STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1070/2025 – LU/17383
Our File Reference Number: Farm 742/5, Paarl Division
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir / Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF A CONDITION OF APPROVAL: FARM 742/5, PAARL DIVISION

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

   2.1 That the following application(s) in terms of Section 15(2)(1) of the Stellenbosch Municipal Land Use Planning Bylaw for a permission in terms of a condition of approval on Farm 742/5, Klapmuts, namely:

   2.1.1 Precinct Plan for Precinct 2, as per Condition 3.4 of the Land Use approval letter dated 25 August 2023.

   2.1.2 Landscaping Plan for Precinct 2, as per Condition 3.9 of the Land Use approval letter dated 25 August 2023.

   2.1.3 Architectural Guidelines applicable to Precinct 2, as per Condition 3.8 of the Land Use approval letter dated 25 August 2023.

   2.1.4 Site Development Plan for portion 4 (erf 10) a portion within the Precinct 2, as per Condition 3.5 of the Land Use approval letter dated 25 August 2023.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to co.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw.

3.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

3.2 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

3.3 A service agreement regarding the responsibilities for the provision of engineering services be entered into with the Municipality prior to the construction of any Engineering services or infrastructure in terms of Section 66(3) and Section 82(4) of the said Bylaw, which service agreement includes and complies with the conditions as imposed by the Directorate Infrastructure Services in their letter with reference Civil LU 2774 and dated 4 November 2024 and attached as ***Annexure E***.

3.4 The Development of Precinct 2 be implemented in accordance with The Precinct 2 Plans, Drawing No Klapmuts / P2-2025, Dated Feb 2025 Pages 1 to 6, Attached as **Annexure A**.

3.5 The development of Precinct 2 be implemented in accordance with the Architectural Design Guidelines (Development Manual / 2020, Dated: 03/2023) for the Light Industrial Precinct of the Bridge, in so far as it is applicable to the approval granted for Precinct 2. Architectural Design Guidelines, attached as ***Annexure B.***

3.6 The Landscaping Plan for Precinct 2 be implemented in accordance with the Stellenbosch Bridge Landscaping Master Plan, Drawn By: CNDV, Drawing No: 2997-03-MP-Rev 02, Dated: 25 Feb 2025, attached as ***Annexure C.***

3.7 The Development of Portion 4 / Erf 10 a portion of Precinct 2 be implemented in accordance with Site Development Plan for ERF 10 (PORTION 4), Drawing No: Portion 4-01-2025, Pages 1-5 Dated: 21/11/2024 & Landscaping Plan Drawing No: 2996-03-LP-Rev 03, Dated: 10 May 2024, attached as ***Annexure D.***

3.8 A street naming and numbering plan, be approved by the Stellenbosch Municipality prior to issuing of a section 28 certificate.

3.9 Building plans must be submitted and approved by the Municipality prior to the commencing of any building work, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

3.10 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

4. **The reasons for the above decision are as follows:**

4.1 The Precinct Plan, Precinct Landscaping Plan and Site Development Plan for erf 10 a portion within the Precinct is compliant with the approval granted for the subject property in terms of the basket of rights.

4.2 The plan for approval will only facilitate the implementation of the land use approval and not grant any additional land use rights.

4.3 The Architectural Design Guidelines applicable to the Light Industrial Precincts: Dated 03/2023 have taken the visual impact assessment into consideration as the height and the scale of the buildings are restricted.

4.4 The plan for approval promotes the smart city philosophy of the development as it has taken the recommendations of the visual impact assessment into consideration.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the

appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021 – 808 8684.

10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
    (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
    (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
    (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
    (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully

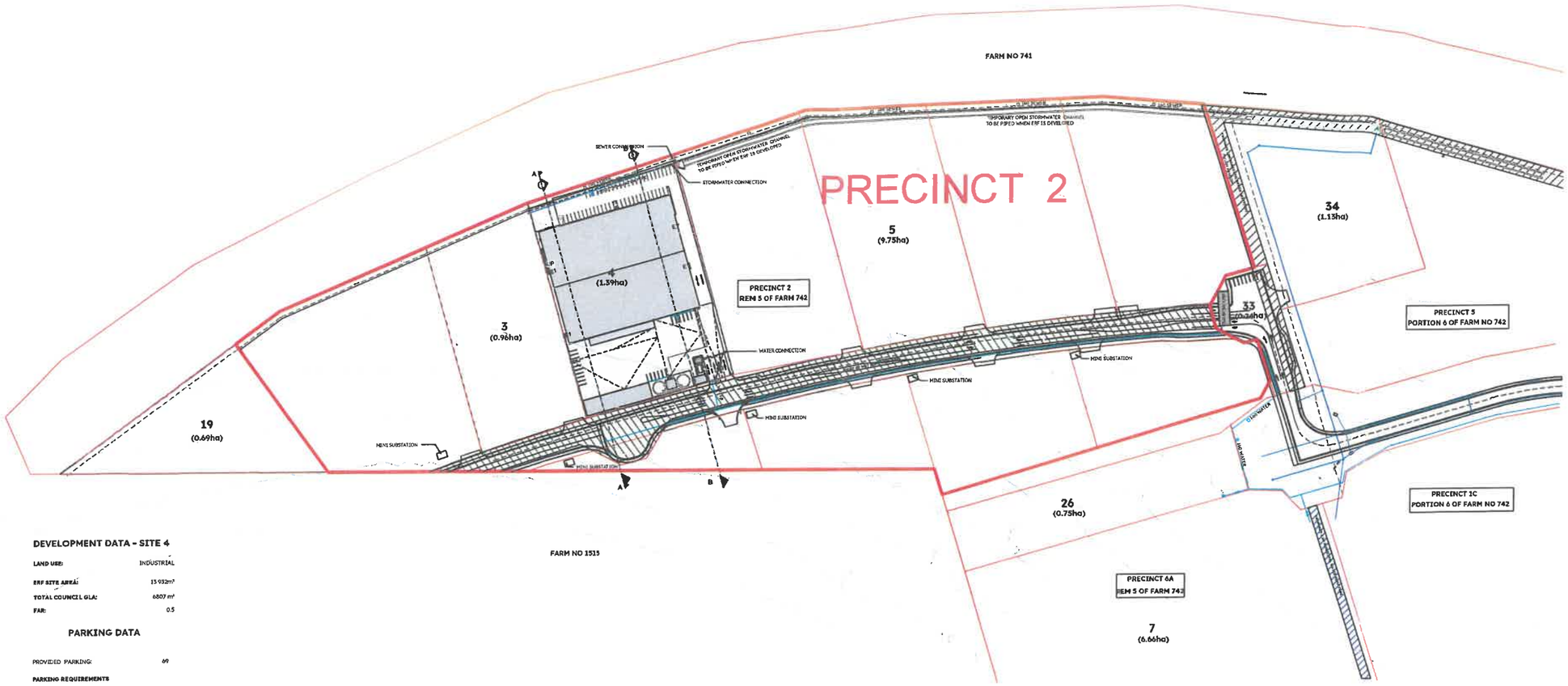
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

DATE: 11/3/2025

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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A



DEVELOPMENT DATA - SITE 4

LAND USE:	INDUSTRIAL
ERF SITE AREA:	15 932m²
TOTAL COUNCIL GLA:	6807 m²
FAR:	0.5

PARKING DATA

PROVIDED PARKING: 69

PARKING REQUIREMENTS

1 bays / 100m² GLA:
6807m² GLA = 68 bays required

TOTAL REQUIRED BAYS: 68 bays

LEGEND

- PROPOSED 16M ACCESS SERVITUDE.
- PROPOSED 10M MUNICIPAL SEWER SERVITUDE.
- PROPOSED 3,5M MUNICIPAL WATER SERVITUDE.
- PROPOSED 5M PRIVATE SERVICES SERVITUDE.
- BULK WATER.
- BULK STORMWATER
- SEWER

PRECINCT PLAN
SCALE: 1 : 9000

mbx
Argitekte

General notes:
1. All work is to be done in accordance with the National building Regulations.
2. All materials and workmanship are to comply with the relevant SA.BUS. codes and/or the specified educational codes where applicable in the Architectural specifications. Where no South African Standard Specification exists, British Standards, ISO codes of South African Approved Standards shall be followed. Drawings and the recommendations and requirements of such documents to be considered a minimum standard for the works.
3. The contractor shall in all aspects of the work comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, with respect to the construction work. The Architect, shall have the right to inspect the system at whatever time he deems fit to ensure the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then similar checks would accordingly.
5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from MBX and all other consultants referred to the project.
6. All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
7. Figured dimensions only is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
8. All dimensions and levels must be checked on site by the contractor before putting work in hand.
9. All work to be executed by competent persons qualified for the specific trade.
10. This drawings is copyright reserved and remains the property of Iskander Bezuidenhout (Pty) Ltd

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STELLENBOSCH
BRIDGE PROPERTIES
(PTY) LTD

Project Address
STELLENBOSCH BRIDGE
Town/City
KLAPMUTS / P2-2025
Drawing Name
PRECINCT PLAN

STELLENBOSCH
BRIDGE
PRECINCT 2
Date: 25 Feb 2025

drgnr	Drawing Nr	revision
01	9001	

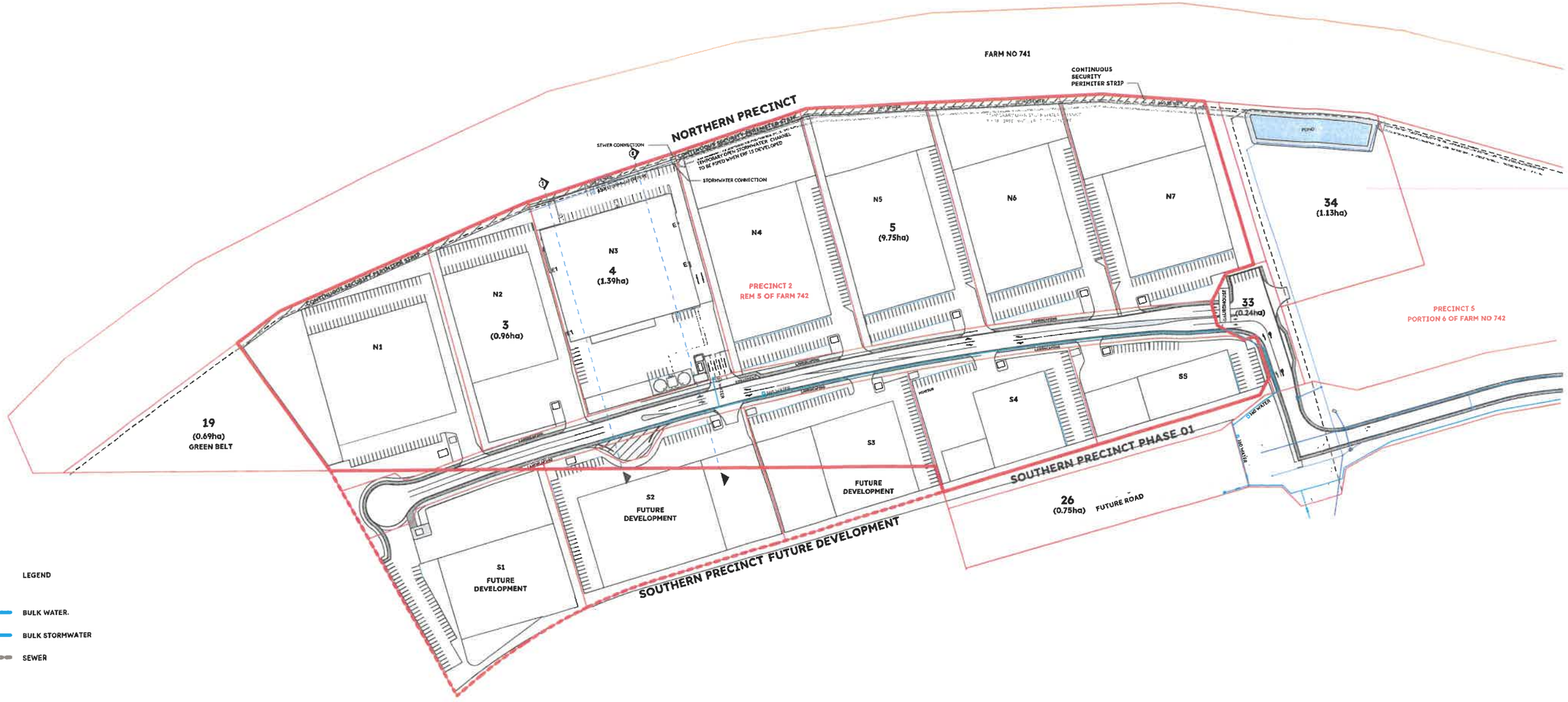
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mbx
Argitekte

General Notes:
1. All work is to be done in accordance with the National Building Regulations.
2. All materials and workmanship are to comply with the relevant S.A.B.S. codes and or the specified international codes where applicable in the « Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agrément Certificates applicable to the design exist, the recommendations and requirements of such documents to be considered a minimum standard for the works.
3. The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then evidence there of to be submitted.
5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from MBX and all other consultants related to the project.
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9. All work to be executed by competent persons qualified for the specific trade.
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REV	DATE	DRAWN	DESCRIPTION



LEGEND

- BULK WATER.
- BULK STORMWATER
- SEWER

PRECINCT INFO PLAN
SCALE: 1 : 1000

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STELLENBOSCH BRIDGE PROPERTIES (PTY) LTD

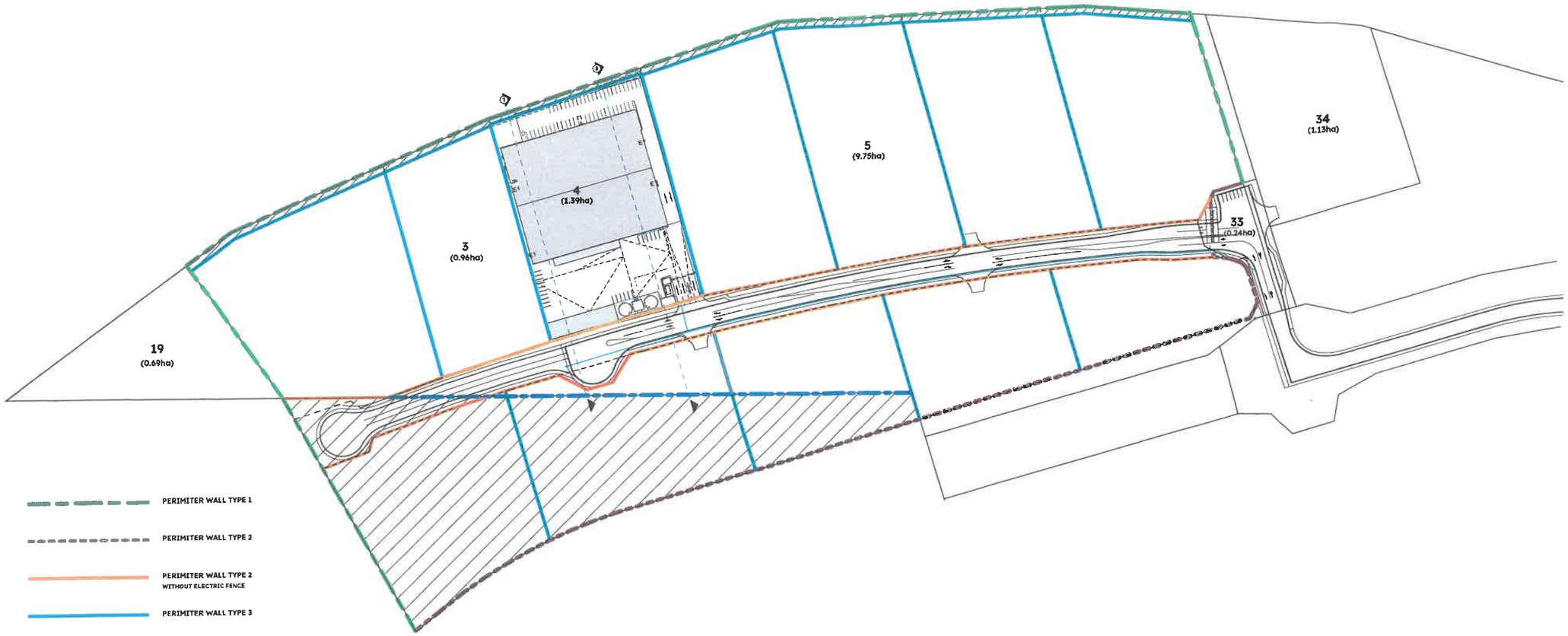
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STELLENBOSCH BRIDGE
Town/City
KLAPMUTS IPZ-2025
Drawing Name
PRECINCT INFORMATION PACK

STELLENBOSCH BRIDGE

PSZ-6

Stage	Drawing number	Revision
01	9000	

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PRECINCT PLAN PERIMITER WALLS

SCALE: 1 : 1000

mbx
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General Notes:
1. All work is to be done in accordance with the National building Regulations.
2. All materials and workmanship are to comply with the relevant S.A.B.S. codes and or the specified international codes where applicable in the - Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agrément Certificates applicable to the design entails, the recommendations and requirements of each documents to be considered a minimum standard for the works.
3. The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, safe to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from MBX and all other consultants related to the project.
6. All portions of the works related to any service or consultant 's infrastructure is to be done in accordance with the National Building Regulations.
7. This drawing is not to be scaled, Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
8. All dimensions and levels must be checked on site by the contractor before putting work in hand.
9. All work to be executed by competent persons qualified for the specific trade.
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REV	DATE	DRAWN	DESCRIPTION

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Project Address
STELLENBOSCH BRIDGE
Town/City
KLAPMUTS / P2-2025
Drawing Name
PRECINCT BOUNDARY PLAN

STELLENBOSCH BRIDGE

P5 3-6

stage	drawing series	revision
01	9002	

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PROPOSED STREET LIGHT PLAN

SCALE: 1 : 1000

mbk
Argitekte

General Notes:
1. All work is to be done in accordance with the National Building Regulations.
2. All materials and workmanship are to comply with the relevant S.A.B.S. codes and or the specified international codes where applicable in the - Architectural specifications. Where relevant South African National Standards, British Standards, SS codes of practice, or Agrément Certificates applicable to the design exists, the recommendations and requirements of such documents to be considered a minimum standard for the works.
3. The contractor shall in all respects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001:ISO 2001, who is to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from MBK and all other consultants related to the project.
6. All portions of the works related to any service or consultants' information is to be done in accordance with the National Building Regulations.
7. This drawing is not to be scaled, figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
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9. All work to be executed by competent persons qualified for the specific trade.
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REV	DATE	DRAW	DESCRIPTION

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ARCHITECT

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STELLENBOSCH BRIDGE PROPERTIES (PTY) LTD

Project Address
STELLENBOSCH BRIDGE
Town/City
KLAPMUTS / P2-2025
Drawing Name
Street lighting

STELLENBOSCH BRIDGE

Pg 4-6

Page	Drawing number	Revision
01	9005	

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SUMMARY TABLE **Table No 1** **01-Jun-24**

The Bridge - Stellenbosch: Development Rights

Precinct	ALLOCATED RIGHTS					UTILISED RIGHTS					REMAINING RIGHTS				
	Resi (units)	Business (FA – m²)	Industrial (FA – m²)	Institut (FA – m²)	Total (m²) Non Res Floor Area	Resi (units)	Business (Fa – m²)	Industrial (FA – m²)	Institut (FA – m²)	Total (m²) Non Res Floor Area	Resi (units)	Business (FA – m²)	Industrial (FA – m²)	Institut (FA – m²)	Total (m²) Non Res Floor Area
Precinct 1A	**0**	**10 000**	**0**	**0**	**10 000**	**0**	**0**	**0**	**0**	**0**	**0**	**10 000**	**0**	**0**	**10 000**
Precinct 1B	**150**	**50 000**	**0**	**10 000**	**60 000**	**0**	**0**	**0**	**0**	**0**	**150**	**50 000**	**0**	**10000**	**60 000**
Precinct 1C	**150**	**23 800**	**0**	**10 000**	**33 800**	**0**	**0**	**0**	**0**	**0**	**150**	**23 800**	**0**	**10000**	**33 800**
Precinct 2	**0**	**20 000**	**40 000**	**0**	**60 000**	**0**	**0**	**7003**	**0**	**7003**	**0**	**20 000**	**32 997**	**0**	**52 997**
Precinct 3A	**0**	**6 900**	**17 400**	**0**	**24 300**	**0**	**0**	**0**	**0**	**0**	**0**	**6 900**	**17 400**	**0**	**24 300**
Precinct 3B	**0**	1 500	16 000	0	**17 500**	**0**	**0**	**0**	**0**	**0**	**0**	**1 500**	**16 000**	**0**	**17 500**
Precinct 3C	**0**	5 100	43 600	0	**48 700**	**0**	**0**	**0**	**0**	**0**	**0**	**5 100**	**43 600**	**0**	**48 700**
Precinct 4A	**300**	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**300**	**0**	**0**	**0**	**0**
Precinct 4B	**800**	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**800**	**0**	**0**	**0**	**0**
Precinct 4C	**500**	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**500**	**0**	**0**	**0**	**0**
Precinct 5	**0**	8 000	0	0	**8 000**	**0**	**0**	**0**	**0**	**0**	**0**	**8 000**	**0**	**0**	**8 000**
Precinct 6A	**100**	29 000	0	0	**29 000**	**0**	**0**	**0**	**0**	**0**	**100**	**29 000**	**0**	**0**	**29 000**
Precinct 6B	**200**	28 700	0	0	**28 700**	**0**	**0**	**0**	**0**	**0**	**200**	**28 700**	**0**	**0**	**28 700**
Totals	**2 200**	183 000	117 000	20 000	**320 000**	**0**	0	7 003	0	**7 003**	**2 200**	183 000	109 997	20 000	**312 997**

Note: Application Precinct shown in **RED**

THE BRIDGE, STELLENBOSCH - BULK TABLE

TABLE NO: 1

01 June 2024

The Bridge, Stellenbosch : Development Rights

Precinct	Erf No	Project Name	Zoning	Area (m²)	Erf Size (m²)	ALLOCATED RIGHTS					UTILISED RIGHTS					REMAINING RIGHTS				
						Residential (units)	Business (floor area – m²)	Industrial (floor area – m²)	Institutional (floor area – m²)	Total (m²) Non Res Floor Area	Residential (units)	Business (floor area – m²)	Industrial (floor area – m²)	Institutional (floor area – m²)	Total (m²) Non Res Floor Area	Residential (units)	Business (floor area – m²)	Industrial (floor area – m²)	Institutional (floor area – m²)	Total (m²) Non Res Floor Area
Precinct 1A	8		Mixed-use	90 200		**0**	**10 000**	**0**	**0**	**10 000**	**0**	**0**	**0**	**0**	**0**	**0**	**10 000**	**0**	**0**	**10 000**
	47											0								
Precinct 1B	8		Mixed-use	110 390		**150**	**50 000**	**0**	**10 000**	**60 000**	**0**	**0**	**0**	**0**	**0**	**150**	**50 000**	**0**	**10000**	**60 000**
	42										0	0		0						
	43										0	0		0						
	44										0	0		0						
	45										0	0		0						
	46										0	0		0						
Precinct 1C	8		Mixed-use	64 000		**150**	**23 800**	**0**	**10 000**	**33 800**	**0**	**0**	**0**	**0**	**0**	**150**	**23 800**	**0**	**10000**	**33 800**
	38										0	0		0						
	39										0	0		0						
Precinct 2	3		Industrial	123 300		**0**	**20 000**	**40 000**	**0**	**60 000**	**0**	**0**	**7003**	**0**	**7003**	**0**	**20 000**	**32997**	**0**	**52 997**
	28											0	0							
	29											0	0							
	30	Smith & Power	Industrial		13 932							0	7003							
Precinct 3A	5		Industrial	58 300		**0**	**6 900**	**17 400**	**0**	**24 300**	**0**	**0**	**0**	**0**	**0**	**0**	**6 900**	**17400**	**0**	**24 300**
	21											0	0							
Precinct 3B	6		Industrial	38 500		**0**	1 500	16 000	0	**17 500**	**0**	**0**	**0**	**0**	**0**	**0**	**1 500**	**16000**	**0**	**17 500**
												0	0							
Precinct 3C	7		Industrial	88 600		**0**	5 100	43 600	0	**48 700**	**0**	**0**	**0**	**0**	**0**	**0**	**5 100**	**43600**	**0**	**48 700**
	26											0	0							
	27											0	0							
Precinct 4A	50		Residential	59 400		**300**	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**300**	**0**	**0**	**0**	**0**
											0									
Precinct 4B	51		Residential	106 000		**800**	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**800**	**0**	**0**	**0**	**0**
											0									
Precinct 4C	51		Residential	111 300		**500**	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**500**	**0**	**0**	**0**	**0**
Precinct 5	10		Mixed-use	58 100		**0**	8 000	0	0	**8 000**	**0**	**0**	**0**	**0**	**0**	**0**	**8 000**	**0**	**0**	**8 000**
												0								
Precinct 6A	35		Mixed-use	63 600		**100**	29 000	0	0	**29 000**	**0**	**0**	**0**	**0**	**0**	**100**	**29 000**	**0**	**0**	**29 000**
											0	0								
Precinct 6B	36		Mixed-use	93 400		**200**	28 700	0	0	**28 700**	**0**	**0**	**0**	**0**	**0**	**200**	**28 700**	**0**	**0**	**28 700**
											0	0								
Totals				**1 065 090**		**2 200**	183 000	117 000	20 000	**320 000**	**0**	0	7 003	0	**7 003**	**2 200**	183 000	109 997	20 000	**312 997**

Note: Application Erf highlighted in RED

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AntonLotz

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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

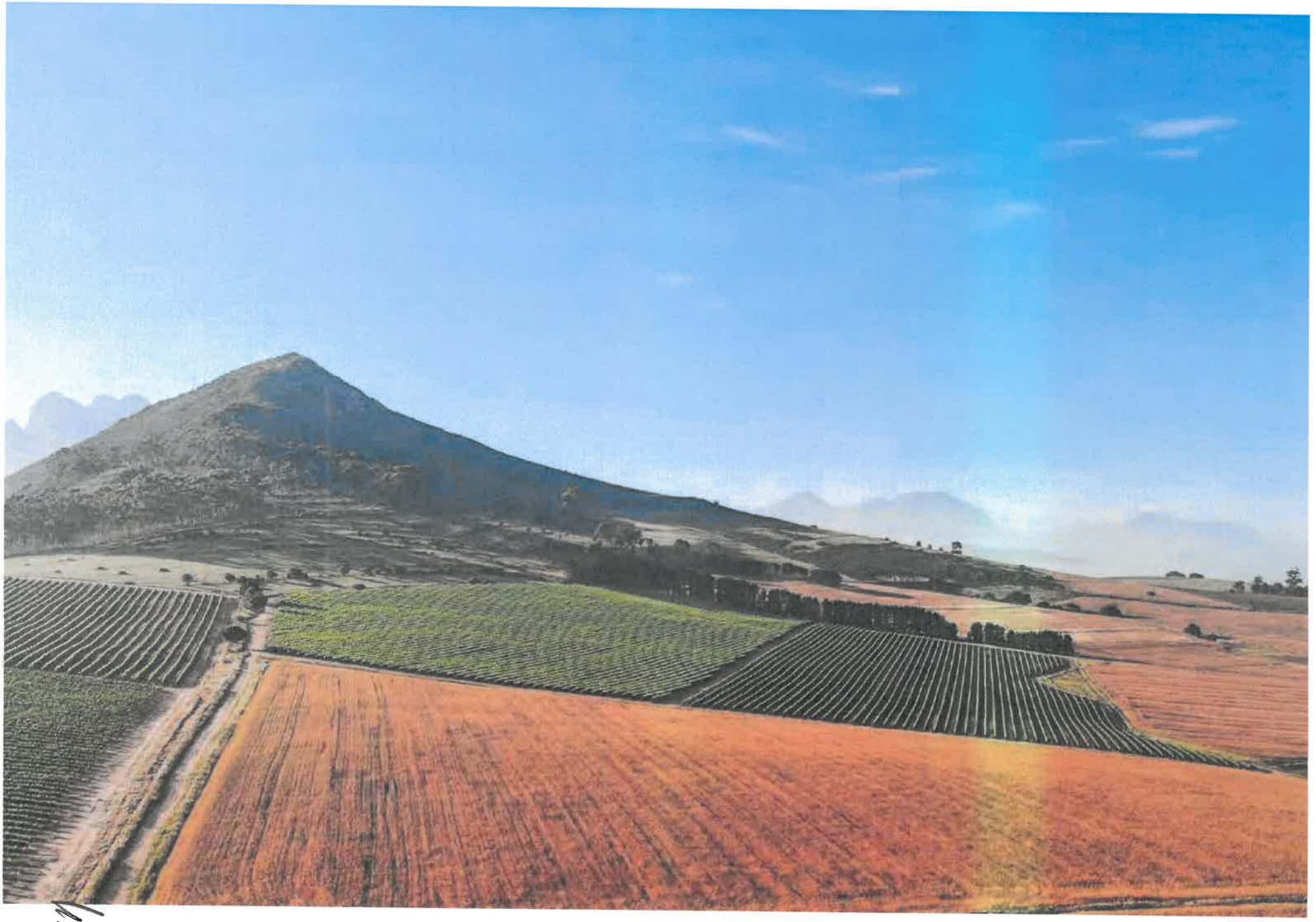


DRAFT
03 / 2023

STELLENBOSCH
BRIDGE | BHULORHO | BRUG

ANNEXURE C
LIGHT INDUSTRIAL PRECINCTS

DEVELOPMENT MANUAL | 2020



CONTENTS

SECTION 1 - INTRODUCTION

SECTION 2 - URBAN DESIGN PRINCIPLES

2.1 Stellenbosch Bridge Masterplan
2.2 Building Heights
2.3 Indicative Plans for Light Industrial Precincts
2.4 Access and Movement
2.5 Sections and Proposed Edge Conditions

SECTION 3 - ARCHITECTURAL CODES AND GUIDELINES FOR (PRECINCTS 1 AND 2 SOUTH)

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3.2 Architectural Style and Elements
3.3 Materials and quality of work
3.4 Colours and textures
3.5 Feature Elements Colour Palette
3.6 Architectural codes: elements of the building
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3.8 Street and Public Space Elements

SECTION 4 - ARCHITECTURAL CODES AND GUIDELINES FOR (PRECINCT 1 NORTH)

4.1 Urban Design Elements
4.2 Materials and quality of work
4.3 Colours and textures
4.4 Feature Elements Colour Palette
4.5 Architectural codes: elements of the building
4.6 General Design Guidelines and Restrictions
4.7 Street and Public Space Elements

ANNEXURES

ANNEXURE E: TABLE SUMMARISING MATERIAL USE FOR EACH BUILDING ELEMENT

References

Image Reference 01 (Ref 01)
Stellenbosch Agri- Park - https://www.findawarehouse.co.za/results/new-development/commercial/stellenbosch stellenbosch-outskirts/15/ (Web Ref IND15)

Image Reference 02 (Ref 02)
Val de Vie Estate, Stellenbosch

SECTION 1

INTRODUCTION

This design manual manages the development of the architectural and environmental identity of the Stellenbosch Bridge Precinct. It has been prepared by the developers and their professional team and aims to establish, maintain and control the architectural character and unique architectural identity of Stellenbosch Bridge, without inhibiting the individual's creativity and style.

The elements that form the essence of the Stellenbosch Bridge architectural character and the control of these elements are explained in this document. These control elements are, amongst other things; the covering, overhangs, pitch, colour and articulation of the roofs; all exterior paint colours; the street and environmental interfaces; the appearances and proportions of the window and door openings penetrating wall surfaces and the relationships between buildings. Pictures within this document are suggestive and for clarity, to avoid misinterpretations and to ensure consistency of Architectural elements within the precinct.

By controlling these elements, the full potential of Stellenbosch Bridge will be realized, thus growing the investment that developers will make in their individual properties.

The continued updating of the Architectural Design Manual is necessary to ensure that new properties at Stellenbosch Bridge are developed to maintain the overall Stellenbosch Bridge aesthetic and architectural character. Any amendments within this document supersede previous issues.

NOTE: No decision or waiver which the Developers Assessment Panel or Controlling Architect may approve shall be construed as creating a precedent for future decisions. Strict adherence to the guidelines will be observed. The Developer's Assessment Panel reserves the right to strictly enforce adherence to the guidelines.

The Stellenbosch Bridge Developer's Assessment Panel and the Aesthetic Committee will ensure that the guidelines are complied with during, both design and construction phases of each building project.

Stellenbosch Bridge is aiming for a 5* Greenstar precinct rating, and all buildings are to achieve a minimum 4* Greenstar rating as per the Green Building Council of South Africa (GBCSA) requirements. All buildings in the Stellenbosch Bridge Development need to conform to the Green Star Guidelines. Refer to the Green Building Council of South Africa (GBCSA) Green Star Guidelines in Annexure H. For further information refer to the Green Building Council of South Africa (GBCSA) website: www.gbcsa.org.za.

CONTROL

The control is through the Stellenbosch Bridge Developer's Assessment Panel and its appointed consultants. The control will be effected by: applying the general restrictions; following a mechanism for plan approvals; applying a code of conduct and rules for construction activities and monitoring construction work on site.

Stellenbosch Bridge:
Lorne Dawson : lorne@stb-bridge.co.za

Controlling Architect:
Osmond Lange Architects
Graham Wilson : grahamw@o-l.co.za
Francois Nortje : francoisn@o-l.co.za
Trisha Naik: trishan@o-l.co.za

Building Control Officer:

Controlling Landscape Architects:
Square One Landscape Architects
Julia McLachlan : julia@sq1.co.za

The following architectural guidelines deals with the Light Industrial Precincts within the Stellenbosch Bridge Development which includes:

- **Light Industrial:** data centers/ commercial/ manufacturing/ warehousing & distribution/ utility service / parking.

The Light Industrial Precincts are located on the eastern and northern perimeters on the development.

This manual must be read in conjunction with the Stellenbosch Bridge Development Manual.

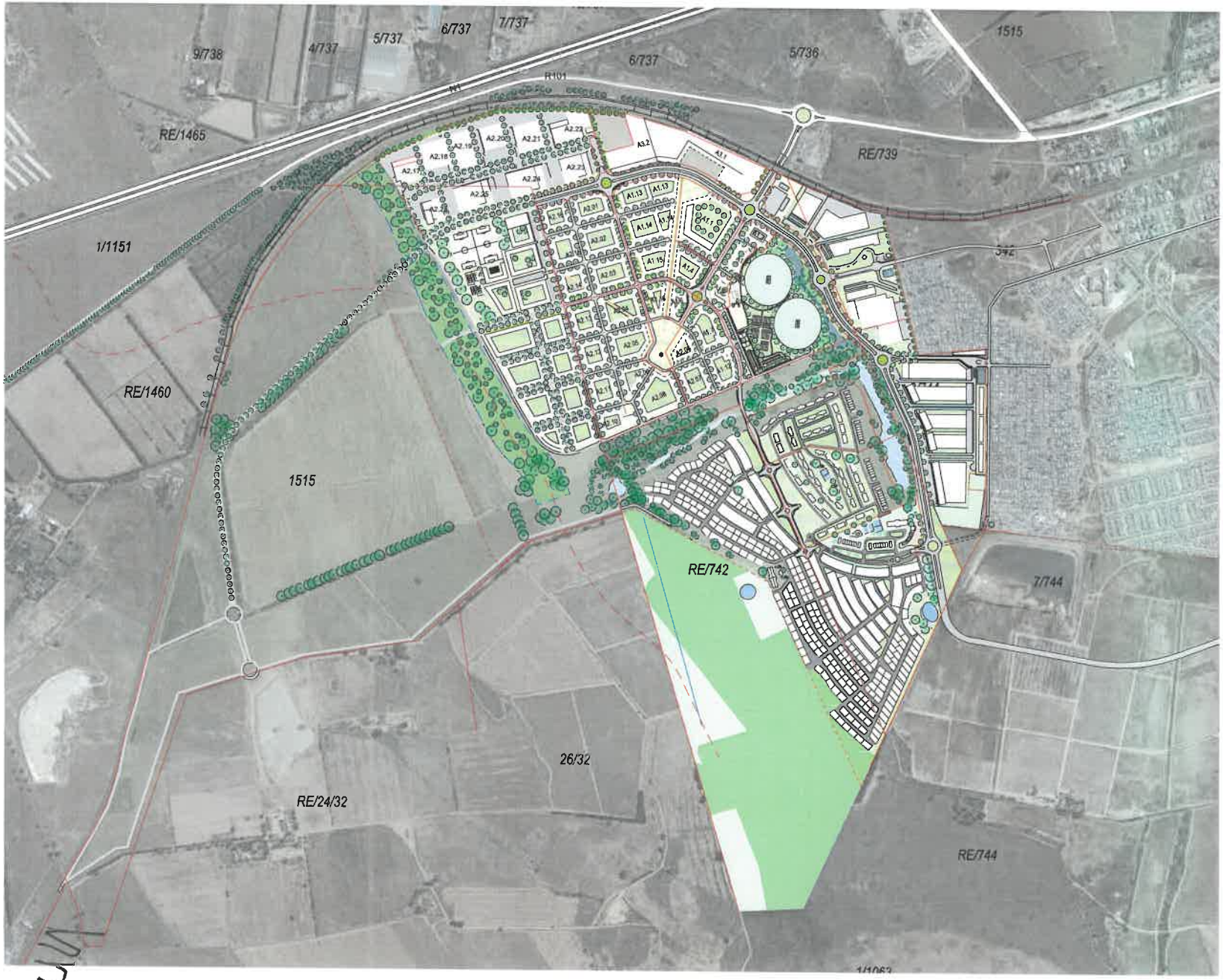
PERMISSIBLE HEIGHTS FOR LIGHT INDUSTRIAL PRECINCTS:

INDUSTRIAL ZONE	STOREYS
All buildings	2-3



Stellenbosch Bridge Masterplan - Light Industrial Precincts

SECTION 2 - MASTERPLAN



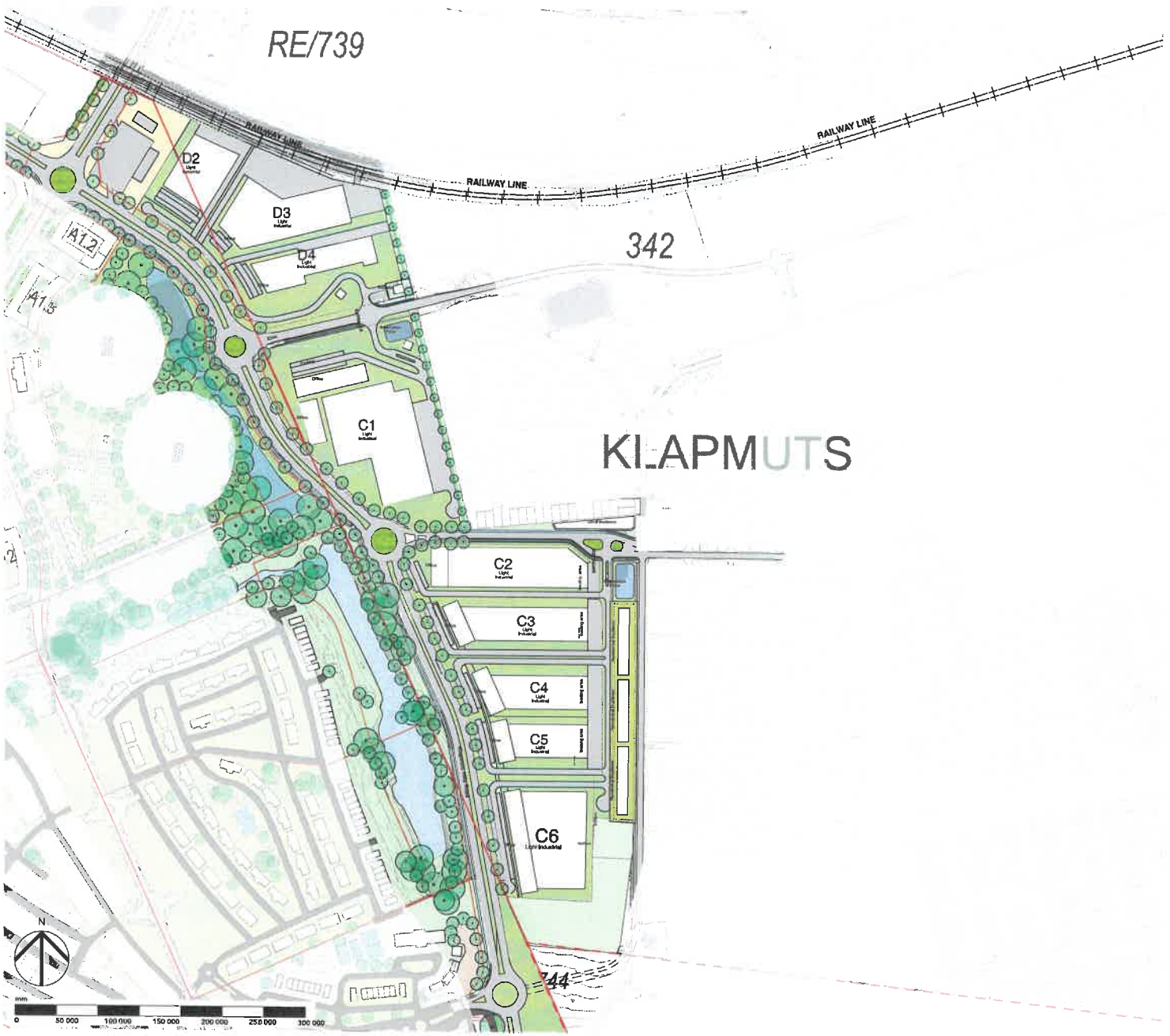
2.2 PROPOSED BUILDING HEIGHTS



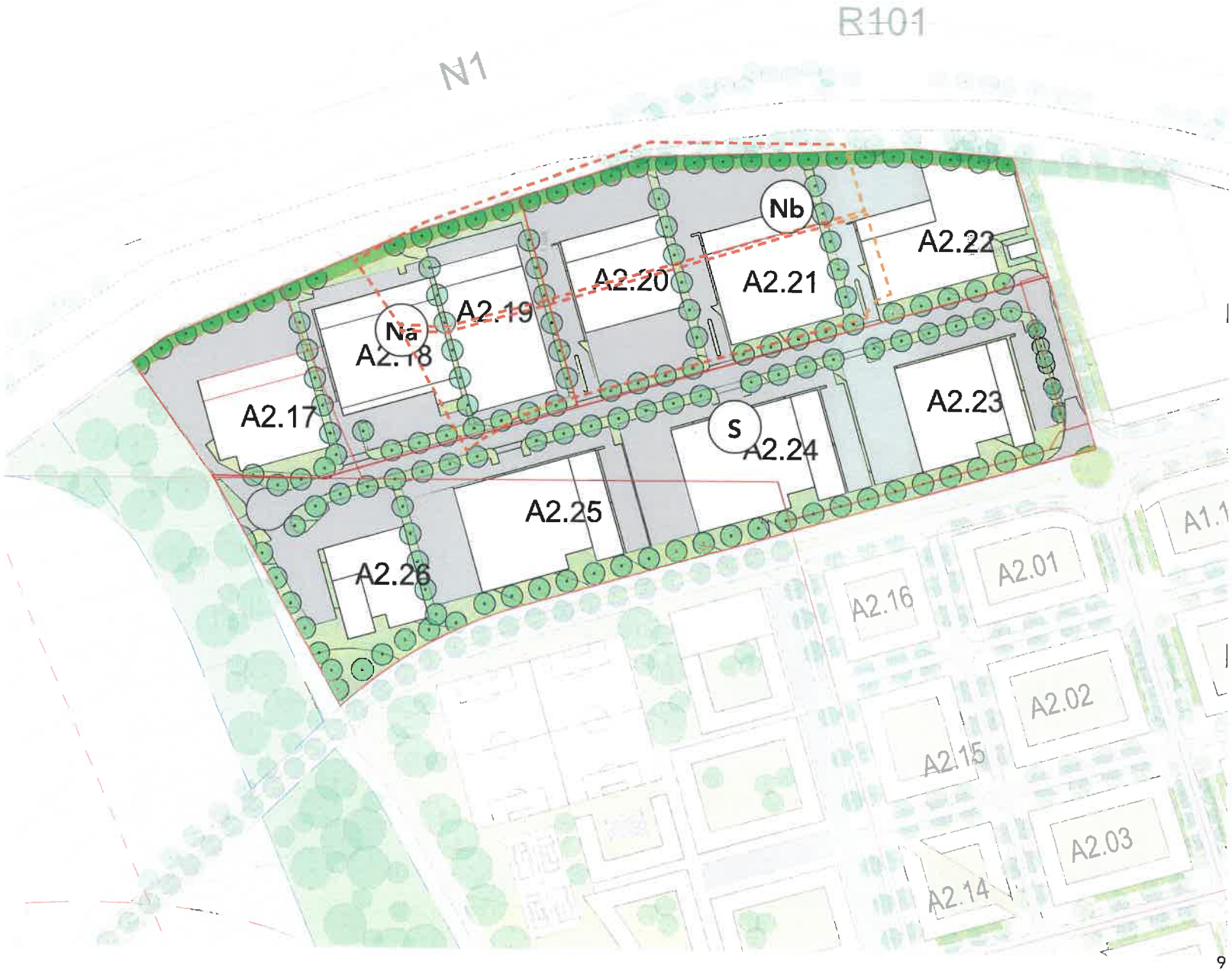
BUILDING HEIGHTS

- 5 STORIES ABOVE STREET LEVEL
- 4 STORIES ABOVE STREET LEVEL
- 3 STORIES ABOVE STREET LEVEL
- 2-3 STORIES ABOVE STREET LEVEL

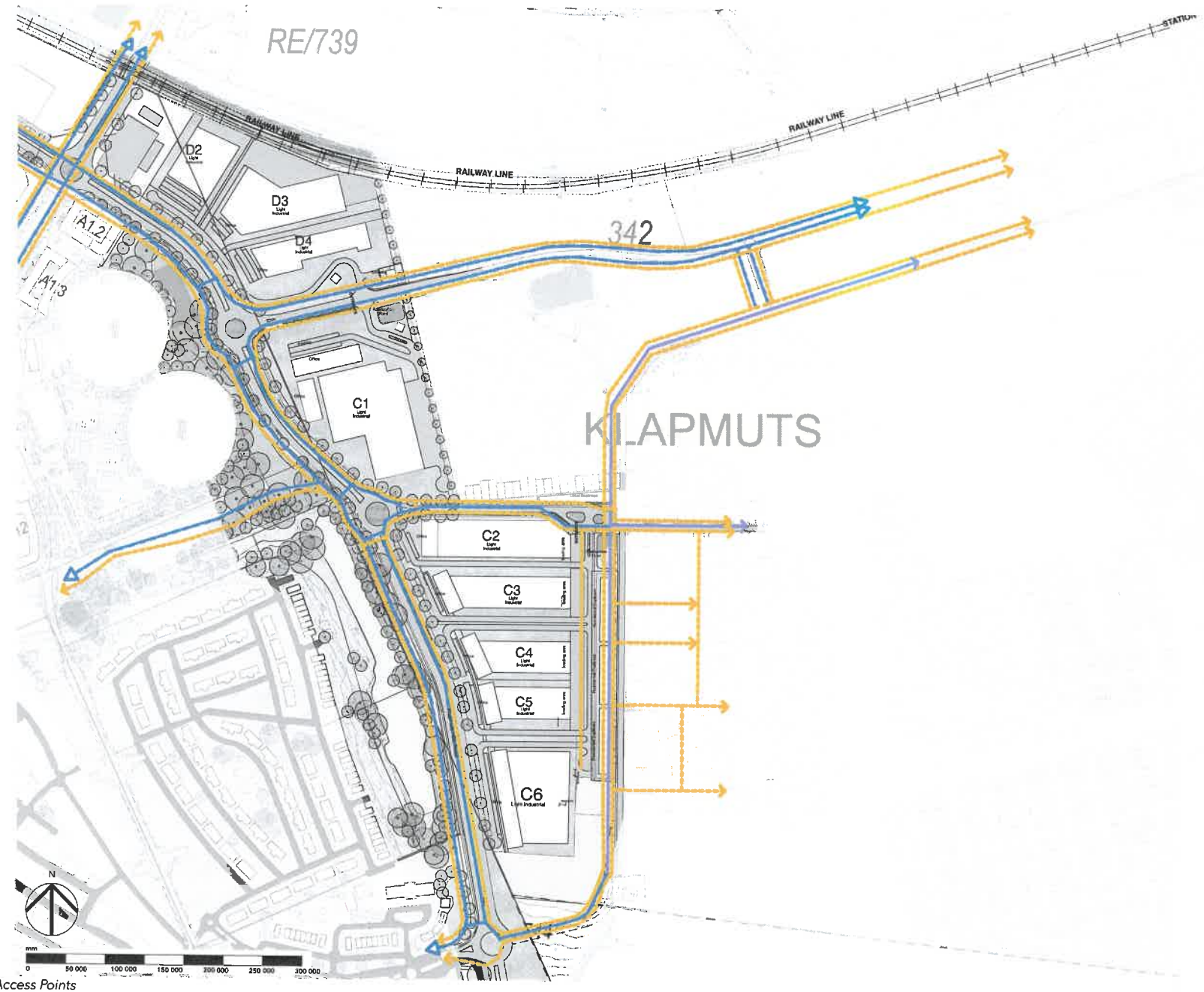
2.3. INDICATIVE MASTERPLAN FOR LIGHT INDUSTRIAL PRECINCT 1



2.3. INDICATIVE MASTERPLAN FOR LIGHT INDUSTRIAL PRECINCT 2



2.4. ACCESS AND MOVEMENT



Light Industrial Precinct. Portion 2 of Farm 744 - Access Points

2.4. ACCESS AND MOVEMENT



LEGEND

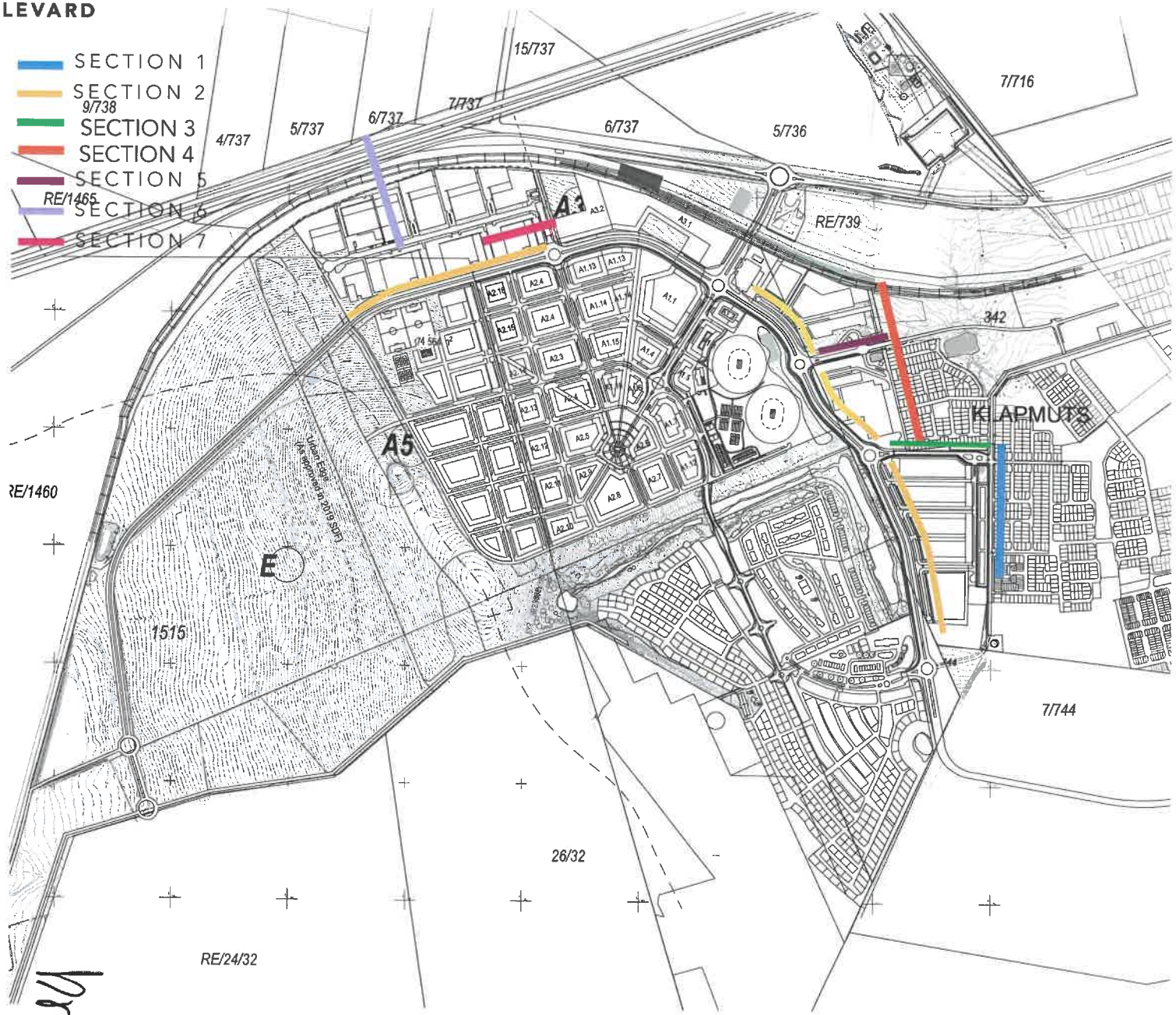
- DEDICATED CYCLE PATH
- CYCLIST USES STREET
- PEDESTRIAN NETWORK

2.5. EDGE CONDITION: LOCATIONS OF INTERFACE OF INDUSTRIAL BUILDINGS ACROSS THE STELLENBOSCH BRIDGE BOULEVARD

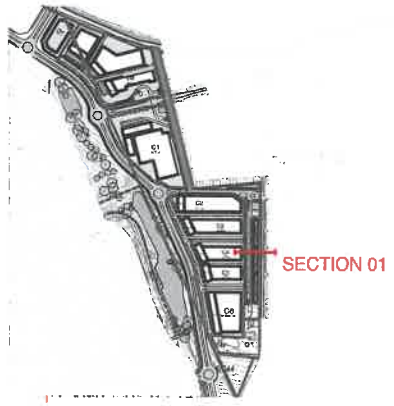


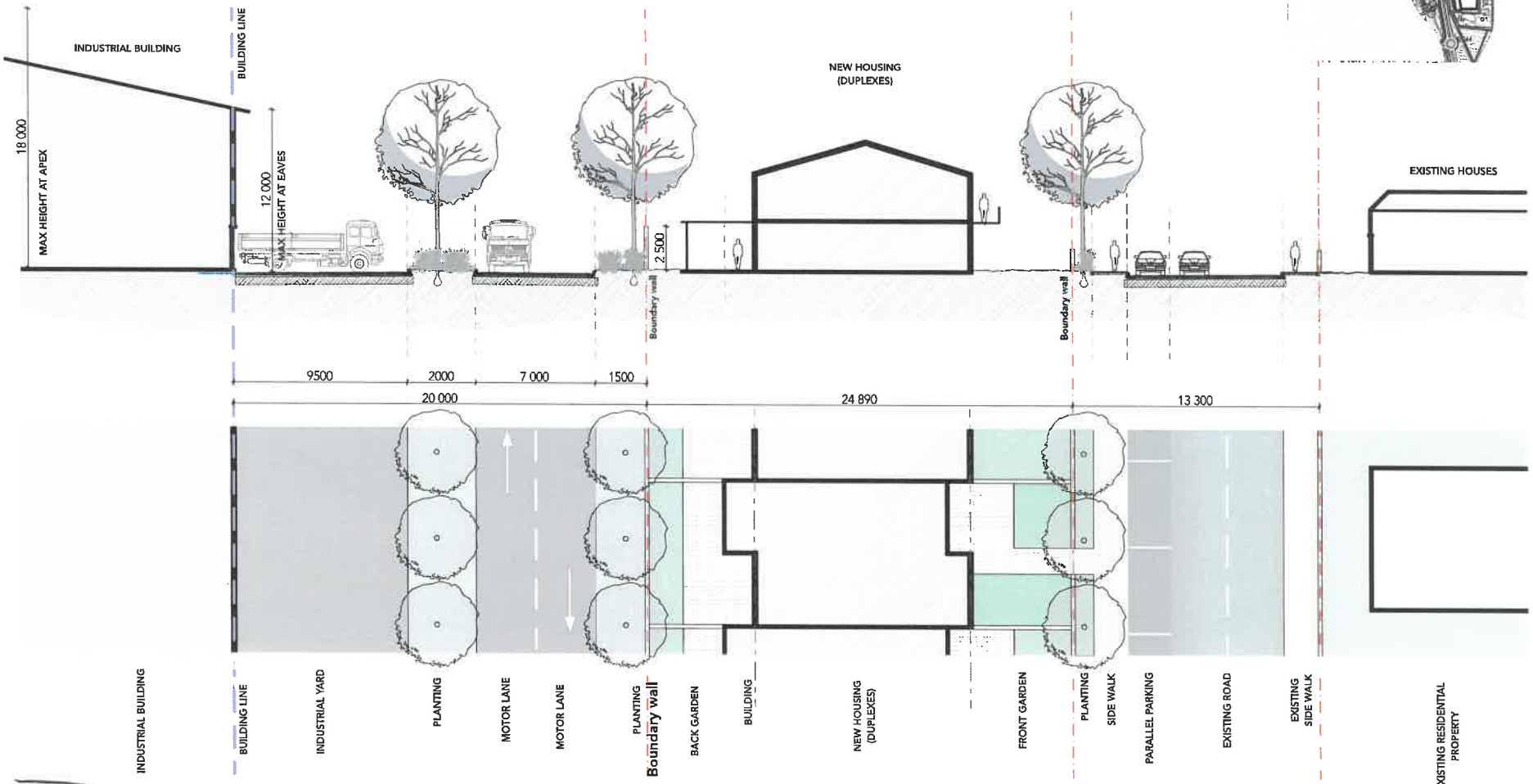






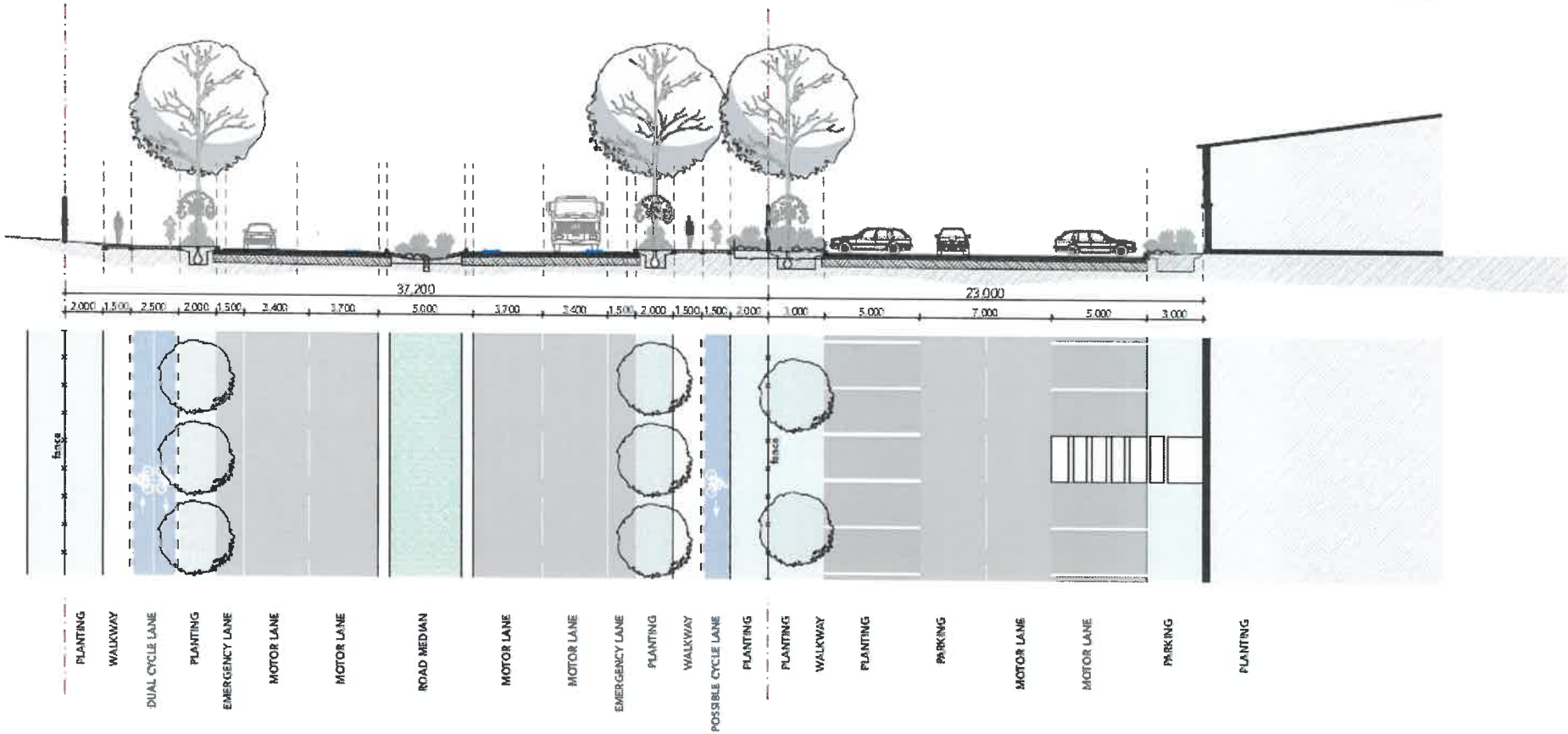
SECTION 1: INTERFACE OF INDUSTRIAL AREA WITH EXISTING KLAPMUTS RESIDENTIAL AREA - STREET CONDITION



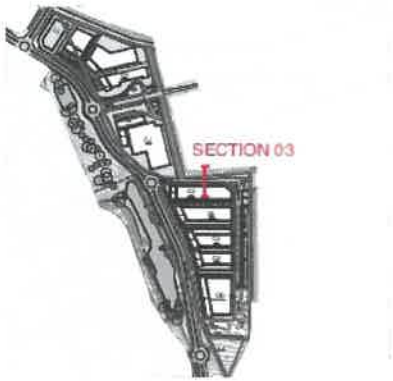


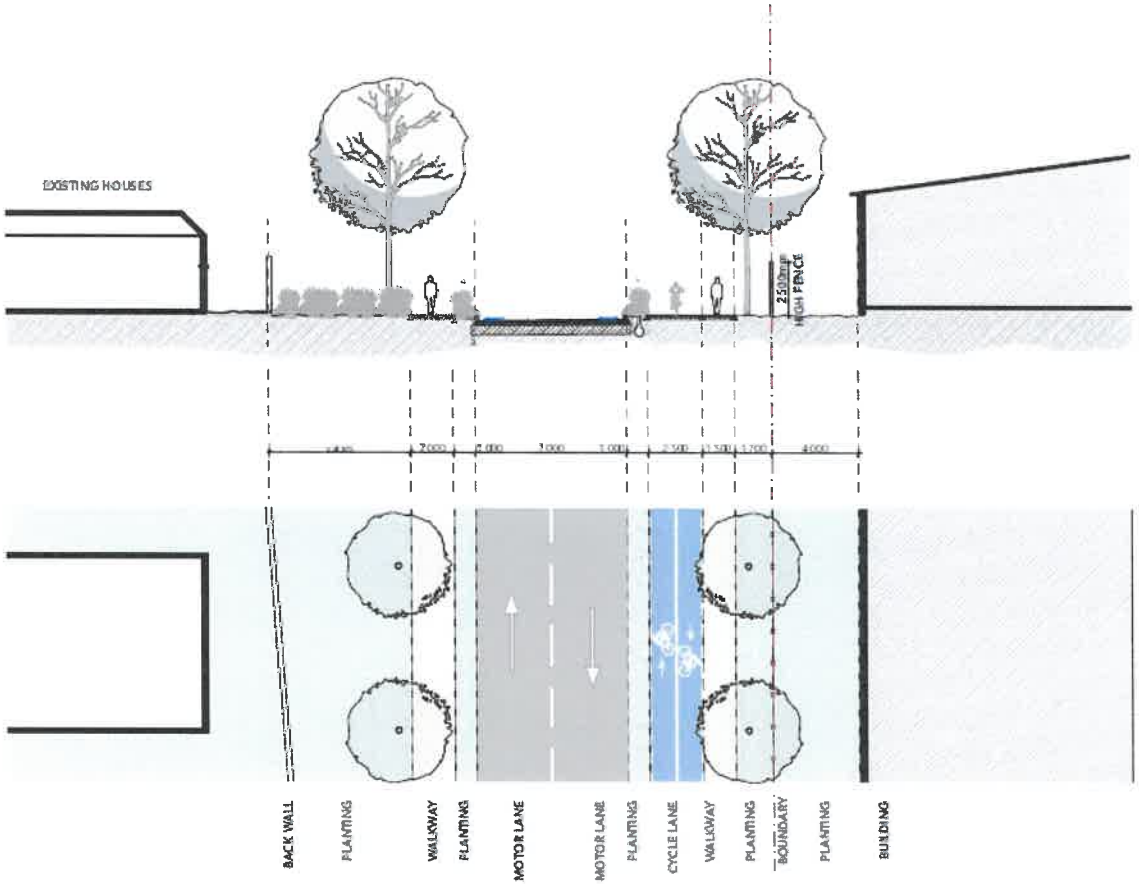
SECTION 2: INTERFACE OF INDUSTRIAL BUILDINGS ACROSS THE STELLENBOSCH BRIDGE BOULEVARD





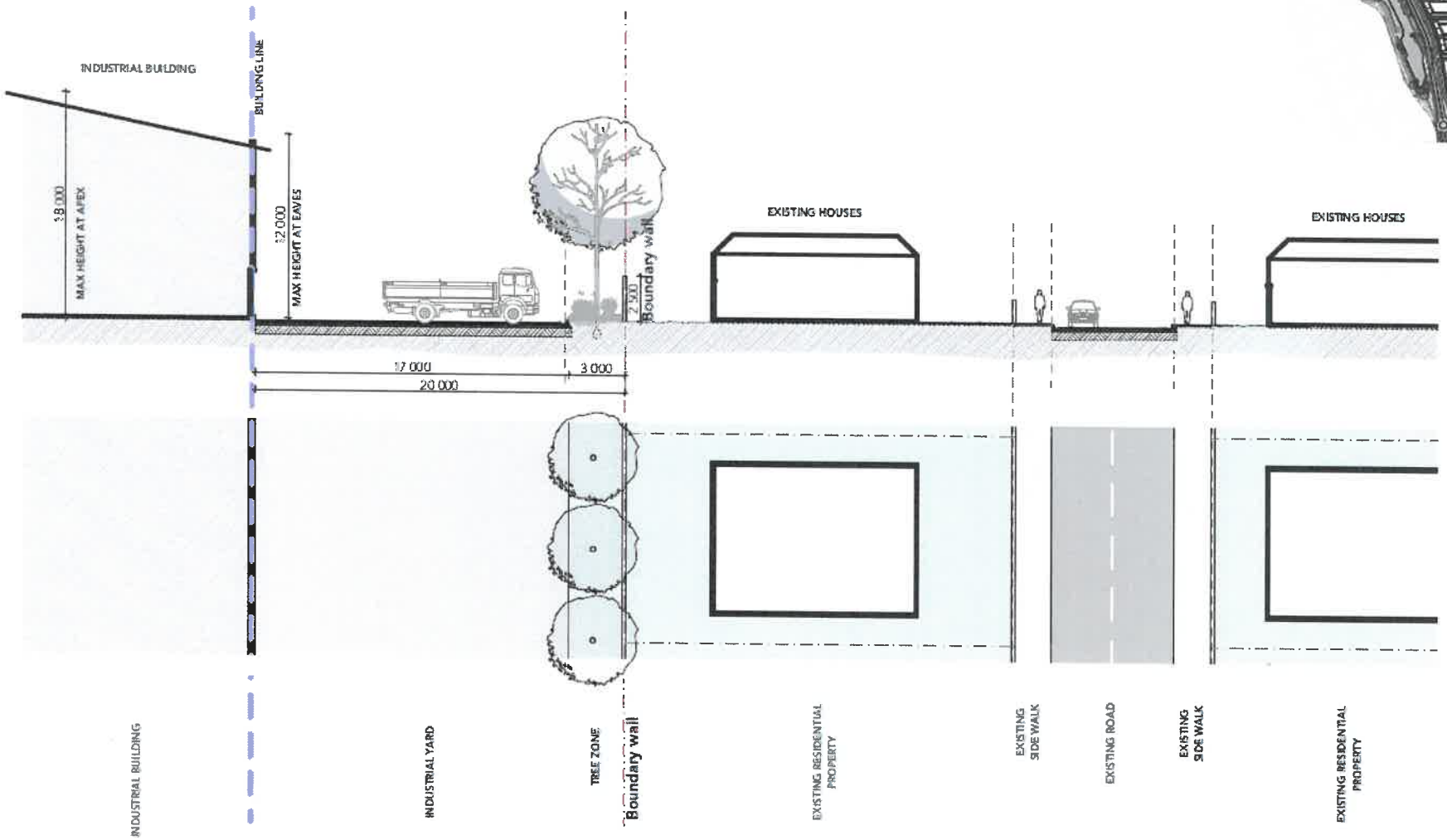
SECTION 3: INTERFACE OF INDUSTRIAL AREA WITH EXISTING KLAPMUTS RESIDENTIAL AREA - STREET CONDITION





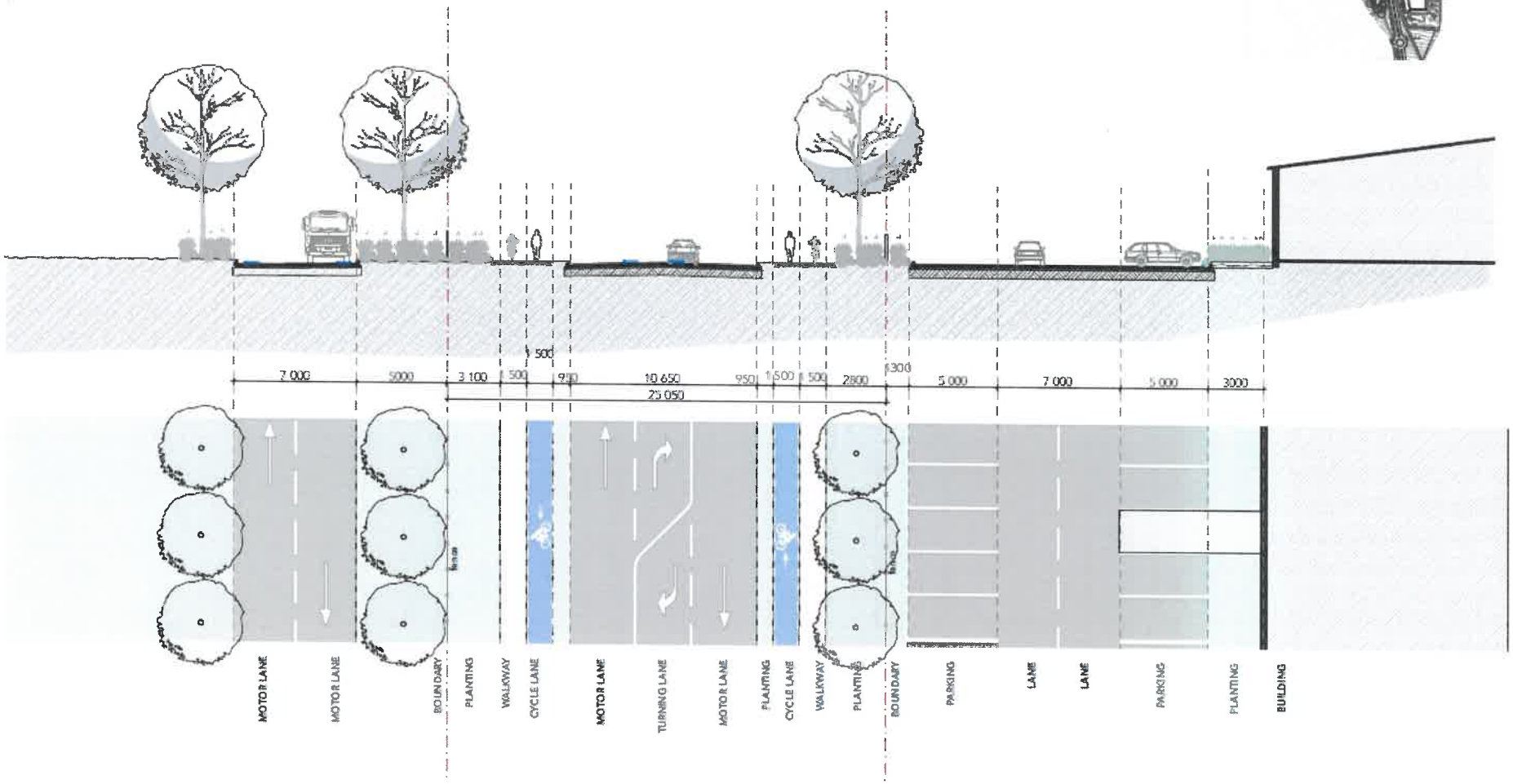
EDGE CONDITION 4: INTERFACE OF INDUSTRIAL AREA WITH EXISTING KLAPMUTS RESIDENTIAL AREA - HOUSING CONDITION



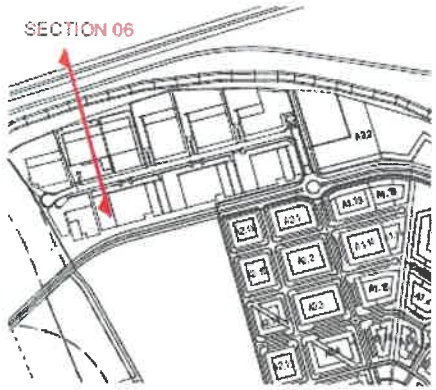


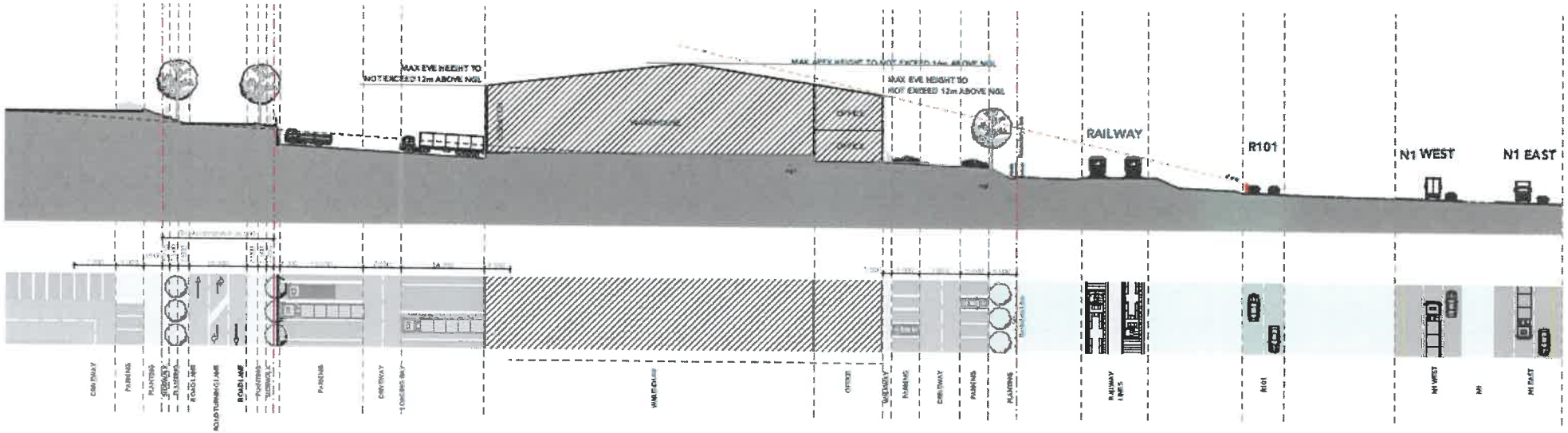
SECTION 5: NEW ACCESS ROAD



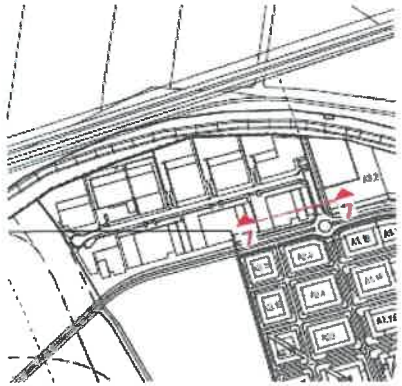


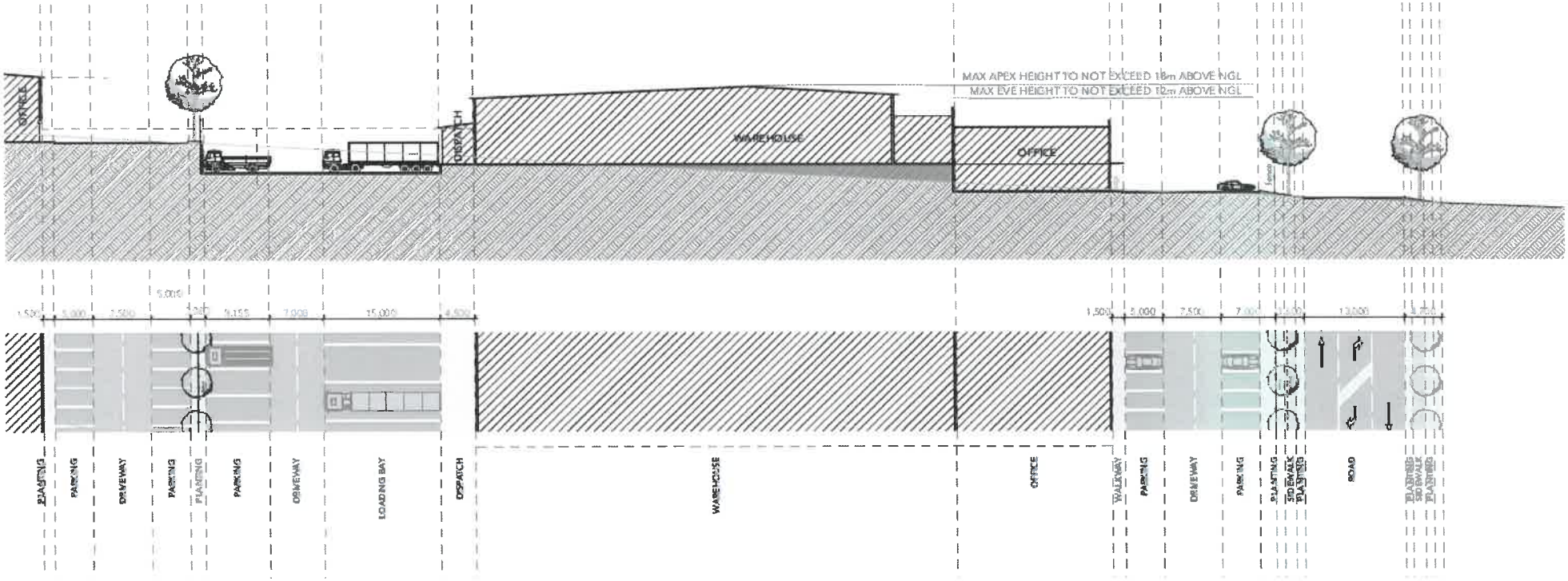
SECTION 6: LIGHT INDUSTRIAL AREA 2 IN RELATION TO THE N1 HIGHWAY





SECTION 7: SECTION THROUGH INDUSTRIAL PRECINCT 2 - SOUTHERN PRECINCT

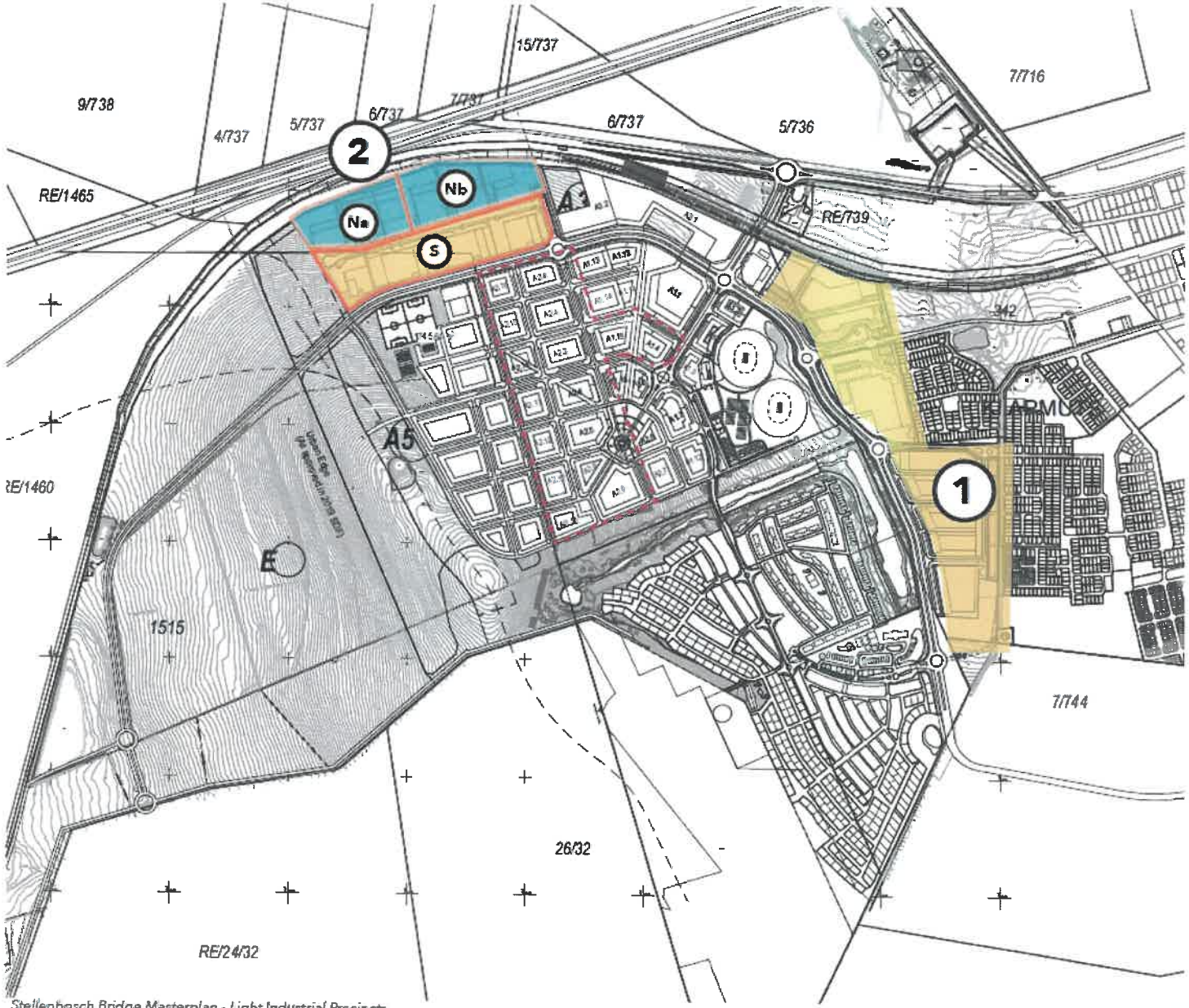




ARCHITECTURAL CODES AND GUIDELINES FOR INDUSTRIAL PRECINCTS

KEY:

- PRECINCTS 1 AND 2 SOUTH
- PRECINCT 2 NORTH



Stellenbosch Bridge Masterplan - Light Industrial Precincts

SECTION 3 - ARCHITECTURAL CODES AND GUIDELINES FOR INDUSTRIAL PRECINCTS 1 AND 2 SOUTH.

(SEE SEPERATE CODES AND GUIDELINES FOR PRECINCT 2 NORTH)

3.1. URBAN DESIGN ELEMENTS

3.1.1 BUILT FORM AND SCALE

The industrial buildings are conceptualized as having two components, a street-facing office block defining the entrance and public facade, and an industrial structure, positioned in such a manner as to accommodate a turning circle for delivery vehicles and surface parking, as indicated in the adjacent images.

3.1.1.1. Site consolidations will be favorably considered, especially for irregular stands that will be more usable if consolidated.

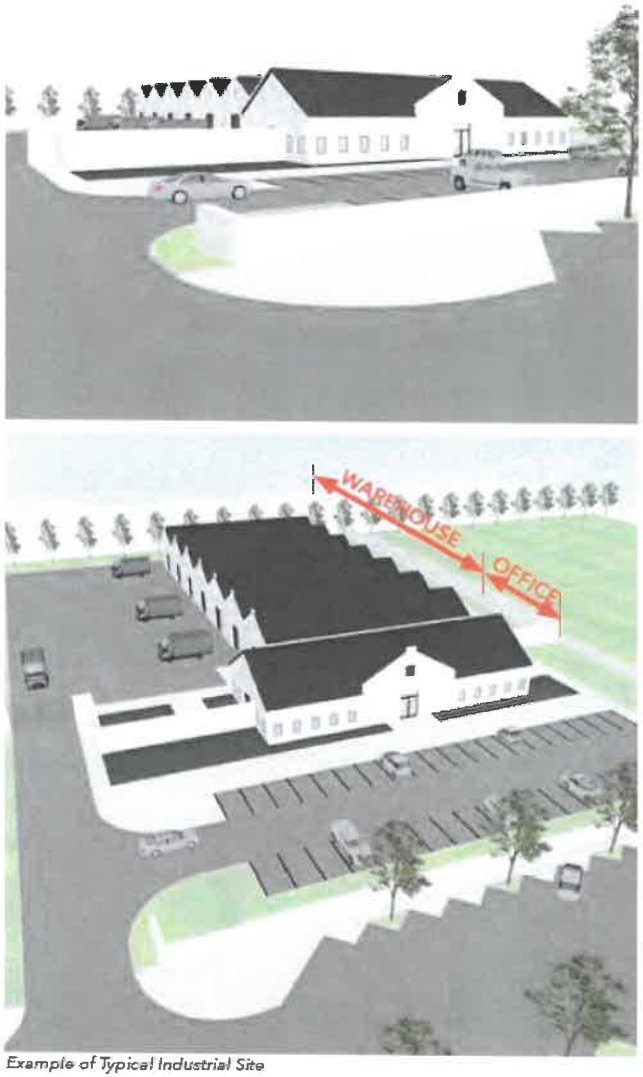
3.1.1.2 Industrial erven that are in close proximity to the Mixed Use Precinct should respond to the Office Park design guidelines, in addition to the particular Industrial design guidelines.

3.1.1.3 HEIGHT OF BUILDINGS

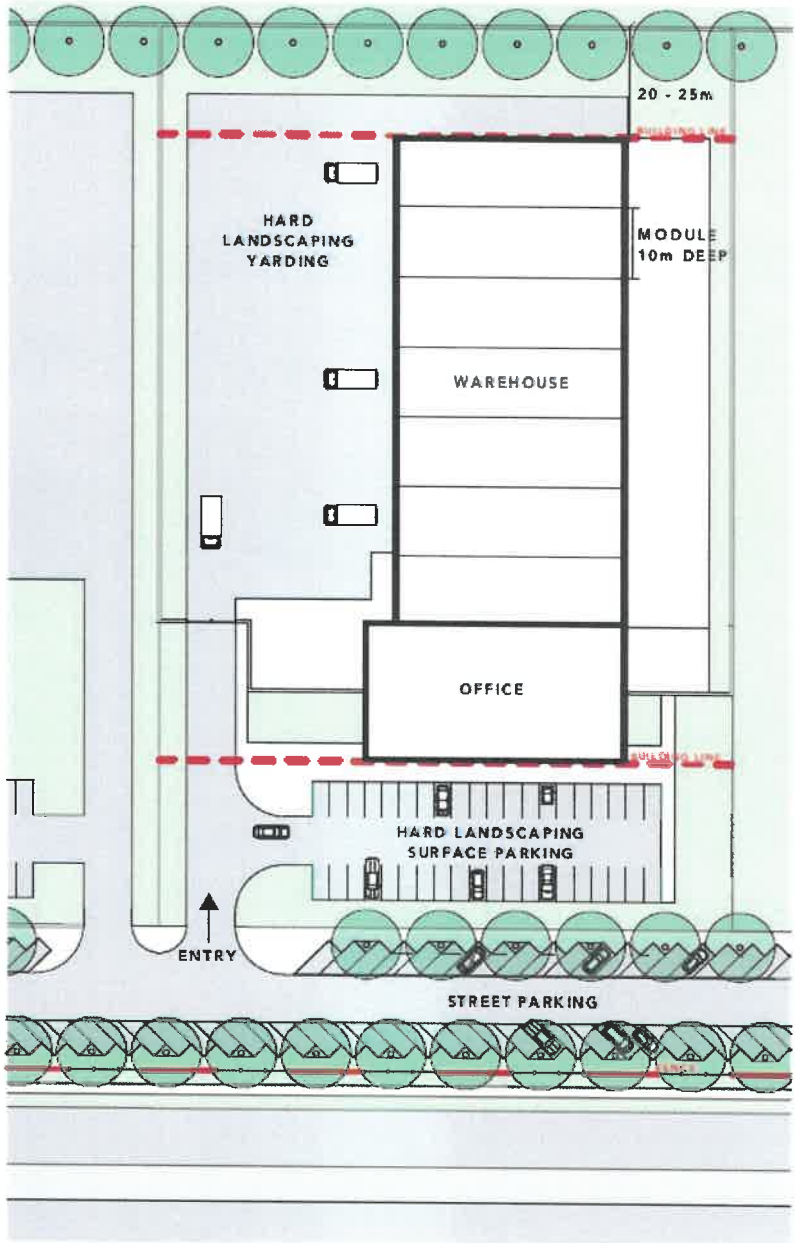
Maximum Height at Apex	18m
Maximum height at Eaves	12m

Office portions of the buildings to be a maximum of two storeys high

(Subject to planning approval)



Example of Typical Industrial Site



Plan of Typical Industrial Site

3.1.2 SOLID TO VOID RATIO

The solid to void ratio is recommended to set a common trend for the ratio of mass, void and material use on the office façade.

The proposed solid to void ratio on the office façade is:

- 60-70% Solid: Plaster, concrete, cladding systems or combinations thereof.
- 30-40% Void: Glazing, louvered elements, clear openings / recessed courtyards or combinations thereof.
- 0-10% Accent colour/elements: Any colour or distinctive elements / combinations thereof.

3.1.3 FACADE

- Residential architectural elements should be avoided. The architecture of large-scale light industrial buildings is appropriate and encouraged.

- The facade towards the dominant external roads and railways should be of a corporate character. The warehouse component of the building that is visible from the road should be treated as a commercial façade.

- The scale and proportion of the facades and their relationship towards the streets needs to be considered. The scale of the facades should be appropriately broken down and articulated. Breaking and articulating the facade into thirds of the length may be used as a guide. The proportions of the façade design should determine the appropriateness of the breaks.

- The façade of the building along the external roads is expected to cover a substantial portion of the site width. Façade extensions concealing side yards may form part of the façade.

3.1.4 BUILDING ENVELOPE

- The office and warehouse components of the building should be designed in good proportional relation.

- Minimum pitched warehouse structures are encouraged.

- Roofs should be addressed as part of the building envelope design.

3.1.5 PLINTHS

- Plastered brick, face brick and concrete plinths are to be designed in good proportion to the envelope.

3.1.6 LEGIBILITY

- Buildings on prominent corners and intersections have to be enhanced in form and material to emphasize and utilize the prominent position.

- Signage and way-finding must be clear but sophisticated and presented for approval to the Developer's Assessment Pane with the stage 02 submission drawings

3.2. ARCHITECTURAL STYLE AND ELEMENTS

The main purpose of these guidelines is to control the architectural and environmental identity of Stellenbosch Bridge in order to establish a timeless and collective architectural identity.

The intention is to adopt and use the elements derived from regional Cape architecture in conjunction with a contemporary approach, which includes focus on proportions, simplicity, scale, massing, traditional plan form, vertical proportions, human scale, detailing and colours in a unique and cohesive manner to achieve an attractive homogeneous architectural language.

Scale and proportion are crucial in the establishment of a cohesive architectural language. Careful consideration should therefore be given to the articulation of the building forms, their roofs, wall openings and detailing in order to achieve an attractive homogeneous architectural language.

Focal features such as fountains, traditional Cape chimneys, low walls, pergolas, verandas in conjunction with indigenous planting and trees to mention just a few, will enhance and complement the character and promote a qualitative development known for its charm, beauty and ultimately its own unique "sense of place".

It is believed that flexibility of interpretation is important to encourage variety within the constraints of these guidelines.

In order to achieve the above objectives, the following elements are addressed:

3.3. Materials and Quality of Work
3.4. Colours and Textures
3.5 Feature Elements Colour Palette
3.6. Architectural Codes: Elements of the Building.
3.7. General Design Guidelines and Restrictions.
3.8. Street and Public Space Elements





Indicative Look and Feel Images for Industrial Precinct

3.3. MATERIALS AND QUALITY OF WORK

3.3.1 Building materials of a high quality are to be used in order to ensure the structural integrity of the buildings over time, and to maintain their appearance.

3.3.2 Within the constraints of the colour code a wide range of materials is possible.

3.3.3 In general, materials which are high quality and low maintenance and which assist in the expression of the architecture should be used.

3.3.4 All materials and their application are to be to the satisfaction of the Developer's Assessment Panel whose judgment will be directed by, but not limited to, the extent to which any material is integral to achieving a high quality, architectural design.

3.3.5 All materials should have an adequate record of application in the local climatic conditions.

3.3.6 High quality materials such as suitably treated glass, anodised or coated aluminum, stainless steel, and natural stone are acceptable and encouraged. Other high quality products will be considered but only at the discretion of the Developer's Assessment Panel.

3.3.7 All surface coatings are to be long lasting, enduring in quality and appearance with low to moderate maintenance needs.

3.3.8 Wall materials may vary from high quality masonry block to sealed or painted textured plaster surface, suitable stone and offshutter concrete.

3.3.9 The choice of materials should reflect energy conservation consciousness, appropriate to the building's use.

3.3.10 All buildings should have articulated façades with the use of shading devices, and generous overhangs strongly encouraged.

3.3.11 The latest issues of specifications, regulations and codes of practice (e.g. SABS/SANS specifications) shall be applicable. Wherever the SABS/SANS has prepared specifications for materials or products, such materials or products, are to be made and supplied to the Bureau's specification, and further, where materials and products are manufactured by Permit Holders of the SABS, such materials and products must be supplied with the SABS/SANS Codes of Practice.

3.4 COLOURS AND TEXTURES

3.4.1 A range of white; dark greys, natural stone; and timber should be used as a unifying theme of all architecture throughout the Industrial area.

3.4.2 THE FOLLOWING WALL FINISHES ARE PERMITTED:

(i) Smooth plaster and paint. (colour to the approved palette)

(ii) A limited extent of fairface brickwork as a feature element, to the extent specifically approved by the committee, with paint finish. (colour to approved palette).

(iii) Integral coloured rendered wall coatings such as Marmoran, Gama Zenith and Earthcote. (colour to the approved palette)

(iv) Smooth off shutter. (Class 1) concrete, unpainted)

(v) Designers are encouraged to use the wall finishes in combinations.

3.4.3 LIST OF SUGGESTED / PREFERRED COLOURS & TEXTURES:

(i) General - white to grey, sand to taupe, monochromatic as shown.

(ii) A single field colour and accent colour may be chosen from the following approved colour palette.

The approved palettes are: (Plascon or equal paint colours)

- FIELD
  - AW: Arniston White;
  - AW: Arniston White 50% LT;
  - CAS 1, WHITE.
- ACCENT
  - B5-E1-3 Gravel Road;
  - B5-E2-2 Grimsby;
  - B5-E2-3 Whisper.

Note that the location and extent of any accent colour must be marked on the submission drawings for approval.

3.5 FEATURE ELEMENTS COLOUR PALETTE

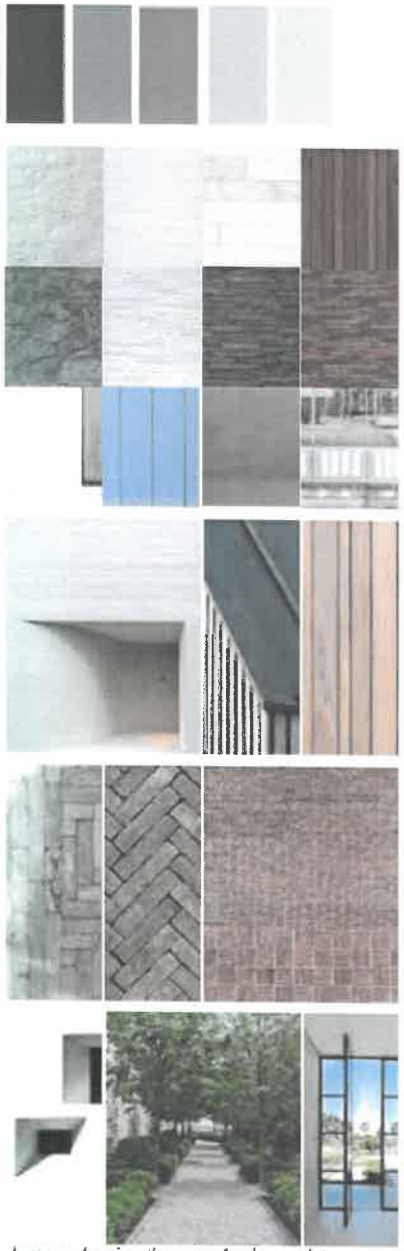
ROOFS, DOORS, WINDOW SHUTTERS & FRAMES, BALUSTRADES & OTHER

The colours of feature elements are limited to the monochrome palette.

Certain feature elements of different colours or materials might be approved by the panel, on a discretionary basis.

By keeping the roof colours and feature element colours in the same monochrome tones, it gives the estate a uniform appearance and contemporary style.

Alternative accent colours may be permissible subject to approval by the Developer's Assessment Panel .



Images showing the muted colour palette and range of textures for SBP.

3.6. ARCHITECTURAL CODES: ELEMENTS OF THE BUILDING

3.6.1 FAÇADE TREATMENT: HORIZONTAL TREATMENT & VERTICAL MODULATION

(i) The design of the façade must add to the continuity of the street edge and the cohesiveness of the entire precinct.

(ii) The manner in which the building meets the ground must be addressed positively: a plinth or base is suggested.

(iii) As with other elements of the composition, the onus is on the architect to demonstrate to the Developer how any of the above elements are to relate to adjacent buildings, existing or not, and promote continuity of streetscape.

(iv) The scale and placement of the buildings is important in providing a unity of structure. Extensive, unrelieved façades are discouraged, as are isolated and standalone ones.

(v) The proportioning system and façade composition used is a vital element in the overall design of the building and the manner in which it is to be used. The architect will be expected to demonstrate to the Developer's Assessment Panel how the module relates to the overall design of the building.

(vi) All apertures and fenestration should be carefully considered in a proportional system that brings all windows, doors, balconies and recesses into a relationship with the façade's specific modulation.

3.6.2 FAÇADE MATERIALS AND COLOURS

The facade treatment should follow the general guidelines for materials and colours, as specified for Stellenbosch bridge.

3.6.3 SHADING DEVICES

(i) Buildings are required to be energy efficient and must include passive solutions to climate control to reduce reliance on mechanical solutions.
Such approaches include facade layering, shading of glass, suitable shading of north, east and west facades.

(ii) Most sun-screening devices such as balconies, colonnades, canopies, awnings, eaves, overhangs and multi-planar façades are encouraged.

(iii) Where heat-retardant glass is to be used, and subject to the materials specification in Annexure E, reflective mirror-faced glazing is not permitted.





Images showing articulated facades, with visually permeable fronts, with recesses and overhangs

3.6.4 ROOFING

(i) A varying roofscape made up of pitched and 'flat' roofs is envisaged.
Permitted materials include:

- **High quality seamless fix, factory colour coated roof sheeting**
- **Concrete trafficable roof** with appropriate finish, drainage, insulation and waterproofing
- **'Green Roof'** – consisting of appropriate planting on fill on a Concrete roof with appropriate drainage, insulation and waterproofing.

(ii) The roof should be considered as an integral aesthetic component of the building. The architecture must consider the relationship of the building to the skyline and to adjacent developments when viewed from various perspectives.

(iii) All roof pitches should not to exceed 40°.

(iv) Gable walls may project above the roof surface as parapets or may terminate at the roof surface in which case the roof covering must be carried over the head of the wall to form a verge (barge board).

(v) The top of the gable end walls must consist of straight and simple lines and may not have rounded elements. It is recommended that these elements be kept simple and without any elaborate decoration, however plain/simple plaster copings over the top of these walls are permissible; and the line of the gable wall must always follow the pitch of the roof line except where flat roofs has been used.

(vi) Roofs must have clipped or flush eaves on the longitudinal side of the building.

(vii) Roofs may not project on the gable end side.

(viii) Any equipment required at roof level must be suitably concealed and may not be exposed to the exterior and must be approved by the Developer's Assessment Panel. No satellite dishes, TV aerials and radio antennas allowed.

(ix) Provision must be made by owners for a network connection. A full guideline pertaining to network connections can be found in the Technical Guidelines.

(ix) Long spanned roofs must favor a north-south orientation.

(x) All roofs to be a dark monochrome colour from the Feature Elements colour palette in this Manual. Garage & carport roofs must match the material & colour of the main structures.

THE FOLLOWING MATERIALS MAY BE UTILISED:
- Any profile metal sheeting. Colours to match Feature Elements palette. It must conform to the contemporary feel of the estate.
- Visible translucent sheeting should be clearly marked on the drawings.

THE FOLLOWING MATERIALS MAY NOT BE UTILISED:
- Tiles are not allowed

MATERIALS & COLOURS FOR FLAT ROOFS
- Flat concrete roofs can be planted or covered with loose stone.
- Fascias, barge boards to match roof or wall colours.
- Gutters to match roof colours or wall colours.
- Eaves without gutters are allowed if building is provided with apron.
- No PVC gutters or downpipes to be used.



Images illustrating the roof as an integral part of the building aesthetic.

3.6.4.1 SUSTAINABLE ROOFS

Sustainable roofing zones are defined as "areas of a roof assembly where a solar photovoltaic electricity generating system, a green roof system, or a combination thereof, is installed."

3.6.4.2 SOLAR PANELS (PHOTO-VOLTAIC CELLS) & SOLAR GEYSERS

The Facilities Management Company intends to provide all private developments with solar generated electricity as a package offer included with the site. Details to follow.

Solar panels are only allowed on the main double pitch of a roof, in line with the slope of the roof. No solar panels are allowed on any secondary roofs. No solar panels are allowed on frames with a different slope than the roof.

Solar Panels must have a black trim around the edges and must be integrated with the overall roof aesthetic.

3.6.4.3. STOEPS AND VERANDAS

(i) Stoeps must be coherent and complement the core building in design and use of materials.

(ii) Stoeps may be covered with a lean-to roof of which the minimum gradient must be 15° (if the roof is exposed on elevation) to create a veranda. The roofing material must be the same as used on the core building. The underside of the roof structure may be exposed or a ceiling may be installed.

(iii) Alternatively stoeps can be covered with a pergola with evenly spaced rafters or may be left uncovered. It is recommended that vines or other suitable creepers are used to cover pergolas. Rafters for pergolas may be of rolled steel section, balance of the members to be of timber or a timber profiled material and finished in oil or varnish for timber or paint or equal for any other materials.

(iv) Private stoeps not visible from the street may be covered with flat roofs behind horizontal parapet walls.

(v) The same roofing material is to be used for all pitched roofs on a particular site.



3.6.5. WINDOWS, SHUTTERS AND EXTERNAL DOORS

3.6.5.1 FINISHES INCLUDE:

(i) Timber - natural (oil or varnish finish).

(ii) Timber - painted black, dark grey, white or to accent colour specifically approved by the Developer's Assessment Panel.

(iii) Aluminum - powder / epoxy coated in black, dark grey, white or to accent colour specifically approved by the Developer's Assessment Panel.

3.6.5.2 Window proportions shall be either square or such that height exceeds width.

3.6.5.3 Corner windows are permitted subject to compliance with proportion controls and overhangs.

3.6.5.3 In the event that burglar bars are fitted these must be internal and should be aligned with the windows, mullions and transoms.

3.6.5.4 Large doors and windows will be permitted where screened or recessed a minimum of 1500mm behind the outer line of a pergola, veranda or other accepted shading device.

3.6.5.5 Front doors shall be simple and to match the windows and door in material and finishes. Frameless glass doors will be permitted subject to being recessed 1500mm behind a shading element. Handles and ironmongery should be selected to suit the Stellenbosch Bridge aesthetic.

3.6.5.6 Shutters which are strongly encouraged, must be sliding and framed with a frame of not less than 50mm. Shutter tracks should be integrated into the design through use of recesses and panels.

3.6.5.7 Shutter colours are either to be natural timber, white or to match the external window and door colour. Any alternative colours are to be specifically submitted to the Developer's Assessment Panel for approval.

3.6.5.8 Glazing shall be clear except where UV protection is required where a grey or smoke tint may be permitted. Note that where this is intended it must be clearly stated on the building plan submission. Coloured tints (other than grey) as well as silver or other metallic colours, tints, interlayers or films are specifically prohibited.

3.6.5.9 Window sills and surrounds are to be simple and no decorative or figurative moldings or sills are permitted.

3.6.5.10 GABLE WINDOWS

(i) These windows must always be of a vertical proportion,

(ii) The width of openings on gable walls may not exceed 40% of the width of the gable wall.



Images showing examples of window and door applications.

3.6.6. HANDRAILS AND BALUSTRADES

(i) External balustrades may be of a steel type and be composed of horizontal and vertical steel. All balustrades to be black, white or a dark grey unless prior approval is obtained from the Developer's Assessment Panel.

(ii) External balustrades may be of frameless glass subject to having simple masonry piers at corners and changes of direction.

(iii) Timber handrails will be allowed to be fixed above the steel posts and balustrades must be fully indicated on the submission.

3.6.7. COLUMNS AND PILLARS

i) Masonry columns are to be simple square section columns, simple plastered capitals and bases will be permitted.

ii) Columns of timber or rolled steel sections will be permitted.

3.6.8.BOUNDARY WALLS

(i) Boundary walls for Street facade boundaries facing onto the estate road and boundaries facing onto internal green or public open spaces include:

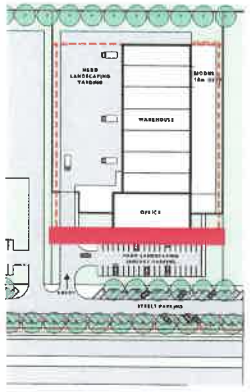
- Low masonry walls with a simple defined base and coping and a maximum height not exceeding 1200mm will be permitted along these boundaries.
- Visually permeable, high quality fencing will be allowed at the discretion of the Developer's Assessment Panel.
- Street facing boundary walls to be placed in line with or at the back of street facing office facade.

(ii) Perimeter boundaries not facing the street should not exceed 3000mm in height and are comprised of:

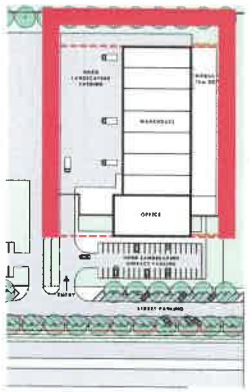
- Masonry walls with a simple defined base and coping.
- Visually permeable, high quality fencing will be allowed at the discretion of the Developer's Assessment Panel.

(iii) No gates shall be higher than the adjoining wall and full detail of any gates is required with the submission.

(iv) Precast cement walls or timber fences will not be permitted.



Street Facing Boundary



Perimeter Boundaries



Images showing examples of handrail and column applications.



Indicative Look and Feel Images for Industrial Precinct

3.7. GENERAL DESIGN GUIDELINES AND RESTRICTIONS

3.7.1 MECHANICAL EQUIPMENT

3.7.1.1 Mechanical equipment and plant such as air-conditioners (and grilles), ducts, pumps, etc, must be designed into the buildings and / or adequately enclosed or screened off from view from adjoining streets. The position of all these units is to be specifically marked on the submission and all screens to be fully detailed on submission. No exposed trunking will be allowed.

3.7.1.2 Water tanks are permitted where fully below ground or completely contained within a structure fully meeting the requirements of the guideline. Any plumbing and pipework to be suitably concealed and fully detailed on the submission.

3.7.1.3 All plumbing and mechanical pipes are to be suitably concealed within walls or ducts and may not be exposed to the exterior.

3.7.2 AERIALS, SATELLITE DISHES

3.7.2.1 No satellite dishes, TV aerials and radio antennas are allowed.

3.7.3. GREY WATER, GROUND WATER AND RAIN WATER TANKS

3.7.3.1 The use of grey water is promoted as an additional source of irrigation. The Developers Assessment Panel must approve the system that will be used for grey water recycling.

3.7.3.2 The installation of greywater and rainwater tanks should be incorporated into the design of the building.

3.7.3.3 Care must be taken to ensure that the correct filtration system is in place to prevent health risks.

3.7.3.4 No private boreholes may be sunk within the Estate.

3.7.3.5 The Developers Assessment Panel must approve the system that will be used for rainwater harvesting and any other methods other than a water tank that are used to store rain water. The Developers Assessment Panel must approve the position of the water tank or the screen method to be used to hide visually obscure the tank from the road.

3.7.3.6 No wind turbines are allowed on the estate.

3.7.4. ENERGY SAVING GUIDELINES

3.7.4.1 All buildings must comply to the SANS 10400 Part XA and SANS 204 Energy saving guidelines.

3.7.4.2 Solar panels must be placed flat on angled or flat roof sections with the correct orientation. All tanks related to solar geysers to be placed inside the roof.

3.7.4.3 All heat pump systems to be placed on ground level and screened.

3.7.3.4 A list of preferred suppliers of solar specialists is available from the Developer's office.

3.7.3.5 The use of gas hobs are encouraged. All gas items and installations to be the Developer's accredited supplier.

3.7.3.6 All photovoltaic systems to be registered with Eskom by the registered owner.

3.7.5 LIGHTING

All external lighting is only to be done on approval by Developer's Assessment Panel.

3.7.5.1 External lighting should compliment the architecture and enhance the façade, rather than overpower it.

3.7.5.2 All external lighting, including type, fixture and colour must be indicated on stage 2 plans. Only lights from the accredited Estate supplier will be allowed.

3.7.5.3 Lighting should be unobtrusive and low-level and the light source should not be visible from outside the site.

3.7.5.4 Bright security lighting or coloured lights will not be allowed.

3.7.5.5 Lighting of garden features should be done minimally to limit light pollution.

3.7.6. SIGNAGE
(Refer to Signage Strategy)

All signage must be in line with the Signage Guidelines (Section 6) located in the Stellenbosch Bridge Development Manual.

3.7.6.1 Under no circumstances will advertising boards or advertising bins be allowed anywhere on the Estate, unless expressly approved by the Developers Assessment Panel.

3.7.6.2 Neon signage should be avoided. Signage that does not compliment the style or character of the Estate will not be allowed.

3.7.6.3 All signage related to marketing and construction will be as per the Signage Guidelines.(Section 6) located in the Stellenbosch Bridge Development Manual.

3.7.7 DECORATIVE AND OTHER OUTDOOR ELEMENTS

3.7.7.1 Any outdoor elements such as benches, bins, sculptures, pots or any outdoor elements must be approved by the Developers Assessment Panel. Elements must conform to the general ethos of the Stellenbosch Bridge Estate.

3.7.8. SERVICE CONNECTIONS

3.7.8.1 Detailed layout diagrams are available for all civil and data service connections from the Developer.

3.7.9. GENERAL

3.7.9.1 Outbuildings and additions should match the original building design in style, elevation and material usage.

3.7.9.2 Buildings on slopes must be designed in response to the slope of the site on stepped building platforms as may be agreed to with the Developer's Assessment Panel.



3.8. STREET AND PUBLIC SPACE ELEMENTS

3.8.1 HARD LANDSCAPING

Basic guidelines are given below. These deal with the practicalities of function, materials, selection and siting.

The following hard landscape elements are identified:

a) Hard Surfaces:
A consistent layout of paving materials and patterns contribute to unique streetscapes and will provide a distinctive identity to Stellenbosch Bridge Estate. Paving also gives a sense of continuity between different areas, particular where a single material is used for edges and channels. Subtle variations in colour and texture help to provide contrast, richness and a sense of scale.

3.8.2 PEDESTRIAN WALKWAYS

- Haunching of paved areas may not be exposed.
- Surface texture should respond to the type of pedestrian movement.
- Textured surfaces for slow moving pedestrians or stationary pedestrians where benches occur.
- Even surfaces for faster moving pedestrians along desired lines and sidewalks.
- Where trees are planted into the paving, the porosity of the paving material should be considered.
- Spaced pavers with gravel or planting infill would allow water and air to reach tree roots.
- Patterns in paved areas should follow and accommodate expansion joints.
- A pathway to the entrance of a house may not exceed 1,5m in width.
- A driveway and pathway access may not be built adjacent to each other to form a continuous paved area.
- All paved areas must be constructed as per standard building practices to ensure an even surface. All paving edges must also be laid evenly, flush with ground level, on a concrete footing and edge the entire length of the driveway/path.

The following materials may be used for pathways:

Bosun Kalahari, 200 x 100 x 60mm exposed aggregate

De Hoop Red Paver, 200 x 98,5 x 50mm

All paving to Developers Assesment Panel Approval.

3.8.3 DRIVEWAYS AND PARKING AREAS

- Haunching of paved areas may not be exposed.
- A driveway and pathway access may not be built adjacent to each other to form a continuous paved area.
- All paved areas must be constructed as per standard building practices to ensure an even surface. All paving edges must also be laid evenly, flush with ground level, on a concrete footing and edge the entire length of the driveway/path.
- Paving should be designed with cross falls to act as a self cleaning mechanism and to limit water to collect on the paving that results in discoloration and slippery surfaces.
- Channels may be incorporated in the edge/center patterning to allow run-off of surface water.

Driveway materials are to be a combination of Smartstone (or similar) concrete cobble (charcoal or grey colour) clay brick pavers, or exposed concrete surface beds for heavy duty areas.



Images showing examples of street and pavement surface applications.



Integrated Public Realm

3.8.4 EXTERNAL LIGHTING

All external lighting is only to be done on approval by Developer's Assessment Panel.

External lighting should compliment the architecture and enhance the façade, rather than overpower it. Lighting of garden features should be done minimally to limit light pollution.

3.8.5 PUBLIC WAY FINDING SIGNAGE

Way finding signage and bollards are provided and maintained by the Developer in public spaces.

3.8.6. RETAINING ELEMENTS

- Retaining levels for houses, buildings and or landscape elements may not exceed 1m above natural ground. All retaining levels to be clearly dimensioned as part of building plan submissions.

3.8.7.STORMWATER MANAGEMENT

- Stormwater servitudes are provided in some cases and must be adhered to.
- Where servitudes are not provided the lower property must accept and channel the higher property's stormwater to the closest road stormwater system.
- Refer to Landscaping Guideline Document (Annexure G).

3.8.8 GENERAL STREET AND PUBLIC SPACE ELEMENTS

Manholes:
- Where possible the position of manhole covers should be integrated into the paving pattern and aligned with buildings, so that brick and slab cutting are kept to a minimum.

Steps and ramps:
- Steps and ramps are seen as another dimension of paving, accommodating changes in levels, helping to define spaces and even providing outdoor seating.
- Illumination of a change of level is encouraged, particularly at the foot and top of a flight.
- All steps and ramps should adhere to the Standard Building Regulations.

Planters:
- Plant containers may be used where trees and shrubs cannot be planted directly in to the ground and in conjunction with seating, steps and retaining walls.
- They may also be used to form barriers, provide screening or soften high walls.
- Brick (plastered and painted), clay or re-enforced concrete planters may be used.
- No pots will be allowed in landscape control areas. Freestanding pots will be subject to the approval of the Control Landscape Architect.
- Pots should match existing colour schemes of surrounding estate and are not allowed to be excessively decorative.

Flowerbed edging:
- Flowerbeds will not be edged with stones, bricks, timber etc. when adjacent to lawned areas. Only specified products may be used.
- Edging is allowed when used as a design determinant (i.e. accent lines) and is to be pre-approved by the Control Landscape Architect.
- Any level difference between flowerbeds and lawn/hard surfaces greater than 150mm is to be retained by means of a plastered and painted low cape wall up to a maximum height of 1200mm. It is however advisable to rather create a gentle slope when the level difference is less than 300mm.



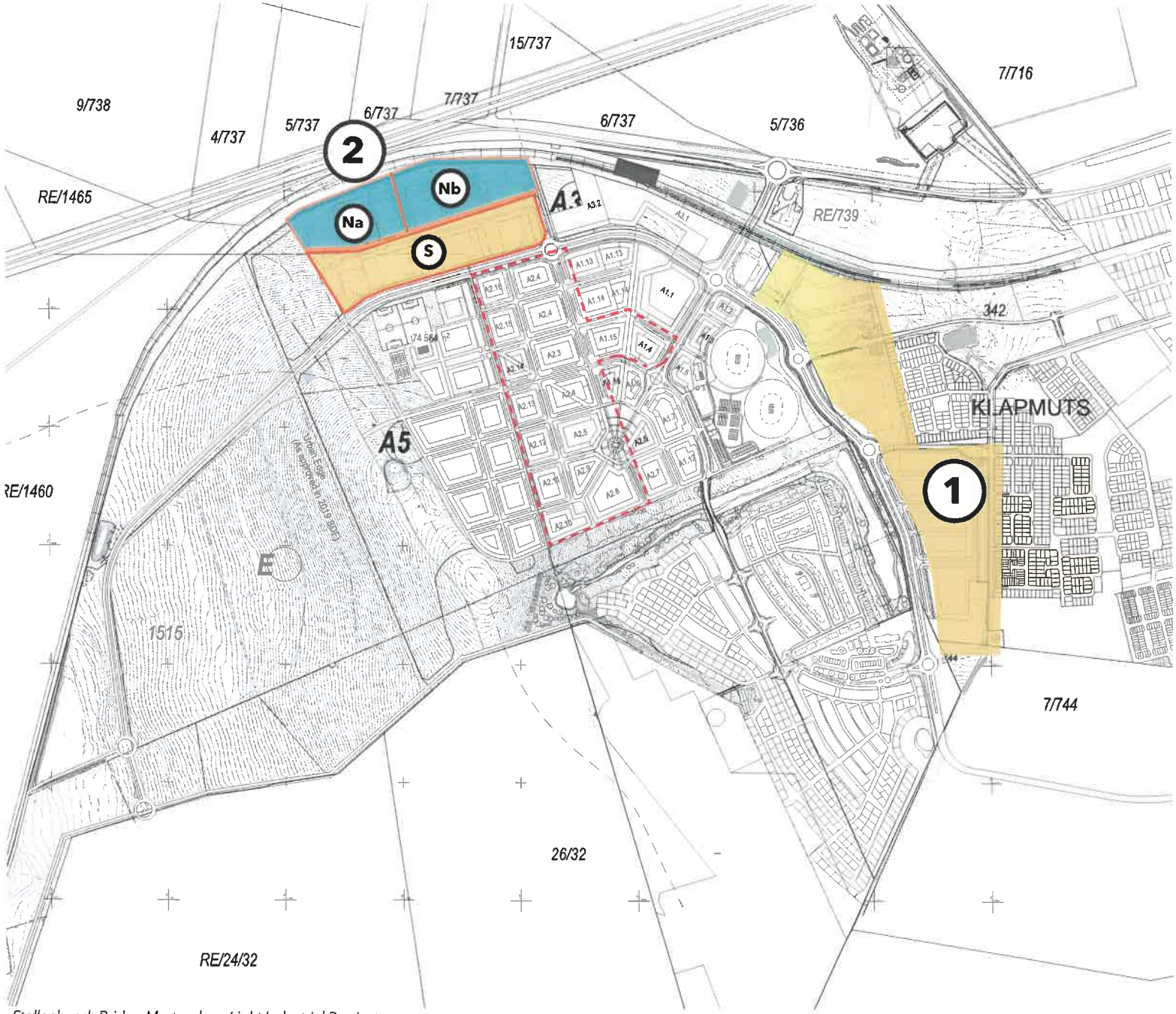
Images showing examples of street and pavement surface applications.

ARCHITECTURAL CODES AND GUIDELINES FOR INDUSTRIAL PRECINCTS

KEY:

PRECINCTS 1 AND 2 SOUTH

PRECINCT 2 NORTH



Stellenbosch Bridge Masterplan - Light Industrial Precincts

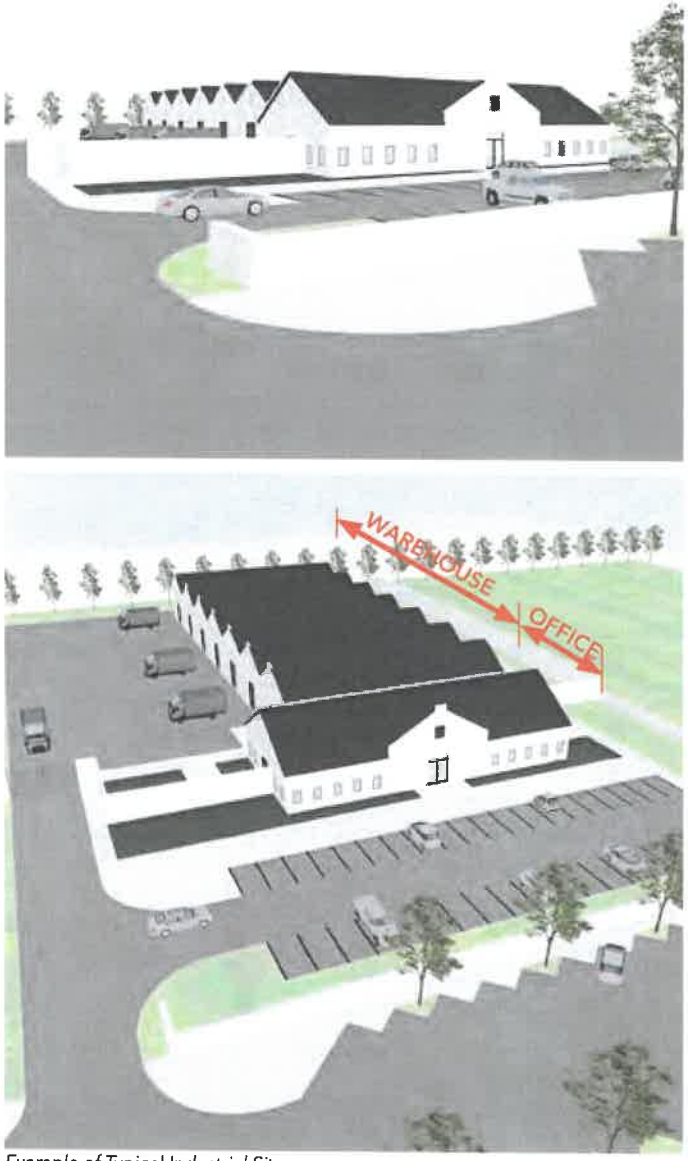
SECTION 4 - ARCHITECTURAL CODES AND GUIDELINES FOR INDUSTRIAL PRECINCT 2 NORTH

(SEE SEPERATE CODES AND GUIDELINES FOR SOUTHERN PRECINCTS)

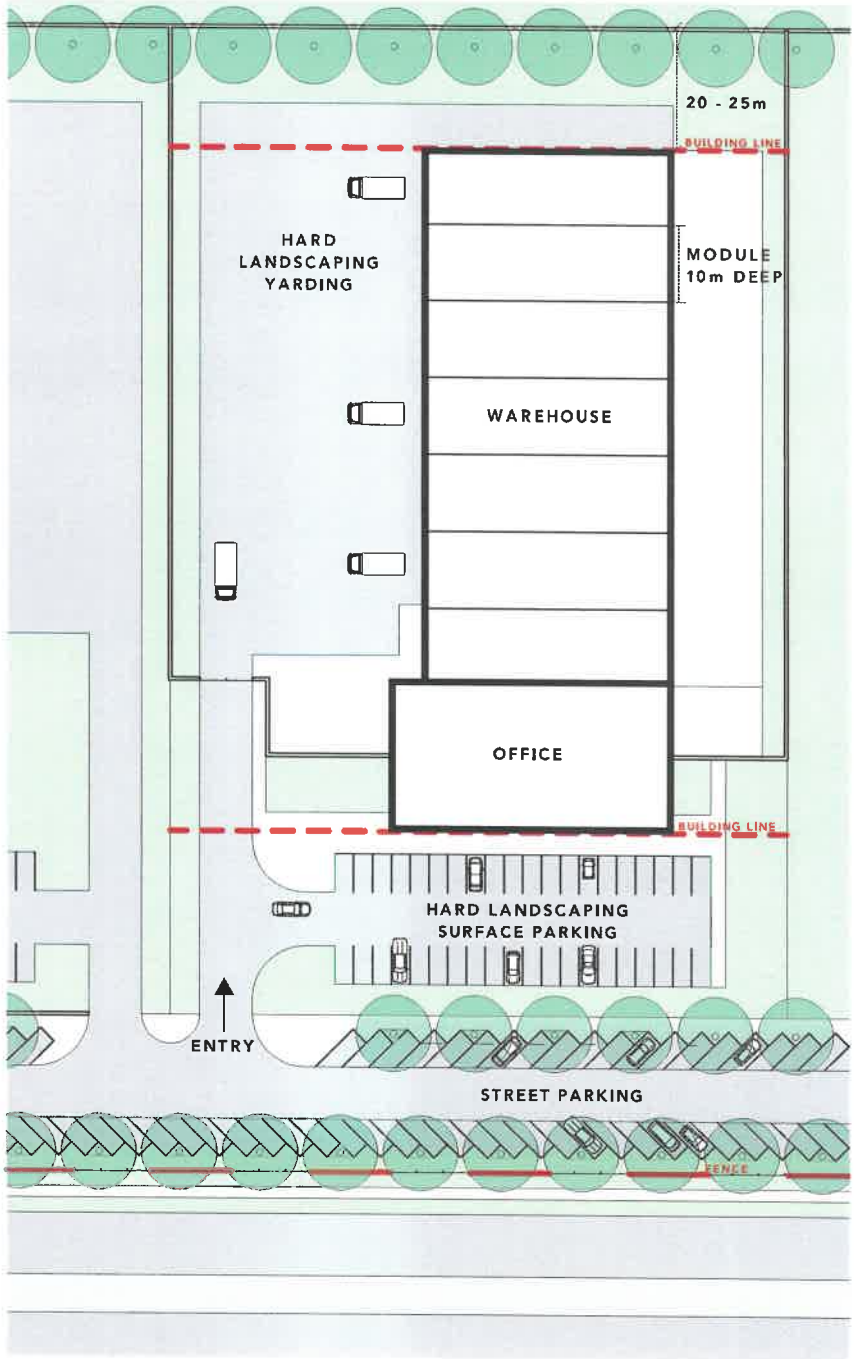
4.1. URBAN DESIGN ELEMENTS

4.1.1 BUILT FORM AND SCALE

4.1.1.1. Site consolidations will be favorably considered, especially for irregular stands that will be more usable if consolidated.



Example of Typical Industrial Site



Plan of Typical Industrial Site

4.1.1.2 HEIGHT OF BUILDINGS

HEIGHT OF BUILDINGS - Na Area

Maximum Height at Apex 16m
Maximum height at Eaves 12m

HEIGHT OF BUILDINGS-Nb + S Areas

Maximum Height at Apex 18m
Maximum height at Eaves 12m

Office portions of the buildings to be a maximum of two storeys high

(Subject to planning approval)



LIGHT INDUSTRIAL PRECINCT

INNOVATION PRECINCT

Maximum Eaves Height : 12m
Maximum Apex Height : 18m

Maximum Eaves Height : 12m
Maximum Apex Height : 16m

4.1.2 FACADE

• The facade towards the dominant external roads and railways should be of a corporate character. The warehouse component of the building that is visible from the road should be treated as a commercial façade.

• The façade of the building along the external roads is expected to cover a substantial portion of the site width.

Façade extensions concealing side yards may form part of the façade.

4.1.3 BUILDING ENVELOPE

• The office and warehouse components of the building should be designed in good proportional relation.

• Minimum pitched warehouse structures are encouraged.

• Roofs should be addressed as part of the building envelope design.

4.1.4 PLINTHS

• Plastered brick, face brick and concrete plinths are to be designed in good proportion to the envelope.

4.1.5 LEGIBILITY

• Buildings on prominent corners and intersections have to be enhanced in form and material to emphasize and utilize the prominent position.

• Signage and way-finding must be clear but sophisticated and presented for approval to the Developer's Assessment Pane with the stage 02 submission drawings







4.2. MATERIALS AND QUALITY OF WORK

4.2.1 Building materials of a high quality are to be used in order to ensure the structural integrity of the buildings over time, and to maintain their appearance.

4.2.2 Within the constraints of the colour code a wide range of materials is possible.

4.2.3 In general, materials which are high quality and low maintenance and which assist in the expression of the architecture should be used.

4.2.4 All materials and their application are to be to the satisfaction of the Developer's Assessment Panel whose judgment will be directed by, but not limited to, the extent to which any material is integral to achieving a high quality, architectural design.

4.2.5 All materials should have an adequate record of application in the local climatic conditions.

4.2.6 High quality materials such as suitably treated glass, anodised or coated aluminum, stainless steel, and natural stone are acceptable and encouraged. Other high quality products will be considered but only at the discretion of the Developer's Assessment Panel.

4.2.7 All surface coatings are to be long lasting, enduring in quality and appearance with low to moderate maintenance needs.

4.2.8 Wall materials may vary from high quality masonry block to sealed or painted textured plaster surface, suitable stone and offshutter concrete.

4.2.9 The choice of materials should reflect energy conservation consciousness, appropriate to the building's use.

4.2.10 All buildings should have articulated façades with the use of shading devices, and generous overhangs strongly encouraged.

4.2.11 The latest issues of specifications, regulations and codes of practice (e.g. SABS/SANS specifications) shall be applicable. Wherever the SABS/SANS has prepared specifications for materials or products, such materials or products, are to be made and supplied to the Bureau's specification, and further, where materials and products are manufactured by Permit Holders of the SABS, such materials and products must be supplied with the SABS/SANS Codes of Practice.

4.3 COLOURS AND TEXTURES

4.3.1 A range of white; dark greys, natural stone; and timber should be used as a unifying theme of all architecture throughout the Industrial area.

4.3.2 THE FOLLOWING WALL FINISHES ARE PERMITTED:

(i) Smooth plaster and paint. (colour to the approved palette)

(ii) A limited extent of fairface brickwork as a feature element, to the extent specifically approved by the committee, with paint finish. (colour to approved palette).

(iii) Integral coloured rendered wall coatings such as Marmoran, Gama Zenith and Earthcote. (colour to the approved palette)

(iv) Smooth off shutter. (Class 1) concrete, unpainted)

(v) Designers are encouraged to use the wall finishes in combinations.

4.3.3 LIST OF SUGGESTED / PREFERRED COLOURS & TEXTURES:

(i) General - white to grey, sand to taupe, monochromatic as shown.

(ii) A single field colour and accent colour may be chosen from the following approved colour palette.

The approved palettes are: (Plascon or equal paint colours)

- FIELD
  AW: Arniston White;
  AW: Arniston White 50% LT;
  CAS 1, WHITE.
- ACCENT
  B5-E1-3 Gravel Road;
  B5-E2-2 Grimsby;
  B5-E2-3 Whisper.

Note that the location and extent of any accent colour must be marked on the submission drawings for approval.

4.4 FEATURE ELEMENTS COLOUR PALETTE

ROOFS, DOORS, WINDOW SHUTTERS & FRAMES, BALUSTRADES & OTHER

The colours of feature elements are limited to the monochrome palette.

Certain feature elements of different colours or materials might be approved by the panel, on a discretionary basis.

By keeping the roof colours and feature element colours in the same monochrome tones, it gives the estate a uniform appearance and contemporary style.

Alternative accent colours may be permissible subject to approval by the Developer's Assessment Panel .



Images showing the muted colour palette and range of textures for SBB

4.5. ARCHITECTURAL CODES: ELEMENTS OF THE BUILDING

4.5.1 FAÇADE TREATMENT: HORIZONTAL TREATMENT & VERTICAL MODULATION

(i) The manner in which the building meets the ground must be addressed positively: a plinth or base is suggested.

4.5.2 FAÇADE MATERIALS AND COLOURS

The facade treatment should follow the general guidelines for materials and colours, as specified for Stellenbosch bridge.

4.5.3 SHADING DEVICES

(i) Buildings are required to be energy efficient and must include passive solutions to climate control to reduce reliance on mechanical solutions.
Such approaches include facade layering, shading of glass, suitable shading of north, east and west facades.

(ii) Most sun-screening devices such as balconies, colonnades, canopies, awnings, eaves, overhangs and multi-planar façades are encouraged.

(iii) Where heat-retardant glass is to be used, and subject to the materials specification in Annexure E, reflective mirror-faced glazing is not permitted.





Images showing articulated facades, with visually permeable fronts, with recesses and overhangs

4.5.4 ROOFING

(i) Permitted materials include:

- **High quality seamless fix, factory colour coated roof sheeting**
- **Concrete trafficable roof** with appropriate finish, drainage, insulation and waterproofing
- **'Green Roof'** – consisting of appropriate planting on fill on a Concrete roof with appropriate drainage, insulation and waterproofing.

(ii) The roof should be considered as an integral aesthetic component of the building. The architecture must consider the relationship of the building to the skyline and to adjacent developments when viewed from various perspectives.

(iii) All roof pitches should not to exceed 40°.

(iv) Gable walls may project above the roof surface as parapets or may terminate at the roof surface in which case the roof covering must be carried over the head of the wall to form a verge (barge board).

(v) The top of the gable end walls must consist of straight and simple lines and may not have rounded elements. It is recommended that these elements be kept simple and without any elaborate decoration, however plain/simple plaster copings over the top of these walls are permissible; and the line of the gable wall must always follow the pitch of the roof line except where flat roofs has been used.

(vi) Roofs must have clipped or flush eaves on the longitudinal side of the building.

(vii) Roofs may not project on the gable end side.

(viii) Any equipment required at roof level must be suitably concealed and may not be exposed to the exterior and must be approved by the Developer's Assessment Panel. No satellite dishes, TV aerials and radio antennas allowed.

(ix) Provision must be made by owners for a network connection. A full guideline pertaining to network connections can be found in the Technical Guidelines.

(ix) Long spanned roofs must favor a north-south orientation.

(x) All roofs to be a dark monochrome colour from the Feature Elements colour palette in this Manual. Garage & carport roofs must match the material & colour of the main structures.

THE FOLLOWING MATERIALS MAY BE UTILISED:

- Any profile metal sheeting. Colours to match Feature Elements palette. It must conform to the contemporary feel of the estate.
- Visible translucent sheeting should be clearly marked on the drawings.

THE FOLLOWING MATERIALS MAY NOT BE UTILISED:

- Tiles are not allowed

MATERIALS & COLOURS FOR FLAT ROOFS

- Flat concrete roofs can be planted or covered with loose stone.
- Fascias, barge boards to match roof or wall colours.
- Gutters to match roof colours or wall colours.
- Eaves without gutters are allowed if building is provided with apron.
- No PVC gutters or downpipes to be used.



Images illustrating the roof as an integral part of the building aesthetic.

4.5.4.1 SUSTAINABLE ROOFS

Sustainable roofing zones are defined as "areas of a roof assembly where a solar photovoltaic electricity generating system, a green roof system, or a combination thereof, is installed."

4.5.4.2 SOLAR PANELS (PHOTO-VOLTAIC CELLS) & SOLAR GEYSERS

The Facilities Management Company intends to provide all private developments with solar generated electricity as a package offer included with the site. Details to follow.

Solar panels are only allowed on the main double pitch of a roof, in line with the slope of the roof. No solar panels are allowed on any secondary roofs. No solar panels are allowed on frames with a different slope than the roof.

Solar Panels must have a black trim around the edges and must be integrated with the overall roof aesthetic.

4.5.4.3. STOEPS AND VERANDAS

(i) Stoeps must be coherent and complement the core building in design and use of materials.

(ii) Stoeps may be covered with a lean-to roof of which the minimum gradient must be 15° (if the roof is exposed on elevation) to create a veranda. The roofing material must be the same as used on the core building. The underside of the roof structure may be exposed or a ceiling may be installed.

(iii) Alternatively stoeps can be covered with a pergola with evenly spaced rafters or may be left uncovered. It is recommended that vines or other suitable creepers are used to cover pergolas. Rafters for pergolas may be of rolled steel section, balance of the members to be of timber or a timber profiled material and finished in oil or varnish for timber or paint or equal for any other materials.

(iv) Private stoeps not visible from the street may be covered with flat roofs behind horizontal parapet walls.

(v) The same roofing material is to be used for all pitched roofs on a particular site.








4.5.5.COLUMNS AND PILLARS

i) Masonry columns are to be simple square section columns, simple plastered capitals and bases will be permitted.

ii) Columns of timber or rolled steel sections will be permitted.

4.5.6. BOUNDARY WALLS

- Visually permeable, high quality fencing will be allowed at the discretion of the Developer's Assessment Panel.

(i) Perimeter boundaries not facing the street should not exceed 3000mm in height and are comprised of:

- Masonry walls with a simple defined base and coping.

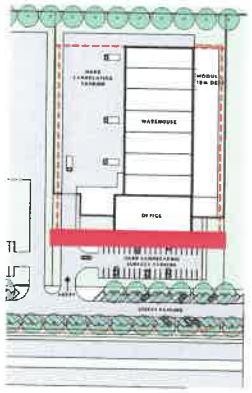
- Visually permeable, high quality fencing will be allowed at the discretion of the Developer's Assessment Panel.

(ii) No gates shall be higher than the adjoining wall and full detail of any gates is required with the submission.

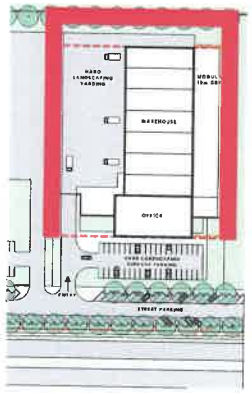
(iii) Precast cement walls or timber fences will not be permitted.



Images showing examples of handrail and column applications.



Street Facing Boundary



Perimeter Boundaries



Indicative Look and Feel Images for Industrial Precinct

4.6. GENERAL DESIGN GUIDELINES AND RESTRICTIONS

4.6.1 MECHANICAL EQUIPMENT

4.6.1.1 Mechanical equipment and plant such as air-conditioners (and grilles), ducts, pumps, etc, must be designed into the buildings and / or adequately enclosed or screened off from view from adjoining streets. The position of all these units is to be specifically marked on the submission and all screens to be fully detailed on submission. No exposed trunking will be allowed.

4.6.1.2 Water tanks are permitted where fully below ground or completely contained within a structure fully meeting the requirements of the guideline. Any plumbing and pipework to be suitably concealed and fully detailed on the submission.

4.6.1.3 All plumbing and mechanical pipes are to be suitably concealed within walls or ducts and may not be exposed to the exterior.

4.6.2 AERIALS, SATELLITE DISHES

4.6.2.1 No satellite dishes, TV aerials and radio antennas are allowed.

4.6.3. GREY WATER, GROUND WATER AND RAIN WATER TANKS

4.6.3.1 The use of grey water is promoted as an additional source of irrigation. The Developers Assessment Panel must approve the system that will be used for grey water recycling.

4.6.3.2 The installation of greywater and rainwater tanks should be incorporated into the design of the building.

4.6.3.3 Care must be taken to ensure that the correct filtration system is in place to prevent health risks.

4.6.3.4 No private boreholes may be sunk within the Estate.

4.6.3.5 The Developers Assessment Panel must approve the system that will be used for rainwater harvesting and any other methods other than a water tank that are used to store rain water. The Developers Assessment Panel must approve the position of the water tank or the screen method to be used to hide visually obscure the tank from the road.

4.6.3.6 No wind turbines are allowed on the estate.

4.6.4. ENERGY SAVING GUIDELINES

4.6.4.1 All buildings must comply to the SANS 10400 Part XA and SANS 204 Energy saving guidelines.

4.6.4.2 Solar panels must be placed flat on angled or flat roof sections with the correct orientation. All tanks related to solar geysers to be placed inside the roof.

4.6.4.3 All heat pump systems to be placed on ground level and screened.

4.6.4.4 A list of preferred suppliers of solar specialists is available from the Developer's office.

4.6.4.5 The use of gas hobs are encouraged. All gas items and installations to be the Developer's accredited supplier.

4.6.4.6 All photovoltaic systems to be registered with Eskom by the registered owner.

4.6.5 LIGHTING

All external lighting is only to be done on approval by Developer's Assessment Panel.

4.6.5.1 External lighting should compliment the architecture and enhance the façade, rather than overpower it.

4.6.5.2 All external lighting, including type, fixture and colour must be indicated on stage 2 plans. Only lights from the accredited Estate supplier will be allowed.

4.6.5.3 Lighting should be unobtrusive and low-level and the light source should not be visible from outside the site.

4.6.5.4 Bright security lighting or coloured lights will not be allowed.

4.6.5.5 Lighting of garden features should be done minimally to limit light pollution.

4.6.6. SIGNAGE
(Refer to Signage Strategy)

All signage must be in line with the Signage Guidelines (Section 6) located in the Stellenbosch Bridge Development Manual.

4.6.6.1 Under no circumstances will advertising boards or advertising bins be allowed anywhere on the Estate, unless expressly approved by the Developers Assessment Panel.

4.6.6.2 Neon signage should be avoided. Signage that does not compliment the style or character of the Estate will not be allowed.

4.6.6.3 All signage related to marketing and construction will be as per the Signage Guidelines.(Section 6) located in the Stellenbosch Bridge Development Manual.

4.6.7 DECORATIVE AND OTHER OUTDOOR ELEMENTS

4.6.7.1 Any outdoor elements such as benches, bins, sculptures, pots or any outdoor elements must be approved by the Developers Assessment Panel. Elements must conform to the general ethos of the Stellenbosch Bridge Estate.

4.6.8. SERVICE CONNECTIONS

4.6.8.1 Detailed layout diagrams are available for all civil and data service connections from the Developer.

4.6.9. GENERAL

4.6.9.1 Outbuildings and additions should match the original building design in style, elevation and material usage.

4.6.9.2 Buildings on slopes must be designed in response to the slope of the site on stepped building platforms as may be agreed to with the Developer's Assessment Panel.



4.7. STREET AND PUBLIC SPACE ELEMENTS

4.7.1 HARD LANDSCAPING

Basic guidelines are given below. These deal with the practicalities of function, materials, selection and siting.

The following hard landscape elements are identified:

a) Hard Surfaces:
A consistent layout of paving materials and patterns contribute to unique streetscapes and will provide a distinctive identity to Stellenbosch Bridge Estate. Paving also gives a sense of continuity between different areas, particular where a single material is used for edges and channels. Subtle variations in colour and texture help to provide contrast, richness and a sense of scale.

4.7.2 PEDESTRIAN WALKWAYS

- Haunching of paved areas may not be exposed.
- Surface texture should respond to the type of pedestrian movement.
- Textured surfaces for slow moving pedestrians or stationary pedestrians where benches occur.
- Even surfaces for faster moving pedestrians along desired lines and sidewalks.
- Where trees are planted into the paving, the porosity of the paving material should be considered.
- Spaced pavers with gravel or planting infill would allow water and air to reach tree roots.
- Patterns in paved areas should follow and accommodate expansion joints.
- A pathway to the entrance of a house may not exceed 1,5m in width.
- A driveway and pathway access may not be built adjacent to each other to form a continuous paved area.
- All paved areas must be constructed as per standard building practices to ensure an even surface. All paving edges must also be laid evenly, flush with ground level, on a concrete footing and edge the entire length of the driveway/path.

The following materials may be used for pathways:

Bosun Kalahari, 200 x 100 x 60mm exposed aggregate

De Hoop Red Paver, 200 x 98,5 x 50mm

All paving to Developers Assesment Panel Approval.

4.7.3 DRIVEWAYS AND PARKING AREAS

- Haunching of paved areas may not be exposed.
- A driveway and pathway access may not be built adjacent to each other to form a continuous paved area.
- All paved areas must be constructed as per standard building practices to ensure an even surface. All paving edges must also be laid evenly, flush with ground level, on a concrete footing and edge the entire length of the driveway/path.
- Paving should be designed with cross falls to act as a self cleaning mechanism and to limit water to collect on the paving that results in discoloration and slippery surfaces.
- Channels may be incorporated in the edge/center patterning to allow run-off of surface water.

Driveway materials are to be a combination of Smartstone (or similar) concrete cobble (charcoal or grey colour) clay brick pavers, or exposed concrete surface beds for heavy duty areas.



Images showing examples of street and pavement surface applications.



Integrated Public Realm

4.7.4 EXTERNAL LIGHTING

All external lighting is only to be done on approval by Developer's Assessment Panel.

External lighting should compliment the architecture and enhance the façade, rather than overpower it. Lighting of garden features should be done minimally to limit light pollution.

4.7.5 PUBLIC WAY FINDING SIGNAGE

Way finding signage and bollards are provided and maintained by the Developer in public spaces.

4.7.6. RETAINING ELEMENTS

- Retaining levels for houses, buildings and or landscape elements may not exceed 1m above natural ground. All retaining levels to be clearly dimensioned as part of building plan submissions.

4.7.7.STORMWATER MANAGEMENT

- Stormwater servitudes are provided in some cases and must be adhered to.
- Where servitudes are not provided the lower property must accept and channel the higher property's stormwater to the closest road stormwater system.
- Refer to Landscaping Guideline Document (Annexure G).

4.7.8 GENERAL STREET AND PUBLIC SPACE ELEMENTS

Manholes:
- Where possible the position of manhole covers should be integrated into the paving pattern and aligned with buildings so that brick and slab cutting are kept to a minimum.

Steps and ramps:
- Steps and ramps are seen as another dimension of paving, accommodating changes in levels, helping to define spaces and even providing outdoor seating.
- Illumination of a change of level is encouraged, particularly at the foot and top of a flight.
- All steps and ramps should adhere to the Standard Building Regulations.

Planters:
- Plant containers may be used where trees and shrubs cannot be planted directly in to the ground and in conjunction with seating, steps and retaining walls.
- They may also be used to form barriers, provide screening or soften high walls.
- Brick (plastered and painted), clay or re-enforced concrete planters may be used.
- No pots will be allowed in landscape control areas. Freestanding pots will be subject to the approval of the Control Landscape Architect.
- Pots should match existing colour schemes of surrounding estate and are not allowed to be excessively decorative.

Flowerbed edging:
- Flowerbeds will not be edged with stones, bricks, timber etc. when adjacent to lawned areas. Only specified products may be used.
- Edging is allowed when used as a design determinant (i.e. accent lines) and is to be pre-approved by the Control Landscape Architect.
- Any level difference between flowerbeds and lawn/hard surfaces greater than 150mm is to be retained by means of a plastered and painted low cape wall up to a maximum height of 1200mm. It is however advisable to rather create a gentle slope when the level difference is less than 300mm.



Images showing examples of street and pavement surface applications.

ANNEXURE E

	TYPICAL OFFICE / COMMERCIAL	TYPICAL INDUSTRIAL	RESIDENTIAL	RETAIL	OTHER
Roof	A: Flat concrete roof or flat concrete roof with landscaping (green roof); B: Visible pitched roof- metal profiled sheeting, colour treated (dark grey); C: Low pitched metal roof to be concealed behind parapet; No concrete/ clay tiles. Flat roofs to have trafficable surface. Sculptural roof elements permitted to enhance entrances or at landmark situations (as identified on land parcel sheets), subject to assessment panel approval.	A: Flat concrete roof or flat concrete roof with landscaping (green roof); B: Visible pitched roof- metal profiled sheeting, colour treated (dark grey); C: Low pitched metal roof to be concealed behind parapet; No concrete/ clay tiles. Flat roofs to have trafficable surface. Sculptural roof elements permitted to enhance entrances or at landmark situations (as identified on land parcel sheets), subject to assessment panel approval.	A: Flat concrete roof or flat concrete roof with landscaping (green roof); B: Visible pitched roof- metal profiled sheeting, colour treated (dark grey); C: Low pitched metal roof to be concealed behind parapet; No concrete/ clay tiles. Flat roofs to have trafficable surface. Sculptural roof elements permitted to enhance entrances or at landmark situations (as identified on land parcel sheets), subject to assessment panel approval.	A: Flat concrete roof or flat concrete roof with landscaping (green roof); B: Visible pitched roof- metal profiled sheeting, colour treated (dark grey); C: Low pitched metal roof to be concealed behind parapet; No concrete/ clay tiles. Flat roofs to have trafficable surface. Sculptural roof elements permitted to enhance entrances or at landmark situations (as identified on land parcel sheets), subject to assessment panel approval.	Green Roofs Encouraged.
External / Vertical Surface Treatment / Walls	Majority of facade to be white rendering/ plaster. Natural stone; facebrick; off shutter concrete; timber and metal sheeting accents.	External White Plaster. Metal sheeting accents.	Majority of facade to be white rendering/ plaster. Natural stone; facebrick; off shutter concrete; timber and metal sheeting accents.	Majority of facade to be white rendering/ plaster. Natural stone; facebrick; off shutter concrete; timber and metal sheeting accents.	
Windows / Fenestration	Vertical proportioned aluminum or timber (painted or natural) frames/ mullions. ; openable; curtain wall type/ glazing as accent; deep recesses are encouraged; no mirror glass. No continuous strip windows - at lower and intermediate levels, individually identifiable elements required. Curtain walling permitted only at entrances or for specific effect, and subject to assessment panel approval.	Vertical proportioned aluminum or timber (painted or natural) frames/ mullions. ; openable; curtain wall type/ glazing as accent; deep recesses are encouraged; no mirror glass. No continuous strip windows - at lower and intermediate levels, individually identifiable elements required. Curtain walling permitted only at entrances or for specific effect, and subject to assessment panel approval.	Vertical proportioned aluminum or timber (painted or natural) frames/ mullions. ; openable; curtain wall type/ glazing as accent; deep recesses are encouraged; no mirror glass. No continuous strip windows - at lower and intermediate levels, individually identifiable elements required. Curtain walling permitted only at entrances or for specific effect, and subject to assessment panel approval.	Vertical proportioned aluminum or timber (painted or natural) frames/ mullions. ; openable; curtain wall type/ glazing as accent; deep recesses are encouraged; no mirror glass. No continuous strip windows - at lower and intermediate levels, individually identifiable elements required. Curtain walling permitted only at entrances or for specific effect, and subject to assessment panel approval.	Heat-retardant glass: no 'mirror' / highly reflective glazing.
Building base / Plinth	Natural stone/ Facebrick/ White plaster/ concrete or timber accents on plinths, lintels, plinths, feature walls.	Natural stone/ Facebrick/ White plaster/ concrete or timber accents on plinths, lintels, plinths, feature walls.	Natural stone/ Facebrick/ White plaster/ concrete or timber accents on plinths, lintels, plinths, feature walls.	Natural stone/ Facebrick/ White plaster/ concrete or timber accents on plinths, lintels, plinths, feature walls.	
Canopies / Sun shades	Metal frame with grating, etc; timber/ steel, colour to suite SB palette. As appropriate to location and facade design. Retractable canopy system permitted. Encouraged for ground floor retail frontages. Max canopy projection to full width of pavement. Canopies may be cantilevered or supported by a lightweight structure - subject to assessment panel approval.	Metal frame with grating, etc; timber/ steel, colour to suite SB palette. As appropriate to location and facade design. Retractable canopy system permitted. Encouraged for ground floor frontages. Max canopy projection to full width of pavement. Canopies may be cantilevered or supported by a lightweight structure - subject to assessment panel approval.	Metal frame with grating, etc; timber/ steel, colour to suite SB palette. As appropriate to location and facade design. Retractable canopy system permitted. Encouraged for ground floor retail frontages. Max canopy projection to full width of pavement. Canopies may be cantilevered or supported by a lightweight structure - subject to assessment panel approval.	Metal frame with grating, etc; timber/ steel, colour to suite SB palette. As appropriate to location and facade design. Retractable canopy system permitted. Encouraged for ground floor retail frontages. Max canopy projection to full width of pavement. Canopies may be cantilevered or supported by a lightweight structure - subject to assessment panel approval.	
Colonnades	Colonnades must wrap around building where applicable. Encouraged for ground floor retail frontages. Max canopy projection to full width of pavement.			Colonnades must wrap around building where applicable. Encouraged for ground floor retail frontages. Max canopy projection to full width of pavement.	
Landscaping	As per Section 5.	As per Section 5.	As per Section 5.	As per Section 5.	
Entrance Portal	Double Volume, shaded from sun.	Double Volume, shaded from sun.	Double Volume, shaded from sun.	Double Volume, shaded from sun.	
Colours	As per SB palette.	As per SB palette.	As per SB palette.	As per SB palette.	
Textures	As per SB palette.	As per SB palette.	As per SB palette.	As per SB palette.	
Signage	As per Section 6.	As per Section 6.	As per Section 6.	As per Section 6.	


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ANNEXURE C



PLANT LIST

TREES - ALL DOUBLE-STAKED (100L TO 500L SIZE)
NOTE: TREES IN PARKING AREAS MINIMUM 100L SIZE

BRACHYLEANA DISCOLOR
BUDDLEJA SALIGNA
EKEBERGIA CAPENSIS
HARPEPHYLLUM CAFFRUM
PITTOSPORUM VIRIDIFLORUM
SYZYGIUM GUINEENSE
TARCHONANTHUS CAMPHORATUS

SHRUBS AND GROUNDCOVERS (3-7/M²)
ARISTEA MAJOR
AGAPANTHUS PRAECOX
ARCTOTIS SP.
ASYSTASIA GANGETICA
BARLERIA REPENS
CARISSA MACROCARPA
COLEONOMA ALBUM
DIETES GRANDIFLORA
ELEGIA CAPENSIS
ELEGIA TECTORUM
FICINIA NODOSA
GAZANIA SP.
HELICHRYSUM PETIOLARE
JUNCUS KRAUSII
PELARGONIUM SP.
PLECTRANTHUS CILIATUS
POLYGALA MYRTIFOLIA
SEARSIA CRENATA
TECOMA CAPENSIS
WATSONIA SP.

SWALES AND WETLANDS (3-7/M²)

APONOGETON DISTACHYOS
BOLBOSCHOENUS MARITIMUS
BULBOSCHOENUS MARITIMUS
CAREX CLAVATA
CHASMANTHE AETHIOPICA
CYPERUS TEXTILIS
ELEGIA SP
FICINIA NODOSA
ISOLEPSIS LUDWIGII
ISOLEPIS PROLIFER
JUNCUS EFFUSUS
MARSCUS THUNBERGII
NYMPHAEA CAPENSIS (BLUE)
RESTIO TESTUCIFORMIS
SCHOENOPLECTUS SP
SCIRPUS NODOSUS
THAMNOCHORTUS INSIGNIS
WACHENDORFIA THYRSIFLORA
ZANTEDESCHIA AETHIOPICA

NOTES:
SIDEWALK LANDSCAPING:

- TO BE INSTALLED PRIOR TO OCCUPATION
- TREES AS INDICATED TO BE 500L SIZE.
- SHRUBS TO BE INSTALLED AT A DENSITY OF 5/m² MINIMUM SIZE: FROM ECO-TRAY
- AN AUTOMATIC IRRIGATION SYSTEM, LINKED TO THE SITE / ERF TO BE INSTALLED
- MAINTENANCE BY ESTATE
- SIDEWALK PLANT LIST (5/m²)
- ARISTEA AFRICANA
- BARLERIA PURPLE
- CAPITATUM
- CUCULLATUM
- DIETES GRANDIFLORA
- FICINIA NODOSA
- FELICIA
- PELARGONIUM
- WATSONIA (SALMON)

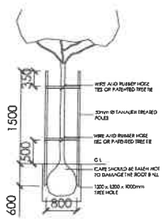
GENERAL NOTES: PERTAINING TO ALL ERVEN (S1 TO S5, N1 TO N7):

- ALL FENCING & ELECTRICAL ISOLATORS TO BE BLACK.
- ALL LANDSCAPING TO HAVE A FULLY AUTOMATIC IRRIGATION SYSTEM.
- A LANDSCAPE PLAN MUST BE SUBMITTED TO THE ESTATE PRIOR TO SDP SUBMISSION TO COUNCIL.
- TREES IN PARKING AREAS: 1 x MINIMUM 100L SIZE PER 4 PARKING BAYS (UNLESS BAYS SIT AGAINST THE BUILDING.)
- AUTOMATIC IRRIGATION MUST BE INSTALLED TO ALL PLANTING STRIPS AND TREES.
- SIDEWALK PLANTING AND TREES MUST BE INSTALLED BY ERF DEVELOPER.
- 2 x 160Ø SLEEVES MUST BE INSTALLED UNDER ALL ACCESS ROADS (DRIVEWAYS.)
- SIDEWALK LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION LINKED TO THE IRRIGATION SYSTEM ON THE ERF.
- MAINTENANCE OF SITE LANDSCAPING, AS WELL AS SIDEWALK LANDSCAPING SHALL BE DONE BY THE ERF OWNER/ TENANT TO HOA STANDARDS.

NOTES:

1) AN IRRIGATION SYSTEM IS TO BE INSTALLED IN ALL PLANTED AREAS. SPRAYER OVERLAP TO BE 100%. ALL TREES TO HAVE IRRIGATION AS PART OF THE OVERALL SYSTEM. ALL PIPES AND FITTINGS TO BE SABS APPROVED AND TO THE LANDSCAPE ARCHITECTS APPROVAL. ALL IRRIGATION SLEEVES ARE TO BE 110mm Ø, POSITIONED 600mm BELOW FINISHED LEVEL OF ROAD KERBING OR PAVING, AND ARE TO EXTEND 600mm BEYOND EDGE OF ROAD KERBING OR PAVING. ALL SLEEVES ARE TO RUN TO THE SIDE OF TREE OPENINGS, NOT THE CENTRE.

2) ALL TREES TO BE STAKED USING 2x50mm DIA. TANALITH TREATED POLES DRIVEN 600mm INTO THE GROUND AND TIED BY MEANS OF TWO RUBBER HOSES AND WIRE OR COMMERCIAL TREE TIES. CARE MUST BE TAKEN NOT TO DAMAGE THE ROOT BALL OF THE TREE.



REVISIONS		
REV NO.	DESCRIPTION	TYPE OF ISSUE
00	DRAWING CREATED	FOR INFO.
01	DRAWING AMENDED & HATCHED	FOR INFO.
02	DRAWING AMENDED	FOR INFO.

FOR INFORMATION

STELLENBOSCH BRIDGE

LANDSCAPE MASTER PLAN

Drawing No: 2997 - 02 - MP - REV 02
Scale: 1:1000 @ A1 Date: 25 FEB 2025
Drawn by: EA Checked by: TdV

CNDV LANDSCAPE ARCHITECTS
tel: +27 21 810 7799
web: www.cndv.biz
5th floor, 6 Pepper Street,
Cape Town, 8001

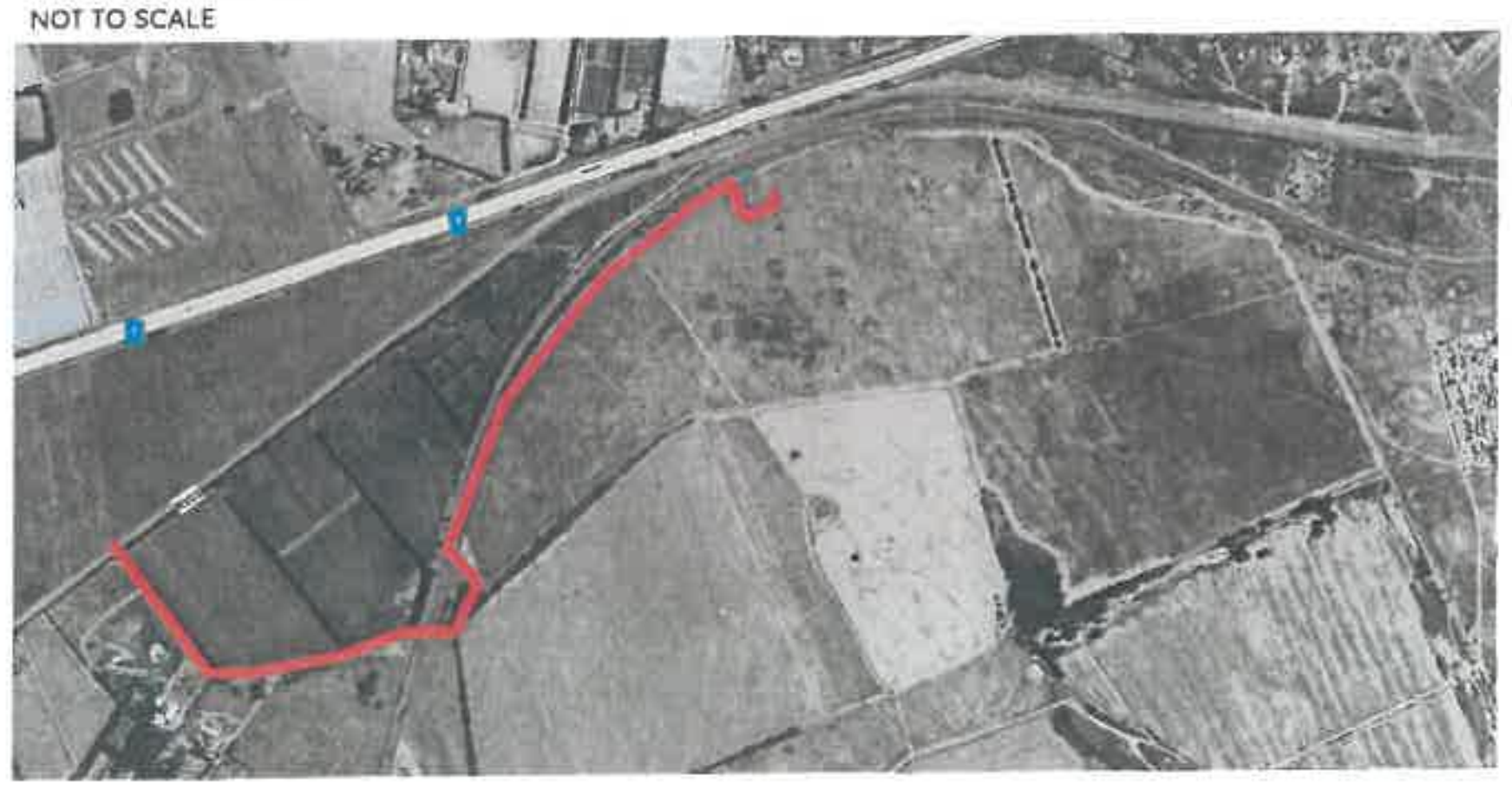
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ANNEXURE D



AREA BIRDS EYE VIEW
NOT TO SCALE



SITE ACCESS LINE
NOT TO SCALE

VIA AND RESPONSE TO GUIDELINES - INDUSTRIAL PRECINCT 2 NORTH

1. BUILDING HEIGHT

APEX: 13,644MM MAX HEIGHT 16M
EAVES: 11,723MM MAX HEIGHT 12M
THE OFFICE SECTION DOES NOT EXCEED TWO STOREYS

2. FACADE

NORTH FACADE (FACING THE RAILWAY): DESIGNED WITH A CORPORATE AESTHETIC FEATURING CURTAIN WALLING

SOUTH FACADE (WAREHOUSE SECTION): TREATED AS A COMMERCIAL FACADE FOR A COHESIVE LOOK.

3. WALL & PLINTH TREATMENT

ALL WALLS WILL BE SMOOTH PLASTER AND PAINTED LIGHT GREY

THE OFFICE AND WAREHOUSE COMPONENTS ARE DESIGNED WITH BALANCED PROPORTIONS

4. BUILDING SIGNAGE

TENANT SIGNAGE PLACED ON THE NORTH AND SOUTH FACADE. THE SIGNAGE PROPORTION WAS CONSIDERED IN RELATION TO THE BUILDING ENVELOPE - REFER TO SHEET 3000

5. MATERIALITY

HIGH-QUALITY, LOW-MAINTENANCE MATERIALS THAT SUPPORT THE ARCHITECTURAL EXPRESSION WILL BE USED

6. COLORS & TEXTURES

A RANGE OF LIGHT GREY PAINTS AND BLACK SHEETING WILL BE APPLIED TO CREATE A UNIFIED INDUSTRIAL THEME

7. ROOFING

A MINIMUM PITCHED WAREHOUSE STRUCTURES ARE INCORPORATED WITH A VISIBLE PITCH ROOF WITH METAL PROFILED SHEEDING AT 3 DEGREES. THE ROOF FORMS PART OF THE BUILDING ENVELOPE AND WAS CONSIDERED AS AN INTEGRAL AESTHETIC COMPONENT OF THE BUILDING

8. BOUNDARY WALLS

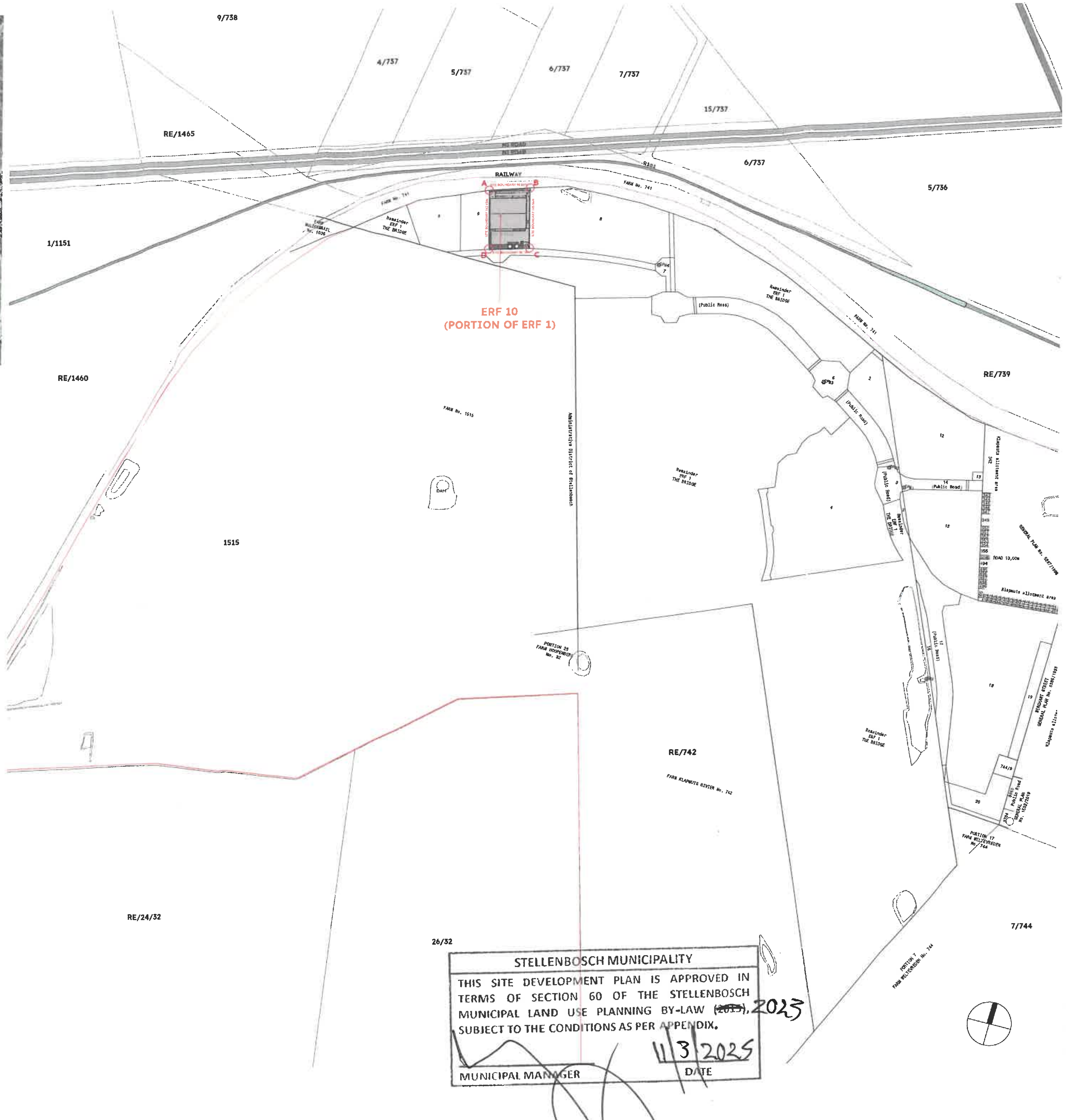
PERIMETER BOUNDARIES NOT FACING THE STREET DOES NOT EXCEED 3000MM IN HEIGHT AND ARE COMPRISED OF:

• VISUALLY PERMEABLE BETAFENCE USED FOR THE EAST, WEST AND NORTH BOUNDARY

9. MECHANICAL EQUIPMENT

MECHANICAL EQUIPMENT AND PLANT, DUCTS, PUMPS, ETC. ARE DESIGNED INTO THE BUILDINGS AND /OR ADEQUATELY ENCLOSED OR SCREENED OFF FROM VIEW FROM ADJOINING STREETS

2024/11/04 10:31:24



STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW ~~(2015)~~, 2023 SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER — DATE 11/3/2025

LOCALITY PLAN
SCALE: 1 : 3500

mbk Argitekte

THE BRIDGE STELLENBOSCH

Certification that this drawing has been reviewed by the relevant Professionals employed by the Developer and complies with the Approved Development Guidelines.

Larne Dawson, Development Manager
Date: 28/11/2024

OSMOND LANGE ARCHITECTS + PLANNERS (Pty) Ltd

Certification that this drawing complies with the requirements of the 2023 (Rev 1) Stellenbosch Bridge Light Industrial Precinct Manual

Graham Wilson, SACAP Reg. No. 3717
Date 21/11/2024

CLIENT

ARCHITECT

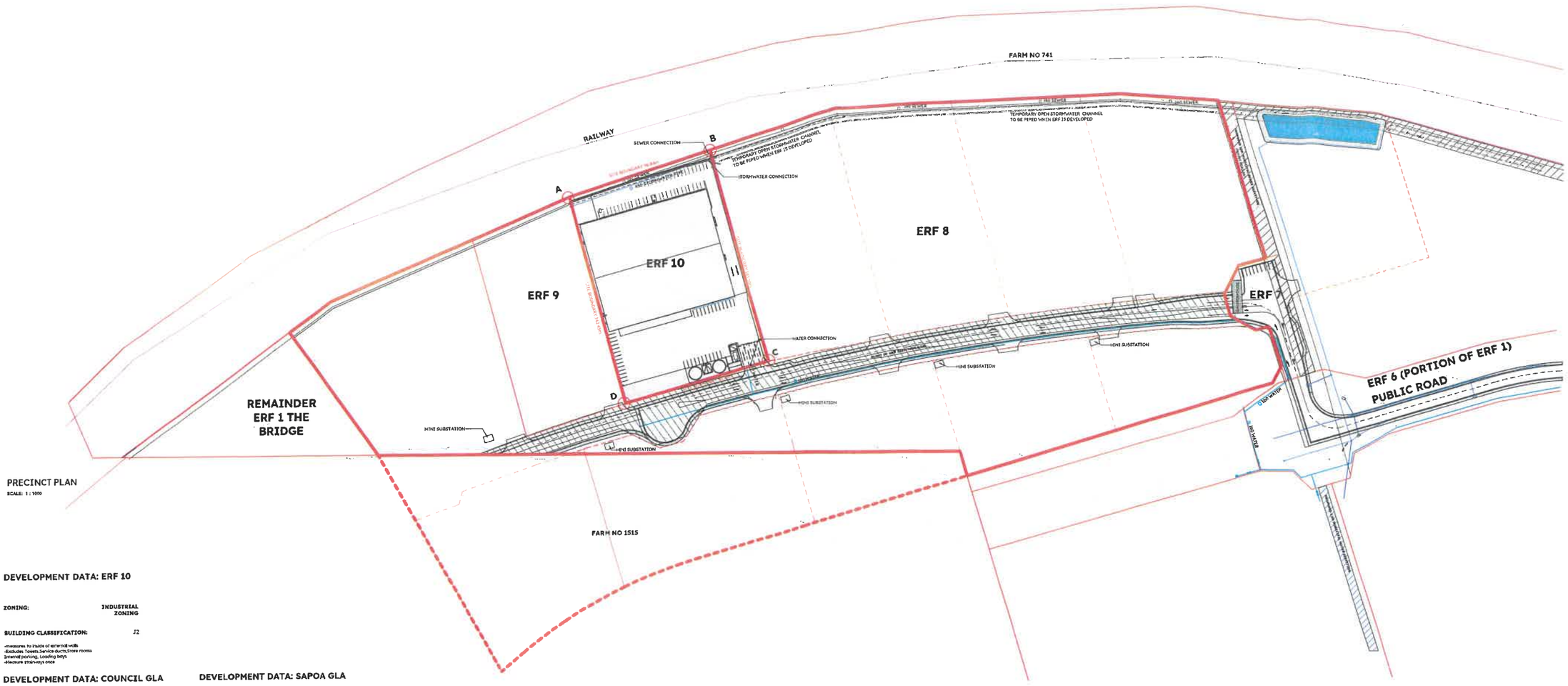
CLIENT
STELLENBOSCH BRIDGE PROPERTIES (PTY) LTD

Project Address: THE BRIDGE, ERF 10 (PORTION OF ERF 1)
Town/City: THE BRIDGE
Drawing Name: **LOCALITY PLAN**

SMITH POWER

Drawing No:
Portion 4-01-2025
Pages 1 - 5

page	drawing number	revision
05	0003	A



PRECINCT PLAN
SCALE: 1 : 1000

DEVELOPMENT DATA: ERF 10

ZONING:	INDUSTRIAL ZONING
BUILDING CLASSIFICATION:	J2

-measures to inside of external walls
-Excludes Toilets,Service ducts,Store rooms
-Internal parking, Loading bays
-Measure stairways once

DEVELOPMENT DATA: COUNCIL GLA

ERF SITE AREA:	15 932m²

GROUND FLOOR

OFFICE GF:	595.24 m²
SERVER ROOM:	26.25 m²
AUDITORIUM:	138.03 m²
WAREHOUSE:	4922.28 m²
ELECTRICAL ROOM:	20.30 m²
BATTERY CHARGE:	31.79 m²
ICV:	7.73 m²
RECEPTION 2:	26.80 m²
PAINT:	246.90 m²
EXTERIOR WORKSHOP:	86.85 m²
WASH BAY:	58.18 m²
PUMP ROOM:	30.25 m²
REFUSE:	41.94 m²
GAURD HOUSE:	13.48 m²

FIRST FLOOR

EXTERNAL ENTERTAINMENT AREA:	55.78 m²
OFFICE FF:	414.26 m²

TOTAL COUNCIL AREA	6716.04 SQM
TOTAL OFFICE	1091.53 SQM
PARKING REQUIRED:	67
PARKING PROVIDED:	79

DEVELOPMENT DATA: SAPOA GLA

ERF SITE AREA:	15 932m²

GROUND FLOOR

OFFICE GF:	595.24 m²
SERVER ROOM:	26.25 m²
OFFICE GF WC:	29.33 m²
DISABLED WC:	6.25 m²
STORAGE:	2.71 m²
STORAGE 3:	5.95 m²
AUDITORIUM:	138.03 m²
WAREHOUSE WC:	56.63 m²
WAREHOUSE:	4922.28 m²
ELECTRICAL ROOM:	20.30 m²
BATTERY CHARGE:	31.79 m²
ICV:	7.73 m²
RECEPTION 2:	26.80 m²
PAINT:	246.90 m²
EXTERIOR WORKSHOP:	86.85 m²
WASH BAY:	58.18 m²
PUMP ROOM:	30.25 m²
REFUSE:	41.94 m²
GAURD HOUSE:	13.48 m²
DUCT 1:	9.91 m²
DUCT 1:	5.91 m²

FIRST FLOOR

EXTERNAL ENTERTAINMENT AREA:	55.78 m²
OFFICE FF:	414.26 m²
STORAGE 4:	10.52 m²
OFFICE FF WC:	53.68 m²
STORAGE 2:	6.14 m²
DUCT 3:	4.53 m²

TOTAL SAPOA GLA	6896 m²
FAR:	0.5
COVERAGE:	0.51

LEGEND

- PROPOSED 16M ACCESS SERVITUDE.
- PROPOSED 10M MUNICIPAL SEWER SERVITUDE.
- PROPOSED 3,5M MUNICIPAL WATER SERVITUDE.
- PROPOSED 5M PRIVATE SERVICES SERVITUDE.
- BULK WATER.
- BULK STORMWATER
- SEWER

STELLENBOSCH MUNICIPALITY
THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (~~2015~~), 2023 SUBJECT TO THE CONDITIONS AS PER APPENDIX.
MUNICIPAL MANAGER — DATE 4/3/2025

mbk Argitekte

General Notes:
1. All work is to be done in accordance with the National building Regulations.
2. All materials and workmanship are to comply with the relevant S.A.B.S. codes and or the specified International codes where applicable in the - Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agrément Certificates applicable to the design exists, the recommendations and requirements of such documents to is to considered a minimum standard for the works.
3. The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Work Act of 1941.
4. The contractor shall set up, operate, control and maintain a quality assurance and quality control system, in accordance with SANS 2001/ISO 9001, whereby he is directed to the satisfaction of the Architect, that all materials and workmanship, whether their own or that of the sub-contractors, comply with the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then, monitor these works accordingly.
5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from MBK and all other consultants related to the project.
6. All portions of the works related to any service or consultant 's information is to be done in accordance with the National Building Regulations.
7. This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
8. All dimensions and levels must be checked on site by the contractor before putting work in hand.
9. All work to be executed by competent persons qualified for the specific trade.
10. This drawings is copyright reserved and remains the property of Meester Bowers Kompanje (Pty) Ltd

REV	DATE	INITIAL	DESCRIPTION
A	29.04.24	T MS	STELLENBOSCH PRE-DDP SUB

THE BRIDGE
STELLENBOSCH

Certification that this drawing has been reviewed by the relevant Professions employed by the Developer and complies with the Approved Development Guidelines.

Lorna Donovan
Development Manager
Date: 28/11/2024

OL
OSMOND LANGE ARCHITECTS + PLANNERS (Pty) Ltd

Certification that this drawing complies with the requirements of the 2023 (Rev 1) Stellenbosch Bridge Light Industrial Precinct Manual

Graham Wilson
SACAP Reg. No. 8717
Date 21/11/2024

CLIENT

ARCHITECT

CLIENT
STELLENBOSCH BRIDGE PROPERTIES (PTY) LTD

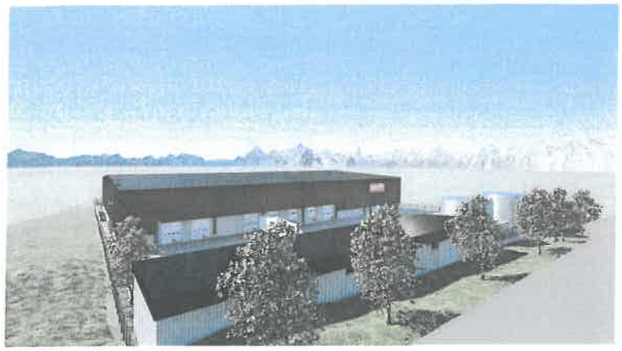
Drawing No:
Portion 4-01-2025
Pages 2 - 5

Project Address
THE BRIDGE, ERF 10 (PORTION OF ERF 1)
Town/City
THE BRIDGE
Drawing Name
PRECINCT PLAN

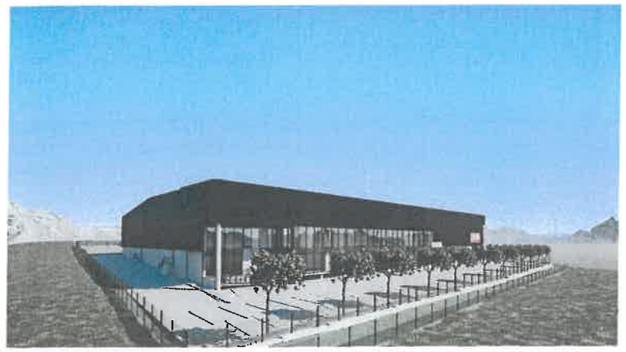
SMITH POWER

stage	drawing series	revision
05	9001	A

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SOUTH VIEW



NORTH EAST VIEW



NORTH ELEVATION

ROOF SHEETING SPEC:

YOUNGMAN SPRINGLOK 700 CONCEALED FIX ROOF SHEETING AND ACCESSORIES
(includes loading canopies)

The roof sheeting shall be double-interlocking concealed fix Youngman Roofing Springlok 700 Concealed Fix profile roll-formed in continuous lengths and cut to length by a pneumatic cut-off process from certified AZ150 0.55mm COLORBOND® MATT steel "NIGHT SKY". The profile shall be roll-formed with three ribs at centres not exceeding 333mm and a cover width not exceeding 700mm. When interlocked, the minimum sheet depth shall be 45mm. Each trough shall incorporate two stiffener ribs. The Springlok 700 sheets shall be fixed to every purlin by means of patented, directional, AZ150 Zincalume® coated clips having spring steel flanges which will securely hold the sheets in position and lock into the centre rib, with the following clip fixed over the top of the male rib to accommodate the next roof sheet.
These clips will be fixed to purlins using 5 number 25mm wafer head Class 111 self-drilling screws (into roll formed tipped channels).

Main Roof Colour:
Sheeting Colour : NIGHT SKY
Loading Canopies:
Sheeting Colour : NIGHT SKY

ALL FIXTURES TO ROOF TO FOLLOW SUPPLIER GUIDE LINES WITH REGARDS TO METHOD OF FIXING

VERTICAL CLADDING

WIDEBEK SHEETING AND ACCESSORIES

Side Cladding to be the "Widek" profile roll-formed in continuous lengths and cut to length by a pneumatic cut-off process from certified AZ150 0.47mm **COLORBOND® MATT steel** "NIGHT SKY"/"Hidden MATT" with colour to the Broad flute (BFO). The profile shall be roll-formed with five Trapezoidal ribs at centres not exceeding 210mm and a cover width not exceeding 730mm. When lapped, the minimum sheet depth shall be 39mm. Fixed by means of Hex Head screws 35mm long for steel girts when sheets are Broad flute Out (BFO) and may incorporate 19mm diameter bonded washers.
NB. All fasteners to be either Class 111 rated according to manufacturer's recommendation.

ROOF INSULATION:
Except external canopies
50mm "Rockwise" white metalised foil facing down

CONCEALED FIX FLASHING
The paint finish shall be a top coat BlueScope Steel COLORBOND(TM) MATT steel Super Polyester of at least 25 microns and a hull coat BlueScope Steel Clean COLORBOND(TM) steel "Shadow Grey" to the reverse side **(Colour to be NIGHT SKY to match sheeting)**
0.55MM THICK)
Prior to flashings being fixed, all troughs at the apex shall be stop-ended to the full depth of the sheet in order to prevent any penetration of wind driven water. The trough shall be lapped at the eaves end to form a drip. Flashing flanges should be sheared using the appropriate broad flute metal closure and poly-closure where necessary. Care shall be taken to ensure that no sheeting or flashings will be cut with an abrasive disc/ angle grinder on roof surface in order to prevent the creation of a burn along cut edge and rivvtref (steel spanner) from penetrating colour coated sheets.

WARRANTY: 20 YEAR WARRANTIES
BlueScope Steel to issue a project specific product warranty for the use of Clean COLORBOND® steel. Warranty applications are to be submitted to BlueScope Steel prior to commencement of the project for sign off by the roofing contractor.

ERECTION
Every precaution shall be taken to prevent damage to roof sheets during all stages of construction. Dunk boards should be used when necessary to protect the sheeting from damage. Sheeting which has become deformed or damaged in any way shall be replaced.

SAFETY
The contractor shall exercise special care when handling long length sheeting, particularly in windy conditions. Should work be interrupted for any reason, all loose sheeting and incomplete sections must be adequately secured against possible movement by wind and gravity.

HANDLING AND STORAGE
The contractor shall ensure that all materials used on site for cladding, etc are transported, handled and stored in accordance with the manufacturer's recommendations. Material damaged shall be rejected and replaced with undamaged material at the contractor's expense. Repair of damaged material will not generally be permitted.
Racks are to include for preventing damage and protecting sheets through all stages of construction.
INSPECTION PRIOR TO INSTALLATION OR ERECTION
Before commencing installation, the contractor shall verify that the following items have been checked and accepted:
a. The entire structure or the portion thereof
To be sheeted has been correctly aligned, levelled and plumbed.
b. Purlins and sheeting rails are at the correct spacing and are within the specified tolerances.
c. The corners of the roof are square and the wall framework is perpendicular or as specified.
d. No protrusions such as bolt heads, splice plates, clevis, etc. appear on the face of the framework.
e. All members to which roofing and cladding are to be fixed in aesthetically sensitive areas are true and square.
f. Paint and any other materials that may be incompatible with the sheeting, have been painted over or so dealt with that direct contact with the sheeting is avoided.
g. The contact faces between the purlins or the girts and the cladding are in the same plane. Should the alignment be inadequate, The contractor shall request instructions from the engineer before proceeding

GENERAL NOTE:
ALL FLOOR CONSTRUCTION
TO ENG SPECIFICATION

GENERAL NOTE:
ALL SUPPORT OVER OPENINGS CONSTRUCTION
TO ENG SPECIFICATION

GENERAL NOTE:
ALL ROOF CONSTRUCTION
TO ENG SPECIFICATION

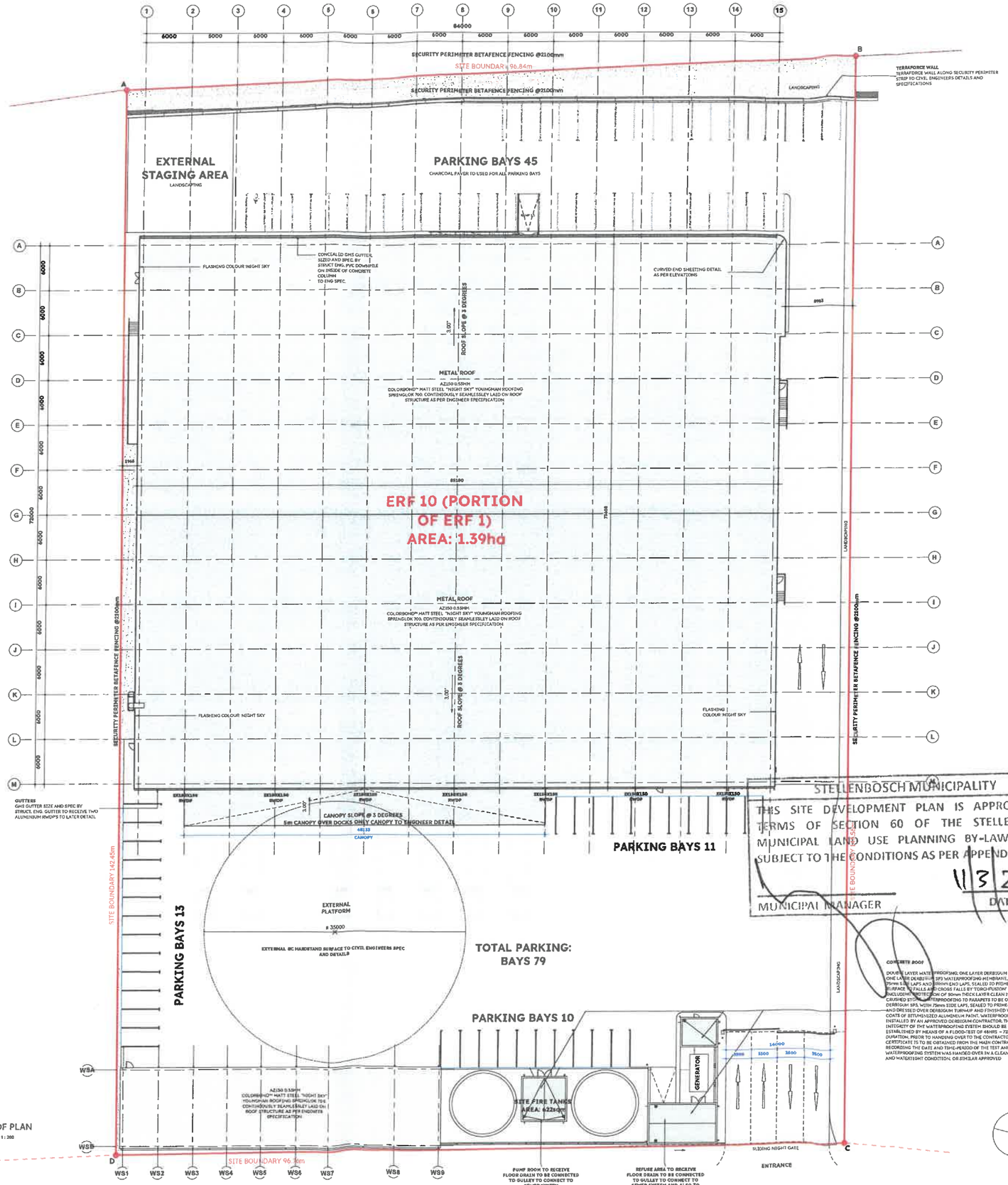
GENERAL NOTE:
ALL GLAZING CONSTRUCTION
TO BE ACCORDING TO PART N OF
THE SANS 10400

GENERAL NOTE:
ALL WALL CONSTRUCTION
TO ENG SPECIFICATION

GENERAL NOTE:
ALL STEEL FRAME CONSTRUCTION
TO ENG SPECIFICATION

GENERAL NOTE:
ALL COLUMN CONSTRUCTION
TO ENG SPECIFICATION

GENERAL NOTE:
ALL STAIR CONSTRUCTION
TO ENG SPECIFICATION



ROOF PLAN
SCALE: 1 : 200

STELLENBOSCH MUNICIPALITY
THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), 2023
SUBJECT TO THE CONDITIONS AS PER APPENDIX.
11/3/2025
MUNICIPAL MANAGER — DATE

mbx
Argitekte

General Notes:
1. All work is to be done in accordance with the National building Regulations.
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4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification, Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then mention these works accordingly.
5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from M&E and all other consultants related to the project.
6. All portions of the works related to any service or consultant 's intervention is to be done in accordance with the National Building Regulations.
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9. All work to be executed by competent persons qualified for the specific trade.
10. This drawings is copyright reserved and remains the property of Minette Bouwer Kompanie (Pty) Ltd

REV	DATE	DRAWN	ISSUED PURPOSE
A	2024-10-14	TVH	COUNCIL SUBMISSION

THE BRIDGE
STELLENBOSCH

Certification that this drawing has been reviewed by the relevant Professionals employed by the Developer and complies with the Approved Development Guidelines.

Lorhe Steenkamp
Development Manager

Date: 28/11/2024

OSHONO LANGE ARCHITECTS + PLANNERS (Pty) Ltd

Certification that this drawing complies with the requirements of the 2023 (Rev 1) Stellenbosch Bridge Light Industrial Precinct Manual

Graham Wilson
SACAP Reg. No. 3717

Date 21/11/2024

CLIENT

ARCHITECT

CLIENT
STELLENBOSCH BRIDGE PROPERTIES (PTY) LTD

Drawing No:

Portion 4-01-2025

Pages 3 - 5

Project Address

THE BRIDGE, ERF 10 (PORTION OF ERF 1)

Town/City

THE BRIDGE

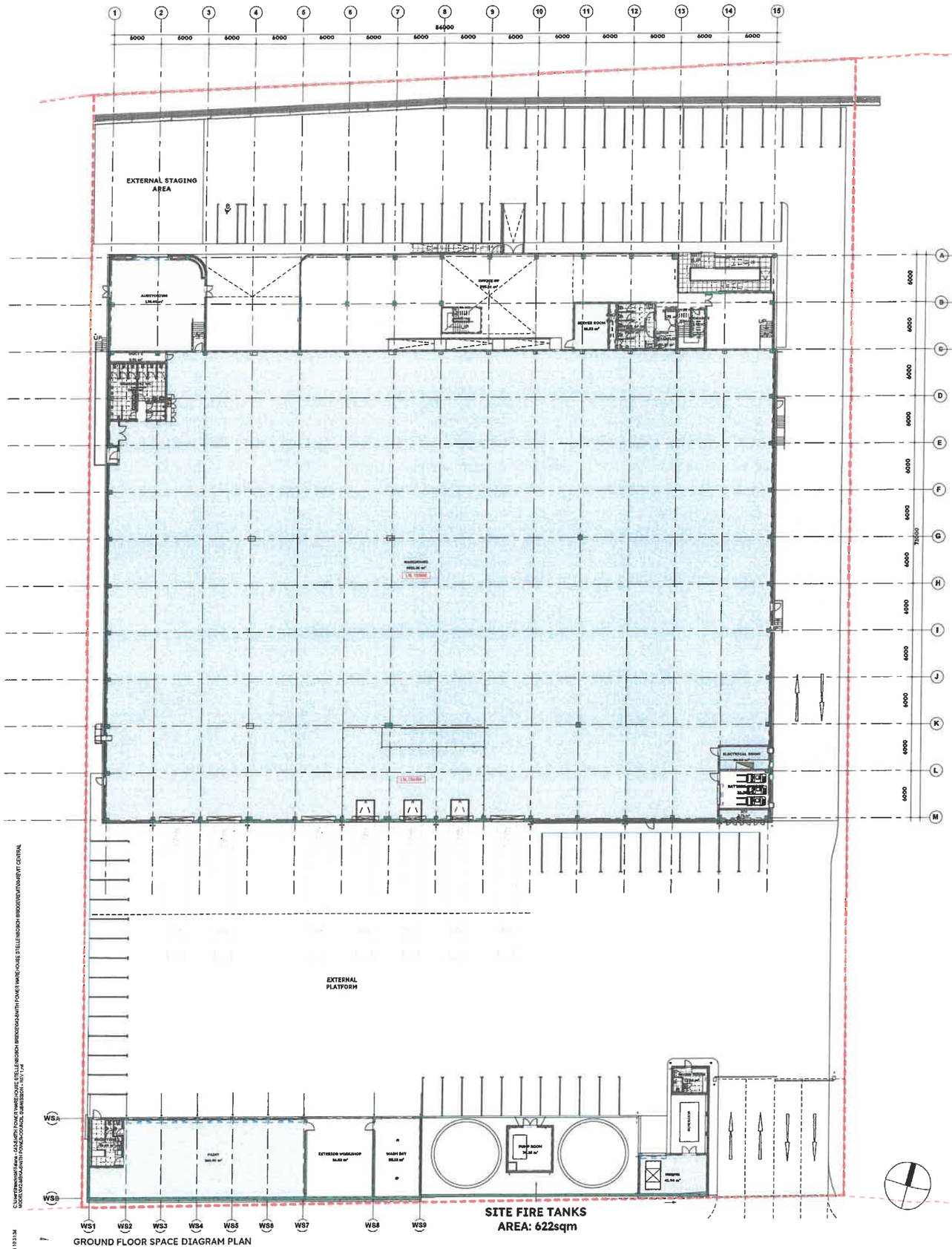
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ROOF PLAN

SMITH POWER

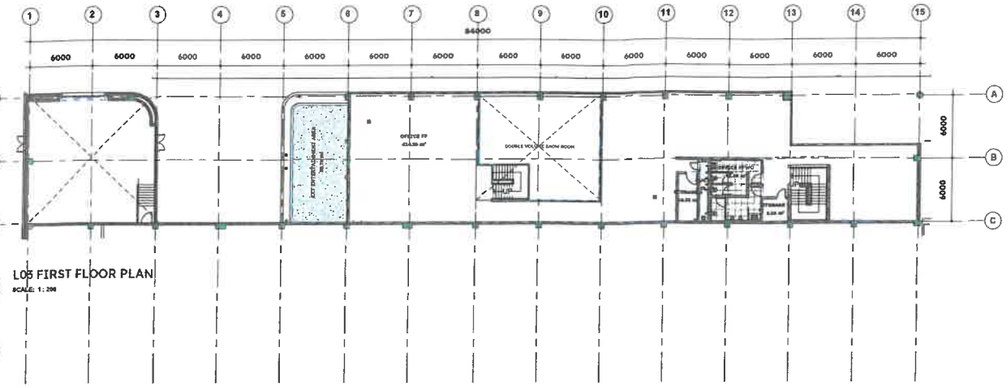
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GROUND FLOOR SPACE DIAGRAM PLAN

SCALE: 1 : 200



L05 FIRST FLOOR PLAN

SCALE: 1 : 200

AREA SCHEDULE (SAPOA GLA)	
Name	Area
AUDITORIUM	758.05 m²
BATTERY CHARGE	51.79 m²
DISABLED	6.25 m²
DUCT 1	9.91 m²
DUCT 2	9.91 m²
DUCT 3	4.53 m²
ELECTRICAL ROOM	20.50 m²
EXT ENTERTAINMENT AREA	56.78 m²
EXTERIOR WORKSHOP	86.83 m²
GAUTO HOUSE	13.48 m²
IZV	8.06 m²
OFFICE FF	414.26 m²
OFFICE FF WC	32.68 m²
OFFICE GF	595.24 m²
OFFICE GF WC	29.55 m²
PAINT	246.90 m²
PUMP ROOM	50.25 m²
RECEPTION 2	26.80 m²
REFUSE	41.94 m²
SERVER ROOM	26.52 m²
STORAGE	3.71 m²
STORAGE 2	6.14 m²
STORAGE 3	5.93 m²
STORAGE 4	10.03 m²
WAREHOUSE	4922.29 m²
WAREHOUSE WC	56.63 m²
WASH BAY	58.18 m²
Grand total: 27	6866.99 m²

mbk
Architekte

General Notes:
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5. This drawing is to be used in conjunction with all the relevant architectural and specifications from MEP, and all other consultants related to the project.
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10. This drawings is copyright reserved and remains the property of Meiring Steyn Kompanje (Pty) Ltd

REV	DATE	DRAWN	DESCRIPTION
A	2024.10.21	FVN	CLIENTS SUBMISSION

THE BRIDGE
DEVELOPMENT

Certification that this drawing has been reviewed by the relevant Professionals employed by the Developer and complies with the Approved Development Guidelines.

Lemos Dawson
Development Manager

Date: 29/11/2024

OSMOND LANGE ARCHITECTS + PLANNERS (Pty) Ltd

Certification that this drawing complies with the requirements of the 2023 (Rev 1) Stellenbosch Bridge Light Industrial Precinct Manual

Graham Wilson
SACAP Reg. No. 3717

Date 21/11/2024

CLIENT

ARCHITECT

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (~~2015~~), 2023 SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER

11/3/2025
DATE

CLIENT
STELLENBOSCH BRIDGE PROPERTIES (PTY) LTD

Drawing No:

Portion 4-01-2025

Pages 4 - 5

Project Address
THE BRIDGE, ERF 18 (PORTION OF ERF 1)

Town/City
THE BRIDGE

Drawing Name
GENERAL ARRANGEMENT FUNCTIONS PLAN

SMITH POWER

page	drawing suffix	revision
05	1000	A

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STELLENBOSCH MUNICIPALITY

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MUNICIPAL MANAGER

11/3/2025
DATE

THE BRIDGE
STELLENBOSCH

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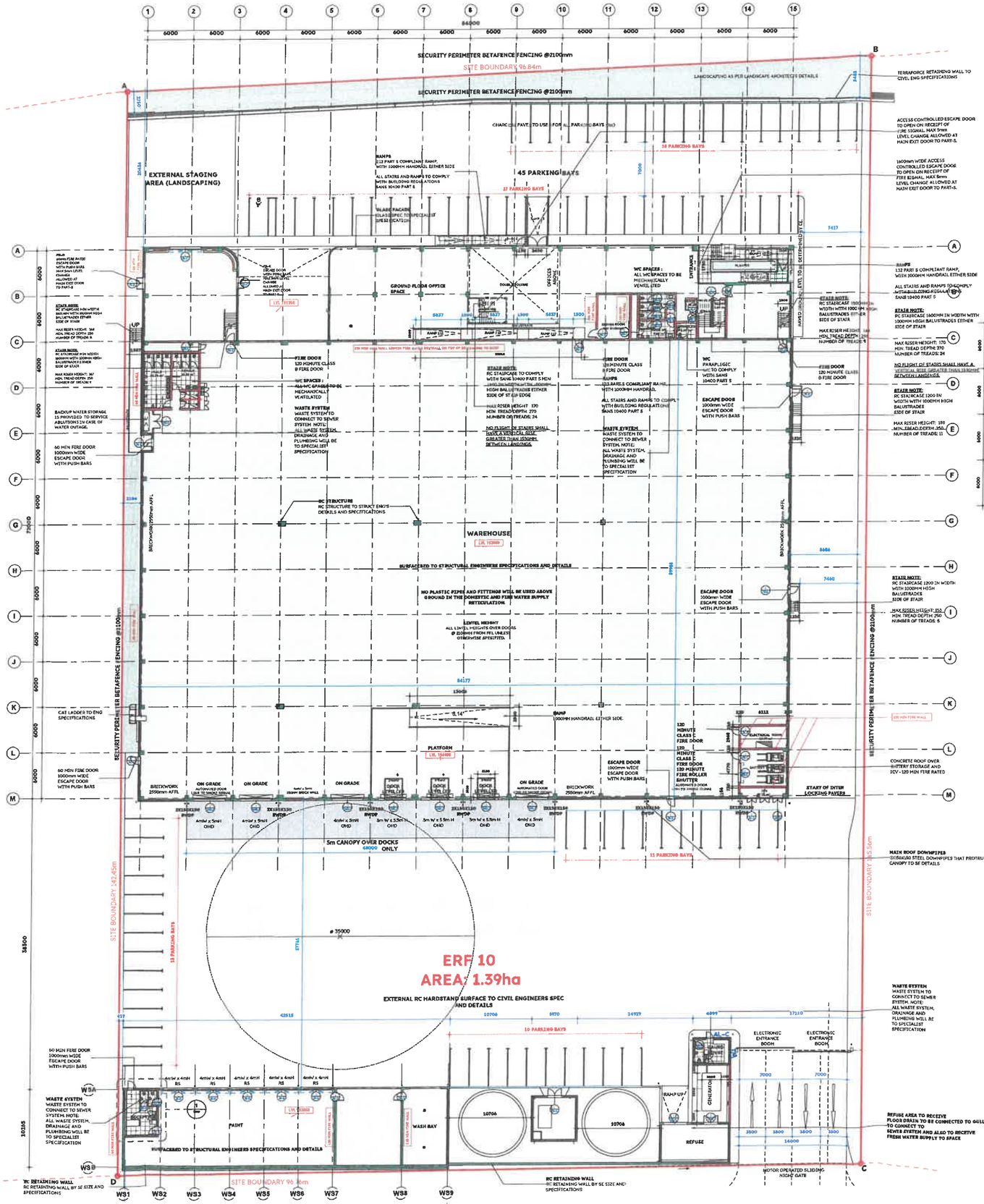
Lenre Dannpaa
Development Manager

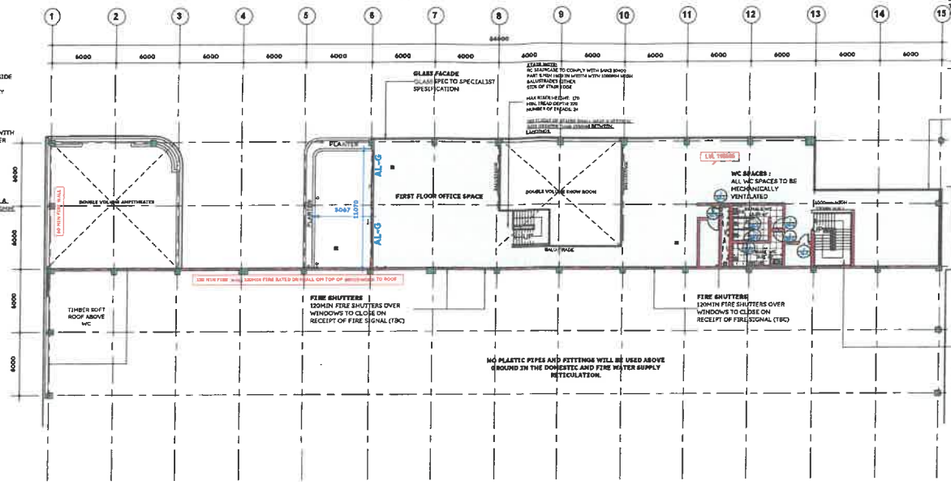
Date: 28/11/2024

mbx
Argitekte

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REV	DATE	DRAWN	DESCRIPTION
1	2024-09-29	STT	ANOTHER STEP ADDED, F.F.O ADDED
A	2024-11-28	Fan	PLANNING SUBMISSION





FIRST FLOOR PLAN

SCALE: 1:200

GENERAL NOTE:
ALL FLOOR CONSTRUCTION
TO ENG SPECIFICATION

GENERAL NOTE:
ALL SUPPORT OVER OPENINGS CONSTRUCTION
TO ENG SPECIFICATION

GENERAL NOTE:
ALL ROOF CONSTRUCTION
TO ENG SPECIFICATION

GENERAL NOTE:
ALL GLAZING CONSTRUCTION
TO BE ACORDING TO PART N OF THE SANS 10400

GENERAL NOTE:
ALL WALL CONSTRUCTION
TO ENG SPECIFICATION

GENERAL NOTE:
ALL STEEL FRAME CONSTRUCTION
TO ENG SPECIFICATION

GENERAL NOTE:
ALL COLUMN CONSTRUCTION
TO ENG SPECIFICATION

GENERAL NOTE:
ALL STAIR CONSTRUCTION
TO ENG SPECIFICATION

AREA SCHEDULE (SAPOA GLA)

Name	Area
AUDITORIUM	138.03 m²
BATTERY CHARGE	31.79 m²
DISABLED	6.22 m²
DUCT 1	1.91 m²
DUCT 2	5.91 m²
DUCT 3	4.53 m²
ELECTRICAL ROOM	20.30 m²
EXT ENTERTAINMENT AREA	55.78 m²
EXTERIOR WORKSHOP	86.83 m²
GAURD HOUSE	13.48 m²
ICV	8.06 m²
OFFICE FF	414.26 m²
OFFICE FF WC	31.68 m²
OFFICE GF	595.24 m²
OFFICE GF WC	29.33 m²
PAINT	246.90 m²
PUMP ROOM	30.25 m²
RECEPTION 2	26.80 m²
REFUSE	41.94 m²
SERVER ROOM	26.52 m²
STORAGE	2.71 m²
STORAGE 2	9.14 m²
STORAGE 3	5.95 m²
STORAGE 4	10.52 m²
WAREHOUSE	4922.28 m²
WAREHOUSE WC	56.63 m²
WASH BAY	58.18 m²
Grand total: 27	6886.19 m²

ZONING:	INDUSTRIAL ZONING
BUILDING CLASSIFICATION:	J2

-measures to inside of external walls
-Excludes Toilets,Service ducts,Store rooms
Internal parking, Loading bays
-Measure stairways once

APEX HEIGHT:	13.644m
ALLOWED APEX HEIGHT:	16m

DEVELOPMENT DATA: COUNCIL GLA

ERF SITE AREA:	13 952m²

GROUND FLOOR

OFFICE GF:	595.24 m²
SERVER ROOM:	26.25 m²
AUDITORIUM:	138.03 m²
WAREHOUSE:	4922.28 m²
ELECTRICAL ROOM:	20.30 m²
BATTERY CHARGE:	31.79 m²
ICV:	7.78 m²
RECEPTION 2:	26.80 m²
PAINT:	246.90 m²
EXTERIOR WORKSHOP:	86.83 m²
WASH BAY:	58.18 m²
PUMP ROOM:	30.25 m²
REFUSE:	41.94 m²
GAURD HOUSE:	13.48 m²

FIRST FLOOR

EXTERNAL ENTERTAINMENT AREA:	55.78 m²
OFFICE FF:	414.25 m²

TOTAL COUNCIL AREA	6716.04 SQM
TOTAL OFFICE	1091.53 SQM
PARKING REQUIRED:	67
PARKING PROVIDED:	79

DEVELOPMENT DATA: SAPOA GLA

ERF SITE AREA:	13 952m²

GROUND FLOOR

OFFICE GF:	595.24 m²
SERVER ROOM:	26.25 m²
OFFICE GF WC:	29.33 m²
DISABLED WC:	6.25 m²
STORAGE:	2.71 m²
STORAGE 3:	5.95 m²
AUDITORIUM:	138.03 m²
WAREHOUSE WC:	56.63 m²
WAREHOUSE:	4922.28 m²
ELECTRICAL ROOM:	20.30 m²
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WASH BAY:	58.18 m²
PUMP ROOM:	30.25 m²
REFUSE:	41.94 m²
GAURD HOUSE:	13.48 m²
DUCT 1:	9.91 m²
DUCT 2:	5.91 m²

FIRST FLOOR

EXTERNAL ENTERTAINMENT AREA:	55.78 m²
OFFICE FF:	414.26 m²
STORAGE 4:	10.52 m²
OFFICE FF WC:	31.68 m²
STORAGE 2:	6.14 m²
DUCT 3:	4.53 m²

TOTAL SAPOA GLA	6886 m²
FAR:	0.5
COVERAGE:	0.51

OSHOND LANGE ARCHITECTS + PLANNERS (Pty) Ltd

Certification that this drawing complies with the requirements of the 2023 (Rev 1) Stellenbosch Bridge Light Industrial Precinct Manual

Graham Wilson
SACAP Reg. No. 3717

Date 21/11/2024

CLIENT

ARCHITECT

CLIENT
STELLENBOSCH BRIDGE PROPERTIES (PTY) LTD

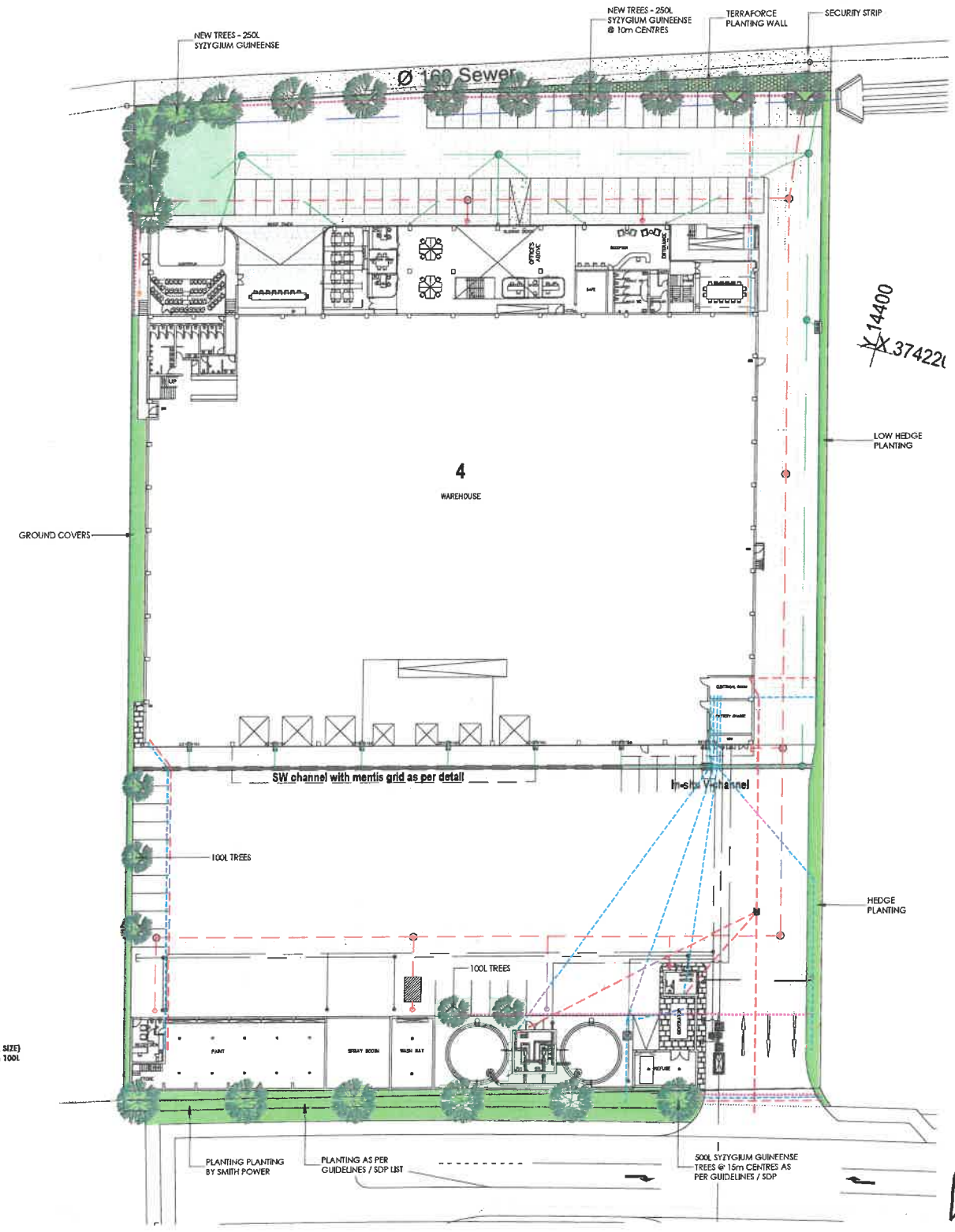
Drawing No:
Portion 4-01-2025
Pages 5 - 5

Project Address
THE BRIDGE, ERF 10 (PORTION OF ERF 1)
Town/City
THE BRIDGE
Drawing Name
GENERAL ARRANGEMENT PLAN

SMITH POWER

stage	drawing series	revision
05	1001	A

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PLANT LIST

TREES - ALL DOUBLE-STAKED (100L TO 400L SIZE) NOTE: TREES IN PARKING AREAS MINIMUM 100L SIZE

BRACHYLEANA DISCOLOR
BUDDLEJA SALIGNA
EKEBERGIA CAPENSIS
HARPEPHYLLUM CAFFRUM
PITTOSPORUM VIRIDIFLORUM
SYZYGIUM GUINEENSE
TARCHONANTHUS CAMPHORATUS

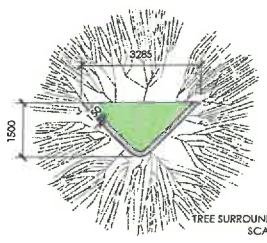
SHRUBS AND GROUNDCOVERS (3-7/M²)

ARISTEA MAJOR
AGAPANTHUS PREACOX
ARCTOTIS SP.
ASYSTASIA GANGETICA
BARLERIA REPENS
CARISSA MACROCARPA
COLEONOMA ALBUM
DIETES GRANDIFLORA
ELEGIA CAPENSIS
ELEGIA TECTORUM
FICINIA NODOSA
GAZANIA SP.
HELICHRYSUM PETIOLARE
JUNCUS KRAUSII
PELARGONIUM SP.
PLECTRANTHUS CILIATUS
POLYGALA MYRTIFOLIA
SEARSIA CRENATA
TECOMA CAPENSIS
WATSONIA SP.

SWALES AND WETLANDS (3-7/M²)

APONOGETON DISTACHYOS
BOLBOSCHOENUS MARITIMUS
BULBOSCHOENUS MARITIMUS
CAREX CLAVATA
CHASMANTHE AETHIOPICA
CYPERUS TEXTILIS
ELEGIA SP
FICINIA NODOSA
ISOLEPIS LUDWIGII
ISOLEPIS PROLIFER
JUNCUS EFFUSUS
MARICUS THUNBERGII
NYMPHAEA CAPENSIS (BLUE)
RESTIO FESTUCIFORMIS
SCHOENOPLECTUS SP
SCIRPUS NODOSUS
THAMNOCHORTUS INSIGNIS
WACHENDORFIA THYRSIFLORA
ZANTEDESCHIA AETHIOPICA

LEGEND	
	PLANTING
	LAWN
	NEW TREES
	160Ø IRRIGATION SLEEVES



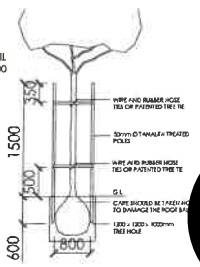
TREE SURROUND DETAIL
SCALE 1:100

NOTES:

1) AN IRRIGATION SYSTEM IS TO BE INSTALLED IN ALL PLANTED AREAS. SPRAYER OVERLAP TO BE 100%. ALL TREES TO HAVE IRRIGATION AS PART OF THE OVERALL SYSTEM. ALL PIPES AND FITTINGS TO BE SABS APPROVED AND TO THE LANDSCAPE ARCHITECTS APPROVAL. ALL IRRIGATION SLEEVES ARE TO BE 110mm Ø. POSITIONED 600mm BELOW FINISHED LEVEL OF ROAD KERBING OR PAVING, AND ARE TO EXTEND 600mm BEYOND EDGE OF ROAD KERBING OR PAVING. ALL SLEEVES ARE TO RUN TO THE SIDE OF TREE OPENINGS, NOT THE CENTRE.

2) A MIN. 40mm IRRIGATION WATER CONNECTION POINT MUST BE PROVIDED NEAR THE IRRIGATION MAINLINE

3) ALL TREES TO BE STAKED USING 2x50mm DIA. TANALITH TREATED POLES DRIVEN 600mm INTO THE GROUND AND TIED BY MEANS OF TWO RUBBER HOSES AND WIRE OR COMMERCIAL TREE TIES. CARE MUST BE TAKEN NOT TO DAMAGE THE ROOT BALL OF THE TREE.



REVISIONS		
REV NO.	DESCRIPTION	TYPE OF ISSUE
00	DRAWING CREATED	FOR INFO.
01	DRAWING AMENDED	FOR INFO.
02	DRAWING AMENDED	FOR INFO.
03	DRAWING AMENDED	FOR INFO.

FOR INFORMATION

SMITH POWER

LANDSCAPE PLAN

Drawing No: 2996 - 03 - LP - REV 03

[redacted]

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE E

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To / Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Nicole Katts**
From / Van:	**Manager: Development (Infrastructure Services)**
Author / Skrywer:	**Tyrone King**
Date / Datum:	**4 November 2024**
Our Ref / Ons Verw:	**Civil LU 2774**
Town Planning Ref:	**LU/17383**
Re / Insake:	**Farm 742/5, Paarl: Application is hereby made in terms of Section 15(2)(l) of the Municipal Bylaw on Land Use Planning, 2023 for permission in terms of a condition of approval for the approval of a Site Development Plan as per Condition 3.5 of the Land Use approval granted on 25 August 2023.**

The following engineering documents were evaluated as part of this application:

- Civil engineering services report by UDS dated 10 Nov 2023
- TIS by UDS dated 10 Nov 2023

Background: This approval is solely related to Erf No 4 as pictured below and these conditions are based on +/- 6807m^2 GLA of industrial use planned to be constructed on this erf, and it's impact on the external engineering services.



In consideration of provisions related to Civil Engineering Services the application is supported subject to the following conditions:

Specific Conditions: These conditions must be complied with prior to transfer of the first property or approval of any building plans, whichever occurs first.

1. Water

1.1 The following upgrades must be installed (see **Annexure: Services**):

1.1.1 Pipeline SKW1.1: 560mm dia
1.1.2 Pipeline SKW1.2a: 560mm dia
1.1.3 Pipeline SKW 1.2b: 560mm dia
1.1.4 Pipeline SKW 1.5: 400mm dia
1.1.5 Pipeline SKW 1.21. 355mm dia
1.1.6 Pipeline SKW 1.11: 200mm dia

The cost hereof can be offset from DCs. There is already an Engineering Services Agreement in place for these items – ESA 118.

1.2 All municipal servitudes for the water lines must be registered.

1.3 A bulk water meter conforming to the specifications of the Directorate: Infrastructure Services must be installed, the municipal account for the said meter must be activated and the consumer deposit must be paid. The positing of the bulk water meter is to be agreed with this office, prior to installation, and must be indicated on the building plan for the buildings on erf 4.

2. Sewer

2.1 The following upgrades must be installed (see **Annexure: Services**):

2.1.1 The 355mm dia municipal sewer line between the site and the existing outfall sewer to the west. The cost hereof can be offset from DCs. There is already an Engineering Services Agreement in place for these items – ESA 118.

2.2 All municipal servitudes for the sewer line must be registered.

2.3 A servitude must be registered over Precint 2, to the west, as this is private property.

3. Roads

3.1 The following upgrades must be installed:

3.1.1 Upgrading of Merchant – and Pickering Street intersection: the existing intersection will be widened to improve the turning movements of larger vehicles including reconstruction of the sidewalks.

3.1.2 Upgrading of the R44 – Stellengate Boulevard and Klapmuts/Simondium Road intersection: the existing roadway will be widened to accommodate dedicated turning lanes including reconstruction of the sidewalks and relocation of the traffic signals.

3.1.3 The Klapmuts Hills Road – as a single carriageway for the first phase, as shown in yellow on **Annexure: Services** and including all associated works (stormwater etc).

The cost hereof can be offset from DCs – only the public portion/s of the roads. There is already an Engineering Services Agreement in place for these items – ESA 118.

3.2 Any conditions stated by the Provincial Roads Engineer must be complied with.

4. Stormwater

4.1 The following stormwater items must be installed:

4.1.1 Stormwater channel (overland stormwater swale +/-1.45km in length) as indicated on Plan Number UDS318A_Report Key Plan dated October 2024 by UDS **(Annexure SW)**.

The cost hereof will be for the Developer.

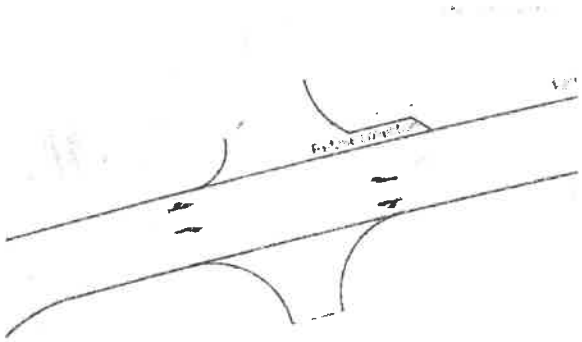
The swale shall be an interim measure and must be piped when the adjacent erven is developed as indicated in the engineering services report.

During this interim stage, if and when in the opinion of the Municipality, further works is required on the stormwater system, to make it more formalized and to ensure adequate drainage and minimize erosion, such works as identified by the Municipality, must be carried out by the Developer within the timeframes required by the Municipality.

4.2 Various regional stormwater detention ponds have been identified in the Stormwater Management Report (March 2023). These are not yet triggered at this stage but will be further assessed as the Stellenbosch Bridge development rolls out.

5. Solid Waste

5.1 The refuse embayment must be completed to allow easy access for municipal refuse vehicles to the refuse room on collection days and to prevent obstruction to traffic flows.



6. Servitudes

6.1 All servitudes as indicated on **Annexure: Services**, must be registered. Should the need for additional servitudes be discovered after the date of this Memo, it will also be a requirement. It is the Developer's responsibility to ensure that all servitudes are identified upfront, to avoid delays at clearance stage.

7. Installation of Engineering Services

7.1 Over and above the bulk and external upgrades identified above, each newly created erf (or each building where subdivision is not applicable) must also be fully serviced ito water- and sewer connections, stormwater drainage and roads/access points. All internal and link engineering services for the development must be installed by the developer at his cost.

7.2 Detail engineering drawings must be submitted for approval prior to the commencement of construction. The engineering drawings approval letter issued by the Municipality will constitute the "engineering services agreement" for the provision and installation of services between the municipality and the land owner / developer, as stated in the municipality's land-use planning by-law.

8. Development Charges (DCs)

8.1 DCs are payable in accordance with the prevailing and applicable Council DCs Tariffs and DCs Policy at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first. The amount payable will therefore be the amount as calculated according to the approved tariff structure and according to the DCs Policy principles at the time that payment is made.

8.2 A final DC calculation will be provided prior to Building Plan approval. The details on the building plans will be used for such DC calculation.

8.3 It is acknowledged that the Developer has done upgrades in lieu of DCs as part of the roll-out of this development. A DCs reconciliation must be submitted together with the building plans to determine the amount of DCs payable.

8.4 This DC reconciliation will also be required before clearance of the erf to determine if the Developer is in a "DC credit" or not, due to upgrades done in lieu of DCs or if any DCs are payable to the municipality before clearance.

8.5 Where DCs are identified above as a potential funding source for bulk services, the Developer must enter into a DCs Agreement with the Municipality to install or upgrade bulk municipal services, to be off-set against the DCs payable.

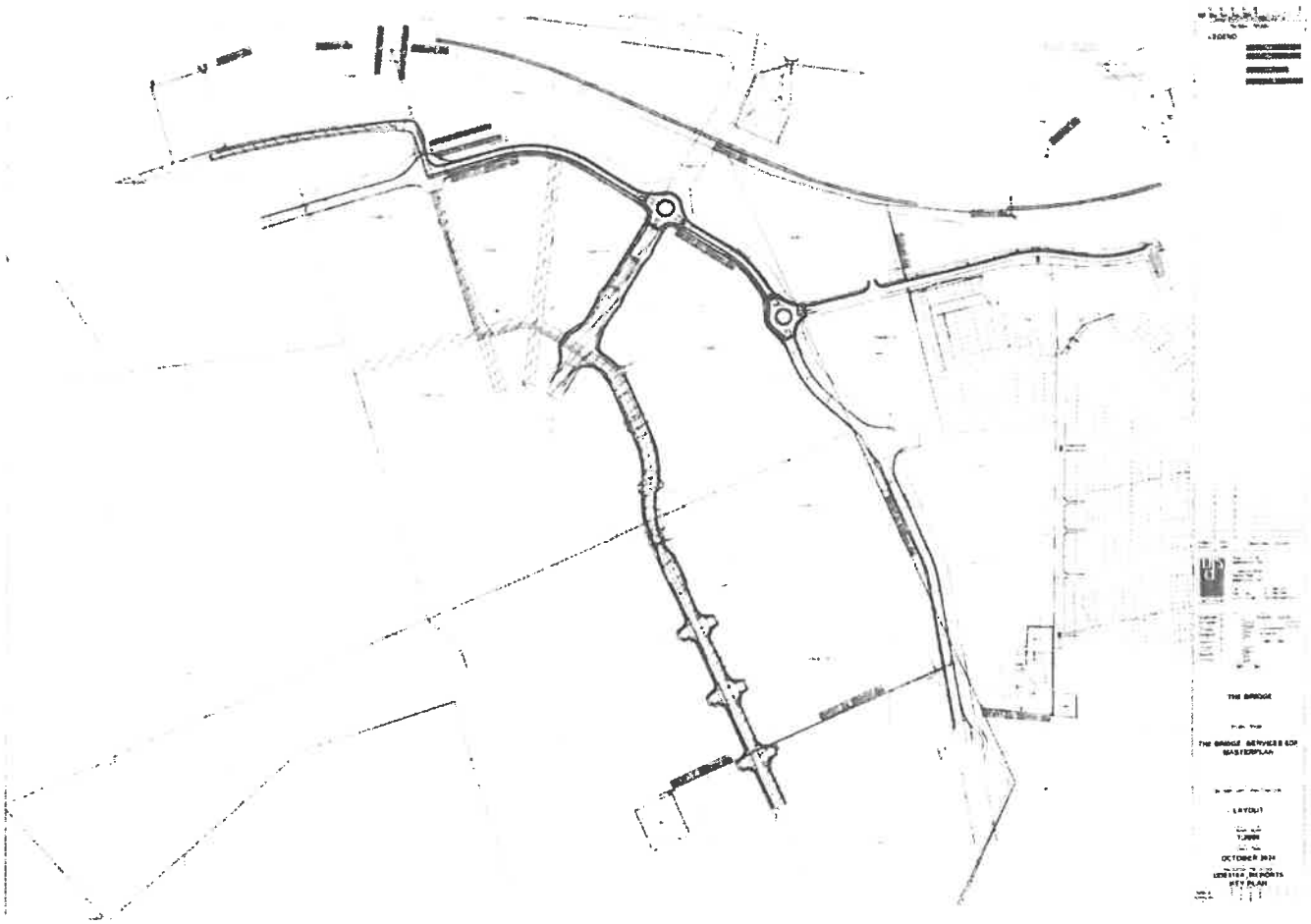
9. As - Builts

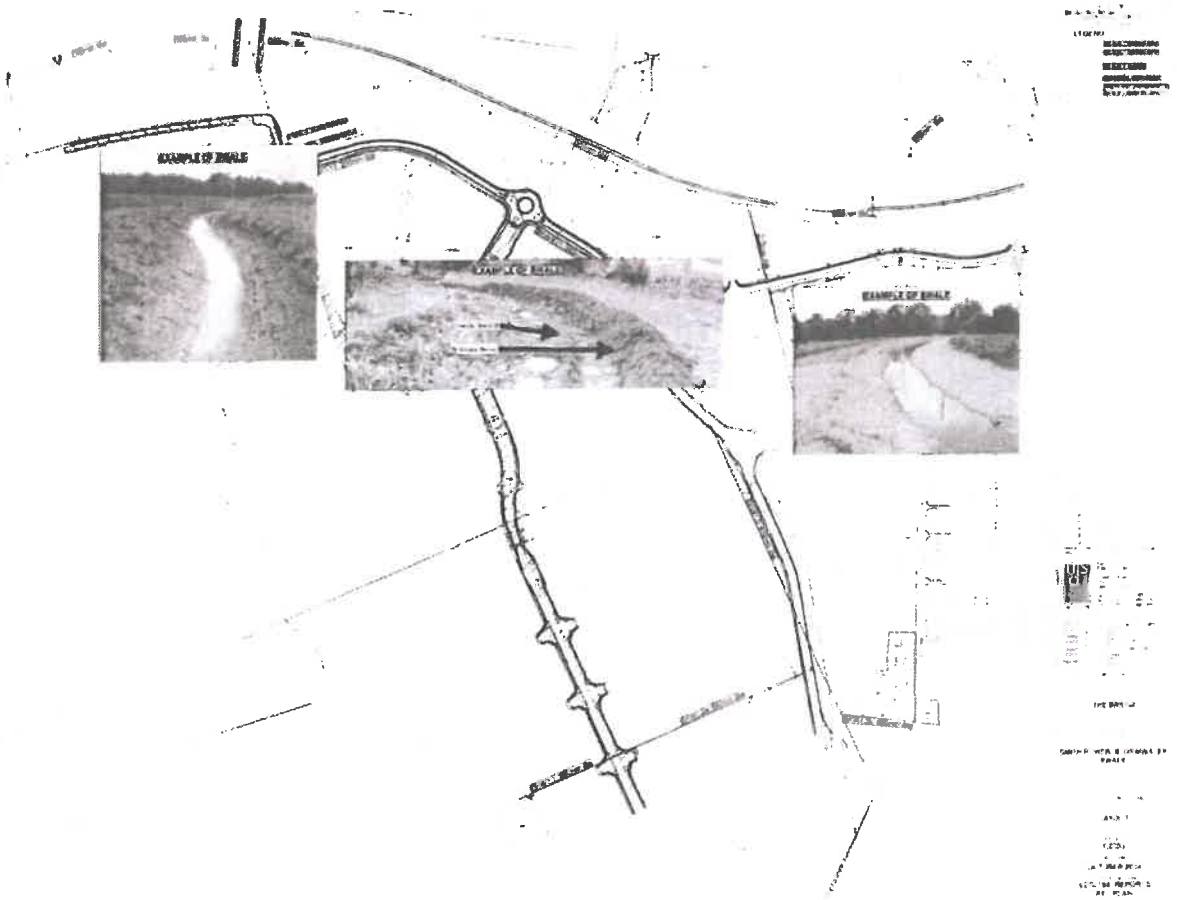
9.1 Upon completion, a complete set of as-built drawings, as well as the asset verification information (in the case of municipal services) be submitted in a format acceptable to the Municipality. These drawings must be signed by a professionally registered engineer.

General Conditions

10. The implementation of the development wrt the provision of civil engineering services, must comply with the "*General guidelines and standard practices for the provision of civil engineering services for new developments*" as published on the municipality's website and as amended from time-to-time.
11. The design of the civil engineering services for the development must comply with the "*Design Guidelines and Minimum Standards for Civil Engineering Services*" as published on the municipality's website and as amended from time-to-time.
12. The internal services are private. Therefore, all internal services will be maintained by the Developer and/or Owner's Association.
13. The Developer will be held liable for any damage to municipal infrastructure, caused as a direct result of the development of the subject property. The Developer will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services, prior to transfer of the first property or approval of any building plans or occupation certificate, whichever occurs first.

Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)


LEGEND
THE BRIDGE
THE BRIDGE SERVICES SDR
MASTERPLAN
LAYOUT
1:2000
OCTOBER 2021
LDS1164_RE-PORTS
KEY PLAN


EXAMPLE OF SWALE
EXAMPLE OF SWALE
EXAMPLE OF SWALE