



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY, 29 AUGUST 2024 AT 08:30 AT THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

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

**ACTION**

**AON001/08/2024**

**APPLICATION FOR REZONING, SUBDIVISION AND DEPARTURE: ERF 136, PIKETBERG PB. 136**

**RESOLUTION: APPROVED CONDITIONALLY**

1) That the application made in terms of section 15 of Bergrivier Municipality: By-Law on Municipal Land Use Planning for subdivision of Erf 136, Piketberg into two portions namely: Portion A (±609m<sup>2</sup> in extent) and remainder Erf 136, Piketberg (±5128m<sup>2</sup> in extent) and rezoning of Portion A from Business Zone 1 to Single Residential Zone 1 in order to allow an existing approved building/structure to be converted into a dwelling house **be approved** in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning, subject to the following conditions:

- a) The provision of the subdivided portions with separate water-, sewerage- and electricity connections as well as access, to the satisfaction of Bergrivier Municipality Technical Services;
- b) Bulk Service Contributions, as predetermined in the Municipal Budget, be paid for each additional erf created by subdivision OR each additional unit created. In addition to this, the developer will be responsible for the provision and upgrading of all service infrastructure required as a result of additional burden created by the development, as negotiated and agreed upon between the developer and the Municipality's Directorate: Technical Services by means of a Services Level Agreement (SLA), and
- c) Compliance with the development parameters of the zoning scheme by-law.

2) That the application made for permanent departure of the rear building line from 2m to 0m, 1.79m & 1,89m respectively and side building line from 2m to 0.49m and 0.74m respectively as well as departure of the window placement setback from 1.5m to 0.49m and 0.74m to accommodate a dwelling house on the newly created Portion A , **be approved**, in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning in accordance with the surveyed diagram drawn by CJ Nortje; dated April 2024.

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

**REASONS FOR RESOLUTION**

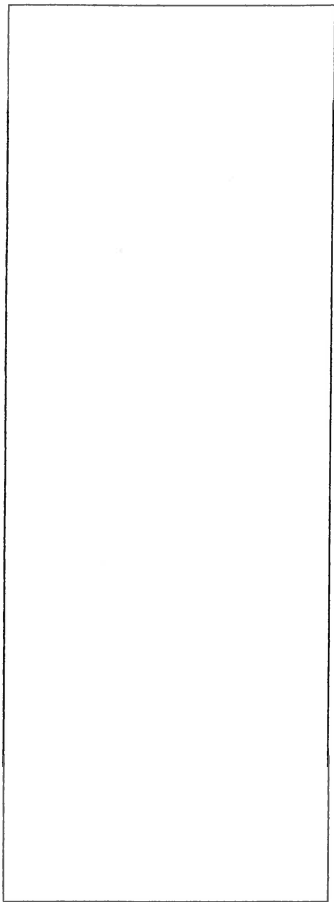
- The property is located in Zone A which is a high to medium density residential area with supporting amenities. The area mainly provides opportunities for residential development. Allow for various mixed uses within the identified mixed-use precincts. Erf 136, Piketberg is earmarked for



**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY, 29 AUGUST 2024 AT 08:30 AT THE MUNICIPAL OFFICES, PIKETBERG**

residential infill opportunities and allowing this application is consistent with Bergrivier Municipality Spatial Development Framework 2024-2029.

- The zoning of the newly created portion will be single residential for the purposes of a dwelling house, that is compatible with the surrounding area consisting of lower density residential properties.
- The departures applied for are to accommodate historical development footprint of the approved office to be converted into a dwelling house. No objections were received against the proposal. The registered owner also provided power of attorney for this application. No street building lines is encroached. Portion A is already fence with a boundary wall that mitigate privacy concerns to the owners of the remainder.
- Municipal engineering services connection is possible for the proposed subdivision, and conditions are imposed to ensure that the application has no financial burden on the municipality or other rate payers.
- The proposal contributes to restructuring Piketberg lower density area, by promoting higher density residential development through the conversion of approved office building into housing opportunity to any person, through ownership of land or even rental opportunities once developed. The application has some contribution to new spatial norms and is considered acceptable and sustainable within its location.
- The proposed application is desirable from a land use planning perspective.



\*\*\*

**AON002/08/2024**

**APPLICATION FOR TEMPORARY AND PERMANENT DEPARTURE: ERF 131, EENDEKUIL**

**E. 131**

**RESOLUTION: APPROVED CONDITIONALLY**

1. That the application made in terms of section 15 of Bergrivier Municipality By-Law on Municipal Land Use Planning for temporary departure (5 years) to allow the operation of a house shop (±16m<sup>2</sup> in extent) from a portion of a structure on Erf 131, Eendekuil and permanent departure of the street building line from 3m to 2m to accommodate a structure, be **conditionally approved** in accordance with the site development plan (drawn by GF Khun, dated 18 Jan 2024 Rev.00) in terms of section 60 of Bergrivier Municipality By-Law on Municipal Land Use Planning, subject to the following conditions:
  - 1.1. All relevant certifications must be obtained for the respective land uses i.e. business license, certificate of acceptability from the Environmental Health Practitioner, Fire Safety Certificate etc. where applicable;
  - 1.2. The retail floor space of the house shop may not exceed 25% of the floor space of the dwelling house;
  - 1.3. Operating hours of the house shop may not exceed the period between 06:00 and 22:00;
  - 1.4. Compliance with the limitations and requirements of Bergrivier Municipality Policy relating to House Shops; and
  - 1.5. Provision be made for on-site delivery/parking bay for clients additional to the two required for the residential use and all parking must be clearly

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





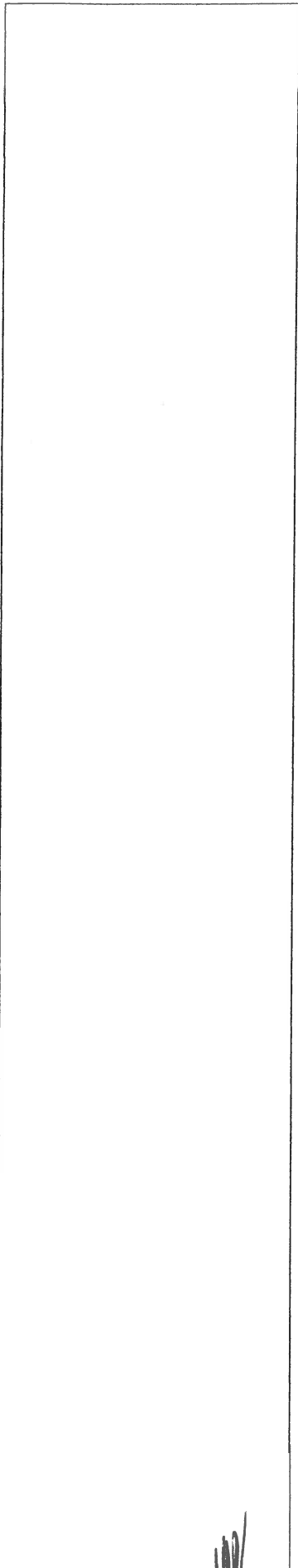
marked out on site;

- 1.6. No off-loading of groceries or parking may occur within the road reserve; and
- 1.7. Building plans must be submitted within 30days of approval of this application at the building control office of this Municipality for approval in terms of the National Building Regulations and Building Standards Act 103 of 1977, as amended.

**REASONS FOR RESOLUTION**

- Past spatial and other development imbalances are redressed in the Spatial Development Framework, Zoning Scheme as well as House Shop Policy by introducing retail facilities within closer walking proximity in residential areas, where limited retail outlets have been provided in the past. The proposed house shop’s location and size is in compliance with current norms and standards introduced by the zoning scheme by-law and house shop policy. The property is already serviced and do not require additional Municipal service provision. The proposed house shop and second dwelling house therefore do not have a financial burden on the Municipality requiring extra demand and is considered efficiently located.
- The proposed house shop of Erf 131, Eendekuil will strengthen identified activity streets/corridors/secondary business nodes. This current proposal does consider sustainable locations for secondary business expansion as provided in planning policy. The proposed application is consistent with the development principle of good administration and spatial justice by supporting the goals of the BMSDF 2024-2029.
- **BMSDF 2024-2029**  
The property is located in Zone B, which is a medium density residential area with supporting amenities. This Zone provides opportunities for residential development as well as mixed use development. The property is located on an activity street opposite a mixed-use precinct where secondary business is promoted such as house shops. The application is regarded consistent with the Bergrivier Municipality Spatial Development Framework, 2024-2029 (BMSDF 2024-2029).
- **Zoning Scheme By-law**  
The total floor space of the dwelling house and proposed second dwelling unit is ±65m<sup>2</sup>. The total floor space of the proposed business land use will occupy ±16m<sup>2</sup>, which equal to 24.3% floor space of the dwelling units, in line with the land use description of house shop provided in the zoning scheme by-law, from which no departure may be granted. The proposal can further comply with all other development parameters as provided in the zoning scheme by-law including provision of three off-street parking bays and conditions is imposed to ensure this.
- **House shop policy**  
The application complies with the distance requirements of the house shop policy, aspects of the house shop policy and conditions is imposed to address the other aspects.

No objections were received from surrounding property owners, public,





**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY, 29 AUGUST 2024 AT 08:30 AT THE MUNICIPAL OFFICES, PIKETBERG**

internal or external parties on the application.



\*\*\*

**EVALUATION COMPLETED AT 09:10**

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

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

29/08/2024  
**DATE**