



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD
ON FRIDAY 4 OCTOBER 2019 AT 10:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

PRESENT

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

ACTION

AON001/10/2019

**APPLICATION FOR PERMANENT DEPARTURE: ERF 403, PIKETBERG
PB.403**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for permanent departure of the street building line from 5meter to 0meter and side building line from 3meter to 0meter in order to allow the erection of a garage/carport ($\pm 100m^2$) with an automatic garage door on Erf 403, Piketberg (6 Hoof Street) , **be approved**, in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following conditions:

- That the garage/carport door must not open onto the side walk; and
- A motorized/automatic garage door/access gate be installed to ensure that no parking occur on the sidewalk that affect ease of pedestrian movement.

REASONS FOR RESOLUTION

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. No spatial directive is given with regard to building line relaxations in Bergrivier Municipal Spatial Development Framework 2019-2024 (BMSDF). The land use of the property remains the same and as such it is consistent with BMSDF.

Relevant consideration was given to the development principles of Spatial Sustainability and Spatial efficiency as prescribed in terms of Chapter VI of the Land Use Planning Act, 2014. The proposed departure of building lines do not affect municipal engineering services or traffic services. The application can therefore be efficiently accommodated without negatively affecting municipal services. The application will not result in historical imbalances

Section 65 (s) of the Bergrivier Municipal By-law relating to Municipal Land Use Planning requires consideration of the provisions of the applicable zoning scheme. The zoning of the property remain Single Residential, which is compatible with the character of the surrounding residential area. The applicant propose the carport/garage as his motor vehicles do not have

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



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covered parking. The parking on the side of the building is the only option to provide a garage or carport as access to the rear of the property is not practical (ease of vehicle movement to and from the rear). The current position is therefore the only option to sensibly provide a carport/garage, without negatively affecting vehicular access or neighbours primary land use rights.

The Ward Councillor confirmed if no objection is received from neighbours he is in agreement with the application. No objection was received from neighbours.

The application is determined desirable from a planning perspective taking into account the abovementioned relevant factors of consideration as determined in terms of section 65 of Bergrivier Municipal By-Law relating to land Use Planning, subject to conditions.

AON002/10/2019

**APPLICATION FOR SUBDIVISION: ERF 581, PIKETBERG
PB. 581**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for subdivision of Erf 581, Piketberg into two portions namely; Portion A ($\pm 747m^2$) and Remainder ($\pm 1788m^2$) for residential purposes **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) Bulk Service Contributions, as predetermined in the Municipal Budget, be paid for the newly created subdivided property;
- c) Compliance with the development parameters of the zoning scheme by-law, and
- d) Compliance with the conditions which had not been complied with in accordance with Mayoral Committee conditional approval BKN025/08/2015 of 18 August 2015.

REASONS FOR RESOLUTION

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.

One of the spatial directives for Piketberg as provided in the MSDF 2019-2024 among other is to: Promote densification and redevelopment of brownfield sites to accommodate housing in well located areas. The proposed subdivision will promote housing opportunities in an area which is located in close proximity to support services.

The proposed subdivision has some contribution to densification. The

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proposal is consistent with the directives of the MSDF 2019-2024.

Section 65 (h) of the Bergrivier 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, subject to conditions imposed.

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.

By subdividing Erf 581 Piketberg into two portions for residential purposes, make some contribution to higher density for Piketberg. Development of the flats as approved in 2015, will not be affected by the subdivision, and the subdivision will enable more affordable dwelling units once developed on the remainder and Portion A, providing more opportunities for any person who did not previously have access to such housing opportunities in this area, which is in closer proximity to support services/facilities such as Piketberg High School, Departments of Social Development and Agriculture offices.

Densification lead to better and more economical use of existing infrastructure, optimization and use of urban resources i.e. connecting to existing civil and electrical infrastructure. The proposed subdivision is therefore efficiently accommodated within the existing built up area of Piketberg. Densification of urban areas assist in optimising the use of urban resources and infrastructure and high potential agricultural land from urban consumption. The propose subdivision of Erf 581, Piketberg into two portions can be seen as a contribution to limit urban sprawl and is considered sustainable.

The proposed application has no financial burden on municipal services, subject thereto that the newly created erf be provided with separate water, sewerage, street access, and electricity connections before registration and that services contributions be paid in accordance with the Municipal Tariffs.

Section 65 (s) of the Bergrivier Municipal By-law relating to Municipal Land Use Planning requires consideration of the provisions of the applicable zoning scheme.

The zoning of the proposed properties remain the same, and no development parameters is affected.

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 Bergrivier Municipal By-Law relating to land Use Planning, subject to conditions imposed.



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AON003/10/2019

**APPLICATION FOR REZONING: ERF 3210, PORTERVILLE
PTV. 3210**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for rezoning of Erf 3210 Porterville from Single Residential Zone 1 to General Residential Zone 2 in order to allow the development of four group housing units on the property, **be approved**, substantially in accordance with the site plan (dawn by Mr J Truter dated May 2019) in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following conditions:

1. Bulk Service Contributions, as predetermined in the Municipal Budget, be paid for 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)
2. Distribution of municipal services on the property to the respective group housing units will be the account of the owner(s)/developer;
3. All buildings and structures must be planned, designed and built as a harmonious architectural entity;
4. Parking must be clearly marked out on the property as well as private and communal open space;
5. The group housing units is restricted to single storey;
6. Compliance with all other development parameters as provided in the zoning scheme by-law; and
7. Boundary adjustment must occur in accordance with the survey plan submitted with the application to ensure ease of vehicular movement and access to parking, prior to building plan approval.

REASONS FOR RESOLUTION

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:

The MSDF has no specific land use specification for this property. The property is earmarked for residential purposes and in close proximity to the proposed integration zone proposed in the MSDF. The proposed rezoning, are for residential purposes, but with a higher density to promote affordable rental accommodation within the area.

Densification guidelines (page 153) in the MSDF has the following objective that National and provincial government has set municipalities for increasing the density of urban areas to an average gross based density of 25 dwelling units/hectare. The strategies through which this should be

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PLANNER: EAST
(KEENIN ABRAHAMS)**



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achieved among other with which the application is consistent is as follow:

- **Promote urban renewal through the infill of erven** and development of existing vacant land uses and **buildings**,
- **Facilitate** subdivision of erven, second dwelling units and **sectional title developments – the development can especially take place in specific residential areas where large erven alongside wide streets were created and the area itself lends to densification.**

The property is located on a property of 1385m² (after boundary adjustment 1528m²), along a secondary street were larger properties exist between 1244m² to 2855m². These size properties lends itself to further densification. The proposed four dwelling units on Erf 3210 Porterville will have a density of 26 dwelling units/hectare, reasonably in accordance with provincial and national density targets for urban areas. The application also promote urban renewal through infill of erven and existing buildings on site. The application is consistent with aforesaid strategies as provided in the MSDF.

Densification must be supported and prioritised in strategic locations such as, among other:

- **Within the areas where investment of public funds are focused (RSEP/Precinct Plans/Integrations Zone)**

The property is located within the aforesaid are and has a contribution to spatial transformation within the integration zone (were community services, skills training, health services, sports and culture are proposed), which is considered acceptable considering its location in close walking proximity thereto. The application is consistent with the MSDF strategic directives.

Relevant consideration were given to the development principles of Spatial Sustainability and Spatial efficiency as prescribed in terms of Chapter VI of the Land Use Planning Act, 2014.

The property is located within walking proximity to the Central Business District, Showgrounds, Municipal Tennis Court and support services i.e. municipal offices and library. The rezoning can provide additional residential opportunities in closer proximity to support services/facilities in the area. The proposal contribute to restructuring Porterville lower density residential area, by promoting higher density housing opportunities on the property, which can provide affordable rental opportunities to any person who wish to stay in this part of town. The property is located in close proximity to the integration zone as identified in the MSDF, where spatial transformation should occur, the application contribute to integration by means of affordable residential opportunities. The application has some contribution to new spatial norms and is considered acceptable and sustainable within its location.

The technical department of Bergrivier Municipality confirmed that services is available to the property, and condition is imposed to ensure that the development has no financial burden on the municipality or other tax



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payers. The development is efficiently proposed in an area where municipal services is available and can efficiently be accommodated, subject to conditions imposed.

Section 65 (s) of the Bergrivier Municipal By-law relating to Municipal Land Use Planning requires consideration of the provisions of the applicable zoning scheme.

The rezoning of the property is consistent with the objective of General Residential Zone 2, for the following reasons:

- *As architectural similarity and uniformity is already established for three group housing units which is designed in an orderly manner. Conditions is imposed to ensure the fourth group housing unit is consistent with aforesaid.*
- *The property in a residential area where increased density is desirable based on the directive of the MSDF densification guidelines.*

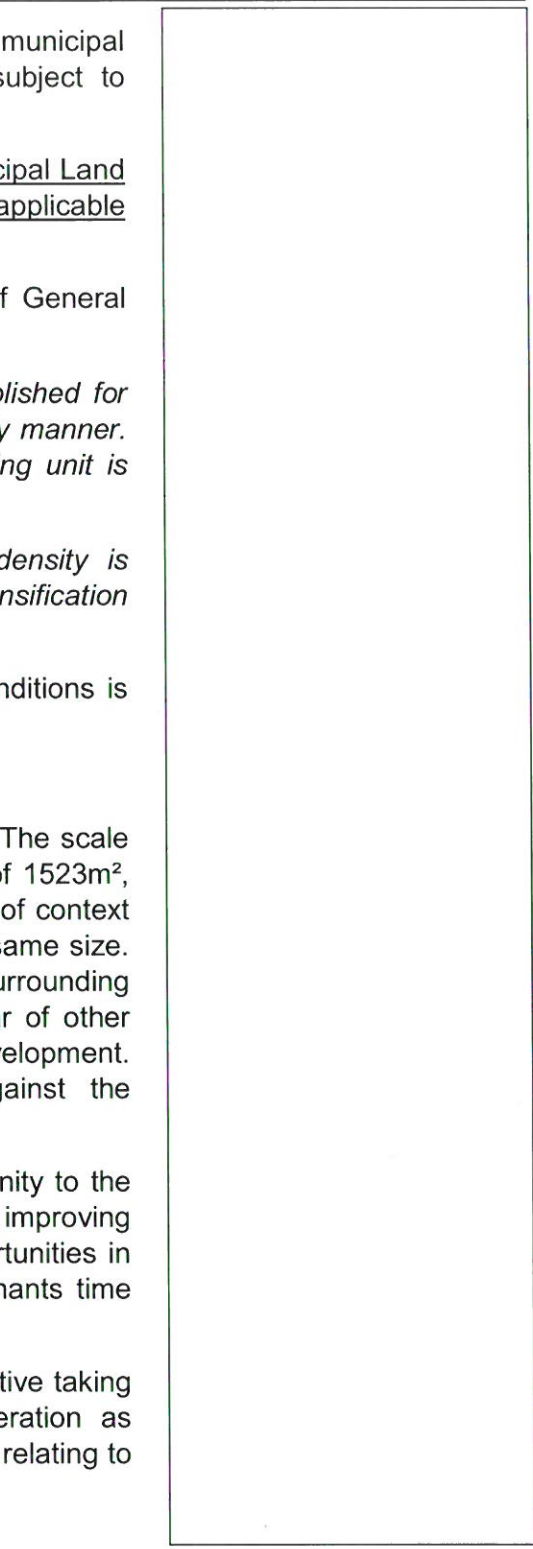
No departures of development parameters is proposed, and conditions is imposed to ensure compliance.

Desirability

The property will continue to have residential land uses on site. The scale of the development will be approximately 208m² on a property of 1523m², once boundary adjustment has been registered which is not out of context with dwelling houses in the nearby vicinity of approximately the same size. The application will therefore not change the character of the surrounding area due to the small scale thereof and its location at the rear of other single residential properties which mitigate the higher density development. No objections were received from surrounding owners against the application.

The proposed will provide an economic and investment opportunity to the property owners and also rental opportunities to potential tenant improving the social well-being by providing an additional residential opportunities in close proximity to support services/facilities, saving possible tenants time and money to travel.

The application is determined desirable from a planning perspective taking into account the abovementioned relevant factors of consideration as determined in terms of section 65 of Bergrivier Municipal By-Law relating to land Use Planning, subject to conditions.





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AON004/10/2019

**APPLICATION FOR SUBDIVISION AND CONSOLIDATION OF ERVEN 382 AND 864, REDELINGHUYS
RDH. 382 & 864**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for subdivision of Remainder Erf 864, Redelinghuys into two portions namely Portion A ($\pm 17488\text{m}^2$ in extent) and Remainder, subdivision of Remainder Erf 382, Redelinghuys into two portions namely Portion B ($\pm 5942\text{m}^2$ in extent) and Remainder, and consolidation of Portion B with Erf 16, Redelinghuys, **be approved**, in terms of section 60 of the Bergvriër Municipal By-Law relating to Land Use Planning.

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

REASONS 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 taking into account the relevant factors of consideration as determined in terms of section 65 of Bergvriër Municipal By-Law relating to land Use Planning.

**EVALUATION COMPLETED AT 10:30
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**



AUTHORISED OFFICIAL

04/10/2019

DATE
