



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON TUESDAY 07 MARCH 2017 AT 11:00 IN THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

Authorised Official (Manager: Planning and Development: W Wagener)

ACTION

AON001/03/2017

APPLICATION FOR SUBDIVISION AND REZONING: ERF 1020, PIKETBERG 15/3/3, 15/3/4 PB. 1020

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application Erf 1020, Piketberg into two portions namely: Portion A ($\pm 1053\text{m}^2$ in extent) and Remainder Erf 1020, Piketberg ($\pm 11\ 10\text{m}^2$ in extent) as well as rezoning of Portion A from Single Residential Zone 1 to Business Zone 4 in order to allow offices **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) Access to Portion A, be gained via Sand Street,
- c) Consent be obtained from relevant road authorities for any new accesses from Long Street, and a copy thereof be submitted to this municipality if it becomes applicable, and
- d) 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).

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REASONS FOR RESOLUTION

Section 65 (1)(a) to (s) & (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.



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The business proposals and density targets for Piketberg in Bergvriër Municipal Spatial Development Framework 2012-2017 (BMSDF) provides amongst other the following applicable spatial directives/proposals:

- *The proposed densification targets as identified for Piketberg is as follow:
15du/ha;*
- *Spatial Proposal Map for Piketberg.*

The application is considered consistent with BMSDF 2012-2017, by subdividing larger properties to contribute to achieving the density targets for Piketberg. The Rezoning of Portion A to Business Zone 4 also contribute to achieving the desired zoning for the area which is consistent with BMSDF 2012-2017.

Section 65 (d) consideration of comments on response to the notice of the application etc. No comments was received from surrounding affected property owners or general public.

Section 65 (h) of the Bergvriër 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, on account of comment received from this municipality's technical department, subject to conditions. The application therefore has no financial burden on the municipality.

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. It is submitted that land is made available to the market by restructuring the form of this part of Piketberg in line with spatial guidelines, creating an opportunity for a business investment for professional services in closer proximity to areas where limited exist, contributing to spatial justice. Existing space is used spatially efficiently to accommodate the proposed subdivision, were existing municipal infrastructure is available. The proposed subdivision can be seen as a contribution to limit urban sprawl and is considered sustainable within available resources.

Section 65 (s) of the Bergvriër Municipal By-law relating to Municipal Land Use Planning requires consideration of the provisions of the applicable zoning scheme. The zoning of the proposed remainder remain Single Residential which is compatible with the character of the surrounding residential area. The rezoning of Portion A to Business Zone 4 (offices) is also regarded as an urban friendlier transition between existing residential and business premises. A zoning compersion for compliance with the development parameters determined compliance therewith of both properties respectively.

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 Bergvriër Municipal By-Law relating to land Use Planning.

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EVALUATION COMPLETED AT 11:45

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL

08/03/2017

DATE
