



Enquiries

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File ref: 18/4114/PB

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Dear Sir,

PROPOSED BUILDING LINE DEPARTUREES FOR ERF 4114, BEACHY HEAD DRIVE, PLETTENBERG BAY, TO ALLOW FOR AN ADDITIONAL DWELLING HOUSE

1. The Manager: Land Use Management made the following decision on 25/10/2025:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - a) Departure from the Eastern (Street) building line from 4,00m to 3,81m for the existing unapproved portion of the building (bedroom).
 - b) Departure from the Northern (Lateral) building line from 2,00m to 1,19m for the existing unapproved portion of the building (stairs).
 - c) Departure from the Southern (Lateral) building line from 2,00m to 1,02m for the existing unapproved portion of the building (dining room).
 - d) Departure from the Southern (Lateral) building line from 2,00m to 1,26m for the existing unapproved portion of the building (bedroom).
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. *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;*
4. Reasons for the above decision are as follows:
 - a) The extensions will have no impact on the rights enjoyed by other property owners.
 - b) No comments or objections were received from the adjoining property owners.
 - c) No new extensions are proposed. The application merely formalizes current contraventions of the Zoning Scheme.

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



Chris Schliemann
Manager: Land Use and Environmental Planning