



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD
ON TUESDAY 3 DECEMBER 2019 AT 12:00 AT THE MUNICIPAL OFFICES, PIKETBERG
PRESENT**

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

ACTION

AON001/12/2019

**APPLICATION FOR DEPARTURE: ERF 1000, DWARSKERSBOS
D. 1000**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED

That the application for permanent departure from the 3m street building line to 0.3m in order to accommodate a balcony in front of the existing garage on Erf 1000, Dwarskersbos, **be approved** in terms of section 15 of Bergrivier Municipality: By-Law Relating to Municipal Land Use Planning.

REASONS FOR RESOLUTION

The application is considered consistent with the development principles of LUPA and SPLUMA. The application is furthermore 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.

The application will not adversely affect the existing rights of surrounding land owners.

AON002/12/2019

**PORTION 25 OF FARM VOORSTE VALLEY NO. 152. DIVISION PIKETBERG
Farm 152/25**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That consent use in order to allow the erection of a 6 meter freestanding telecommunication base station and associated infrastructure on a portion ($\pm 12\text{m}^2$ in extent) of Portion 25 of farm Voorste Valley No. 152, Division Piketberg, be approved, in terms of section 60 of Bergrivier Municipal By- Law relating to Land Use Planning, subject to:

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



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- a) The telecommunication mast must be limited to a maximum height not exceeding 6m;
- b) The base station must be securely fenced off and access must be restricted;
- c) Should it be proven that there are negative health effects from the base station (in accordance with acceptable standards), it must be rectified, or if it fails to comply, be decommissioned.
- d) Building plan must be submitted at this municipality for consideration in terms of the National Building Regulations and Building Standards Act, 1977 as amended; and
- e) The structure and associated infrastructure be removed at the developer's cost if it falls into disuse.

TOWN AND REGIONAL PLANNER: WEST (HANNES VERMEULEN)

REASONS FOR RESOLUTION

The application 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 Bergvriër Municipal By-Law relating to land Use Planning.

AON003/12/2019
APPLICATION FOR CONSENT USE: ERF 2116, LAAIPLEK
L. 2116

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for consent use in order to allow the operation of a house shop from a proposed structure on Erf 2116, Velddrif, be approved in terms of section 60 of Bergvriër Municipal By-Law relating to Land Use Planning, subject to the following conditions.

TOWN AND REGIONAL PLANNER: WEST (HANNES VERMEULEN)

- 1. All relevant certification must be obtained for the respective land uses i.e. business license, certificate of acceptability from the Environmental Health Practitioner, Fire Safety Certificate etc. where applicable;
- 2. The retail floor space of the house shop may not exceed 25% of the floor space of the dwelling house and must be reflected as such on the building plans submitted;
- 3. Compliance with the limitations and requirements of Bergvriër Municipality Policy relating to House Shops; and
- 4. Provision be made for on-site delivery/parking bay for clients additional to the one required for the residential use.



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REASONS FOR RESOLUTION

MSDF 2019-2024

The application will not change the zoning of the property and is consistent with the Municipal Spatial Development Framework, 2019-2024. The size of the residential use of the existing dwelling house is, $\pm 29\text{m}^2$. The size of the proposed house shop (7.2m^2) percentage of floor space in relation to the dwelling house is thus 24.8%. The dominant use of the property remain residential and is consistent with the MSDF.

Zoning Scheme By-law

The total floor space of the dwelling house is $\pm 29\text{m}^2$. The total floor space of the proposed business land use will occupy $\pm 7.2\text{m}^2$, which equal to 24.8% floor space of the dwelling house, consistent with the land use description of house shop provided in the zoning scheme by-law.

House shop policy

The proposed house will be located outside a 200m radius from the nearest existing licenced house shops. Furthermore, no other licenced house shop is located in the same area or street as the proposed house shop. The proposed house shop will be able to comply with the house shop policy of Bergvriër Municipality.

Consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

The business is proposed due to supply and demand. The proposed house shop will provide retail facilities within close walking proximity to the surrounding property owners to purchase daily small scale grocery items where no major supermarket exists. The application takes into account low income housing areas by bringing retail services at residential scale closer to this community, saving them time and money to travel to shops further in Velddrif/Laaiplek. The proposal will contribute to address past spatial imbalances on account of aforesaid.

The proposed house shop will be operated from a proposed structure on site and no additional municipal engineering services is required as the property is already services. The application therefore has no financial burden on the municipality.

The application is desirable from a land use planning perspective taking into account all relevant factors of consideration as prescribed in Section 65 of Bergvriër Municipality By-law on Municipal Land Use Planning, subject to conditions.



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AON004/12/2019

APPLICATION FOR SUBDIVISION: ERF 355, VELDDRIF

V. 355

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for subdivision of Erf 355, Velddrif into two portions namely Portion A (± 500m² in extent) and Remainder (± 976m² in extent), be approved, in terms of section 60 of the Bergrivier Municipal By-Law relating to Land Use Planning, subject to:

1. the provision of the subdivided portions with separate water and electricity connections, as well as conservancy tanks and access. Electrical connections up to the erf boundaries must be done by an electrical contractor, for the cost of the owner;
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). The SLA will be drawn up by a municipal appointed attorney for the account of the developer.

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

REASONS FOR RESOLUTION

The application 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.

**EVALUATION COMPLETED AT 14:00
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**



AUTHORISED OFFICIAL

03/12/2019

DATE
