



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON MONDAY,  
24 MARCH 2025 AT 16:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

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

**ACTION**

**AON001/03/2025**

**APPLICATION FOR PERMANENT DEPARTURE: ERF 1929, PORTERVILLE  
PTV. 1929**

**RESOLUTION: APPROVED CONDITIONALLY**

1. 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 3m to 1.1m in order to accommodate a garage (outbuilding) on Erf 1929, Porterville, **be approved** in accordance with the building plans drawn by DJ van Wyk dated Nov 2024 Drawing nr. 24/v23, in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning, subject to the following condition:

1.1 The owner must verify where the positions of the water and sewerage connections are to the property to ensure that construction do not occur thereon.

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

**REASONS FOR RESOLUTION**

- Erf 1929, Porterville 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 garage 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 1928, Porterville 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.
- Chimney breasts not projecting more than 500 millimetres from the wall of a building is allowed encroaching the building line as permitted in the zoning

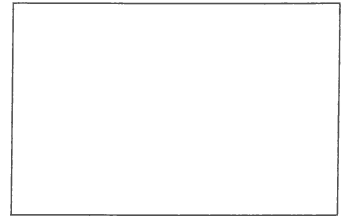


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scheme by-law.

- The property is already serviced and the proposal does not require additional municipal services that will have a financial burden on the municipality.

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**EVALUATION COMPLETED AT 16:30**

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

**AUTHORISED OFFICIAL**

**25/03/2025**  
**DATE**