



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 JUNE 2023 AT 09:30 AT THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

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

ACTION

AON001/06/2023

APPLICATION FOR CONSENT USE: ERF 4663, PIKETBERG
P. 4663

RESOLUTION: APPROVED CONDITIONALLY

That the applications made in terms of section 15 of Bergrivier Municipal By-Law on Municipal Land Use Planning for consent use in order to permit a second dwelling unit exceeding 60m² in extent on Erf 4663, Piketberg, be approved in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning, subject to the following conditions:

- a) All additional structures and alterations to existing structures must be of corresponding architecture;
- b) Any additional Municipal engineering services required as a result of the proposed utilization of land will be for the account of the property owners;
- c) Building plans be submitted at this Municipality for approval in terms of the National Building Regulations and Buildings Standards Act, 1977 as amended; and
- d) Compliance with the development parameters of the applicable zoning scheme.

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

REASONS FOR RESOLUTION

Densification is promoted in terms of Bergrivier Municipality Spatial Development Framework 2019-2024, and this application is consistent with the MSDF 2019-2024.

The zoning scheme introduce a densification approach by means of allowing second dwelling units not exceeding 60m² to change certain historical patterns of Piketberg, within a predetermined norm which is regarded as generally acceptable. The application supports aforementioned principle, but is customized according to specific need.

The proposed application does not affect the zoning or development parameters as prescribed in the zoning scheme by-law.

The architectural style of the second dwelling unit attached to the primary dwelling house is similar to the main dwelling house and compatible with the surrounding residential area.



The primary dwelling and second dwelling units are accommodated spatially efficient, without requiring additional municipal services. The second dwelling unit will furthermore not detract from the appearance of the surrounding single residential properties.

The second dwelling unit make use of existing available resources (services), without having a financial burden on the municipality.

The directly affected neighbours provided written consent for the second dwelling unit that is already on site.

The proposed second dwelling provide an affordable residential solution to the family residing on the property.

AON002/06/2023

APPLICATION FOR REZONING AND CONSENT USE: ERF 125, EENDEKUIL E. 125

RESOLUTION: APPROVED CONDITIONALLY

That the application made in terms of section 15 of Bergrivier Municipality By-Law on Municipal Land Use Planning for rezoning of a portion of Erf 125 Eendekuil ($\pm 64m^2$) from Community Zone 2 (Place of Worship) to Open Space Zone 2 (Private Open Space) as well as consent use in order to allow a utility services for the construction of a 20meter high tree type freestanding telecommunication base station and associated infrastructure on the rezoned portion of Erf 125 Eendekuil, be approved; in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to;

- a) The telecommunication mast must be limited to a maximum height not exceeding 20m;
- b) The telecommunication mast must be camouflaged as a tree, to the satisfaction of the Municipality;
- c) The telecommunication base station and mast must allow for co-location of other service providers;
- d) The base station must be securely fenced off and access must be restricted;
- e) Should it be proven that there are negative health effects from the base stations (in accordance with acceptable standards), it must be rectified, or if it fails to comply, be decommissioned;
- f) Compliance with the requirements of ESKOM's letter of comment referenced 10327-23 dated 17 May 2023;
- g) That plants /shrubs be planted along the telecommunication base stations palisade fencing; and
- h) When an applicant submits an application as a possible tenant to provide Wi-Fi Services from the structure within the Bergrivier Municipal area, the Municipality's ICT must be given the opportunity to determine whether the Wi-Fi will interfere with the municipal computer network or not, before the applicant considers the application.

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



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EVALUATION COMPLETED AT 10:15

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS


AUTHORISED OFFICIAL

30/06/2023
DATE