



Enquiries

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File ref: 18/10093/PB

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Dear Sir,

AMENDMENT OF CONDITION OF APPROVAL: ERF 10093 PLETTENBERG BAY, BITOU MUNICIPALITY

1. The Manager: Land Use Management made the following decision on 20/06/2025:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - a) The amendment of Conditions (i) in respect of the existing rezoning approval for Erf 2089 (The Hill Development), dated 5 August 2004(Ref 8563/IT), to omit the development limitation to areas with a slope less than 25%
3. The above approval is subject to the following conditions imposed in terms of Section 66 of the Bitou Municipality
 - i. *That detailed engineering designs for the foundations, site stabilization, and stormwater management be submitted prior to the Municipality approving building plans.*
 - ii. *That the development occur broadly in accordance with Site Development Plan: A101-Arev 12 dated 12 February 2025, Drawn By Rene De Langen Architects.*
4. Reasons for the above decision are as follows:
 - a) The Geotechnical Study indicated low ground movement risk and confirmed the site is generally suitable for residential development purposes with standard engineering measures to be incorporated into the design
 - b) Engineering designs, including terracing, drainage, and stormwater controls, address the original safety concerns related to slope stability. The engineer will bare full responsibility for the safety and the integrity of the proposed designs and construction of the development proposal.
 - c) Updated studies provided sufficient evidence to safely support development on a slope steeper than 25% subject to engineering approval.
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. Gericke', written over a horizontal line.

Ludolph Gericke

Acting Director: Planning and Development