



Enquiries

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File ref: 18/RE/Farm577/Ingwe

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Dear Sir

CONSENT USE: REMAINDER FARM 577 INGWE

1. The Acting Manager: Land Use and Environmental Management made the following decision on 10/07/2024:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - 2.1 Consent use, to allow for two (2) additional dwelling units.
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. *The use of the premises be limited to agricultural purposes and ancillary uses as permitted by the Bitou Zoning Scheme Bylaw 2023.*
 - ii. *That the total floor space for the additional dwelling units be limited as follows*
 - a) *Unit 2 – not exceed 150m²*
 - b) *Unit 3 – not exceed 150m²*
 - iii. *That the converted agricultural workers unit be limited to the floor space off less than 90m².*
 - iv. *Re That the agricultural workers units be reserved for agriculture workers and it may not be used as a 'dwelling house'.*
 - v. *That the approval applies only to the application under consideration and specifically to the SDP DRW NR.: RE/577-SDP1, dated 21 November 2023 drafted by Planning Space Town and Regional Planners and shall not be construed as authority to depart from any other legal prescriptions or requirements from council.*
 - vi. *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) *There's no negative impact that this proposal will bring against the character of the area.*
 - b) *Neighbours will not be affected; they are still able to enjoy their rights.*
 - c) *The proposed dwellings will not affect the agricultural potential of the property.*
 - d) *There is no additional upgrade of municipal services required.*
 - e) *There are no objections received against the proposal.*
 - f) *The proposal adheres to the provisions of the Bitou Zoning Scheme By-law 2023.*

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 this letter was emailed or sent to the electronic address.
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

PP


M Buske

Acting Manager: Land Use and Environmental Management