



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON WEDNESDAY, 3 APRIL 2024 AT 15:30 AT THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON001/04/2024

APPLICATION FOR REZONING AND PERMANENT DEPARTURE: ERF 1192, PORTERVILLE PTV. 1192

RESOLUTION: APPROVED

1) That the application made in terms of section 15 of Bergrivier Municipality By-Law on Municipal Land Use Planning for rezoning of Erf 1192, Porterville from Single Residential Zone 1 to General Residential Zone 2 (Group Housing) to allow the existing dwelling unit and outbuilding to be converted into three group housing dwelling units and departure of the side building line from 3m to 0.99m as well as street building line from 5m to 4.64m to accommodate the pre-existing development footprint, **BE APPROVED**, in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning, subject to the following conditions:

- 1.1. The group housing units be restricted to three single storey units;
- 1.2. The three phase electrical supply may not be exceeding and the electrical use must be less than 50kVa;
- 1.3. Compliance with all other development parameters as provided in the zoning scheme By-law.

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

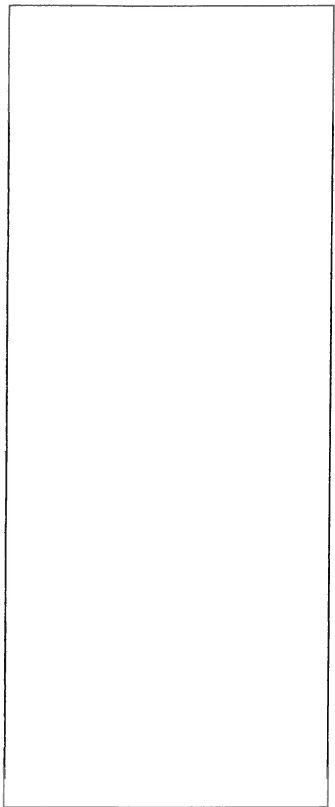
REASONS FOR RESOLUTION

1. Erf 1192, Porterville is located within Zone D of Bergrivier Municipality Spatial Development Framework 2024-2029 (BMSDF 2024-2029), which is identified as the town's CBD and allows for future business expansion. Strengthen the area as the business core of the town and allow for various mixed uses within the identified mixed-use precincts. Higher/Medium density residential developments can also be located within this area and allowing the rezoning of the property to accommodate three group housing units are regarded consistent with the BMSDF 2024-2029.
2. The proposed application complies with the objective of General Residential Zone 2 as provided in the applicable zoning scheme by-law.
3. The two dwelling units has been in existence for more than 60 years or even more and will be internally altered. The proposed rezoning is to convert the outbuilding with less historical significance into a 3rd dwelling unit. Allowing the proposed rezoning to provide an additional residential



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opportunity will bring a family/person in closer walking proximity to support services i.e. the CBD, Municipal library, Place of Worship that will reduce travel time and money to go elsewhere. Allowing the proposed rezoning will not result in exclusion, but provide an additional housing opportunity to persons renting or buying i.e. a sectional title unit in close proximity to support services.



- 4. The conversion into three dwelling units gives an appearance of a harmonious architectural entity, that gives an indication of one single dwelling house. The property usage will remain residential compatible with the mixed use area and denser residential developments in the immediate vicinity.
- 5. The proposed rezoning will continue to provide an economic and investment opportunity to the property owners and continue rental/sale opportunities to potential tenant/purchasers improving the social well-being.
- 6. The rezoning is consistent with the objective of General Residential Zone 2, and conditions is imposed to ensure further compliance with all other development parameters.
- 7. No objections were received during public participation.

EVALUATION COMPLETED AT 16:10

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL

17/04/2024
DATE