



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

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON FRIDAY, 6 JUNE 2025 AT 09:00 AT THE MUNICIPAL OFFICES, 13 CHURCH STREET, PIKETBERG.

PRESENT

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

ACTION

AON001/06/2025

**APPLICATION FOR PERMANENT DEPARTURE: ERF 2800, PIKETBERG
PB. 2800**

RESOLUTION: BE APPROVED

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 lines from 1m to 0m in order to accommodate a carport on Erf 2800, Piketberg, **BE APPROVED** in accordance with the building plans drawn by DJ van Wyk dated Nov 2024 Drawing nr. 24/v20, in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning.

<p>TOWN AND REGIONAL PLANNER: EAST (KEENIN ABRAHAMS)</p>
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REASONS FOR RESOLUTION

- Erf 2800, Piketberg is earmarked for residential purposes. The application for permanent departure is to allow land uses in line with the primary use rights of the property, which is consistent with Bergrivier Municipal Spatial Development Framework 2024-2029(MSDF).
- The zoning of the property will remain the same, compatible with the surrounding residential land uses.
- The proposed application does not exceed the permissible coverage of the property.
- The proposed carport will not affect the privacy of surrounding owners or property values as these structures are generally associated and reasonably connected to the primary land use rights on single residential zoned properties.
- The adjacent neighbours of Erven 2799, Piketberg provided written consent for side building line encroachment as directly affected for encroachment of side building line which is allowed in term of the zoning. No application for departure is required if the abutting neighbours provide written consent for relaxation of side building lines.
- The property is already serviced, and the proposal do not require additional municipal services that will have a financial burden on the municipality.



AON002/06/2025

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

RESOLUTION: APPROVED CONDITIONALLY

1) That the applications made in terms of section 15 of Bergrivier Municipality: By-Law on Municipal Land Use Planning for further permanent departure from the required off street (on-site) parking bays for the place of worship from 29 to 10 off street (on-site) parking bays on Erf 3444, Piketberg, **BE APPROVED**, in terms of Section 60 of Bergrivier Municipality: By-Law on Municipal Land Use Planning, in accordance with the parking layout plan/site plan dated 11 Dec 2024 for Mount Olive Community Church, subject to the following conditions:

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

- a) The palisade fencing may not be altered or changed to solid boundary walls;
- b) No parking may occur within the adjacent road reserve;
- c) The on-site (off-street) parking bays must be clearly marked out on the premises; and
- d) The applicant may not claim parking space on Municipal Property (Erf 3338, Piketberg), which is reserved for municipal purposes, unless the relevant decision-making authority of the Municipality has granted such permission.

REASONS FOR RESOLUTION

- The proposed application does not give rise to circumstances in consisted with the development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) in terms of the aforesaid or Bergrivier Municipality Spatial Development Framework 2024-2029.
- The property is located in proximity to higher density residential neighbourhoods and the community it serves which reduce the need to travel long distances to community facilities/services elsewhere by vehicles, thus requiring less on-site parking provision.
- The property borders onto four registered streets and allowing the current departure of on-site parking requirement on the property without obtaining direct street access can potentially mitigate vehicle and pedestrian conflict points, since only four vehicles will obtain direct access from Roos Street. The size of the property does not deviate from the scale of community facilities in the area.
- No objections were received from surrounding affected property owners or ward committee.
- The Traffic Services and Community Facilities Department does not object to this proposal, subject to conditions.
- The applicant confirmed his agreement with Traffic Services & Community Services Departments comments/conditions.
- The application does not affect Municipal engineering services.



AON003/06/2025

APPLICATION FOR REZONING, SUBDIVISION AND CONSOLIDATION: ERVEN 1315, 1316, 1317, 1318, 1319 & PORTION 16 OF FARM HOUDCONSTANT B NO. 205, DIVISION PIKETBERG PTV. 1315-1319 & FARM NO. 205/16

RESOLUTION: PARTIALLY APPROVED

1. That the application made in terms of section 15 of the Bergrivier Municipality: By-law on Municipal Land Use Planning for the following:

- a) Rezoning of Portion 16 of Farm Houdconstant B No. 205, division Piketberg from Open Space Zone 2 (Private Open Space) to Community Zone 1 (Place of Instruction);
- b) Subdivision of Erf 1315, Porterville into two portions namely: Portion 1 ($\pm 13\text{m}^2$ in extent) for road reserve purposes and Remainder Erf 1315, Porterville ($\pm 2723\text{m}^2$ in extent);
- c) Subdivision of Erf 1317, Porterville into two portions namely: Portion 1 ($\pm 13\text{m}^2$ in extent) for road reserve purposes and Remainder Erf 1317, Porterville ($\pm 2128\text{m}^2$ in extent); and
- d) Consolidation of Remainder Erf 1315, Remainder 1317, Erven 1316, 1318, 1319 Porterville and Remainder Portion 16 of Farm Houdconstant B No. 205, division Piketberg to form a property of ± 6.8583 hectare;

BE APPROVED, in terms of section 60 of the Bergrivier Municipality: By-Law on Municipal Land Use Planning, subject to the following conditions:

- (i) Prior to registration of the consolidated property at the deeds office one of the electrical three phase supplies must be disconnected and reconnect supply from the remaining supply (one supply per erven) and if the planned load of the remaining connection exceed the remaining supply capacity, application for a dedicated Large Power User connection will have to be made and the cost thereof will be for the owners, which must be installed/reconnected to the satisfaction of the Municipality's Electrical Department;
 - (ii) The subdivisions for Portion 1 of Erf 1315 and Portion 1 of Erf 1317 are approved as exemption for purposes of the construction or alteration of a public or proclaimed street in terms of section 24 of Bergrivier Municipality By-law on Municipal Land Use Planning;
 - (iii) The subdivided Portion 1 of Erf 1315 and Portion 1 of Erf 1317 must simultaneously be registered with the consolidated property by the applicant and referred to as public road/street on the registered SG Diagrams; and
 - (iv) An amended consolidation and subdivision be submitted for endorsement, which excludes the proposed subdivision of Portion 16 of Farm Houdconstant B No. 205, division Piketberg.
2. That the Subdivision of Portion 16 of Farm Houdconstant B No. 205, division Piketberg into two portions namely: Portion 1 ($\pm 760\text{m}^2$ in extent) for road reserve purposes and Remainder Portion 16 of Farm Houdconstant B No.

**TOWN AND
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205, division Piketberg (±3.3501hectare); **BE REFUSED**, in terms of section 60 of the Bergrivier Municipality: By-Law on Municipal Land Use Planning, for the reason provided in the reasons for resolution.

REASONS FOR RESOLUTION

• **Bergrivier Municipality Spatial Development Framework 2024-2029:**

Erven 1315 to 1319 Porterville is not earmarked for any other purpose, but to be retained as place of instruction. Portion 16 of Farm Houdconstant B No 205, division Piketberg is earmarked for recreation. The rezoning of this property is to bring the zoning of this portion of land in line with the erven's use being Community Zone 1 (Place of Instruction), whilst still being utilised by the school for recreation and sports facilities/fields (established sport fields), thereby not giving rise to circumstances inconsistent with the Bergrivier Municipality Spatial Development Framework 2024-2029.

• **Bergrivier Municipality Integrated Zoning Scheme By-law:**

All land usage on the consolidated property will remain the same without any changes or alterations/extension to existing structures. Development on the consolidated property will be subject to compliance with development parameters of the zoning scheme. The application does comply with the objective of Community Zone 1.

• **Internal departmental comments:**

Aspects relating to Municipal electrical engineering services is addressed as conditions.

• **Consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013):**

The application was processed in accordance with the planning legislative requirements and all relevant departments and affected parties have been approached for their input. Decision-making on the application is guided by statutory land use planning systems. The application does not give rise to circumstances inconsistent with development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).

• **Desirability:**

The properties collectively function as an established place of instruction (Porterville High School) with sports facilities which will not change the character of the area. No new structures are being proposed and no renovations to any existing structures are being proposed by this application. There will be no physical or material changes to the property and any future extension must still comply with the land use description of place of instruction and development parameters in the zoning scheme by-law.

The application will not have a negative impact on the existing rights or welfare of surrounding property owners and residents since the primary land uses will remain for a place of instruction, this application is therefore considered desirable from a land use planning perspective subject to conditions.

The proposed subdivision of Portion 16/205 for road reserve purposes can't be transferred to Bergrivier Municipality since the area does not form part of Basson Street (public road/street) neither is it a proclaimed road which falls



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under the jurisdiction of the Dept. Transport and Public Works (now Dept. Infrastructure) as confirmed via correspondence received from Dept. Transport and Public Works in their email dated 16 February 2022.



EVALUATION COMPLETED AT 10:15

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL



DATE