



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

**MINUTES OF THE MUNICIPAL PLANNING TRIBUNAL AS HELD ON TUESDAY
05 JULY 2016 AT 14:00 IN THE COUNCIL CHAMBERS, MUNICIPAL OFFICES,
PIKETBERG**

PRESENT

MEMBERS

Municipal Manager (Adv H Linde: Chairperson)
Director Corporate Services (J Kotzee: Deputy Chairperson)
Director Technical Services (H Kröhn)
External Member (Ms D Kotze)
External Member (Ms S Van der Merwe)

OFFICIALS

Manager: Planning and Development (W Wagener)
Administration Officer: Planning and Development (Ms J Rosenberg)

AKSIE

PTN001/07/2016

OPENING AND WELCOME

Ms J Rosenberg opened the meeting with prayer, and the Chairperson greeted and welcomed all members present.

PTN002/07/2016

REQUEST FOR LEAVE OF ABSENCE

3/3/14

Director Financial Services (J Van Niekerk)

PTN003/07/2016

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

3/3/16

All members of the Municipal Planning Tribunal present declared that they have no personal interest with regards to any items in the agenda.

The Deputy Chairperson noted for minute taking purposes that the second item on the agenda is an application of Bergrivier Municipality.

NOTED



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PTN004/07/2016

COMMUNICATION BY THE CHAIRPERSON
3/3/1/6

The Chairperson introduced Miss C Langeveldt, a student who will be shadowing the Municipal Manager.



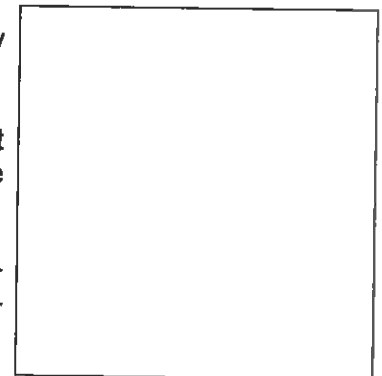
PTN005/07/2016

CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING: MONDAY 16 MAY 2016
3/3/2/2

That the minutes of the Municipal Planning Tribunal meeting held on Monday 16 May 2016 be adopted.

The Chairperson requested the Manager: Planning and Development to report how far the process was of the Spatial Development Framework "SDF" to be distributed to the members of the Municipal Planning Tribunal.

He reported that the information is available on the website of Berggrivier Municipality, www.bergmun.org.za and all members indicated their satisfaction.



PTN006/07/2016

APPLICATION FOR REZONING AND PERMANENT DEPARTURE: ERF 205 & 207, PIKETBERG
15/3/3, 15/3/8; PB 205 & 207

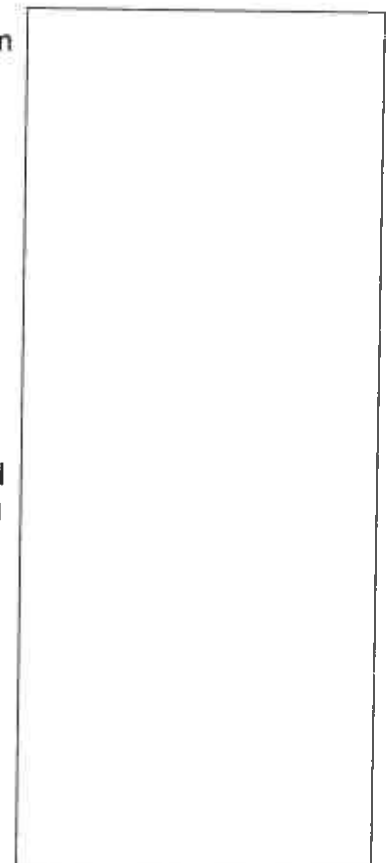
The Manager: Planning and Development gave a brief summary of the item under discussion.

The Chairperson opened the item for discussion.

After thorough discussion the following resolution was taken.

RESOLUTION: APPROVED

1. That the application for rezoning of Erf 205 and 207 Piketberg from Residential Zone 1 to Business Zone 1 **be approved**, in terms of section 60 of Berggrivier Municipal By-Law relating to Municipal Land Use Planning, subject to the following conditions:
 - 1.1 Building and site development as well as parking layout plans be submitted for consideration in terms of the National Building Regulations and Building Standards Act, 1977, if any restoration, changes and/or new structures are to be accommodated on either erf;
 - 1.2 The utilization of both properties respectively will comply with the land use restrictions as prescribed in the applicable zoning scheme;
 - 1.3 The proposed utilization of both properties will comply with all relevant health and safety requirements, if applicable (i.e fire safety, health requirements etc.);





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- 1.4 That required municipal services that may arise as a result of the proposed utilization, will be for the account of the developer/owner(s). In addition to this the owner(s)/applicant will be responsible for the provision and upgrading of all service infrastructure required as a result of additional burden created by the proposed utilization, as negotiated and agreed upon between the developer and the Municipality's Director: Technical Services by means of a Service Level Agreement (SLA);
- 1.5 Due compliance be given to the requirements of the National Heritage Resources Act, 1999 with regard to the historical buildings on both properties; and
- 1.6 This approval does not exempt the owner(s)/applicant from complying with the requirements of any other legislations.
- 2. That the application for departure, **be approved**, as a temporary departure, valid for five years, in terms of section 60 of the Bergrivier Municipality By-Law relating to Municipal Land Use Planning.
- 3. That the objection not to be upheld due to the following reasons:
 - 3.1 The application is considered consistent with the guideline proposal of Bergrivier Municipal Spatial Development Framework, 2012 – 2017;
 - 3.2 The application is regarded consistent with the relevant development principles of LUPA and SPLUMA, and
 - 3.3 Conditions are imposed to address the identified problem aspects foreseen.

**MANAGER: PLANNING
AND DEVELOPMENT**

REASONS FOR RESOLUTION

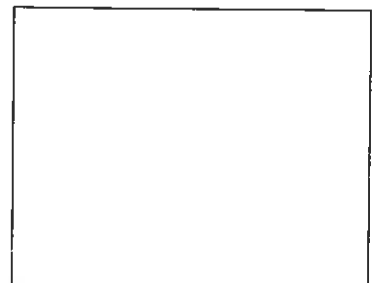
The proposed application for rezoning and temporary departure is consistent with the relevant development principles of LUPA and SPLUMA. The proposed application furthermore is aligned with the guidelines of Bergrivier Municipal Spatial Development Framework and can be regulated by conditions to be acceptable. 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 the Bergrivier Municipal By-Law relating to land Use Planning.

PTN007/07/2016
APPLICATION FOR SUBDIVISION AND REZONING: PORTION OF REMAINDER FARM GROOTE FONTEIN NR. 241, PIKETBERG
15/3/3, 15/3/4; farm 241

The Manager: Planning and Development gave a brief summary of the item under discussion.

The Chairperson opened the item for discussion.

The following resolution was taken.





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RESOLUTION: APPROVED

That the application for subdivision of Remainder Farm Groote Fontein No.241, division Piketberg on the corner of the N7 and R44 to cut off a portion, approximately 4,5ha in extent, as Portion 1 as well as rezoning of portion 1 from Agricultural Zone 1 to Industrial Zone 2, **be approved** in terms of section 60 of the Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following condition:

1. That access to the newly created land unit be obtained from the existing municipal street and not from the N7 or R44 respectively.

REASONS FOR RESOLUTION

The proposed application is consistent with the development principles of LUPA and SPLUMA and consistent with the strategies and guideline proposals of Bergrivier Municipal Spatial Development Framework 2012-2017. The application is furthermore supported from a planning perspective taking into account the relevant development principles and desirability factors as determined in terms of section 65 of the Bergrivier Municipal By-Law relating to Land Use Planning.

THE MEETING ADJOURNED AT 14:40

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



CHAIRPERSON

12/7/16
DATE

**MANAGER: PLANNING
AND DEVELOPMENT**