PROPOSED DEPARTURE & REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS: ERF 987, PIESANG VALLEY ROAD, PLETENBERG BAY

The Manager: Town Planning approved the following for Erf 987, 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:

1. A departure from the provisions of the Zoning Scheme to allow the following building line departures:
   - Street Building Line: 3.0m to 0m.
   - East lateral building line: 1.51 to 1.5m
   - West lateral building line: 1.5m to 0.65m
   - Rear Building Line: 4.5m to 0m

2. A departure from the provisions of the Zoning Scheme to allow a departure from coverage from 75% to 84%.


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

i. 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;
ii. This approval will lapse after a period of five (5) years from the date that this approval comes into operation.

iii. A minimum of 7 functional parking spaces must be provided on site and indicated as such on the approved building plans.

iv. At least one loading bay must be provided on site and indicated as such on the approved building plans.

**Reasons for decision**

1. The proposed departure should not adversely affect the character of the surrounding area, and should not have a detrimental effect on the functioning of neighbouring businesses.
2. The Restrictions of the Title Deed is outdated and unnecessary since land use is controlled and managed by the applicable zoning schemes.
3. The facade, especially on Greenpoint Avenue, will be upgraded and will improve the appearance of the streetscape.

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

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Chris Schliemann
Manager: Land Use Management