



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY, 2 DECEMBER 2021 AT 08:30 AT THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON001/12/2021

APPLICATION TYPE: TEMPORARY DEPARTURE ERF 464 PIKETBERG PB.464

RESOLUTION: APPROVED CONDITIONALLY

That the application made for temporary departure in terms of section 15 of Bergrivier Municipality By-Law on Municipal Land Use Planning in order to allow the operation of a place of instruction from a portion of Erf 464 Piketberg (± 4.2 hectare in extent) for a period of five years, **BE APPROVED** in terms of section 60 of Bergrivier Municipality By-Law on Municipal Land Use Planning, subject to the following conditions:

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

1. Additional water meter(s) and a refuse removal enclosure/skip(s) must be provided on site at own expense by the owners and/or responsible person in the management of the place of instruction;
2. Disposal of refuse removal must be done at the Municipality's recycling plant/refuse removal loading plant by the property owners and/or responsible person in the management of the place of instruction in accordance with the Municipality's approved fixed tariffs;
3. Registration at the Department of Education is compulsory prior to operation of the place of instruction;
4. Registration at the Department of Social Development is compulsory prior to operation of the place of instruction;
5. Relevant certificate of acceptability must be obtained from the Environmental Health Practitioner of West Coast District Municipality prior to operation of the place of instruction;
6. Compliance with West Coast District Municipality Fire requirements, where applicable as referred to in their letter referenced 13/2/12/5/1, dated 16 September 2021;
7. Building plans must be submitted to Bergrivier Municipality's Building Control Department for internal renovations/changes for consideration in terms of the National Building Regulations and Building Standards Act, 1977 as amended;
8. The existing access/entrance to the property must be used for the place of instruction;
9. Off-street parking bays and stop-and-drop facility must be indicated by means of signage as provided on the site development plan



submitted with this application; and

10. Proof of compliance with condition 3, 4 and 5 should be submitted for Municipal records prior to operation of the place of instruction.

REASONS FOR RESOLUTION

- The portion of Erf 464 Piketberg where the place of instruction is proposed is within the urban edge. However, this portion is earmarked for infill residential development on the spatial proposal map for Piketberg. The temporary departure application does not change the zoning of the property and the larger underutilised portion of the property remains available for agricultural purposes. The MSDF 2019-2024 is a key component of the IDP 2017-2022, with which this application is consistent by improving the quality of education and long-term prospects of future generations as well as providing job opportunities, by establishing a place of instruction is a supporting land use to future residential infill development. The temporary departure to allow a place of instruction does not allow development inconsistent with the Municipal Spatial Development Framework 2019-2024, but provides a temporary alternative within existing buildings on site by promoting essential educational support services to the community on a short term basis.
- No objections were received against the proposed application.
- Existing municipal services are on the premises and no additional services are required to establish the place of instruction. Conditions are imposed to address the comments from the Municipal Civil Services department.
- The establishment of the proposed place of instruction will provide equal access for learners to education opportunities in close proximity to the medium and high density established residential neighbourhoods in Piketberg and other members of the community, which will promote integration of communities. This proposal will provide opportunities to the learners already enrolled with the place of instruction and additional learners that need to be accommodated. Childhood development forms an essential part of children's social well-being.
- Development parameters are not affected by the proposal because existing structures are proposed as place of instruction. Sufficient parking is available on site for the proposed place of instruction including stop-and-drop facilities.

AON002/12/2021
APPLICATION FOR SUBDIVISION: ERF 1706, PIKETBERG
PB.1706

RESOLUTION: APPROVED CONDITIONALLY

That the application for the subdivision of Erf 1706, Piketberg into two portions namely Portion A (± 707m² in extent) and Remainder Erf 1706, Piketberg (± 512m² in extent), in accordance with the subdivision plan

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



presented (compiled by C.J. Nortjé on 20 July 2021), **BE APPROVED**, in terms of section 60 of the Bergrivier Municipality By-Law on Municipal Land Use Planning, subject to:

1. The provision of the subdivided portions with separate water, electricity and sewer connections, as well as access. Electrical connections up to the erf boundaries must be done by an electrical contractor, for the cost of the owner;
2. Bulk Services Contributions, as predetermined in the Municipal Budget, being 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

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 on Municipal Land Use Planning.

AON003/12/2021

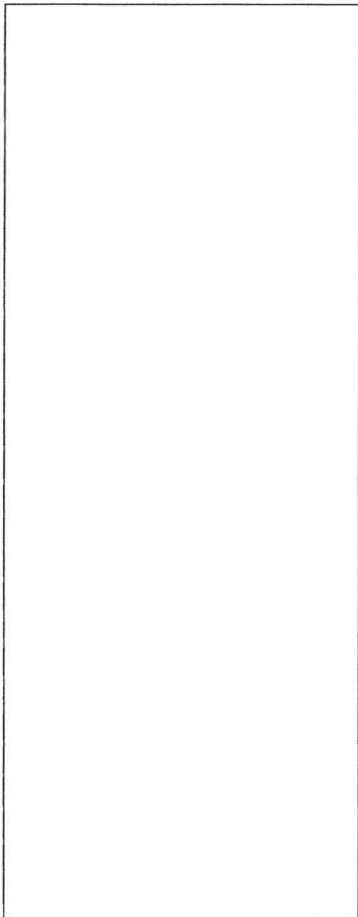
APPLICATION FOR DEPARTURE: ERF 192, DWARSKERSBOS D.192

RESOLUTION: APPROVED

That the application for permanent departure from the maximum permitted height for the dwelling house on Erf 192, Dwarskersbos from 8.5m to 8.84m **BE APPROVED** in terms of section 15 of Bergrivier Municipality By-Law on 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.



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



AON004/12/2021

APPLICATION FOR DEPARTURE: ERF 904, DWARSKERSBOS D.904

RESOLUTION: APPROVED CONDITIONALLY

That the application for permanent departure from the 3m street building line to 0m in order to accommodate a carport on Erf 904, Dwarskersbos, **BE APPROVED** in terms of section 15 of Bergrivier Municipality By-Law on Municipal Land Use Planning, subject thereto that the carport may only be enclosed with a remote controlled sliding access gate on the street boundary which does not create or result in obstruction in the road reserve.

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

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 Municipality By-Law on land Use Planning.

EVALUATION COMPLETED AT 09:15

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL



DATE
