



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY, 16 JANUARY 2025 AT 09:15 AT THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

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

**ACTION**

**AON001/01/2025**

**APPLICATION FOR PERMANENT DEPARTURE: ERF 1376, PIKETBERG  
PB. 1376**

**RESOLUTION: APPROVED CONDITIONALLY**

- 1) That That the application made in terms of section 15 of Bergrivier Municipality By-Law on Municipal Land Use Planning for permanent departure of the street building line from 3m to 0m to accommodate a carport ( $\pm 69.60\text{m}^2$  in extent) and permanent departure to allow a carport that exceed a width of 6.5m to 9m within the common boundary building line on Erf 1376, Piketberg, **be approved**, in accordance with the building plan submitted the application (Tek no. 2411 3254, gedateer 29 Nov 2024, geteken deur A de Klerk) in terms of section 60 of Bergrivier Municipal By-Law on Municipal Land Use Planning, subject to the following condition:
- a) The sides of the carport encroaching the street building line, remain open for clear visibility.

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

**REASONS FOR RESOLUTION**

- The proposed departure of building lines, to allow a carport is reasonably connected with the primary residential rights, which do not give rise to circumstances inconsistent with the development principles of the Spatial Planning and Land Use Act, 2013.
- The zoning of the property will remain the same, compatible with the surrounding residential land uses.
- The abutting neighbours gave written consent for encroachment of side building line to 1m for which no departure is required.
- The Ward Councillor, Technical & Traffic Services Departments did not object to the application.
- The property is already serviced and the proposal does not require additional municipal services that will have a financial burden on the municipality.

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AON002/01/2025

**APPLICATION FOR TEMPORARY DEPARTURE: REMAINDER ERF 3346, PIKETBERG  
PB. 3346**

**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 urban agriculture on a Portion of Remainder Erf 3346, Piketberg (±958m<sup>2</sup> in extent). **be approved** in terms of section 60 of Bergrivier Municipality By-Law on Municipal Land Use Planning, subject to the following conditions.
- a) No municipal drinking/tap water may be used for this project;
  - b) The utilization of the urban agriculture may not use any compost/crops that can cause a public nuisance (smell or insects i.e. flies) for adjacent property owners;
  - c) Any structures required for the urban agriculture must comply with the National Building Regulations & Building Standards Act, 1977 as amended;
  - d) Urban agriculture in the property is limited to planting crops and no animals may be kept as part thereof; and
  - e) If crops are processed and sold to the public, a certificate of acceptability must be obtain from the Environmental Health Practitioners of West Coast District Municipality.

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

**REASONS FOR RESOLUTION**

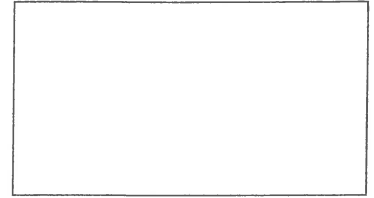
- The application is to allow urban agriculture on a vacant portion of Remainder Erf 3346, Piketberg on a temporary basis, which will be able to convert back and be used in accordance with its current zoning should the need arise. The zoning of the property will remain the same and not give rise to circumstances inconsistent with the (BMSDF 2024-2029).
- The urban agricultural project will contribute to improving the social circumstances of the community through the provision of food security and training to person for home vegetable gardens.
- The surrounding affected neighbours provided consent to the urban agriculture.
- The urban agriculture will not affect the activities associated with the primary land uses on the property.
- The urban agricultural project will use alternative water resources.
- No Municipal engineering services is affected by this proposal.
- Conditions of compliance is imposed to ensure that the urban agriculture do not result in a public nuisance to surrounding neighbours as defined in terms if Bergriver Municipality By-Law Relating to Prevention of Public Nuisances and the Keeping of Animals.
- Conditions is also imposed to ensure that crops that a processed and sold to the public is subject to obtaining relevant health certification in terms of



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Regulation 638 requirements.

- The proposed application does not give rise to circumstance inconsistent with the development principles of The Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) considering the aforementioned.



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***EVALUATION COMPLETED AT 10:12***

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

  
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**AUTHORISED OFFICIAL**

16/01/2025  
DATE