Dear Sir,

CONSOLIDATION: ERF 8075 & 8216 PLETtenberg Bay, BITOU MUNICIPALITY

1. The Manager: Land Use Management made the following decision on 22/10/2021:

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

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. This approval does not absolve the applicant from compliance with the requirements of any other legislation related to land development. 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 8075 and 8216 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 applicant/developer will be responsible for the cost for the upgraded supply network (water, sewage, electricity), if necessary, to the satisfaction of the Municipality.
   vi. 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.

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) The Home Owners Association provided consent.

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

[Signature]

Ludolph Gericke
Director: Economic Development and Planning