



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON FRIDAY 12 OCTOBER 2018 AT 11:00 IN THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON001/10/2018

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE: REMAINDER PORTION 19 OF THE FARM PIEKENIERSKLOOF NO. 62, DIVISION, PIKETBERG (FARM NO. 62/19)

15/3/5, 15/3/8

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for consent use in order to allow the operation of tourist facilities and additional dwelling unit as well as permanent departure in order to increase the required number of guest rooms and guests per guest house from 6 rooms to 8 rooms and 12 guests to 16 guests on portions of Remainder Portion 19 of the Farm Piekernierskloof No. 62, division Piketberg, **be approved** in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, in accordance with site plan dated July 2018 (Version 1.2) subject to the following conditions;

- a) All certifications and licensing must be in place e.g. business license, health certificate (from the West Coast District Municipality) and fire safety certificate;
- b) Compliance with the conditions prescribed in the South African National Road Agency's letter referenced W11/4/3-7/3-2 dated 02 August 2018.

REASONS FOR RESOLUTION

Section 65 (i) of Bergrivier Municipal By-law relating to Municipal Land Use Planning requires consideration of the Integrated Development Plan (IDP), including the Municipal Spatial Development Framework (MSDF) 2012-2017, West Coast District Municipal Spatial Development Framework 2014 and Western Cape Provincial SDF 2014

The proposed utilization of land support the primary agricultural land use that will attract rural tourism and create employment opportunities, thereby strengthening the rural economy.

This application support the directives of the West Coast District Municipality Spatial Development Framework, 2014; Western Cape Provincial Spatial Development Framework, 2014 as well as Bergrivier Municipality Spatial Development Framework 2012-2017.

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

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



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No objections were received from surrounding affected property owners or general public. Positive comment were received from other relevant external departments, which give an indication of acceptable supporting land use on agricultural land.

Relevant consideration were given to the development principles of Spatial Justice, Spatial efficiency as prescribed in terms of Chapter VI of the Land Use Planning Act, 2014.

The proposed utilisation of land do not infringe on primary agricultural production of the land unit as is proposed from existing structures and already disturbed areas outside any prime agricultural or natural areas. The proposed application support the directives of the Provincial, District and Local MSDF. The proposed utilisation of land can provide job opportunities in a rural setting and promote rural tourism thereby strengthening the rural economy. The proposed utilisation of land can be considered sustainable on account of aforesaid and its location along a the N7.

The proposed utilisation of land do not impact on municipal civil and electrical engineering services. The proposed land use is efficiently located within available resources.

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 the same. The departure to increase the number of guest residing in the guest house at a time will not affect the primary land uses on the property or compatibility with the surrounding area and can be supported as a result of aforesaid.

The application is 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 conditions.

AON002/10/2018

**APPLICATION FOR PERMANENT DEPARTURE: ERF 1623, PIKETBERG (PB.1623)
15/3/8**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for permanent departures of the following: street building line from 3m to 1m and rear building line from 2m to 0m in order to allow the proposed extensions to the dwelling house as well as departure from the applicable coverage from 50% to 70% in order to accommodate the extension in accordance with the site development plan on Erf 1623 ,Piketberg , **be approved**, in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following conditions:

1. That clear visibility of approaching traffic be maintained; and
2. The structure must comply with Bergriver Municipality fire safety requirements.

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

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PLANNER: EAST
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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 and coverage in Bergrivier Municipal Spatial Development Framework 2012-2017 (BMSDF). The land use 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. The proposal is therefore efficiently established within available resources without impacting on municipal services or having a financial burden on the municipality. 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.

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 which is compatible with the character of the surrounding residential area. No objections were received from surrounding affected property owners, and some neighbours consented to the 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.

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

**AON003/10/2018
APPLICATION FOR CONSENT USE: ERF 1833, PORTERVILLE (PTV. 1833)
15/3/5**

RESOLUTION

That the item be withdrawn and referred back.

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

**EVALUATION COMPLETED AT 11:45
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**



AUTHORISED OFFICIAL

22/10/2018

DATE
