

BERGRIVIER MUNISIPALITEIT / MUNICIPALITY

VISIE:

Bergrivier: 'n
voortuitstrewende
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, 3 JUNE 2021 AT 11:00
ON ELECTRONIC PLATFORM**

PRESENT

MEMBERS

Municipal Manager (Adv. H Linde: Chairperson)
Director Corporate Services (Mr Vivian Kotzee: Deputy Chairperson)
Director Community Services (Mr D Josephus)
Manager Civil Engineering Services (Mr JJ Breunissen)
External Member (Ms. S van der Merwe)
External Member (Ms. D Kotze)

OFFICIALS

Manager: Planning and Environmental Management (W Wagener)
Town Planner (West) (H Vermeulen)
Compliance Officer (A van Rossum)

ACTION

PTN001/06/2021

OPENING AND WELCOME

The Chairperson welcomed everyone to the meeting. The Director: Community
Services opened with a prayer.

PTN002/06/2021

REQUEST FOR LEAVE OF ABSENCE

3/3/1/4

None

PTN003/06/2021

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

3/3/1/6



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All members of the Municipal Planning Tribunal present declared that they have no personal interest with regards to the items on the agenda in terms of Schedule 1 of the Code of Conduct of Tribunal Members.

PTN004/06/2021
COMMUNICATION BY THE CHAIRPERSON

3/3/1/6

The chairperson informed the meeting that it is with regret that note is taken that Mrs van der Merwe will be retiring at the end of June 2021. The Provincial Department Environmental Affairs and Development Planning has taken a decision to make someone available in place of Mrs van der Merwe. Bergvriervier Municipality sincerely appreciates this. Mrs van der Merwe has offered to stay on in the interim until an appointment has been made.

The chairperson and deputy chairperson expressed their thanks and appreciation to Mrs van der Merwe for her calm manner, insights and valuable contributions over the past 5 years and wished her all the best for her retirement.

Mrs van der Merwe stated that it was with some regret that she made the decision to resign as a member and she also thanked all the members for welcoming her and helping her to attain a better understanding of Municipal Town Planning over the years.

PTN005/06/2021
CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING: THURSDAY, 15 APRIL 2021

3/3/2/2

That the minutes of the Municipal Planning Tribunal meeting held on Thursday, 15 April 2021 be confirmed.

PTN006/06/2021
APPLICATION FOR REZONING: ERF 4004, LAAIPLEK
L. 4004

The Manager: Planning & Environmental Management and the Town Planner (West) gave a brief summary to the item under discussion.

RESOLUTION: APPROVED

That the application for rezoning of Erf 4004, Laaiplek from Single Residential Zone 1 to General Residential Zone 1 in order to establish a double dwelling house in accordance with the site development plan (Drawing no. 19 048 001) **be approved**, in terms of section 60 of Bergvriervier Municipality: By-Law on Municipal Land Use Planning subject thereto that:

- 1) The property may not be subdivided;
- 2) Individual ownership of the dwelling units is allowed in terms of sectional



COMPLIANCE OFFICER

TOWN PLANNER (WEST)



title scheme;

- 3) The architectural style, building material and colour scheme of the double dwelling house must be the same for both units to ensure uniformity;
- 4) The developer will be responsible for the provision of access, water, sewerage- and electricity connections to the property as well as the splitting thereof to the individual sectional title units on the property; and
- 5) 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.

REASONS FOR RESOLUTION

Section 42(c)(iv) of the Spatial Planning and Land Use Management Act (SPLUMA) requires that existing rights and obligations must be taken into account when considering land use applications. The current zoning of the subject property, and the properties surrounding it, already allows for a second dwelling unit. The proposed development will be compatible with the residential character of the surrounding area. A similar size dwelling house or even larger, could potentially be erected on the property without rezoning thereof. Considering that the scale of the proposed development is similar to what could be allowed on other Single Residential Zone 1 properties, the impact on infrastructure and services will be minimal.

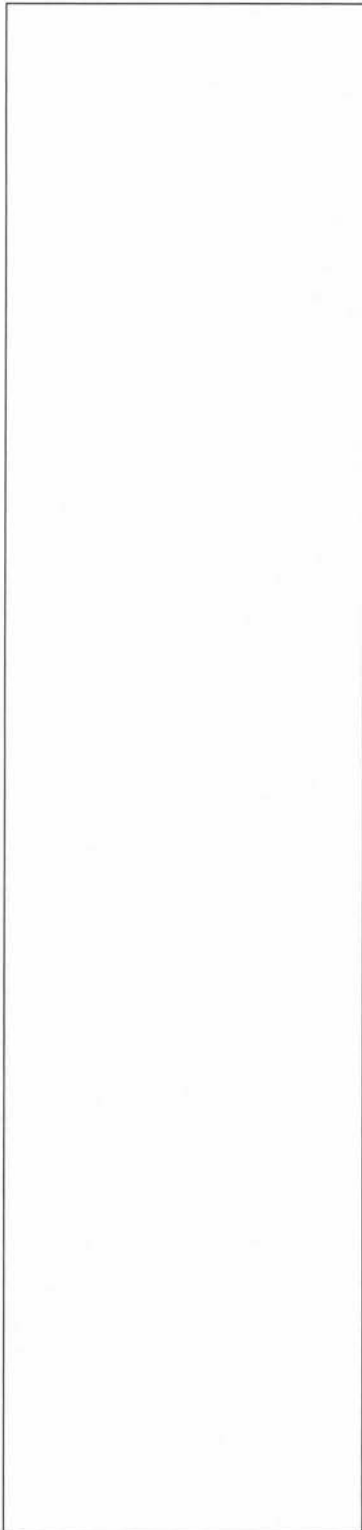
Section 7(a)(vi) of SPLUMA states that the Municipal Planning Tribunal/Competent Authority considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application.

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 Municipality: By-Law on Municipal Land Use Planning.

PTN007/06/2021
DATE OF NEXT MEETING

The next Municipal Planning Tribunal meeting will be held on **Thursday, 15 July 2021 at 11:00** on an Electronic Platform.

NOTED



COMPLIANCE OFFICER



**MINUTES OF THE MUNICIPAL PLANNING TRIBUNAL HELD ON THURSDAY, 3 JUNE
2021 AT 11:00 ON ELECTRONIC PLATFORM**

**THE MEETING ADJOURNED AT 11:33
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**

CHAIRPERSON

04 JUN 2021

DATE
