



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD
ON MONDAY 29 JULY 2019 AT 8:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

PRESENT

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

ACTION

AON003/07/2019

APPLICATION FOR SUBDIVISION: ERF 306, PIKETBERG

PB. 306

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for subdivision of Erf 306, Piketberg into two portions namely; a Portion Erf 3682 ($\pm 728\text{m}^2$ in extent) and Remainder 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),
- c) Compliance with the development parameters of the zoning scheme by-law, and
- d) The boundary adjustments be implemented in accordance with the subdivision plan submitted with the application.

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

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:

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-



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2024 among other is to: Promote densification and redevelopment of brownfield sites to accommodate housing in well located areas. The proposed subdivision has some contribution to densification. The 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.

Existing land that would have been excluded from development is made available to the market in line with spatial guidelines, creating a sustainable residential opportunity. 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. The proposed subdivision of Erf 306, Piketberg into two portions can be seen as a contribution to limit urban sprawl and is considered sustainable.

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 comparison for compliance with the development parameters determined compliance therewith. Conditions is imposed to address access to the newly created property by means of boundary adjustment.

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.

AON004/07/2019
APPLICATION FOR SUBDIVISION: ERF 1254, PIKETBERG
PB. 1254

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for subdivision of Erf 1254, Piketberg into two portions namely; Portion 1 (±420m² in extent) and Remainder Erf 1254, Piketberg for residential purposed **be approved**; in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following

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



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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 the development parameters of the zoning scheme by-law.

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:

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 has some contribution to densification and is located in close proximity to community facilities i.e. Steynville High School which makes it easy accessible and within walking distance from the subdivided property. The 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.

Existing land that would have been excluded from development is made available to the market in line with spatial guidelines, creating a sustainable residential opportunity. 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



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area of Piketberg.

The proposed subdivision of Erf 1254, Piketberg into two portions can be seen as a contribution to limit urban sprawl and is considered sustainable.

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 comparison 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, subject to conditions imposed.

AON005/07/2019

**APPLICATION FOR REZONING, SUBDIVISION AND DEPARTURE: ERVEN 918 & 919,
VELDDRIF
V. 918 & 919**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

1. That the application for rezoning of Erven 918 and 919, Velddrif from Single Residential Zone 1 to General Residential Zone 3, subdivision of the consolidation of Erven 918 & 919, Velddrif into four town house erven of ±270m² in extent each and departure from the street building lines from 5m to 2m **be approved**, in terms of section 60 of the Bergrivier Municipal By-Law relating to Land Use Planning subject to:

1.1 The provision of the subdivided portions with separate water and electricity connections, as well as conservancy tanks and access. Electrical connections up to the erf boundaries must be done by an electrical contractor, for the cost of the owner;

1.2 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;

2. That the constitution of the Maison Flamingo Views Home Owner's



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

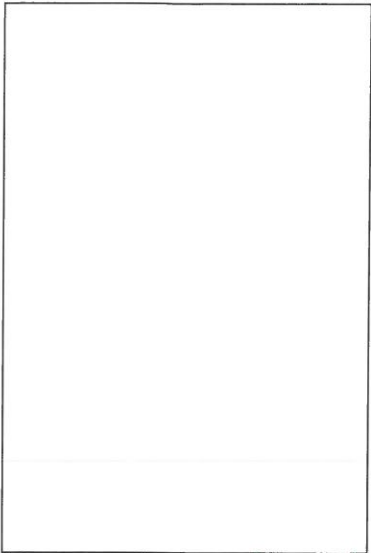


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Association, **be approved**, in terms of section 29 of the Bergrivier Municipal By-Law relating to Land Use Planning and compulsory membership for all residents of the town houses must be ensured by means of a restrictive title deed condition in the title deeds of the residential erven created within the development.

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 Bergrivier Municipal By-Law relating to land Use Planning.



**EVALUATION COMPLETED AT 8:30
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**



AUTHORISED OFFICIAL

29/07/2019

DATE
