

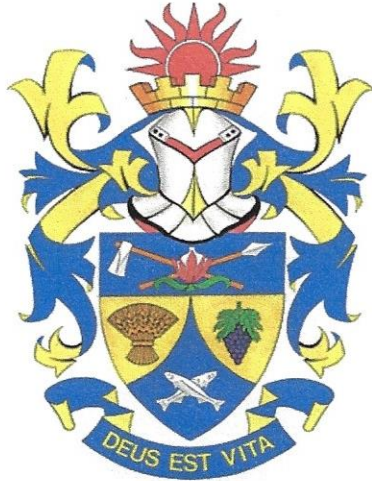
BERGRIVIER MUNISIPALITEIT / MUNICIPALITY

VISIE:

Bergrivier: 'n vooruitstrewende gemeenskap waar almal wil leef, werk, leer en speel op 'n menswaardige manier.

VISION:

Bergrivier: a prosperous community where all want to live, work, learn and play in



KERN WAARDES / CORE VALUES

We are all part of Bergrivier Municipality.
We render good services to ensure dignified living to all.
We are unashamedly pro-poor.
We believe in close innovative partnerships.
We believe in social and economic development of our area.
We care about our work and our colleagues.
We are disciplined.
We believe in good relationships.
We serve with pride.

MINUTES OF THE MUNICIPAL PLANNING TRIBUNAL HELD ON THURSDAY 15 AUGUST 2019 AT 09:00 IN THE COUNCIL CHAMBERS, MUNICIPAL OFFICES, PIKETBERG

PRESENT

MEMBERS

Municipal Manager (Adv. H Linde: Chairperson)
Director Corporate Services (Mr JWA Kotzee: Deputy Chairperson)
Director Financial Services (Mr M Wüst)
External Member (Ms. S van der Merwe)

OFFICIALS

Manager: Planning and Environmental Management (W Wagener)
Compliance Officer (A van Rossum)

ACTION

PTN001/08/2019

OPENING AND WELCOME

The Compliance Officer opened with a prayer and the Chairperson welcomed everyone to the meeting.

PTN002/08/2019

REQUEST FOR LEAVE OF ABSENCE

3/3/1/4

Director Technical Services (Vacant)

PTN003/08/2019

DECLARATION OF INTEREST IN ACCORDANCE WITH SCHEDULE 1: CODE OF CONDUCT FOR MEMBERS OF THE MUNICIPAL PLANNING TRIBUNAL

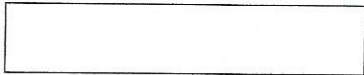
3/3/1/6

The Director: Corporate Services declares his personal interest with regards to the item on the agenda.
All other members of the Municipal Planning Tribunal present declared that



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they have no personal interest with regards to the item on the agenda.

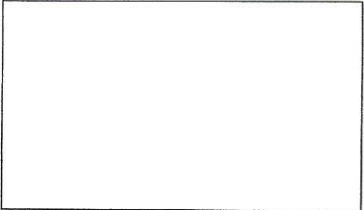


PTN004/08/2019

COMMUNICATION BY THE CHAIRPERSON

3/3/1/6

The position of Director: Technical Services is still vacant. Mr Jaco Breunissen has been appointed as a new member of the Municipal Planning Tribunal by the Mayoral Committee on 19 July 2019 (BKN035/07/2019). His appointment will be advertised in the Provincial Gazette on Friday, 16 August 2019.



PTN005/08/2019

CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING: THURSDAY 4 JULY 2019

3/3/2/2

That the minutes of the Municipal Planning Tribunal meeting held on Thursday 4 July 2019 be confirmed with inclusion of the missing sentence on page 3.

**COMPLIANCE
OFFICER**

PTN006/08/2019

**APPLICATION FOR SUBDIVISION, CLOSURE OF PUBLIC PLACE, REZONING, CONSOLIDATION:
ERVEN 705 AND 2176, PIKETBERG**

PB. 705 & 2176

The Manager: Planning and Environmental Management gave a brief summary to the item under discussion.

RESOLUTION

1. That the application for subdivision of Erf 705 Piketberg into two portions namely: Portion A (±600m²) and Remainder, closure of the newly created Portion A as Public Place, Rezoning of Portion A from Open Space Zone 1 to Single Residential Zone 1 and consolidation of Portion A with Erf 2176 Piketberg for residential purposes **be approved**; in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following condition;

- a) Compliance with the other conditions that have not been met as imposed by Council on 25 September 2018 via decision number RVN 013/09/2018.

**TOWN PLANNER
(EAST)**

REASONS FOR RESOLUTION

Section 65 (1)(a) to (s) & (2)(a) to (b) of Bergrivier Municipal Relating to Municipal Land Use Planning prescribe the criteria for consideration of land use application, among others the following relevant criteria were considered:

Section 65 (i) of Bergrivier Municipal relating to Municipal Land Use Planning requires consideration of the integrated development plan, including the municipal spatial development framework.



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The proposed rezoning, subdivision, consolidation and closure of a portion of public place Erf 705 Piketberg is not classified as a green area that should be retained on the Spatial Proposal Map for Piketberg. The portion of public place erf 705 Piketberg will be rezoned single residential zone 1 and consolidated with Erf 2176 Piketberg. The proposed application therefore does not give rise to circumstances inconsistent with Bergrivier Municipal Spatial Development Framework, 2019 – 2024.

Section 65 (d) consideration of comments on response to the notice of the application etc. and Section 65 (e) the response by the applicant, if any, to the comments referred to

No comment was received against the application by surrounding affected property owners or general public. Comment received from internal departments and ward councillor do not negatively affect the proposal.

Section 65 (q) the matters referred to in section 42 of the Spatial Planning and Land Use Management Act; and Section 65 (r) the principles referred to in Chapter VI of the Land Use Planning Act;

The remainder of Erf 705 Piketberg will remain public place. The public place is not used as recreation or park by the community due to steep sloping areas and the storm water channel on site. The closure of a portion of public place Erf 705 Piketberg will not place restrictions or bring historical imbalances on accessibility to this part of town to any person.

Erf 2176 is already serviced and no additional services are required as a result of the proposed subdivision, rezoning and consolidation of a Portion of Erf 705 Piketberg. The proposal will have no financial burden on the municipality, as the newly created land unit will be efficiently accommodated by means of consolidation with erf 2176 Piketberg, which is already services. The condition imposed is considered sufficient to address storm water runoff.

Section 65 (s) of the Bergrivier Municipal relating to Municipal Land Use Planning requires consideration of the provisions of the applicable zoning scheme.

The zoning of the newly created land unit after consolidation will remain the same as the other residential properties in the area. The proposal is therefore compatible with its surroundings that will not have a negative impact on the character of the area.

The application is 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 condition.

**PTN007/08/2019
DATE OF NEXT MEETING**

The next Municipal Planning Tribunal meeting will be held on **Thursday 5**



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September 2019 at 11:00 in the Council Chambers, Municipal Offices, Church Street, Piketberg.

**COMPLIANCE
OFFICER**

NOTED

**THE MEETING ADJOURNED AT 09:13
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**

CHAIRPERSON

**15/8/19
DATE**
