



Enquiries

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File ref: 18/13010/PB

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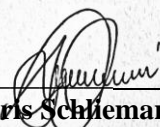
Dear Sir,

PROPOSED PERMANENT DEPARTURE FOR ERF 13010, PLETTENBERG BAY, TO ALLOW FOR AN ADDITIONAL STOREY ABOVE THE GARAGE

1. The Manager: Land Use and Environmental Planning made the following decision on 09/05/2024:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - a) A permanent departure for the relaxation of the prescribed height from 8.5m to 11.37m from the Natural Ground Level to allow for the additional storey above the garage.
3. The above approval is subject to the following conditions imposed in terms of Section 66 of the Bitou Municipality Land Use Planning Bylaw (2015):
 - i. *There are municipal services running in close proximity of the property, however if any municipal services are damaged / need to be re-routed during alteration, the applicant will be responsible for the re-routing and costs thereof in accordance with the municipal standards.*
 - ii. *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;*
 - iii. *The use of the premises be limited to residential purposes and ancillary uses as permitted by the Bitou Zoning Scheme Bylaw 2023.*
 - iv. *Formal Building plans to be submitted to Council, in terms of Section 4 of the National Building Regulation and Building Standard Act 1977 (Act 103 of 1977).*
4. Reasons for the above decision are as follows:
 - a) The proposal will not affect any neighbouring property.
 - b) The proposal is consistent with the relevant spatial planning legislation.
 - c) The proposed application adheres to the building principles contained in SPLUMA.
 - d) No additional municipal services will be required.
 - e) The Use and Zoning is consistent with the character of the neighbourhood area.

- f) The applicant takes cognisance of the proximity of the house to the coastal erosion risk lines, rising sea, levels and storm surges along the coast. The Municipality indemnifies itself from any future damage to the property as a result of these dynamic coastal processes.
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
 6. Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days this letter was emailed or sent to the electronic address.
 7. The attached 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 notification of this decision together with proof of payment of the appeal fee.
 8. 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.
 9. 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 of registration of this letter.
 10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
 11. 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 this letter was emailed or sent to the electronic address.

Yours faithfully

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Chris Schlemann
Manager: Land Use and Environmental Planning