Dear Sir

PROPOSED SUBDIVISION AND SDP: PORTION 57 OF FARM BRAKKLOOF NR.443,

The Manager: Land Use Planning approved the following in terms of Delegated Authority from Council in terms of Section 60 of the Land Use Planning Bylaw, 2015:

1. The approval of “Site Development Plan, Revision 6, drawn by DG/ SJM dated May 2021”.
2. The approval of “Subdivision Plan 443P57SUB-REV6, drawn by SJM, dated August 2021”.

That the above approval is subject to the following conditions of approval in terms of Section 66 of the Land Use Planning Bylaw, 2015.

a) 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;
b) This approval does not absolve the owner/applicant from complying with any other relevant legislation;
c) That the original conditions of approval as contained in the letter of approval with reference 18/57/443 dated 26 September 2011, shall remain applicable in so far that they remain relevant in view of this approval;
d) That the height servitude in respect of Site 1 as agreed to between the parties be registered in the Deeds Office.
e) Only a pool, pergola (alternatively roofed structure with open sides on columns or pillars), paved area or deck, walkway, braai and landscaped garden are permitted in the “building restriction area” as indicated on “Site Development Plan, Revision 6, drawn by DG/ SJM dated May 2021”.

Reasons for decision

- The proposal will have no impact on the character of the surrounding area.
- The application is consistent with the Spatial Development Framework.
- The positioning of the building platforms are identified by an Environmental Consultant as per the original approval.
- The proposed subdivision will not affect the land use rights of any neighbouring land owners.
- The objection that was received was replaced by a written agreement between the objector and land owner.

It is hereby confirmed that no appeals were received and that the approval may now be acted upon. Please note that Bitou Municipality has no responsibility to enforce any non-compliance of the personal agreement between Namma Investments Pty Ltd and Jacobs and Anderson Shareblock Pty Ltd.

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Chris Schliemann
Manager: Land Use Planning