



Enquiries

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File ref: 18/5627/PB

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Dear Sir

**PROPOSED BUILDING LINE DEPARTURES: ERF 5627, LONGSTONE DRIVE,
PLETTENBERG BAY**

The Acting Director: Planning & Development made the following decision on 29/04/2025:

1. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:

- a.) Adjusting the height of all boundary walls/screens/gates/fencing to a preferred height higher than 2.1m from NGL as per Bitou Zoning Scheme Bylaw Chapter 7, part 21(1)a.
- b.) Construction of a pool closer than 1m from a boundary and higher than 500mm from NGL as per Bitou Zoning Scheme Bylaw Chapter 7- part 21(1)g.

1.1. Conditions in terms of Section 66 of the Bitou Municipality Land Use Planning Bylaw (2015)

- 1.1.1. 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.
- 1.1.2. That boundary walls, screens, gates, fencing or retaining walls do not exceed a height of 3,1m from Natural Ground Level.
- 1.1.3. The staircase encroachment be limited to 1,840m from the rear boundary and 1,350m from the western lateral boundary.
- 1.1.4. The pool encroachment be limited to 0,730m from the rear boundary.
- 1.1.5. That the approval is subject to the Removal of Restrictive Title Conditions prohibiting structures within 3,150m from the rear boundary.

2. Reasons for recommendation:

- 2.1. The only adjoining landowner provided a letter of no objection against the proposed departures.
- 2.2. The proposed departures are considered as minor encroachments from the Zoning Scheme parameters.

2.3. The proposal will not detract from the existing character of the area.

3. Appeals

1. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
2. 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.
3. 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.
4. 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.
5. 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.
6. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
7. 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