



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY, 15 FEBRUARY 2024 AT 15:30 AT THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON001/02/2024

APPLICATION FOR REZONING AND DEPARTURE: ERF 1688, LAAIPEK L. 1688

RESOLUTION: APPROVED

That the application for rezoning of Erf 1688, Laaiplek from Single Residential Zone 2 to Business Zone 3 in order to operate a neighbourhood shop and departure of the applicable Southern side building line from 3m to 0m, **be approved**; in accordance with the plan No '072023 Alter' dated 31/07/2023 in terms of Section 60 of Bergrivier Municipality: By-Law on Municipal Land Use Planning, subject to the following conditions;

- a) That parking bays be clearly marked out on the premises;
- b) The relevant licenses be acquired prior to operation of the neighbourhood shop (i.e. business license, certificate of acceptability) and clearly displayed in the neighbourhood shop;
- c) Any additional services required as a result of the utilization will be borne by the property owner, as negotiated and agreed upon between the owner and this Municipality's Technical Department;
- d) The property may not be used for residential purposes;
- e) All demolition and structural alteration works must be completed in accordance with the site development plan submitted and referenced above, prior to operation of the neighbourhood shop, for which building plans must be submitted to the Municipality for approval;
- f) That a plastered and painted boundary wall of 1.8m height, fitted with palisades next to the proposed parking area to aid visibility, be erected on the common boundary between Erven 1688 and 1689, Laaiplek.

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

REASONS FOR RESOLUTION

- 1) Section 65 (1)(a) to (s) & (2)(a) to (b) of Bergrivier Municipality: By-law on Municipal Land Use Planning prescribe the criteria for consideration of land use application, among other the following relevant criteria were considered;
- 2) Section 65 (i) of Bergrivier Municipality: By-law on Municipal Land Use



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Planning requires consideration of the integrated development plan, including the municipal spatial development framework;

- 3) The objective of the Business Zone 3 is to provide for low intensity commercial and mixed-use development, which serves local neighbourhood needs for convenience goods and personal services. Such development should be limited in scale and nature and capable of integration into the adjacent residential neighbourhood, without adversely affecting the amenity of the residential neighbourhood. While mixed use development is encouraged, care must be taken not to compromise business operations. The property is located next to a main collector route, earmarked in terms of the Bergrivier Municipality Spatial Development Framework (2019-2024) for safe non-motorised walkways and commercial/retail activity. The Draft Bergrivier MSDF (2024-2029), which at the time of evaluation of this application is in an advanced stage of completion, also indicates Albatross Avenue as an Activity Street;
- 4) Section 65 (d) consideration of comments on response to the notice of the application etc. No comments were received from surrounding affected property owners or general public;
- 5) Section 65 (h) of the Bergrivier Municipality: By-law on Municipal Land Use Planning requires consideration of the impact of the proposed development on municipal engineering services. The proposed application has a minimal impact on existing services;
- 6) Relevant consideration was given to the development principles of Spatial Justice, Spatial efficiency and Spatial Sustainability as prescribed in terms of Chapter VI of the Land Use Planning Act, 2014. It is submitted that the location of the property is considered appropriate and sustainable on the corner of Neptune Street and Albatros Avenue, making it visible and easily accessible;
- 7) The objective of the proposed zone is to provide for low intensity commercial and mixed-use development, which serves local neighbourhood needs for convenience goods and personal services. Such development should be limited in scale and nature and capable of integration into the adjacent residential neighbourhood, without adversely affecting the amenity of the residential neighbourhood. The property is centrally located along a primary collector route. In addition, the property is located across from a Community Zone 2 (place of worship) premises and at a four-way intersection which in future is going to be prominent once future development take place;
- 8) Section 65 (s) of the Bergrivier Municipality: By-law on Municipal Land Use Planning requires consideration of the provisions of the applicable zoning scheme. A zoning comparison for compliance with the development parameters determined compliance therewith. Departures of the side building line is made to accommodate the existing building footprint within the proposed new building lines;
- 9) The application is determined desirable from a planning perspective taking into account aforesaid relevant factors of consideration as determined in terms of section 65 of Bergrivier Municipality: By-law on Municipal Land Use Planning.



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EVALUATION COMPLETED AT 16:00

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL

15/02/2024
DATE