



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON WEDNESDAY 08 NOVEMBER 2017 AT 11:00 IN THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

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

**ACTION**

**AON002/11/2017**

**APPLICATION FOR PERMANENT DEPARTURE: ERF 3674, PIKETBERG (15/3/8, PB. 3674)**

The Authorised Official evaluated the abovementioned application.

**RESOLUTION: APPROVED CONDITIONALLY**

That the application for permanent departures of the applicable street building lines from 5meter to 0meter (adjacent to Station Road), 2meter and 4meter (adjacent to Tuin Street) respectively on Erf 3674, Piketberg be approved in accordance with the site plan submitted with this application (drawn by Anton De Klerk dated 11/09/2017) in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following condition:

1. Building plans be submitted at this municipality for considered in terms of the National Building Regulations and Building Standards Act, 1977 , as amended.

**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 (BMSDF). The zoning of the property remains the same and as such it is consistent with BMSDF.

Relevant consideration were given to the development principles of Spatial Sustainability and Spatial efficiency as prescribed in terms of Chapter VI of the Land Use Planning Act, 2014. Bergrivier Municipality Technical Department has no objection against the proposed building line relaxation as it do not impact on municipal engineering services. The relaxing of the building lines will help to alleviate some of the physical constraints build into the original planning design of the property, providing the owner some opportunity in the form of a larger developable area to efficiently accommodate the proposal thereby establishing a sustainably living environment.

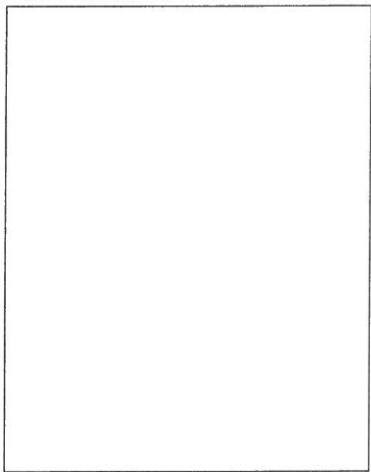
**TOWN AND REGIONAL  
PLANNER  
(KEENIN ABRAHAMS)**



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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 property remain Single Residential Zone 3, which is compatible with the character of the surrounding mixed residential area. No objections were received from surrounding affected property owners, affecting the proposed application.

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.



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**EVALUATION COMPLETED AT 12:00**

**CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**

  
\_\_\_\_\_  
**AUTHORISED OFFICIAL**

08/11/2017  
\_\_\_\_\_  
**DATE**

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