



Enquiries

Town Planning

Contact details

044 501 3303

E-mail

townplanning@plett.gov.za

File ref: 18/90/KB

04 July 2025

Dear Sir/Madam

PROPOSED PERMANENT DEPARTURES AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS: ERF 90 KEURBOOMSTRAND, BITOU MUNICIPALITY

The Manager: Land Use Management made the following decision on 28/03/2025:

1. That **approval be granted** in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - 1.1. Permanent Departures for;
 - 1.1.1. Relaxation of the Hof Street building line from 4m to 0.5m, to allow a proposed braai area on the second floor.
 - 1.1.2. Permanent departure to allow a boundary wall that is 2.6m high on the lateral Hof Street side.
 - 1.1.3. To allow all proposed stairs encroaching the building line as per building plan dated 2024/04/22 drawn by P. Oosthuizen
 - 1.1.4. To allow a deck and swimming pool to be 765mm from the natural ground level, fire pit and seating place around the fire pit.
 - 1.1.5. Permanent departure to allow a part of a braai area, workshop and a wall that will protect gas geyser and gas cylinder.
 - 1.1.6. Relaxation to allow a 5.2m high retaining wall along the northern rear boundary.
 - 1.1.7. Relaxation allow a covered braai and entertainment area with a 4m high roof within 2m of the southern street boundary, as shown in the plan dated 2024/04/22 by P. Oosthuizen.
 - 1.2 Removal of Restrictive Conditions B(1) and B(2) as contained in deed of Title T 36235/1987.
- 2 The above approval is subject to the following conditions imposed in terms of Section 66 of the Bitou Municipality
 - 2.2 *The Augmentation levies for residential properties only caters for a maximum of three-bedroom, additional charges are applicable for more*
 - 2.3 *The applicant is to ensure that all proposed building work is permitted in terms of the National Building Regulations.*
 - 2.4 *The approved structure shall be in accordance with the Detailed Plan dated 2024/04/22 drawn by P. Oosthuizen.*
 - 2.5 *The development parameters for a single residential shall be adhered to for any future alterations or extensions.*
 - 2.6 *The use of the premises be limited to residential purposes and ancillary uses as permitted by the Bitou Zoning Scheme By-law 2023.*
 - 2.7 *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) and new alterations be shown.*
- 3 Reasons for the above decision are as follows:
 - 3.2 No objections have been received from the abutting neighbours.

3.3 No objections have been received from the internal municipal departments.

3.4 No noticeable impact on Municipal Infrastructure.

3.5 The proposal adheres to the development principles of SPLUMA.

- 4 You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
- 5 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.
- 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 of notification of this decision together with proof of payment of the appeal fee.
- 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 the notification was served.
- 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
Manager: Land use management