



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION, EVALUATION HELD ON FRIDAY, 2 AUGUST 2024 AT 08:00AM AT THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON001/08/2024

APPLICATION FOR PERMANENT DEPARTURE: REMAINDER PORTION 6 OF FARM PIEKENIERS KLOOF NO. 62 DIVISION PIKETBERG FARM NO. 62/6

The Authorised Official evaluated the land use planning application under consideration.

RESOLUTION: APPROVED CONDITIONALLY

That the applications made in terms of section 15 of Bergrivier Municipality By-Law on Municipal Land Use Planning for permanent departure of the street/road building line from 30m to 8.80m from the N7 National Route to allow the construction of garage adjacent to the existing farmhouse on Remainder Portion 6 of Farm Piekeniers Kloof No. 62 division Piketberg, **be approved** in accordance with Plan nr. 24-18, dated 14 May 2024 (Drawn by. D da Silva Architecture) in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning, subject to compliance with the conditions imposed in SANRAL letter referenced W11/5/3-7/3-4 dated 3 June 2024.

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

REASONS FOR RESOLUTION

- The application does not give rise to circumstances inconsistent with the development principles of the Spatial Planning and Land Use Management Act, 2013.
- The proposed application for permanent departure of the street/road building line do not give rise to circumstances inconsistent with Bergrivier Municipality Spatial Development Framework, 2024-2029.
- SANRAL as competent road authority and directly affected department for the N7 route gave permission for road/street building line relaxation.
- The proposed garage will be constructed adjacent to the existing dwelling house (farmhouse) to ensure that motor vehicles of the landowner or resident residing in the dwelling house is safe. Outbuildings such as carport/garages are generally associated with a dwelling house. The proposed garage will not have a negative impact on neighbouring properties and the application is therefore considered compatible with the surrounding area.



AON02/08/2024

**APPLICATION FOR PERMANENT DEPARTURE: ERF 4422, PIKETBERG
PB. 4422**

The Authorised Official evaluated the land use planning application under consideration.

RESOLUTION: APPROVED CONDITIONALLY

That the application made in terms of section 15 of Bergrivier Municipality By-Law on Municipal Land Use Planning for permanent departure to decrease the street building lines from 5m to 0m along Kloof and Lang Street as well as side building lines from 3m to 0m along Erf 3834 and Remainder Erf 2253, Piketberg to accommodate existing historical buildings/structures and any alteration or expansion thereto in the future, **be approved** in accordance with the plan submitted with the application, dated March 2024 Ver 1.0 (Drawn by Jan Truter), in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning; subject to compliance with all other development parameters as provided in the applicable zoning scheme by-law.

REASONS FOR RESOLUTION

- The proposed departure is to allow historical development footprints of existing buildings and future alteration /extension reasonably connected with the primary zoning that will not give rise to circumstances inconsistent with the development principles of the Spatial Planning and Land Use Act, 2013. Allowing the proposed departure does not affect municipal engineering services or access to the property as well as traffic.
- The competent road authorities provided no objection against departures of street building lines.
- The surrounding affected neighbours did not object to the proposal.
- The application for permanent departures is to allow land uses in line with the primary use rights/non-conforming use rights of the property, which is consistent with Bergrivier Municipal Spatial Development Framework 2024-2029(MSDF).
- Application is only made for departure of building lines to allow historical and extensions to building for land uses in accordance with the zoning of the property. The owner/s or their successors in title will still have to comply with parking, loading bay, coverage etc. Additionally, to aforesaid building plans is also circulated to other departments for comment i.e. compliance with fire safety requirements. A land use approval does not exempt an owner from compliance with any other statutory requirements in terms of law.
- No access is obtained from Lang Street to the property. The application is considered acceptable from a land use planning perspective for the current departures considering historical development building footprint as well as future extensions for primary land uses.

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

EVALUATION COMPLETED AT 9:00

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS


AUTHORISED OFFICIAL

02/08/2024
DATE