

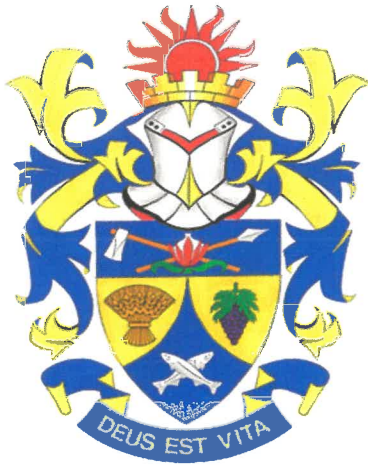
BERGRIVIER MUNISIPALITEIT / MUNICIPALITY

VISIE:

Bergrivier: 'n vooruitstrewende gemeenskap waar almal wil leef, werk, leer en speel op 'n menswaardige manier.

VISION:

Bergrivier: a prosperous community where all want to live, work, learn and play in



KERN WAARDES / CORE VALUES

We are all part of Bergrivier Municipality.
We render good services to ensure dignified living to all.
We are unashamedly pro-poor.
We believe in close innovative partnerships.
We believe in social and economic development of our area.
We care about our work and our colleagues.
We are disciplined.
We believe in good relationships.
We serve with pride.

MINUTES OF THE MUNICIPAL PLANNING TRIBUNAL HELD ON THURSDAY, 20 MARCH 2025 AT 11:00 ON MS TEAMS, AN ELECTRONIC PLATFORM.

PRESENT

MEMBERS

Municipal Manager (Adv. H Linde: Chairperson)
Director Corporate Services (JWA Kotzee: Vice-chairperson)
Director Technical Services (Mr D van Turha)
External Member (Ms D Kotze)
External Member (Mr J de Jongh)

OFFICIALS

Town & Regional Planner (West) (Mr H Vermeulen)
Administrative Officer (Mr S Lombard)

ACTION

PTN001/03/2025

OPENING AND WELCOME

The Chairperson opened and welcomed everyone to the meeting.

PTN002/03/2025

REQUEST FOR LEAVE OF ABSENCE

3/3/1/4

The Manager: Expenditure, SCM and Assets (Mrs N Bothma) – Other Municipal engagements & the Manager: Town Planning & Environmental Management (Mr W Wagener) – Annual leave.

PTN003/03/2025

DECLARATION OF INTEREST IN ACCORDANCE WITH SCHEDULE 1: CODE OF CONDUCT FOR MEMBERS OF THE MUNICIPAL PLANNING TRIBUNAL

3/3/1/6

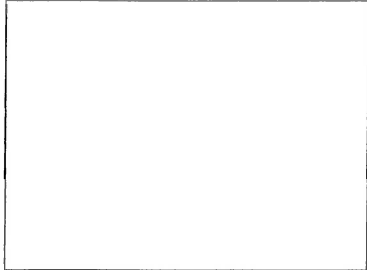
All members of the Municipal Planning Tribunal present declared that they have no personal interest with regards to the item on the agenda in terms of Schedule 1 of the Code of Conduct of Tribunal Members.



PTN004/03/2025
COMMUNICATION BY THE CHAIRPERSON

3/3/1/6

The Chairperson wished everyone a blessed Human Rights Day. The Chairperson also mentioned that the Appeal Authority Agenda came through her office for acknowledgement by the Municipal Manager and that the members must take note that Appeal items are in process in terms of Municipal Tribunal decisions that were made.



PTN005/03/2025
CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING: TUESDAY, 18 FEBRUARY 2025

3/3/2/2

That the minutes of the Municipal Planning Tribunal meeting held on Tuesday, 18 February 2025 be rectified in terms of spelling errors and be confirmed with the amended rectifications.

ADMINISTRATIVE OFFICER

PTN006/03/2025
APPLICATION FOR SUBDIVISION: ERF 186, AURORA

A. 186

The Town & Regional Planner (West) gave a brief summary to the item under discussion.

RESOLUTION: BE REFUSED

That the application for subdivision of Erf 186, Aurora into two portions namely Portion A ($\pm 715m^2$ in extent) and Remainder ($\pm 772m^2$ in extent, **be refused**, in terms of section 60 of the Bergrivier Municipality: By-Law on Municipal Land Use Planning, for the reasons provided in the reasons for resolution.

TOWN PLANNER (WEST)

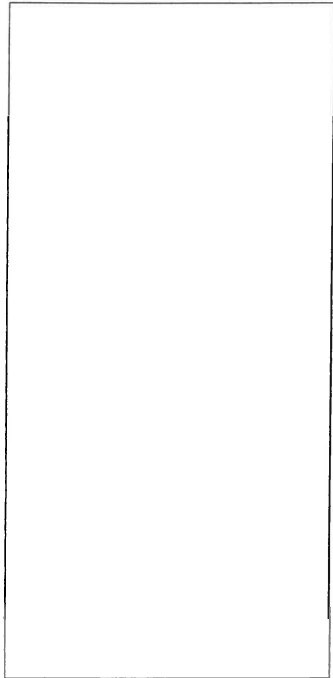
REASONS FOR RESOLUTION

- Sections 22(1) & 42(1)(b) of the Spatial Planning and Land Use Management Act (SPLUMA), Act No. 16 of 2013, require that land use planning decisions must be consistent, with the municipal spatial development framework, though the decision maker may depart from the provisions of the SDF in site-specific circumstances (Section 22(2) of SPLUMA) for example physical and/or locational attributes.
- The Bergrivier Municipal Spatial Development Framework 2024-2029 (BMSDF) does not earmark the subject property for a specific purpose, thus confirming the current residential land use of the property as desirable.
- This application does not involve rezoning of the property, but merely the creation of one additional residential property. The development of the proposed properties will therefore be bound to the development parameters applicable to Single Residential properties, the same development parameters applicable to the residential property of the objectors.



MINUTES OF THE MUNICIPAL PLANNING TRIBUNAL HELD ON THURSDAY, 20 MARCH 2025 AT 11:00 ON MS TEAMS, AN ELECTRONIC PLATFORM.

- In terms of the BMSDF, the property falls within Zone A, which is described in the BMSDF as a low-density residential area with supporting amenities. Zone A does allow for medium-density residential land use and allows for high-density residential along activity streets/corridors. The proposed development is a low to medium-density residential development. The BMSDF proposes a gross densification target for Aurora of 6 du/ha by 2027 and 8 du/ha by 2032. The average size and densities of the subject property and properties directly surrounding it is ± 1388m² in extent (± 7.2du/ha), whereas the proposed properties would be an average of ± 743.5m² (± 13.45 du/ha). The proposed subdivision is not aligned with the densification target set by the BMSDF and will result in a density character drastically different to the surrounding area thereby adversely affecting the prevailing rural character of the town. The application is therefore inconsistent with the BMSDF.
- Section 42(1)(c)(i) of the SPLUMA states that the public interest must be taken into account when considering and deciding on an application. A total of 7 objections from residents were submitted against the application, indicative of the public sentiment towards preserving the character of Aurora.



**PTN007/03/2025
DATE OF NEXT MEETING**

The next Municipal Planning Tribunal meeting will be held on **Thursday, 17 April 2025 at 11:00** on an Electronic Platform.

**ADMINISTRATIVE
OFFICER**

NOTED

**THE MEETING ADJOURNED AT 11:44
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**

CHAIRPERSON

**3/4/25
DATE**
