Dear Sir

PROPOSED SUBDIVISION AND REMOVAL OF REMOVAL OF TITLE DEED
RESTRICTIVE CONDITIONS: ERF 8789 PLETENBERG BAY, BITOU MUNICIPALITY.

The Manager: Land use management made the following decision under delegated authority on 06 November 2020. That approval be granted in terms of Section 60 of the Bitou By-law on Municipal Land Use Planning 2015 for:

1. The application is made in terms of section 15 (2) of the Bitou Planning By-law to Subdivide ERF 8789/PB into two portions as indicated on the proposed Subdivision Plan no P8789/SUB dated October 2019.
2. Removal of Title deed restrictive conditions that prohibit subdivision of the subject property.

Conditions in terms of Section 66 of the Bitou Municipality: Land Use Planning Bylaw (2015)

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. The individual portions are to be provided with separate connections to Municipal engineering services, including water, sewer and electricity connections, to the satisfaction of the Bitou Engineering Department.
3. This approval will lapse after a period of five (5) years from the date of this approval, if the conditions in terms of this approval are not complied with (refer to Section 21 of the Bitou By-law on Municipal Land Use Planning, 2015 – Confirmation of subdivision).
4. This approval is subject to the applicant submitting a diagram to the Surveyor General.
5. The approval is subject to the provisions contained in Sections 20 - 28 of the Bitou By-law on Municipal Land Use Planning, 2015.
Reasons for decision

1. Granting approval for the proposed will not affect any surrounding neighbours.
2. It complies with the By-law

Appeals

1. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
2. Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days of this emailed letter.
3. 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.
4. 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.
5. 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 notification of the appeal.
7. 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 of this emailed letter.

Chris Schiemann
Manager: Land Use Management