



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON MONDAY,  
30 AUGUST 2021 AT 10:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

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

**ACTION**

**AON001/08/2021**

**APPLICATION FOR CONSOLIDATION, REZONING, CONSENT USE AND PERMANENT  
DEPARTURES: ERVEN 200 AND 2644, PIKETBERG**  
**PB. 200 & 2644**

**RESOLUTION: APPROVED CONDITIONALLY**

That the applications made in terms of section 15 of Bergrivier Municipality By-Law on Municipal Land Use Planning for:

- Consolidation of Erven 200 and 2644 Piketberg to create consolidated Erf 4542 Piketberg ( $\pm 5343\text{m}^2$  in extent);
- Rezoning of the newly consolidated Erf 4542 Piketberg from Single Residential Zone 1 to Business Zone 1 to operate a business premises;
- Consent use in order to use the newly consolidated Erf 4542 Piketberg for a warehouse; and
- Permanent departure from the 10m street boundary setback for on-site parking to 0m to accommodate parking along the street boundaries of the newly consolidated Erf 4542 Piketberg, BE APPROVED, in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning, subject to the following conditions:
  - 1.1. Development must occur reasonably in accordance with the site development plan (project number 2018-GF-039) dated March 2021, submitted with the application;
  - 1.2. On-site parking bays and loading bays must be clearly marked out on the premises;
  - 1.3. That a 1.8m high solid boundary wall be erected along the common boundary of Erf 196 Piketberg and the consolidated land unit, for the distance where disabled parking, trolley storage and walkway is proposed.
  - 1.4. The utilization and development must comply with all other development parameters as prescribed in the applicable Zoning Scheme By-Law;
  - 1.5. The proposed development must comply with Bergrivier Municipality's Fire safety requirements, to be addressed with the submission of building plans;

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



- 1.6. Business licenses must be applied for and obtained from Bergrivier Municipality prior to operation of business activities on site;
  - 1.7. Storm water generation management during construction and hardening of internal surfaces, must be addressed by the applicant/owner(s) at own expense, to the satisfaction of the Municipality's Technical Services Department; and
  - 1.8. The owner(s)/applicant/developer will be responsible for the provision and upgrading of all service infrastructure required as a result of the proposed utilization of land, for his/her/their own account, as negotiated and agreed upon with the Municipality's Directorate: Technical Services by means of a Services Level Agreement (SLA); and
2. This approval does not exempt the owner(s)/applicant from complying with the requirements of any other legislations e.g. Health Legislation.

### **REASONS FOR RESOLUTION**

**THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA), ACT 13 OF 2013 PROVIDES SPECIFIC DEVELOPMENT PRINCIPLES FOR SPATIAL PLANNING, NAMELY: THE PRINCIPLE OF (A) SPATIAL JUSTICE, (B) SPATIAL SUSTAINABILITY, (C) EFFICIENCY, (D) SPATIAL RESILIENCE, AND (E) GOOD ADMINISTRATION.**

- **Spatial Justice:**

The proposed development on the consolidation of erven 200 and 2644 Piketberg will expand the main business activity in Piketberg in the direction of residential areas where the majority of previously and currently disadvantaged people reside (high density areas). The properties are located in the integration zone of town in terms of the MSDF 2019-2024, and by expanding business in this direction will assist in redirecting growth patterns of the Central Business District (CBD) of Piketberg thereby improving imbalances of the past.

The proposed development is centrally located within Piketberg, along major vehicular access routes and pedestrian linkages, and will provide access to commercial ventures and employment opportunities to the larger community of Piketberg.

- **Spatial sustainability and Efficiency:**

The proposal facilitates development on the corner of three existing activity streets of Piketberg, adjacent to the main concentration of businesses in Piketberg, which represents natural expansion and promotes a more integrated and sustainable business node and town.

The proposed development promotes sustainable development by making optimal use of underutilized properties within the urban edge and effective use of existing infrastructure that is available to the property as confirmed by the Technical Directorate, subject to conditions imposed to ensure that the application has no financial burden on the Municipality or other rate payers.



- **Spatial resilience:**

The opportunity presented through consolidation, rezoning and consent use of erven 200 and 2644 Piketberg promotes desirable spatial form and reflects the resilience of these properties within a changing environment. Broadening the scope makes suppliers more accessible to the town and especially to the poor that do not have the means to travel further.

The application in terms of the aforesaid is regarded to be consistent with relevant development principles of SPLUMA and LUPA in the context of the properties specific circumstances.

**BERGRIVIER MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK 2019-2024**

The settlement level spatial proposal applicable to Piketberg includes among others the following spatial directives :

**Socio-Economic**

- b) *“Strengthen the local economy through consolidated commercial and retail node areas and activities in strategic locations.”*

**Built Environment:**

- c) *“Promote spatial integration through the development of strategic land parcels within the town centre for community and recreational uses - identified central Integration Zone as new “heart” and gateway into town.”*
- d) *“Prioritise vacant land parcels within town for development over land on the periphery to accommodate existing infrastructure capacities.”*

Piketberg is classified as the service and commercial centre of the surrounding agricultural area. It serves as the administrative seat of the Bergrivier Municipality, with strong public sector activities such as the municipal head office, district offices for Education and StatsSA, provincial government offices, and other public functions. In the town itself there has been a moderate shift in focus of the core business area to Lang Street which has placed certain retail business areas under pressure in the upper parts of town.

Bergrivier Municipal Spatial Development Framework (SDF) 2019-2024, earmarks the subject properties to be included as business premises within the Central Business Area of Piketberg within the integration zone of town, adjacent to an activity street. The proposed consolidation, rezoning, and permanent departure to enable business utilisation on Erven 200 and 2644 Piketberg, will strengthen the local economy in the retail node area. The proposal is located in close proximity where municipal engineering infrastructure can be made available thereto and prioritizes vacant land parcels within town to be developed in line with current spatial norms as provided in the MSDF. The application is consistent with the Spatial Development Framework 2019-2024.

**DESIRABILITY**

- **Compatibility with Surrounding Area**

The surrounding area is dominated by business and service trade land uses and all residential properties in the area borders onto established business



properties. The area has been transformed over time in accordance with previous and the current Spatial Development Frameworks that established the trend for business development in the area.

No objections were received from the adjacent affected residential property owners on the proposed application.

- **Economic and Social Impact:**

The proposed development enables opportunities to efficiently establish business space for investment, greater variety businesses and services in the Central Business District of Piketberg. This may also generate more job opportunities that can contribute to the social well-being of a wider range of people. The location of the subject properties along an existing main activity road within the middle of the CBD makes it ideal for business activities.

The properties are located in the integration zone of town in terms of the MSDF 2019-2024, and by expanding business in this direction will assist in redirecting growth patterns of the Central Business District (CBD) of Piketberg thereby improving imbalances of the past.

- **Impact on safety, health and well-being of the surrounding community**

The development parameters of industry (which is also applicable to warehouse) state that the municipality may require a 1.8m high boundary wall to be erected along a common boundary. The erection of a 1.8m boundary wall along the common boundary of Erf 196 Piketberg and the consolidated land unit is in the interest of safety and privacy, for the distance where disabled parking, trolley storage and walkway is proposed on the site development plan.

- **Impact on traffic/transportation consideration**

The site development plan was scrutinised, and the required loading bays and 26 off-street parking have been provided. The combined entrance/exit way to the property from Kloof Street is in compliance with the provisions of the zoning scheme By-law. The departure required will enable practical parking layout and traffic flow on site. The Road Authorities do not object against the application.

**BERGRIVIER MUNICIPALITY: INTEGRATED ZONING SCHEME BY-LAW (ZONING CONSIDERATIONS):**

The area on the corner of Kloof and Lang Street area is dominated by business and light industry land use operations in the vicinity. The proposed development is consistent with the dominant land uses of the area.

No objections were received from the nearby residential property owners or surrounding business property owners located in the area. The site development plan proposed a 3meter building line from common boundary between the consolidated property and Erf 196 Piketberg. The applicant stated in their motivation report that care will be taken to ensure the privacy and residential amenity of residents on Erf 196 Piketberg, by limiting window opening on the northern wall of the warehouse and that client activity will be restricted to the southern part of the property towards Kloof Street, and away from the residential land use area of Erf 196 Piketberg. Restricting client activity to the southern part of the consolidated land unit the 3meter building line proposed and boundary wall conditions, mitigate potential business



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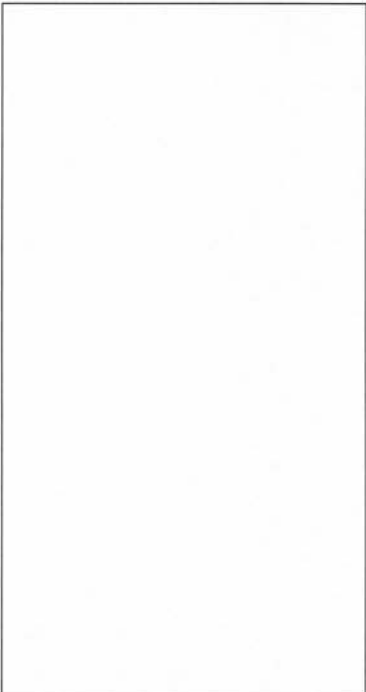
disturbances and do take into account the privacy of the residential property owners.

The permanent departure from the 10m street boundary setback for on-site parking to 0m to accommodate parking along the street boundaries of the newly consolidated Erf 4542 Piketberg on site will enable practical parking layout and traffic flow on site. The Road Authorities do not object against the application.

Allowing the departure to create parking bays on the proposed position on site, will also ensure that client activity is directed to the south and south west of the property. The site development plan submitted does provide sufficient parking on site and loading bays. Conditions are imposed to ensure that development comply with all other development parameters as provided in the applicable zoning scheme By-law.

The proposed development is desirable from a planning perspective, taking into account the relevant factors of consideration as prescribed in section 65 of Bergrivier Municipality By-law on Municipal Land Use Planning, subject to conditions imposed.

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**EVALUATION COMPLETED AT 10:30**

**CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**

  
\_\_\_\_\_  
**AUTHORISED OFFICIAL**

30/08/2021  
**DATE**