Dear Madam

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE FROM THE DEVELOPMENT PARAMETERS OF THE ZONING SCHEME: ERF 2364 PLETtenberg BAY (03 Toplis Street)

The Manager: Land use Management made the following decision under delegated authority on 17 June 2020:

1. That approval be granted in terms of Section 60 of the Bitou By-law on Municipal Land Use Planning 2015 for:

   i. Consent use to allow the conversion of the existing dwelling house into two dwelling units.

   ii. Permanent departure from the parameters of the zoning scheme to relax the street building line (eastern street boundary) from 4.5m to 0m to regularise an existing pergola.

2. Conditions in terms of Section 66 of the Bitou By-law on Municipal Land Use Planning 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. If any Municipal services are found to traverse the affected portion of the property, the services will have to be relocated at the cost of the applicant to the satisfaction of the Municipality.

   iii. Building plans must be submitted to the Municipality before any building work may commence.
3. Reasons for decision

i. No additional municipal services would be required

ii. No impact on the surrounding properties existing land use rights

4. Appeals

a. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.

b. Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days this letter is published on the website.

c. 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.

d. 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.

e. 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.


g. 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 this letter is published on the website.

Chris Schiemann
Manager: Land Use Management and Planning