

Firwoods ANNEXURE B

Property Description:
Unregistered Erf 44185, Paarl

Drawing:		Plan no.:
Proposed Amended Subdivision		2A
Date:	Scale:	
20/02/2025	1:1000 (A3)	
Project no.:	Drawn:	Checked:
P 3564	WH	MW



Zoning and Land Use Development Schedule

Unregistered Erf 44325

Anno-tation	Land Use	Zoning	Erf Number	No of Erven	Residential Opportunities	Density Gross U/ha	± Area	%
	Dwelling House	Conventional Housing Zone	1-21	21	21	13.6	1.16ha	75
	Private Open Space	Open Space Zone	22-23	2			0.24ha	15
	Private Road	Transport Zone	24-25	2			0.16ha	10
Total				25	21	13.6	1.55ha	100

Unregistered Erf & 44185



Notation:

- * Cadastral information obtained from Surveys and Mapping (DRDLR).
- * Aerial Photography obtained from Surveys and Mapping (DRDLR).
- * The development will be phased but not necessarily in chronological order.
- * 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.



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Firwoods ANNEXURE C

Property Description:

Unregistered Erf 44325, Paarl

Drawing:

Proposed Amended Subdivision

Plan no.:

2B

Date:

20/02/2025

Scale:

1:1000 (A3)

Project no.:

P 3564

Drawn:

WH

Checked:

MW



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
- Anise
- Mace

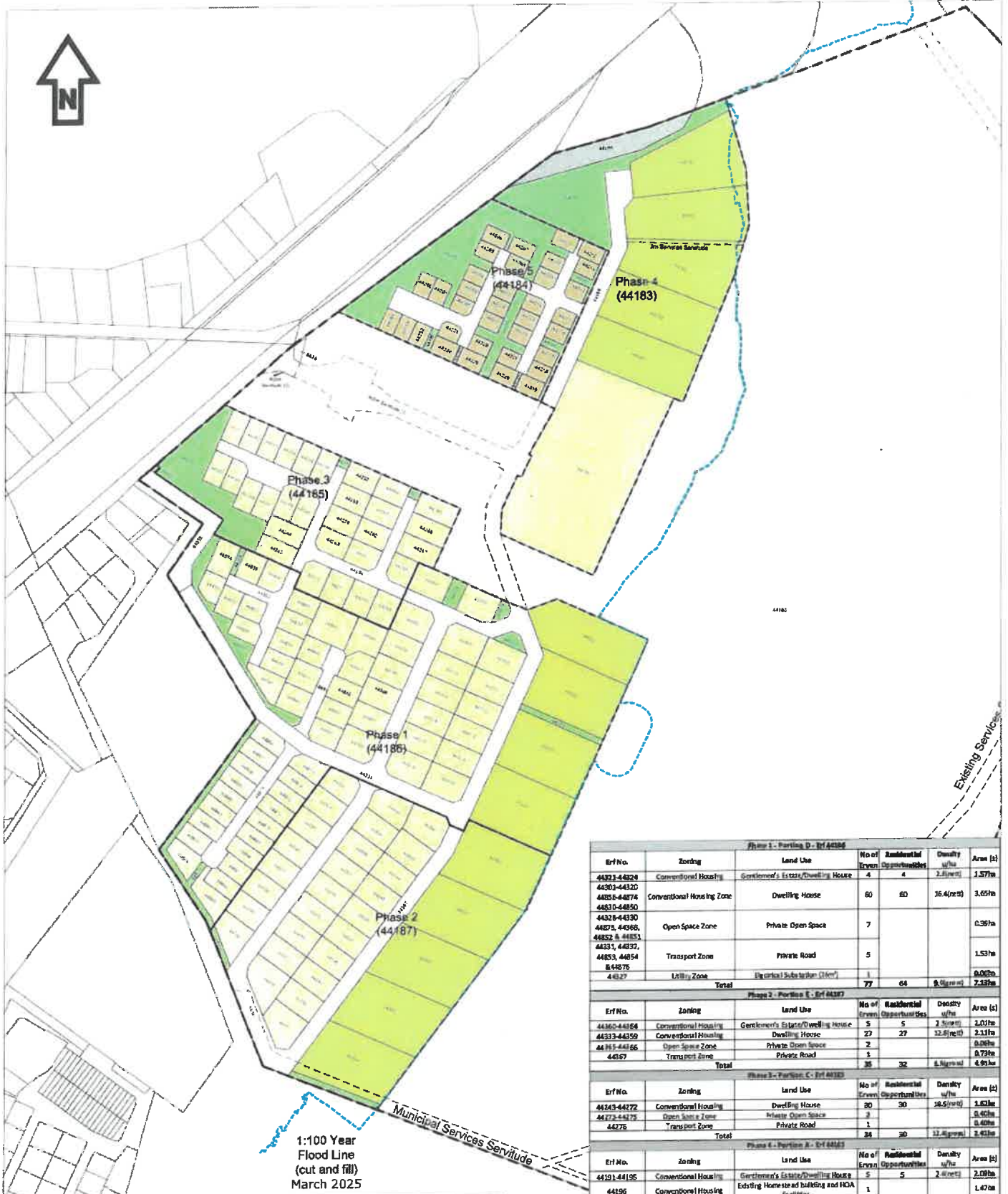
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Firwoods ANNEXURE D

Property Description:
Unregistered Erven 44185 & 44325, Paarl

Drawing:	Street Naming and Numbering Plan	Plan no.: 4
Date:	20/02/2025	Scale: NTS
Project no.:	P 3564	Drawn: WH Checked: MW



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.
- 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 44186						
Erf No.	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (a)
44313-44324	Conventional Housing	Gentlemen's Estate/Dwelling House	4	4	2.00/m ²	1.57ha
44303-44320	Conventional Housing Zone	Dwelling House	60	60	16.4/acre	3.05ha
44356-44374	Open Space Zone	Private Open Space	7			0.39ha
44330-44350	Transport Zone	Private Road	5			1.53ha
44334-44339	Utility Zone	Electrical Substation (10kV)	1			0.00ha
44327	Utility Zone	Electrical Substation (10kV)	1			0.00ha
Total			77	64	8.6/acre	7.53ha
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	2.00/m ²	2.03ha
44333-44359	Conventional Housing	Dwelling House	27	27	12.8/acre	2.13ha
44165-44166	Open Space Zone	Private Open Space	2			0.20ha
44367	Transport Zone	Private Road	1			0.77ha
Total			35	32	6.8/acre	4.93ha
Phase 3 - Portion C - Erf 44185						
Erf No.	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (a)
44243-44272	Conventional Housing	Dwelling House	30	30	18.5/acre	1.62ha
44273-44275	Open Space Zone	Private Open Space	3			0.40ha
44276	Transport Zone	Private Road	1			0.40ha
Total			34	30	12.4/acre	2.42ha
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	2.00/m ²	2.03ha
44196	Conventional Housing	Existing Homestead building and HOA Facilities	1			1.47ha
44197	Open Space Zone	Private Open Space	1			0.31ha
44198	Transport Zone	Private Road	1			0.30ha
44199	Transport Zone	Public Road and Utility Services	1			0.23ha
Total			9	5	3.1/acre	4.80ha
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	31	35	36.8/acre	0.35ha
44235-44241	Open Space Zone	Private Open Space	2			0.74ha
44242	Transport Zone	Private Road	1			0.38ha
Total			34	35	38.6/acre	2.08ha
Grand Total			198	166	7.1/acre	33.33ha

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Firwoods ANNEXURE E

Property Description:

Unregistered Erven 44185 & 44325, Paarl

Drawing:

Phasing Plan

Plan no.:

3

Date:

20/02/2025

Scale:

1:3000 (A3)

Project no.:

P 3564

Drawn:

WH

Checked:

MW

ANNEXURE F



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customercare@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7646

Enquiries: **Riyaaz Mowzer**
Contact number: **(021) 807-4822**
Reference: **15/4/1 (8892) P**
Date: **23 April 2024**

JA/RM

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

Email: Thys@tv3.co.za

Sir

APPLICATION FOR THE SUBDIVISION, REZONING, APPROVAL OF A PHASING PLAN, APPROVAL OF THE SITE DEVELOPMENT PLAN, HOMEOWNERS ASSOCIATION APPROVAL, STREET NAME AND NUMBERING APPROVAL AND EXEMPTION OF SERVITUDES: ERF 8892 PAARL (FIRWOODS)

I refer to my even-numbered letter dated 27 March 2024 and confirm hereby that no appeals have been lodged in this regard.

1. **Final approval** has now been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Subdivision of Erf 8892 Paarl (±59.48 ha) into six portions/phases in order to create separate developable entities, as indicated on the Main Subdivision Plan drawn by TV3 Architects, Town Planners and Urban Designers (Plan No. 3) dated 06 March 2024, (Annexure D), 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	2.08 ha
Phase 5	B			4.60 ha
Phase 3	C			2.41 ha
Phase 1	D			7.14ha
Phase 2	E			4.91ha
Remainder Agriculture	F	Agriculture Zone	Agriculture	38.34ha
Total				±59.48 ha

1.2 Rezoning of Portions A (±2.08ha), B (±4.60ha), C (±2.41ha), D (±7.14ha) and E (±4.91ha) from Agriculture Zone to Subdivisional Area for the development of a residential estate to be formally known as Firwoods Estate;

1.3 Subdivision of Portions A and B into 52 erven and Portion C, D and E into 125 erven in order to make provision for the development of the proposed residential estate, as indicated on the Phasing Plan drawn by TV3 Architects, Town Planners and Urban Designers (Plan No. 5) dated 06 March 2024 and Subdivision Plan drawn by TV3 Architects, Town Planners and Urban Designers (Plan No. 4) dated 06 March 2024, (Annexure E) and (Annexure F), as follows:

Phase 1 - Portion D						
PTN	Zoning	Land Use	No of Erven	Residential Opportunities	Density Gross u/ha	Area (±)
6-9	Conventional Housing	Gentlemen's Estate/Dwelling House	4	4	2.5 (nett)	1.60ha
141-142	Multi-Unit Housing Zone	Apartments (3 Storeys)	2	219	81.4 (nett)	2.69ha
15-23 54-61	Conventional Housing Zone	Dwelling House	20	20		1.59ha
146-148	Open Space Zone	Private Open Space	3			0.07ha
173 &176	Transport Zone	Private Road	2			1.18ha
170	Utility Zone	Electrical Substation	1			0.00ha
Total			32	243	34.1 (gross)	7.14ha
Phase 2 - Portion E						
PTN	Zoning	Land Use	No of Erven	Residential Opportunities	Density Gross u/ha	Area (±)
10-14	Conventional Housing	Gentlemen's Estate/Dwelling House	5	5	2.5 (nett)	2.01ha
27-53	Conventional Housing	Dwelling House	27	27	12.8 (nett)	2.11ha

144-145	Open Space Zone	Private Open Space	2			0.06ha
174	Transport Zone	Private Road	1			0.73ha
Total			35	32	6.5 (gross)	4.91ha
Phase 3 - Portion C						
PTN	Zoning	Land Use	No of Erven	Residential Opportunities	Density Gross u/ha	Area (±)
62-105	Multi-Unit Housing Zone	Town housing/group housing	44	44	34.5 (nett)	1.28ha
149-161	Open Space Zone	Private Open Space	11			0.66ha
175	Transport Zone	Private Road	1			0.47ha
Total			56	44	18.3 (gross)	2.41ha
Phase 4 - Portion A						
PTN	Zoning	Land Use	No of Erven	Residential Opportunities	Density Gross u/ha	Area (±)
1-5	Conventional Housing	Gentlemen's Estate/Dwelling House	5	5	2.4 (nett)	1.28ha
143	Conventional Housing	Existing Homestead building and HOA Facilities	1			
169	Open Space Zone	Private Open Space	1			
172	Transport Zone	Private Road	1			
177	Transport Zone	Public Road and Utility Services	1			
Total			9	5	1.1 (gross)	4.60ha

Phase 5 - Portion B						
PTN	Zoning	Land Use	No of Erven	Residential Opportunities	Density Gross u/ha	Area (±)
106-140	Multi-Unit Housing Zone	Town housing/group housing	35	35	36.8 (nett)	0.95ha
162-168	Open Space Zone	Private Open Space	7			0.74ha
171	Transport Zone	Private Road	1			0.38ha
Total			43	35	16.8 (gross)	2.08ha
Grand Total			229	359	17.0 (gross)	21.13ha

- 1.4 **Approval of the Firwoods Estate Owners Association Constitution** which will govern all matters relating to services, access, security, landscaping, parking, use of the common areas and aesthetics of the development, amongst others, (Annexure J);
2. **Approval be granted** in terms of Section 100(1) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018 for the approval of the respective street names, which represents different herbs and spices, and the numbering of each individual property for the respective development to be formerly known as Firwoods Estate, as indicated on the Street Name and Numbering Plan drawn by TV3 Architects, Town Planners and Urban Designers (Plan No. 6) dated 28 June 2023, (Annexure G);
3. It is herewith certified in terms of Section 24 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, that the following servitudes be exempted from the provisions of Sections 15 and 20 to 23 of the Drakenstein By-law on Municipal Land Use Planning, 2018, as indicated on Main Subdivision Plan drawn by TV3 Architects, Town Planners and Urban Designers (Plan No. 3) dated 06 March 2024, (Annexure D), for the following:
- 3.1 A 6m wide services servitude is to accommodate an existing realigned sewer;
 - 3.2 A Right of Way servitude over Portion F in favour of Portions A, B, C, D & E;
 - 3.3 A Right of Way servitude over Portion F in favour of Erf 8628;
 - 3.4 A Temporary Right of Way servitude over Portion A in favour of Portion B;
 - 3.5 A Temporary Right of Way servitude over Portion D in favour of Portion C;
 - 3.6 A Temporary Right of Way servitude over Portion D in favour of Portion E.

- 4. The approvals mentioned in Paragraphs 1-3 above are subject to the conditions laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018.**
- 4.1 Adherence to the conditions set out in the memorandum of Drakenstein Municipality: Civil Engineering Services Department referenced 15/4/1 (8892) P (0041) dated 18 January 2024, (Annexure X);**
- 4.2 Adherence to the conditions set out in the collaborator comment of Drakenstein Municipality: Electro Technical Engineering Services Department referenced 2064809 dated 07 July 2023, (Annexure Y);**
- 4.3 Adherence to the conditions set out in the memorandum of Drakenstein Municipality: Environmental Management Department referenced 15/4/1 (8892) P dated 16 August 2023, (Annexure Z);**
- 4.4 The following conditions from a town planning point of view be applicable:**
- 4.4.1 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;**
- 4.4.2 Any amendments to the application are subject to the relevant approval;**
- 4.4.3 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;**
- 4.4.4 No structures to be demolished without authorization being obtained from the Municipality;**
- 4.4.5 The subdivisions take place largely in accordance with the respective subdivision plans attached as (Annexure D) and (Annexure F), respectively;**
- 4.4.6 The development phasing takes place largely in accordance with the Phasing Plan drawn by TV3 Architects, Town Planners and Urban Designers (Plan No. 5) dated 06 March 2024, (Annexure E);**
- 4.4.7 The development, together with its buildings, be designed in line with the Firwoods Estate Architectural Design Guidelines, (Annexure H);**

- 4.4.8 The landscaping throughout the development must take place largely in accordance with the Landscaping Site Plan Terra Landscape Architects dated 15/06/2023 Rev C, (Annexure I);**
- 4.4.9 The entrance gate to the development be built in largely in accordance with the Entrance Gate Site Development Plan drawn by Nuvorm, Code 23AE, Rev B, (Annexure P);**
- 4.4.10 A master site development plan for the entire development must be submitted or detailed site development plans for each phase must be submitted to the Manager: Land Development Management, before the submission of building plans, for approval;**
- 4.4.11 All common properties, being roads, open spaces, parking etc, be transferred to the Home Owners Association before or simultaneously with the registration or transfer of the first erf;**
- 4.4.12 The developer must ensure that all the necessary measures should be put in place, within habitable buildings, to ensure that the Indoor air quality is not affected by emissions from normal agricultural activities;**
- 4.4.13 The developer must ensure that the increased traffic flow from the development during construction phase does not create disturbance for the existing surrounding residents;**
- 4.4.14 Consideration of the following water conservation measures must be given: Rainwater harvesting, grey water recycling and similar technical enhancements such as low flow shower heads, dual flush toilets and water-wise gardens;**
- 4.4.15 The sale of electricity to individual residential consumers within the development remain the sole responsibility of the municipality;**
- 4.4.16 No developer or homeowners association will be allowed to buy electricity in bulk from the municipality and in turn resell electricity to residential consumers within their respective residential developments;**
- 4.4.17 Consideration of the following water conservation measures must be given Rainwater harvesting, grey water recycling and similar technical enhancements such as low flow shower heads, dual flush toilets and water-wise gardens;**

- 4.4.18 The sale of electricity to individual residential consumers within the development remain the sole responsibility of the municipality;
- 4.4.19 No developer or homeowners association will be allowed to buy electricity in bulk from the municipality and in turn resell electricity to residential consumers within their respective residential developments;
- 4.4.20 That the owner/developer ensure that all labourers should be legally relocated or provide alternative accommodation, at own cost, to all persons who are eligible for whom alternative accommodation must be provided for before transfer of any property and confirmation thereof sent to the Manager: Land Development Management;
- 4.4.21 It be included in the deeds of sale and title deed of Erven 12-14 partially situated within the 1:100-year flood line, that part of the properties have been filled-in and compacted and that special precautions might be necessary to ensure safe development.
- 4.4.22 Should the applicant fail to comply with any of the conditions laid down, then council reserves the right to impose further future conditions.

5. The applicant **must** take note of the following:

- 5.1 The Environmental Authorisation received from the Department of Environmental Affairs and Development Planning (**Annexure Q**);
- 5.2 The comments received from the South African National Roads Agency (**Annexure S**);
- 5.3 The Comments received from Heritage Western Cape (**Annexure U**);
- 5.4 The comments received from The Western Cape Government of Agriculture (**Annexure V**);
- 5.5 The comments received from The Department of Water and Sanitation (**Annexure W**);
- 5.6 The applicant must liaise with the municipality directly regarding the proposed R60 000 aid for families to be relocated, for consideration.

(The above-mentioned annexures are already in your possession)

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 Bylaw on Municipal Land Use Planning, 2018, read together with Section 22 of the aforementioned Bylaw.

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.

The approved land use rights will furthermore only vest once all relevant conditions have been complied with. Non-compliance with the said conditions will therefore result in the land use rights not being in place, resulting in a Zoning Scheme By-law Transgression, which may lead to legal action if necessary.

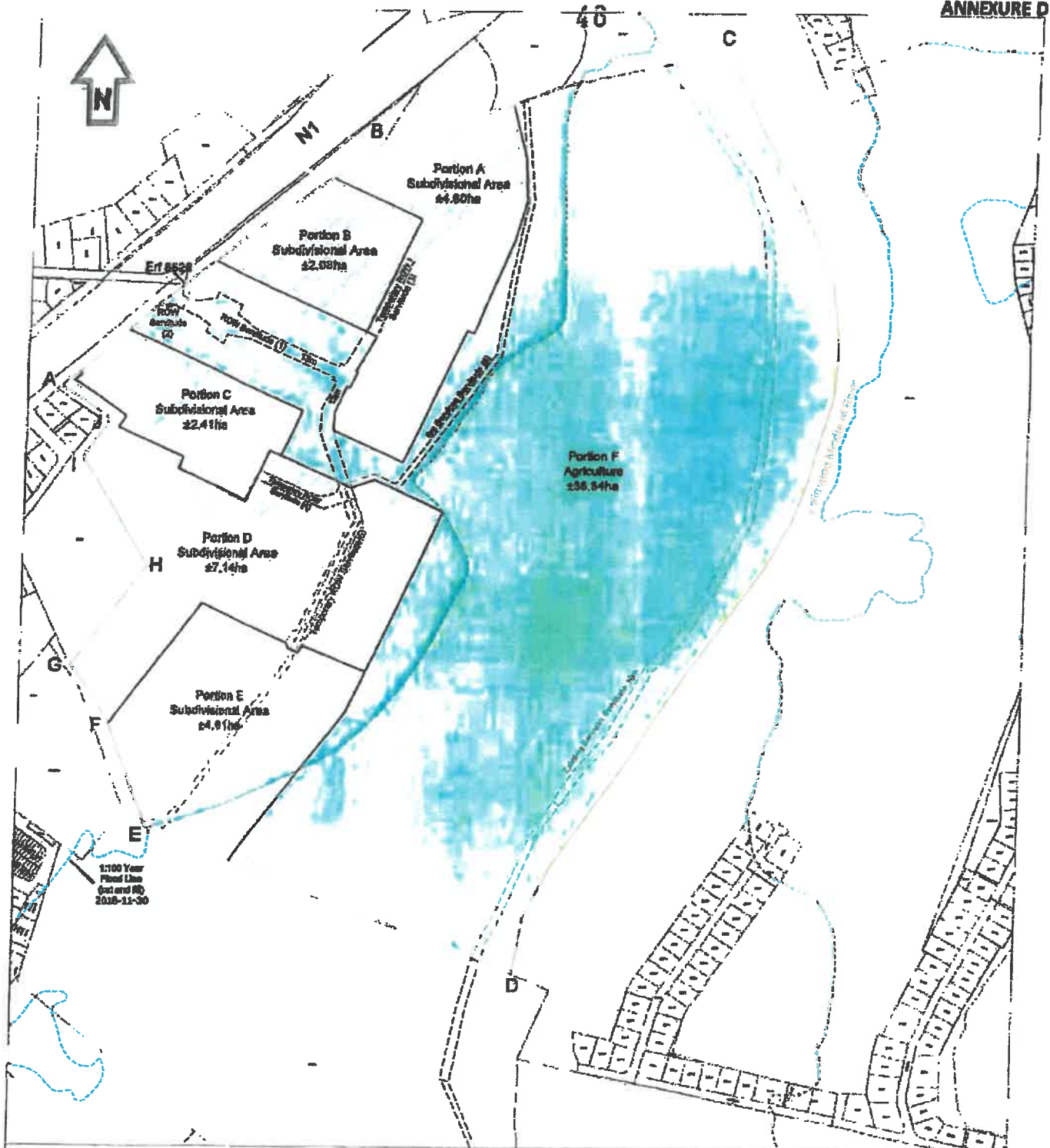
Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)

MANAGER: LAND DEVELOPMENT MANAGEMENT

Please address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, customercare@drakenstein.gov.za, and Henk Strijdom, hens@drakenstein.gov.za



Notation:

- Figure A,B,C, along Berg River, D,E,F,G,H,I,J (excluding Erf 8828) represents Erf 8892, Paarl.
- Subdivision into Portions A,B,C,D,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 8828.
- 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.
- Servitudes (6) 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	Area	%
	Urban Development	Subdivisional Area	A	2.08ha	3
	Urban Development	Subdivisional Area	B	4.80ha	8
	Urban Development	Subdivisional Area	C	2.41ha	4
	Urban Development	Subdivisional Area	D	7.14ha	12
	Urban Development	Subdivisional Area	E	4.91ha	8
	Agriculture	Agricultural Zone	F	38.34ha	64
Total				59.48ha	100



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STELLINGSMA 7600 | TEL +27 (21) 861 8898 | www.tv3.co.za

Firwoods

Property Description:

Erf 8892, Paarl

Drawing:

Proposed Main Subdivision Plan

Plan no.:

3

Date:

06/03/2024

Scale:

1:4000 (AS)

Project no.:

P 3564

Drawn:

WH

Checked:

MW

DRAKENSTEIN MUNICIPALITY

Approved in terms of Section 60(1) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018. The approval may be subject to certain conditions as set out in the letter of approval.

Ref: 15/4/1 (8892) P

Date: 23 April 2024



.....
HG STRIJDOM

MANAGER: LAND DEVELOPMENT MANAGEMENT

DRAKENSTEIN MUNICIPALITY

This subdivision is exempted from the provisions of Section 15 and 20 to 23 of the Drakenstein By-Law on Municipal Land Use Planning, 2018.

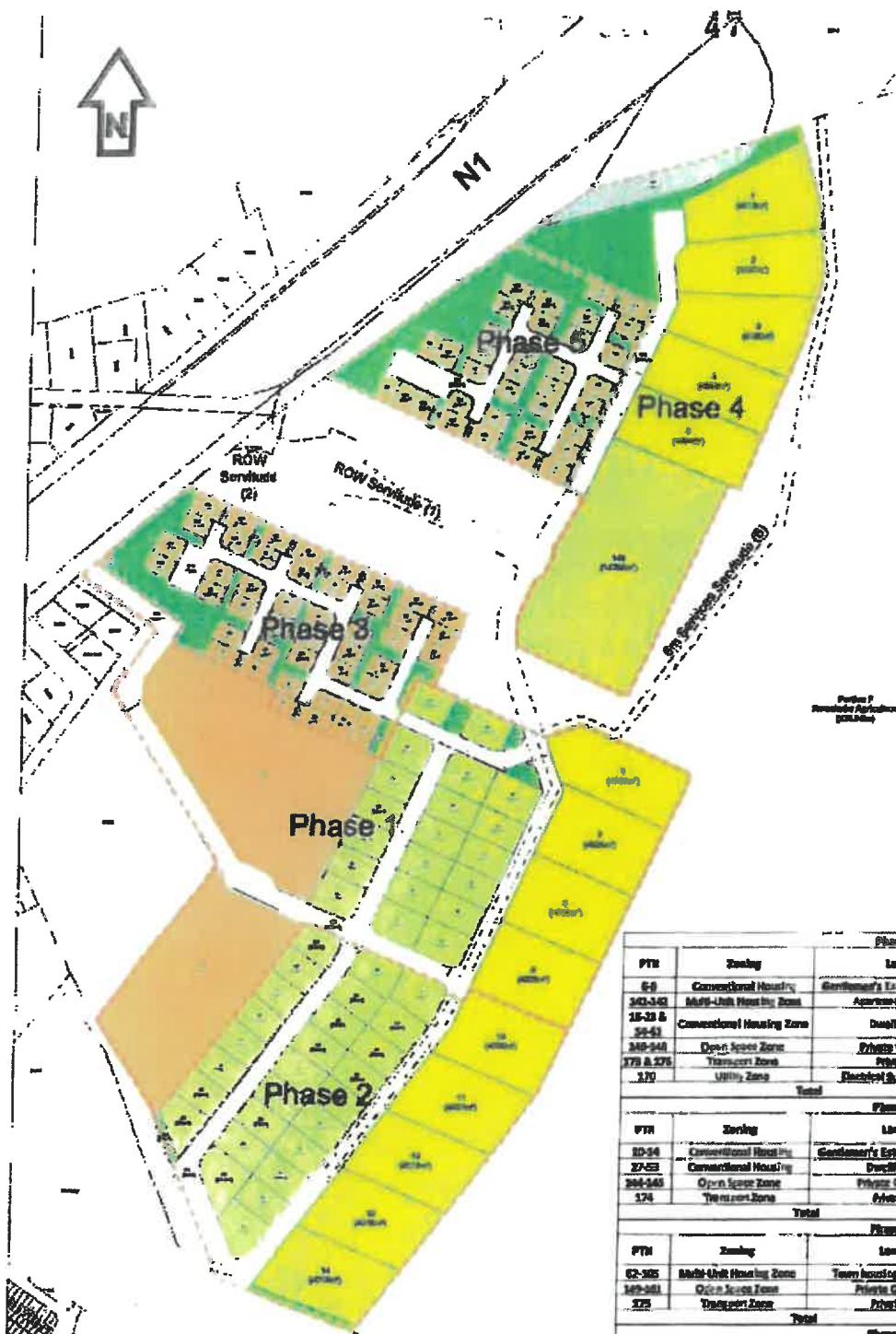
Ref: 15/4/1/ (8892) P

Date: 23 April 2024



.....
HG STRIJDOM

MANAGER: PLANNING AND DEVELOPMENT



Phase 1 - Portion B						
PTN	Zoning	Land Use	No of Sites	Residential Opportunities	Density u/ha	Area (a)
5-8	Conventional Housing	Residential's Estate/Dwelling House	4	4	2.5/m ²	2.80ha
142-143	Multi-Unit Housing Zone	Apartments (8 Storey)	2	218	83.4/m ²	2.80ha
15-23 & 24-31	Conventional Housing Zone	Dwelling House	20	20	12.5/m ²	1.50ha
148-149	Open Space Zone	Private Open Space	3		0.07ha	
178 & 179	Transport Zone	Private Road	1		1.10ha	
170	Utility Zone	Residential Substation (25m ²)	1		0.00ha	
Total			30	240	34.1/m ²	7.50ha
Phase 2 - Portion B						
PTN	Zoning	Land Use	No of Sites	Residential Opportunities	Density u/ha	Area (a)
10-14	Conventional Housing	Residential's Estate/Dwelling House	5	5	2.5/m ²	2.00ha
27-33	Conventional Housing	Dwelling House	27	27	12.8/m ²	2.33ha
144-145	Open Space Zone	Private Open Space	2		0.08ha	
174	Transport Zone	Private Road	1		0.79ha	
Total			35	32	6.5/m ²	4.53ha
Phase 3 - Portion C						
PTN	Zoning	Land Use	No of Sites	Residential Opportunities	Density u/ha	Area (a)
62-105	Multi-Unit Housing Zone	Town housing/Group housing	44	44	84.5/m ²	1.20ha
146-147	Open Space Zone	Private Open Space	13		0.60ha	
175	Transport Zone	Private Road	1		0.47ha	
Total			58	44	28.3/m ²	2.40ha
Phase 4 - Portion A						
PTN	Zoning	Land Use	No of Sites	Residential Opportunities	Density u/ha	Area (a)
1-5	Conventional Housing	Residential's Estate/Dwelling House	5	5	2.5/m ²	2.00ha
148	Conventional Housing	Existing Homestead building and HQA	1		1.47ha	
149	Open Space Zone	Private Open Space	1		0.51ha	
171	Transport Zone	Private Road	1		0.80ha	
177	Transport Zone	Public Road and Utility Services	1		0.23ha	
Total			9	5	1.1/m ²	4.60ha
Phase 5 - Portion B						
PTN	Zoning	Land Use	No of Sites	Residential Opportunities	Density u/ha	Area (a)
186-188	Multi-Unit Housing Zone	Town housing/Group housing	15	15	86.5/m ²	0.90ha
189-190	Open Space Zone	Private Open Space	2		0.73ha	
173	Transport Zone	Private Road	1		0.80ha	
Total			18	15	14.8/m ²	3.00ha
Grand Total			177	339	37.8/m ²	23.30ha

Notation:

- The development will be phased but not necessarily in chronological order.
- 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.



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Firwoods

Property Description:

Erf 8892, Paarl

Drawing:

Phasing Plan

Plan no.:

5

Date:

06/03/2024

Scale:

1:3000 (A3)

Project no.:

P 3564

Drawn:

WH

Checked:

MW

DRAKENSTEIN MUNICIPALITY

Approved in terms of Section 60(1) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018. The approval may be subject to certain conditions as set out in the letter of approval.

Ref: 15/4/1/(8892)P

Date: 23 April 2024



HG STRUDOM

MANAGER: LAND DEVELOPMENT MANAGEMENT

DRAKENSTEIN MUNICIPALITY

Approved in terms of Section 60(1) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018. The approval may be subject to certain conditions as set out in the letter of approval.

Ref: 15/4/1/(8892)P

Date: 23 April 2024



HG STRUDOM

MANAGER: LAND DEVELOPMENT MANAGEMENT



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)
Grand Total				178	182	8.6 (gross)
						2.08ha
						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.

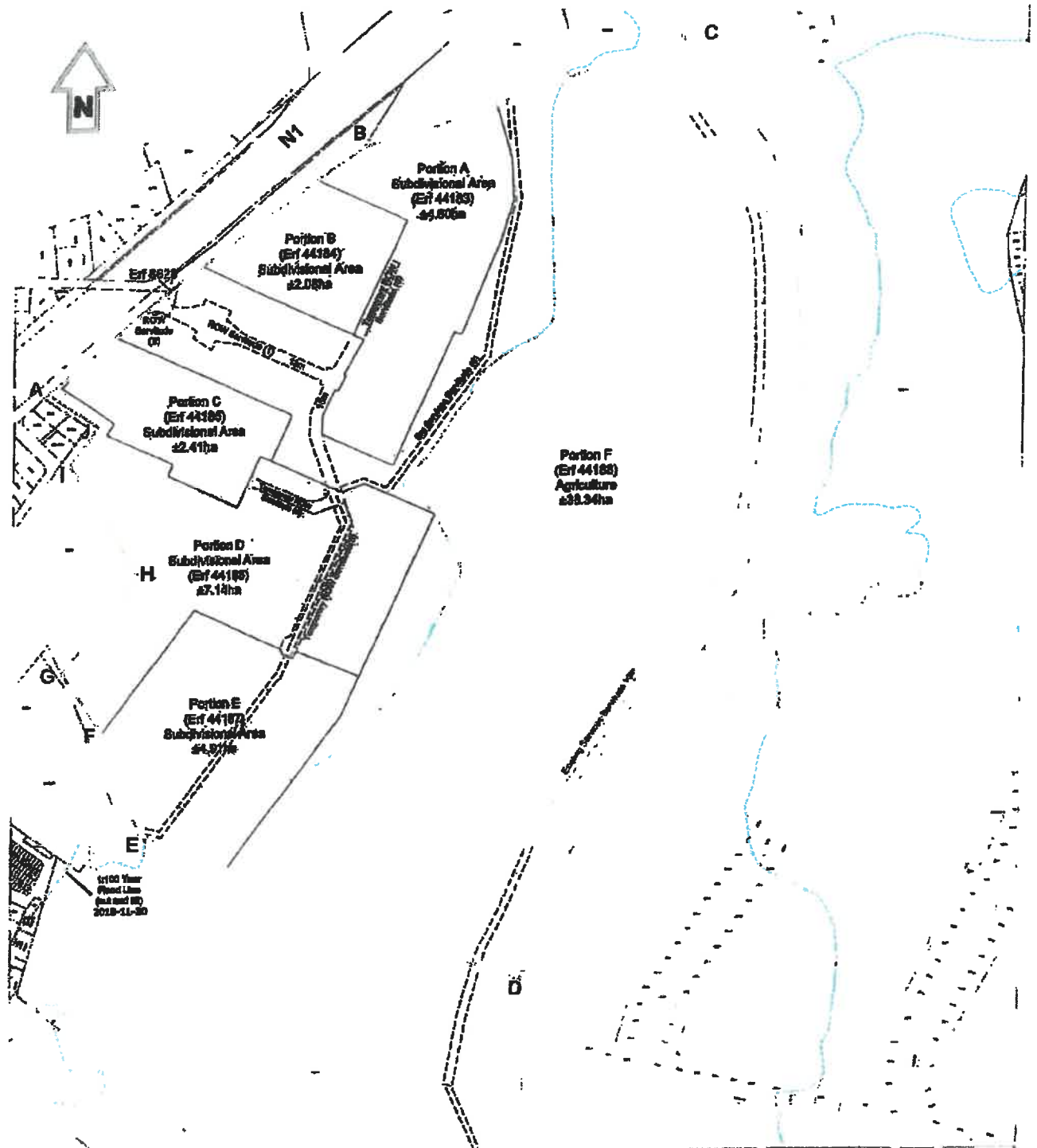
It should also be noted that the Surveyor-General will, when approving the diagram of the newly created erven, indicate on the back thereof by means of a rubber stamp, the date and reference number of this approval. The Registrar of Deeds will not register the separate registration of the erven until 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 (including Erf 8892) 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 8892.
 - 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 (6) to accommodate an existing to be realigned sewer.
 - Cartographical Information obtained from Surveys and Mapping (DRDLR).
 - Aerial Photography obtained from Surveys and Mapping (DRDLR).
 - Flood line study done by Graham 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	5
	Urban Development	Subdivisional Area	C	44185	2.41ha	4
	Urban Development	Subdivisional Area	D	44186	7.14ha	12
	Urban Development	Subdivisional Area	E	44187	4.91ha	8
	Agriculture	Agricultural Zone	F	44188	38.34ha	84
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:

20/09/2024

Scale:

1:4000 (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:

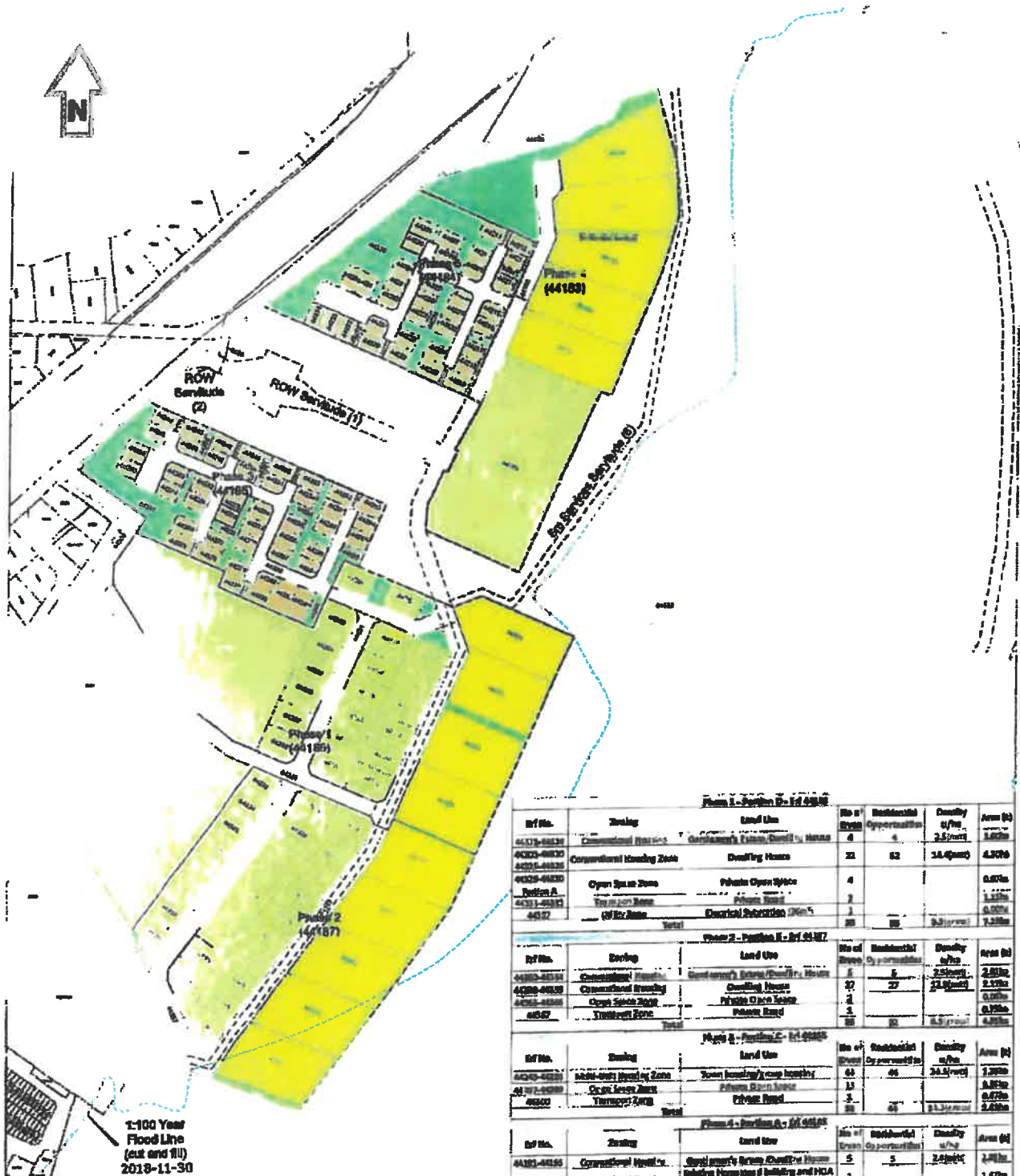
Ref: 15/4/1 (8892) Paarl

Date: 3 December 2024



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

MANAGER: LAND DEVELOPMENT MANAGEMENT



Notation:

- Calculated information obtained from Surveys and Mapping (DNDLR).
- Aerial Photography obtained from Surveys and Mapping (DNDLR).
- Flood line study done by Graeme Macdonald 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 Servitude Servitude is to accommodate an existing to be redesigned 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 - Ref 44183						
Ref No.	Zoning	Land Use	No of Sites	Residential Approximate	Density u/ha	Area (a)
44179-44184	Conventional Housing	Conventional's Town Servitude, House	4	4	2.5/ha	1.00ha
44185-44190	Conventional Housing Zone	Dwelling House	32	32	14.4/ha	4.30ha
44191-44192	Open Space Zone	Private Open Space	4			0.87ha
44193-44194	Private Road	Private Road	2			1.17ha
44195-44196	Open Space Zone	Private Open Space	1			0.05ha
44197	Private Road	Private Road	1			0.05ha
Total			38	36	24.4/ha	7.37ha
Phase 2 - Portion E - Ref 44187						
Ref No.	Zoning	Land Use	No of Sites	Residential Approximate	Density u/ha	Area (a)
44199-44204	Conventional Housing	Conventional's Town Servitude, House	6	6	2.5/ha	1.50ha
44205-44210	Conventional Housing	Dwelling House	32	32	14.4/ha	2.17ha
44211-44216	Open Space Zone	Private Open Space	2			0.05ha
44217	Private Road	Private Road	1			0.05ha
Total			38	38	6.5/ha	4.80ha
Phase 3 - Portion F - Ref 44188						
Ref No.	Zoning	Land Use	No of Sites	Residential Approximate	Density u/ha	Area (a)
44219-44224	Open Space Zone	Town Servitude's Open Space	6	6	24.4/ha	1.50ha
44225-44230	Open Space Zone	Private Open Space	13			0.87ha
44231	Private Road	Private Road	1			0.05ha
Total			20	6	11.3/ha	2.42ha
Phase 4 - Portion G - Ref 44189						
Ref No.	Zoning	Land Use	No of Sites	Residential Approximate	Density u/ha	Area (a)
44181-44186	Conventional Housing	Conventional's Town Servitude, House	6	6	2.5/ha	1.50ha
44187	Conventional Housing	Building House and building and HGA	1			1.67ha
44188	Open Space Zone	Private Open Space	1			0.05ha
44189	Private Road	Private Road	1			0.05ha
Total			9	6	11.3/ha	3.27ha
Phase 5 - Portion H - Ref 44190						
Ref No.	Zoning	Land Use	No of Sites	Residential Approximate	Density u/ha	Area (a)
44191-44196	Open Space Zone	Town Servitude's Open Space	7	7	24.4/ha	0.87ha
44197	Private Road	Private Road	1			0.05ha
Total			8	7	11.3/ha	0.92ha
Grand Total			173	95	24.4/ha	25.35ha

 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS FIRST FLOOR LA GRAYTULIN OFFICE BUILDING 97 DORP STREET WILLEMSTADT 7600 TEL: +27 (21) 881 8310 www.tv3.co.za	Firwoods ANNEXURE D		Drawing: _____ Plan no.: 5	
	Property Description: Erven 44183 - 44187, Part		Date: 20/08/2024 Scale: 1:3000 (A3)	
	Project no.: P 3584		Drawn: VH 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



Notes:

- 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.

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:

20/06/2024

Scale:

NTS

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



Notation:

- Cadastral information obtained from Surveys and Mapping (DSDLR).
- Aerial Photography obtained from Surveys and Mapping (DSDLR).
- Flood line study done by Geospatial Consulting Engineers.
- Subdivision done on the assumption that the flood line can be modified.
- The development will be planned but not necessarily in chronological order.
- The firm who Services Service is to accommodate an existing to be realigned corner.
- All areas and dimensions are approximate and should be verified by a professional land surveyor.
- This drawing is the property of TVS Architects and Town Planners (Pty) Ltd and copyright is reserved.

Zoning and Land Use Development Schedule

UNREGISTERED ERF 44325 (FIGURE A-I)

Association	Land Use	Zoning	Min. Number	No. of Units	Residential Opportunities	Density (Units/ha)	Area (ha)	%
Residential	Dwelling Houses	Conventional Housing Zone	1-25	25	25	54.8	1.55ha	79
	Private Open Space	Open Space Zone	24-25	2			0.19ha	12
	Private Road	Private Road		26			0.05ha	17
Total				25	25	54.8	1.85ha	100

Drawing: **Proposed Subdivision** Plan no.: **7**

Date: **20/08/2024** Scale: **1:2000 (A3)**

Project no.: **P 3584** Drawn: **WH** Checked: **MW**



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Firwoods ANNEXURE F

Property Description:

Unregistered Erf 44325, Paarl

DRAKENSTEIN MUNICIPALITY

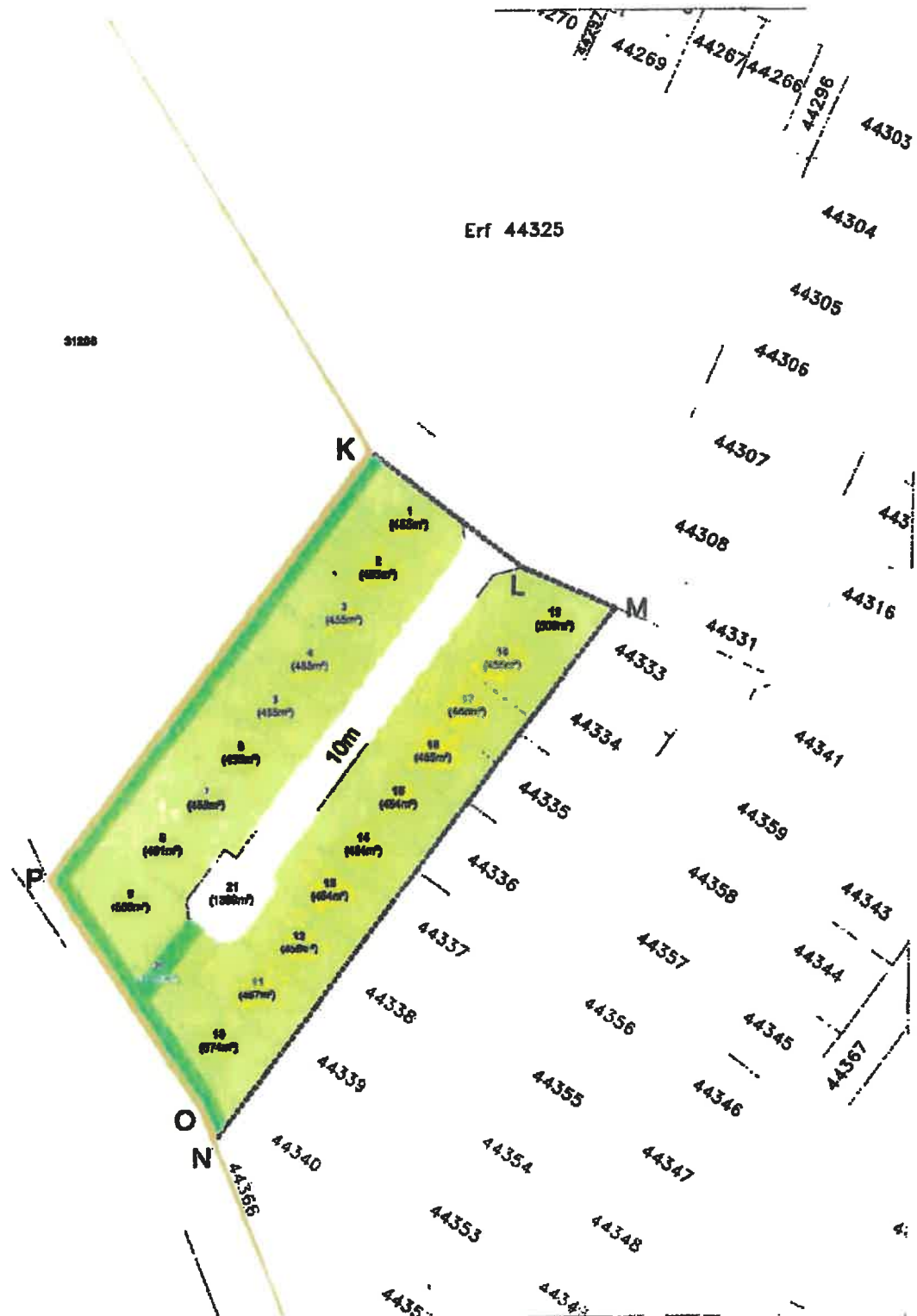
This subdivision/~~Consolidation/amendment of subdivision~~ has been approved in terms of Section 60(a) of the Drakenstein By-law on Land Use Planning, 2018 subject to the conditions as set out in the following letter of approval:

Ref: 15/4/1 (8892) Paarl

Date: 3 December 2024



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



- Notations:**
- Cadastral information obtained from Surveys and Mapping (ORDLR).
 - Aerial Photography obtained from Surveys and Mapping (ORDLR).
 - Flood line study done by Storms Model 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 development will be phased but not necessarily in chronological order.
 - The firm's Services Schedule 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 TVS Architects and Town Planners (Pty) Ltd and copyright is reserved.

Zoning and Land Use Development Schedule							
UNREGISTERED ERF 44326 (FIGURE K-P)							
Accession	Land Use	Zoning	BT Number	No of Acres	Residential Opportunities	Density	% Area
	Develop House	Conservation Zone	1-10	10	10	10%	10%
	Private Open Space	Open Space Zone	20	1	1	10%	10%
	Private Road	Private Road Zone	21	1	1	10%	10%
Total				21	10	10%	10%

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Firwoods
ANNEXURE G

Property Description:
Unregistered Erf 44326, Paarl

Drawing: **Proposed Subdivision** (Plan no.: **8**)

Date: **20/08/2024** Scale: **1:2000 (AS)**

Project no.: **P 3584** Drawn: **WH** Checked: **NW**

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

ANNEXURE G



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www.drakenstein.gov.za
customercare@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7646

Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT
(ATTENTION: J.DANIELS)

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH SMITH

Collaborator number: 2252233

Reference number: 15/4/1 (8892) P (0374)

Date: 08 May 2025

Subject: APPLICATION FOR AMENDMENT OF SUBDIVISIONAL APPROVAL: ERF 8892
PAARL (UNREGISTERED ERVEN 44185 & 44325)

This Department has no objection to the amendment of the approved subdivision plans for the unregistered Erven 44185 and 44325. Previous comments, as outlined in the memorandum referenced 15/4/1 (8892) P (1204) dated 30 July 2024, remain applicable

GEM

LH Smith

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2025\Comments\Erf 8892 Paarl - Amendment of approved subdivision plans.docx
LHS/bvr



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customer@drakenstein.gov.za

Civic Centre, Berg River Boulevard, Paarl 7646

Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT
(ATTENTION: J.DANIELS)

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH. SMITH

Collaborator number: 2171322

Reference number: 15/4/1 (8892) P (1204)

Date: 30 July 2024

Subject: APPLICATION FOR AMENDMENT OF REZONING AND SUBDIVISIONAL
APPROVAL (ERVEN 44325 & 44326) OF ERF 8892 PAARL

These conditions will be subject to review by the Engineering Services Department upon receipt of Civil and/or building plans for approval. This may require all the studies carried out for the proposed development to be updated and revised accordingly, which shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

The aforementioned is based on the possibility of changes in the physical environment in respect of engineering infrastructure between date of issuing of conditions and actual building/construction being imminent, which may impact on available relevant infrastructure capacities as at time of initial issuing of conditions.

NOTE: This comment covers a number of disciplines and each section needs to be dealt with by a competent specialist in that field co-ordinated by the consultant managing the application. No correspondence will be entered into with individual consultants.

This memorandum replaces this departments previous memorandum referenced 15/4/1/ (8892)P (0041) dated 18 January 2024.

THE FOLLOWING CONDITIONS WILL APPLY

1 STREETS & TRAFFIC

- 1.1 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors;
- 1.2 *Letter from the Provincial Roads Engineer (PRE) reference TPW/CFS/RP/LUD/REZ/SUB-10/398 (Job 27805), dated 7 December 2021 and updated letter reference TPW/CFS/RP/LUD/SUB-10/398 (Job 27805), dated 5 October 2023 must be adhered to;*

1.3 Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any additional traffic control and or traffic calming measures detailed in the Site Traffic Assessment of Innovative Transport Solutions (ITS) dated November 2023; and

1.4 Sidewalk to be extended to the development frontage end from the N1 On-ramp.

2 STORM WATER

2.1 No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line;

2.2 The ground level of erf 14 must be raised to above the floodline levels;

2.3 Prior to the approval of any building plan or civil plans, a Disaster Management Plan (DMP) for erf 12, 13, 14 and the farm workers units must be submitted to this department for approval;

2.4 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;

2.5 Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event; and

2.6 Provision must be made for an effective rainwater harvesting system to be planned and designed for all roof water. The volume of the storage facilities should be based on 0.02m³/m² roof area.

3 WATER

3.1 The developer will be held responsible to implement the findings of the service capacity report of GLS consulting engineers dated 16 March 2022;

3.2 The development will be provided with a bulk metered connection at actual cost;

3.3 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;

3.4 All the metered connections must be installed one meter inside the erf boundary of each portion;

3.5 Water saving devices shall be installed in toilets, bathrooms and basins; and

- 3.6 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 *The developer will be held responsible to implement the findings of the service capacity report of GLS consulting engineers dated 16 March 2022;*
- 4.2 *A 6m servitude is to be registered over the municipal sewer system in favour of Drakenstein Municipality at the cost of the developer. No trees or stumps will be allowed within the servitude area of the sewer system;*
- 4.3 All individual portions must be provided with a separate wastewater connection;
- 4.4 All the connections must be installed one meter inside the erf boundary of each portion; and
- 4.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

- 5.1 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of erven/home owner's organisation in the development for the removal of such household refuse;
- 5.2 A waste recovery/recycling initiative has been implemented in Drakenstein and the development will have to be prepared to comply with any requirements as the project is rolled out;
- 5.3 Such collection shall be from individual erven/a single centralised waste collection site for the development;
- 5.4 Provision should be made for a waste disposal facility and entrance to the township, with lockable gate for wheelie bins (240l bins) and recyclable bags equal to the number of dwellings per development;
- 5.5 A key should be provided to Drakenstein Municipality to be able to unlock the door/gate to garbage area on collection days, from the kerbside;
- 5.6 The garbage area should be enclosed with a 1.8m high fence and need to be provided with the following;
- Tap with running water;

- A gully which is connected to an approved sewer connection;
 - Concrete floor;
- 5.7 Municipal refuse trucks will not enter the township (complex) to collect wheelie bins on collection days;
- 5.8 The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service; and
- 5.9 The developer shall submit an Integrated Solid Waste Management Plan for approval by the department before the completion of the civil works.

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R10 992 380(Excl VAT)**. The levy is valid until **30 June 2025** where after a new calculation is required. The value has been calculated as follows:

- 6.1.1 Water = R2 512 773.00
- 6.1.2 Sewer = R1 433 388.00
- 6.1.3 Roads =R4 479 986.00
- 6.1.4 Stormwater = R1 208 469.00
- 6.1.5 Solid Waste = R1 357 764.00

7 GENERAL

- 7.1 *When at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and waste water connections adhere to municipal standards and by-laws;*
- 7.2 When any service is to be taken over by Drakenstein Municipality, any damage caused due to the construction of houses or any other construction activity shall be repaired by the Developer. Failure to do so will result in clearances and occupation certificates being withheld and remedial works shall be done by Drakenstein Municipality for the cost of the developer;
- 7.3 The developer is responsible for the payment of a Developers Charge (water, sewer, stormwater, solid waste and roads) which can be discounted against the bulk service cost needed for the development;
- 7.4 The developer is responsible for the funding of all connections to the bulk services and all internal works;

- 7.5 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;**
- 7.6 All of the works, including but not limited to; roads, stormwater, water, sewers, landscaping, irrigation, etc. shall be designed by a suitably registered (ECSA registration for the civil works and SACLAP registration for the landscaping) person and any such works shall be constructed under supervision of such registered person. All such design plans shall be submitted to the Civil Engineering Services Department of Drakenstein Municipality for approval prior to the commencement of construction;**
- 7.7 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;**
- 7.8 Where applicable all water network, (downstream of the valve immediately upstream of the bulk water meter, upstream of the connection to the existing system or intersection point with the existing road), sewer network, stormwater network and road network components shall be a private combined system and shall be indicated as such on all documents and plans;**
- 7.9 All private combined systems (including but not limited to water, sewer, stormwater, roads, irrigation, etc.) shall be the joint and several responsibility (including but not limited to the administration of the joint account and operation and maintenance of the system) of the members of the homeowners association/body corporate and must be noted as such in any constitution of any such body and any such constitution must be submitted for approval by council. This constitution shall be notarially linked to each separate title deed;**
- 7.10 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;**
- 7.11 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; and**
- 7.12 The above conditions are to be complied with in stages.**
- 7.12.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;**
- 7.12.2 Requirements associated with the completion of construction, development charges, as-built drawings, maintenance management plans, agreements, etc. These will be complied with prior to the transfer of any property or occupation of any property/building in the phase; and**

- 7.12.3 Proof of compliance for the requirements associated with long term operations must be available on request.



P Plenaar Pr Eng,

EXECUTIVE DIRECTOR: ENGINEERING SERVICES

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2024\comments\Erf 8892 Paarl - Firwoods - Amended.docx
LHS/bvr

**DRAKENSTEIN MUNICIPALITY DEVELOPMENT CHARGES CALCULATOR**
Development Charges Summary

Home

8392; 0; 0

New Ekedale 7648

Pearl, Mbekwini, Wellington

R 12,150,000

Firwoods Trust

0

EXISTING DEVELOPMENT CHARGE PER SERVICE					
Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity
R -3,144,782 R	-554,495 R	-3,622,023 R	-556,552 R	-506,353	

[illegible]

30-Jul-23

Date Payment Received: _____
Receipt Number: _____



Memo

To:	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
From:	Manager: Planning and Customer Services
Enquiries:	L Laing
Reference number:	8/2/5_44185_44325_8892
Date:	19 May 2025
Subject:	FIRWOORS DEVELOPMENT, ERF 44185, 44325, 8892, PAARL

Time Limit on Conditions: These conditions will be limited to a period of one (1) year from the date as on the covering memo from this department. After this period a re-application must be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

1.1. None.

2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1. Only one service cable connection per erf is allowed.
- 2.2. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.3. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
- 2.4. The developer will be responsible for all cost in the case where he or she request or required by the municipality to relocate any infrastructure situated in the road reserve or withing the development to be moved or relocated to new proposed positions.
- 2.5. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 2.6. Register service servitudes where existing and or new infrastructure will or have been installed.
- 2.7. Provision must be made by the developer for the installation of streetlights in the portion of the road widening in order to comply with SANS10098-2.
- 2.8. A service level agreement between the municipality and the owner or developer of above-mentioned erf must be arrange at Electro-Technical Service Department (Planning and Design division - Chief Engineering Technician).

3. GENERAL

- 3.1. Excessive network upgrading is required to provide development in the area of power. The previous mentioned entails upgrading Suid End 66/11kV substation 11kV switching yard, the installation of new proposed 11kV ring feeds to a new proposed 11kV secondary switching station in close proximity of the proposed development as well as the changing and upgrading of rural overhead spur feeder lines to underground ring feeds.
- 3.2. NRS069 Network recovery cost will apply for any additional load requirement and will be calculated according to the following as indicated in approved tariffs: **R5 623.00 per kVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2025 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.3. A single bulk supply will be provided that shall serve as mains to the development. The current load requirement to the development is 970kVA.
- 3.4. Accommodation of 4mx6m must be provided for a proposed council metering panel.
- 3.5. The reticulation after the municipal metering facility will be regarded as private.
- 3.6. The developer will be responsible to carry all cost of the electrical installation.
- 3.7. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.8. Your attention is drawn to the following electricity by-law should the development be serviced and managed by means of private reticulation:
 - 3.8..1. Unless authorised by the municipality, no person may sell or supply electricity supplied to his or her premises or generated by him or her under an agreement with the municipality, to any other person or persons for use on any other premises, or permit or allow such resale or supply to take place.
 - 3.8..2. A reseller must comply with the licensing and registration requirements set out in the ERA.
 - 3.8..3. If electricity is resold for use upon the same premises, the electricity resold must be measured by a sub meter of a type which has been approved by South African Bureau of Standards and supplied, installed and programmed in accordance with the standards of the municipality.
 - 3.8..4. The tariff at which and the conditions of sale under which electricity is thus resold, shall not be less favourable to the purchaser than those that would have been payable and applicable had the purchaser been supplied directly with electricity by the municipality.
 - 3.8..5. Every reseller must furnish the purchaser with monthly accounts that are at least as detailed as the relevant billing information details provided by the municipality to its electricity customers.

- 3.8..6. The municipality may request audited reports from resellers to prove that the above resale conditions are met. The cost to obtain audited reports will be borne by the reseller.
- 3.9. A private registered consultant and installation electrician shall be used to do all designs, installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993), the regulations made thereunder and Drakenstein Municipal by-laws prior to the development.
- 3.10. A certificate of compliance and occupational certificate must be handed over to the Electro-Technical Services Department (Service section) on the day the service is rendered or as the case may be.
- 3.11. The Manager: Planning and Customer Services with reference to the services and conditions, has no objection against this application.

Yours faithfully

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke, positioned above a large, hand-drawn oval.

L LAING

MANAGER: PLANNING AND CUSTOMER SERVICES

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