STELLENBOSCH
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Application Number: TP1437/2025
Our File Reference Number: Farm 742/5, Paarl Division & Erf 10, The Bridge (Precinct 2)
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M [redacted]

Sir /Madam

APPLICATION FOR CONSOLIDATION, AMENDMENT OR CANCELLATION OF AN APPROVED SUBDIVISION PLAN AND PERMISSION REQUIRED IN TERMS OF A CONDITION OF APPROVAL ON FARM 742/5 PAARL DIVISION & ERF 10 THE BRIDGE (PRECINCT 2)

1. The above application refers.

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

2.1 That the applications in terms of Section 15 of the Stellenbosch Municipality Land Use Planning Bylaw on Farm 742/5, Paarl and Erf 10, The Bridge for the following:

a) In terms of Section 15(2)(k) of the said by-law for the amendment of the approved subdivision plan, dated 25 August 2023 for Farm 742/5, Paarl and cancellation of diagrams as far as it relates to Precinct 2, The Storms to realign the erf boundaries:

i. to create two portions of ±9 947m² and ±97 206m², and

ii. to cancel the diagrams for Erf 9 and Erf 24 attached as Annexure A.

iii. In terms of Section 15(2)(e) of the said by-law to consolidate Erf 10, The Bridge with the remaining portion (± 97 206m²)

b) In terms of Section 15(2)(l) of the said by-law for a **Permission** in terms of the conditions of approval as imposed in the land use approval letter dated 25 August 2023 for the following:

c) The amendment of the Precinct Plan for Precinct 2, as per Condition 3.4 and with reference to Condition 2.1.1 of the approval letter dated 11 March 2025

d) The amendment of the Landscape Plan for Precinct 2, as per Condition 3.9 and with reference to Condition 2.1.2 of the approval letter dated 11 March 2025

e) The Site Development Plan for Section N2, a portion within Precinct 2, as per Condition 3.5.

f) The Site Development Plan for Section N6, Phase 1, a portion within Precinct 2, as per Condition 3.5.

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

2.2. The approval is subject to the following **condition**s imposed in terms of Section 66 of the said Bylaw:

2.2.1. The approval only applies to the proposed application 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.

2.2.2. 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.

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

2.2.4. The development be undertaken in accordance with the endorsed Subdivision & Consolidation Plan, drawn by: Friedlaender, Burger & Volkman, with reference no: Ref: PA742, dated: Feb 2026, attached as **Annexure A**.

2.2.5. The subdivision and consolidation only come into effect once all suspensive conditions or relevant legislative provisions have been complied with.

2.2.6. The development be implemented in accordance with the endorsed Precinct Plan for Precinct 2, The Storms Plan No: PRE-N2-N6-06/2026 PAGES 1 to 4, attached as **Annexure B**.

2.2.7. The development be implemented in accordance with the endorsed Landscaping Plan, Precinct Landscaping Plan, Drawing No: Land-01-2025, Page 1, attached as **Annexure C**.

2.2.8. The development on Portion N2 (Menlana) be implemented in accordance with the endorsed Site Development Plan for Section N2 (Menlana), with bulk table, SDP N2-N6 06/2026, Page 1 to 6, with Landscaping Plan, Drawing No: Land-01-2025 Page 2, attached as **Annexure D**.

2.2.9. The development on Portion N6 (Metier) be implemented in accordance with the endorsed Site Development Plan Section N6 -Phase 2, (Metier), with bulk table, SDP N2-N6/2026, Page 7 & 8, with Landscaping Plan, Drawing No: Land-01-2025 Page 3, attached as **Annexure E.**

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

2.2.11. Building plans be generally in accordance with the endorsed Site Development Plans attached as **Annexure D and E.**

2.2.12. The conditions imposed by the Directorate Infrastructure Services: Civil Engineering Services, as contained in the memorandum dated 14 April 2026, and attached as **Annexure F**, be complied with to the satisfaction of the said department.

2.2.13. All construction vehicles servicing the building sites located within The Stellenbosch Bridge, shall access and exit the development via Merchant Street, Skool Street and Bell Street, as illustrated in Drawing No: Bridge-18/06/2026, attached as **Annexure G.**

2.2.14. A detailed Traffic Management Plan be submitted for approval as part of the building plan application, demonstrating how the routing of the heavy vehicles servicing the construction sites and industrial buildings located within The Stellenbosch Bridge is to be implemented and enforced as illustrated on Drawing No: Bridge – 18/06/26 in **Annexure G.**

2.2.15. The conditions imposed by the WCG Department Infrastructure, Chief Directorate Road Planning, dated 14 May 2026, attached as **Annexure H** be complied with to the satisfaction of the said department.

2.2.16. The certificate of occupancy for the buildings shall not be issued until the vehicular access road to The Stellenbosch Bridge development from Old Paarl Road via the underpass is fully operational.

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

2.3.1 The amendment of the subdivision plan is required to facilitate the implementation of the additional buildings proposed for Precinct 2.

2.3.2. The application under consideration does not introduce any additional land use rights but rather seeks to give effect to and implement the existing approval granted.

2.3.3. The precinct plan, landscape plan and site development plans comply with the approval granted in terms of the basket of rights and are in line with the approved design guidelines applicable to Precinct 2.

2.4. Matters **to be noted**:

2.4.1. An application for the erection of advertising signs be submitted for approval to the Municipality and that all signage on the property be erected to the satisfaction of the Municipality or be in line with the relevant signage policy of the Municipality.

2.4.2 No directional signage be erected without the prior approval of the Provincial Roads Engineer and the Municipality.

2.4.3. All electrical requirements be directed to Eskom.

3. 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.

4. 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.

5. **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**

6. 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.

7. 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.

8. 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.

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

10. 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

28/8/2026.
DATE

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ANNEXURE A

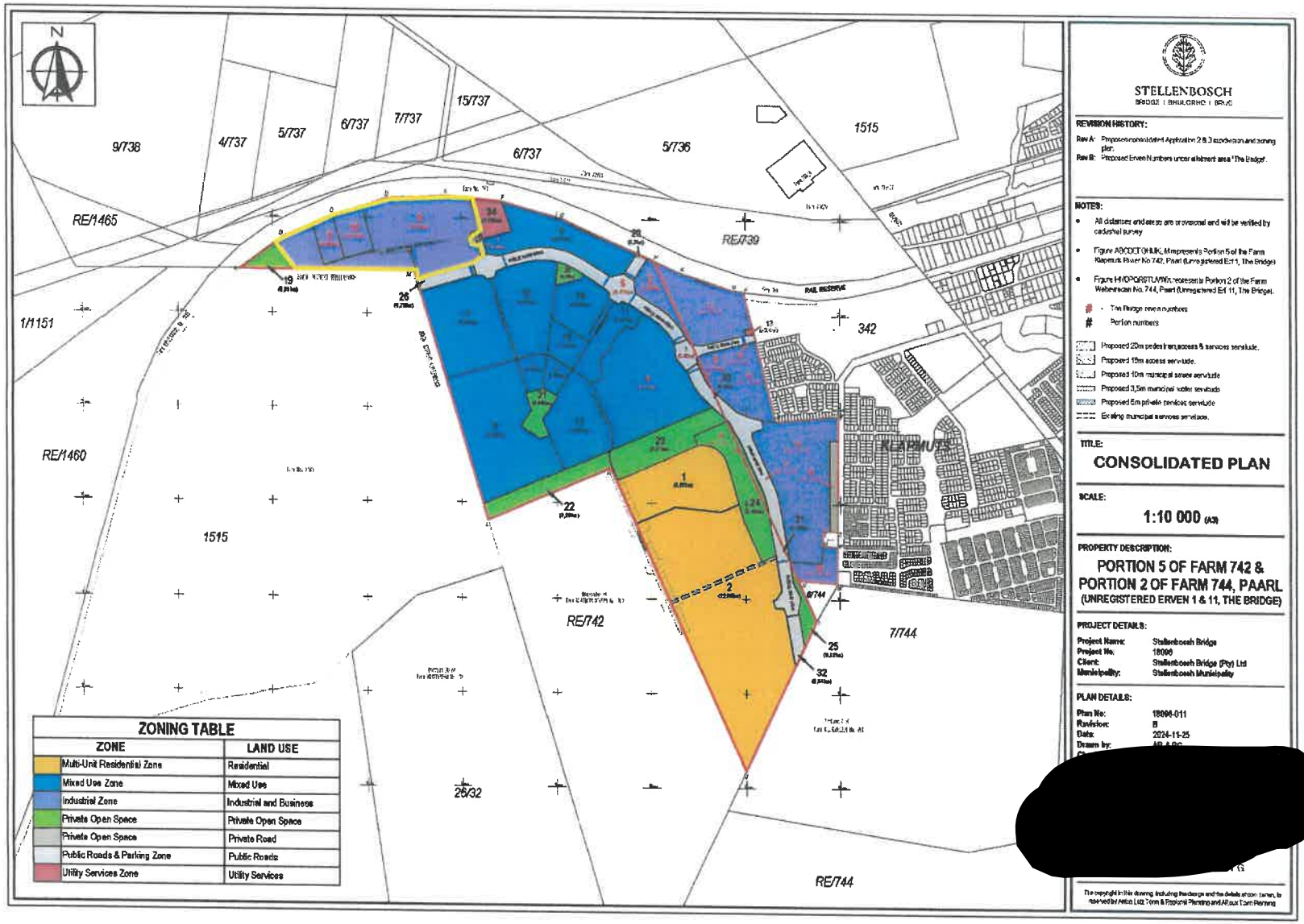


Figure 1 – Site area on Consolidated Subdivision Plan

STELLENBOSCH MUNICIPALITY

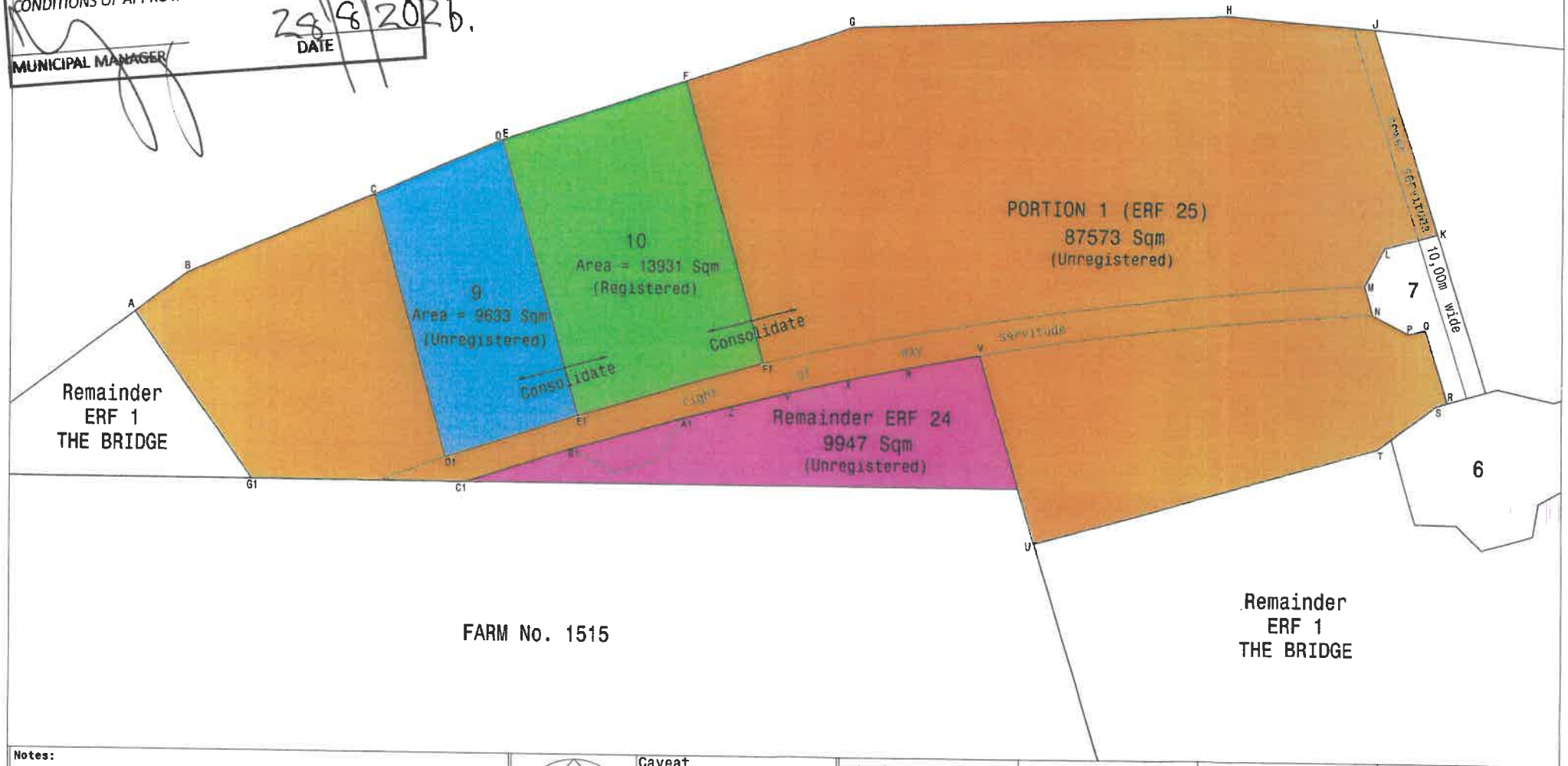
THIS SUBDIVISION/CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE 28/8/2026.

FARM No. 741

- ERF 9, THE BRIDGE (APPROVED)
- ERF 10, THE BRIDGE (APPROVED)
- ERF 24, THE BRIDGE (APPROVED)
- ERF 25, THE BRIDGE (PORTION 1)
- REMAINDER ERF 24, THE BRIDGE
- ERF 26, THE BRIDGE



FARM No. 1515

Remainder
ERF 1
THE BRIDGE

Notes:

1. Figure ABCD1E1F1FGHJKLMNPQRSTUVWXYZA1B1C1G1 represents a portion of Erf 24 (Erf 25).
2. Figure CDEE1D1 represents Erf 9, The Bridge.
3. Figure EFF1E1 represents Erf 10, the Bridge.
4. Consolidation (Erf 26) = Erven 9 & 10, the bridge and Portions 1.

[redacted]

Caveat

1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
2. All levels are to be confirmed prior to construction.

Scale 1:2000 @ A3	Date: Feb 2026	Contours:N/A	[redacted]
Proposed Subdivision & Consolidation Pla			
Erven, 9, 10 & 24 The Bridge			
Ref:PA742	Dwg:Consolidation V		

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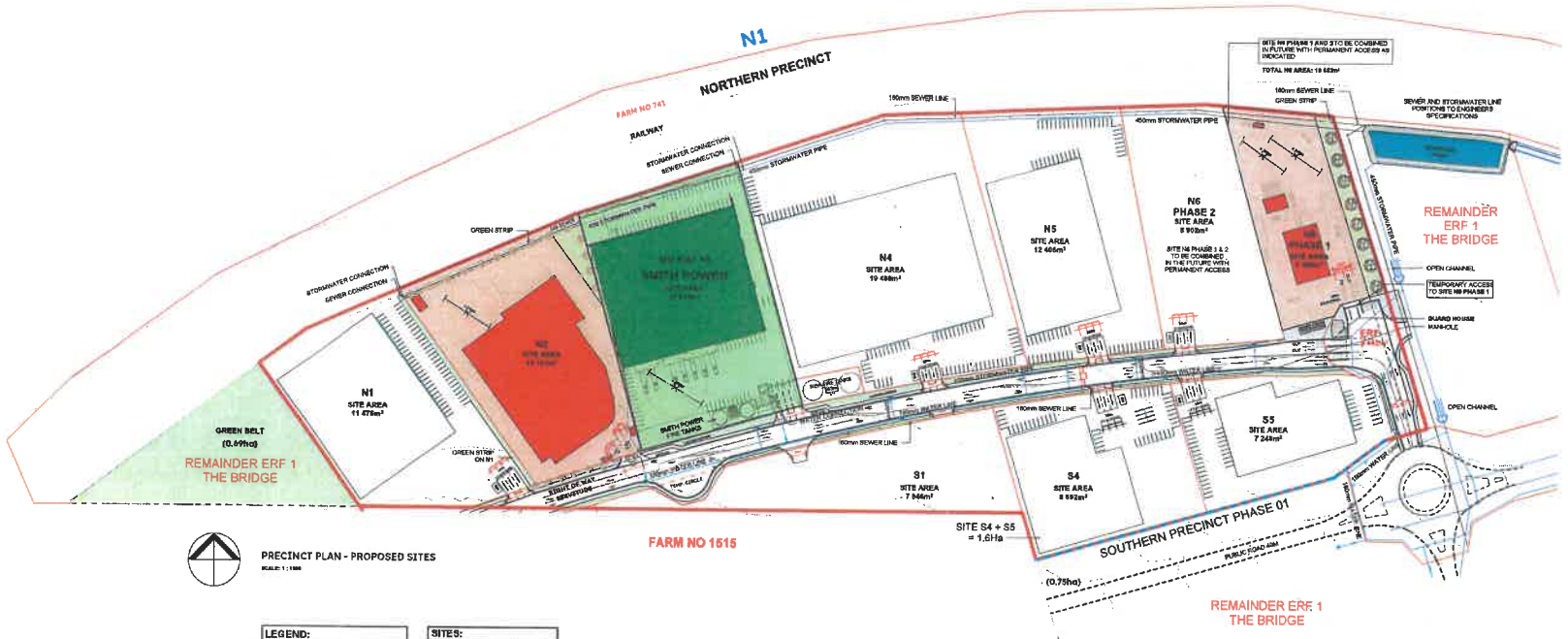
ANNEXURE B



PRECINCT PLAN - PROPOSED SITES

SCALE: 1 : 1000

LEGEND:
PROPOSED
CONSTRUCTED
GREEN STRIP
160mm SEWER
450mm STORMWATER
160mm WATER LINE
ROAD MARKINGS
PROPOSED: - SITE N3 - SITE N6 PHASE 1
CONSTRUCTED: - SITE N3/ ERF 10 - SMITH POWER

SITES:	
SITE NAME:	**AREA:**
SITE N1	11 478m²
SITE N2	12 406m²
SITE N3	12 406m²
SITE N4	19 488m²
SITE N5	12 406m²
SITE N6 PHASE 1	7 480m²
SITE N6 PHASE 2	8 903m²
SITE N6 (COMBINED)	16 302m²
TOTAL:	85 795m²
SITE S1	7 946m²
SITE S4	8 692m²
SITE S5	7 248m²
TOTAL:	23 886m²
SITE 7 (ENTRANCE)	2 443m²
ACCESS ROAD	10 841m²
NEW FIRE TANKS	563m²
TOTAL AREA:	**133 528m²**

[redacted]

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 SABS Codes of Practice and the recommendations of the manufacturer where applicable to the SANS 10400 Part XA: Energy usage in buildings, SANS 10400 South African National Standards, SANS 10142-1: The wiring of premises, or Approved Certification statements to be lodged unless the relevant conditions and requirements of both documents to be complied with are clearly stated on the drawings.
3. The contractor shall in all respects comply with the requirements 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, implement and maintain a quality assurance and quality control system, in accordance with SANS 10400 Part A: General principles and requirements, and SANS 10400 Part B: Structural design requirements, whichever is the stricter, meet the requirements of the specifications. Should the Contractor or any of his sub-contractors be contravene the SANS 10400 family of standards then counter these warnings/s.
5. The contractor shall be responsible for the protection from damage, relocation and reestablishment (if necessary) of all other services affected by the project.
6. All portions of the works installed by any servant or employee or subcontractor to be done in accordance with the National Building Regulations.
7. This drawing is not to be scaled. Figured dimensions are to be used. All dimensions are in millimetres unless noted otherwise.
8. All dimensions and levels must be checked on site by the contractor before putting work in hand.
9. All work to be stimulated by subcontract portions shall not be the specific project.
10. This drawing is copyright is carried and remains the property of Stewart Scott Kemperman Arquitek

REV	DATE	DRAWN	DESCRIPTION
A	25/02/26	PS	PRECINCT SDP 01
B	26/02/26	PS	PDP PP PRECINCT
C	26/02/26	PS	PRECINCT SDP 01
D	27/02/26	PS	PRECINCT SDP 01
E	11/03/26	PS	PRECINCT SDP 01
F	12/03/26	PS	PRECINCT SDP 01
G	13/03/26	PS	PRECINCT SDP 01
H	13/03/26	PS	PRECINCT SDP 01
I	19/03/26	PS	PRE DAN AND LEGEND
J	20/03/26	PS	PRECINCT SDP 01
K	24/03/26	PS	PRE OTHE
L	24/03/26	PS	SDP SET
M	24/03/26	PS	UPDATED SDP SET

CLIENT
MENLANA (PTY) LTD

STELLENBOSCH BRIDGE
Project Address
ERF 14341
Town/City
PRECINCT PLAN - PROPOSED SITES
Drawing Name

STELLENBOSCH BRIDGE PRECINCT

PRE-N2-N6-06/2026 PAGE 1

page	drawing code	revision
01	0004	K

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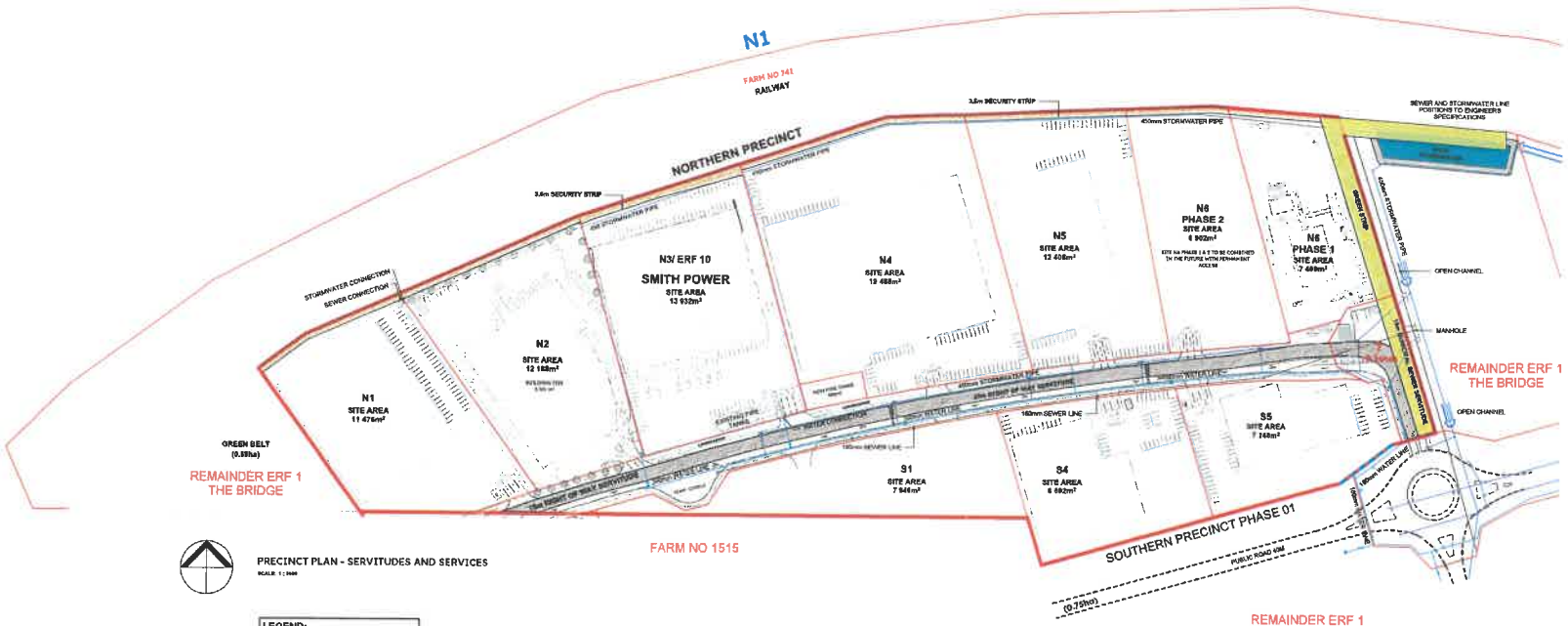
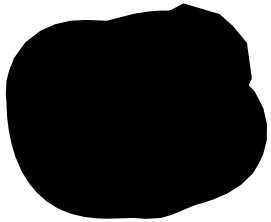


PRECINCT PLAN - SERVITUDES AND SERVICES
SCALE 1 : 2000

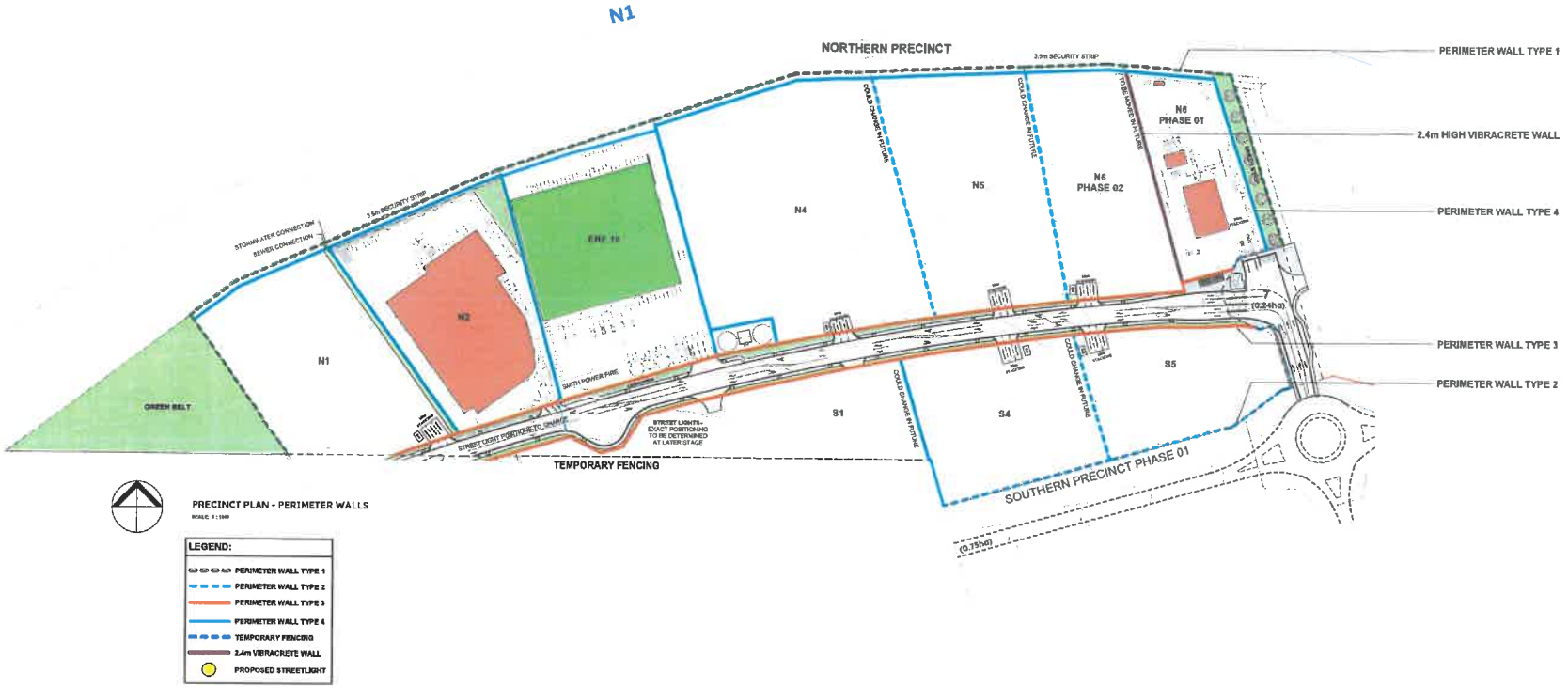
LEGEND:
- 16m RIGHT OF WAY SERVITUDE
- 10m MUNICIPAL SEWER SERVITUDE
- PROPOSED 3.6m SECURITY STRIP
- BULK STORMWATER
- 160mm WATER LINE
- SEWER
- STORMWATER



STELLENBOSCH BRIDGE
Project Address
RE/1 REVTS
Town/City
PRECINCT PLAN - SERVITUDES
Drawing Name

STELLENBOSCH BRIDGE PRECINCT
PRE-N2-N6-06/2026 PAGE 2

page	drawing number	revision
01	0005	K



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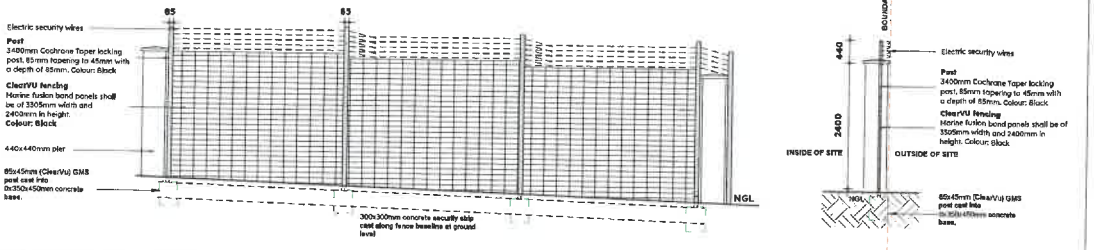
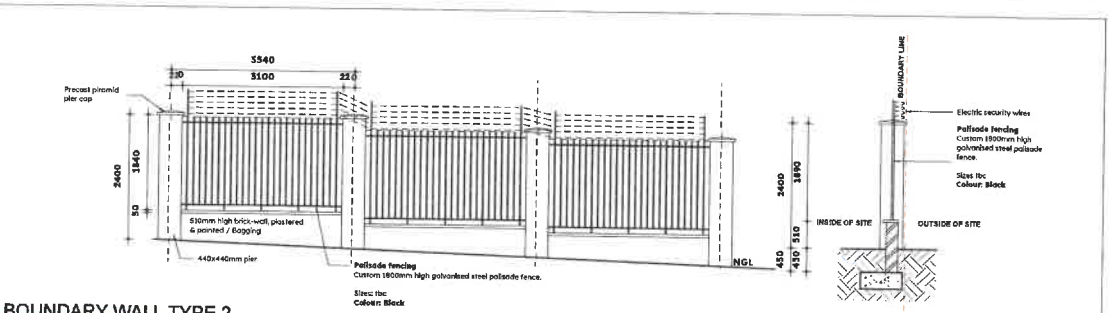
STELLENBOSCH BRIDGE PRECINCT

PRE-N2-N6-06/2026 PAGE 3



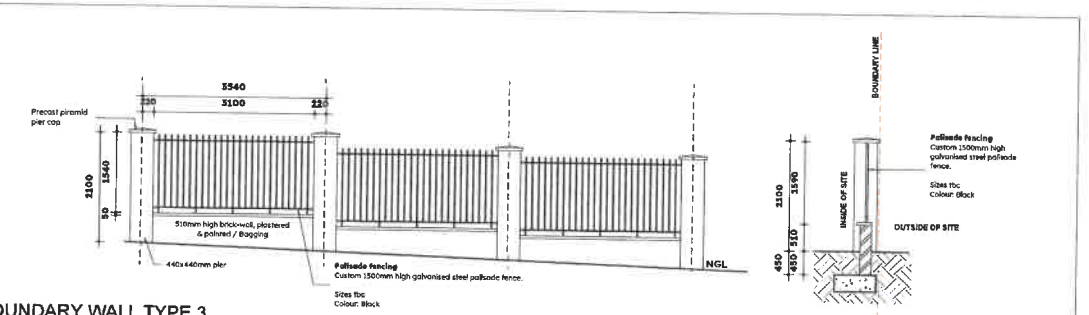
BOUNDARY WALL TYPE 1

SCALE 1:50



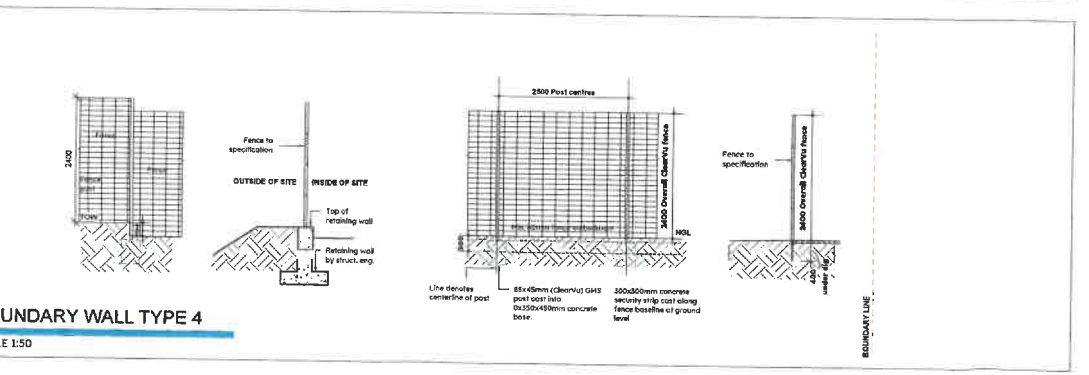
BOUNDARY WALL TYPE 2

SCALE 1:50



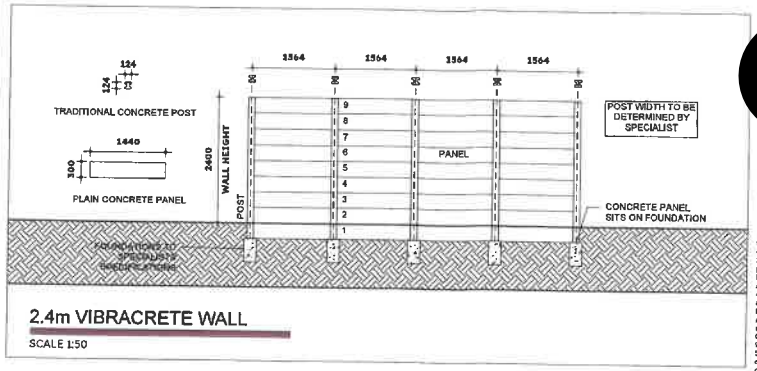
BOUNDARY WALL TYPE 3

SCALE 1:50



BOUNDARY WALL TYPE 4

SCALE 1:50



2.4m VIBRACRETE WALL

SCALE 1:50

[redacted]

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 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 ISO9001:2000, 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 monitor these works accordingly.
5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from MSK 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 Bouers Kompanjie Argitekte

NOTE	DATE	DRAWING	DESCRIPTION
A	13/08/2025	PG	PRECINCT SDP SET
B	19/11/2025	PVN	SDP SET
C	03/02/2026	PVN	UPDATED SDP SET

NOTE: ALL POSITIONS AND CO-ORDINATES TO BE CONFIRMED ON SITE PRIOR TO INSTALLATION AND DISCREPANCIES TO BE CONFIRMED WITH ARCHITECT

Full Spec:

Panel
2500mm(W) x 2400mm(h) high security 5mm welded mesh panel with 3-D reinforcing bends
Aperture 76mm x 12mm
Core wire coating Zincalu consisting of 95% Zinc and 5% Aluminium
Additional coating PVC (black)
PVC wire diameter 5.4mm

Post
Panels secured with metal security fixators bolted through posts and finally secured with tamperproof sheer-nuts
PVC coating to match panels

Guidelines to be specified in tender:

C.2.2. INTERNAL
- Fencing between any two erven or between internal erf boundaries will be limited to 2.4m.
- Internal fencing must be black 2.4m high Clearvu (or similar approved) fence.
- Security equipment, other than Clearvu or similar approved anticlimb spikes, to detect and deter intruders will not be installed on top of the fence line but integrated into the posts and restricted to within 2.4m height of the fence.
- Gates to be steel framed with Clearvu or similar approved infill panels to match the fence.
- Walls and guard houses to conform to the character of the precinct and to be subject to approval by the DRC.

[redacted]

STELLENBOSCH BRIDGE

Project Address

KLAPMUTS

Town/City

PERIMETER WALL DETAILS

Drawing Name

STELLENBOSCH BRIDGE PRECINCT

PRE-N2-N6-06/2026 PAGE 4

stage	drawing series	revision
01	8000	C

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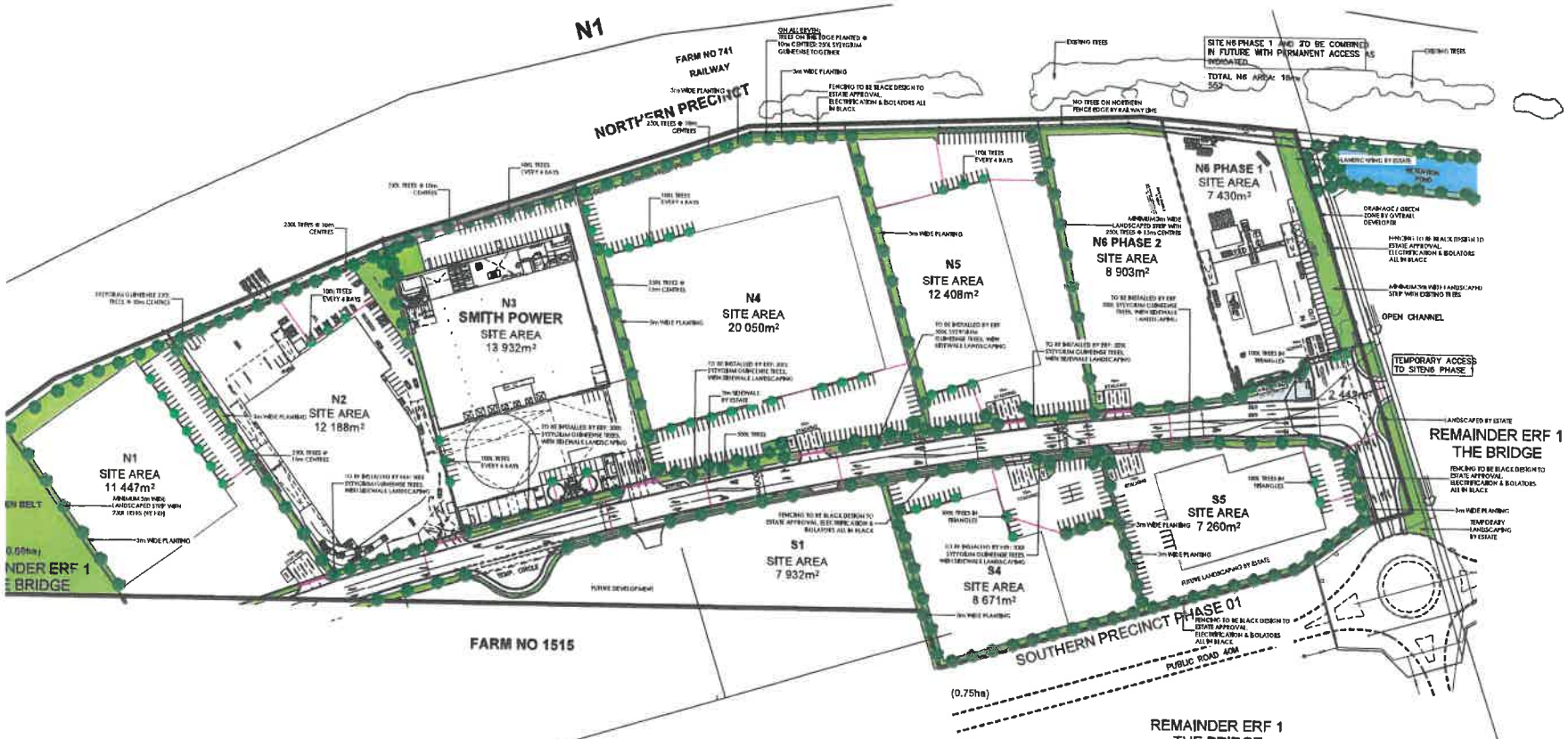
ANNEXURE C



PLANT LIST

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

BRACHYCHITON ACERIFOLIUS
BUDDLEJA SALOIDES
COTINUS SERRATA
ERENDRA CAPENSIS
HARPEPHYLLUM CAFFRUM
PITTOSPORUM VIRIDIFLORUM
SYZYGIUM GUINEENSE
TARCHONANTHUS CAMPHORATUS

SHRUBS AND GROUNDCOVERS (3-7.5M²)
ARISTEA MAJOR
AGAPANTHUS PRAECOX
ASCLEPIAS SP.
ASYSTASIA GANGETICA
BARLERIA REPENS
CARISSA MACROCARPA
COLEONEMA ALBUM
DIETES GRANDIFLORA
ELEGIA CAPENSIS
ELEGIA TECTORUM
FICINIA NODOSA
GAZANIA SP.
HELICHRYSUM PETIOLARE
JUNCUS EFFUSUS
PELARGONIUM SP.
PLECTRANTHUS SP.
POLYGALA MYRTIFOLIA
SCABIOSA CRETACEA
TECOMA CAPENSIS
WATSONIA SP.

SHRUBS AND WETLANDS (3-7.5M²)

APONOGETON DISTACHYOS
BOLBOSCHOENUS MARITIMUS
BULBOSCHOENUS MARITIMUS
CAREX CLAVATA
CHASMANTHE AETHIOPICA
CYPERUS TORUS
ELEGIA SP.
FICINIA NODOSA
ISOLEPSIS LUDWIGII
ISOLEPIS PROLIFER
JUNCUS EFFUSUS
MARSILEA TRICHOPODA
MYRIANTHUS CAPENSIS (REUS)
RESTIO FERRUGINEUS
SCHOENOPLECTUS SP.
SCIRPUS NODOSUS
THAMNOCHORTUS INSIGNIS
WACHENDORFIA PARVIFLORA
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 3ECO-HAY
- AN AUTOMATIC IRRIGATION SYSTEM, LINKED TO THE ERF / ERF TO BE INSTALLED
- MAINTENANCE BY ESTATE

SIDEWALK PLANT LIST (5m²)

- ARISTEA ATRICANA MAJOR
- BARLERIA PURPLE
- REPENS LANUGINOSA
- DIETES GRANDIFLORA
- FICINIA NODOSA
- FELICIA
- GAZANIA PAPERDI
- PELARGONIUM CAPITATUM
- PELARGONIUM CUCULLATUM
- PLECTRANTHUS NEOCHILUS
- WATSONIA (WHITE/PINK/SALMON)

NEW TREES
PLANTING
PAVING
IRRIGATION SLEEVE

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 160MM Ø. POSITIONED 600mm BELOW FINISHED LEVEL OF ROAD EDGING OR PAVING, AND 1METRE BEYOND 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 & MUDDED	FOR INFO.
02	DRAWING AMENDED	FOR INFO.
03	DRAWING AMENDED	FOR INFO.
04	DRAWING AMENDED	FOR INFO.
05	DRAWING AMENDED	FOR INFO.

Drawing No: Land-01-2025 Page 1

FOR INFORMATION

STELLENBOSCH BRIDGE

LANDSCAPE MASTER PLAN

Drawing No: 2997-02-MP-REV 05
Scale: 1:1000 @ A1 Date: 29 OCT 2025
Drawn by: RS Checked by: TT

Tel: +27 21 810 7799
Web: www.cndv.biz
14 Upper Orange Str.,
Oranjezicht,
Cape Town, 8001

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE D

SUMMARY TABLE

Table No 4

31-Oct-25

The Bridge: Development Rights																
Precinct	ALLOCATED BULK RIGHTS					UTILISED RIGHTS					REMAINING BULK RIGHTS					
	Residential (units)	Business (Bulk – m²)	Industrial (Bulk – m²)	Institutional (Bulk – m²)	Total (m²) Non Res Bulk	Residential (units)	Business (Bulk – m²)	Industrial (Bulk – m²)	Institutional (Bulk – m²)	Total (m²) Non Res Bulk	Residential (units)	Business (Bulk – m²)	Industrial (Bulk – m²)	Institutional (Bulk – m²)	Total (m²) Non Res Bulk
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	12600,8	0	12600,8	0	20 000	27 399,2	0	47 399,2
Precinct 3A	0	6 900	17 400	0	24 300	0	0	7900	0	7900	0	6 900	9 500	0	16 400
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	20 500,8	0	20 500,8	2 200	183 000	96 499,2	20 000	299 499,2

Note: Application Precinct highlighted in **RED**

THE BRIDGE
STELLENBOSCH

THE BRIDGE - BULK TABLE

TABLE NO: 4

31 October 2025

The Bridge: Development Rights																					
							ALLOCATED BULK RIGHTS					UTILISED RIGHTS					REMAINING BULK RIGHTS				
Precinct	Erf No/ Site Ref	Original Ptn/ (Erf No)	Project Name	Zoning	Area (m²)	Erf Size (m²)	Residential (units)	Business (Bulk – m²)	Industrial (Bulk – m²)	Institutional (Bulk – m²)	Total (m²) Non Res Bulk	Residential (units)	Business (Bulk – m²)	Industrial (Bulk – m²)	Institutional (Bulk – m²)	Total (m²) Non Res Bulk	Residential (units)	Business (Bulk – m²)	Industrial (Bulk – m²)	Institutional (Bulk – m²)	Total (m²) Non Res Bulk
Precinct 1A	4	12		Mixed-use	90 200		0	10 000	0	0	10 000	0	0	0	0	0	0	10 000	0	0	10 000
Precinct 1B				Mixed-use	110 390		150	50 000	0	10 000	60 000	0	0	0	0	0	150	50 000	0	10 000	60 000
		11										0	0	0	0						
		13										0	0	0	0						
		14										0	0	0	0						
		15										0	0	0	0						
		16										0	0	0	0						
Precinct 1C				Mixed-use	64 000		150	23 800	0	10 000	33 800	0	0	0	0	0	150	23 800	0	10 000	33 800
		9										0	0	0	0						
		10										0	0	0	0						
Precinct 2	26			Industrial	123 300		0	20 000	40 000	0	60 000	0	0	12600,8	0	12 600,8	0	20 000	27 399,2	0	47 399,2
	N1	5 (8)										0	0	0	0						
	N2	9 (3)	SDF	Industrial		12 191						0	0	5 569	0						
	N3	4 (10)	Smith & Power	Industrial		13 932						0	0	7 003	0						
	N4	5 (8)										0	0	0	0						
	N5	5 (8)										0	0	0	0						
	N6	5 (8)	Metier	Industrial		7 430						0	0	28,8	0						
	S4	5 (8)										0	0	0	0						
	S5	5 (8)										0	0	0	0						
Precinct 3A	21			Industrial	58 300		0	6 900	17 400	0	24 300	0	0	7 900	0	7 900	0	6 900	9 500	0	16 400
	A1	2 & 28 (21)	Greenspan			8 467						0	0	0	0						
	A2			Industrial		18 940						0	0	7 900	0						
	A3					27 290						0	0	0	0						
Precinct 3B	15	38		Industrial	38 500		0	1 500	16 000	0	17 500	0	0	0	0	0	0	1 500	16 000	0	17 500
Precinct 3C	18	41		Industrial	88 600		0	5 100	43 600	0	48 700	0	0	0	0	0	0	5 100	43 600	0	48 700
	19	42										0	0	0	0						
Precinct 4A		1		Residential	59 400		300	0	0	0	0	0	0	0	0	0	300	0	0	0	0
Precinct 4B		2		Residential	106 000		800	0	0	0	0	0	0	0	0	0	800	0	0	0	0
Precinct 4C		2		Residential	111 300		500	0	0	0	0	0	0	0	0	0	500	0	0	0	0
Precinct 5		6		Mixed-use	58 100		0	8 000	0	0	8 000	0	0	0	0	0	0	8 000	0	0	8 000
Precinct 6A		7		Mixed-use	63 600		100	29 000	0	0	29 000	0	0	0	0	0	100	29 000	0	0	29 000
Precinct 6B		8		Mixed-use	93 400		200	28 700	0	0	28 700	0	0	0	0	0	200	28 700	0	0	28 700
Totals					1 065 090		2 200	183 000	117 000	20 000	320 000	0	0	20 500,8	0	20 500,8	2 200	183 000	96 499,20	20 000	299 499,2

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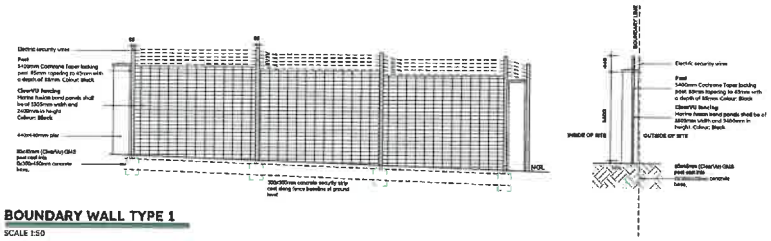
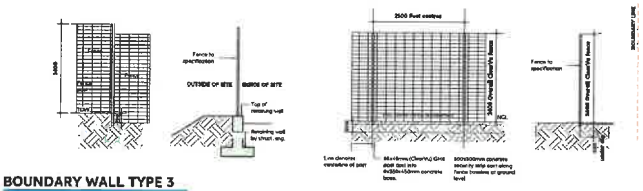
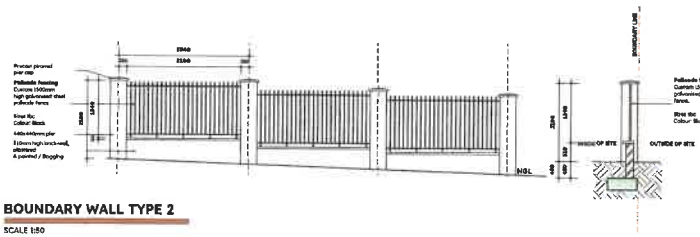


BOUNDARY WALL TYPE 1
SCALE 1:50



BOUNDARY WALL TYPE 3
SCALE 1:50



BOUNDARY WALL TYPE 2
SCALE 1:50

LEGEND:

- PERIMETER WALL TYPE 1
- PERIMETER WALL TYPE 3
- PERIMETER WALL TYPE 2 without electrical fencing
- PROPOSED 3.5m SECURITY STRIP
- PROPOSED GREEN STRIPS / LANDSCAPING
- 160mm SEWER LINE
- RETAINING WALL
- 450mm STORMWATER LINE

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

26/8/2026

MUNICIPAL MANAGER

DATE

PERIMETER WALLS AND SERVITUDES
SCALE: 1 : 500

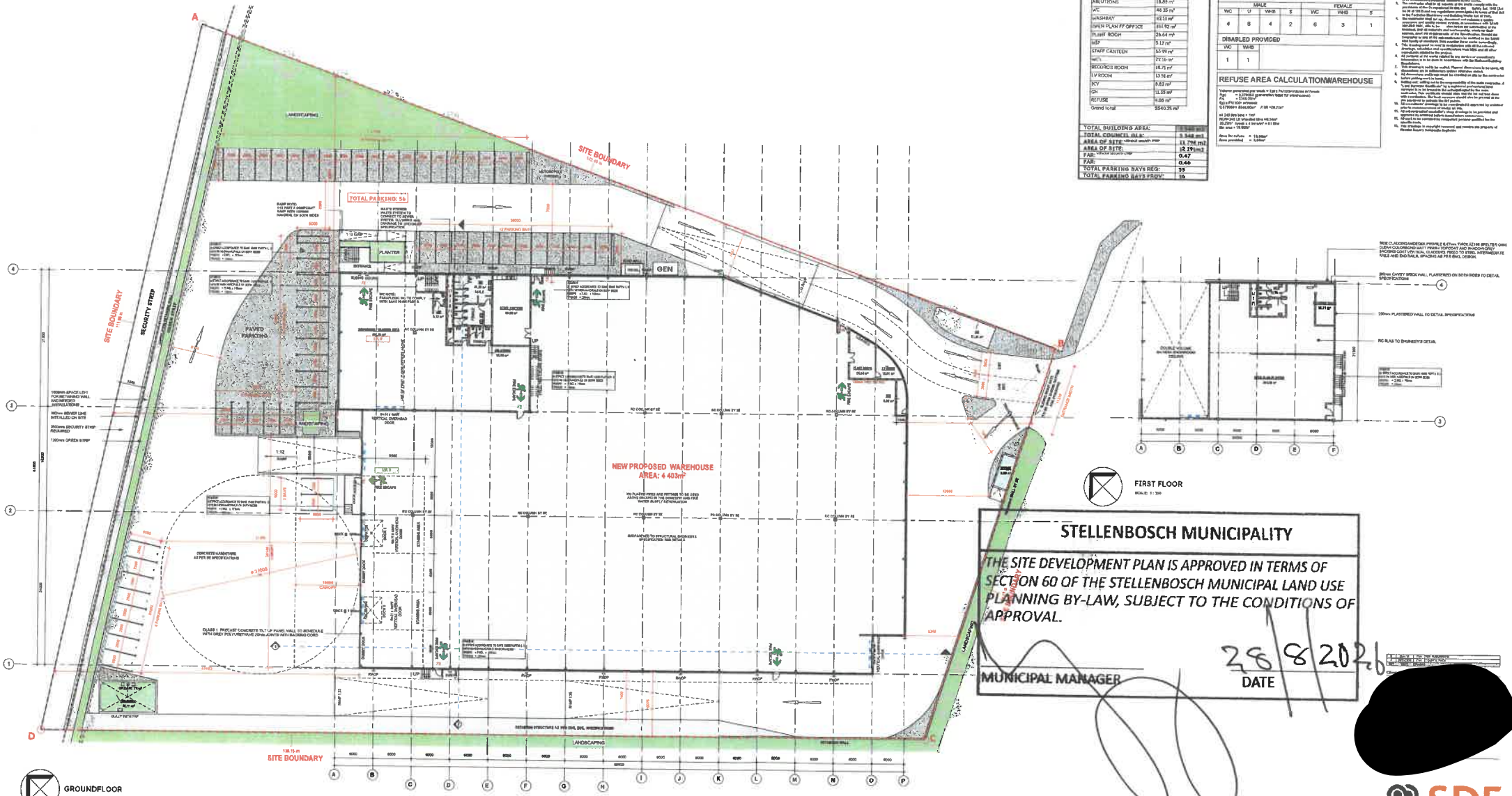
[redacted]

SDF

STELLENBOSCH BRIDGE - SITE N2

ROOF PLAN & PERIMITER WALLS

MBK | TAL050 | 1001 | A



AREA SCHEDULE:

AREA SCHEDULE (GLA)

Name	Area
WAREHOUSE	4403.78 m²
SHOWROOM / TRAINING AREA	489.65 m²
STORAGE	5.33 m²
ABLUTIONS	18.89 m²
WC	46.35 m²
WASHBAY	42.13 m²
OFFICE PLAN FF OFFICE	851.82 m²
PLANT ROOM	26.64 m²
MIP	5.12 m²
STAFF CANTEEN	65.99 m²
[illegible]	72.16 m²
RECORDS ROOM	16.71 m²
UV ROOM	13.58 m²
ICT	8.63 m²
GH	11.28 m²
REFUSE	9.08 m²
Grand total	5540.35 m²

TOTAL BUILDING AREA:	5 540 m²
TOTAL COUNCIL GLA:	5 540 m²
AREA OF SITE: -almost accurate	11 796 m2
AREA OF SITE:	12 291m2
FAR:	0.47
FAR:	0.46
TOTAL PARKING BAYS REQ:	55
TOTAL PARKING BAYS PROV:	56

SANITARY POPULATION SCHEDULE

STORAGE Area 5340.00 m² Population 107

Area per Person =50.00 m² Male 53 Fe

REQUIRED

MALE				FEMALE		
WC	U	WHB	S	WC	WHB	S
2	3	3	0	5	3	0

PROVIDED

MALE				FEMALE		
WC	U	WHB	S	WC	WHB	S
4	8	4	2	6	3	1

DISABLED PROVIDED

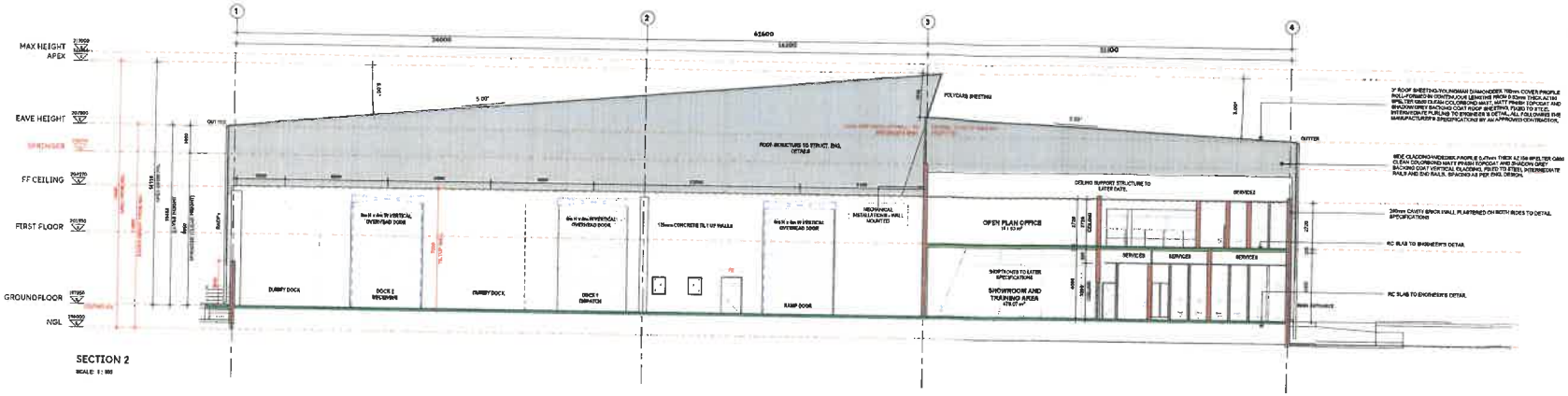
WC	WHB
1	1

REFUSE AREA CALCULATION WAREHOUSE

[illegible]

[illegible]

[illegible]



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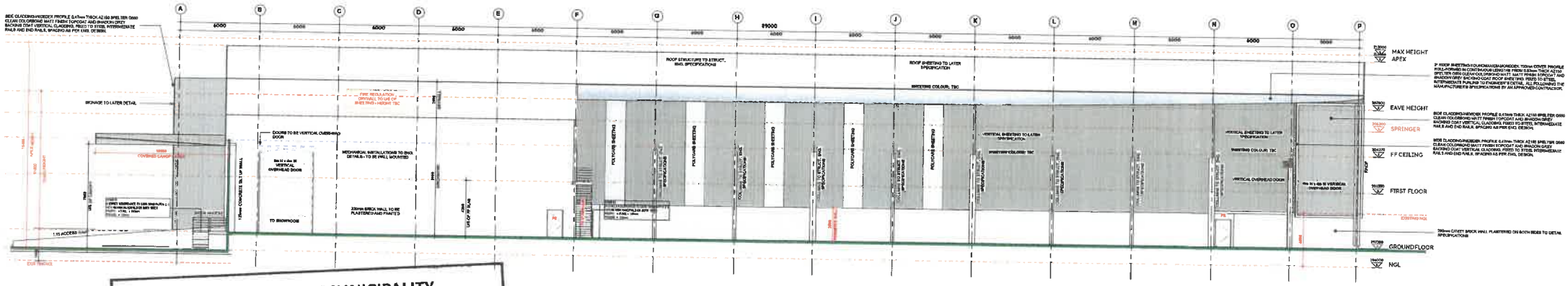


SECTION 1
SCALE: 1 : 100

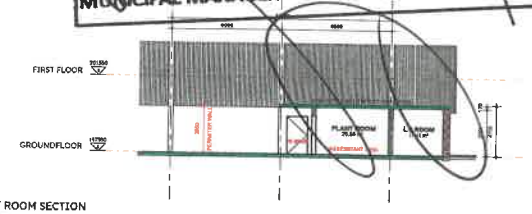
STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

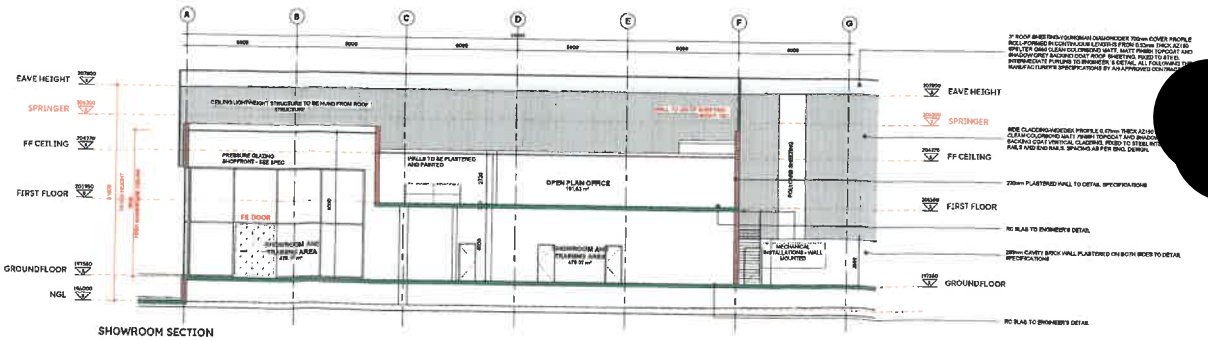
28/8/2020

MUNICIPAL MANAGER

DATE



PLANT ROOM SECTION
SCALE: 1 : 100



SHOWROOM SECTION
SCALE: 1 : 100

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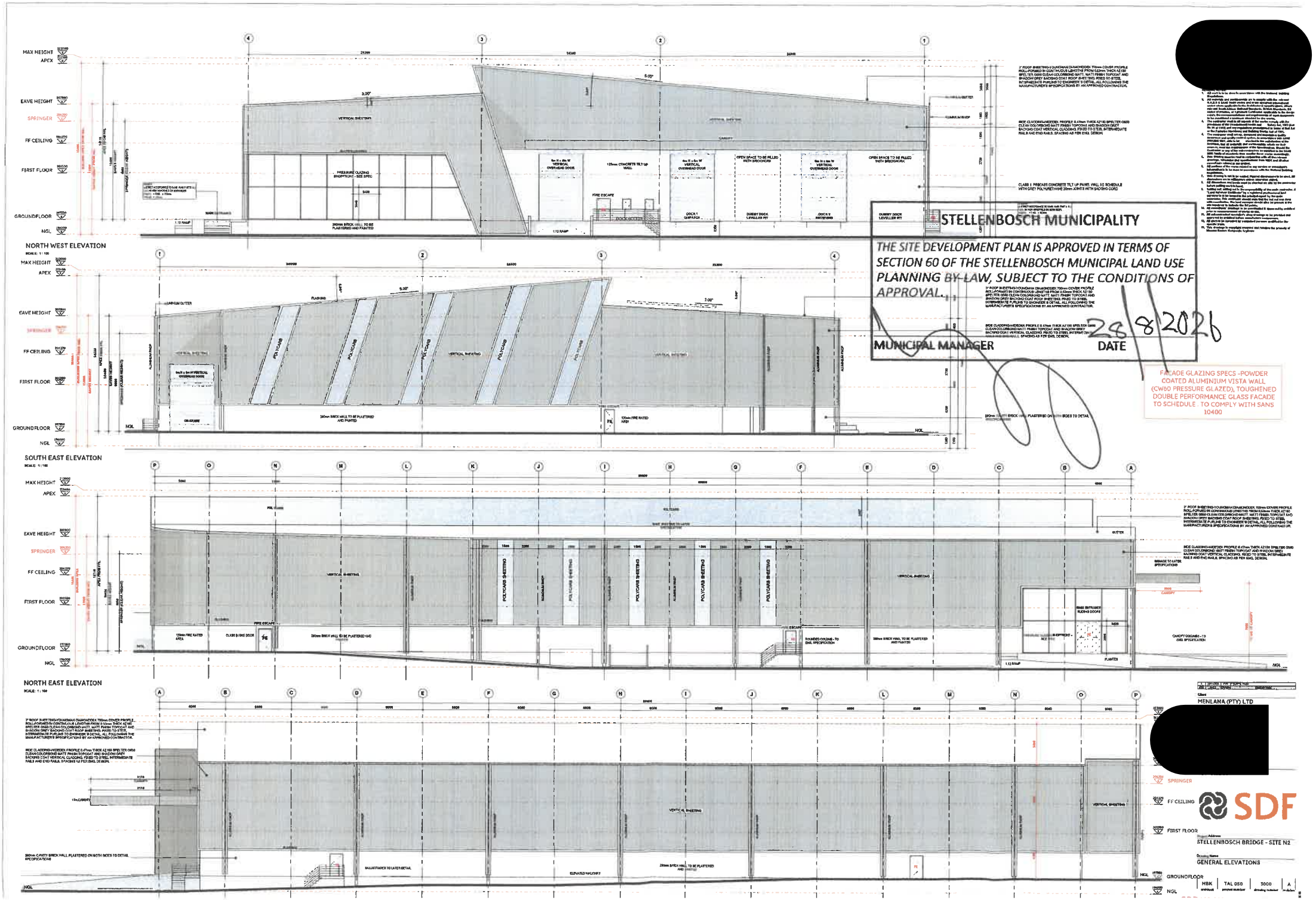
SDF

STELLENBOSCH BRIDGE - SITE N2

BUILDING SECTION

MBK	TAL 050	2000	A
architect	project number	drawing number	revision



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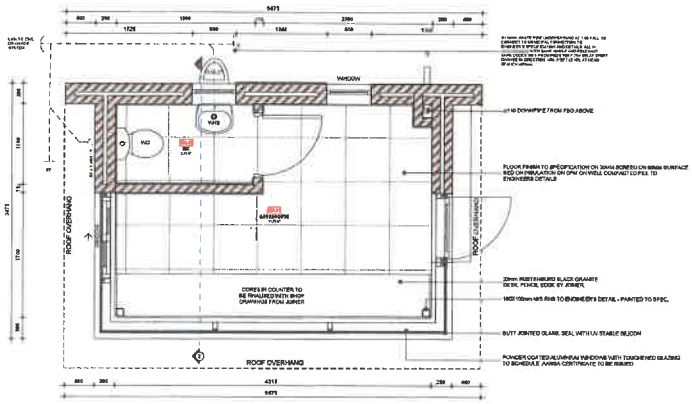
STELLENBOSCH MUNICIPALITY

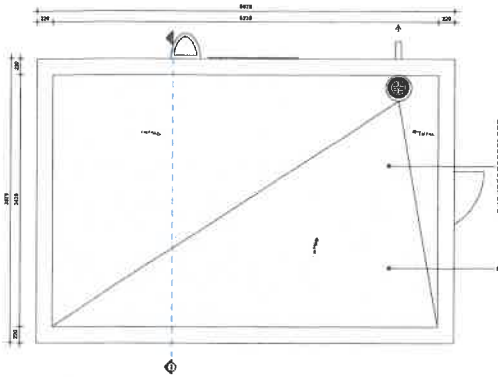
THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE 28/8/2026

FACADE GLAZING SPECS -POWDER COATED ALUMINIUM VISTA WALL (CW60 PRESSURE GLAZED), TOUGHENED DOUBLE PERFORMANCE GLASS FACADE TO SCHEDULE . TO COMPLY WITH SANS 10400

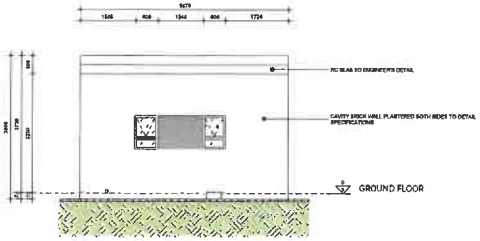




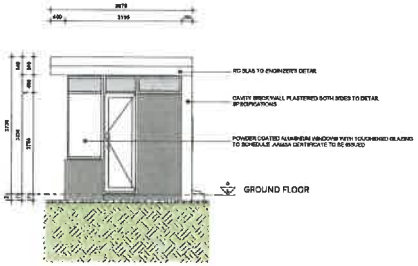
ROOF PLAN
SCALE: 1:50

[redacted]

Drawing Notes:
1. All work is to be done in accordance with the National building Regulations.
2. Alternatively the workmanship are to comply with the relevant S.A.B.S. codes and of the standard international codes where applicable in the: Architectural specifications, Mowry relevant South African National Standards, British Standards, If it consist of conflict or agreement between the specifications and the drawings, the discrepancy and requirements of such documents to be considered a minimum standard by 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 modifications or amendments in terms of that Act or the Asbestos Regulations and Building Works Act of 1941.
4. The contractor shall be responsible for maintaining a quality management and quality control system in accordance with SANS 9001/ISO 9001. Able to be checked by the architect/engineer.
5. All materials and workmanship shall comply with the applicable statutes: Insofar as the requirements of the Specification, Should the Contractor or any of his sub-contractors be certified to the SANS 10001 family of standards then nowhere there varies accordingly, the SANS 10001 family of standards shall take precedence.
6. All dimensions are in millimeters and applications from other architectural consultants must be the project.
7. All performance specified is any caveats or exemptions to information is to be done in accordance with the Nbd and Building Regulations.
8. The drawing is not to be scaled. Figured dimensions to be used, and any discrepancies to be reported to the architect.
9. All dimensional and on-site must be checked on site by the contractor before putting work in hand.
10. All work to be executed by competent persons qualified for the specific trade.
11. This drawing is © copyright reserved and remains the property of Mendes Rocard Kompendy Jagdula



A1
SCALE: 1:50



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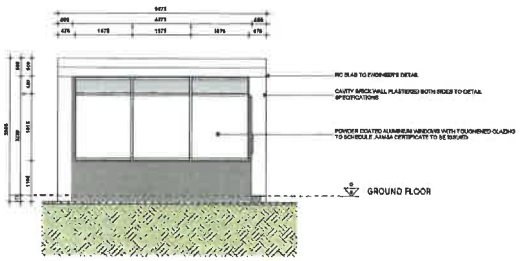

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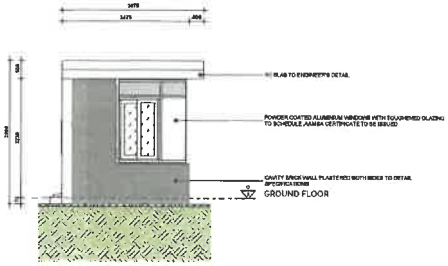

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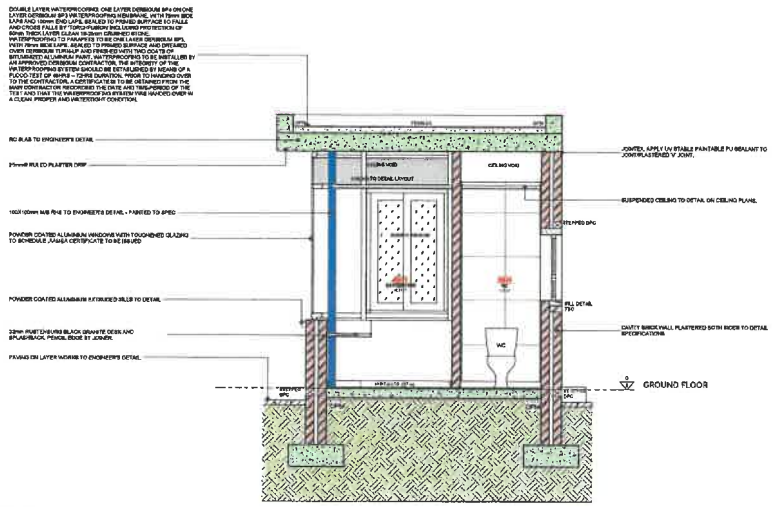


SECTION AA
SCALE: 1:50

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

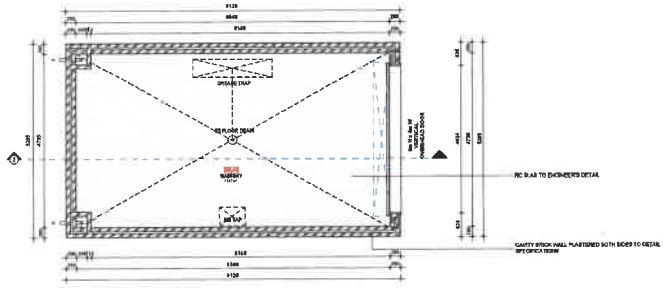
MUNICIPAL MANAGER

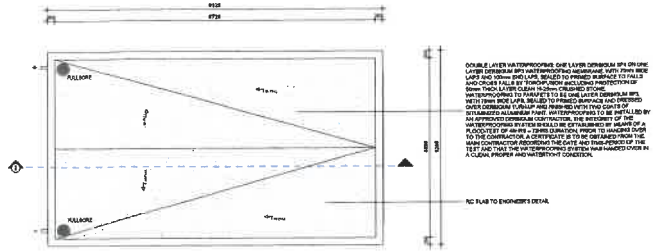
28/6/2026.
DATE

[redacted]

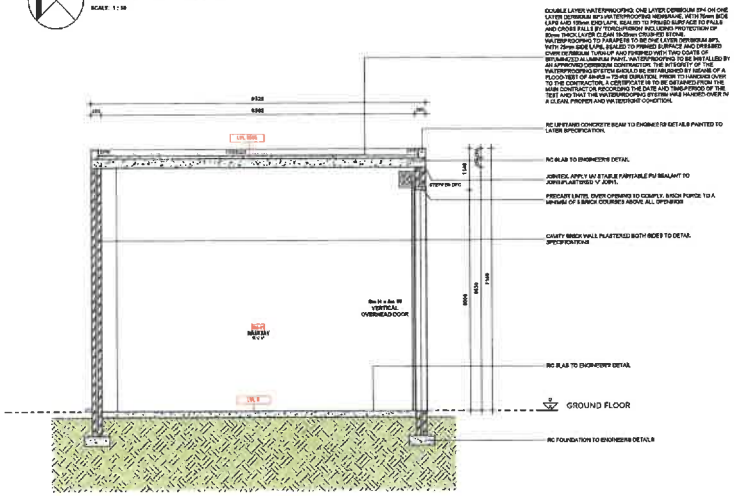
STELLENBOSCH BRIDGE
Project Address
ERF/PORTION
Town/City
GENERAL ARRANGEMENT PLANS
Drawing Name

SDF





WASHBAY - FLOOR PLAN
SCALE: 1 : 50



SECTION AA
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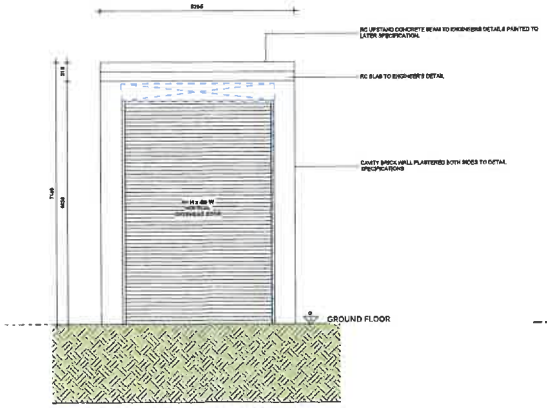

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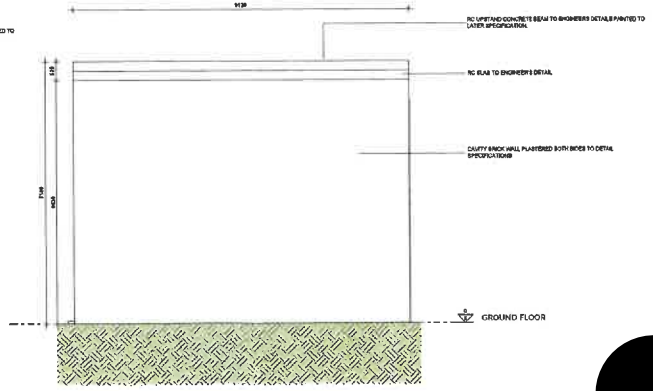
SCALE: 1 : 50



A1
SCALE: 1 : 50

STELLENBOSCH MUNICIPALITY

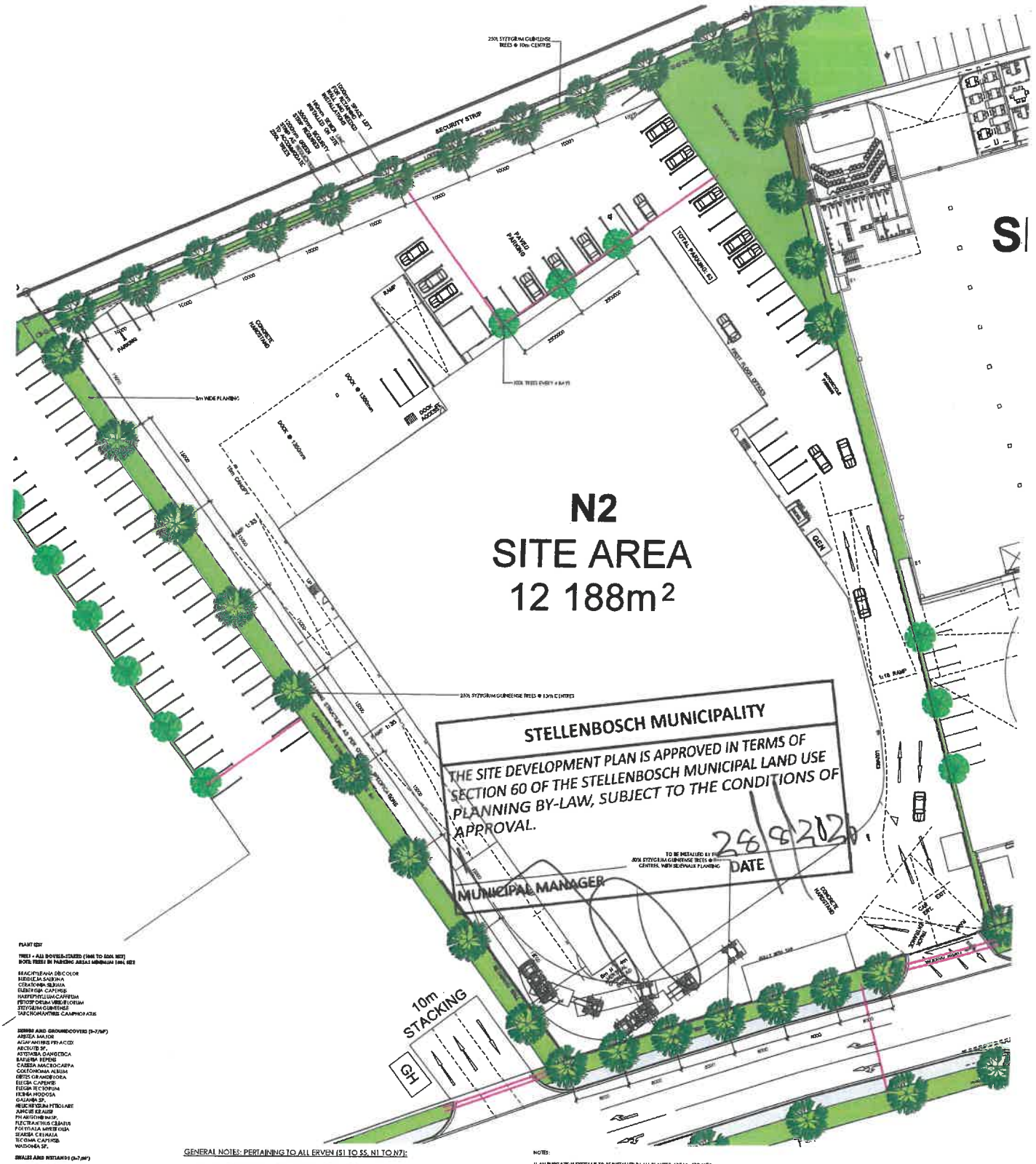
THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE 28/8/2026

STELLENBOSCH BRIDGE
Project Address
KLAPMUTS
Town/City
GENERAL ARRANGEMENT PLAN
Drawing name

SDF



PLANT LIST

TREES + ALL BOULDER-STAKED (1500 TO 2000 SIZE)
NOTE: TREES IN PARKING AREAS MINIMUM 1000L SIZE

BRACHYLAENA DISCOLOR
BUDDLEJA SALIGNA
CERATONIA SILIQUA
ELAEOCARPUS CAPENSIS
HARPEPHYLLUM CAFFRUM
PITTOSPORUM VIRIDIFLORUM
SYZYGIUM GUINEENSE
TABERNAEMONTANA CAMPHORATUS

SHRUBS AND GROUNDCOVERS (5-7/M²)

ARISTEA MAJOR
AGAVE ANGUSTIFOLIA COOI
ARCTOTIS SP.
ASTEMISIA DRACUNCULUS
BARLERIA REPENS
CAREX MACROCARPA
COLEONEMA ALBUM
DIETES GRANDIFLORA
ELEGIA CAPENSIS
FLEGIA TECTORUM
HOMERIA NUDOSA
GAZANIA SP.
HELICHRYSUM PETIOLARE
JUNCUS KRAUSII
PHORMIUM SP.
PLECTRANTHUS CILIATUS
PORTULACA MYRTIFOLIA
SCABIOSA CELMISIA
TECOMA CAPENSIS
WATSONIA SP.

SWALES AND WETLANDS (3-7/M²)

AFONOGETON DISTACHYOS
BOLBOSCHOENUS MARITIMUS
BURCHELLIA BAINESII
CAREX CLAVATA
CYPERUS TEXTILIS
ELEGIA SP.
HOMERIA NUDOSA
ISOLEPIS PRAECOX
JUNCUS EFFUSUS
MARISCUS THUNBERGII
MYRSINE AFRICANA (BLUE)
RESTIO FESTUCIFORMIS
SCHOENOPLECTUS SP.
SCIRPUS NODOSUS
STAUNTONIA HEXAPHYLLA
WACHENDORFIA PANICULATA
ZANTEDESCHIA AETHIOPICA

NOTE:
SIDEWALK LANDSCAPING:

- TO BE INSTALLED PRIOR TO OCCUPATION
- TREES AS INDICATED TO BE 200L SIZE.
- SHRUBS TO BE INSTALLED AT A DENSITY OF 3/m² MINIMUM, SPECIES TO BE AS PER PLANTING PLAN
- AN AUTOMATIC IRRIGATION SYSTEM LINKED TO THE ERF / ERF TO BE INSTALLED
- MAINTENANCE BY ERF OWNER

SIDEWALK PLANTING (3/m²)

- AGAPANTHUS AFRICANUS MAJOR
- BARLERIA PURPLE
- BERGIUS LANUGINOSA
- DIETES GRANDIFLORA
- HOMERIA NUDOSA
- RELICEA
- LEUCOPHYLLUM PEREZII
- PELARGONIUM CAPITATUM
- PELARGONIUM CUCULLATUM
- PLECTRANTHUS NEOCHILUS
- WATSONIA (PINK) PYRAMIDATA (ROSY)

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.

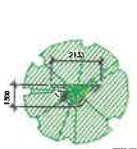
NOTES:

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 160mm Ø, POSITIONED 600mm BELOW FINISHED LEVEL OF ROAD EDGING OR PAVING AND ARE TO EXTEND 600mm BEYOND EDGE OF ROAD EDGING OR PAVING. ALL SLEEVES ARE TO RUN TO RHS SIDE OF TREE OPENINGS, NOT THE CENTRE.

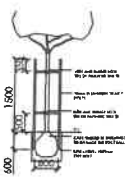
2) A MIN. 40mm Ø IRRIGATION WATER CONNECTION POINT MUST BE PROVIDED NEAR THE ERF/ VISION MARKER.

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.

LEGEND	
	PLANTING
	PAVING
	NEW TREES (200L)
	NEW PARKING TREES (100L)
	160Ø IRRIGATION SLEEVES



TREE SURROUND DETAIL
SCALE 1:100



REVISIONS		
REV NO.	DESCRIPTION	TYPE OF ISSUE
00	DRAWING CREATED	FOR INFO.

Drawing No: Land-01-2025 Page 2

FOR INFORMATION

STELLENBOSCH BRIDGE N2
LANDSCAPE PLAN

Drawing No: 2997 - GS - LP.NG - REVE0
Scale: 1:250 @ A1 Date: 29 OCT 2025
Drawn by: RL Checked by: TI

tel: +27 21 810 7799
web: www.cndv.biz
44 Upper Orange str.,
Oranjezicht,
Cape Town, 8001

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE E

SUMMARY TABLE

Table No 4

31-Oct-25

The Bridge: Development Rights

Precinct	ALLOCATED BULK RIGHTS					UTILISED RIGHTS					REMAINING BULK RIGHTS				
	Residential (units)	Business (Bulk – m²)	Industrial (Bulk – m²)	Institutional (Bulk – m²)	Total (m²) Non Res Bulk	Residential (units)	Business (Bulk – m²)	Industrial (Bulk – m²)	Institutional (Bulk – m²)	Total (m²) Non Res Bulk	Residential (units)	Business (Bulk – m²)	Industrial (Bulk – m²)	Institutional (Bulk – m²)	Total (m²) Non Res Bulk
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	12600,8	0	12600,8	0	20 000	27 399,2	0	47 399,2
Precinct 3A	0	6 900	17 400	0	24 300	0	0	7900	0	7900	0	6 900	9 500	0	16 400
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	20 500,8	0	20 500,8	2 200	183 000	96 499,2	20 000	299 499,2

Note: Application Precinct highlighted in **RED**

[redacted]

[redacted]

THE BRIDGE - BULK TABLE

TABLE NO: 4

31 October 2025

The Bridge: Development Rights																					
							ALLOCATED BULK RIGHTS					UTILISED RIGHTS					REMAINING BULK RIGHTS				
Precinct	Erf No/ Site Ref	Original Ptn/ (Erf No)	Project Name	Zoning	Area (m²)	Erf Size (m²)	Residential (units)	Business (Bulk – m²)	Industrial (Bulk – m²)	Institutional (Bulk – m²)	Total (m²) Non Res Bulk	Residential (units)	Business (Bulk – m²)	Industrial (Bulk – m²)	Institutional (Bulk – m²)	Total (m²) Non Res Bulk	Residential (units)	Business (Bulk – m²)	Industrial (Bulk – m²)	Institutional (Bulk – m²)	Total (m²) Non Res Bulk
Precinct 1A	4	12		Mixed-use	90 200		0	10 000	0	0	10 000	0	0	0	0	0	0	10 000	0	0	10 000
Precinct 1B				Mixed-use	110 390		150	50 000	0	10 000	60 000	0	0	0	0	0	150	50 000	0	10 000	60 000
		11										0	0	0	0						
		13										0	0	0	0						
		14										0	0	0	0						
		15										0	0	0	0						
		16										0	0	0	0						
Precinct 1C				Mixed-use	64 000		150	23 800	0	10 000	33 800	0	0	0	0	0	150	23 800	0	10 000	33 800
		9										0	0	0	0						
		10										0	0	0	0						
Precinct 2	26			Industrial	123 300		0	20 000	40 000	0	60 000	0	0	12600,8	0	12 600,8	0	20 000	27 399,2	0	47 399,2
	N1	5 (8)										0	0	0	0						
	N2	9 (3)	SDF	Industrial		12 191						0	0	5 569	0						
	N3	4 (10)	Smith & Power	Industrial		13 932						0	0	7 003	0						
	N4	5 (8)										0	0	0	0						
	N5	5 (8)										0	0	0	0						
	N6	5 (8)	Metier	Industrial		7 430						0	0	28,8	0						
	S4	5 (8)										0	0	0	0						
	S5	5 (8)										0	0	0	0						
Precinct 3A	21			Industrial	58 300		0	6 900	17 400	0	24 300	0	0	7 900	0	7 900	0	6 900	9 500	0	16 400
	A1	2 & 28 (21)	Greenspan			8 467						0	0	0	0						
	A2			Industrial		18 940						0	0	7 900	0						
	A3					27 290						0	0	0	0						
Precinct 3B	15	38		Industrial	38 500		0	1 500	16 000	0	17 500	0	0	0	0	0	0	1 500	16 000	0	17 500
Precinct 3C	18	41		Industrial	88 600		0	5 100	43 600	0	48 700	0	0	0	0	0	0	5 100	43 600	0	48 700
	19	42										0	0	0	0						
Precinct 4A		1		Residential	59 400		300	0	0	0	0	0	0	0	0	0	300	0	0	0	0
Precinct 4B		2		Residential	106 000		800	0	0	0	0	0	0	0	0	0	800	0	0	0	0
Precinct 4C		2		Residential	111 300		500	0	0	0	0	0	0	0	0	0	500	0	0	0	0
Precinct 5		6		Mixed-use	58 100		0	8 000	0	0	8 000	0	0	0	0	0	0	8 000	0	0	8 000
Precinct 6A		7		Mixed-use	63 600		100	29 000	0	0	29 000	0	0	0	0	0	100	29 000	0	0	29 000
Precinct 6B		8		Mixed-use	93 400		200	28 700	0	0	28 700	0	0	0	0	0	200	28 700	0	0	28 700
Totals					1 065 090		2 200	183 000	117 000	20 000	320 000	0	0	20 500,8	0	20 500,8	2 200	183 000	96 499,20	20 000	299 499,2

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE 28/8/2026

[redacted]

RETENTION POND

160mm SEWER LINE

106.14m BOUNDARY LINE

GREEN STRIP - LANDSCAPING

GREEN STRIP MUNICIPAL SERVITUDE AREA: 1043m²

PAVERS

10m MUNICIPAL SERVITUDE

RETAINING WALL - TO LATER SPECS

30 000L JOJO TANKS ON CONCRETE BASE

18 PARKINGS

CONCRETE HARDSTAND

MANUALLY OPPERATED ENTRANCE GATE

SITE ACCESS

OUT

IN

TEMPORARY ENTRANCE TO SITE N6 PHASE 1

L01 First Floor

SCALE: 1 : 200

44.37m BOUNDARY LINE

3.5m SECURITY STRIP

450mm STORMWATER LINE

160mm SEWER LINE

ADD MIXTURE BUNDED AREA

CONCRETE PLANT

SILO 1

SILO 2

SILO 3

SILO

STORAGE 1 DRY MATERIAL 151.90 m²

STORAGE 2 DRY MATERIAL 154.60 m²

STORAGE 3 DRY MATERIAL 104.40 m²

GUARD HOUSE

FENCING LENGTH TO BE DETERMINED BY GUARD HOUSE

TRUCK PARKING DURING NON-ACTIVE HOURS

51.29m BOUNDARY LINE

METIER STELLENBOSCH BRIDGE SITE N6 PHASE 1 AREA: 7 400m²

PERIMETER OF SITE TO HAVE 2400mm PRECAST CONCRETE SLAB WALLS WHERE INDICATED ON SHEET G002

2400mm VIBRACRETE WALLS TO BE 4000mm FROM BOUNDARY

2400mm VIBRACRETE WALLS

133.79m BOUNDARY LINE

L00 Ground Floor

SCALE: 1 : 200

AREAS ON SITE	
Name	Area
STORAGE 1 DRY MATERIAL	151.90 m²
STORAGE 2 DRY MATERIAL	154.60 m²
STORAGE 3 DRY MATERIAL	104.40 m²
STORAGE 6 DRY MATERIAL	52.20 m²
STORAGE 7 DRY MATERIAL	50.95 m²
STORAGE 4 DRY MATERIAL	52.20 m²
STORAGE 5 DRY MATERIAL	50.95 m²
DRYOUT	50.00 m²
WASHOUT	50.00 m²
PLANT CONTROLE ROOM	14.40 m²
STORAGE CONTAINER	14.40 m²
Grand total: 11	746.80 m²

CLIENT

MENLANA (PTY) LTD

SITE N6 PHASE 1, THE BRIDGE

Project Address

KLAPMUTS

Town/City

SITE PLAN

Drawing Name

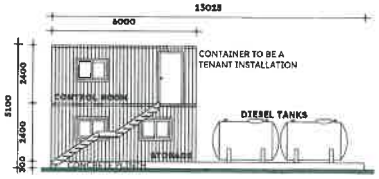
[redacted]

SDP N2-N6 06/2026 PAGE 7

stage	drawing number	revision
01	0001	H

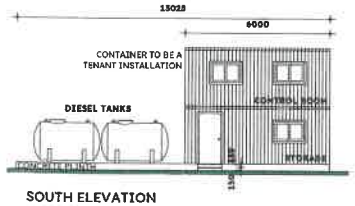
SITE N6 PHASE 2
8 902m²

SITE N6 PHASE 1 AND 2 TO BE COMBINED IN FUTURE WITH PERMANENT ACCESS AS INDICATED ON SITE PLAN



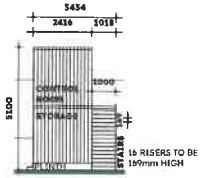
NORTH ELEVATION

SCALE: 1 : 100



SOUTH ELEVATION

SCALE: 1 : 100



EAST ELEVATION

SCALE: 1 : 100

C:\Users\mdevos\Videos - DSO - Stellenbosch Bridge Light Industrial\15-BUILDING PROPOSALS\METIER - STELLENBOSCH BRIDGE - SITE N6 REVIT\060 - TAL - HBK - STELLENBOSCH BRIDGE - SITE N7 - METIER 6N7.rvt

2026/02/13 12:52:59

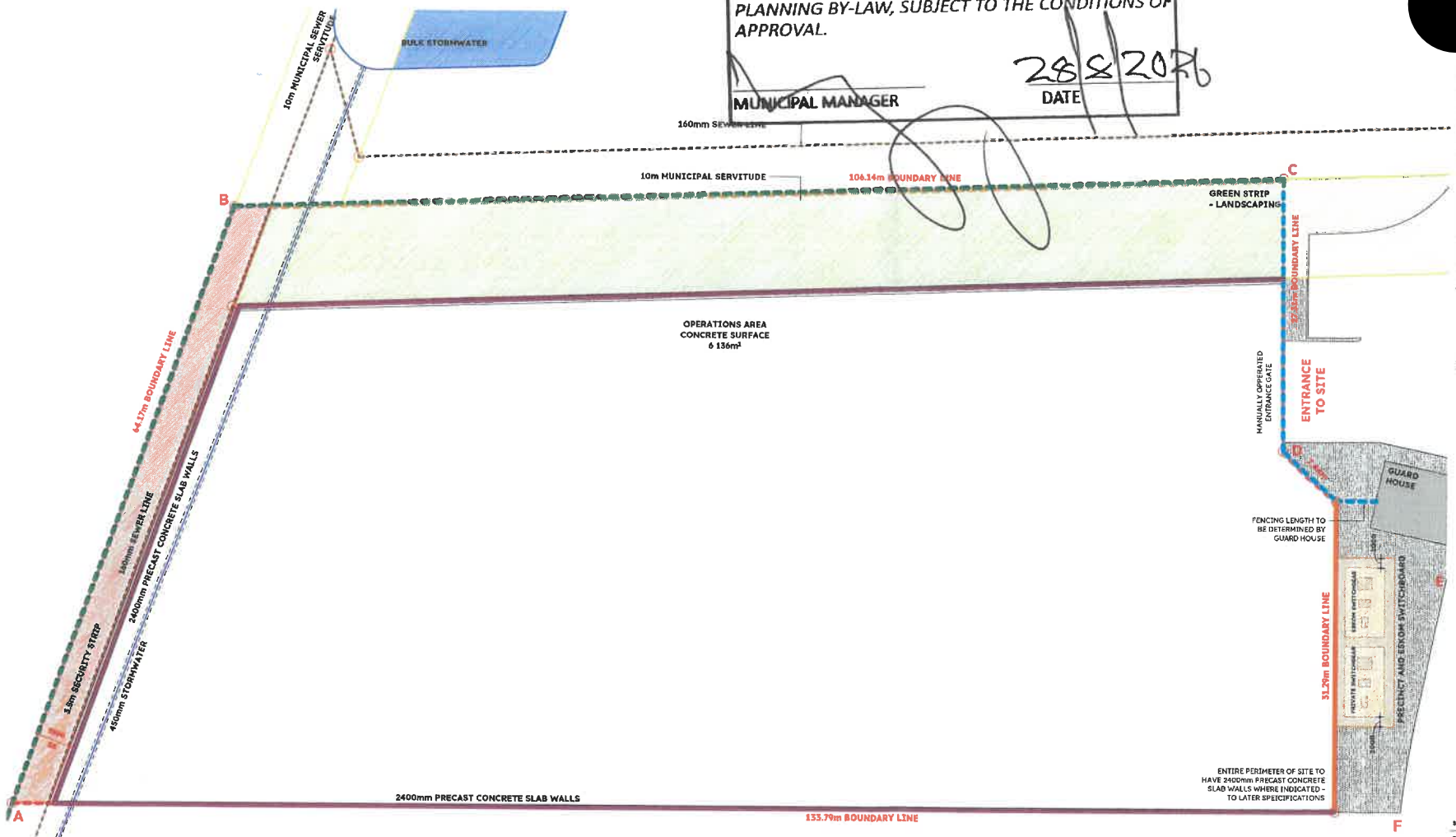
STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

28/8/2026
DATE

[redacted]



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 to 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 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 monitor these works accordingly.
5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from MDK 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 Bouers Kempanje Argitekte

REV	DATE	DRAWN	DESCRIPTION
B	29.08.2025	PG	FOR INFORMATION
C	15.09.2025	PG	FOR INFORMATION
D	19.09.2025	PG	FENCING UPDATE
E	22.09.2025	PG	SDP SUBMISSION
F	19.01.2026	PVN	FOR SUBMISSION

[redacted]

SITE N6 PHASE 1, THE BRIDGE

Project Address

KLAPMUTS

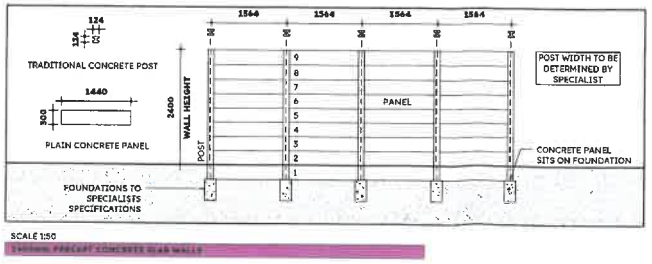
Town/City

SITE SERVITUDES AND BOUNDRY WALLS

[redacted]

LEGEND

- PERIMETER WALL TYPE 1
- PERIMETER WALL TYPE 2
- PERIMETER WALL TYPE 3
- 450mm STORMWATER line
- 160mm SEWER LINE
- 2400mm PRECAST CONCRETE SLAB WALLS
- 10m MUNICIPAL SEWER SERVITUDE
- SWITCHBOARD SERVITUDE
- PROPOSED 3.5m SECURITY STRIP



SITE N6 PHASE 2
8 902m²

SITE N6 PHASE 1 AND 2 TO BE COMBINED IN FUTURE WITH PERMANENT ACCESS AS INDICATED ON SITE PLAN

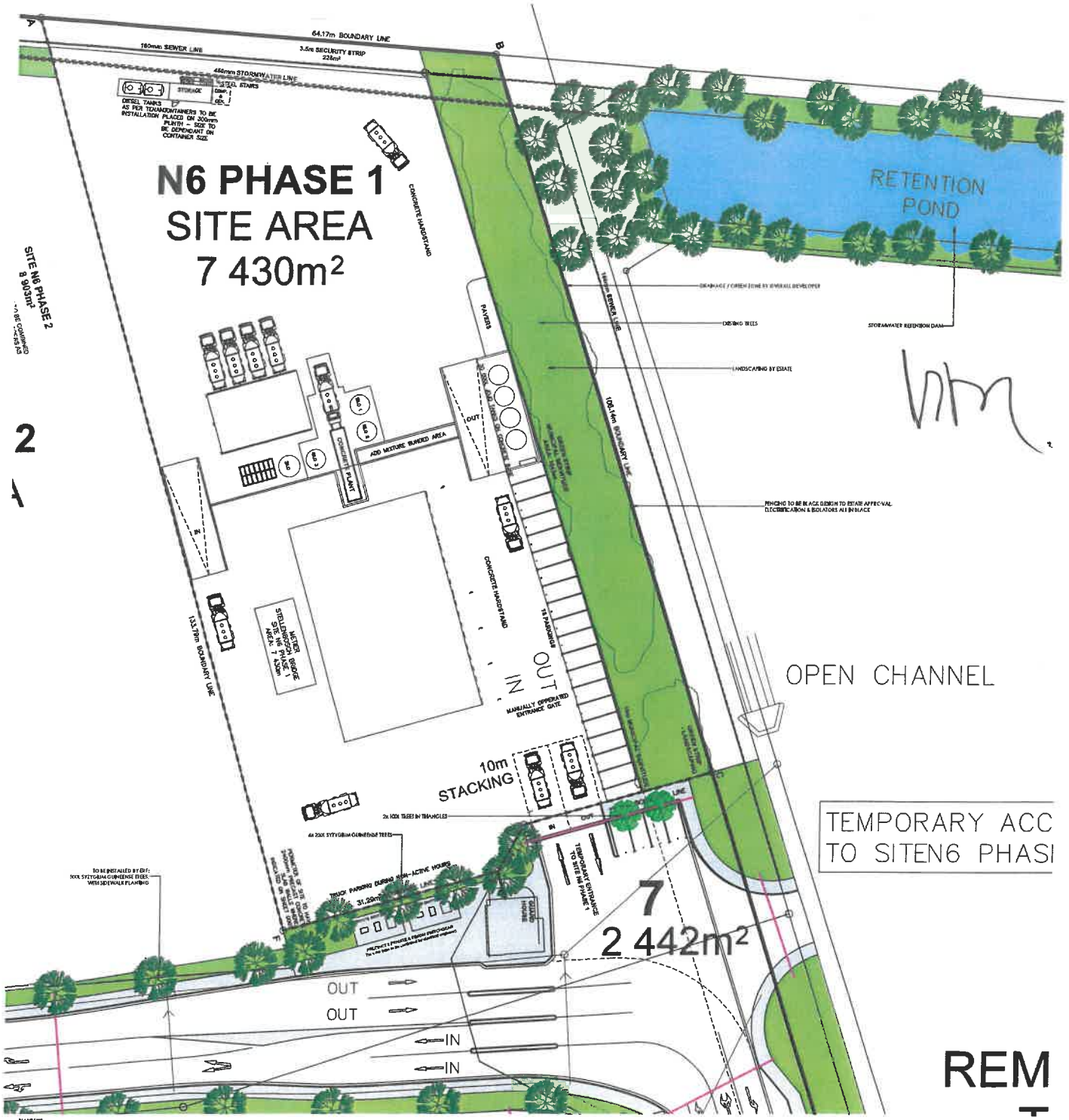
SERVITUDES AND SERVICES

SCALE: 1 : 200

[redacted]

SDP N2-N6 06/2026 PAGE 8

sheet	drawing series	revision
01	0002	F



PLANT LIST

TREES - ALL DOWN-STAKED (1500L TO HOA SIDE)
NOTE: TREES IN PARKING AREAS MINIMUM 100L SIZE

BEAUCHEAANA DISCOLOR
BUDDLEIA SALIGNA
CERATONIA SILIQUA
FABERIMA CAPENSIS
MAYTENUS HUMILIFOLIUM
METROSIDEROS VIBRISSIFLORUM
SYZYGIUM GUINEENSE
TAPEINOCHANTUS CAMPHORATUS

SHRUBS AND GROUNDCOVERS (5-7/M²)

ASTEA MAJOR
AGAPANTHUS PRAECOX
ARCTOTIS SP.
ASTASIA CANTESCA
BARLERIA REPENS
CAREA MACROCARPA
COSMOMOMA ALBUM
DIETES GRANDIFLORA
ELEGIA CAPENSIS
ELEGIA TECTORUM
FICHIA MODESA
GAZANIA SP.
IRIS (MYSORIA?) ILIACA
JUNCUS KRAUSII
PELARGONIUM SP.
PLECTRANTHUS CILIATUS
PORTULACA AFRASEOIDA
SEARSIA CRENATA
TECOMA CAPENSIS
WATSONIA SP.

SWALES AND WETLANDS (3-7/M²)

AFONOGETON DISTACHYOS
BOLBOSCHOENUS MARITIMUS
BULBOSCHOENUS MARITIMUS
CAREX CLAVATA
CHASMANTHE AETHIOPICA
CYPERUS TEXTILIS
NIVEA SP.
PHORMIUM TENAX
RICHTERIA EDGEWORTHII
SCIRPUS LITTORALIS
JUNCUS EFFUSUS
MARISCUS THUNBERGII
MYRSIPHYLLUM CAPENSE (BLUE)
RESTIO FESTUCACEUS
SCHOENOPLECTUS SP.
SCIRPUS NODOSUS
THAMNOCHORTUS INSIGNIS
WACHENDORFIA PARVIFLORA
ZANTEDESCHIA AETHIOPICA

NOTES:
SIDEWALK LANDSCAPING:

- TO BE INSTALLED PRIOR TO OCCUPATION
- TREES AS INDICATED TO BE 100L SIZE.
- SWALES TO BE INSTALLED AT A DEPTH OF 5mm MINIMUM SIZE FROM ECOSTRAY
- AN AUTOMATIC IRRIGATION SYSTEM LINKED TO THE SITE / ERF TO BE INSTALLED
- MAINTENANCE BY ESTATE

SIDEWALK PLANTING (5m²)

- ASTEA ARECINA MAJOR
- BARLERIA PURPLE
- ARMYRIA LANCIFOLIA
- DIETES GRANDIFLORA
- FICHIA MODESA
- FELICIA
- GRAZHUM / BREZE
- PELARGONIUM CAPITATUM
- PELARGONIUM CUCULLATUM
- PLECTRANTHUS NEOCHILUS
- WATSONIA (WATER WISE/SALMON)

NOTES:

1) AN IRRIGATION SYSTEM HAS 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 160mm Ø, POLYBRAID 400mm MIN DWP FINISHED (EVP) OF ROAD KERBING OR PAVING. ALL SLEEVES ARE TO RUN TO THE SIDE OF TREE OPENINGS NOT THE CENTRE.

2) A MIN 40mm BIRD TAP IN YOUR CONNECTION POINT MUST BE PROVIDED NEAR THE IRRIGATION MAINLINE

3) ALL TREES TO BE STAKED USING 2x50mm DIA. TANALITH TREATED POLES EITHER 400mm INTO THE GROUND AND TIED BY MEANS OF TWO RUBBER HOSES AND WIRE OR CORNER STAKED TREE (BC). CARE MUST BE TAKEN NOT TO DAMAGE THE ROOTBALL OF THE TREE

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.

REVISIONS		
REV NO.	DESCRIPTION	INITIALS & DATE
00	ERF NUMBERS UPDATED	SDM 04/25

Drawing No: Land-01-2025 Page 3

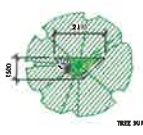
FOR INFORMATION

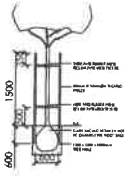
STELLENBOSCH BRIDGE N6 PHASE 1

LANDSCAPE PLAN

Drawing no: 2797 - 03 - LP.N6 - REV 00
Scale: 1:250 @ A1 Date: 29 OCT 2025
Drawn by: KL Checked by: TT

tel. +27 21 810 7399
web: www.cndv.biz
44 Upper Orange Str.,
Oranjezicht,
Cape Town, 8001





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ANNEXURE F

STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Nolusindiso Momoti**
From ▫ Van:	**Development (Infrastructure Services)**
Author ▫ Skrywer:	**Tyrone King**
Date ▫ Datum:	**14 April 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3060**
Town Planning Ref:	**TP1437/2025**
Re ▫ Insake:	**Erven 9,10 & 24 Klapmuts: Subdivision in terms of Section 15(2)(d) of Unregistered Erf 24 into Erf 25 (Unregistered) (8,7573ha) and Remainder Erf 24 (Unregistered) (9 947m²) (Annexure C: Erf Diagrams);** **Consolidation of Registered Erf 10 and Unregistered Erven 9 and 25 in terms of Section 15(2)(e) to create Erf 26, The Bridge (Unregistered) (Refer to Annexure D –Consolidation Diagram – Oct 2025 & Annexure E – Draft Erf 26 Diagram);** **Approval of a Site Development Plan for Portion N2, a portion within Precinct 2;** **Approval of a Site Development Plan for Portion N6, a portion within Precinct 2.**

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

- Civil engineering services report by UDS dated 21 January 2026
- TIS by UDS dated 21 January 2026
- Proposed Subdivision and Consolidation Plan Ref PA742 by FBV dated Feb 2026

- SDP Site N2 - Drawing No: 01 1001 Rev A – Ground and First Floor Plan – Stellenbosch Bridge – Site N2, by mbk argitekte
- SDP Site N6 - Drawing No: 01 0001 Rev G – Site Plan – Stellenbosch Bridge – Site N6 Phase 1, by mbk Argitekte

Background:

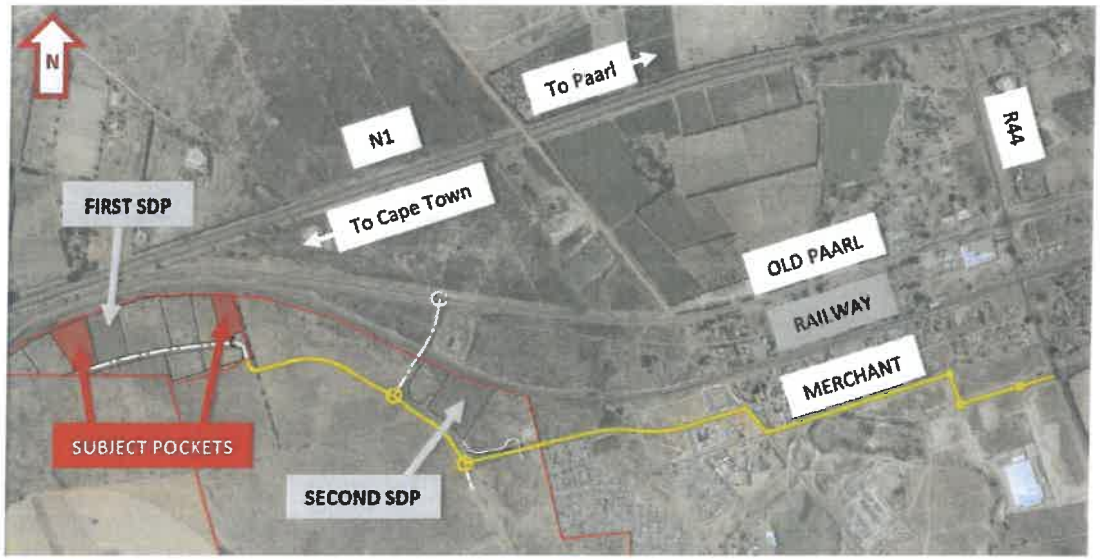


***Diagram 1** : Locality of development pockets*

- Site N2 is for a warehouse – 5540.25 m^2 GLA (red erf on the left)
- Site N6 is for a concrete batching site – 746m^2 GLA (red erf on the right)

This SDP site falls under "Application 3" of Stellenbosch Bridge, which was in essence a "basket of rights" approval. The overarching approval conditions applicable to this SDP application are as per Memo dated 25 May 2023 (LU-1487 / 2434 Civil LU) as well as the appeal decision letter dated 9 Dec 2024 (LU/16321).

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

Specific Conditions: The construction of the underpass must be completed before any subdivision / consolidation clearance is given.
The remaining conditions must be complied with prior to an Occupation Certificate being issued, unless otherwise stipulated below.

1. Water

1.1 The water line must be extended towards erf N2 – as shown on **Annexure: Services**.

1.2 For each erf, 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 position of the water erf connections and bulk water meters must be indicated on the building plans end engineering services drawings, for approval.

2. Sewer

2.1 The sewer line must be extended towards erf N2 – as shown on **Annexure: Services**.

The position of the sewer erf connections must be indicated on the building plans end engineering services drawings, for approval.

3. Roads

3.1 The trip generation threshold that will trigger the underpass link road is **115 peak hour trips**.

The current cumulative trip generation including this application is **123 peak hour trips.**

In terms of the appeal decision letter dated 9 Dec 2024 (LU/16321), **the construction of the underpass link road is thus triggered by this application.**

As per the appeal decision letter, **no subdivision clearance for an erf in this application or building plans will be approved** when the 115 peak hour trips threshold has been reached and up until the class 3 road and underpass link road has been completed.

3.2 The access road is to be extended to give access to erf N2, as indicated on **Annexure Services**.

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

4. Stormwater

4.1 The difference between the pre-and post-development run-off must be attenuated on site.

The detention ponds – **Pond No 7** as indicated on **Annexure: Services**, associated stormwater pipelines, inlet and outlet structures and erosion protection must be completed to municipal standards. All earthworks and trimming and shaping of the pond must also be completed.

All SW details must be clearly indicated on the building plans and/or engineering drawings submitted for approval prior to construction. Further conditions may be set at that stage.

5. Solid Waste

5.1 Refuse removal arrangements may not impede on traffic and pedestrian flow in the public road reserve.

The refuse removal arrangements and any associated infrastructure such as refuse truck embayments and refuse storage rooms, must be clearly indicated on the building plans and/or engineering drawings submitted for approval prior to construction. Further conditions may be set at that stage.

Any refuse removal infrastructure required must be completed according to municipal standards and specifications.

6. Servitudes

6.1 Should the need for any servitudes be identified during building plan approval and/or engineering drawing approval stage, such servitudes must be registered by the developer at their cost.

7. Engineering drawing approval and 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 and prior to the approval of building plans. 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 (subdivision clearance) 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 DCs estimate is provided in **Annexure DC**. This calculation is purely provisional, based on the information available at this stage, and a final calculation will be provided prior to payment and based on the final/approved development parameters.

8.3 Where DCs are identified above as a potential funding source for infrastructure projects, the Developer must enter into a DCs Agreement with the Municipality, prior to any work commencing. This Agreement will stipulate, inter alia, the terms and conditions according to which the DCs may be utilised. Any work done or expenditure incurred prior to such an agreement will be at the Developer's own risk.

8.4 It is acknowledged that certain infrastructure upgrades have been done in lieu of DCs. A DC register must be presented by the Developer's consulting engineer at building plan stage in order to determine if the Developer is still within a DC credit, or whether DCs are 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.

10. Timing and capacity availability

10.1 Should the developer not take up his rights for whatever reason within **two years** from the date of this memo, a revised engineering report and other specialist engineering reports as may be required, addressing services capacities and reflecting infrastructure amendments during the two year period, must be submitted to the Directorate: Infrastructure Services by the developer for further comment and conditions. Should this revised engineering report confirm that available services capacities are not sufficient to accommodate this development, then the implementation of the development must be re-planned around the availability of bulk services or the necessary upgrades must be done, as any clearances for the development will not be supported by the Directorate: Infrastructure Services for this development if bulk services are not available.

General Conditions

11. 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.

12. 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.

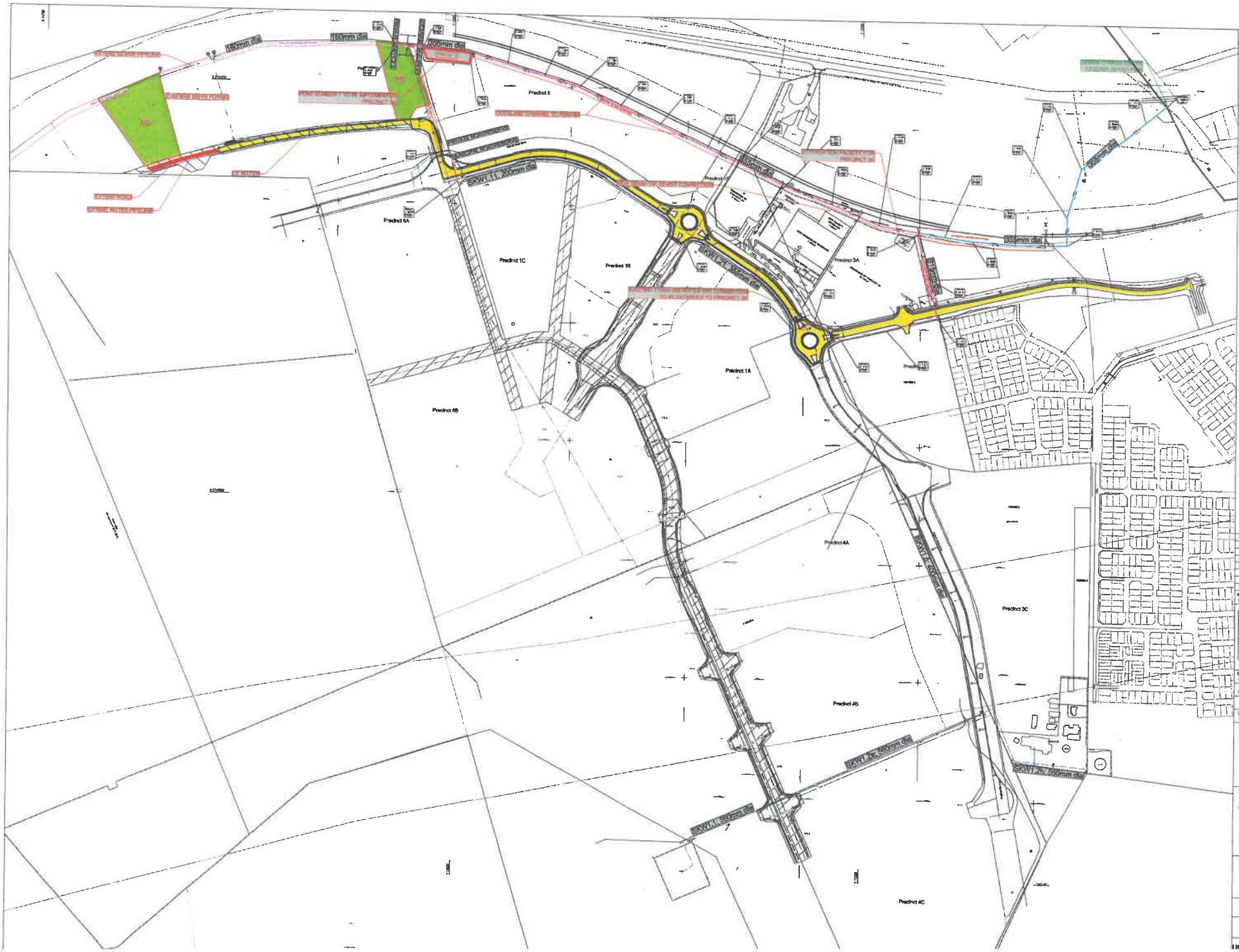
13. The internal services are private. Therefore, all internal services will be maintained by the Developer and/or Owner's Association.

14. 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.

15. The developer will be held liable for any nuisance, health or other risk to the public, caused as a direct result of the development of the subject property. Where in the opinion of the Municipality a nuisance, health or other risk to the public is caused due to construction activities and/or a lack of maintenance of any service, the Municipality may give the Developer and/or Owner's Association written notice to remedy the defect.

Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)

W:\2.0 DEVELOPMENT\01 Land Use applications\3068 Stellenbosch Bridge\Application 3 - Mixed Use development development\3060 (TK) Erven 9,10 & 24 Klapmuts (TP1437-2025) (SDP N2 and N6)\3060 () Erven 9,10 & 24 Klapmuts (TP1437-2025)_1 approved.doc


Precinct 5
Precinct 6A
Precinct 1C
Precinct 1B
Precinct 3A
Precinct 1A
Precinct 6B
Precinct 4A
Precinct 3C
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Precinct 4C
SWR 1 450mm dia
SWR 2 450mm dia
SWR 2a 450mm dia
SWR 2b 450mm dia
SWR 3 450mm dia
SWR 4 450mm dia
SWR 5 450mm dia
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SWR 8 450mm dia
SWR 9 450mm dia
SWR 10 450mm dia
SWR 11 450mm dia
SWR 12 450mm dia
SWR

Stellenbosch Municipality

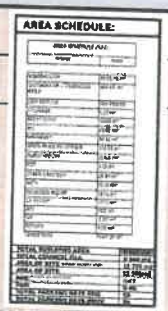
Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	3060 () Erven 9,10 & 24 Klapmuts (TP1437-2025)
Development Name:	Stellenbosch Bridge - Site N2
Date:	14 April 2026
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Klapmuts
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	
DC Parameters Reference:	

SUMMARY OF DC CALCULATION

Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha*C	t/week	trips/day		persons	
Total Increased Services Usage:	22.16	19.39	0.831	1.108	166.2		55.4	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	22.16	19.39	0.83100	1.108	166.2		55	
Charges before adjusting for positive only, before Deductions	R 234 590.17	R 668 557.64	R 62 581.63	R 117 335.43	R 1 544 095.90	R 2 627 160.78	R 102 801.54	R 2 729 962.31
Charges adjusted for positive only, before Deductions	R 234 590.17	R 668 557.64	R 62 581.63	R 117 335.43	R 1 544 095.90	R 2 627 160.78	R 102 801.54	R 2 729 962.31
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 234 590.17	R 668 557.64	R 62 581.63	R 117 335.43	R 1 544 095.90	R 2 627 160.78	R 102 801.54	R 2 729 962.31
VAT:	R 35 188.52	R 100 283.65	R 9 387.24	R 17 600.31	R 231 614.39	R 394 074.12	R 15 420.23	R 409 494.35
Total Development Charges Payable (including VAT):	R 269 778.69	R 768 841.29	R 71 968.88	R 134 935.75	R 1 775 710.29	**R 3 021 234.89**	R 118 221.77	**R 3 139 456.66**

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature:	Estimate
Notes:	SDP Site N2 - Drawing No: 01 1001 Rev A – Ground and First Floor Plan – Stellenbosch Bridge – Site N2, by mbk argitekte Site N6 - DC not included - TBC at BP stage



Klapmuts

	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)							
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
										Yes	Yes	Yes	Yes	Yes		Yes	
Residential	Single Residential >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >500m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Second Dwelling	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodati	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hotel, Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	General Business	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Office	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retail/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Outdoor Function / Picnic Area	persons							0	R -	R -	R -	R -	R -	R -	R -	R -
	Farm Market	stall							0	R -	R -	R -	R -	R -	R -	R -	R -
	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Storage Facilities	unit					5540		5540	R 234 590,17	R 668 557,64	R 62 581,63	R 117 335,43	R 1 544 095,90	R 2 627 160,78	R 102 801,54	R 2 729 962,31
Non demand	Open Space/Natural Environment/Utility Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
	Roads and Parking	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	n/a							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
		Total Area:	0		Total Area:	0			0	R -	R -	R -	R -	R -	R -	R -	R -

	Charges before adjusting for positive only, before Deductions	R 234 590,17	R 668 557,64	R 62 581,63	R 117 335,43	R 1 544 095,90	R 2 627 160,78	R 102 801,54	R 2 729 962,31
Deduct	Charges adjusted for positive only, before Deductions	R 234 590,17	R 668 557,64	R 62 581,63	R 117 335,43	R 1 544 095,90	R 2 627 160,78	R 102 801,54	R 2 729 962,31
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R -	R -	R -	R -
	Discount Deduction (%) Percentage: 0.00%	R -	R -	R -	R -	R -	R -	R -	R -
	Additional Deduction per service - from Service Agreement (sum)	R -		R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R 234 590,17	R 668 557,64	R 62 581,63	R 117 335,43	R 1 544 095,90	R 2 627 160,78	R 102 801,54	R 2 729 962,31
	VAT	R 35 188,52	R 100 283,65	R 9 387,24	R 17 600,31	R 231 614,39	R 394 074,12	R 15 420,23	R 409 494,35
	Total Development Charges	R 269 778,69	R 768 841,29	R 71 968,88	R 134 935,75	R 1 775 710,29	R 3 021 234,89	R 118 221,77	R 3 139 456,66

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ANNEXURE G

Route to be used by heavy vehicles servicing the construction sites and industrial buildings located within The Stellenbosch Bridge development.

CONSTRUCTION VEHICLE ROUTE MAP

Drawing No: Bridge-18/06/26

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ANNEXURE H

Western Cape Government

Department of Infrastructure
Vanessa Stoffels
Chief Directorate: Road Planning
Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/REZ/SUB-25/580 (Application No: 2026-04-0020)

FILE NR: OUTGOING POST
Ltr to The bm
SCAN NR:
COLLABORATOR NR: 8061S

27 MAY 2026

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

UNREGISTERED ERVEN 9 & 24, REGISTERED ERF 10, THE BRIDGE STORMS PRECINCT: MAIN ROAD 189 AND 27: CONSOLIDATION, SUBDIVISION & PERMISSIONS ITO CONDITIONS

1. The application received from Anton Lotz refers.

2. The subject properties are part of the Stellenbosch Bridge Development.

3. This application is for the following:

3.1. Subdivision of unregistered Erf 24, Erf 25, and Remainder Erf 24;

3.2. Consolidation of Erf 10, and unregistered Erven 9 and 25;

3.3. Approval of the Precinct Plan, Landscape Plan, Site Development Plan, Amendment of the Bridge POA Constitution.

4. Cognisance is taken of the Traffic Impact Assessment by UDS dated 21 January 2026, which confirmed that the development trips are within the allowed 230 trip limit and that no external road improvements are required.

5. This Branch offers no objection to the application in terms of the Land Use Planning Act, No. 3 of 2014.

Yours Sincerely

DD FORTUIN
***For* DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH**
DATE: 14 MAY 2026