



# DRAKENSTEIN

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Date: 01 July 2025

JD/JA

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Sir

**APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL, SUBDIVISION PLANS, UPDATED PHASING AND STREET NAME AND NUMBERING PLANS: UNREGISTERED ERVEN 44185 AND 44325 OF ERF 8892 PAARL (FIRWOODS ESTATE)**

Your above-mentioned application (Collaborator Reference 2252233) refers.

1. **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 **Subdivision** of Unregistered Erf 44185 Paarl into 34 land units, as indicated on the proposed amended subdivision plan drawn by TV3 Architects, Town Planners and Urban Designers (Plan No. 2A), dated 20/02/2025, (**Annexure B**);
  - 1.2 **Subdivision** of Unregistered Erf 44325 Paarl into 25 land units, as indicated on the proposed amended subdivision plan drawn by TV3 Architects, Town Planners and Urban Designers (Plan No. 2B), dated 20/02/2025, (**Annexure C**);
  - 1.3 **Subdivision** of Portions A and B into 52 erven and Portions C, D and E into 146 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. 3), dated 20/02/2025, (**Annexure E**), as follows:

Phase 1 – Portion D – Erf 44186						
Erf No.'s	Zoning	Land Use	No of Erven	Residential Opportunities	Density du/ha	Area (±)
44321-44324	Conventional Housing	Gentlemen's Estate/Dwelling House	4	4	2.6(nett)	1.57ha
44301-44320 44856-44874 44830-44850 (Erf 44325)	Conventional Housing	Dwelling House	60	60	16.4(nett)	3.65ha
44328-44330 44875, 44368, 44852 & 44851	Open Space Zone	Private Open Space	7			0.39ha
44331, 44332, 44853, 44854 & 44876	Transport Zone	Private Road	5			1.53ha
44327	Utility Zone	Electrical Substation (26m <sup>2</sup> )	1			0.00ha
<b>Total</b>			<b>77</b>	<b>64</b>	<b>9.0 (gross)</b>	<b>7.13ha</b>
Phase 2 – Portion E – Erf 44187						
Erf No.'s	Zoning	Land Use	No of Erven	Residential Opportunities	Density du/ha	Area (±)
44360-44364	Conventional Housing	Gentlemen's Estate/Dwelling House	5	5	2.5(nett)	2.01ha
44333-44359	Conventional Housing	Dwelling House	27	27	12.8(nett)	2.11ha
44365-44366	Open Space Zone	Private Open Space	2			0.06ha
44367	Transport Zone	Private Road	1			0.73ha
<b>Total</b>			<b>35</b>	<b>32</b>	<b>6.5(gross)</b>	<b>4.91ha</b>
Phase 3 – Portion C – Erf 44185						
Erf No.'s	Zoning	Land Use	No of Erven	Residential Opportunities	Density du/ha	Area (±)
44243-44272	Conventional Housing Zone	Dwelling House	30	30	18.5(nett)	1.62ha
44273-44275	Open Space Zone	Private Open Space	3			0.40ha
44276	Transport Zone	Private Road	1			0.40ha
<b>Total</b>			<b>34</b>	<b>30</b>	<b>12.4 (gross)</b>	<b>2.41ha</b>

Phase 4 – Portion A – Erf 44183						
Erf No.'s	Zoning	Land Use	No of Erven	Residential Opportunities	Density du/ha	Area (±)
44191-44195	Conventional Housing	Gentlemen's Estate/Dwelling House	5	5	2.4(nett)	2.09ha
44196	Conventional Housing	Existing Homestead building and HOA 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
<b>Total</b>			<b>9</b>	<b>5</b>	<b>1.1(gross)</b>	<b>4.60ha</b>
Phase 5 – Portion B – Erf 44184						
Erf No.'s	Zoning	Land Use	No of Erven	Residential Opportunities	Density du/ha	Area (±)
44200-44234	Multi-Unit Housing Zone	Town housing/group housing	35	35	36.8(nett)	0.95ha
44235-44241	Open Space Zone	Private Open Space	7			0.74ha
44242	Transport Zone	Private Road	1			0.38ha
<b>Total</b>			<b>43</b>	<b>35</b>	<b>16.8 (gross)</b>	<b>2.08ha</b>
<b>Grand Total</b>			<b>198</b>	<b>166</b>	<b>7.9 (gross)</b>	<b>21.13 ha</b>

1.4 **Approval** has been 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 erf property for the respective development within Firwoods Estate, as indicated on the amended Street Name and Numbering Plan drawn by TV3 Architects, Town Planners and Urban Designers (Plan No. 4), dated 20/02/2025, (**Annexure D**);

2. The approvals mentioned in Paragraphs 1.1 to 1.4 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 set by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum 15/4/1 (8892) P (0374) dated 08 May 2025 and 15/4/1 (8892) P (1204) dated 30 July 2024, (**Annexure G**);

2.2 Adherence to the conditions set by the Drakenstein Municipality: Electrical Engineering Services Division as set out in its memorandum 8/2/5\_44815\_44325\_8892 dated 19 May 2025, (**Annexure H**);

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 plans (**Annexure B** and **Annexure C**);
  - 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. 3), dated 20/02/2025, (**Annexure E**);
  - 3.7 The condition as contained in the previous approval letter with reference 15/4/1 (8892)P, dated 03 December 2024, (**Annexure F**), namely 3.7 remain applicable;
  - 3.8 The Firwoods Estate Homeowners Association update their Constitution accordingly with the incorporation of the proposed new development;
  - 3.9 The Private Road / Private Open Spaces be registered in the name of the Firwoods Estate Homeowners Association simultaneously with the first registration of any erf, prior to building plan submission stage;
  - 3.10 The approved Surveyor-General diagrams be submitted to Council before submission of any building plans;
  - 3.11 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;
4. The following be regarded as the reasons for the decision:
  - 4.1 The reduction will have less of an impact on services and traffic than the initial approval;
  - 4.2 The proposal is for the amendment of the approved subdivision plan to allow for a more sustainable layout;

- 4.3 The apartments would be replaced with single residential dwelling units on Erf 44185 Paarl (Phase 3 of Portion C) and an amended layout of Unregistered Erf 44325 Paarl only, with the rest of the development unchanged;
  - 4.4 The property is located within the delineated urban edge, reducing urban sprawl;
  - 4.5 The application is not expected to negatively impact on the health, safety and well-being of the surrounding community;
  - 4.6 All relevant internal departments consented to the application; and
  - 4.7 The proposal is in line with the Drakenstein Spatial Development Framework (SDF).
5. The applicant takes note that the base zoning of the residential components of the application property, will convert to Conventional Housing Zone, in terms of the Drakenstein Zoning Scheme Bylaw, 2018.

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 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 initial public participation process and **the objectors** (if any), including property owner adjacent to the north-western property boundary namely Erf 11574 Paarl 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.



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