



KANTOOR VAN DIE MUNISIPALE BESTUURDER
BERGRIVIER MUNISIPALITEIT
POSBUS 60
PIKETBERG
7320

NOTULE VAN DIE AUTHORISED OFFICIAL PLANNING DIVISION EVALUATION GEHOU OP DINSDAG 01 MAART 2016 OM 11:00-13:00 IN DIE RAADSAAL, MUNISIPALE KANTORE, PIKETBERG

TEENWOORDIG

Authorised Official (Bestuurder: Beplanning en Ontwikkeling: W Wagener)

AKSIE

AON001/03/2016

APPLICATION FOR CONSOLIDATION OF REMAINDER ERF 1532 AND 3815, LAAIPEK 15/3/4, L. 1532 & 3815

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for consolidation of Remainder Erf 1532, Laaiplek and Erf 3815, Laaiplek into one residential property, **be approved**, in terms of section 60 of the Bergrivier Municipality By-law relating to Land Use Planning.

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

REASONS FOR RESOLUTION

The application for consolidation of Remainder Erf 1532, Laaiplek into one residential property 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 relating land Use Planning.

AON002/03/2016

APPLICATION FOR CONSENT USE ERF 1012 PORTERVILLE 15/3/1, 15/3/5, PTV 1012

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for consent uses in order to allow a place of entertainment (dance hall, restaurant, billiard room and pub) $\pm 500\text{m}^2$, bottle store $\pm 120\text{m}^2$ as well as residential building above ground floor $\pm 56\text{m}^2$, **be approved**; in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following conditions:

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a. The operation hours at the place of entertainment and bottle store will be



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determined by the liquor or entertainment license whatever is most restrictive;

- b. That the necessary business, entertainment and liquor licenses for all the business activities be acquired;
- c. That the necessary Health Clearance Certificate be obtained for the Environmental Health Practitioner (West Coast District Municipality) for the respective land uses;
- d. That a fire safety certificate be obtained from this municipality's, Head Disaster Management;
- e. That on-site parking be provided in accordance with the zoning scheme regulations;
- f. That the Place of Entertainment will be sound proofed to the satisfaction of the municipality;
- g. Proof with regard to condition (b), (c), (d) and (f) must be provided within 60 days to this municipality from the date of approval of this application;
- h. That the applicant will exercise control over his clientele, on the premises to ensure that they behave in an orderly manner;
- i. Council reserves the right to withdraw the approval at any time if any of the aforementioned conditions are not complied with.

REASONS FOR RESOLUTION

The application for consent uses in order to allow a place of entertainment (dance hall, restaurant, billiard room and pub) ±500m², bottle store ±120m² as well as residential building above ground floor ±56m², is consistent with the development principles of LUPA and SPLUMA.

The proposed application furthermore is aligned with the guidelines of Municipal Spatial Development Framework. The application is furthermore determined 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.



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AON003/03/2016

APPLICATION FOR CONSENT USE AND DEPARTURE ERF 242 PIKETBERG

15/3/1 ,15/3/5, PB 242

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for consent use and permanent departure in order to allow a Portion ($\pm 234\text{m}^2$ in extent) of an existing building as place of assembly (church) as well as departure from the side building line from 10m to 2m in order to accommodate the place of assembly within the existing building of Erf 242, Piketberg, **be approved**, in terms of Section 60 of Bergrivier Municipal By-Law relating to Municipal Land Use Planning reasonably, subject to the following conditions:

1. On-site parking bays be provided in accordance with the zoning scheme regulations;
 2. Erf 707, Piketberg must be used for the provision of additional parking, to comply with the minimum requirements for onsite parking bays in terms of the zoning scheme;
 3. No off-site public parking bay's be occupied as a result of the place of assembly;
 4. That no activity may occur later than 21:00 at night, taking in to account the close proximity to nearby residential owned properties;
 5. That the necessary licences be acquired (e.g. entertainment license for a place of assembly) if applicable;
 6. Comply with all health regulations/legislation; if none are applicable a letter is required from the competent authority in this regard;
 7. Population certificate and fire safety certificate be acquired from this municipalities Head: Fire and Disater Management; and
 8. Proof with regard to condition nr. 5 to 7 be provided to this municipality, before any activity associated with the place of assembly occur.
2. Council reserves the right to withdraw the approval at any time if any of the aforementioned conditions are not complied with.

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REASONS FOR RESOLUTION

The proposed application for consent use and permanent departure is consistent with the development principles of LUPA and SPLUMA. The proposed application furthermore is consistent with the guidelines of Bergrivier Municipal IDP and Bergrivier Municipal Spatial Development Framework. The application is furthermore determined desirable from a planning perspective taking into account the relevant factors of consideration as determined in



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terms of section 65 of Bergrivier Municipal By-Law relating to land Use Planning.

AON004/03/2016

**APPLICATION FOR CONSENT USE AND DEPARTURE ERF 248 PIKETBERG
15/3/1 ,15/3/5 PB 248**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for consent use to operate a place of instruction (early childhood development center/crèche) from the existing dwelling house and outbuilding on Erf 248, Piketberg as well as permanent departures from the following land use restriction namely: applicable 10m building lines to a 4.5m street building line and 1m side building line on both sides respectively, **be approved**; in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following conditions:

- a) That the early childhood development center may not commence without a certificate of acceptance issued by the Environment Health Practitioner (West Coast District Municipality) to comply with the health and safety requirements for childcare facilities;
- b) That a fire safety certificate be issued by this municipality's Head: Disaster Management before the Early Childhood Development activities commence;
- c) Registration at the Department of Social Development is compulsory;
- d) The color of the dwelling-house and garage remain intact with the character of the surrounding single residential properties;
- e) On- site parking bays be provided at a minimum one parking bay for every eight seats / for every eight child on the property and clearly marked out on the premises;
- f) The parking bays as indicated on the site development plan be used by customers (parents) as drop-off area, should the need arise for more parking the owner should provide such parking in accordance with the applicable zoning scheme;
- g) The early childhood development center is restricted to be operated between 07:00 am and 18:00 pm only between Mondays and Fridays;
- h) No advertising sign other than an unilluminated sign or notice not projecting over a street and not exceeding 1m² will be allowed,
- i) Proof of condition (a) to (c) be submitted to this Municipality's Department Planning and Development before any activities commence;

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j) Council reserves the right to withdraw the approval at any time of the
aforementioned conditions are not complied with.

REASONS FOR RESOLUTION

The application for consent use in order to operate a place of instruction (early childhood development center/ crèche) from the existing dwelling house and outbuilding on Erf 248, Piketberg as well as permanent departures from the following land use restrictions namely: applicable 10m building lines to 4.5m street building line and 1m building line on both sides respectively, is consistent with the development principles of LUPA and SPLUMA.

The proposed application is not in conflict with the aims of Municipal Spatial Development Framework. The application is furthermore determined desirable from a planning perspective taking into account the relevant factors of consideration as determined in terms of section 65 of Bergvriër Municipal By-Law relating to land Use Planning.

EVALUASIE AFGEHANDEL OM 12:00

BEKRAGTIG AS 'N WARE WEERGAWE VAN DIE VERRIGTINGE

VOORSITTER

DATUM
