



Enquiries

A Sanchez

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File ref: 18/108/443

28 May 2025

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Dear Sir,

PROPOSED CONSENT USE AND DEPARTURE: PORTION 108 OF THE FARM BRAKKLOOF NR.443, BITOU MUNICIPALITY

The Manager: Land Use Management made the following decision on 28/05/2025:

1. That **approval be granted** in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - a) Consent use for two additional dwellings.
 - b) Consent use for the two additional dwellings to be used as guest houses.
 - c) Relaxation of building line from 33m along Robberg Road (Main Road 362) to 5m.
2. That the following **not be approved**:
 - a) Relaxation of building lines from 33m to 3m along the northern and western boundaries.
3. Conditions in terms of Section 66 of the Bitou Municipality Land Use Planning Bylaw (2015):
 - i. That the 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.
 - ii. There are municipal services running in close proximity of the property. Should any municipal services be damaged / need to be re-routed during alteration, the applicant will be responsible for the re-routing and costs thereof in accordance with the municipal standards.
 - iii. Formal Building plans to be submitted to Council, in terms of Section 4 of the National Building Regulation and Building Standard Act 1977 (Act 103 of 1977).
 - iv. That 10m building lines be implemented on the northern and western boundaries.

4. Reasons for decision 1

- a. There's no negative impact that this proposal will bring to the character of the area.
- b. Neighbours will not be affected; they are still able to enjoy their rights.
- c. The proposed dwellings will not affect the agricultural potential of the property.
- d. There is no additional service upgrade from the Municipality that is required.

- e. There were no valid objections received against the proposal.
- f. The proposal adheres to the Section 8 Zoning Scheme.

5. Reasons for decision 2

- a. The properties bordering on the western and northern boundary of Portion 108 currently have building lines of 30m. To stay consistent with the character, land uses, and zoning of the immediate area, the proposed 3m building lines are not supported.

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 this letter was emailed or sent to the electronic address.
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 registration of this letter.
6. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
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 this letter was emailed or sent to the electronic address.

Yours faithfully



Chris Schliemann
Manager: Land Use and Environmental Planning