File ref: 18/2947/PB

18 September 2017

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PLETTENBERG BAY
6600

Dear Sir

PROPOSED REZONING & SUBDIVISION – ERF 2947, PLETTENBERG BAY, BITOU MUNICIPALITY

The Head of Department: Strategic Services made the following decision on 12/9/2017:

That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for the following:

1. The Subdivision of Erf 2947, Plettenberg Bay, into three portions.

2. The Rezoning of Erf 2947, Plettenberg Bay, from “Undetermined” to “Single Residential” (Portion 1 and the Remainder) and Street (Portion 2), subject to the conditions imposed.

3. That in terms of Section 66 of the Bitou Municipality Land Use Planning By-Law (2015), the approval for Rezoning and subdivision of Erf 2947, Plettenberg Bay is subject to the following conditions:

   a) The applicant is to ensure that all proposed building work is permitted in terms of the National Building Regulations;

   b) The access to Knott’s Landing is to be provided via public road by transferring unregistered Erf 8226 to the Municipality (at no cost) to be administered as a Municipal road. This position is maintained from the previous subdivision of Knott’s Landing and the previous approval for subdivision and rezoning on Erf 2947.

   c) That municipal services be provided at the cost of the applicant to the satisfaction of the Municipality, and that a Services Agreement based on the provisional Services Report (as well as any other requirements of the Municipality) be concluded within a period of six months from date of this approval (or such extended period as may be agreed upon by the Municipal Manager), and that the payment of augmentation levies and capital contributions in accordance with the policy of the Municipality be stipulated in the Services Agreement (inclusive of performance of payment);