File ref: 18/2203/NH

19 November 2018

Provincial Government – Western Cape
Department of Public Works and Transport
Private Bag X9078
CAPE TOWN
8000

Dear Sir

PROPOSED CONSENT USE AND BUILDING LINE DEPARTURE – ERF 2203, NEW HORIZONS, PLETTPENBERG BAY BITOU MUNICIPALITY

The Director: Strategic Services made the following decision on 23/09/2016:

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

a) Relaxation of western lateral building line from 10m to 0 m to allow for the construction of an IT help desk and telecommunication infrastructure.

b) Consent use in terms of Section 2.5 of the Plettenberg Bay Zoning Scheme Regulations (1988) to allow for an IT help desk and telecommunication Infrastructure on a property zoned ‘Place of Instruction’.

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

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;

2. The approval is only relevant to the structure depicted on the Site Development Plan drawing No A/03/05, drawn by J. Loots, dated 21 January 2016.

3. That building plans must be approved by this Municipality, prior to building plan work commencing on site.

4. This approval does not absolve the land owner/applicant from complying with any other relevant legislation that may be required for the development.

Reasons for Decision

a) The proposal is intended to improve telecommunications of the school as it is a project of the Western Cape Provincial Department of Education;

b) The proposal will not have a detrimental impact in the surrounding area:

c) The proposal is consistent with the character and land use on the site;

b) The proposal is consistent with the provisions of the SDF for the following reasons: it is within a development area: within the urban edge: and consistent with the land use on site and in the surrounding area.
The applicant/ objector may submit an appeal in terms of Section 79 of the Bitou Municipality Land Use Bylaw (2015). Such appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days of registration of this letter.

Yours faithfully

Chris Schliemann
Manager: Land Use Management