



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY, 12 NOVEMBER 2020 AT 08:30 AT THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON005/10/2020

APPLICATION FOR EXTENSION OF VALIDITY PERIOD: ERVEN 2837 & 2838, LAAIPEK L. 2837 & 2838

RESOLUTION: APPROVED

That the application for extension of the validity period of decision AON002/11/2017 of 30 November 2017, relating the erven 2837 and 2838, Laaiplek, **be approved**, in terms of section 60 of the Bergrivier Municipal By-Law relating to Land Use Planning for a further period of 5 years subject to the same conditions.

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

REASONS FOR RESOLUTION

The application for extension of validity of the existing rights granted to Erven 2837 and 2838, Laaiplek 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 the Velddrif/Laaiplek Precinct Plan, 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.

In terms of Section 57(4) of the Land Use Planning Act (Act 3 of 2014) when an application for extension of the validity period is considered, regard must be had to whether –

- (a) the circumstances prevailing at the time of the original approval have changed materially;
- (b) statutory or policy requirements applicable to the approval that prevailed at the time of the original approval have changed materially;
- (c) new conditions of approval are necessary.

The circumstances, statutory and policy requirements prevailing at the time of the original approval has not changed materially. The development proposal remains unchanged and no new conditions of approval are required. The application is therefore compliant to Section 57(4) of the Land Use Planning Act (Act 3 of 2014).



AON006/10/2020

APPLICATION FOR REMOVAL OF RESTRICTIONS AND REZONING: ERF 58, VELDDRIF V. 58

RESOLUTION: APPROVED CONDITIONALLY

That the application for the removal of restrictive title conditions E.6.(b), (c) and (d) as held in Title Deed No. T 71724/1999 pertaining to Erf 58, Velddrif and rezoning of the property from Residential Zone 1 to Business Zone 1 in terms of Section 15 of Bergrivier Municipal By-Law relating to Land Use Planning, **be approved**, in terms of section 60 of Bergrivier Municipal By-Law Relating to Land Use Planning, subject to the following conditions :

1. That the applicant apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, the title deed to reflect the removal of the restrictive conditions;
2. That building plans be submitted to the Municipality for consideration and approval prior to any alterations to the existing buildings;
3. That vehicular access be obtained via Kersbos Street only;
4. That all the necessary alterations be made to e.g. changes to the existing boundary wall in order to provide on-site parking in accordance with the site development plan submitted as well as the provisions of the Bergrivier Municipality: Integrated Zoning Scheme By-Law prior to any change in use;
5. That no additional services can be provided for the proposed uses, over and above that what is normally provided for a residential dwelling;
6. That a Business License be acquired from the Municipality's Department of Planning and Environmental Management;
7. That a Fire safety certificate be acquired from the Municipality's Fire and Disaster Management department; and
8. That a certificate of acceptability be acquired from the West Coast District Municipality's department of Environmental Health, if or when it becomes applicable.

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). The BMSDF (2019-2024) identifies the subject property as part of the central business district precinct, and proposes that the local economy be strengthened through consolidated commercial and retail node areas and activities. This application is consistent with the proposals of the BMSDF.

The application is consistent with the development principles of LUPA and SPLUMA. The application is furthermore consistent with the guidelines of Municipal Spatial Development Framework, and is 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.

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



EVALUATION COMPLETED AT 09:00

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS

AUTHORISED OFFICIAL

12/11/2020
DATE