Dear Sir,

PROPOSED BUILDING LINE DEPARTURES: ERF 3030, 1 SERENDIPITY ROAD, PLETTERNBERG BAY

1. The Manager: Land Use Planning took the following decision on 1 September 2020, under delegated authority as Authorised Official:

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

   a) Approval of Site Development Plan No.546-17 dated 20 September 2017.
   b) Deletion of Condition 3.7 of the Rezoning Approval dated 6 April 2018.
   c) Relaxation of the Griz Nez Street Building Line from 4.5m to 2.5m at a single point.
   d) Waiver of the 4.5m street building line along Serendipity Street and the prescribed 4.5m eastern lateral building line to accommodate an enclosed/roofed refuse yard.
   e) Relaxation of the northern lateral building line from 4.94m (i.e half the height of the building) to 3m.

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

   i. No vehicle access from Griz Nez Road.
   ii. Access from Serendipity Street to be set back a minimum of 6m from existing kerb.
   iii. No trees allowed on road reserve as per By-law.
The applicant 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 51 days of registration of this letter.

Yours faithfully

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Chris Schliemann
Manager: Town Planning