Dear Sir,

PROPOSED SUBDIVISION & CONSOLIDATION: ERVEN 866, 874 AND 1156 KEURBOOMSTRAND

1. The Manager, Land Use Management made the following decision on 14/04/2021:

2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
   a) Subdivision of Erf 866 Keurboomstrand into three portions (Portion A measuring 301m², Portion B measuring 157m² and the Remainder measuring 8477m²) in terms of Section 15(2)(d) in terms of the Bitou Municipality Bylaw on Municipal Land Use Planning.
   b) Consolidation of Portion A with Erf 1156 to create a new property measuring 2057m² in terms of Section 15(2)(e) in terms of the Bitou Municipality Bylaw on Municipal Land Use Planning.
   c) Consolidation of Portion B with Erf 874 to create a new property measuring 748m² in terms of Section 15(2)(e) in terms of the Bitou Municipality Bylaw on Municipal Land Use Planning.

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 1156 and Portion A occur prior to transfer in the Deed’s Registry and that the conditions contained in this approval shall be applicable to the consolidated site.
   iii. That consolidation of the erven 874 and Portion B occur prior to transfer in the Deed’s Registry and that the conditions contained in this approval shall be applicable to the consolidated site.
   iv. That consolidation of the Erf 1156 and Portion A be transferred to a deed of title prior to building plan submission.
   v. That consolidation of the Erf 874 and Portion B be transferred to a deed of title prior to building plan submission.
   vi. All storm water to be connected to the internal storm water system of the Keurview Estate.
   vii. This subdivision and consolidation will lapse unless transferred in the Deeds Registry Office within 5 years of the date of the coming into operation of a decision (which letter will follow in due course).
4. Reasons for the above decision are as follows:
   
a) The subdivision and consolidation will not affect any surrounding neighbours.

b) No objections were received.

c) The Keurview Estate Home Owners Association supports the proposed consolidation.

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.


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

Ludolph Gericke
Director: Economic Development and Planning