



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON TUESDAY,  
1 MARCH 2022 AT 11:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

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

**ACTION**

**AON001/03/2022**

**APPLICATION FOR SUBDIVISION AND CONSOLIDATION: ERVEN 112 & 113, EENDEKUIL  
E. 112 & 113**

**RESOLUTION: APPROVED CONDITIONALLY**

1. That the application for subdivision of Erf 113 Eendekuil into two portions namely: Portion A ( $\pm 221\text{m}^2$  in extent) and Remainder Erf 113 Eendekuil ( $\pm 628\text{m}^2$  in extent) for single residential purposes and consolidation of Portion A ( $\pm 221\text{m}^2$  in extent) with Erf 112 Eendekuil ( $\pm 880$  in extent) to create a consolidated land unit of  $\pm 1101\text{m}^2$  in extent to rectify boundary encroachments; **BE APPROVED** in terms of section 60 of Bergrivier Municipality By-Law on Municipal Land Use Planning, subject to the following condition:

- 1.1. Subdivision of Erf 113 Eendekuil and consolidation of Portion A with Erf 112 Eendekuil must take place simultaneously.

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

**REASONS FOR RESOLUTION**

- The minor increase in property size of Portion A and minor decrease in size of the Remainder do not materially impact on surrounding property owners other than the property owner himself. The zoning of the properties remains the same, compatible with the surrounding area.
- The remainder's dimensions are sufficient to comply with the development parameters of dwelling house, as provided in the zoning scheme by-law.
- The rectification of boundaries due to encroachment, does not impact on the development principles as provided in the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), as primary land usage remains the same.
- The municipal engineering services are existing to the properties.

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**AON002/03/2022**

**APPLICATION FOR PERMANENT DEPARTURE: ERF 2724, PORTERVILLE  
PTV. 2724**

**RESOLUTION: APPROVED CONDITIONALLY**



**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON TUESDAY, 1 MARCH 2022 AT 11:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

That the application for permanent departures as follows: street building line from 3m to 2m, rear building line from 2m to 1m, side building lines from 2m to 1m and 0m respectively, doors/windows placement setback from 1.5m to 1m and coverage from 50% to 80% in order to allow the proposed extensions to the existing dwelling house on Erf 2724 Porterville, **BE APPROVED**, reasonably in accordance with the building plan (drawn by NRA, drawing number N01-01 dated 20 May 2021, dated 15 June 2021) in terms of section 60 of Bergrivier Municipal By-Law on Municipal Land Use Planning, subject to the following conditions:

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

1. The proposed extensions must comply with Bergrivier Municipality fire safety requirements;
2. No construction waste and/or rubble be stored on any part of the sidewalk;
3. Construction may not occur over the existing water and sewerage connections; and
4. Building plans be submitted to Bergrivier Municipality for consideration in terms of the National Building Regulations and Building Standards Act, 1977 as amended.

**REASONS FOR RESOLUTION**

- The zoning of the property will remain the same, compatible with the surrounding residential land uses. Residential land and sufficient housing stock to address the need for medium to high density housing for expansion are also limited and not freely available and therefore give rise to such encroachments.
- The expansion will allow more residential space to the growing family, which will contribute to the social well-being of the family.
- No objections were received from surrounding affected property owners or internal departments.
- The relaxing of the building lines will help to alleviate some of the physical constraints built into the original planning design of the property, providing the owner some opportunity in the form of a larger developable area to create spatially compact land unit.
- The property is already serviced and the proposal does not require additional municipal services that would have a financial burden on the municipality.
- Conditions are imposed to address the problem aspects foreseen.

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**AON003/03/2022**

**APPLICATION FOR REZONING AND PERMANENT DEPARTURE: ERF, 62 PIKETBERG PB.62**

**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 62 Piketberg from Single Residential Zone 1 to General Residential Zone 2 in order to bring the historical land use four group housing units in line with the correct zoning category as well as permanent departure of the street building lines from 5m to 0m (Hoog and Kloof Street) to allow the existing building footprint on its current position, **BE APPROVED**, in terms of section 60 of Bergrivier Municipality By-Law on Municipal Land Use Planning, subject to the following conditions:

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

- 1.1. The group housing units be restricted to four single storey units;
- 1.2. Future additional services required or separate municipal engineering services per dwelling unit, will be for the account of the property owner(s) as negotiated and agreed between the property owner(a) and this Municipalities Technical Directorate;
- 1.3. Compliance with all other development parameters as provided in the zoning scheme by-law; and
- 1.4. Encroachment of the porch/covered stoep on Hoog Street (street reserve) must be formally addressed either by means of servitude or alternatively by means of subdivision and consolidation.

**REASONS FOR RESOLUTION**

- Erf 62 Piketberg is earmarked for Single Residential purposes. The rezoning of Erf 62 Piketberg is to bring the historical land usage (±30years in existence) four dwelling units on the property in line with the correct zoning classification namely: General Residential Zone 2 (Group Housing). The property will remain residential consistent with the directives of Municipal Spatial Development Framework 2019-2024.
- The land use on the property has been in existence for approximately 30 years or even more. The proposed rezoning is to bring the land use on site in line with the correct zoning category for the current historical land use, which does not result in circumstances inconsistent with development principle of spatial justice. Allowing this land use to discontinue at this stage, will reduce residential housing/rental opportunities to families, in close walking proximity to support services.
- The property is already connected to municipal engineering services, and does not require additional separate services connections per unit at this stage. Conditions are imposed to address future services requirements. The property is located on the corner of Hoog and Kloof Streets, and is closely accessible to support services i.e. school, municipality offices, church and Dept. social development as well as near public open spaces. The location of the property that accommodates four dwelling units is therefore considered sustainable.
- The current building which has been converted into four dwelling units is a harmonious architectural entity that gives an indication of one



single dwelling house. The property use will remain residential compatible with the dominant residential area.

- 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 their social well-being.
- The rezoning is consistent with the objectives of General Residential Zone 2, and conditions are imposed to ensure further compliance with all other development parameters.
- No objections were received during public participation and the ward councillor has no objections against this application.

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**AON004/03/2022**

**APPLICATION FOR PERMANENT DEPARTURE: ERF 3171, PIKETBERG PB.3171**

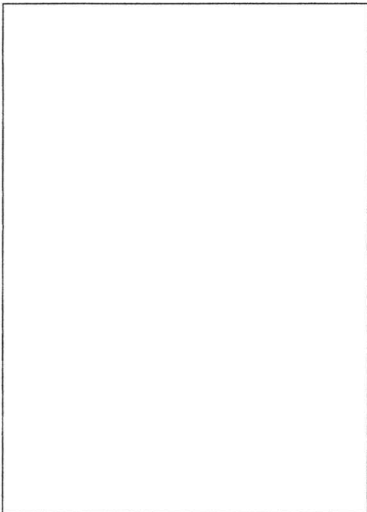
**RESOLUTION: APPROVED CONDITIONALLY**

That the application for permanent departure of the northern side building line from 2m to 1.5m and 1.8m respectively and street building line from 3m to 1.5m in order to allow extensions to the existing dwelling house as well as permanent departure of the required coverage from 50% to 56% to accommodate the extension to the dwelling house on Erf 3171 Piketberg, **BE APPROVED**, reasonably in accordance with the site plan drawn by GF Kuhn, dated 15 June 2021, in terms of section 60 of Bergrivier Municipal By-Law on Municipal Land Use Planning, subject to the following conditions:

1. Engineering services connections of the extensions must connect to existing municipal engineering services provided to the property; and
2. Building plan be submitted to Bergrivier Municipality for consideration in terms of the National Building Regulations and Building Standards Act, 1977 as amended.

**REASONS FOR RESOLUTION**

- The zoning of the property will remain the same, compatible with the surrounding residential land uses. Residential land and sufficient housing stock to address the need for medium to high density housing for expansion are also limited and not freely available and therefore give rise to such encroachments.
- The expansion will allow more residential space to the growing family, which will contribute to the social well-being of the family.
- No objections were received from surrounding affected property owners.
- The relaxing of the building lines will help to alleviate some of the physical constraints built into the original planning design of the property, providing the owner some opportunity in the form of a larger



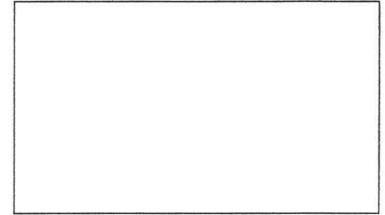
**TOWN AND REGIONAL PLANNER: EAST (KEENIN ABRAHAMS)**



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developable area to create spatially compact land unit.

- The property is already serviced and the proposal does not require additional municipal services that would have a financial burden on the municipality.



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**EVALUATION COMPLETED AT 11:35**

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

  
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**AUTHORISED OFFICIAL**

01/03/2022  
**DATE**

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