



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

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON WEDNESDAY, 17 APRIL 2024 AT 16:00 AT THE MUNICIPAL OFFICES, PIKETBERG**

**PRESENT**

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

**ACTION**

**AON001/04/2024**

**APPLICATION FOR PERMANENT DEPARTURE: ERF 3192, PIKETBERG  
PB. 3192**

**RESOLUTION: APPROVED CONDITIONALLY**

- 1) That the application in terms of section 15 of Bergrivier Municipality By-Law on Municipal Land Use Planning for permanent departure of the rear building line from 2m to 0m in order to allow a covered braai stoep encroaching the building line on Erf 3192, Piketberg, **BE APPROVED** in terms of section 60 of Bergrivier Municipality By-law on Municipal Land Use Planning, subject to the following condition:
  - 1.1. With building plan submission, the building plan be circulated to the Head Disaster Management & Fire Services for comment on fire safety requirements.

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

**REASONS FOR RESOLUTION**

1. Erf 3192, 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).
2. The zoning of the property will remain the same, compatible with the surrounding residential land uses. The proposed coverage braai area only encroaches the side building line and rear building line without affecting coverage (permissible coverage is 70% on erven smaller than 250m<sup>2</sup>).
3. The adjacent neighbours of Erven 3191, 3193 & 3222 Piketberg 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.
4. The property is already serviced and the proposal do not require additional municipal services that will have a financial burden on the municipality.
5. No Municipal engineering services is affected by the proposal, as indicated by the Technical Services Departments.

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**EVALUATION COMPLETED AT 16:27**

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

  
\_\_\_\_\_  
**AUTHORISED OFFICIAL**

  
\_\_\_\_\_  
**DATE**