



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON MONDAY,  
2 SEPTEMBER 2021 AT 11:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

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

**ACTION**

**AON001/09/2021**

**APPLICATION FOR PERMANENT DEPARTURE: ERF 3444, PIKETBERG  
PB. 3444**

**RESOLUTION: APPROVED CONDITIONALLY**

That the applications made in terms of section 15 of Bergrivier Municipality By-Law on Municipal Land Use Planning for the following:

- Permanent departure of the required off-street parking requirement from 32 parking bays to 29 off-street parking bays for the erection of the proposed place of worship (Church);
- Permanent departure in order to gain access to 13 direct off-street parking from Roos Street and 9 direct off-street parking from Zebra Street;
- Permanent departure to allow a combined entrance and exit way for the distance of the proposed 13 and 9 direct off-street parking bays along Roos and Zebra Street; and
- Permanent departure in order to allow two direct off street parking bays at Roos Street to be located at 5.1m in lieu of the required 10m distance from an intersection;

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 palisade boundary wall(s) or see-through fencing on the property boundaries, should fencing of the property be required;
- b) Compliance with the conditions of the Traffic Services Department stated in the internal memorandum, dated 30 July 2021;
- c) Compliance with the property's rezoning conditions of approval imposed by Bergrivier Municipality Planning Tribunal, on 31 October 2019 via decision number PTN009/10/2019; and
- d) Compliance with all other development parameters as provided in the applicable zoning Scheme By-law.

**REASONS FOR RESOLUTION**

- The application does not give rise to circumstances inconsistent with the MSDF 2019-2021.
- No objections were received against the proposed application. The Ward Committee supports the application.

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



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- Municipal services are available in the nearby vicinity, subject to conditions imposed.
- The proposed property is located in a residential neighbourhood in close proximity to the previously disadvantaged community which reduces the need to walk/travel long distances to community facilities/services in an area where vacant land zoned for such purposes is available for development.
- The property currently borders onto four registered public streets, has 5meter building line restrictions on all boundaries which currently makes it unpractical to comply with on-site parking bay requirements and street access/entrance requirements without encroaching some development parameters. The limited departure of parking requirements for primary land uses on-site will address the current demand to erect places of instruction/places of worship/community facilities in Piketberg.
- The site development plan submitted indicated that the proposed place of worship can be erected within the prescribed building line restrictions. The property borders onto four registered streets, and allowing on-site parking on the property without obtaining direct street access is currently unpractical. The repositioning of the proposed place of worship on site will also encroach building lines and can also cause a tandem parking layout on-site. Allowing the departures to obtain direct street access to enable on-site parking will allow the place of worship to be erected within the building lines of the property.
- The Traffic department has no objections against the current departure applications, subject to conditions imposed.
- The nature of the land uses that can be accommodated on the proposed property will support and strengthen social, educational services and community facilities within close proximity to the community, contributing to the social well-being and well-functioning of the community. The size of the property does not deviate from the scale of community facilities in the area.

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**EVALUATION COMPLETED AT 11:30**

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

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

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

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