



Enquiries

Adél Stander

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File ref: 18/9724/PB

15 May 2024

Beacon Survey

PER E-MAIL: info@beaconsurvey.co.za

Dear Madam

PROPOSED SUBDIVISION: ERF 9724, WOODLANDS ESTATE, ROBBERG ROAD, PLETTENBERG BAY

The Acting Director: Planning and Development approved the following on 15 May 2024, in terms of Delegated Authority from Council, in terms of Section 60 of the Land Use Planning Bylaw, 2015:

- a.) The subdivision of Erf 9724 into a Portion A (2813m²) and a Remainder (4818m²).

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

1. 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;

Reasons for decision:

- The proposed subdivision will have no impact on the rights enjoyed by other property owners.
- The proposed subdivision is consistent with the Bitou SDF.
- The proposed subdivision constitutes suitable incremental densification of underutilized serviced land within the urban edge.

Appeals

- a) You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
- b) Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600 or electronically to the case officer (cschliemann@plett.gov.za), within 21 days of date of e-mail/ publication of this letter.
- c) The 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 date of e-mailed notification of this decision together with proof of payment of the appeal fee.

- d) 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.
- e) 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 e-mailed notification of this letter.
- f) Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
- g) 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.



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Chris Schliemann

Acting Director: Planning and Development