



Enquiries

Marius Buskes

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File ref: 18/2104/PB

27 February 2020

Via Email

beaconsurvey@mweb.co.za

Via Registered Mail

Beacon Survey
P.O Box 350
Plettenberg Bay
6600

Dear Sir,

CONSENT USE AND AMENDMENT OF CONDITIONS OF APPROVAL – ERF 2104, PLETTENBERG BAY, BITOU MUNICIPALITY

1. The Acting Director: Economic Development and Planning made the following decision on 26/02/2020:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - a) A consent use in terms of section 15(2)(o) of the Bitou Municipality Bylaw on Land Use Planning (2015) to allow a residential building consisting of 10 (2-bed) rooms.
 - b) Amendment of condition 4.2(e) of the conditions of the rezoning approval dated 21 August 2019 to substitute the approved Site Development Plan ASH B 002 (A 101 REV D) dated March 2018 with the revised Site Development Plan ASH N 002 (A 105 Rev L) dated March 2018.
3. The above approval is subject to the following conditions imposed in terms of Section 66 of the Bitou Municipality Land Use Planning Bylaw (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. *The applicant is to ensure that all proposed building work is permitted in terms of the National Building Regulations;*
 - iii. *That condition 4.2(e) of the approval letter dated 21 August 2019 be omitted and replaced with the following “The development must be in accordance to the revised Site Development Plan ASH N 002 (A 105 Rev L) Dated March 2018”;*
 - iv. *The conditions of approval letter dated 21 August 2019 are to be adhered to subject to the following additional conditions:*
 - a) *Make provision for a 1.8m pedestrian walkway between the road edge and the boundary for future upgrading with the existing culvert and pedestrian walkway in Piesang Valley Road.*

- b) *The Rectangular Culverts design to be amended to the Bitou Municipal specification as per attached “Rectangular Culverts under 1.2m BM SW5 A to BM SW5 E.*
- c) *The Guardrails constructed to Bitou Municipal specification as per “Guardrails BM R9 A to BM R9 E” inclusive of spacing and bull nose ends detail.*
- d) *The RTM 1 STOP line to be set back at minimum 1.5m from edge of existing road.” South African Road Traffic Signs manual Vol 2”.*
- e) *The road surface of entrance road to be 80mm interlocking concrete paving, with 20mm crusher grit, 150mm C4 stabilised subbase and 150mm selected subgrade G7 as per Bitou LM minimum design and comply with construction standards*
- f) *That the minimum SSD (Sight Stop Distance) recommendations implemented and applied as per Traffic Engineers report.*
- g) *That the boundary wall be clear from this SSD design along Erf 2103.*
- h) *That a V-drain be installed from the 120-meter SSD mark to the Klein Piesang Valley River adjacent to the boundary wall inclusive of the embankment cut back to accommodate the SSD and be covered with kikuyu grass for easy maintenance.*
- i) *That the detail as built drawings be submitted before occupation of the development.*

4. Reasons for the above decision are as follows:

- a) No objections were received from the public.
- b) No additional municipal services will be required.
- c) The development proposal will promote integration of land uses.
- d) A residential building is more suitable for the development proposal because it allows for residential rooms suitable for transient guest.
- e) The location of the property is desirable for a mixed use.
- f) The proposal adheres to the development parameters for a business, together with a residential building.
- g) The footprint of the building will remains unchanged.
- h) The integration of land uses will have no impact on the character of the surrounding area.

5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation. Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600; a copy of the appeal can also be forwarded to the case officer Marius Buskes mbuskes@plett.gov.za, within 21 days of registration of this letter.

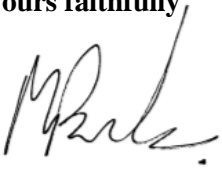
6. If you exercise your right to appeal, you are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.

7. 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.

8. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

9. 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 registration of this letter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'D. Friedman', written over a horizontal line.

David Friedman
Director: Economic Development and Planning