



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON MONDAY,  
19 AUGUST 2024 AT 15:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

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

**ACTION**

**AON001/08/2024**

**APPLICATION FOR SUBDIVISION AND DEPARTURE: ERF 1437, PORTERVILLE  
PTV. 1437**

**RESOLUTION: APPROVED CONDITIONALLY**

- 1) Application is made in terms of section 15 of Bergrivier Municipality By-Law on Municipal Land Use Planning for the Subdivision of Erf 1437, Porterville into two portions namely: Portion A ( $\pm 700\text{m}^2$  in extent) and Remainder Erf 1437, Porterville ( $\pm 2083\text{m}^2$  in extent) for single residential purposes as well as permanent departure of side building line from 2m to 0m and street building line from 3m to 0m in order to accommodate the historical development footprint of an existing outbuilding on the newly created Portion A, **be approved**, in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning, subject to the following conditions:
- The provision of the subdivided portions with separate water-, sewerage- and electricity connections as well as access, to the satisfaction of Bergrivier Municipality Technical Services Directorate;
  - Electrical connection is currently available at a maximum 40A single phase from Voortrekker Kiosk;
  - 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
  - Compliance with the development parameters of the zoning scheme by-law.

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

**REASONS FOR RESOLUTION**

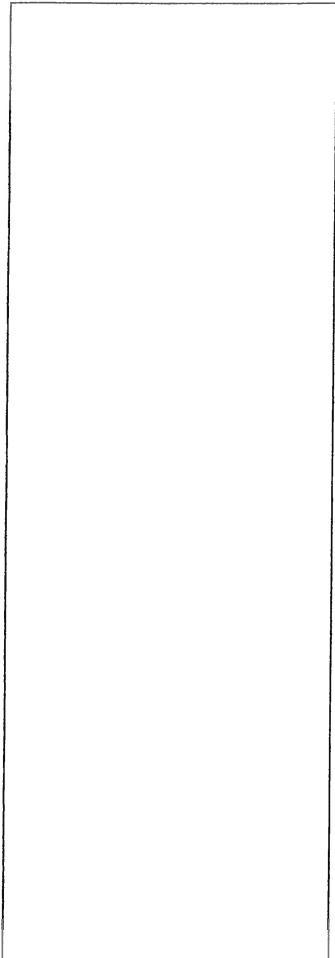
- Erf 1437, Porterville is located in Zone C which is a medium to low density residential area with supporting amenities. Opportunities for residential development exist along the periphery of the zone. Subdivision of the property promotes for residential purposes promotes densification which is consistent with Bergrivier Municipality Spatial Development Framework 2024-2029.
- The zoning of the newly created portions will remain single residential for the



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purposes of a dwelling house, that is compatible with the surrounding area.

- Municipal engineering services connection is possible for the proposed subdivision, and conditions are imposed to ensure that the application has no financial burden on the municipality or other rate payers.
- No objections were received against the application.
- The size of the properties after subdivision is sufficient to develop a dwelling house and associated outbuildings. The departure of building lines applied for is to allow conversion of the historical development footprint of the outbuilding/garage/shed into a dwelling house once subdivided as prescribed in Bergrivier Municipality Integrated Zoning Scheme By-law.
- The proposal contributes to restructuring Porterville lower density residential area, by promoting higher density residential development, which will provide housing opportunities to any person, through ownership of land or even rental opportunities once developed. The application has some contribution to new spatial norms and is considered acceptable and sustainable within its location.
- Densification lead to better and more economical use of existing infrastructure, optimization and use of urban resources i.e. connecting to existing engineering infrastructure. The proposed subdivision is therefore efficiently accommodated within the existing built up area of Porterville.
- The proposed subdivision of Erf 1437, Porterville is desirable from a land use planning perspective.



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**AON002/08/2024**

**APPLICATION FOR SUBDIVISION & CONSOLIDATION: ERF 3265 & 4479, PIKETBERG PB. 3265 & 4479**

**RESOLUTION: APPROVED CONDITIONALLY**

1. That the application is made in terms of section 15 of Bergrivier Municipality By-Law on Municipal Land Use Planning for the Subdivision of the unregistered Remainder of Erf 4479 Piketberg into Portion A ( ± 425m<sup>2</sup> in extent) and Remainder Erf 4479, Piketberg (± 6423m<sup>2</sup> in extent) as well as the consolidation of Portion A with the Remainder of Erf 3265 Piketberg to form a consolidated land unit of ±1240m<sup>2</sup> in extent for business purposes (development of medical consulting offices), **be approved** in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning, subject to the following condition:
  - 1.1. The newly created land unit will be subject to the same conditions imposed with the rezoning of Erf 3265, Piketberg (MPT decision number PTN008/04/2024 of 18 April 2024).

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

**REASONS FOR RESOLUTION**

- Erf 3265, Piketberg and Unregistered Erf 4479, Piketberg is located within Zone D in terms 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. The zoning of the properties will remain the same after subdivision and consolidation consistent with the BMSDF

2024-2029.

- The proposed application for subdivision and consolidation of the properties will not change the zoning of the newly created land unit. The development of the consolidated property for dental consulting rooms is compatible with the immediate area. No objections were received during public participation. Allowing the proposed application will create more developable space and allow for development of sufficient off-street parking space for the facility.
- Spatial Justice, Spatial Sustainability and efficiency

The proposal will enable the development of a dental facility (support service) and allow the required parking to clients within the central business district of Piketberg, which is available to everyone. By allowing the proposed subdivision and consolidation of the subject properties will expand business opportunities and promote support services within central Piketberg.

The property is located within the central business district of Piketberg where a variety of land uses are found. The development would result in the efficient use of land that is currently underdeveloped. The development proposal of medical consulting rooms can be fully serviced and is accessible via an activity road as were approved with the rezoning of Erf 3265, Piketberg. The subdivision and consolidation of the properties will not result in other circumstances inconsistent the development principals of SPLUMA.

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**AON003/08/2024**

**APPLICATION FOR REMOVAL OF RESTRICTIONS AND REZONING, ERF 60, VELDDRIF VD. 60**

**RESOLUTION: APPROVED CONDITIONALLY**

1. That the application for the removal of restrictive title conditions E.6.(b), (c) and (d) as held in Title Deed No. T055576/2022 pertaining to Erf 60, Velddrif and rezoning of the property from Residential Zone 1 to Business Zone 1 in terms of Section 15 of Bergrivier Municipality: By-Law on Municipal Land Use Planning, **be approved**, in terms of section 60 of Bergrivier Municipality: By-Law on Municipal Land Use Planning, subject to the following conditions:
  - 1.1 That building plans be submitted to the Municipality for consideration and approval before any alterations to the existing buildings or change in the use of the buildings;
  - 1.2 That the existing street boundary wall be removed to allow ease of access for vehicles to the parking area in front of the existing buildings.
  - 1.3 That a minimum of 8 on -site parking bays, measuring a minimum of 2.5m x 5m, be marked out clearly by the developer;
  - 1.4 The developer applies to the Municipality to have the curb along Voortrekker Street lowered for ease of vehicular access.
  - 1.5 The developer will be required to pave the vehicular access up to the street curb, to the satisfaction of the Head: Civil Services
  - 1.6 No parking outside the boundaries of the property or in the road reserve

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



(on the sidewalk) be allowed;

- 1.7 That the boundary walls at the sides and rear of the property be raised to between 1.8m and 2.1m in height and/or fitted with security measures / devices e.g., electrification or security spikes, for the safety, security and privacy of surrounding residents.
- 1.8 That 2m building lines apply for any new structures or additions on the side and rear boundaries adjacent to residential properties.
- 1.9 Business Licence/s be acquired from the Municipality's Department of Planning and Environmental Management, for those businesses that required Business Licences in terms of the Business Act No. 71 of 1991;
- 1.10 A Fire safety certificate be acquired from the Municipality's Fire and Disaster Management department; and
- 1.11 A certificate of acceptability be acquired from the West Coast District Municipality's department of Environmental Health, if applicable.

**REASONS FOR RESOLUTION**

- Section 65 (i) of Bergrivier Municipality: By-Law on Municipal Land Use Planning requires consideration of the Integrated Development Plan (IDP), including the Municipal Spatial Development Framework (MSDF). The Bergrivier Municipality Spatial Development Framework (2024-2029) identifies the subject property as part of the Central Business District of Velddrif, situated along an activity street. The property is within Zone A, for which the BMSDF (2024-2029) proposes the following: "Zone A has been 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 precinct. "This application aims to convert an existing dwelling house into a business premises within the CBD of Velddrif, thereby strengthening the business core of the town. The application is aligned with the spatial guidelines and proposals of the BMSDF 2024-2029.
- The application is consistent with the development principles of LUPA and SPLUMA. The application is furthermore consistent with the guidelines of Municipal Spatial Development Framework and is desirable from a planning perspective considering the relevant factors of consideration as determined in terms of section 65 of Bergrivier Municipality: By-Law on Municipal Land Use Planning.

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**AON004/08/2024**

**APPLICATION FOR CONSOLIDATION: RE/ ERF 59 & 61, REDELINGHUIS RDH. 59 & 61**

**RESOLUTION: APPROVED**

That the application for consolidation of Remainder Erf 59, Redelinghuis and Erf 61, Redelinghuis to create one Single Residential Zone 1 property of ±1487m<sup>2</sup> in extent, **be approved**, in terms of section 60 of the Bergrivier Municipality: By-Law on Municipal Land Use Planning.



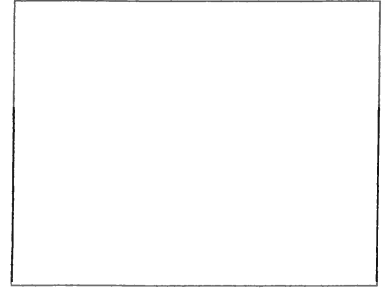
**TOWN AND REGIONAL  
PLANNER: WEST  
(HANNES  
VERMEULEN)**



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**REASON FOR RESOLUTION**

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 considering the relevant factors of consideration as determined in terms of section 65 of Bergrivier Municipality: By-Law on Municipal Land Use Planning.



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**EVALUATION COMPLETED AT 15:56**

**CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**

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

  
\_\_\_\_\_  
**DATE**