Dear Sir

PROPOSED CONSOLIDATION OF ERF 8670 AND 8671, PLETtenberg BAY.

The Manager: Land use management made the following decision under delegated authority on 09 March 2021. That approval be granted in terms of Section 60 of the Bitou By-law on Municipal Land Use Planning 2015 for:

i. Consolidation of two Erven 8670 and 8671, Plettenberg Bay to create one 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. Existing water, sewer and electricity connections (if available) are to be connected to the satisfaction of the Bitou Engineering Department.
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.
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.

Reasons for decision

1. The consolidation of Erven 8670 and 8671 will not negatively impact surrounding property owners or the appeal of the area.
2. The properties are both zoned Residential Zone 1.
3. There are no restrictive conditions in the Title deed that prohibits the consolidation.

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 Schlicmann
Manager: Land Use Management
Locality Plan Erf 8670 and 8671
Plettenberg bay
1:30,000
COMPONENTS

1. The figure A e f D represents Erf 8670 Plettenberg Bay, vide General Plan No. 4934 / 2001
2. The figure e B C f represents Erf 8671 Plettenberg Bay, vide General Plan No. 4934 / 2001

Servitude Note

The line A B represents the Northern boundary of a Servitude 2,50 metres wide, vide General Plan No. 4933 / 2001

SCALE 1:500

The figure A B C D represents 670 square metres of land, being
ERF 9708 PLETTERNBERG BAY (comprising the properties 1. and 2. above)
Situated in the Bitou Municipality
Administrative District of Knysna
Province of Western Cape
Compiled in September 2020
by me

This diagram is annexed to
Deed of
Number
dated
i.f.o.
Registrar of Deeds

The original diagrams are as quoted above.

File: KNYS. 443 (Vol. )
S.R. No. COMPILED
Comp: AM-1BC/W53 (745)
General Plan No. 4934 / 2001
LPI C0390006

Erf 9708 Plettenberg Bay
Even 8670 and 8671 Pletenburg Bay