Dear Sir

PROPOSED REMOVAL, SUSPENSION OR AMENDMENT OF RESTRICTIVE
CONDITIONS AND A CONSENT USE FOR AN ADDITIONAL DWELLING UNIT: ERF 1352,
PLETTEMBERG BAY

The Manager: Land Use Management made the following decision under delegated authority on 11 December 2020:

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

1.1. Consent use in terms of Section 4.5 of the Plettenberg Bay Zoning Scheme Regulations in terms of Section 15(2)(o) of the Bitou Municipality Bylaw On Land Use Planning (2015) to allow for an additional dwelling unit.

1.2. The removal, suspension, or amendment of restrictive conditions, in terms of Section 15(2)(f) of the Bitou Land Use Planning By-law in respect of Clause E.1 and E.2 and E.4 in Title Deed T000021881/2019 referring to “the erection of a flat, lean to or monopitch roofs are prohibited” as well as limiting the use of the property to only one dwelling.

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

1.1. Consent use in terms of Section 4.5 of the Plettenberg Bay Zoning Scheme Regulations in terms of Section 15(2)(o) of the Bitou Municipality Bylaw On Land Use Planning (2015) to allow for an additional dwelling unit.

1.2. The removal, suspension, or amendment of restrictive conditions, in terms of Section 15(2)(f) of the Bitou Land Use Planning By-law in respect of Clause E.1 and E.2 and E.4 in Title Deed T000021881/2019 referring to “the erection of a flat, lean to or monopitch roofs are prohibited” as well as limiting the use of the property to only one dwelling.
**Reasons for decision**

- An additional dwelling is a common occurrence in Plettenberg Bay (and elsewhere);
- An additional dwelling is in fact encouraged as it serves to densify the urban environment;
- There will be no negative impact on the neighbourhood;
- The use of flat roofs in the modern design of homes is regularly employed and will not detract from the sense of place;
- The application was “advertised and no objections were received.

**Appeals**

1. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
2. Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days of this emailed letter.
3. 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.
4. 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.
5. 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.
7. 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 of this emailed letter.

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Chris Schliemann
Manager: Land Use Management