



Enquiries

Mzwanele Saphuka

Contact details

044 501 3470

E-mail

msaphuka@plett.gov.za

File ref: 18/3114/PB

12 February 2025

Email: info@vreken.co.za

Dear Sir/Madam

PROPOSED PERMANENT DEPARTURE FOR RELAXATION OF STREET AND LATERAL BUILDING LINES: ERF 3114 PLETTENBERG BAY

1. The Acting Director: Economic Development and Planning made the following decision on 12/02/2025:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for a permanent departure for:
 - 2.1. Northern street building line from 4m to 2.93m to allow for the existing building along Bowtie Drive.
 - 2.2. Eastern lateral building line from 2m to 1.49m to allow for a portion of the existing building (bedroom).
 - 2.3. Eastern lateral building line from 2m to 1.58m to allow for a portion of the existing building (study).
 - 2.4. Eastern lateral building line from 2m to 1.65m to allow for a portion of the existing building (a portion of the garage).
 - 2.5. Southern rear building line from 2m to 1.5m to allow for the existing building (portion of the garage).
 - 2.6. A permanent departure from the maximum allowed height of the boundary wall from 2.1m to 2.99m along Bowtie Drive.
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 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. *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;*
 - iii. *The use of the premises be limited to residential purposes and ancillary uses as permitted by the Bitou Zoning Scheme Bylaw 2023.*
 - iv. *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 are no objections received from affected parties for relaxation of the building lines.
 - b) The relaxation of the height for the boundary wall will not detract from the character of the area in terms of the view, abutting property's rights will not be infringed.
 - c) The proposal for relaxation of the building lines will not affect any neighbouring property.
 - d) The above-mentioned proposal is consistent with the relevant spatial planning legislation.

- e) The Use and Zoning is consistent with the character of the neighbourhood area.
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

pp 

Chris Schliemann
Acting Director: Economic Development and Planning