



Enquiries

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File ref: 18/8/PB

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Dear Sir,

AMENDMENT OF A CONDITION OF APPROVAL: ERF 8 PLETTENBERG BAY, BITOU MUNICIPALITY

1. The Acting Director: Planning and Development made the following decision on 01/11/2023:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - a) Amendment of Condition (b) in respect of the existing Rezoning Approval dated 27 August 2007.
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. *The conditions approval contained in the decision letter dated 27 August 2007 remains applicable to this land unit.*
 - ii. *That the wording of the condition (b) amended as follows: "That vehicular access only be permitted from High Street".*
 - iii. *That the road reserves adjacent to Erf 8, the corner of High and Gibb Street, be paved for pedestrian movement in accordance with the Bitou Urban Renewal Strategy. A landscaping plan for the development/upgrading of the side walk must be submitted with the building plans for the amended access point.*
4. Reasons for the above decision are as follows:
 - a) The amendment of condition (b) in respect of the existing Rezoning Approval dated 27 August 2007 , as opposed the deletion is more desirable, as it ensures that land use rights enforces access restrictions to the site.
 - b) There is no additional upgrade from the Municipality Services infrastructure that is required.
 - c) There were no objections received against the proposal.
 - d) The proposal is consistent with the Bitou SDF 2022.
 - e) The Manager: Roads and Stormwater supports the amended access point off High Street.
 - f) Beautification of the pavement area is consistent with the urban renewal strategy for the CBD Area.
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.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
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

A handwritten signature in black ink, appearing to read 'M. Schliemann', written over a horizontal line.

Chris Schliemann
Acting Director: Planning and Development