Dear Sir,

**REMOVAL OF AN EXISTING CONDITION OF APPROVAL: ERVEN 318 AND 2040 PLETTEMBERG BAY, BITOU MUNICIPALITY**

1. The Acting Manager: Land Use Management made the following decision on 02/06/2021:

2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
   a) Deletion of condition 3(v) of the decision letter dated 04 August 2020, in terms of Section 15(2)(h) of the Bitou Municipality Bylaw On Land Use Planning (2015).

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. The following condition shall be omitted in the approval letter dated 04 August 2020:
   ii. The garage shall be limited to use of an outbuilding.
   iii. Any further encroachments over the title deed or Zoning Scheme building lines which are not indicated on the layout plan (dated 28 February 1973) will require additional applications for removal/ suspension or departures in terms of the relevant planning bylaw.

4. Reasons for the above decision are as follows:
   a) Records indicate that the building plans illustrating the outbuilding was endorsed during 1973. The outbuilding’s location and footprint is ‘functus officio’.
   b) Condition 3(v) is superfluous as approved building plans are in place for the outbuilding.
   c) Removal of the condition will not deviate from development parameters of a Single Residential Zone.

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 the notification was served.


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

[Signature]

Ludolph Gericke
Director: Economic Development and Planning