Dear Sir

PROPOSED DEPARTURE FROM THE 6M/ TWO FLOOR HEIGHT RESTRICTION: ERF 1516, GRIZ NEZ DRIVE, PLETtenberg Bay

The Manager: Town Planning approved the following for Erf 1516, Plettenberg Bay, in terms of Section 60 of the Land Use Planning Bylaw 2015 on 20 January 2021:

That the application be approved in terms of Section 60 of the Bitou By-law on Municipal Land Use Planning 2015 for:

Departure from the provisions of the Zoning Scheme to allow a 0.635m relaxation of the height restriction of not more than two floors within a height of 6m.

Conditions of approval in terms of Section 66 of the Bitou By-law on Municipal Land Use Planning 2015:

a.) This 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;
b.) This approval will lapse after a period of five (5) years from the date that this approval comes into operation.
c.) That the agreement with Kim Hough dated 23 November 2020 be honoured by the developer:
   1. Frosted glass on all the windows on the West side
   2. Screens on the porch on the West side, as per the plans
   3. The scullery window will not be raised.

Reasons for decision

1. The proposed height departure should not adversely affect the character of the surrounding area, should not have a detrimental effect on the privacy or views of neighbouring property owners.
2. The fourth storey of the dwelling will be removed.
3. The overall height of 8.5m will be maintained. The dwelling proposed now will be lower than the existing structure.

Should any person with an interest in the aforementioned matter not be satisfied with the manner in which the decision was taken, such person may submit an appeal in terms of Section 79 of the Bitou Land Use Planning Bylaw. An appeal, if any, should be submitted in writing to the Municipal Manager within 21 days of date of registration/ e-mail of this notice at Private Bag X1002, PLETENBERG BAY, 6600 and a copy to the Director: Economic Development and Planning.

Yours faithfully

Chris Schliemann
Manager: Land Use Management