



Enquiries

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File ref: 18/153/PB

08 October 2024

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Dear sir,

PROPOSED PERMANENT DEPARTURE: ERF 153 PLETTENBERG BAY

1. The Acting Director: Economic Development and Planning made the following decision on 08/10/2024:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - 2.1 Permanent departures, for the relaxation of the street building line from 4m to 2.45m, to allow addition of a new enclosed Patio on existing structure.
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. *The use of the premises be limited to residential purposes and ancillary uses as permitted by the Bitou Zoning Scheme By-law 2023.*
 - iii. *Formal building 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) Plettenberg Bay Rate Payers provided no objection against the proposal.
 - b) No objections have been received from the neighbours.
 - c) The proposal adheres to the development principles of SPLUMA.
 - d) Neighbours are still to enjoy their rights.
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. 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.

7. 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.
8. 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. 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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Acting Director: Economic Development and Planning