

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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON WEDNESDAY 3 APRIL 2019 AT 14:00 AT THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON001/04/2019

**APPLICATION FOR SUBDIVISION AND REZONING: ERF 107, PIKETBERG
PB. 107**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: CONDITIONALLY APPROVED

1. That the application for subdivision of Erf 107, Piketberg into smaller Single Residential Zone 1 erven and Public Street as well as rezoning of the Remainder Erf 107, Piketberg from Single Residential Zone 1 to Transport Zone 2 (Public Street: Olienhout Street) in order to allow a residential development, be **conditionally approved** in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning, subject to the following conditions:

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

- 1.1. That the subdivision plan be amended in order to reflect Single Residential Zone 1 erven that is not smaller than 400m². The amended subdivision plan must be submitted to the Municipality's, Department Planning and Environmental Development for the required endorsement;
- 1.2. The direction of traffic flow on any new Public Street, other than the normal two directional traffic flow, must be determined by the traffic services department of this Municipality and appropriately indicated with signage before the road is open for use;
- 1.3. The newly created land units must be provided with separate electrical, water-and sewerage connections as well as access;
- 1.4. 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);
- 1.5. Compliance with all other development parameters of the zoning scheme by-law (i.e. on-site parking, building lines, height etc.); and
- 1.6. The Remainder of Erf 107, Piketberg (Public Street) must be registered as public road/street at the Surveyor-General, and must be transferred to this Municipality without compensation with the registration of the first land unit. Olienhout Street (Public Street) must further be reflected on the Surveyor-General diagram/general plan.



MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION
HELD ON TUESDAY 26 FEBRUARY 2019 AT 08:00 IN THE MUNICIPAL OFFICES,
PIKETBERG

REASONS FOR RESOLUTION

Section 65 (1)(a) to (t) & (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:

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.

Bergrivier Municipal Spatial Development Framework 2019-2024 determine the following spatial proposals for Piketberg respectively:

- ***Promote densification and redevelopment of brownfield sites to accommodate housing in well located areas in town;***
- ***Priorities vacant land parcels within town for development over land on the periphery to accommodate existing infrastructure capacities.***

The proposed property has been vacant since registration of Piketberg town. The site is approximately $\pm 7000\text{m}^2$, which provide an opportunity for infill housing. The proposal has the potential to contribute to densification by providing smaller more affordable single residential properties. The application is consistent with the MSDF based on aforesaid.

Section 65 (d) consideration of comments on response to the notice of the application etc.

No objections were received from surrounding affected property owner or general public during public participation.

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 services departments of this municipality confirmed that the proposal can be accommodated within existing municipal infrastructure, subject to conditions. Civil services confirmed that municipal services can be addressed by service level agreement. Appropriate conditions is established.

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.

Development principle of Spatial Justice - Section 59 (1) (a) of the Land Use Planning Act, 2014 prescribe the following development principle”

The proposed development will provide a residential opportunity for any person from the medium income group who wish to buy a property i.e. access to ownership of land for previously disadvantaged persons in the area where property is located were restricted as prices were relatively high, existing space is proposed for subdivision will give a residential opportunity to previously disadvantaged person to own land in an area previously characterized by past spatial imbalances. The proposed subdivision for



**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION
HELD ON TUESDAY 26 FEBRUARY 2019 AT 08:00 IN THE MUNICIPAL OFFICES,
PIKETBERG**

residential purposes can contribute to further integration of communities in this area.

The proposed development is located in close proximity to the existing Central Business District/commercial and retail nodes as provided in the MSDP 2019-2024 of Piketberg bringing residents in closer proximity to support services/facilities i.e. Work places, main transport routes, businesses. The application therefore contribute to spatial justice by means of bringing residential opportunities in closer proximity to aforesaid areas.

Development principle of Spatial Efficiency & Sustainability:

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, developing existing underutilised land within the urban edge of Piketberg. The proposed development also prevent urban sprawl by means of infill residential development within the urban edge of Piketberg.

Municipal services are addressed by appropriate condition. The financial implication of infrastructure will therefore be borne by the developer/owner, thereby excluding the financial burden on the municipality. The proposed development can therefore be efficiently accommodated within the existing built up area of Piketberg, taking into account aforesaid. The location of the proposal is also considered sustainable based on close proximity to CBD and main transport routes.

The application is considered consistent with the relevant development principles of SPLUMA taking into account the aforementioned.

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 initial site development plan was scrutinised and complied with the development parameters of the zoning scheme. The required revised/amended erf size of the respective properties will also comply with development parameters.

Compatibility with surrounding area

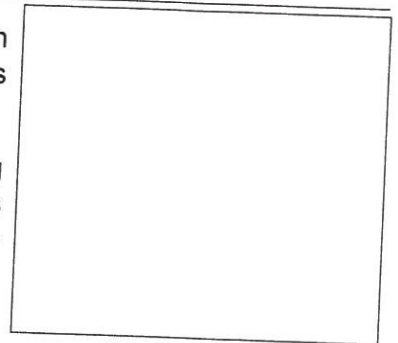
The area is characterised by single residential properties ranging in size by between 916m² and 2400m². The proposed single residential properties being proposed range in size between 284m² and 514m². The zoning of the proposal is compatible with surrounding zonings, but the densification proposed can have a negative impact on the character of the area. Larger single residential units will have a softer densification transition ranging in size between 400m² to 500m², considering possible future extensions to dwelling units by land owners or the establishment of second dwelling units of 60m², as it is a primary right on single residential properties. There has been a trend of departure applications for building lines and coverage, submitted to this municipality on single residential erven smaller than 400m² to extent dwelling units during the past years as these smaller erven are too restrictive for the needs of those who normally purchase single residential properties.



**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION
HELD ON TUESDAY 26 FEBRUARY 2019 AT 08:00 IN THE MUNICIPAL OFFICES,
PIKETBERG**

The increase in erf size is considered reasonable and will not exclude certain individuals (previously disadvantaged individuals, from obtaining erven in this area).

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



**EVALUATION COMPLETED AT 14:35
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**



AUTHORISED OFFICIAL

03/04/2019
DATE
