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Reference: 15/4/1 (39579) P
Date: 18 August 2023

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Dear Sir,

APPLICATION FOR THE ESTABLISHMENT OF THE BERGVLIET MANOR HOMEOWNERS ASSOCIATION (SITUATED ON ERF 39537 PAARL)

You are hereby informed that:

1. Approval is granted in terms of Section 60(2) of the Drakenstein Municipal Land Use Planning Bylaw, 2018, from a local government perspective for the approval of the following governing documents for the Bergvliet Manor Homeowners' Association (see Annexure A.1, A.2 and A.3) respectively:
 - 1.1 The Bergvliet Manor Estate Constitution
 - 1.2 The Bergvliet Manor Estate Rules
 - 1.3 The Bergvliet Manor Landscape Management Plan
2. Approval is granted in terms of Section 60(1)(a) of the Drakenstein Municipal Land Use Planning Bylaw, 2018, for the approval of the street name "*Bergvliet Crecent*" subject to the following conditions:
 - 2.1 Prior to the completion of any building on a property, it shall be the duty of the property owner/s to obtain and install suitable address numerals in accordance with the provisions of the Signs manual;
 - 2.2 All costs relating to street naming in new subdivisions shall be borne by the developer; and
 - 2.3 Council shall not be liable for costs incurred by property owners, which could ensue as a result of the renaming process (i.e., changing of address for various institutions, websites, business signage, etc.).

2./...

3. The following be regarded as the reasons for the decision:
- 3.1 The constitution is considered to be in line with the provisions of Section 29(3) of the Drakenstein Municipal Land Use Planning Bylaw, 2018.
 - 3.2 The street name Bergvliet Crescent is regarded as an acceptable in terms of the Street Name and Number Policy.
 - 3.3 The developer has entered into a private service agreement with the owner of Erf 8424 Paarl for the management of private engineering services.

Kindly note that notice will be given on the municipal website of the decision as contained above and any person, whose rights are affected by the recommendation may appeal in writing in terms of Section 62(3) of the Municipal Systems Act, to the Appeal Authority as stipulated in terms of Section 79(2) of the Drakenstein Municipal land Use Planning Bylaw, 2018.

Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT