

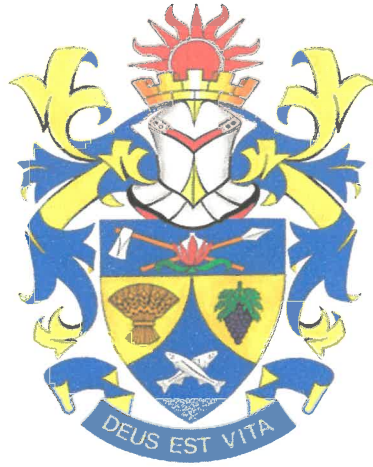
**BERGRIVIER MUNISIPALITEIT / MUNICIPALITY**

**VISIE:**

Bergrivier: 'n  
voortstrewende  
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 TUESDAY, 12 NOVEMBER 2024 AT 15:30 ON MS TEAMS, AN ELECTRONIC PLATFORM.**

**PRESENT**

**MEMBERS**

Municipal Manager (Adv. H Linde: Chairperson)  
Director Corporate Services (Mr JWA Kotzee: Vice – Chairperson)  
Director Technical Services (Mr D Turha)  
Manager: Expenditure, SCM and Assets (Mrs N Bothma)  
External Member (Ms D Kotze)

**OFFICIALS**

Manager: Town Planning & Environmental Management (Mr W Wagener)  
Town & Regional Planner (East) (Mr K Abrahams)  
Compliance Officer (Mr S Lombard)

**ACTION**

**PTN001/11/2024**

**OPENING AND WELCOME**

The Chairperson opened and welcomed everyone to the meeting.

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**PTN002/11/2024**

**REQUEST FOR LEAVE OF ABSENCE**

**3/3/1/4**

External Member (Mr J de Jongh) – Other Provincial engagements.

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**PTN003/11/2024**

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

**3/3/1/6**

All members of the Municipal Planning Tribunal present declared that they have no personal interest with regards to the item on the agenda in terms of Schedule 1 of the Code of Conduct of Tribunal Members. All municipal officials declared a collective interest in item 006 with regards to municipal land.

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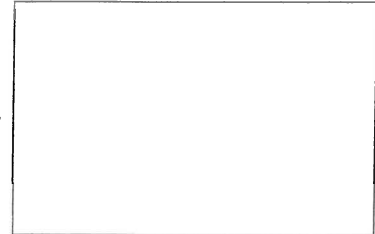


**PTN004/11/2024**  
**COMMUNICATION BY THE CHAIRPERSON**

3/3/1/6

The Chairperson thanked all the members available for the short notice meeting. The Chairperson furthermore asked the tribunal that the Minutes of the previous meeting to be confirmed at the next Municipal Planning Tribunal meeting on 14 November 2024.

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**PTN005/11/2024**  
**CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING: THURSDAY, 24 OCTOBER 2024**

3/3/2/2

That the minutes of the Municipal Planning Tribunal meeting held on Thursday, 24 October 2024 to be confirmed at the next Municipal Planning Tribunal meeting on Thursday, 14 November 2024.

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**ADMINISTRATIVE  
OFFICER**

**PTN006/11/2024**  
**APPLICATION FOR PERMANENT DEPARTURES: A PORTION OF REMAINDER ERF 1101 PIKETBERG (PHASE 1: HOUSING DEVELOPMENT), A PORTION OF ERF 1100, PIKETBERG (PHASE 2: HOUSING DEVELOPMENT), A PORTION OF REMAINDER ERF 1002 PORTERVILLE (HOUSING DEVELOPMENT), UNREGISTERED ERF 493, EENDEKUIL (A PORTION OF REGISTERED ERF 70 EENDEKUIL), HOUSING DEVELOPMENT AND ERVEN 324 AND 369, EENDEKUIL (HOUSING DEVELOPMENT)**

**PB. 1101, 1100**

**PTV. 1002**

**E. 497, 324 & 369**

The Town & Regional Planner (East) gave a brief summary to the item under discussion.

**RESOLUTION: BE APPROVED**


1. That the application made in terms of section 15 of Bergrivier Municipality: By-Law on Municipal Land Use Planning for permanent departure of external window or door facing onto a common boundary to be allowed at a setback of 1m in lieu of 1,5 m from such boundary; **be approved** in terms of Section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning in accordance with the following site development plans (Pr.Nr. 1498, Drawn by B Malherbe).

- 1.1 Teken nr. 301 vers C01 dated 24 May 2024;
- 1.2. Teken nr. 302 vers. 5 dated, 24 May 2024;
- 1.3. Teken nr. 201 vers. 4 dated, 13 Sep 2022;
- 1.4. Teken nr. 202 vers 4 dated, 13 Sep 2022
- 1.5. Teken nr. 102 vers 4 dated 27 May 2024.

2. The approval at point no. 1 is applicable to the following properties:

- 2.1. A Portion of Remainder Erf 1101 Piketberg (Phase 1: Housing Development),

**TOWN PLANNER  
(EAST)**





**MINUTES OF THE MUNICIPAL PLANNING TRIBUNAL HELD ON TUESDAY, 12 NOVEMBER 2024 AT 15:30 ON MS TEAMS, AN ELECTRONIC PLATFORM.**

- 2.2. A portion of Erf 1100, Piketberg (Phase 2: Housing Development);
- 2.3. A Portion of Remainder Erf 1002 Porterville (Housing Development);
- 2.4. Unregistered Erf 493, Eendekuil (A Portion of Registered Erf 70 Eendekuil: Housing Development); and
- 2.5. Erven 324 and 369, Eendekuil (Housing Development).

**REASONS FOR RESOLUTION**

- Bergrivier Municipality is the current landowner of all residential land units (housing developments in Piketberg, Porterville and Eendekuil) and allowing departure of window and door placement setback to 1m from a common boundary currently only affects Bergrivier Municipality.
- The side building lines of the single residential land units are currently 1m for properties of ±150m<sup>2</sup> in extent. Should dwelling units be placed on a different position on site than the required off-street parking bay requirement per dwelling house will not be practical. Since the side building lines are already 1m it is considered acceptable to place window and door facing common boundaries at 1m.
- The application does not deviate from the provision of Bergrivier Municipality Spatial Development Framework, 2024-2029.
- The proposal does not give rise to circumstances inconsistent with the development principles of The Spatial Planning & Land Use Management Act, 2013.

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**PTN007/11/2024**

**DATE OF NEXT MEETING**

The next Municipal Planning Tribunal meeting will be held on **Thursday, 14 November 2024 at 11:00** on an Electronic Platform.

**ADMINISTRATIVE OFFICER**

**NOTED**

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**THE MEETING ADJOURNED AT 15:50  
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**

**CHAIRPERSON**

**13/11/24  
DATE**

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