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File ref: 18/12655&9937/WR

04 July 2018

Philip George Teggin
Beacon Survey
P.O Box 350
Plettenberg Bay
6600

Dear Sir/ Madam

PROPOSED CONSOLIDATION OF ERVEN 12655& 9937, WHALE ROCK RIDGE PLETTERNBERG BAY (72 BAYVIEW STREET)

The Manager: Town Planning made the following decision under delegated authority on 04 July 2018:

1. That approval be granted in terms of Section 60 of the Bitou By-law on Municipal Land Use Planning 2015 for:

   1.1. The consolidation of erf 12655 (2210m²) and erf 9937 (1105m²) Whale Rock Ridge, to form a single property of approximately 3315m², as per proposed consolidation plan (attached hereto).

2. Conditions in terms of Section 66 of the Bitou By-law on Municipal Land Use Planning 2015

   2.1. This 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;
   2.2. Existing water, sewer and electricity connections (if available) are to be consolidated to single connections, to the satisfaction of the Bitou Engineering Department (one erf, one connection).
   2.3. The applicant must submit a diagram to the Surveyor-General for approval, including proof to the satisfaction of the Surveyor-General of —
      a) The Municipality’s decision to approve the consolidation;
      b) The conditions of approval imposed in terms of section 66; and
      c) The approved consolidation plan.
2.4. This approval lapses if the consolidation is not registered in terms of the Deeds Registries Act, or if any of these conditions of approval have not been complied with, within five years from the date that this approval comes into operation.

2.5. If the consolidated erf is re-subdivided after a period of two (2) years from the date that this approval comes into operation, full augmentation fees in respect of all services become payable as applicable to a first time subdivision/new land use, as per section 11.2.2. of the Bitou Approved Tariffs 2016-2019.

3. Reasons for decision

a) The consolidation of erven 12655 and 9937 will not negatively affect surrounding property owners or the appeal of the area.
b) The properties are both Residential zoned.
c) All property owners gave their Power of Attorney
d) No additional pressure will be placed on engineering services.
e) The services required on the properties will be one dwelling less.
f) There are no restrictive conditions in the title deed prohibits the consolidation.
g) The Home Owners’ Association has indicated its support of the consolidation.

4. Appeals

4.1. A person whose rights are affected by this decision may appeal in writing to the Appeal Authority within 21 days of notification of the decision, in terms of Section 79 of the Bitou By-law on Municipal Land Use Planning 2015. Such appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days of registration of this letter (date stamp on envelope).

4.2. This approval will come into operation after the 21-day appeal period has lapsed, if no appeals are received.

ANNEXURES
ANNEXURE A: LOCALITY MAP
ANNEXURE B: PROPOSED CONSOLIDATION PLAN

Chris Schliemann
MANAGER: TOWN PLANNING
COMPONENTS:

1. Figure AabD representing Erf 12655 Plettenberg Bay
   Vide diagram S-G No. 960/2012; Deed of Transfer No. 48533/2014.

2. Figure aBCb representing Erf 9937 Plettenberg Bay
   Vide General Plan No. 1050/2004; Deed of Transfer No.

The figure A B C D represents 3315 square metres of land being
ERF 12724 PLET TEN BERG BAY
Situate in the Bitou Municipality,
Administrative District of Knysna,
Province of the Western Cape
Compiled in April 2018

by no Professional Land Surveyor (P.G. TEGGIN - PLS 1118)

This diagram is annexed to File
No. S.R. No. Compiled
d.d. G.P. No. 1050/2004
l.f.o. Comp. AM-1BCB (3610)
Registrar of deeds
COMPONENTS:
1. Figure AxyD representing Erf 9935 Plattenberg Bay
   Vide General Plan No.1050/2004; Deed-of-Transfer No.

2. Figure xBCy representing Erf 9936 Plattenberg Bay
   Vide General Plan No.1050/2004; Deed-of-Transfer No.

The figure A B C D represents 2210 square metres of land being
ERF 12655 PLETTENBERG BAY
Situated in the Bitou Municipality,
Administrative District of Knysna,
Province of the Western Cape
Compiled in May 2012

by me Professional Land Surveyor (P.O. TEGGIN - PLS 1118)