



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON FRIDAY,  
24 JUNE 2022 AT 12:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

Authorised Official (Manager: Planning and Environmental Management: W Wagener)

**ACTION**

**AON001/06/2022**

**APPLICATION FOR CONSENT USE: PORTION 5 OF FARM GROOT PLAAT NO. 37, DIVISION  
PIKETBERG**  
**Farm 37/5**

**RESOLUTION: APPROVED CONDITIONALLY**

1. That the application for consent use for Tourist Accommodation (Guest Lodge) on Remainder Portion 5 of the farm Groot Plaat No. 37, Division Piketberg, **BE APPROVED** in terms of section 60 of Bergrivier Municipality: By-Law on Municipal Land Use Planning, subject to:
  - 1.1 A botanical walkthrough be done prior to construction by a botanical specialist or ECO and that any plant species of conservation concern be translocated with relevant permits obtained from CapeNature. Proof of compliance with this condition must be submitted to the Municipality together with the building plan application.
  - 1.2 That the development footprint of the new lodge does not exceed the development footprint of the current residence;
  - 1.3 That the development be reasonably in accordance with the site development plan No. *CGA Ptn5/Potkook/PT-2*, dated October 2021, and the architectural representations submitted with the application;
  - 1.4 In total no more than 20 rooms may be used for bedroom accommodation for paying guests or lodgers of the guest lodge, and no more than 40 paying guests or lodgers may be supplied with lodging or meals at any time at the guest lodge;
  - 1.5 No alcoholic beverages may be sold except to resident guests for consumption on the premises with meals.

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

**REASONS FOR RESOLUTION**

Section 42(1)(b) of the Spatial Planning and Land Use Management Act (Act 16 of 2013 - SPLUMA) requires that decisions must be consistent with the municipal spatial development framework, on that decisions may only depart from the provisions of the municipal spatial development framework in site specific circumstances as per Section 22(2) of SPLUMA. The Bergrivier Municipal Spatial Development Framework (BMSDF) encourages tourism opportunities. The establishment of a lodge in a nature reserve will contribute to realising the proposals of the BMSDF.

Section 42 (1)(c)(iv) of SPLUMA requires that existing rights and obligations



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be taken into account in decision making. Section 59(3)(a) of the Land Use Planning Act, 2014 (Act 3 of 2014) requires consideration of Spatial Efficiency principle, whereby land development should optimise the use of existing resources, infrastructure, agriculture, land, minerals and facilities. The application proposed the redevelopment and reuse of existing structures to realise the initial intention of erecting a lodge in the subject nature reserve without adversely affecting natural undisturbed areas.

The application is consistent with the development principles of LUPA and SPLUMA and is 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.

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**EVALUATION COMPLETED AT 12:28**

**CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**

  
\_\_\_\_\_  
**AUTHORISED OFFICIAL**

  
\_\_\_\_\_  
**DATE**