



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON TUESDAY,
22 AUGUST 2022 AT 12:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

PRESENT

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

ACTION

AON002/08/2022

**APPLICATION FOR PERMANENT DEPARTURE: ERF 218, PIKETBERG
PB.218**

RESOLUTION: APPROVED CONDITIONALLY

That the application in terms of section 15 of Bergrivier Municipal By-Law on Municipal Land Use Planning for permanent departure in order to allow access to five direct on-site parking bays from Hoof Street and permanent departure of the maximum carriageway crossing width from 10m to 13m to accommodate five on-site parking bays on Erf 218, Piketberg, **BE APPROVED**, in terms of section 60 of Bergrivier Municipal By-Law on Municipal Land Use Planning, subject to the following condition:

1. That the parking be clearly marked out on the premises.

REASONS FOR RESOLUTION

- Increasing the maximum carriageway crossing width from 10m to 13m to accommodate five direct on-site parking bays on Erf 218, Piketberg, will not impact on Municipal Engineering services. Allowing the application will enable the property to be used in line with its current business zoning, within the Central Business District of Piketberg, thereby creating business opportunities within the integration zone of town. The application is therefore considered spatially efficient and sustainable within its current location.
- Similar direct parking has been provided in Hoof Street. There is no other alternative to practically provide parking on site, than the proposal submitted. The competent road authorities have no objection to the proposal.
- Erf 218, Piketberg is earmarked for business purposes and zoned for business purposes. Allowing the application for permanent departures are to allow / provide parking on site for the primary land use and approved consent use on site. The application is consistent with Bergrivier Municipal Spatial Development Framework 2019-2024(MSDF).
- No objections were received from surrounding affected property

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



owners during public participation.



AON003/08/2022

APPLICATION FOR PERMANENT DEPARTURE: ERF 951, PIKETBERG PB.951

RESOLUTION: APPROVED CONDITIONALLY

1. That the application in terms of section 15 of Bergrivier Municipal By-Law on Municipal Land Use Planning for permanent departure of the street building line from 3meters to 1meter and 0m respectively as well as side building line from 2m to 1.8m to accommodate the proposed covered entrances and a covered verandah on Erf 951, Piketberg, **BE APPROVED**, reasonably in accordance with the building plan submitted with the land use planning application in terms of section 60 of Bergrivier Municipal By-Law on Municipal Land Use Planning, subject to the following conditions:
 - a) Building plan be submitted to Bergrivier Municipality for consideration in terms of the National Building Regulations and Building Standards Act, 1977 as amended; and
 - b) The sides of the covered stoeps/verandah encroaching the street building line, remain open for clear visibility.

TOWN AND REGIONAL PLANNER: EAST (KEENIN ABRAHAMS)

REASONS FOR RESOLUTION

- The proposed departure of building lines, to allow existing covered stoeps is, reasonably connected with the primary residential rights, which do not give rise to circumstances inconsistent with the development principles of the Spatial Planning and Land Use Act, 2013.
- The zoning of the property will remain the same, compatible with the surrounding residential land uses.
- No objections were received from surrounding affected property owners during public participation.
- The Ward Committee (Ward 4) supports the application.
- The property is already serviced and the proposal does not require additional municipal services that will have a financial burden on the municipality.

AON004/08/2022

APPLICATION FOR PERMANENT DEPARTURE: ERF 958, PIKETBERG PB.958

RESOLUTION: APPROVED CONDITIONALLY



That the application in terms of section 15 of Bergrivier Municipal By-Law on Municipal Land Use Planning for permanent departure of the street building line from 5m to 3.185m and 0.185m respectively in order to allow the existing covered stoeps adjacent to town housing unit 1 and 10, on Erf 958 Piketberg, **BE APPROVED**, in terms of section 60 of Bergrivier Municipal By-Law on Municipal Land Use Planning, subject to the following condition:

1. Building plan be submitted to Bergrivier Municipality for consideration in terms of the National Building Regulations and Building Standards Act, 1977 as amended.

TOWN AND REGIONAL PLANNER: EAST (KEENIN ABRAHAMS)

REASONS FOR RESOLUTION

- The proposed departure of building lines to allow existing covered stoeps is reasonably connected with the primary residential rights which do not give rise to circumstances inconsistent with the development principles of the Spatial Planning and Land Use Act, 2013.
- The zoning of the property will remain the same, compatible with the surrounding residential land uses.
- No objections were received from surrounding affected property owners during public participation.
- The property owners of erven 4, 2247, 2248, Piketberg provided written consent for encroachment of side building, no application for departure of side building lines are required in this instance as prescribed in terms of Bergrivier Municipality Integrated Zoning Scheme By-law.
- The Ward Councillor supports the application.
- The property is already serviced and the proposal does not require additional municipal services that will have a financial burden on the municipality.

AON005/08/2022

APPLICATION FOR SUBDIVISION AND REMOVAL OF RESTRICTIONS: ERF 2302, PORTERVILLE PTV.2302

RESOLUTION: APPROVED CONDITIONALLY

1. That the application for removal of deed of transfer conditions II.5.(a) and II.5.(b) applicable to Deeds of Transfers T10075/2009 and T33211/2015 in order to allow the property to be developed for single residential purposes and subdivision of Erf 2302, Porterville into two portions: namely Portion A (±707m² in extent) and Remainder Erf 2302, Porterville (±719m² in extent) for single residential purposes, **BE APPROVED**; in terms of section 60 of Bergrivier Municipal By-Law on Municipal Land Use Planning, subject to the following conditions;

TOWN AND REGIONAL PLANNER: EAST (KEENIN ABRAHAMS)

- 1.1. The provision of the subdivided portion with separate water-,



sewerage- and electricity connections as well as access;

- 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), and
 - 1.3. Compliance with the development parameters of the applicable zoning scheme.
2. That the applicant at whose insistence this restrictive title deed conditions are removed/amended must, after the publication of a notice contemplated in terms of section 33 (6) of Bergrivier Municipal Bylaw relating to Land Use Planning, in the Provincial Gazette, apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal/amendment of the restrictive conditions prior to any building plan approval.

REASONS FOR RESOLUTION

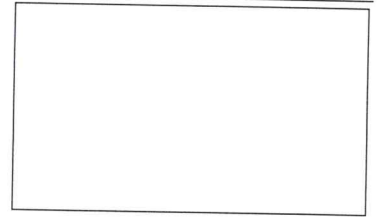
- Erf 2302, Porterville is earmarked for residential purposes. The application furthermore has a contribution to achieve the desired density. No rezoning is proposed, the application is therefore consistent with Bergrivier Municipal Spatial Development Framework 2019-2024(BMSDF).
- The proposed newly created property can connect to existing municipal engineering services within the area. The removal of restrictive conditions to allow residential development can be accommodated spatially efficient within available municipal engineering services, subject to condition.
- The proposal does not detract from the appearance of the surrounding single residential properties in the area.
- The proposed application does not affect the zoning of the property.
- Erf 2302, Porterville isn't zoned for business purposes, but for single residential purposes. The proposed removal of title deed conditions will enable the property owner to exercise the rights given by the Zoning Scheme By-Law and establish a new residential property for housing purposes. An increase in density in Porterville add value by contributing to achieving the directives of Bergrivier Municipal Spatial Development Framework 2019-2024.
- The development parameters prescribed by the zoning scheme will remain similar to the rest of the surrounding properties and will therefore, in essence, not have a negative impact on surrounding property values. The additional rights obtained by removing the restrictive conditions are in line with the residential nature of the neighbourhood and will not impair the residential rights currently



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enjoyed by other residents in the neighbourhood.

- The proposal can comply with the development parameters under Single Residential Zone 1, once developed.



EVALUATION COMPLETED AT 12:10

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL

22/08/2022
DATE