



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

**MINUTES OF THE MUNICIPAL PLANNING TRIBUNAL AS HELD ON TUESDAY
05 APRIL 2016 AT 14:00 IN THE COUNCIL CHAMBERS, MUNICIPAL OFFICES,
PIKETBERG**

PRESENT

MEMBERS

Municipal Manager (Adv H Linde: Chairperson)
Director Corporate Services (J Kotzee: Deputy Chairperson)
Director Financial Services (J Van Niekerk)
Director Technical Services (H Kröhn)
External Member (Ms D Kotze)
External Member (Ms S Van der Merwe)

OFFICIALS

Manager: Planning and Development (W Wagener)
Head: Committee and Secretarial Services (N Scheepers)
Clerk: Committee Services (Ms J Rosenberg)

AKSIE

MPT001/04/2016

OPENING AND WELCOME

The Head: Committee and Secretarial Services opened the meeting with prayer after the chairperson welcomed everyone in the meeting.

MPT002/04/2016

REQUEST FOR LEAVE OF ABSENCE

3/3/1/4

None

MPT003/04/2016

**DECLARATION OF INTEREST IN ACCORDANCE: 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 any items in the agenda.



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MPT004/04/2016

COMMUNICATION BY THE CHAIRPERSON

3/3/1/6

The Chairperson congratulated ms Joan Rosenberg with her appointment as Administrative Officer of the Municipal Planning Tribunal.

MPT005/04/2016

CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING: THURSDAY 3 MARCH 2016

3/3/2/2

That the minutes of the Municipal Planning Tribunal meeting held on Thursday 03 March 2016 be adopted with the following corrections:

PTN009/03/2016

- (d) Proof with regard to the abovementioned conditions be provided, before **any** activity occurs;
- (f) That no entertainment of any kind be allowed on the premises i.e video games, **loud** music etc.

PTN010/03/2016

The permanent departures in order to **allow** the erection of a telecommunication base station 2m in lieu of 4.5m from the southern and western building lines respectively as well as to permit a lattice mast exceeding the permissible height of 3 storeys (12m) by 18m (total height 30m), will have a visual impact on the character of the town.

MPT006/04/2016

APPLICATION FOR REMOVAL OF RESTRICTIONS AND REZONING: ERF 207, LAAIPEK

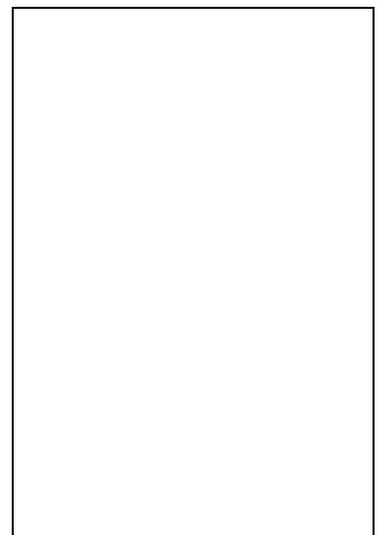
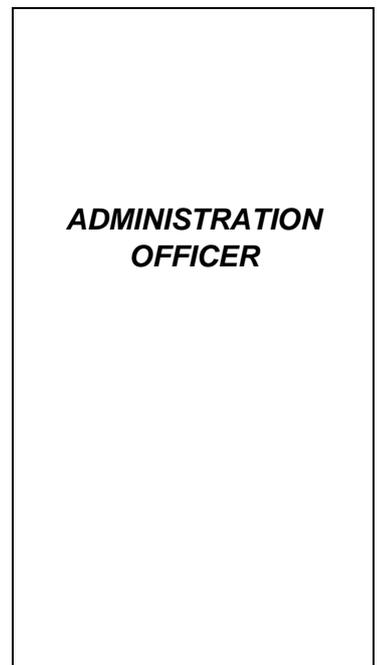
15/3/2, 15/3/3; L.207

The Manager: Planning and Development gave a brief summary of the item under discussion.

The Chairperson opened the item for discussion, whereafter the following resolution was taken.

RESOLUTION: APPROVED

That the application for the removal of restrictive title conditions H.4 (b) & I. (b), (c), (d) and (e) as held in Ttitle Deeds No. T2255/1994 pertaining to Erf 207, Laaipek and rezoning of the property from Residential Zone 1 to Business Zone 2 in terms of Section 15 of Bergrivier Municipal By-Law relating to Land Use Planning, **be approved**, in terms of section 60 of Bergrivier Municipal By-Law Relating to Land use Planning, subject to the following conditions:





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1. Minimum of ten (10) parking bays be provided on the property in accordance with the site development plan dated March 2016 with reference LA/9458/IJ prior to commencement of business activities;
2. Fire safety certificate be acquired from this municipality's Head: Fire and Disaster Management; and
3. A certificate of acceptability be acquired from the West Coast District Municipality's department of Environmental Health, if or when it becomes applicable.

**MANAGER: PLANNING
AND DEVELOPMENT**

REASONS FOR RESOLUTION

The application is consistent with the development principles of LUPA and SPLUMA. The application is furthermore consistent with the guidelines of Municipal Spatial Development Framework, and is 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.

MPT007/04/2016

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINES RELAXATION): ERF 3208, PORTERVILLE
PV 3208**

The Manager: Planning and Development and the Director Technical Services gave inputs regarding the item under discussion.

The Chairperson opened the item for discussion, after in-depth discussions the following resolution was taken.

RESOLUTION: APPROVED

That the application for permanent departure from the applicable building line restrictions from 10m to the following respectively: street building lines to 5m and side building lines to 2m in order to accommodate a new building as youth development and care centre on Erf 3028, Porterville (Consolidation of Erven 2625, 2861, 2862 and 3204), **be approved**; in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to the following condition:

1. That the parking requirements be addressed in accordance with the applicable zoning scheme by providing adequate on-site parking. The parking must be reflected on the site development plan submitted with the building plans.

REASONS FOR RESOLUTION

The proposed application for permanent departure is consistent with the development principles of LUPA and SPLUMA. The proposed application is consistent with the strategies and guideline proposals of Bergrivier Municipal Spatial Development Framework 2012/2017. The application is furthermore

**MANAGER: PLANNING
AND DEVELOPMENT**



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determined desirable from a planning perspective taking into account the relevant factors of consideration as determined in terms of section 65 of bergrevier Municipal By-Law relating to Land Use Planning.



MEETING ADJOURNED AT 14:30

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS

CHAIRPERSON

DATE
