

Enquiries: C van der Bank  
Contact number: 021 807 4832  
Reference: 15/4/1 (F1426/11) P  
Date: 12 March 2024

Andre Roux Town Planning  
La Concorde Building  
57 Main Road  
**PAARL**  
**7646**

Dear Sir,

**APPLICATION FOR AMENDMENT OF APPROVAL SUBDIVISION AND PHASING PLAN:  
PORTION 11 OF FARM 1426 PAARL (AVEC LA TERRE)**

Your land use application, (Collaborator Reference Number 2137874) in the above-mentioned regard, refers.

1. **Approval** has been granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, for the substitution of the approved Subdivision Plan drawn by ARoux Town Planning: Plan No. 22013-003 REV6 dated 20 September 2023 with the amended Subdivision Plan drawn by ARoux Town Planning: Plan No. 22013-003 REV7 dated 12 February 2024, (**Annexure A**).
2. The approval mentioned above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
  - 2.1 Phase 1 of the development will be separated into two (2) phases namely Phases 1A and 1B.
  - 2.2 That Phase 4 of the development will be separated into two (2) phases namely Phase 4 and Phase 1A, in order to include the wastewater treatment plan as part of Phase 1A.
  - 2.3 The approval as mentioned in point 1 above, only applies to the amendment of subdivision plan and that this approval shall not be construed as authority to depart from any legal prescriptions or requirements from the approval granted on 18 December 2023.
  - 2.4 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council.

2./...

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

3. The following considerations be regarded as the reasons for the decision:

3.1 These amendments are required to allow more time to form the dam and open space situated on Phase 1B and to ensure that the wastewater treatment plant is operational when Phase 1A is completed.

3.2 The proposed amendment does not detract from the intent of the original approval.

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 will be displayed on the Drakenstein Municipal Website to serve as notification of the abovementioned decision.

This provisional approval is therefore suspended until further notice.

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.

Yours faithfully



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

# AVEC LA TERRE PAARL

## REVISION HISTORY:

- Rev 1: Proposed subdivision, rezoning & phasing plan of Portion 11 of Farm No. 1426, Paarl.
- Rev 2: Minor internal subdivision amendments.
- Rev 3: Street names added.
- Rev 4: Minor internal subdivision amendments.
- Rev 5: Tree landscaping buffers and internal subdivision amendments.
- Rev 6: Internal subdivision amendments and pathways to buffer areas.
- Rev 7: Phasing amendments.

## NOTES:

- All dimensions and areas are provisional and must be verified by cadastral survey.
- Figure ABCDE represents Portion 11 of Farm No. 1426, Paarl.

- Phasing Line
- Phasing Number
- Portion Number

## Phasing:

- 1A - 30 Units
- 1B - 20 Units
- 2 - 50 Units
- 3 - 80 Units
- 4 - 37 Units

## Portion 226 ("Middelbos Site") limited to:

- Office: 200m<sup>2</sup>
- Hotel: 40 rooms
- Apartments: 100 units

- Existing site access from R001 to be permanently closed.
- External infrastructure upgrades to be in accordance with an approved Service Level Agreement (SLA).

## TITLE:

# PROPOSED SUBDIVISION, REZONING & PHASING PLAN

SCALE: 1:4000 (A3)



## PROPERTY DESCRIPTION:

# PORTION 11 OF FARM 1426, PAARL

## PROJECT DETAILS:

Project Name: Avec La Terre  
Project No: 2013  
Project Manager: Fatura Megawati (Pty) Limited  
Client: Driekenstein Municipality

## PLAN DETAILS:

Plan No: 22013-003  
Revision: 7  
Date: 2024-02-12  
Drawn by: RC  
Checked by: AR

# ANNEXURE A



AROUX TOWN PLANNING  
101-103 Waterlooplein, Cape Town, South Africa  
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www.arouxplanning.co.za

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ZONING TABLE					
ZONING	LAND USE	PTN NO	ERVEN	UNITS	AREA m <sup>2</sup> %
Conventional Housing Zone	Single Residential	1 - 216	216	216	15,5162 56,46
Mixed-Use Zone	Mixed-Use	229	1	1	2,7445 9,97
Open Space Zone	Private Open Space	217 - 228	12	0	2,4051 8,75
Transport Zone	Private Road	230 - 233 & 238	5	0	5,7516 20,94
Utility Zone	Utility Services, Utility Plant	234 - 236	3	0	0,5270 1,92
Transport Zone	Public Road	237	1	0	0,5373 1,96
<b>TOTAL</b>			<b>238</b>	<b>216</b>	<b>27,4817 100,00</b>

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