



**Enquiries  
Town Planning**

**Contact details  
044 501 3303/3470/3317**

**E-mail  
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Our ref: 18/7/443

02 November 2023

Sir/Madam

**PROPOSED REZONING: PORTION 7 OF THE FARM BRAKKLOOF NR.443, AIRPORT ROAD FOR THE PURPOSES OF A PRIVATE SCHOOL (RAPHAELI WALDORF SCHOOL), BITOU MUNICIPALITY**

The Manager: Land Use Management made the following decision on 1 November 2023 in terms of Section 60 of the Bitou Land Use Planning Bylaw:

That the following be approved:

(1) The Rezoning of Portion 7 of the Farm Brakkloof Nr.443 from Agricultural Zone I to Institutional Zone I.

(2) The above decision is subject to the following conditions in terms of Section 66 of the Bitou Land Use Planning Bylaw:

1. That all the existing buildings in good condition be accommodated in the layout plan.
2. That development occurs broadly in accordance with the SDP prepared by Marike Vreken Urban and Environmental Planners dated 2019 (SDP5), but that the access configuration be amended to reflect the approved access dated 22 February 2022.
3. The conditions of the Environmental Approval dated 3 March 2020 must be adhered to.
4. That the conditions of approval from WC Transport and Public Works dated 22 February 2022, be adhered to.
5. That a refuse collection and storage area be constructed at the entrance to the development and be approved the relevant Section of the Municipality.
6. The existing septic tanks need to be cleaned up and abandoned.
7. That municipal services be provided at the cost of the applicant to the satisfaction of the Municipality, and that a Services Level Agreement based on the provisional Services Report (as well as any other requirements of the Municipality) be entered into, and that the payment of augmentation levies and capital contributions in accordance with the policy of the Municipality be stipulated in the Services Agreement (inclusive of performance of payment);

### **Appeals:**

- a) You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
- b) Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600 or electronically to the case officer (cschliemann@plett.gov.za), within 21 days of date of e-mail/ publication of this letter.
- c) The 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 date of e-mailed notification of this decision together with proof of payment of the appeal fee.
- d) 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.
- e) Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
- f) 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 e-mailed notification of this letter.
- g) Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
- h) 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 letter being sent by e-mail.
- i) You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
- j) Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600 or electronically to the case officer (cschliemann@plett.gov.za), within 21 days of date of e-mail/ publication of this letter.
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- l) 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.
- m) Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
- n) 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 e-mailed notification of this letter.

- o) Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
- p) 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 letter being sent by e-mail.

Your Faithfully

A handwritten signature in black ink, consisting of several overlapping loops and a trailing line, representing the name Chris Schliemann.

Chris Schliemann

ACTING DIRECTOR: ECONOMIC DEVELOPMENT & PLANNING