



Enquiries: Jason Daniel
Contact number: 021 807- 4581
Reference: 15/4/1 (8892) P
Date: 03 December 2024
Col No: 2171322

JD/HK
15/4/1 (8892) P

TV3 Architects & Town Planners
La Gratitude Office Building
97 Dorp Street
STELLENBOSCH
7600`

thys@tv3.co.za

**APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL AND SUBDIVISION:
UNREGISTERED ERVEN 44325 AND 44326 OF ERF 8892 PAARL (FIRWOODS ESTATE)**

I refer to my even-numbered letter dated 4 November 2024 and hereby confirm that no appeals have been lodged.

1. **Final approval** has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Amendment of the Subdivision** Plan on Erf 8892 Paarl, in order to create separate developable entities, as indicated on the amended Main Subdivision Plan drawn by TV3 Architects, Town Planners and Urban Designers (Plan No. 3) dated 20 June 2024 (**Annexure B**), which will be developed in phases, as follows;

Subdivision as well as phasing schedule of Erf 8892 Paarl

Phasing/Portions		Zoning	Land Use	Areas (±)
Phase 4	A	Subdivisional Area	Urban Development	2.08ha
Phase 5	B			4.60ha
Phase 3	C			2.41ha
Phase 1	D			7.14ha
Phase 2	E			4.91ha
Remainder Agriculture	F	Agriculture Zone	Agriculture	38.34ha
Total				±59.48ha

- 1.2 **Subdivision** of Portions A and B into 52 erven and Portions C, D and E into 126 erven, in order to make provision for the development of the proposed residential estate, as indicated on the amended Phasing Plan drawn by TV3 Architects, Town Planners and Urban Designers (Plan No. 5), dated 20 June 2024 (**Annexure D**), as follows;

Phase 1 – Portion D – Erf 44186							
PTN	Erf No.'s	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (±)
6 - 9	44321-44324	Conventional Housing	Gentlemen's Estate/Dwelling House	4	4	2.5(nett)	1.60ha
15-26 & 54-61	44301-44320 44325-44326	Conventional Housing	Dwelling House	22	62	14.4(nett)	4.30ha
A	44328-44330	Open Space Zone	Private Open Space	4			0.07ha
173 & 176	44331-44332	Transport Zone	Private Road	2			1.15ha
170	44327	Utility Zone	Electrical Substation (26m ²)	1			0.00ha
Total				33	66	9.3 (gross)	7.13ha
Phase 2 – Portion E – Erf 44187							
PTN	Erf No.'s	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (±)
10-14	44360-44364	Conventional Housing	Gentlemen's Estate/Dwelling House	5	5	2.5(nett)	2.01ha
27-53	44333-44359	Conventional Housing	Dwelling House	27	27	12.8(nett)	2.11ha
144-145	44365-44366	Open Space Zone	Private Open Space	2			0.06ha
174	44367	Transport Zone	Private Road	1			0.73ha
Total				35	32	6.5(gross)	4.91ha

Phase 3 – Portion C – Erf 44185

PTN	Erf No.'s	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (±)
62-105	44243-44286	Multi-Unit Housing Zone	Town housing/group housing	44	44	34.5(nett)	1.28ha
149-161	44287-44299	Open Space Zone	Private Open Space	13			0.66ha
175	44300	Transport Zone	Private Road	1			0.47ha
Total				58	44	18.3 (gross)	2.41ha

Phase 4 – Portion A – Erf 44183

PTN	Erf No.'s	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (±)
1-5	44191-44195	Conventional Housing	Gentlemen's Estate/Dwelling House	5	5	2.4(nett)	2.09ha
143	44196	Conventional Housing	Existing Homestead building and HOA Facilities	1			1.47ha
169	44197	Open Space Zone	Private Open Space	1			0.51ha
172	44198	Transport Zone	Private Road	1			0.30ha
177	44199	Transport Zone	Public Road and Utility Services	1			0.23ha
Total				9	5	1.1(gross)	4.60ha

Phase 5 – Portion B – Erf 44184

PTN	Erf No.'s	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (±)
106-140	44200-44234	Multi-Unit Housing Zone	Town housing/group housing	35	35	36.8(nett)	0.95ha

162-168	44235-44241	Open Space Zone	Private Open Space	7			0.74ha
171	44242	Transport Zone	Private Road	1			0.38ha
Total				43	35	16.8 (gross)	2.08ha
Grand Total				178	182	8.6 (gross)	21.13 ha

- 1.3 That **approval be granted** in terms of Section 100(1) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, Approval of the respective street names, which represents different herbs and spices, and the numbering of each individual erf property for the respective development to be known as Firwoods Estate, as indicated on the amended Street Name and Numbering Plan drawn by TV3 Architects, Town Planners and Urban Designers (Plan No. 6), dated 20 June 2024 (**Annexure E**);
- 1.4 In terms of Section 24(1)(f) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, it **be certified** that the proposed services servitudes **be exempted** from the provisions of Sections 15 and 20 to 23 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, as indicated on the amended Main Subdivision Plan drawn by TV3 Architects, Town Planners and Urban Designers (Plan No. 3) dated 20 June 2024 (**Annexure B**), for the following;
- 1.4.1 A 6m wide services servitude to accommodate an existing realigned sewer.
- 1.4.2 A Right of Way servitude over Portion F in favour of Portions A, B, C, D & E.
- 1.4.3 A Right of Way servitude over Portion F in favour of Erf 8628.
- 1.4.4 A Temporary Right of Way servitude over Portion A in favour of Portion B.
- 1.4.5 A Temporary Right of Way servitude over Portion D in favour of Portion C.
- 1.4.6 A Temporary Right of Way servitude over Portion D in favour of Portion E.
2. The approvals mentioned in Paragraphs 1.1 to 1.3 above is 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 Division in its memorandum 15/4/1 (8892) P (1204) dated 30 July 2024, **(See Annexure I)**;
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electrical Engineering Services Division in its memorandum 8/2/5_8892 dated 11 October 2024, **(See Annexure J)**;
 - 2.3 Adherence to the conditions laid down by the Drakenstein Municipality: Spatial Planning Services Section – Heritage Subsection, in its memorandum 15/4/1 (8892) P dated 24 July 2024, **(See Annexure K)**;
3. The following conditions from a town planning perspective be applicable:
- 3.1 This approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements.
 - 3.2 Any further amendments to the application be subject to the relevant approval.
 - 3.3 No new buildings are to be erected or existing structure altered without the approval of building plans by Council.
 - 3.4 No structures to be demolished without authorization being obtained from the Municipality.
 - 3.5 The subdivisions take place largely in accordance with the respective amended subdivision plan, **(See Annexure B)**, **(See Annexure C)**, **(See Annexure F)**, and **(See Annexure G)**.
 - 3.6 The development phasing take place largely in accordance with the amended Phasing Plan drawn by TV3 Architects, Town Planners and Urban Designers (Plan No. 5) dated 20 June 2024, **(See Annexure D)**.
 - 3.7 The conditions as contained in the previous approval letter with reference 15/4/1 (8892) P, dated 23 April 2021, **(See Annexure H)**, namely 4.1 – 4.3, 4.4.7 - 4.4.16, 4.4.20 and 4.4.21 remain applicable.
 - 3.8 application for the establishment of a Homeowners Association for the proposed development, Constitution, together with development guidelines be submitted to the Manager: Land Development Management, for approval prior to building plan submission stage.
 - 3.9 The newly created common properties (roads, open spaces, parking etc.), be transferred to the Homeowners Association before or simultaneously with the registration or transfer of the first erf within the development.

- 3.10 Should the applicant fail to comply with the any of the above-mentioned conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval.

(Please note that all above annexures are already in your possession)

Kindly note that the above-mentioned approval shall lapse if it is not exercised, including compliance with all relevant conditions, within five years from the date hereof.

Kindly note that this approval lapses unless separate registration of at least one erf, lot or piece therein is affected in the Deeds Registry within five years of the date of this letter, subject to compliance with section 21(1) of the Drakenstein By-law on Municipal Land Use Planning, 2018, read together with Section 22 of the aforementioned by-law.

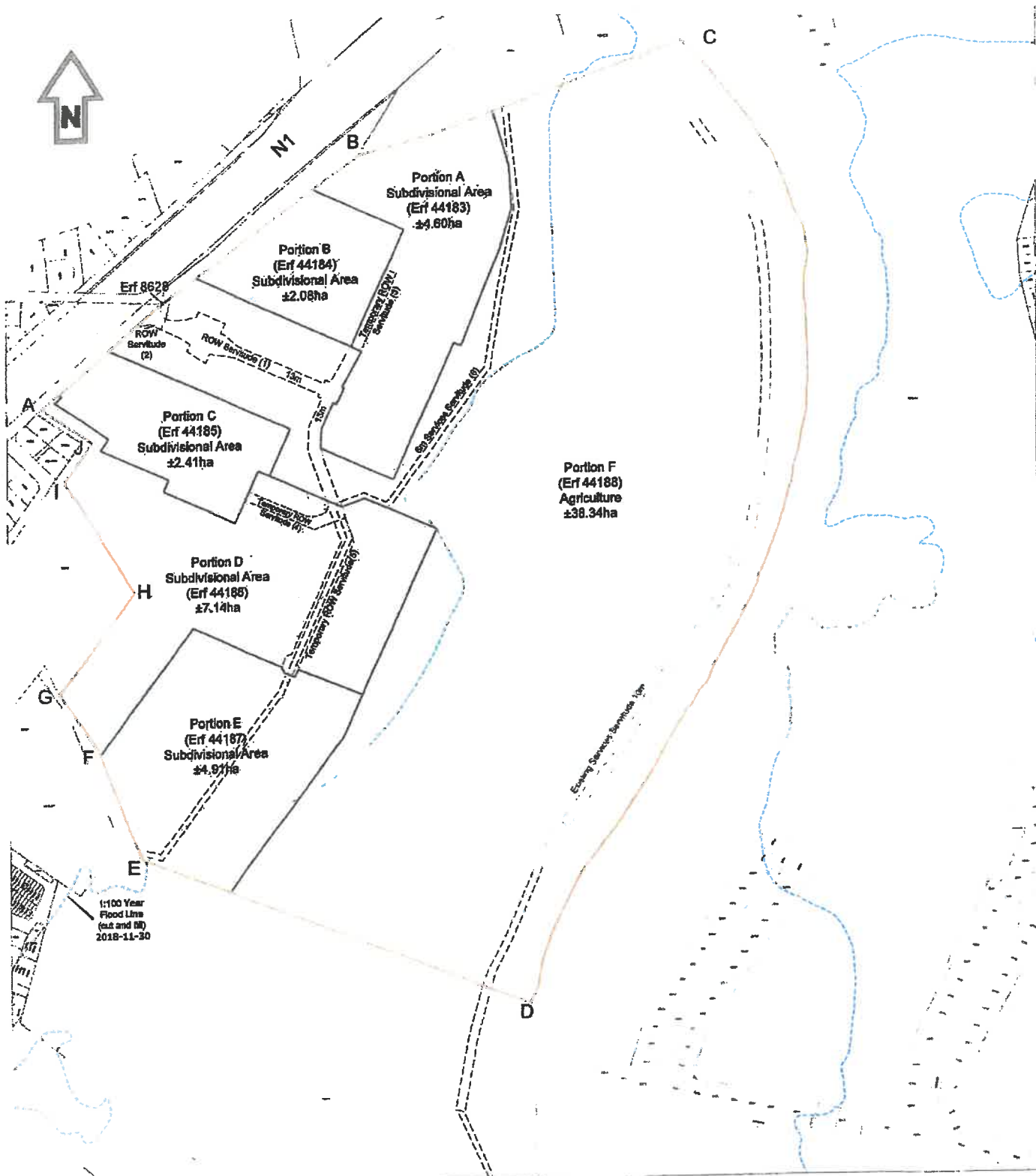
It should also be noted that the Surveyor-General will, when approving the diagram of the newly created erven, indicate on the back thereof by means of a rubber stamp, the date and reference number of this approval. The Registrar of Deeds will not register the separate registration of the erven until the application for Certificate of Registered Title or Power of Attorney has been endorsed by Council. This endorsement will be given on submission of proof that the conditions of establishment, as set out herein, have been complied with.

Furthermore, any special conditions of title hereby imposed must be quoted in the relevant Power of Attorney or application for Certificate of Registered Title, which document must be submitted to Council together with the diagrams for endorsement.

Yours faithfully



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



Notation:

- Figure A,B,C, along Berg River, D-J (excluding Erf 8628) represents Erf 8892, Paarl.
- Subdivision into Portions A-E to be rezoned to Subdivisional Area and Portion F remains Agricultural Zone.
- Right of Way Servitude (1) over Portion F in favour of Portions A-E.
- Right of Way Servitude (2) over Portion F in favour of Erf 8628.
- Temporary Right of Way Servitude (3) over Portion A in favour of Portion B.
- Temporary Right of Way Servitude (4) over Portion D in favour of Portion C.
- Temporary Right of Way Servitude (5) over Portion D in favour of Portion E.
- Services Servitude (5) to accommodate an existing to be realigned sewer.
- Cadastral Information obtained from Surveys and Mapping (DRDLR).
- Aerial Photography obtained from Surveys and Mapping (DRDLR).
- Flood line study done by Graeme McGill Consulting Engineers.
- Subdivision done on the assumption that the flood line can be modified.
- All areas and dimensions are approximate and should be verified by a professional land surveyor.

Zoning and Land Use Development Schedule

Annotation	Land Use	Zoning	Portion	Erf No.	± Area	%
	Urban Development	Subdivisional Area	A	44183	2.08ha	3
	Urban Development	Subdivisional Area	B	44184	4.80ha	8
	Urban Development	Subdivisional Area	C	44185	2.41ha	4
	Urban Development	Subdivisional Area	D	44186	7.14ha	12
	Urban Development	Subdivisional Area	E	44187	4.81ha	8
	Agriculture	Agricultural Zone	F	44188	38.34ha	64
Total					59.48ha	100

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Firwoods ANNEXURE B

Property Description:

Erf 8892, Paarl

Drawing:

Proposed Main Subdivision Plan

Plan no.:

3

Date:

20/08/2024

Scale:

1:4000 (A3)

Project no.:

P 3564

Drawn:

WH

Checked:

MW

DRAKENSTEIN MUNICIPALITY

This subdivision/~~Consolidation/amendment of subdivision~~ has been approved in terms of Section 60(a) of the Drakenstein By-law on Land Use Planning, 2018 subject to the conditions as set out in the following letter of approval:

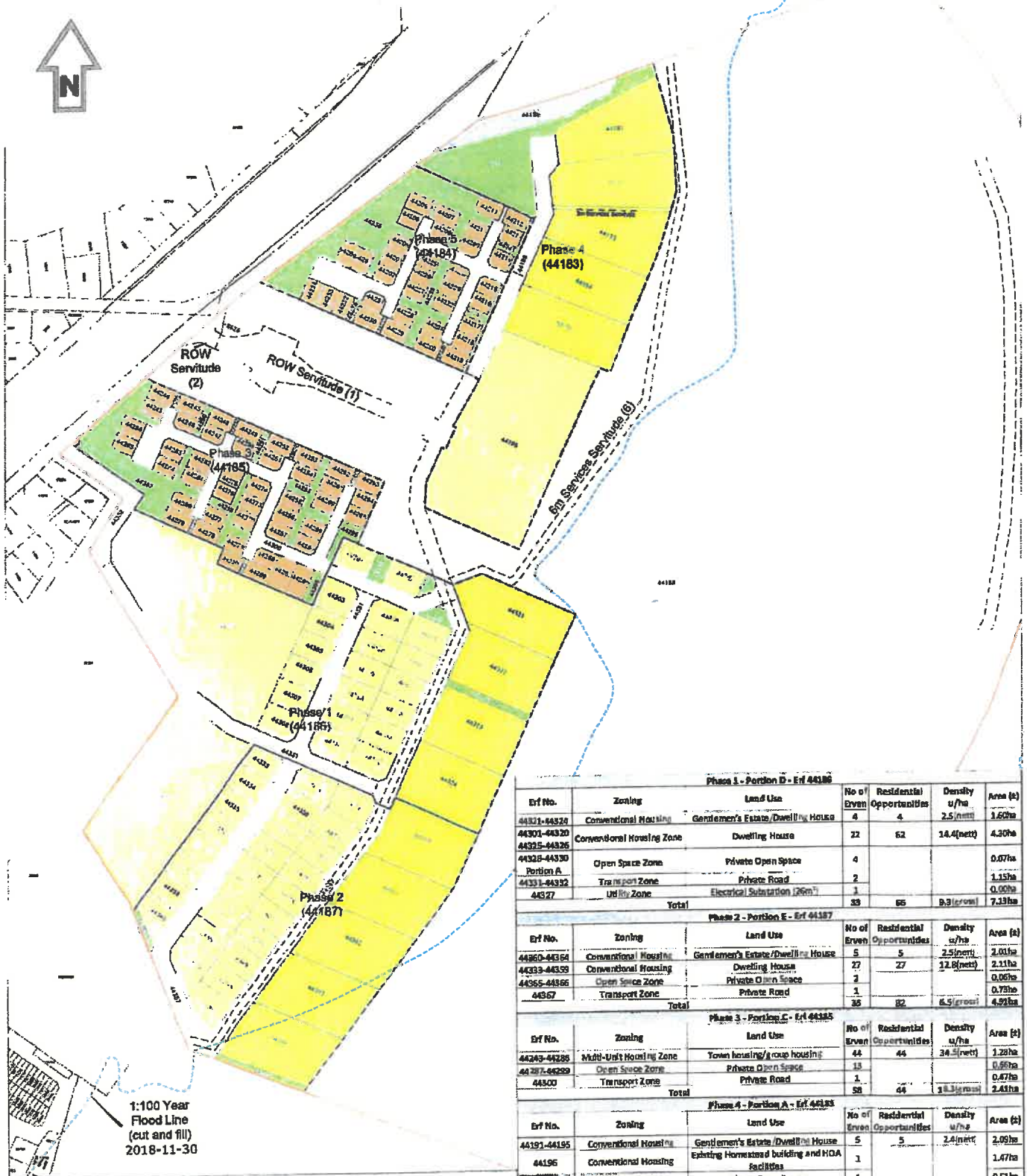
Ref: 15/4/1 (8892) Paarl

Date: 3 December 2024



..... **H. G. STRIJDOM**

MANAGER: LAND DEVELOPMENT MANAGEMENT



1:100 Year
Flood Line
(cut and fill)
2018-11-30

Notation:

- Cadastral information obtained from Surveys and Mapping (DRDLR).
- Aerial Photography obtained from Surveys and Mapping (DRDLR).
- Flood line study done by Greame McGill Consulting Engineers.
- Subdivision done on the assumption that the flood line can be modified.
- The development will be phased but not necessarily in chronological order.
- The 6m wide Services Servitude is to accommodate an existing to be realigned sewer.
- All areas and dimensions are approximate and should be verified by a professional land surveyor.
- This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved.

Phase 1 - Portion D - Erf 44185						
Erf No.	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (a)
44301-44329	Conventional Housing	Gentlemen's Estate/Dwelling House	4	4	2.5 (net)	1.60ha
44301-44329	Conventional Housing Zone	Dwelling House	22	62	14.4 (net)	4.30ha
44328-44330	Open Space Zone	Private Open Space	4			0.07ha
44331-44332	Transport Zone	Private Road	2			1.13ha
44327	Utility Zone	Electrical Substation (26m ²)	1			0.00ha
Total			23	66	9.3 (gross)	7.13ha
Phase 2 - Portion E - Erf 44187						
Erf No.	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (a)
44360-44364	Conventional Housing	Gentlemen's Estate/Dwelling House	5	5	2.5 (net)	2.01ha
44333-44339	Conventional Housing	Dwelling House	27	27	17.8 (net)	2.11ha
44355-44356	Open Space Zone	Private Open Space	2			0.06ha
44367	Transport Zone	Private Road	1			0.73ha
Total			35	32	6.5 (gross)	4.91ha
Phase 3 - Portion C - Erf 44188						
Erf No.	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (a)
44243-44285	Multi-Unit Housing Zone	Town housing/apartment housing	44	44	34.5 (net)	1.28ha
44287-44289	Open Space Zone	Private Open Space	13			0.56ha
44300	Transport Zone	Private Road	1			0.47ha
Total			58	44	18.3 (gross)	2.41ha
Phase 4 - Portion A - Erf 44183						
Erf No.	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (a)
44191-44195	Conventional Housing	Gentlemen's Estate/Dwelling House	5	5	2.4 (net)	2.09ha
44196	Conventional Housing	Existing Homestead building and HGA facilities	1			1.47ha
44197	Open Space Zone	Private Open Space	1			0.51ha
44198	Transport Zone	Private Road	1			0.30ha
44199	Transport Zone	Public Road and Utility Services	1			0.23ha
Total			9	5	2.1 (gross)	4.60ha
Phase 5 - Portion B - Erf 44184						
Erf No.	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (a)
44200-44234	Multi-Unit Housing Zone	Town housing/apartment housing	35	35	36.8 (net)	0.95ha
44235-44241	Open Space Zone	Private Open Space	7			0.74ha
44242	Transport Zone	Private Road	1			0.38ha
Total			43	35	16.3 (gross)	2.08ha
Grand Total			178	182	8.6 (gross)	21.18ha

Drawing:		Plan no.:	
Phasing Plan		5	
Date:	20/06/2024	Scale:	1:3000 (A3)
Project no.:	P 3564	Drawn:	WH
		Checked:	MW

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Firwoods ANNEXURE D

Property Description:

Erven 44183 - 44187, Paarl

DRAKENSTEIN MUNICIPALITY

This subdivision/~~Consolidation/amendment of subdivision~~ has been approved in terms of Section 60(a) of the Drakenstein By-law on Land Use Planning, 2018 subject to the conditions as set out in the following letter of approval:

Ref: 15/4/1 (8892) Paarl

Date: 3 December 2024



..... H. G. STRIJDOM

MANAGER: LAND DEVELOPMENT MANAGEMENT



Notation:

- All areas and dimensions are approximate and should be verified by a professional land surveyor.
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Alternative street names:

Cardamom
Cinnamon
Turmeric
Garam
Nutmeg
Paprika
Vanilla



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Firwoods ANNEXURE E

Property Description:

Erven 44183 - 44187, Paarl

Drawing:

Street Naming and Numbering Plan

Plan no.:

6

Date:

20/08/2024

Scale:

NTS

Project no.:

P 3564

Drawn:

WH

Checked:

MW

DRAKENSTEIN MUNICIPALITY

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Ref: 15/4/1 (8892) Paarl

Date: 3 December 2024



..... H. G. STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGEMENT



Notation:

- Cadastral information obtained from Surveys and Mapping (DRDLR).
- Aerial Photography obtained from Surveys and Mapping (DRDLR).
- Flood line study done by Graeme McGill Consulting Engineers.
- Subdivision done on the assumption that the flood line can be modified.
- The development will be phased but not necessarily in chronological order.
- The 6m wide Services Servitude is to accommodate an existing to be realigned sewer.
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- This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved.

Zoning and Land Use Development Schedule

UNREGISTERED ERF 44325 (FIGURE A-J)

Annotation	Land Use	Zoning	Erf Number	No of Erf's	Residential Opportunities	Density Cross Units	± Area	%
	Dwelling House	Conventional Housing Zone	1 - 23	23	23	14.8	1.19ha	79
	Private Open Space	Open Space Zone	24 - 25	2			0.19ha	10
	Private Road	Transit Zone	26	1			0.28ha	17
Total				26	23	14.9	1.55ha	100



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Firwoods ANNEXURE F

Property Description:

Unregistered Erf 44325, Paarl

Drawing:

Proposed Subdivision

Plan no.:

7

Date:

20/08/2024

Scale:

1:3000 (A3)

Project no.:

P 3584

Drawn:

WH

Checked:

MW

DRAKENSTEIN MUNICIPALITY

This subdivision/~~Consolidation/amendment of subdivision~~ has been approved in terms of Section 60(a) of the Drakenstein By-law on Land Use Planning, 2018 subject to the conditions as set out in the following letter of approval:

Ref: 15/4/1 (8892) Paarl

Date: 3 December 2024



..... H. G. STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGEMENT



31206

Erf 44325

38986

Notation:

- Cadastral information obtained from Surveys and Mapping (DRDLR).
- Aerial Photography obtained from Surveys and Mapping (DRDLR).
- Flood line study done by Graeme McGill Consulting Engineers.
- Subdivision done on the assumption that the flood line can be modified.
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Firwoods ANNEXURE G

Property Description:

Unregistered Erf 44326, Paarl

Zoning and Land Use Development Schedule

UNREGISTERED ERF 44326 (FIGURE K-P)

Annotation	Land Use	Zoning	Erf Number	No of Erfen	Residential Opportunities	Density Gross Units	± Area	%
	Dwelling House	Conventional Housing Zone	1-19	19	19	19.4	0.90ha	78
	Private Open Space	Open Space Zone	20	1	1		0.12ha	10
	Private Road	Transport Zone	21	1			0.14ha	12
Total				21	19	19.4	1.16ha	100

Drawing:

Proposed Subdivision

Plan no.:

8

Date:

20/08/2024

Scale:

1:3000 (A3)

Project no.:

P 3564

Drawn:

WH

Checked:

MW

DRAKENSTEIN MUNICIPALITY

This subdivision/~~Consolidation/amendment of subdivision~~ has been approved in terms of Section 60(a) of the Drakenstein By-law on Land Use Planning, 2018 subject to the conditions as set out in the following letter of approval:

Ref: 15/4/1 (8892) Paarl

Date: 3 December 2024



..... H. G. STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGEMENT