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Enquiries: Mr. C. Petersen
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Reference: 15/4/1 (8892) P
Date: 27 October 2026

TV3 Architects and Town Planners (Pty) Ltd
97 Dorp Street
1st Floor La Gratitude Offices
STELLENBOSCH
7599

Email: anton@tv3.co.za

Sir / Madam

APPLICATION FOR DEPARTURE FROM LAND USE RESTRICTIONS AND ADOPTION OF THE FIRWOODS ESTATE ARICHITECTURAL GUIDELINES: ERF 8892 PAARL (FIRWOODS ESTATE)

I refer to your land use application (Collaborator reference: 2436868)

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 in order to exceed the maximum permissible height of a dwelling house from 8m to 9.5m, as indicated on the General Height Departure Plan drawn by TV3 Architects and Town Planners (Project No. P 3564, Plan No. 1) dated 13/10/2026 attached hereto as "**Annexure A**".

   1.2 The height departure contemplated in paragraph 1.1 shall exclude Erven 44219, 44220, 44229, 44230, 44232, 44233, 44234, 44251, 44252, 44253, 44254, 44255, 44256, 44257, 44264, 44265 and Erven 44321- 44364 and 44191-44196 Paarl.

2. Approval of the Firwoods Estate Architectural Guidelines by Drakenstein Municipality and shall be managed and enforced by the Firwoods Estate Homeowners Association, attached hereto as **Annexure B**.

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 respect of the approval granted in paragraph 1 only, 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