



Enquiries

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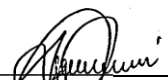
Dear Sir,

PROPOSED CONSOLIDATION: RE/2136 & ERF 8003, PLETTENBERG BAY

1. The Acting Director: Planning and Development made the following decision on 29/07/2024:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - 2.1. A consolidation of the Remainder Erf 2136 and Erf 8003 Plettenberg Bay.
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. *There are municipal services running in proximity of the property, however if any municipal services are damaged / need to be re-routed during alteration, the applicant will be responsible for the re-routing and costs thereof in accordance with the municipal standards.*
 - ii. *That any development on Erf 2136 shall be in accordance with the approval letter dated 18 September 2007 and all conditions of approval be adhered to.*
 - iii. *That the approval applies only to the application under consideration of the approval letter dated 18 September 2007 and shall not be construed as authority to depart from any other legal prescriptions or requirements from council;*
 - iv. *That consolidation of the Remainder of Erf 2136 and Erf 8003 Plettenberg Bay be registered in terms of the Deeds Registries Act.*
 - v. *Formal Building plans to be submitted to Council, in terms of Section 4 of the National Building Regulation and Building Standard Act 1977 (Act 103 of 1977).*
4. Reasons for the above decision are as follows:
 - a) There are no objections received from any interested or affected parties, both internal and external.
 - b) The proposal will not affect any neighbouring property.
 - c) The proposal is consistent with the relevant spatial planning legislation.
 - d) The proposed application adheres to the building principles contained in SPLUMA.
 - e) No additional municipal services will be required.
 - f) The Use and Zoning is consistent with the character of the neighbourhood 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.
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 from date of registration of this letter.
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

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Tanya Wildeman
Acting Director: Planning and Development