



Enquiries

Mzwanele Saphuka

Contact details

044 501 3470

E-mail

msaphuka@plett.gov.za

File ref: 18/5627/PB

01 October 2024

Email: beaconsurvey@mweb.co.za


Dear Sir

REMOVAL OF RESTRICTIVE TITLE CONDITION: ERF 5627 PLETTENBERG BAY

1. The Acting Director: Economic Development and Planning made the following decision on 01/10/2024:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - 2.1 A removal of Condition E(a) of the Title Deed **T 049739/2002**
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 the approval applies only to the application under consideration of PLAN NO. P5627/SUB, dated May 2023, drawn by Beacon Survey Professional Land Surveyors and Sectional Title Practitioners, and shall not be construed as authority to depart from any other legal prescriptions or requirements from council.*
 - iii. *The use of the premises be limited to residential purposes and ancillary uses as permitted by the Bitou Zoning Scheme Bylaw 2023.*
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 amendment of Restrictive Title Conditions will have no negative impact on the rights enjoyed by other property owners.
 - c) The proposal is considered will not detract from the existing character of the area.
 - d) The use and zoning are 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. 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 this letter was emailed or sent to the electronic address.

7. 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.
8. 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. 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

pp 

B Ngubo
Acting Director: Economic Development and Planning