Dear Mr. Andre Enslin,

WESPLAN Incorporated
PO Box 7149
Krugersdorp North
1741

The Manager: Town Planning made the following decision under delegated authority on 23 April 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 864 (698m²) and erf 865 (1058m²) Keurboomstrand, to form a single erf of approximately 1756m², as per plan “PROPOSED CONSOLIDATION OF ERVEN 864 and 865 KEURBOOM STRAND” (no date).

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

3.1. The consolidation of erven 864 and 865 will not negatively impact surrounding property owners or the appeal of the area.
3.2. The properties are both zoned Resort Zone II.
3.3. The properties are owned by the same owner.
3.4. No additional pressure will be placed on engineering services.
3.5. Improvements on the properties include only one dwelling house plus outbuildings.
3.6. There are no restrictive conditions in the title deed prohibiting the consolidation of said erven.
3.7. The Homeowners’ Association has indicated its support of the consolidation.

4. Annexures

Annexure A: Consolidation plan – “PROPOSED CONSOLIDATION OF ERVEN 864 and 865 KEURBOOM STRAND” (no date).

5. Appeals

5.1. A person whose rights are affected by this decision may appeal against it, or any of the conditions, 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 the registration of this letter (date stamp on envelope).

Chris Schliemann
MANAGER: TOWN PLANNING
PROPOSED CONSOLIDATION
OF
ERVEN 864 and 865
KEURBOOM STRAND

Bitou Local Municipality
Administrative District of Knysna
Province of Western Cape

NOTES:
1. The figure ABCDEFG represents ERF 865 being 1058 square metres in extent.
2. The figure KFHI represents ERF 864 being 898 square metres in extent.
3. The figure ABCDEHKG represents proposed consolidation of Erven 864 and 865 being 1756 square metres in extent.
4. Measurements are given in metres.

SCALE 1:750