



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON TUESDAY,
22 APRIL 2025 AT 15:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

PRESENT

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

ACTION

AON002/04/2025

**APPLICATION FOR PERMANENT DEPARTURE: ERF 2181, PORTERVILLE
PTV. 2181**

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 rear and side building lines from 2m to 0m respectively and street building line from 3m to 0m as well as permanent departure from the permissible coverage from 50% to 78% in order to accommodate extensions to the dwelling house on Erf 2181, Porterville, **be approved**, reasonably in accordance with proposals on (drawing no. 101, dated 21/08/2023) in terms of section 60 of Bergrivier Municipal By-Law on Municipal Land Use Planning, subject to the following conditions:
 - 1.1 The street veranda/stoep be demolished/altered and converted into a carport to allow for vehicle access in accordance with General Plan 11428 (LG Nr. 9869/1986) from DJ Pearce Avenue;
 - 1.2 The side veranda be enclosed by fence/wall to prevent vehicles access thereto;
 - 1.3 Amended building plans be submitted indicating the alterations in conditions 1.1 & 1.2;
 - 1.4 The owner must ensure that boundary fencing/walls are placed on the registered property boundaries after construction through the appointment of a professional land surveyor (proof must be submitted in this regard to the building control department); and
 - 1.5 The property may not be used as place of worship.

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

REASONS FOR RESOLUTION

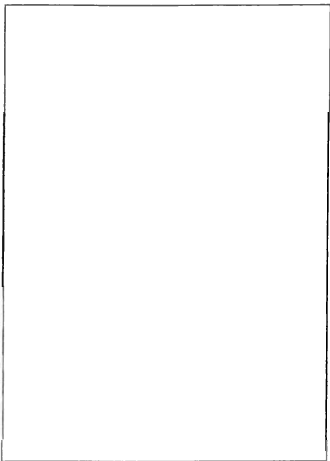
- 1) Erf 2181, Porterville is earmarked for residential purposes. The application applied for is permanent departures of building lines and coverage that does not give rise to circumstances inconsistent with Bergrivier Municipal Spatial Development Framework 2024-2029(BMSDF 2024-2029).
- 2) Allowing the permanent departures for residential purposes is considered desirable since it will not have a negative effect on the surrounding neighbouring properties. The proposed dwelling house does also comply with the height restrictions being less than 8.5m. The owner of Erf 2180,



**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON
TUESDAY, 22 APRIL 2025 AT 15:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

Porterville provided written consent and the neighbour of Erf 2182, Porterville did not object to the application. The ward councillor also did not object to the application.

- 3) The proposed application does not give rise to circumstances inconsistent with the development spatial justice, efficiency, and sustainability.
- 4) The property is already services and does not require additional municipal resources to accommodate the proposed extensions.
- 5) Conditions are imposed to address aspects of concern.



EVALUATION COMPLETED AT 15:45

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL



DATE