



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION, EVALUATION HELD ON FRIDAY,
17 MAY 2024 AT 09:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

PRESENT

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

ACTION

AON001/05/2024

**APPLICATION FOR PERMANENT DEPARTURE: ERF 2634, PORTERVILLE
PTV. 2634**

RESOLUTION: 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 3m to 0m and 1.4m to accommodate a carport and existing covered stoep (verandah) on Erf 2634, Porterville, **BE APPROVED** in accordance with the site development plan drawn by GF Khun dated 30 January 2024, in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning.

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

REASONS FOR RESOLUTION

- 1) Erf 2634, 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).
- 2) The zoning of the property will remain the same, compatible with the surrounding residential land uses.
- 3) The proposed application does not exceed the permissible coverage of the property.
- 4) The proposed carport and covered stoep will not affect the privacy of surrounding owners or property values as this structures are generally associated and reasonably connected to the primary land use rights on single residential zoned properties.
- 5) The adjacent neighbours of Erven 2633, 2637 & 2576, Porterville provided as directly affected persons consented to the application. No application for departure is required if the abutting neighbours provide written consent for relaxation of side building lines.
- 6) The property is already serviced and the proposal do not require additional municipal services that will have a financial burden on the municipality.



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EVALUATION COMPLETED AT 09:30

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL

17/05/2024

DATE