



Enquiries

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File ref: 18/87/443

6 August 2025

PER E-MAIL: a.j.ogrady@telkomsa.net

Dear Sir

**PROPOSED ADDITIONAL DWELLING UNIT AND DELETION OF CONDITONS:
PORTION 87 OF THE FARM BRAKKLOOF NR.443**

The Manager: Land Use Management made the following decision with delegated authority from Council on 2 August 2025:

1. That the **approval be granted** in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - 1.1. Deletion of condition of approval (i) of Council resolution 29 March 1993 limiting bulk of buildings on site to 700m².
 - 1.2. Deletion of condition (ii) in council resolution 29 March restricting permission for granny flats or second dwelling on site.
 - 1.3. Consent use to allow the erection of a second dwelling unit.
2. **Conditions in terms of Section 66 of the Bitou Municipality Land Use Planning Bylaw (2015)**
 - 2.1. 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.
 - 2.2. That services (water and sewage) be provided to the satisfaction of the Head: Municipal Services & Infrastructure Development.
 - 2.3. The owner is responsible for all the services connection cost for the new property.
 - 2.4. Augmentation levies for the newly created dwelling unit will be applicable.
 - 2.5. That an OSCAER permit be obtained before construction.
 - 2.6. The second dwelling unit is limited to 150m² as per the Bitou Integrated Zoning Scheme.
3. **Reasons for recommendation:**
 - 3.1. There were no valid objections received from any interested or affected parties, both internal and external.
 - 3.2. The proposal is consistent with the Bitou SDF 2022.
 - 3.3. The proposal is considered as soft densification and will not detract from the existing character of the area.
 - 3.4. The proposed subdivision constitutes suitable incremental densification of underutilized serviced land within the urban edge.

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. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
- e) 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.
- f) Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
- g) 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.



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Chris Schliemann

Manager: Land Use Management