

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 MONDAY, 6 SEPTEMBER 2021 AT 14:00 ON ELECTRONIC PLATFORM

PRESENT

MEMBERS

Municipal Manager (Adv. H Linde: Chairperson)
Director Corporate Services (Mr Vivian Kotzee: Deputy Chairperson)
Manager Civil Engineering Services (Mr JJ Breunissen)
External Member (Ms S van der Merwe)
External Member (Mr J de Jongh)

OFFICIALS

Town & Regional Planner (West) (H Vermeulen)
Compliance Officer (A van Rossum)

ACTION

PTN001/092021

OPENING AND WELCOME

The Chairperson welcomed everyone to the meeting. A minute of silence was observed for all affected by the devastating effects of the COVID-19 pandemic.

PTN002/09/2021

REQUEST FOR LEAVE OF ABSENCE

3/3/1/4

Director Community Services (Mr D Josephus) – annual leave
Manager: Town Planning and Environmental Management (W Wagener) – sick leave

PTN003/09/2021

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

3/3/1/6





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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.



**PTN004/09/2021
COMMUNICATION BY THE CHAIRPERSON**

3/3/1/6

The Chairperson welcomed Mr J de Jongh at his first official Municipal Planning Tribunal meeting. The panel requested that the agendas for meetings be circulated at least a week in advance.



**PTN005/09/2021
CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING: THURSDAY 22 JULY 2021**

3/3/2/2

That the minutes of the Municipal Planning Tribunal meeting held on Thursday, 22 July 2021 be confirmed.

COMPLIANCE OFFICER

**PTN006/09/2021
APPLICATION FOR DEPARTURE: ERF 3564, LAAIPEK
L. 3564**

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

RESOLUTION: CONDITIONALLY APPROVED

That the application for departure from the 3m street building to 1.5m and the 2m side line to 0m in order to accommodate a garage in the North-Western corner of Erf 3564, Laaipek, as well as departure from the maximum height for a garage over a common boundary building line from 3.5m to ±4.7m and allowing two carriageway crossings to Erf 3564 Laaipek rather than one, **be approved**, in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning subject to the condition that the swimming pool pump be positioned at least 1m from the western side boundary as applicable to swimming pools.

TOWN PLANNER (WEST)

REASONS FOR RESOLUTION

Section 42(c)(iv) of the Spatial Planning and Land Use Management Act (SPLUMA) requires that existing rights and obligations must be taken into account when considering land use applications.

Due to the property being affected by two 3m wide servitudes, the property is more limited in developable space than the other surrounding properties. The proposed development will provide two single garages, in lieu of only one parking space required for a dwelling house in terms of the Bergrivier Municipality: Integrated Zoning Scheme By-Law. Space for an addition





MINUTES OF THE MUNICIPAL PLANNING TRIBUNAL HELD ON MONDAY, 6 SEPTEMBER 2021 AT 14:00 ON ELECTRONIC PLATFORM

parallel parking in front of the one garage is also available. The application is unlikely to result in parking problems. The number of exit/entrance ways to a property in a cul-de-sac will not make a difference to the flow of traffic. The Head: Traffic Services had no objection to the proposed development.

The height of the garage encroaching the side building line is proposed at ±4.7m. In terms of the Zoning Scheme By-Law a garage, carport or outbuilding permitted within the common building line, is limited to a height of 3.5m from the base level (average ground level) to the top of the roof. The proposed encroachment of the height restriction for the garage by 1.2m is not expected to affect sunlight to the adjacent property due to the property sun predominately entering from the north (i.e. the street side of the property).

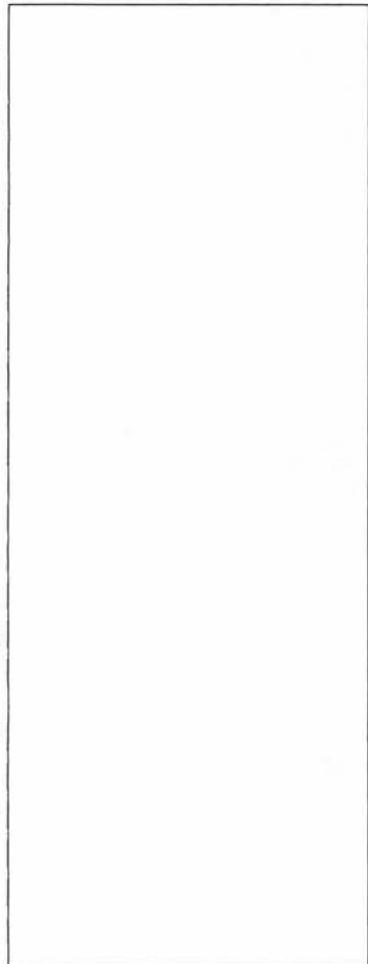
The proposed dwelling house will adhere to all other servitudes and building lines, apart from the building line encroached by a single garage. The development will also comply with the maximum erf coverage of 50%. It is therefore not foreseen that the proposed development will adversely impact the density character of the area or impair privacy of surrounding residents.

The application is considered consistent with the development principles of LUPA and SPLUMA. The proposed application furthermore is aligned with the guidelines of Municipal Spatial Development Framework, and is considered desirable from a planning perspective taking into account the relevant factors of consideration as determined in terms of section 65 of Bergrivier Municipal By-Law relating to land Use Planning.

**PTN007/09/2021
DATE OF NEXT MEETING**

The next Municipal Planning Tribunal meeting will be held on **Thursday, 16 September 2021** at **11:00** on an Electronic Platform.

NOTED

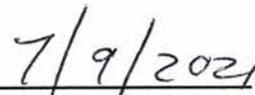


COMPLIANCE OFFICER

**THE MEETING ADJOURNED AT 14:18
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**



CHAIRPERSON



DATE
