DRAKENSTEIN
MUNISIPALITEIT • MUNICIPALITY • UMASIPALA
Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500
www.drakenstein.gov.za
customercare@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7647

Enquiries: Mr. C. Petersen
Contact number: 021 807 6351
Reference: 15/4/1 (8892) P
Date: 27 October 2026

ARCA Unlimited
274 Waterkloof Road
Brooklyn
Pretoria
0028

Email: info@arcaunlimited.com

Sir / Madam

APPLICATION FOR DEPARTURE FROM LAND USE RESTRICTIONS: ERF 44856 PAARL ET AL (FIRWOODS ESTATE)

I refer to your land use application (Collaborator reference: 2453409)

You are herewith notified that:

1. **Provisional approval** be granted in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for the following:

   1.1 Permanent departure for the relaxation of one side boundary building line between the Conventional Housing Zone Erven from 1.5m to 0m, applicable to Erven 44856-44874 Paarl, as indicated on the Site Development Plan drawn by ARCA Unlimited (Project Number 2025-52; Drawing Name 2025-52 - C0000) attached hereto as "**Annexure A**"; and
   1.2 Permanent departure in order to exceed the maximum permissible height of the Conventional Housing Zone Erven from 8m to 9.5m, applicable to Erven 44856-44874 Paarl.

Reasons for the above decision are as follows:

- No objections were received against the application; and
- The relaxations will allow for the execution of the development, without negatively affecting the area surrounding the development.

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 By-law on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from the date of the registration of the letter. **This approval is therefore suspended until further notice.**

Yours faithfully,

H. G. STRIJDOM
SENIOR MANAGER: LAND DEVELOPMENT MANAGEMENT