7 January 2022

Marlize de Bruyn
marlize@mdbplanning.co.za

Dear Madam

PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS AND DEPARTURES: ERF 1069, PLETTENBERG BAY, BITOU MUNICIPALITY

The Authorised Official made the following decision on 6 January 2022:

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

1. Removal of Restrictive Conditions paragraph C(4)(d) and D(1) and (2).
2. Permanent departure for the relaxation of the following building lines:
   a.) North western street boundary (Robberg Road) building line from 4.5m to 0.0m for a covered street vehicle access gate; 4.5m to 2.0m for pergolas; 4.5m to 3.7m for external stairs.
   b.) South western street boundary (Spurn Point Avenue) building line from 4.5m to 0.0m for a covered street vehicle and pedestrian access gate.
3. Permanent departure for the increase in the boundary wall height from 1.8m to 2.465m on all boundaries.

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

a) 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;

b) If any Municipal services are found to traverse the affected portions of the property, the services will have to be relocated at the cost of the applicant to the satisfaction of the Municipality.

c) That formal building plans must be submitted to the Council, in terms of Section 4 of the National Building Regulations and Building Standard Act ( Act No. 103 of 1977 as amended)

Reasons for decision:

- The structures that encroach the building line are minor structures and will not affect any of the adjoining neighbours.
- Flat roofs are commonplace in the surrounding area.
- The dwelling house comply with the parameters of the Plettenberg Bay Zoning Scheme.
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 by 31 January 2022 at Private Bag X1002, PLETTERNBERG BAY, 6600 and a copy to the Director: Economic Development and Planning.

Yours faithfully

Chris Schliemann
Manager: Land Use Management