



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

**MINUTES OF THE MUNICIPAL PLANNING TRIBUNAL AS HELD ON WEDNESDAY
26 OCTOBER 2016 AT 14:00 IN THE COUNCIL CHAMBERS, MUNICIPAL OFFICES,
PIKETBERG**

PRESENT

MEMBERS

Municipal Manager (Adv. H Linde)
Director Financial Services (J van Niekerk)
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)

ACTION

PTN001/10/2016

OPENING AND WELCOME

The Chairperson welcomes everyone attending the meeting.

PTN002/10/2016

REQUEST FOR LEAVE OF ABSENCE

3/3/1/4

Director Corporate Services (J Kotzee: Deputy Chairperson) – *IMPSA
Conference*

PTN003/10/2016

**DECLARATION OF INTEREST IN ACCORDANCE: 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 any items on the agenda.



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PTN004/10/2016
COMMUNICATION BY THE CHAIRPERSON
3/3/1/6

The Chairperson informs the meeting that the last meeting of the Municipal Planning Tribunal will be on 30 November 2016.

The Chairperson also informs the meeting that three (3) appeals have been received and that one of the three have been completed.

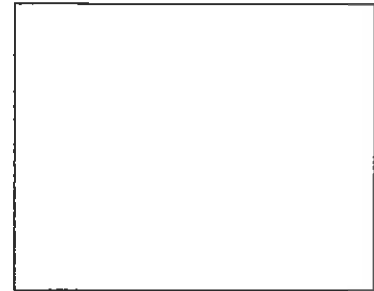


PTN005/10/2016
CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING: TUESDAY 06 SEPTEMBER 2016
3/3/2/2

That the minutes of the Municipal Planning Tribunal meeting held on Tuesday 06 September 2016 be confirmed with the following correction:

Page 5
PTN005/09/2016

(a) The **Spatial** Planning and Land Use Management Act, 2013 prohibit the further extension of an application; and



PTN006/10/2016
APPLICATION FOR SUBDIVISION AND REZONING: PORTION OF REMAINDER FARM GROOTE FONTEIN NR. 241, PIKETBERG
15/3/4, 15/3/3; Farm nr 241, PB

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

After thorough discussions the following resolution was taken.

RESOLUTION

That the application for subdivision of Remainder Farm Groote Fontein No. 241, division Piketberg into three portions namely: Portion 1 (approximately 4ha), Portion 2 (Street) and Remainder as well as rezoning of Portion 1 from Agricultural Zone 1 to Industrial Zone 2 and Portion 2 from Agricultural Zone 1 to Transport Zone 2, **be approved**; in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following condition.

1. The required municipal services that may arise as a result of the proposed utilization on Portion 1, will be for the account of the developer and/or further owner(s). In addition to this the owner(s)/developer 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 Directorate: Technical Services by means of a Services Level Agreement (SLA).

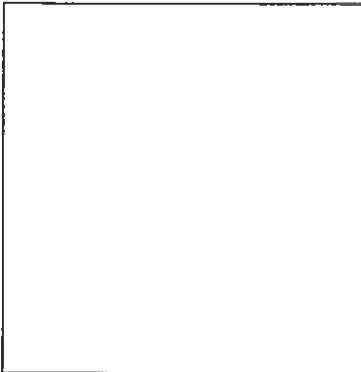




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REASONS FOR RESOLUTION

The proposed application is consistent with the development principles of Land Use Planning Act, 2014 and the Spatial Planning and Land Use Management Act, 2013 as well as 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 Bergrivier Municipal By-Law relating to land Use Planning.



PTN007/10/2016

**APPLICATION FOR CONSOLIDATION OF ERVEN 384 AND 385, DWARSKERSBOS
15/3/4; D 384 & 385**

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

After thorough discussions the following resolution was taken.

RESOLUTION

That the application for consolidation of Erf 384, Dwarskersbos and Erf 385, Dwarskersbos into one residential property, **be approved**, in terms of section 60 of the Bergrivier Municipal By-Law Relating to Land Use Planning, subject to:

1. Sound-proofing of the cinema and generator rooms to the satisfaction of the Municipality;
2. Registration in the Title Deed of the consolidated erf (consolidation of Erf 384 and 385, Dwarskersbos) of a 6 meter side building line adjacent to Erf 386, Dwarskersbos as view corridor in favour of Erf 442, Dwarskersbos; and
3. The building plans submitted to the Municipality must be similar to the building plans submitted with the application (Building Plan by Fred Muller Architecture Drawing Number 1509/08/01/01 dated 2 March 2016) with specific emphasis on the sight line impact.



REASONS FOR RESOLUTION

The application for consolidation of Erf 384, Dwarskersbos and Erf 385, Dwarskersbos 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 to land Use Planning.

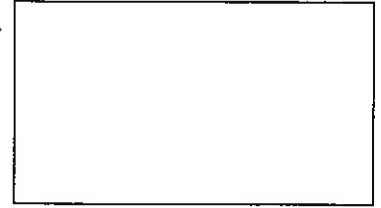


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PTN008/10/2016

DATE OF NEXT MEETING



That the next Municipal Planning Tribunal meeting is scheduled for
Wednesday 30 November 2016 at 14:00pm.



NOTED

THE MEETING ADJOURNED AT 15:00

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS

CHAIRPERSON



DATE

2/10
