

municipaliteit u masipala municipality

to be the best together

Private Bag X1002 Plettenberg Bay 6600
Tel+ 27 (0)44 501 3000 Fax +27(0)44 533 3485

Enquiries

Adél Stander

Contact details

044 501 3321

Fax Number

0864573270

E-mail

astander@plett.gov.za

File ref: 18/4367/PB

10 June 2020

To Whom It May Concern

Per E-mail

Dear Sir

PROPOSED REZONING: ERF 4367, BOWTIE DRIVE, PLETTENBERG BAY

The Bitou Municipal Planning Tribunal made the following decision on 19/02/2020:

A. That approval be granted in terms of Section 60 of the Bitou Municipal Bylaw on Land Use Planning, 2015, for:

- i. Withdrawal of General Plan Nr. 3397/2003.
- ii. The Rezoning of Erf 4376 Plettenberg Bay from Undetermined to General Residential Zone

B. That the above approvals are subject to the following conditions in terms of Section 66 of the Bitou Land Use Planning Bylaw (2015):

- i. That municipal services be provided at the recommended standards as per the various services reports.
- ii. That the conditions imposed by SANRAL be complied with.
- iii. That the appropriate option for access unto the Bowtie circle be determined at building plan stage.
- iv. That provision be made for non-motorised transport access on the southern side of the site, and that SANRAL be requested to revise their approval accordingly.
- v. That the Tribunal be granted an opportunity to comment on the proposed building plans prior to the approval of those plans.
- vi. That provision be made for the establishment of appropriate management body.
- vii. That the recommendations of the Traffic Statement dated 23 August 2019, be complied with, excluding the suggestion of an additional traffic circle on and deproclamation of a portion of Marine Way.

C. That the application for the following departures from the provisions of the Plettenberg Zoning Scheme be refused:

- i. A Permanent Departure to allow for some building of 4 floor instead of 3 floors.
- ii. A Permanent Departure from the 10,3m height restriction to approximately 10,965 for buildings of 4 floors.
- iii. A Permanent Departure for the overall height restriction of 10,6m to 12,640m.


Reasons for the decision:

1. The property is ideally and strategically located for FLISP, social or similar housing.
2. The site is ideally located for restructuring, integration and densification.
3. Developments of similar density is in close proximity to the proposed development.
4. The major demand for affordable lower to middle income housing will be addressed.
5. High densities are achieved close and along major transport corridors as per the SDF.
6. Inequity in the property market will be addressed.

Appeals

A person whose rights are affected by this decision may appeal in writing to the Appeal Authority within 21 days of notification of 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/ e-mail/ delivery of this letter (date stamp on envelope/ e-mail/ delivery register).

Yours faithfully



David Friedman
Director: Economic Development & Planning