



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON MONDAY,
24 FEBRUARY 2025 AT 14:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

PRESENT

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

ACTION

AON002/02/2025

**APPLICATION FOR REZONING AND SUBDIVISION: ERF 1368, PIKETBERG
PB. 1368**

RESOLUTION: APPROVED CONDITIONALLY

1. That the application made in terms of section 15(2) (a) and (d) of the Bergrivier Municipality: By-law on Municipal Land Use Planning for rezoning of Remaining Erf 1368, Piketberg from Single Residential Zone I (Dwelling House) to Subdivision Area in order to create 18 Single Residential Zone 1 (Dwelling House) erven of between $\pm 437\text{m}^2$ and $\pm 450\text{m}^2$ in size, 2 Open Space Zone I (Public Open Space) erven of $\pm 395\text{m}^2$ and $\pm 400\text{m}^2$ respectively, and 2 Transport Zone II (Public Street) erven of $\pm 1326\text{m}^2$ and $\pm 1648\text{m}^2$ respectively as well as Subdivision of Remainder Erf 1368, Piketberg in line with the subdivision plan (drawn by Prof Land Surveyor NJ Nortjé), **be approved**, in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning, subject to the following conditions:

- 1.1 The development will take place in two (2) phases, namely: -

1.1.1 Phase one (1) will consist of 5 single residential zone 1 erven marked Portion A to E on the subdivision plan as well as street section marked Portion F on the subdivision plan. A right of way $\pm 33\text{m}^2$ servitude is provided in the corner between Portion B and Portion C;

1.1.2 Phase two (2) will consist of the remaining development in accordance with the subdivision plan;

- 1.2 Bulk Service Contributions, as predetermined in the Municipal Budget, should be paid for each additional land 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);

- 1.3 The subdivided properties must also be provided with separate water, sewerage and electrical connections as well as access;

- 1.4 The public street on the subdivision plan must be transferred to the Municipality after completion to the satisfaction of the Municipality's Directorate: Technical Services, which must be registered with the

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



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registration of the first single residential land unit of each phase in the deeds office;

- 1.5 The public street indicated for phase 1 must be registered as remaining extent of Erf 1368, Piketberg to ensure that the right of way servitude over Erf 78, Piketberg is registered in favour of Bergrivier Municipality;
- 1.6 The public street be registered as Blombos street; and
- 1.7 That a traffic safety mirror be erected on the sidewalk opposite the entrance of the development and if a fence will be erected on the boundaries of the servitude, it must be a palisade fence.

REASONS FOR RESOLUTION

Development principles of SPLUMA

- The proposed land has the potential to alleviate the housing need in Piketberg. Erf 1368 Piketberg is well located in the vicinity of an existing high school, retirement resort, places of worship and municipal offices. Additional housing opportunities are created by this development in the absence of sufficient housing stock to the senior age market. The proposed application is considered appropriate as it will give easy access for people to support services/facilities as well as offer accommodation within walking distance, contributing to improved access to support services/facilities.
- The proposed development amount to the efficient use of vacant land, unleashing a more spatially compact residential area. The proposed development will furthermore contribute to densification of Piketberg's urban area, contributing to limit urban sprawl, assisting in optimising the use of urban resources and infrastructure. The proposed development is considered sustainable taking into account the aforementioned.
- The proposed infill residential development can link to existing municipal bulk services in accordance with the specification of this Municipality's Technical Directorate.
- The proposed application does not impact on agricultural land. The public interest where also considered in the proposed application by means of reasonable opportunity for public representations

Bergrivier Municipality Spatial Development Framework 2024-2029

- The property is in Land Use Zone B. ***"Zone B is a low to medium density residential area with supporting amenities and a secondary business node. The area provides opportunities for infill mixed density residential uses and other supporting social facilities."***
- Zone B promotes medium density residential housing developments. The proposed development with erf sizes of $\pm 450\text{m}^2$ is compatible with medium density residential development. The development is also representative of infill development. The proposed development is therefore considered consistent with the Bergrivier Municipality: Municipal Spatial Development Framework 2024-2029 (MSDF 2024-2029).



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The desirability of the proposal

- The subject property is located within the existing built-up area (urban edge) in an existing residential neighbourhood of Piketberg. The proposed infill residential development will alleviate the housing backlog of Piketberg.
- The proposal will also provide job opportunities during construction phase.
- The proposed infill development can be seen as a contribution, to provide adequate /sustainable housing to the senior age market, in close walking proximity to support services/facilities i.e. school, retirement resort, places of worship library etc, contributing to improved access.
- The proposed development will integrate with the existing neighbourhood, the land uses of the proposed newly created portions are residential, public roads and public open space compatible with the area's existing character.
- No objections were received against the application from surrounding neighbours and the ward councillor supported the application.

Bergvriër Municipality Integrated Zoning Scheme By-law.

- The subdivided single residential land units $\pm 450\text{m}^2$ can comply with the development parameters of the zoning scheme by-law.

EVALUATION COMPLETED AT 14:45

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL



DATE