



Enquiries

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File ref: 18/2631/PB

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Dear Sir,

PROPOSED CONSENT USE: ERF 2631, PLETTENBERG BAY, TO ALLOW A SECOND DWELLING WHICH IS LARGER THAN 60m²

1. The Manager: Land Use and Environmental Management made the following decision on 28/08/2024:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
3. A consent use to allow for a second dwelling unit larger than 60m².
4. 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. *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.*
 - ii. *The size of the second dwelling unit shall be limited to 150m².*
 - iii. *This approval does not absolve the applicant from compliance with the requirements of any other legislation related to land development.*
5. Reasons for the above decision are as follows:
 - a) No objections were received from the abutting neighbours.
 - b) The proposed application adheres to the building parameters of the Bitou Zoning Scheme By-law 2023.
 - c) The proposal will not have any negative impact on surrounding property owners land use rights.
 - d) The size limitation of 150m² for the second dwelling unit is to allow for flexibility to accommodate potential future alterations to the additional dwelling unit.
 - e) The proposed development is consistent with the character of the area.
 - f) The proposal will promote sensible densification within the context of the residential area.
6. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
7. 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.

8. 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.
9. 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.
10. 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.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. 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 Schiemann

Manager: Land Use and Environmental Management