



Enquiries

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File ref: 18/ 9873 & 9874/PB

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Dear Sir,

CONSOLIDATION: ERVEN 9873 AND 9874 PLETTENBERG BAY, BITOU MUNICIPALITY

1. The Acting Director: Planning and Development made the following decision on 01/11/2023:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - a) Consolidation of Plettenberg Bay Erven 9873 & 9874 in terms of Section 15(2)(e) of the Bitou Municipality Bylaw on Land Use Planning (2015) to form a new property measuring 1574m² in extent.
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. *Transfer of the consolidated property shall be concluded in the Deed's Registry prior to building plan submission.*
 - iii. *The applicant is to ensure that all proposed building work is permitted in terms of the National Building Regulations;*
 - iv. *The applicant/developer will be responsible for the cost for the upgraded supply network (water, sewage, electricity), if necessary, to the satisfaction of the Municipality.*
 - v. *The owner needs to confirm meter connection/disconnection and reconnection prior to the transfer of the property to the satisfaction of the Head: Technical Services Department.*
 - vi. *If any municipal services are damaged as a result of development on this consolidated site the damaged/ or need to be re-routed , the land owner shall be responsible for the re-routing and costs thereof in accordance with the municipal standards.*
4. Reasons for the above decision are as follows:
 - a) No objections have been received by the public.
 - b) The land use will remain unchanged.

- c) More restrictive development parameters are regulated by the Baron's View Estate Development Guidelines. It is not reasonable to impose the more restrictive development parameters as a condition of approval if these guidelines are enforced by the Home Owner's Association.
 - d) The development parameters of Single Residential Zone will apply to the property.
 - e) No noticeable impact on Municipal Infrastructure.
 - f) Land use rights of surrounding erven (as part of the Estate) will not be affected.
 - g) The Home Owners Association provided consent subject to additional provision contained in their letter dated 26 April 2023.
- 5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
 - 6. 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 was emailed or sent to the electronic address.
 - 7. 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.
 - 8. 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.
 - 9. 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 the notification was served.
 - 10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
 - 11. 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 was emailed or sent to the electronic address.

Yours faithfully



Chris Schliemann
Acting Director: Planning and Development