



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON TUESDAY,
16 FEBRUARY 2021 AT 14:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

PRESENT

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

ACTION

AON001/02/2021

**APPLICATION FOR TEMPORARY DEPARTURE: ERF 1451, PIKETBERG
PB. 1451**

RESOLUTION: APPROVED CONDITIONALLY

That the application for temporary departure (five years) in order to allow the operation of a house shop from an existing outbuilding (double garage) on Erf 1451, Piketberg (14 Suikerkan Street), be approved in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following conditions:

Compliance with the requirements of the House Shop Policy;

All certification i.e. business license, fire safety certificate and health clearance certificate must be obtained and clearly displayed on the premises within 60 days from approval; and
The approval will lapse if the above-mentioned conditions are not complied with.

REASONS FOR RESOLUTION

The application do not change the zoning of the property and the dominant use remain residential which is consistent with the Municipal Spatial Development Framework, 2019-2024.

Section 65(d) of Bergrivier Municipality By-law on Municipal Land Use Planning required the consideration of the comments in response to the notice of the application, including comments received from organs of state, municipal departments and the Provincial Minister in terms of section 45 of the Land Use Planning Act;

No objections were received from surrounding affected property owners. Conditions are imposed to address safety and health factors. No objections were received from internal municipal departments. The Ward Committee recommended approval, which contributed meaningfully to consideration of this application.

Section 65(m) of Bergrivier Municipality By-law on Bergrivier Municipal Land Use Planning requires the consideration of the applicable policies of the

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Municipality that guide decision making:

The house shop is operated by the primary resident residing in the dwelling house. No approved house shop is within a radius of 200m or in the same street within 500m.

Section 65 (s) of the Bergrivier Municipal By-law on Municipal Land Use Planning requires consideration of the provisions of the applicable zoning scheme.

The size of the existing house shop is 45.75m² (double garage), the size of the residential use of the existing dwelling house is, 225m². The size of the house shop's percentage of floor space in relation to the dwelling house is thus 20.3%. The proposed house shop's floor space complies with the land use description of house shop as provided in Bergrivier Municipality Integrated Zoning Scheme By-law.

Section 65(r) of Bergrivier Municipality By-law on Municipal Land Use Planning requires consideration of the development principles provided in the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The business is proposed based on supply and demand. The proposed house shop will provide retail facilities within close walking proximity to the surrounding property owners to purchase daily take away food and small scale grocery items where no major supermarket exists.

The application take into account low/medium 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 Piketberg. The proposal will contribute to address past spatial imbalances on account of aforesaid.

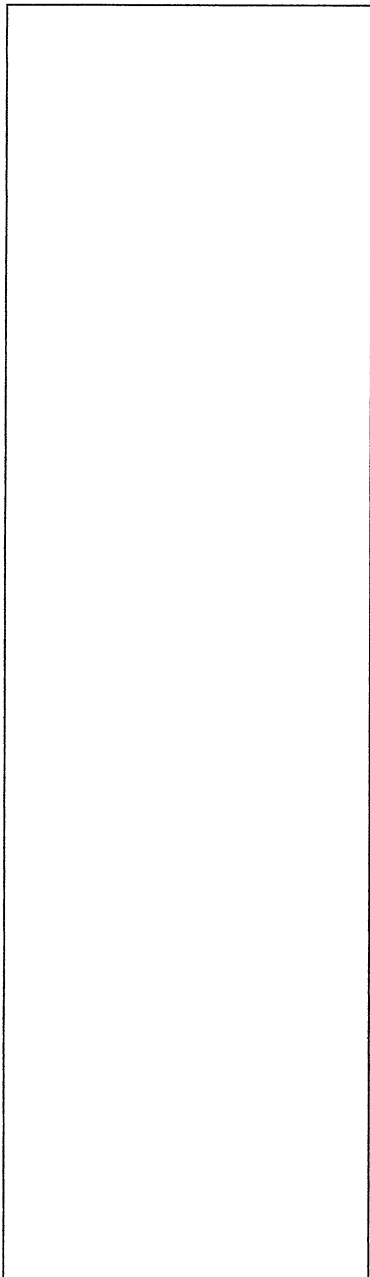
The proposed house shop do not require additional municipal services as indicated by the applicant, and therefore has no financial burden on the municipality.

AON002/02/2021
APPLICATION FOR PERMANENT DEPARTURE: ERF 3035, PIKETBERG
PB. 3035

RESOLUTION: APPROVED CONDITIONALLY

That the application for departure of the street building lines from 3meter to 700mm, 850mm and 1meter respectively to accommodate extensions to the dwelling house on Erf 3035 Piketberg, **be approved**, in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning; subject to the following condition:

1. That building plans be submitted for consideration by this municipality Building Control Department.



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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 2019-2024 (BMSDF). The land use of the property remains the same and as such it is consistent with MSDF.

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 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 application does not affect the zoning or land use of Erf 3035, Piketberg and retains a residential character. The neighbour gave written permission for encroachment of the side building line, which is allowed in terms of Bergrivier Municipality Integrated Zoning Scheme By-law.

No objections were received against the proposed application.

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 condition.

EVALUATION COMPLETED AT 14:20

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL

16/02/2021
DATE