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Reference: 15/4/1 (8424) P
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JD/HK

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Sir

APPLICATION FOR REZONING, SUBDIVISION, CANCELATION OF A ROAD AREA SERVITUDE AND APPROVAL OF STREET NAME AND NUMBERS: REMAINDER ERF 8424, PAARL (BERGVLIET MANOR)

I refer to your Land use application (Collaborator reference 2270287).

1. **Provisional approval** be granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Rezoning** of Rem. Erf 8424, Paarl, from Agriculture Zone to Subdivisional Area Zone;
 - 1.2 **Subdivision** of Rem. Erf 8424, Paarl, into 23 land portions, in order to facilitate 22 residential portions with property sizes of 169m² to 204m² and 1 Transport Zone portion (private street), as indicated on the subdivision and zoning plan drawn by A Roux Town Planning, Plan No. 24057, Revision A, dated 2025-04-24, (**See Annexure C**);
 - 1.3 The concept site development plan with a gross density of 44.46 du/ha, as indicated on the Bergvliet Manor II site development plan, issued date 2025/04/23, (**See Annexure B**);
 - 1.4 The cancelation of the existing road area servitude, as indicated on the subdivision and zoning plan drawn by A Roux Town Planning, Plan No. 24057, Revision A, dated 2025-04-24, (**See Annexure C**) and indicated as figure JBKLFE on approved Surveyor-General Diagram No. 1272-93, (**See Annexure L**);

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- 1.5 Street name and numbering of the development which is to be an additional extension to the existing Bergvliet Manor Estate, as indicated on the subdivision and zoning plan drawn by A Roux Town Planning, Plan No. 24057, Revision A, dated 2025-04-24, **(See Annexure C)**;
- 1.6 The landscaping plan for the proposed development on Rem. Erf 8424 Paarl, is hereby accepted and supported;
- 1.7 The architectural guidelines for the proposed development on Rem. Erf 8424 Paarl, is hereby accepted and supported;
2. The approvals mentioned in Paragraphs 1.1 to 1.5 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services, in its memorandum 15/4/1/ (8424) P (1228) dated 19 August 2025, **(See Annexure E)**;
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electrical Engineering Services Division, in its memorandum 8/2/5_8424 dated 28 September 2025, **(See Annexure F)**;
 - 2.3 Adherence to the conditions laid down by the Drakenstein Municipality: Environmental Management, in its memorandum 15/4/1 (8424) P dated 30 June 2025, **(See Annexure G)**;
 - 2.4 The approval applies only to the application in question and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 2.5 That the subdivision takes place largely in accordance with the subdivision and zoning plan **(See Annexure C)**;
 - 2.6 That the development takes place largely in accordance with the concept site development plan **(See Annexure B)**;
 - 2.7 That landscaping throughout the proposed development on Rem. Erf 8424 Paarl, must take place largely in accordance with the Landscape plan, drafted by Adèle Turner Landscape Technologist **(See Annexure K)**;

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- 2.8 That the development together with the registration of the private street and maintenance thereof form part of the Bergvliet Manor Estate Homeowners' Association and be subjected to its Constitution and management rules, with the first registration of any erf, prior to building plan submission stage;
- 2.9 That the Bergvliet Manor Estate Homeowners' Association update their Constitution accordingly with the incorporation of the proposed new development;
- 2.10 That the newly created common properties (roads, open spaces, etc.), be transferred to the Homeowners' Association before or simultaneously with the registration or transfer of the first erf within the development;
- 2.11 That the approved Surveyor-General diagrams be submitted to Council before submission of any building plans;
- 2.12 Energy-saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;
- 2.13 That the applicant institute water conservation measures such as rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;
- 2.14 No new buildings or boundary walls are to be erected or existing structures altered without the approval of building plans by Council;
- 2.15 Any amendments to the application are subject to the relevant approval;
- 2.16 Should the applicant fail to comply with any of the above conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval;

3. The following be regarded as the reasons for the decision:

- 3.1 The proposed is considered compatible with the development trend in the area, due to it being an additional extension to the existing residential Bergvliet Manor Estate;
- 3.2 The proposal will not be out of scale, nor character within the surrounding built environment;
- 3.3 The property is located within the delineated urban edge, reducing sprawl as well as guiding and controlling developments within the prescribed urban area;

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- 3.4 The proposal is not expected to have a significant negative traffic impact;
- 3.5 The application is not expected to have a significant negative impact on the health, safety and wellbeing of the immediate, surrounding area and community;
- 3.6 All internal and external departments support the proposal, subject to certain conditions; and
- 3.7 The proposal is in-line with the Drakenstein Spatial Development Framework.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** of notification of decision.

This **provisional approval** is therefore suspended until further notice. Please also notify (**email or per hand**) the **surrounding property owners** who were notified of the application during the public participation process and **the objectors** (if any), of their right of appeal – proof of notification **must** be provided.

Should there be any appeals against the decision, the **application title (heading) must** be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



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