



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY 17 NOVEMBER 2016 AT 11:00 IN THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON005/11/2016

APPLICATION FOR CONSENT USE AND DEPARTURE: ERF 1269, PORTERVILLE 15/3/5; 15/3/8, PTV.1269

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for consent use in order to allow a crèche from a portion of the dwelling house and outbuildings on Erf 1269, Porterville (46 Church Street) as well as departure in order to use the dominant portion of the dwelling house as crèche and smaller portion for habitation, **be approved**; in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following conditions;

- a) All certifications and licensing must be in place e.g. business license, health certificate (from the West Coast District Municipality), fire safety certificate, etc;
- b) Registration at the Department of Social Development is compulsory;
- c) The color of the dwelling-house and outbuildings remain intact with the character of the surrounding single residential properties;
- d) The services provided must primarily be day care and educational, and not medical services;
- e) The services may not operate outside the hours 6:00 to 18:00, between Monday and Friday;
- f) Not more than 20 children may be registered at a time, or on the property at any time;
- g) 1 bay per 10 children, plus stop and drop facility be provided on site;
- h) Proof of condition (a) and (b) be submitted to this Municipality's Department Planning and Development; and

No structural changes be made to the dwelling house and outbuilding, without approval in terms of the National Building Regulations and Building Standards Act, 1977.



**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION
HELD ON THURSDAY 17 NOVEMBER 2016 AT 11:00 IN THE MUNICIPAL
OFFICES, PIKETBERG**

REASONS FOR RESOLUTION

The application for consent use in order to allow a crèche from a portion of the dwelling house and outbuildings on Erf 1269, Porterville (46 Church Street) as well as departure in order to use the dominant portion of the dwelling house as crèche and smaller portion for habitation , is consistent with the development principles of the Land Use Planning Act, 2014 and Spatial Planning and Land Use Management Act, 2013

The proposed application is not in conflict with the aims of Bergrivier Municipal Spatial Development Framework. The application is furthermore determined desirable from a planning perspective taking into account the relevant factors of consideration as determined in terms of section 65 of Bergrivier Municipal By-Law relating to land Use Planning, subject to conditions.

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

AON006/11/2016

**APPLICATION FOR REMOVAL OF RESTRICTIONS AND SUBDIVISION: ERF 380, VELDDRIF
15/3/2; 15/3/4, V.380**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for removal of restrictive condition E. 6(a) and E. 6(d) as held in Title Deed No. T79773/1993 pertaining to Erf 380, Velddrif and subdivision of the property into two portions namely Portion A (± 710 m² in extent) and Remainder of Erf 380, Velddrif (± 770m² in extent), **be approved**, in terms of section 60 of the Bergrivier Municipal By-Law relating to Land Use Planning, subject to:

- 8.1 the provision of the subdivided portion with separate water, electricity and a sewerage tank. Electrical connections up to the erf boundary must be done by an electrical contractor, for the cost of the applicant; and
- 8.2 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). The SLA will be drawn up by a municipal appointed attorney for the account of the developer.

**TOWN AND REGIONAL
PLANNER
(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



**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION
HELD ON THURSDAY 17 NOVEMBER 2016 AT 11:00 IN THE MUNICIPAL
OFFICES, PIKETBERG**

relevant factors of consideration as determined in terms of section 65 of
Bergrivier Municipal By-Law relating to land Use Planning.

EVALUATION COMPLETED AT 11:30

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL

17/11/2016
DATE
