Dear Madam,

PROPOSED CONSOLIDATION: ERVEN 318 AND 2040 PLETTEMBERG BAY, BITOU MUNICIPALITY

1. The Manager: Land Use Management made the following decision on 04/08/2020:

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 318 & 2040 in terms of Section 15(2)(e) of the Bitou Municipality Bylaw On Land Use Planning (2015) to form a new property measuring 2721m² 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. That consolidation of the erven 318 and 2040 occur in the Deed’s Registry prior to transfer and that the conditions contained in this approval shall be applicable to the consolidated site;
   iii. Transfer of the consolidated property shall be concluded in the Deed’s Registry prior to building plan submission;
   iv. The applicant is to ensure that all proposed building work is permitted in terms of the National Building Regulations;
   v. The outbuildings encroaching the street building shall be demolished prior to building plan submission;
   vi. The primary use of the property shall be in accordance to Single Residential Zone as provided for in the Section 7 Zoning Scheme Regulations;
   vii. A Clearance Transfer Certificate issued by the Council will be withheld if the use on the property is in conflict with the provisions of condition (3vi) above;
   viii. The owner will responsible for the cost for the upgraded supply network (water, sewage, electricity), if necessary, to the satisfaction of the Municipality.
   ix. 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.
   x. The owner must inform the relevant Heritage Western Cape officials when bulk earthworks commence to investigate the possible archaeological significance of the site.
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) The development parameters of Single Residential Zone will apply to the property.
   d) No noticeable impact on Municipal Infrastructure.
   e) Land use rights of surrounding erven (as part of the Estate) will not be affected.
   f) Consolidation is a re-consolidation of the same approval back in 1973.
   g) The lateral building line between Erf 318 & 2040 will fall away, allowing for functional designs in building plan submissions.
   h) The proposal will have no impact on the Heritage Value of the property.

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.


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

David Friedman
Director: Economic Development and Planning