PROPOSED REZONING: ERF 3030, PLETTPENBERG BAY

1. The application for rezoning of erf 3030 Plettenberg Bay from Single Residential Zone to General Residential Zone refers.

2. The Head of Department: Strategic Services has under delegated authority approved in terms of Section 60 of the Bitou By-law on Municipal Land Use Planning (2015) the rezoning of erf 3030 Plettenberg Bay from Single Residential Zone to General Residential Zone.

3. The approval is subject to the following conditions laid down in terms of Section 66 of the Bitou By-law on Municipal Land Use Planning (2015):

3.1 That a services agreement be entered into with Council based on the content of the report by SSI, with rates at current value at date of the agreement;

3.2 That access is to be from Serendipity Avenue, although an ingress from Gris Nez Avenue with an exit onto Serendipity will also be acceptable;

3.3 That the development proposal is to comply with the new sustainable regulations as per National Building Regulations;

3.4 That a site development plan be submitted for approval;

3.5 That the architectural style of the buildings take cognisance of the style of the neighbourhood in which the property is located;

3.6 That the height of all buildings be determined as measured from natural ground level;
3.7 That the development must comply to the land use restrictions of the relevant zone as defined in the Plettenberg Bay zoning scheme regulations.

4. The applicant and objectors may submit an appeal against the decision in terms of Section 79 of the Bitou By-law on Municipal Land Use Planning (2015). Such 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 (date stamp on envelope).


C Schliemann  
Manager: Town Planning

Reasons for the decision:

1. The erf is located in an area in which mixed uses are found;
2. The proposal complies to the policy of densification;
3. The rezoning had already been approved during 2013;
4. The erf is suitable for development in terms of physical characteristics.