Dear Sir,

PROPOSED AMENDMENT OF CONDITIONS OF AN EXISTING APPROVAL: PORTION 10 (A PORTION OF PORTION 5) OF THE FARM ARCH ROCK NO 296, DIVISION KNYSNA, BITOU MUNICIPALITY

1. The Manager: Land Use Management made the following decision on 17/09/2020:

2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
   a) Amendment of Conditions of an existing subdivisional in terms of Section 15(2)(h) of the Bitou Municipality Bylaw On Land Use Planning (2015) to allow for a third dwelling unit.

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. 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;
   ii. The applicant is to ensure that all proposed building work is permitted in terms of the National Building Regulations;
   iii. The height shall be limited to two storeys;
   iv. The site shall be limited to 3 dwelling units/chalets.
   v. A layout plan, as per the land development application, shall be submitted for approval prior to building plans indicated the (location of the units, building lines, coverage, parking bays, landscaping, floor area ratio and height). The approval of this site development plan will serve as an approval in terms of imposed condition of approval. Any future alteration or additions to the approved site development plan will require permission in terms of this condition of approval.
   vi. The additional unit be to the same architectural style as the existing chalets/units.
   vii. The owner will responsible for the cost for the upgraded supply network (water, sewage, electricity), if necessary, to the satisfaction of the Municipality.

4. Reasons for the above decision are as follows:
   a) The development proposals is considered an appropriate scale and design on the existing developed footprint.
   b) No additional expansion of the existing footprint is proposed.
c) The proposed height will similar to a 2 storey dwelling house.

d) The proposed development will be regulated by a layout plan (regulated by appropriate development parameters applicable to a Resort Zone).

e) The additional unit will promote holiday housing in Keurboomstrand.

f) The proposal is consistent with the character of the area.

g) Comments received from the public were fairly responded to and evaluated by the Authorised Employee.

h) Matters relating to appropriate construction times and limiting development footprints to protect adjoining property owner’s views should be dealt with as personal servitude matters between the land owner and affected parties.

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]

David Friedman
Director: Economic Development and Planning