



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD  
ON TUESDAY 10 APRIL 2018 AT 10:00 IN THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

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

**ACTION**

**AON001/04/2018**

**APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE: ERF 4092, PIKETBERG  
15/3/5; 15/3/8, PB. 4092**

The Authorised Official evaluated the abovementioned application.

**RESOLUTION: APPROVED CONDITIONALLY**

That the application for consent use in order to allow **four** flats on the Erf 4092, Piketberg as well as departure of the required parking requirements for flats from 1.75 parking bay per unit to 1 parking bay per unit **be approved**, in accordance with the revised site development plan (drawn by Mr J Truter dated 22/02/2018) in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following conditions:

1. All buildings (shops and flats) be connected to the existing single water and sewerage connection;
2. Electricity of maximum 80 Amp per phase is available for the premises;
3. Flats be provided with separate electricity meters that will be for the account of the property owner (s)/developer;
4. Each flat (dwelling unit) be provided with separate kitchen and bathroom facilities;
5. Parking be clearly marked out on the property for the respective land uses; and
6. The structures on the premises must comply with the National Building Regulations and Building Standards Act, 1977 as amended, prior to occupation of the buildings.

**TOWN AND REGIONAL  
PLANNER  
(KEENIN ABRAHAMS)**

**REASONS FOR RESOLUTION**

Section 65 (i) of Bergrivier Municipal By-law relating to Municipal Land Use Planning requires consideration of the integrated development plan, including the municipal spatial development framework. The zoning of the property remains the same consistent with Bergrivier Municipal Spatial Development Framework 2012-2017 (BMSDF).

Relevant consideration were given to the development principles of Spatial



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Sustainability and Spatial efficiency as prescribed in terms of Chapter VI of the Land Use Planning Act, 2014. The property is located in close proximity to existing municipal engineering services, and can connect thereto as indicated by this municipalities Technical Department, the development proposal of four flats is considered sustainable as it optimise the use of existing resources efficiently within the settlement. The proposal provide residential opportunities in the form of flats were currently none exist in this RDP residential area, providing additional residential opportunities to any person in the form of rentals. The proposed additional land use right on the property will also advance the rights of previously disadvantage persons, allowing a sustainable economic and investment opportunity to the property owners.

Section 65 (s) of the Bergrivier Municipal By-law relating to Municipal Land Use Planning requires consideration of the provisions of the applicable zoning scheme. Departure of the required parking requirement for flats is granted as a result of comment received from Head Traffic Services, to prevent possible traffic problems foreseen, in accordance with the revised site development plan. Scrutiny of the layout plan revealed that the proposed flats do not comply with the definition of dwelling unit, but a condition is imposed to ensure compliance as no departure may be granted from a definition in the zoning scheme by-law.

The application is furthermore determined desirable from a planning perspective taking into account the abovementioned relevant factors of consideration as determined in terms of section 65 of Bergrivier Municipal By-Law relating to land Use Planning, subject to conditions.

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**AON002/04/2018**

**APPLICATION FOR CONSENT USE: A PORTION OF PORTION 1 (KOEDOESVLEI) OF THE FARM  
GROENEVALLEY NO.155, DIVISION PIKETBERG**

**15/3/5, Farm no. 155/1**

The Authorised Official evaluated the abovementioned application.

**RESOLUTION: APPROVED CONDITIONALLY**

That the application for consent use in order to allow the operation of a farmers market ( $\pm 600m^2$ ) on a portion of Portion 1 (Koedoesvlei) of the Farm Groenevalley No. 155, division Piketberg, **be approved**; in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following conditions;

- (a) All certifications and licensing must be in place e.g. business license, health certificate (from the West Coast District Municipality) and fire safety certificate, etc.; and
- (b) Building plans be considered for the farmers market by this municipality in terms of the National Building Regulations and Building Standards Act, 1977 as amended.

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**REASONS FOR RESOLUTION**

Section 65 (i) of Bergrivier Municipal By-law relating to Municipal Land Use Planning requires consideration of the Integrated Development Plan (IDP), including the Municipal Spatial Development Framework (MSDF) 2012-2017, West Coast District Municipal Spatial Development Framework 2014 and Western Cape Provincial SDF 2014

The proposed utilization of the farmers market is a support agricultural land use that provide the farmer to sell own produce agricultural products and that of surrounding farms on the property. The proposed utilization of land is considered sustainable in a rural setting, which include land uses such as fresh food market where farmers and food producers can sell farm origin and associated value added specialty foods and plants produces directly to consumer, these land uses attract rural tourism and create employment opportunities, thereby strengthening the rural economy.

This application support the directives of the West Coast District Municipality Spatial Development Framework, 2014; Western Cape Provincial Spatial Development Framework, 2014 as well as Bergrivier Municipality Spatial Development Framework 2012-2017.

Section 65 (d) consideration of comments on response to the notice of the application etc.

No objections were received from surrounding affected property owners or general public. Positive comment were received from all relevant external departments, which give an indication of acceptable land use on agricultural land.

Relevant consideration were given to the development principles of Spatial Justice, Spatial efficiency as prescribed in terms of Chapter VI of the Land Use Planning Act, 2014.

The proposed utilisation of land do not infringe on primary agricultural production of the land unit as it is located on an old landing strip that is no longer in use, outside any prime agricultural or natural areas. The proposed application support the directives of the Provincial, District and Local Spatial Planning document.

The proposed utilisation of land do not impact on municipal civil and electrical engineering services as it is located ±16km from the nearest town and therefore do not have a financial burden on municipal engineering services. The proposed land use is efficiently located within available resources.

Section 65 (s) of the Bergrivier Municipal By-law relating to Municipal Land Use Planning requires consideration of the provisions of the applicable zoning scheme.

The zoning of the property remain the same. No departure from development parameters is applicable.

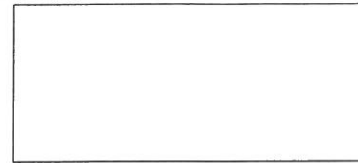
The application is determined desirable from a planning perspective taking

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into account the abovementioned relevant factors of consideration as determined in terms of section 65 of Bergrivier Municipal By-Law relating to land Use Planning, subject to conditions.



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**AON003/04/2018**  
**APPLICATION FOR DEPARTURE: ERF 2860, LAAIPLEK**  
**15/3/8, L. 2860**

The Authorised Official evaluated the abovementioned application.

**RESOLUTION: APPROVED**

That the application for departure from the 50% coverage to 55.96% and departure from the 2m side and rear building lines to accommodate the existing balcony and braai on Erf 2860, Laaiplek, be approved, in terms of section 60 of the Bergrivier Municipal By-Law relating to Land Use Planning.



**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.

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**EVALUATION COMPLETED AT 11:15  
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**

  
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**AUTHORISED OFFICIAL**

10/04/2018  
\_\_\_\_\_  
**DATE**

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