



Enquiries

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File ref: 18/20/440

21 November 2023

Planning Space

Per E-mail

Dear Madam

PROPOSED REZONING AND CONSENT USE: Erf 12658, 12659, 12659, 12669, 12670, 12685, 12686, 12691, 12692, 12693, 12694, 12697, 12698, 12699, 12700, 12715 & 12740, PLETTENBERG BAY BUSINESS PARK, BITOU MUNICIPALITY.

The Acting Director: Planning and Development, with delegated authority from Council, made the following decision on 17 November 2023:

That **approval be granted** in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:

- a) The Rezoning of Erf 12658, 12659, 12669, 12670, 12685, 12686, 12691, 12692, 12693, 12694, 12697, 12698, 12699, 12700, 12715 & 12740 from “Business Zone 1” to “Industrial Zone 1”.
- b) Consent use to allow warehouses (including Service trades) on “Industrial 1” properties.

Conditions of Approval:

- a) That the approval applies only to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from council;
- b) That the Municipal PMU Section determine if any changes to the SLA for the proposed rezoning is required.
- c) That an amended “Constitution” and “Design Guidelines” for the Plettenberg Bay Airport Business Park be submitted for approval by the Municipality.

Reasons for Decision:

- i. The Plettenberg Bay Airport Business Park is considered suitable in terms of erf size, locality and accessibility to accommodate light industrial land uses.

- ii. The change in zoning of the subject properties will ensure the viability of the park by allowing a range of the permissible typology of enterprises that can operate from the Plettenberg Bay Airport Business Park.
- iii. The permissible light industrial land uses are compatible with the existing business uses at the Plettenberg Bay Airport Business Park.

Appeals

- a) You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
- b) Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600 or electronically to the case officer (cschliemann@plett.gov.za), within 21 days of date of e-mail/ publication of this letter.
- c) The appeal form must be completed and should be directed to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days of date of e-mailed notification of this decision together with proof of payment of the appeal fee.
- d) If you exercise your right to appeal, you are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
- e) The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date e-mailed notification of this letter.
- f) Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
- g) A notification in terms of Section 61 of the Bitou Municipality Land Use Bylaw (2015) will confirm the coming into operation of the approval, if no appeals were received within 21 days of this letter being sent by e-mail.



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Chris Schliemann
Acting Director: Planning & Development