent departure is to allow land uses in line with the primary use rights of the property, which is consistent with Bergrivier Municipal Spatial Development Framework 2019-2024(MSDF).
- b) The proposal does not affect municipal services nor will it cause a financial burden on the Municipality.
- c) Relaxing of the side building line will help to alleviate the physical constraints build into the original planning design of the property, providing the owner the opportunity to use to footprint of the existing carport to effect an extension of the existing garage and thereby accommodate the proposed extension in a spatially efficient manner. The proposal to extend the existing garage by ±3m, in line with the existing position of the garage, which is considered the most practical and logical option for the applicant.
- d) Replacing the existing carport, with open sides and front, with a bricked up structure with not windows or doors facing abutting properties, should provide improved privacy and security to both the applicant as well as surrounding residents.
- e) No objections were received from surrounding property owners. Internal departments gave positive comment on the proposal.
- f) The application does not affect the zoning or land use of Erf 498, Dwarskersbos and the property will retain a residential character. All the existing structures on the property are erected in accordance with the approved building plans for it. The proposal is to replace the existing carport with a garage extension. Apart from the 2m side building line, the proposed extension of the garage complies with all the development parameters of the Bergrivier Municipality: Integrated Zoning Scheme By-Law. The



proposed extension was also approved by the Kerbosstrand Home Owners Association in term of their Architectural Guidelines.

- g) 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 the Bergrivier Municipality: By-Law on Municipal Land Use Planning.



AON002/10/2023

APPLICATION FOR REMOVAL OF RESTRICTIONS AND SUBDIVISION: ERF 65, VELDDRIF V. 65

RESOLUTION: APPROVED CONDITIONALLY

That the application for removal of restrictive title conditions E. 6. (a) & (d) as contained in the deed of transfer T 28675/2022 and the subdivision of Erf 65, Velddrif into two portions namely Portion A (±470m² in extent) and Remainder (±634m² in extent) in accordance with the subdivision plan, **be approved**, in terms of section 60 of the Bergrivier Municipality By-Law on Municipal Land Use Planning, subject to:

1. The provision of the subdivided portions with separate water, electricity, access and conservancy tanks. Electrical connections up to the erf boundaries must be done by an electrical contractor, for the cost of the applicant; and
2. 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;

**TOWN AND
REGIONAL PLANNER:
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REASONS FOR RESOLUTION

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EVALUATION COMPLETED AT 15:00

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS


AUTHORISED OFFICIAL

24/10/2023
DATE