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File ref: 18/12624/PB

4 October 2016

DELplan Urban & Regional Planners
PO Box 9956
GEORGE
6530

By Registered Mail

Dear Sir

ERF 12624, BITOU MUNICIPALITY: PROPOSED REZONING

The Joint Municipal Planning Tribunal made the following decision on 30 September 2016:

That a split rezoning, as indicated on Site Development Plan 001 (dated 04 June 2016), from “Undetermined Zone” to “Authority Zone” (the remainder of the property will remain “Undetermined Zone”), for a multi-functional Municipal Public Safety Centre be approved for Erf 12624, Plettenberg Bay, in terms of Section 60 of the Bitou Land Use Planning Bylaw (2015).

The above approval is subject to the following conditions of approval in terms of Section 66 of the Bitou Land Use Planning Bylaw (2015):

1. That a Site Development Plan is submitted to the Town Planning office for approval in conjunction with all the relevant Municipal Departments.
2. That the current servitude road over the Remainder of Portion 5 of the Farm Ladywood Nr. 423 is incorporated into the Municipal road network infrastructure.
3. That the recommendations of the Traffic Impact Assessment (SMEC 3 July 2015) are implemented by the Municipal Engineering Department.
4. That municipal services be provided to the satisfaction of the Municipality, and according to the recommendation in the Feasibility Report Revision 2 by SMEC dated March 2015.
5. That Paragraph 14 to 20 of the Environmental Authorisation dated 30 March 2016 be adhered to.
6. That a traffic circle be constructed at the intersection of the N2/ Ladywood Road as per the recommendation from SANRAL dated 16 September 2016.
7. That building plans must be in conformance with the Green Building Initiatives and/or requirements for offices.
The application is approved for the following reasons:

1. The proposed rezoning is consistent with both SPLUMA and LUPA.
2. The proposal is consistent with the Provincial and Bitou Municipal SDF.
3. The rezoning and development of the site will allow the Municipality to provide services and Municipal functions required by the Constitution and the Municipal Systems Act.
4. No other property rights will be adversely affected.
5. The rezoning and development of the site will improve integration of areas and communities that are currently functioning separately.

The applicant or any person whose rights are affected by the decision 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 Acting Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days of notification of the decision.

This notice and approval may not be acted on until further notice subsequent to closure of the appeal periods.

Yours faithfully

[Signature]

Chris Schliemann
Manager: Town Planning