



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY, 19 DECEMBER 2024 AT 14:15 AT THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON001/12/2024

**APPLICATION FOR SUBDIVISION: ERF 1290, PORTERVILLE
PTV. 1290**

RESOLUTION: APPROVED CONDITIONALLY

- 1) That the application made in terms of section 15 of Bergrivier Municipality By-Law on Municipal Land Use Planning for the Subdivision of Erf 1290, Porterville into two portions namely: Portion A (±1288m² in extent) and Remainder Erf 1290, Porterville (±1567m² in extent) for single residential purposes **BE APPROVED**, in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning, subject to the following conditions:
- a) 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; and
 - b) 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).

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

REASONS FOR RESOLUTION

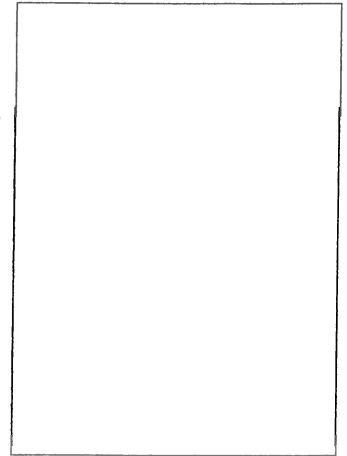
- Erf 1290, Porterville is located in Zone C which is a medium to low density residential area with supporting amenities. Opportunities for residential development exist along the periphery of the zone. Subdivision of the property promotes densification which is consistent with Bergrivier Municipality Spatial Development Framework 2024-2029.
- The zoning of the newly created portions will remain single residential for the 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



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house and associated outbuildings.

- 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.
- The proposed subdivision of Erf 1290, Porterville is desirable from a land use planning perspective.



EVALUATION COMPLETED AT 14:45

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



 AUTHORIZED OFFICIAL



 DATE