



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD
ON FRIDAY 05 JULY 2016 AT 11:00 IN THE MUNICIPAL OFFICES, PIKETBERG**

PRESENT

Authorised Official (Manager: Planning and Development: W Wagener)

AKSIE

AON001/07/2016

**APPLICATION FOR PERMANENT DEPARTURE: ERF 3027, PIKETBERG
15/3/8; PB 3027**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED IN PART

1. That the application for further departure of the applicable building lines and coverage as approved by Mayoral Committee of 16 August 2011 via decision number BK 3578 in order to allow the proposed extensions to place of instruction (crèche) and dwelling-unit **be approved** for the following encroachment: coverage, 2m and 1m side building lines respectively as well 1m street building line in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following conditions:
 - a. Compliance with Mayoral Committee conditions of approval stipulated in resolution nr BK3578 of 16 August 2011, and
 - b. Compliance with the conditions stipulated in the memorandum of the Head Disaster Management, dated 30 June 2016.
2. That the permanent departure of the applicable rear building line from 2m to 1m, **be refused** in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, because:
 - a. A main sewer line are located along the rear boundary of the subject property.

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PLANNER
(KEENIN ABRAHAMS)**

REASONS FOR RESOLUTION

The proposed application for permanent departure are partly consistent with the development principles of LUPA and SPLUMA. The proposed application is consistent with the strategies and guideline proposals of Bergrivier Municipal Spatial Development Framework 2012-2017.

The application for further departure of the applicable building lines and coverage as approved by Mayoral Committee of 16 August 2011 via decision number BK3578, in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning in order to allow the following relaxations: increase in coverage, 2m and 1m side building lines respectively as well 1m street building line, can be supported from a planning perspective taking into account the relevant development principles and desirability factors as



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determined in terms of section 65 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the same conditions.



AON002/07/2016

APPLICATION FOR AMENDMENT OF RESTRICTION AND DEPARTURE: ERF 238, DWARSKERSBOS 15/3/2; 15/3/8 D238

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for amendment of restrictive condition C2 (b) as held in the Title Deed No. T 4719/2007 pertaining to Erf 238, Dwarskersbos in order to encroach the rear building line restriction and departure from the 3m rear building line to 0m to allow the owners to convert the existing balcony into a living room and to enclose the existing porch, **be approved** in terms of section 60 of the Bergrivier Municipal By-Law relating to Land Use Planning, subject thereto that the height of the alterations do not extend above the wall plate of the existing house.

REASONS FOR RESOLUTION

The application is consistent with the development principles of LUPA and SPLUMA. The proposed application is consistent with the strategies and guideline proposals of Bergrivier Municipal Spatial Development Framework 2012 - 2017. 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.



AON003/07/2016

APPLICATION FOR REMOVAL OF RESTRICTION AND DEPARTURE: ERF 868, LAAIPEK 15/3/2; 15/3/8 L868

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for removal of restrictive condition B(i)) as held in the Title Deed No. T20753/2015 pertaining to Erf 868, Laaipek and departure from the 1.5m Southern Side building line to 0m, departure from the 3m rear building line to 0m and departure from the coverage from 50% to 54% to allow extensions to the existing dwelling, **be approved** in terms of section 60 of the Bergrivier Municipal By-Law relating to Land Use Planning, subject to:

1. The structures within the rear and side building lines remain below the height of the wall plate of the existing house, with the exemption of the braai chimney; and
2. The covered porch (veranda), encroaching the rear building line, may not be enclosed; in order to function as/create an additional room for the dwelling.





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REASONS FOR RECOMMENDATION

The proposed application for permanent departure is consistent with the development principles of LUPA and SPLUMA. The proposed application is consistent with the strategies and guideline proposals of Bergrivier Municipal Spatial Development Framework 2012 – 2017. 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.

**AON004/07/2016
APPLICATION FOR CONSOLIDATION OF ERVEN 194 AND 195, REDELINGHUYTS
15/3/4 RDH194 and 195**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED

That the application for consolidation of Erf 195, Redelinghuys into one residential property, **be approved**, in terms of section 60 of the Bergrivier Municipal By-Law relating to Land Use Planning.

REASONS FOR RESOLUTION

The application for consolidation of Remainder Erf 194, Redelinghuys 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 as consideration as determined in terms of section 65 of Municipal By-Law relating Land Use Planning.

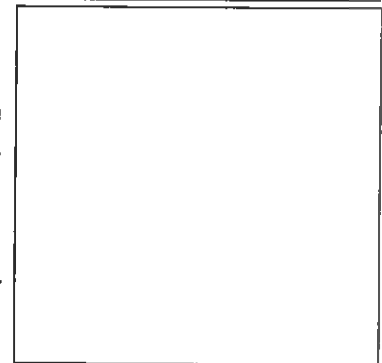
**AON005/07/2016
APPLICATION FOR REZONING: PORTION 4, A PORTION OF PORTION 3, OF THE FARM VOORSTE
VALLEY NO.152, DIVISION PIKETBERG
15/3/3 farm no.152 Div PB**

The Authorised Official evaluated the abovementioned application.

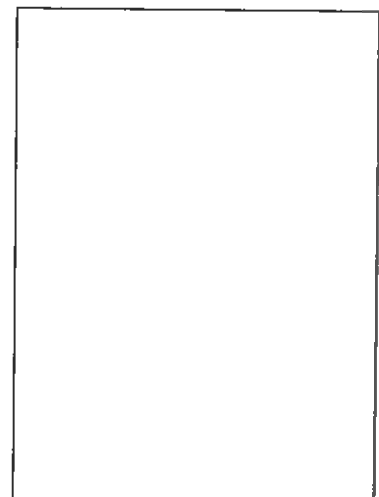
RESOLUTION: APPROVED CONDITIONALLY

That the application for rezoning of Portion 40 (portion of Portion 3) of far Voorste Valley no. 152, Division Piketberg from Agricultural Zone 1 to Authority Zone to permit the erection of a 10MVA 66/111kV substation with associated infrastructure thereon **be approved** in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following conditions:

1. Compliance with the requirements/conditions of the Environmental Authorization (Authorization register nr 12/12/20/1939 and NEAS Reference nr DEA/EIA/0002355/2014 dated 9 April 2014), in conjunction



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with the Environmental Authorisation letter dated 28 July 2015 with DEA reference 12/21/20/1939/AM1;

2. The substation site, buildings and equipment must comply with the relevant fire safety regulations, national standards and municipal fire safety by-laws;
3. Waste must be dumped at a licensed landfill site; and
4. Access to the substation and associated infrastructure be restricted to authorised persons only.

REASONS FOR RESOLUTION

The application is consistent with the development principles of LUPA and SPLUMA. The application is furthermore consistent with the guidelines of Municipal Spatial Development Framework, and is desirable from a planning perspective taking into account the relevant factors of consideration as determined in terms of section 65 of Bergivier Municipal By-Law relating to land Use Planning. The application is also determined desirable from a planning perspective taking into account the relevant factors of consideration as determined in terms of section 65 of Bergivier Municipal By-Law relating to Land Use Planning, subject to conditions.

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EVALUATION COMPLETED AT 11:45

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL

13/07/2016

DATE
