



Enquiries

Adél Stander

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File ref: 18/4/428

09 May 2024

Marike Vreken

PER E-MAIL: marike@vreken.co.za

Dear Madam

**PROPOSED BUILDING LINE DEPARTURES: PORTION 4 OF THE FARM NR.428,
BITOU MUNICIPALITY, DIVISION OF KNYSNA**

The Manager: Land Use Planning approved the following on 09 March 2024, in terms of (Delegated Authority from Council), and in terms of Section 60 of the Land Use Planning Bylaw, 2015:

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

- a. The eastern lateral building line from 30m to 6m to allow for the as-built main dwelling house (126m²);
- b. The western lateral building line from 30m to 28m to allow for the as-built donkey shelter (31m²)
- c. The western lateral building line from 30m to 27m to allow for the as-built sheep shelter (41m²)
- d. The western lateral building line from 30m to 27.5m to allow for the as-built carport (31m²)
- e. The western lateral building line from 30m to 14m to allow for the as-built outbuilding (21m²)

Conditions of approval in terms of Section 66 of the Bitou By-law on Municipal Land Use Planning 2015:

1. This 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;

Reasons for decision

- The building line departures will have no impact on the rights enjoyed by other property owners.
- No comments or objections were received from the adjoining property owners.

- The building line departures will not affect the character of the area in any way or affect the farming activities on the property.

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 registration of this letter.



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Chris Schliemann
Manager: Land Use Planning