



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON TUESDAY 01 NOVEMBER 2016 AT 11:00 IN THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON001/11/2016

**APPLICATION FOR SUBVISION: ERF 1129, PORTERVILLE
15/3/4; PTV. 1129**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for subdivision of Erf 1129, Porterville into two portions namely; Portion A ($\pm 615\text{m}^2$ in extent) and Remainder Erf 1129, Porterville ($\pm 814\text{m}^2$ 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; and
- 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).

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

REASONS FOR RESOLUTION

The application for subdivision of Erf 1129, Porterville into two portions namely; Portion A ($\pm 615\text{m}^2$ in extent) and Remainder Erf 1129, Porterville ($\pm 814\text{m}^2$ in extent) 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 furthermore is aligned with the guidelines of Bergrivier Municipal Spatial Development Framework, 2012-2017 and in line with the proposed zoning scheme requirements. 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.



**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION
HELD ON FRIDAY 30 SEPTEMBER 2016 AT 11:00 IN THE MUNICIPAL OFFICES,
PIKETBERG**

AON002/11/2016

**APPLICATION FOR SUBDIVISION: ERF 383, VELDDRIF
15/3/4; V. 383**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for subdivision of Erf 383, Velddrif into two portions namely Portion 1 (± 750 m² in extent) and Remainder (± 780m² 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.
- 8.2 the conditions stipulated in the letter from the Western Cape Government Department of Transport and Public Works: Road Network Management dated 13 September 2016 with reference no. 13/3/5/1-02/28 (Job 17136).
- 8.3 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.

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

REASONS FOR RESOLUTION

The application for subdivision of Erf 383, 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.





**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION
HELD ON FRIDAY 30 SEPTEMBER 2016 AT 11:00 IN THE MUNICIPAL OFFICES,
PIKETBERG**

AON003/11/2016

**APPLICATION FOR PERMANENT DEPARTURE: ERF 2251, PORTERVILLE
15/3/8; PTV. 2251**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for permanent departures of the applicable coverage from 50% to 66.50%; window/door set back from 1.5m to 949mm and 1m respectively as well as departure of the street building line from 3m to 0m in order to accommodate the existing carport on Erf 2251, Porterville (25 Zinnia Street), **be approved**; in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to conditions:

1. The carport may not be enclosed, (may not be converted into a garage or enclosed room);
2. The relocation of existing electrical meter box and distributor board be done by a registered contractor, and cost be borne by the property owner; and
3. That building work/construction does not occur on the properties existing services, i.e. on the sewage drainage system or water supply pipe on the said premises.

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

REASONS FOR RESOLUTION

The proposed application for permanent departures are not in conflict with the directives of Bergrivier Municipal Spatial Development Framework 2012-2017. The application is furthermore consistent with the Land Use Planning Act, 2014 and Spatial Planning and Land Use Management Act, 2013. 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.

EVALUATION COMPLETED AT 11:30

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL

01/11/2016

DATE
