Dear Sir,

PERMANENT DEPARTURE – ERF 2457, PLETTENBERG BAY, BITOU MUNICIPALITY

1. The Manager: Land Use Management made the following decision on 23/07/2019:

2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
   a) Permanent departure to relax the southern street building line from 4.5m to 0m to accommodate the existing workshop/garden shed

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. Any further encroachments over the zoning scheme building lines which are not indicated on the layout plan (Plan No: July 2017 Page 9) will require additional applications for departures in terms of the relevant planning bylaw;
   iii. This approval will lapse after a period of five (5) years from the date that this approval comes into operation, if building plans for the proposed additions have not been approved, or if all conditions of approval have not been complied with;
   iv. The location of the structures ‘regularised’ are brought about in line with the Layout Plan (Plan No: July 2017 Page 9). These structures should be reflected on the Site development plan upon building plan submission;
   v. The height of the encroaching structure (workshop/garden Shed) be limited to a height of 2.4m above NGL.
   vi. The workshop/garden shed shall not be used for habitation purposes.
   vii. The applicant is to ensure that all proposed building work is permitted in terms of the National Building Regulations;
viii. This approval does not absolve the applicant from compliance with the requirements of any other legislation related to land development.

4. Reasons for the above decision are as follows:
   a) No objections were received from the public;
   b) The proposal will have no impact on the surrounding property owners existing land use rights.
   c) The encroaching structure is limited in size and slightly higher than the existing boundary wall.

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 of registration of this letter.

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 from date of notification of the appeal.


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 of registration of this letter.

Yours faithfully

Chris Schliemann
Manager: Land Use Management