



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON TUESDAY 07 FEBRUARY 2017 AT 11:00 IN THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON001/02/2017

APPLICATION FOR SUBDIVISION: ERF 256, VELDDRIF
15/3/4 V. 256

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for subdivision of Erf 256, Velddrif into two portions namely Portion A ($\pm 722\text{m}^2$ in extent) and Remainder ($\pm 673\text{m}^2$ in extent) for residential purposes, **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 portions with separate water, electricity, sewerage tanks and access. Electrical connections up to the erf boundaries must be done by an electrical contractor, for the cost of the owner.
- 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.

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REASONS FOR RESOLUTION

The application for subdivision of Erf 256, Velddrif 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 Bergrivier Municipal By-Law relating to land Use Planning.



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AON002/02/2017

**APPLICATION FOR PERMANENT DEPARTURE: ERF 2210, PORTERVILLE
15/3/8 PTV. 2210**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for permanent departure (building line relaxation) of the applicable street building line from 3m to 1.79m in order to allow the proposed extension (living room & veranda) to the dwelling house on Erf 2210, Porterville (34 Protea Street) in accordance with the site development plan (dated September 2016 drawn by E. Schreuder), **be approved**; in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following condition:

If services are located under foundations of proposed extension to living room and veranda, it must be relocated at the cost of the owner, in consultation with this municipality's engineering department.

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 2012-2017.

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. The proposed extension to the dwelling house is considered to be accommodated spatially efficient within its property's dimension due to site specific circumstances i.e past positioning of RDP dwelling houses on smaller erven in this part of Porterville. The existing dwelling house is relatively small, approximately 39m² in extent. Relaxing the street building line applicable to Erf 2210, Porterville as prescribed by the zoning scheme by law, will release more of the property for development, thereby resulting in more spatially compact and sustainable dwelling house, that will contribute to the social wellbeing of the owners growing family.

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 electrical department has no objection against the proposed departure, subject to conditions as prescribed in the comment from the Electrical Department. The application therefore has no financial burden on the municipality and is not foreseen to impact on municipal services.

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

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zoning scheme. The zoning of the property remain Single Residential which is compatible with the character of the surrounding residential area. The property furthermore only encroach the street building line due to past positioning of RDP dwelling house. Proposed extensions to the dwelling house still comply with the maximum coverage requirement of 50%, and does not extend beyond the scale for developments on Erf 2210, Porterville in relation to the surrounding properties. The application does not affect the zoning or land use of Erf 2210, Porterville and retains a residential character that is consistent with the directives of Bergrivier Municipal Spatial Development Framework 2012-2017.

The application is furthermore 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 condition.

**AON003/02/2017
APPLICATION FOR SUBDIVISION: ERF 1079, PORTERVILLE
15/3/4 PTV. 1079**

The Authorised Official evaluated the abovementioned application.

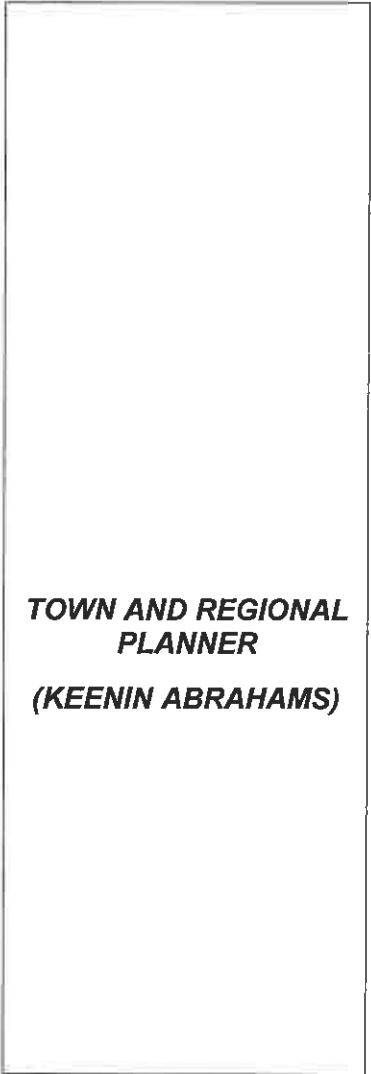
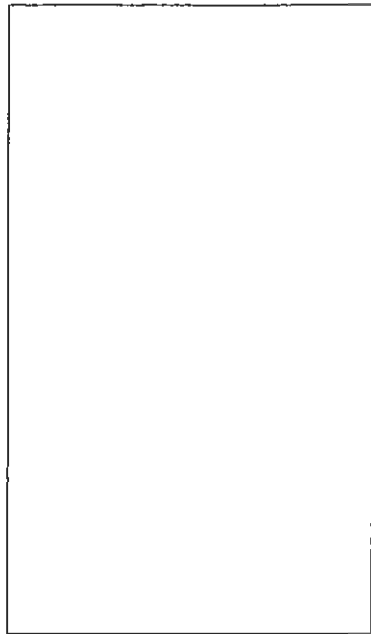
RESOLUTION: APPROVED CONDITIONALLY

That the application for subdivision of Erf 1079, Porterville into two portions namely; Portion A (±1579m² in extent) and Remainder Erf 1079, Porterville (±1276m² in extent) for residential purposed **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 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); and
- c) Compliance with conditions stipulated in the letter of consent from SA Home Loan referenced SAHL 1784160 / Rubendra Naidoo, dated 28 November 2016.

REASONS FOR RESOLUTION

Section 65 (1)(a) to (s) & (2)(a) to (b) of Bergrivier Municipal By-law Relating to Municipal Land Use Planning prescribe the criteria for consideration of land use application, among other the following relevant criteria were considered:



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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 residential proposals and density targets for Porterville in Bergrivier Municipal Spatial Development Framework 2012-2017 (pg. 34, 37 & 38) provides amongst other the following applicable spatial directives/proposals:

- *The proposed densification targets as identified for Porterville are as follows: 15du/ha*
- *Support the inclusion of different densities and types of residential development in Porterville. Allow for medium density and higher residential development (group housing) along activity streets and on larger properties;*
- *Densification in Porterville must be promoted via: Infill development; Subdivision of larger plots in town (sectional title)*

The application is considered consistent with BMSDF 2012-2017, by subdividing larger properties to contribute to achieving the residential spatial proposals and density targets for Porterville.

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 as prescribed in the services report from Technical Department (Civil & Electrical). The application therefore has no financial burden on the municipality.

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. It is submitted that land is made available to the market by restructuring the form of this part of Porterville in line with spatial guidelines, creating an opportunity for a residential investment for any individual, contributing to spatial justice. Existing space is used spatially efficiently to accommodate the proposed subdivision, where existing municipal infrastructure is available. The proposed subdivision can be seen as a contribution to limit urban sprawl and is considered sustainable within available resources.

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 Single Residential which is compatible with the character of the surrounding residential area. A zoning compression for compliance with the development parameters determined compliance therewith.

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.



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AON004/02/2017
APPLICATION FOR SUBDIVISION: ERF 3822, LAAIPLEK
15/3/4 L. 3822

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for subdivision of Erf 3822, Laaiplek into two portions namely Portion A (± 488m² in extent) and Remainder (± 517m² in extent) for residential purposes, **be approved**, in terms of section 60 of the Bergrivier Municipal By-Law relating to Land Use Planning, subject to:

1. the provision of the subdivided portions with separate water, electricity, sewerage as well as access;
2. that a minimum panhandle width of 4m be provided, as required in terms of the Bergrivier Municipality: Integrated Zoning Scheme By-Law; and
3. 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.

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REASONS FOR RESOLUTION

The application for subdivision of Erf 3822, Laaiplek 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 Bergrivier Municipal By-Law relating to land Use Planning.

EVALUATION COMPLETED AT 11:45

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL

09/02/2017

DATE
