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Application Number: TP1548/2026

Our File Reference Number: Erf 2 & 28 The Bridge, Klapmuts

Your Reference Number:

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 CONDITIONS OF APPROVAL ON ERF 2 & 28 THE BRIDGE, KLAPMUTS

1. The above application refers.

1.1 This letter replaces my letter dated 26 June 2026. Please be advised that the conditions imposed by Department of Infrastructure dated 4 May 2026 has been incorporated into the approval.

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) of the Stellenbosch Municipal Land Use Planning Bylaw on Consolidated Unregistered erven 2 & 28 (erf 21), The Bridge, Paarl for:

2.1.1 Precinct Plan for consolidated unregistered erven 2 & 28 (erf 21-Precinct 3A), in terms of Section 15(2)(l) of the said bylaw.

2.1.2 Site Development Plan for consolidated unregistered erven 2 & 28 (erf 21-Precinct 3A), in terms of Section 15(2)(l) of the said bylaw.

2.1.3 Approval of a Landscape Plan for consolidated unregistered erven 2 & 28 (erf 21-Precinct 3A) in terms of Section 15(2)(l) of the said bylaw.

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

3 The approval is subject to the following **conditions** imposed in terms of Section 66 of 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 the Municipality or other legislation or By-laws or Regulations that may be applicable.

3.2 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.

3.3 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.

3.4 The development be implemented in accordance with the **Precinct Plan**: Plan No 02 100 Rev 3; Dated: 05/09/2025, **Site Development Plan**: Plan No 02000 to 02002, Dated 27/10/2025, **Landscaping Plan**: Drawing No: PLG4375_100, Dated 13/01/2026, attached as **Annexure B, C & D**.

3.5 Building plans be generally in accordance with the, **Site Development Plan**: Plan No 02000 to 02002, Dated 27/10/2025, **Landscaping Plan**: Drawing No: PLG4375_100, Dated 13/01/2026, attached as **Annexure C & D**.

3.6 Conditions imposed by the Directorate Infrastructure Services: Civil Engineering Services, as contained in the memorandum dated 7 May 2026, and attached as **Annexure E**, be complied with.

3.7 That the conditions imposed by the Department Infrastructure, Chief Directorate Roads Planning, Dated 4 May 2026 be complied with to the satisfaction of Council, attached as Annexure F.

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

4.1 The proposal is compliant with the development parameters applicable to the subject property and does not introduce any additional land use rights but rather seeks to give effect to and implement the existing approval granted.

5 Matters to be noted:

5.1 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.

5.2 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.

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

5.4 All electrical requirements be directed to Eskom.

6 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.

7 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.

8 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

9 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.

10 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.

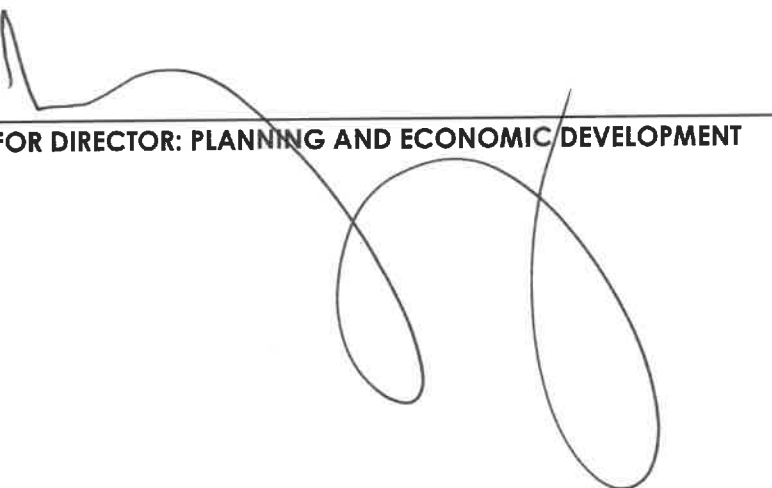
11 An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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.

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

13 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

21/7/2026.
DATE



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ANNEXURE B

FOR THE BRIDGE STAMP

FOR MUNICIPAL STAMP

NOTE:
All roads and stormwater management shown are only indicative. Please refer to Civil Engineers dwgs for actual roads and stormwater information.

NOTE:
Please refer to separate Landscape architect dwgs for landscape plan.



PRECINCT PLAN
Scale: 1 : 1000

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2025.06.06	SDP SUBMISSION	NM
1	2025.08.08	SDP SUBMISSION	NM
2	2025.08.12	SDP SUBMISSION	NM
3	2025.12.11	SDP SUBMISSION	NM

SANS 10400 NOTES:
All new walls to be constructed in accordance with Part K of SANS 10400
All new conc. foundations to be built in accordance with Part H of SANS 10400 (no portion of footing to project beyond property boundary)
All new floors to be constructed in accordance with Part J of SANS 10400
All new roofs to be constructed in accordance with Part L of SANS 10400
Glazing to doors & windows to be safety glazing in accordance with Part N
SANS 10400 Drainage to be constructed (and protected where to be constructed under any structure) in accordance with Part P of SANS 10400
Structural steel & concrete sizes to structural eng's spec. All artificial, natural lighting and ventilation to comply with the national building regulations

GENERAL NOTES

FOUNDATIONS
All foundations cast on firm soil below NGL. All foundations to structural eng's details and design. No foundation or any other part of the building to project beyond site boundaries. Brick piers or precast fluted column foundations to be min. of 200mm thick and to project min. 200mm past brickwork or columns.

WALLS
External walls to be plastered and painted - colour to Architects specification. External walls to be 200mm cavity Clay walls (unless otherwise indicated) with weepholes - to be plastered and painted. Internal walls to be 100mm & 90mm thick. Cavity walls to be filled with concrete below ground level up to stepped DPC. SABS approved wall ties every 2nd course. Cavity to be closed at door & window reveals. PC lintels above all door & window openings exceeding 900mm. All precast and prestressed lintels exceeding 900mm opening to be laid in accordance with the manufacturers specification or as specified by eng. DPC to all external door & window surrounds. Close cavity below wall-plate with min. 4 courses of brickwork.

FLOORS
Floor finish as specified on plan on powerfloated concrete slab to structural eng's design. DPC to be min. 150 mm above finished ground level all round. Stairs and steps: max. riser - 200mm, min tread - 250mm.

ROOF
Type: 0.53 mm thick A2150 G550 SAFAL ZINCAL SPRINGLOK 700 concealed fix sheding, to be installed in conjunction with Springloaded clips, not exceeding 2.1 meter purlin spacings. 1.7 Springloaded clips/m2 to be installed using class 3 fixings. All flashings to be manufactured in the same material being 0.53 AZ150 G550 SAFAL ZINCAL MATERIAL
Profile: DIAMONDER Concealed fix profile
Colour: TBC
Steel structure, support and sheeting to Engineers details and specification
All flashings and counter flashings to be in matching material and colour, to be constructed in accordance with Part L of SANS 10400, 2011 Edition 3.

WINDOWS AND DOORS
All windows and doors in brickwork to have full vertical and horizontal DPC. Glazing to comply with SANS 10137 & SANS 10400 Part N.
All safety glazing to comply with SANS 10400 Part N 4.4.
Safety glazing to comply with SANS 1253-1 shall be used at:
• Entrance doors and sidelights up to 2100mm from FFL,
• Window with sill height less than 500mm from floor,
• Shopfront or display window within 2100mm from FFL,
• Glazing within 1800mm pitchline of stairway
Glass thickness to comply with Tables 1-6 of SANS 10400 Part N

DRAINAGE
All work to be carried out in accordance with local authority requirements and SABS 0400 Part P. See Eng's drawings for drainage layouts. Provide inspection (rodding) eyes to all bends, junctions or every 15m with suitable markers at ground level. Minimum fall to all drainage pipes to be 1:80. Provide approved resin traps to all waste fittings. Provide vent caps and/or vent valves to all stacks. Inspection eyes to waste pipes to be fully accessible at all times. All soil pipes passing under buildings, footings or traffic areas to be encased in concrete of minimum 150mm thickness all round pipe.

Demand management system:
- schedule of water efficient showerheads and taps to be used
- Water efficient dual flush cistern to be used
For example, Dual flush cistern with a 3 lit and 6 lit flush, Taps with maximum flow rate of 6 l/min, Shower heads with maximum flow rate of 7l/min, Demand or metering taps at wash hand basin

GENERAL
All building work to comply with SABS 0400 - NBR. All structure to Structural Engineer's detail. Quality of all materials and workmanship to comply with the relevant Local Building Regulations. By-Laws and relevant specifications and shall conform to the minimum standards specified in the Standard Prescripts in the Bills of Materials or, in the absence of a Bill of Materials, available for perusal at the offices of the Architects. Contractor is responsible for correct setting out of the buildings, all external and all internal walls with particular reference to boundaries, building lines, etc. Contractors to verify all levels, heights and dimension on site and to check same against the drawings before putting any work in hand. All Contractors to check the details shown on this drawing for compliance with standards of good building practice with particular reference to special requirements necessitated by local and/or on site conditions and to report any comment to the Architects. Contractors are to ensure that all details shown on this drawing are in compliance with Local Authority by-law and regulations. Contractors are to locate and identify existing services on site and to protect these from damage throughout the duration of the works. Any errors, discrepancies or omissions to be reported to the Architect immediately.

PROFESSIONAL ARCHITECT:
SACAP REG NUMBER:
SIGNATURE:

NEL MARX
PR20636

CLIENT:
HEARTWOOD PROPERTIES

PROJECT:
NEW WAREHOUSE, PROVINCIAL LOGISTICS -
THE BRIDGE

PURPOSE OF ISSUE:
SDP SUBMISSION

DRAWING:
PRECINCT PLAN

PROJECT NUMBER:
0000

SCALE	1 : 1000	DRAWN	NV	SIZE
DATE	06/08/25	CHECKED	AM	A1
DRAWING	02 100			REV 3

PLOTTED: 2025/01/23 10:28:49

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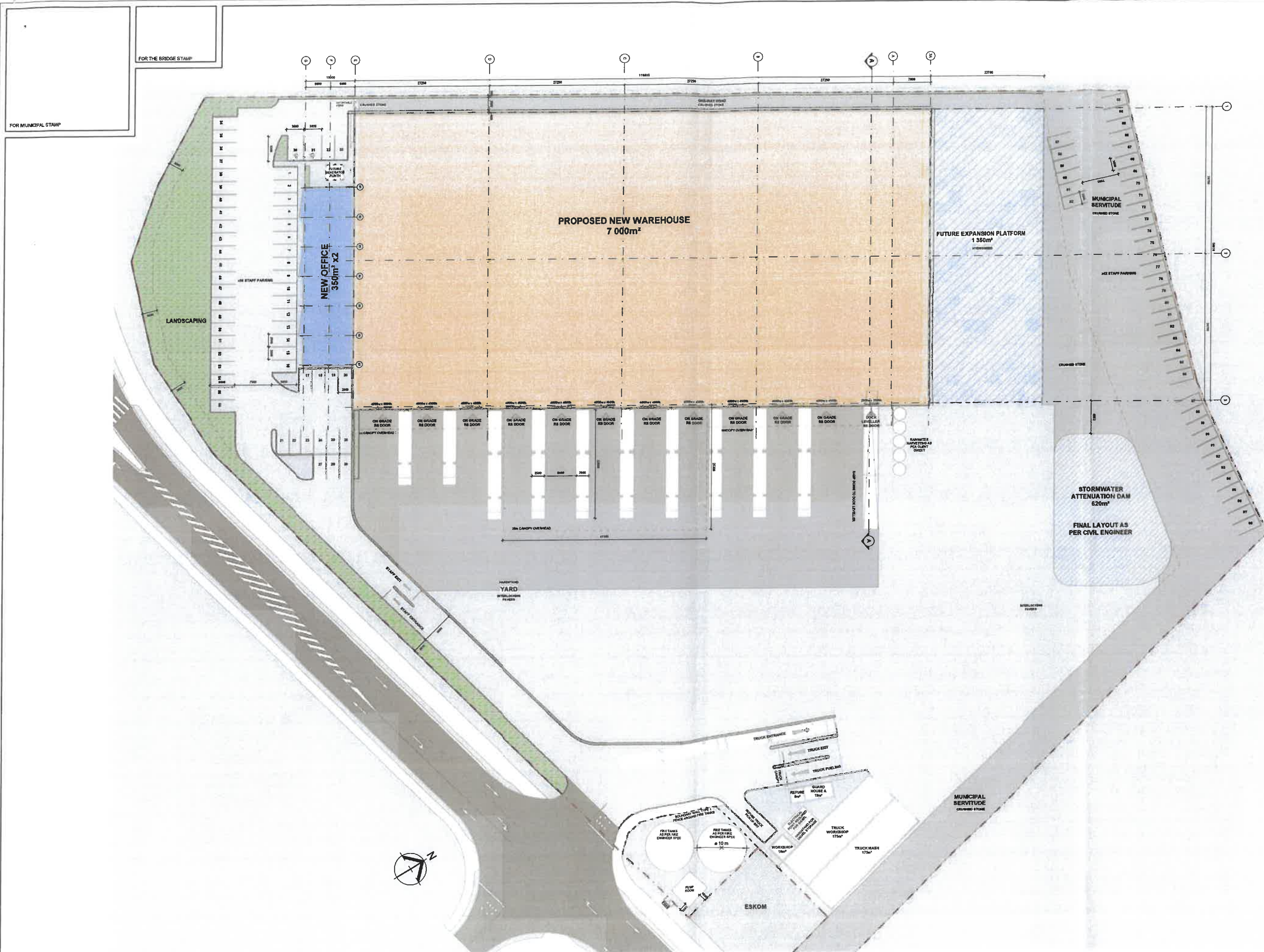
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ANNEXURE C



REVISIONS			
NO.	DATE	DESCRIPTION	BY
A	2024.11.01	SDP SUBMISSION	HY
B	2024.11.01	SDP SUBMISSION	HY
C	2024.11.01	SDP SUBMISSION	HY
D	2024.11.01	SDP SUBMISSION	HY

GENERAL NOTES

1. All foundations shall be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

2. All new foundations to be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

3. All new foundations to be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

4. All new foundations to be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

5. All new foundations to be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

FOUNDATIONS

1. All foundations shall be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

2. All new foundations to be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

3. All new foundations to be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

4. All new foundations to be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

5. All new foundations to be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

FLOORS

1. Floor shall be specified on plan or power-based concrete slab to structural design, DPC to be cast, 150 mm above finished ground level all round.

2. Floor shall be specified on plan or power-based concrete slab to structural design, DPC to be cast, 150 mm above finished ground level all round.

3. Floor shall be specified on plan or power-based concrete slab to structural design, DPC to be cast, 150 mm above finished ground level all round.

4. Floor shall be specified on plan or power-based concrete slab to structural design, DPC to be cast, 150 mm above finished ground level all round.

5. Floor shall be specified on plan or power-based concrete slab to structural design, DPC to be cast, 150 mm above finished ground level all round.

ROOF

1. Roof shall be specified on plan or power-based concrete slab to structural design, DPC to be cast, 150 mm above finished ground level all round.

2. Roof shall be specified on plan or power-based concrete slab to structural design, DPC to be cast, 150 mm above finished ground level all round.

3. Roof shall be specified on plan or power-based concrete slab to structural design, DPC to be cast, 150 mm above finished ground level all round.

4. Roof shall be specified on plan or power-based concrete slab to structural design, DPC to be cast, 150 mm above finished ground level all round.

5. Roof shall be specified on plan or power-based concrete slab to structural design, DPC to be cast, 150 mm above finished ground level all round.

WINDOWS AND DOORS

1. All windows and doors to be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

2. All new windows and doors to be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

3. All new windows and doors to be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

4. All new windows and doors to be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

5. All new windows and doors to be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

STORMWATER ATTENUATION DAM

1. Stormwater attenuation dam shall be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

2. Stormwater attenuation dam shall be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

3. Stormwater attenuation dam shall be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

4. Stormwater attenuation dam shall be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

5. Stormwater attenuation dam shall be constructed in accordance with Part 6 of SANS 10400 (no portion of building to be constructed beyond property boundary).

AREA SCHEDULE	
PROPOSED WAREHOUSE	7 000m²
OFFICE	700m²
SUB TOTAL	7 700m²
GLASSHOUSE & REFUSE	280m²
TRUCKWASH	175m²
TRUCK WORKSHOP	175m²
WORKSHOP	175m²
SUB TOTAL	8 580m²
TOTAL SITE AREA	27 250m²
CONVENTIONAL YARD AREA	9 000m²
EXTRA YARD AREA	6 750m²
SUB TOTAL	17 750m²
FUTURE EXPANSION	1 350m²

PROFESSIONAL ARCHITECT: MEL HAZEL
SIGNATURE: [Signature]
DATE: 2024.11.01

CLIENT: PROVINCIAL LOGISTICS
PROJECT: NEW WAREHOUSE, PROVINCIAL LOGISTICS - THE BRIDGE
PURPOSE OF ISSUE: SDP SUBMISSION
DRAWING: FLOOR PLAN
PROJECT NUMBER: 00000

SCALE	DATE	BY	REV
1:250	2024.11.01	HY	A0
DATE	2024.11.01	CHECKED	REV
DRAWN	2024.11.01	BY	REV

PLOTTED: 2024.11.01 12:21:18

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WAREHOUSE FLOOR PLAN

Scale: 1:250

SANS 10460 NOTES:
 1. New walls to be constructed in accordance with Part K of SANS 10460
 2. New concrete foundations to be built in accordance with Part H of SANS
 10460 (no portion of footing to project beyond property boundary)
 3. New floors to be constructed in accordance with Part J of SANS 10460
 4. New roofs to be constructed in accordance with Part L of SANS 10460
 5. Doors to doors & windows to be safely glazing in accordance with Part N
 6. SANS 10460 Drainage to be constructed (and protected where to be
 constructed under any structure) in accordance with Part P of SANS 10460
 7. Structural steel & concrete stairs to structural engine spec. All artificial, natural
 lighting and ventilation to comply with the national building regulation

FOUNDATIONS

All foundations cast on firm soil below HGL. All foundations to structural any details and design. No foundation or any other part of the building to project beyond site boundaries. Grout pipe or precast buried rock/soil foundation, min. of 200mm thick and to project min. 200mm below rock/soil or column.

WALLS

External walls to be plastered and painted - colour to Architects specification. Internal walls to be 200mm cavity Clay walls (unless otherwise indicated) - weepholes - to be plastered and painted. Internal walls to be 180mm x 300mm Brick. Cavity walls to be filled with concrete below ground level up to steps. DPC, SABS approved wall ties every 2nd course. Cavity to be closed at all openings with SABS approved 150mm x 150mm x 150mm concrete blocks @ 900mm. All precast and prefinished details according 900mm opening to be tied in accordance with the manufacturers specification or as specified by the DPC to all external door & window surrounds. Corner cavity below weepholes

ROOF
Type: 0.53 mm thick, A2150 0550 SAFAL ZINCAL SPRINGLOK 700 concealed fix sheeting, to be installed in conjunction with Springloklap clip not exceeding 2.1 meter panel spacing. 1.7 Springloklap clip to be installed using class 3 bolts. All sheetings to be manufactured in the same material being 0.53 A2150 0550 SAFAL ZINCAL MATERIAL.
Profile: DIAMONDEX Concealed fix profile
Colour: TBC
Steel structure, support and sheeting to Engineers details and specification

Glazing within 1500mm of eaves
 Glass infill must comply with Table 14-4 of SANS 10400 Part 1

DRINKAGE
 All work to be carried out in accordance with local authority requirements and SANS 6000 Part 3. See Eave's drainage for strategy layout. Provide inspection (rod) entry to all drains, junctions or other lifts with suitable access. All drains must fall to all drainage points to be 1:60. Provide approved raised lips at all waste fittings. Provide vent cap and/or vent valves to all stacks. Inspection entry to waste pipe to be fully accessible at all times. All self pump pressing under drainage, footings or critical areas to be secured with 150mm thickness all round pipe.

Drainage management system:

- schedule of water effluent showrooms and taps to be used
- water effluent that must remain to be used
- water effluent that must be disposed of at 100m
- rain water

NOTE:
All roads and stormwater management shown are only indicative. Please refer to Civil Engineers

11/1/2016

SIGNATURE: 

PROVINCIAL LOGISTICS

PROJECT:
NEW WAREHOUSE, PROVINCIAL LOGISTICS -

SCALE	1:250	DRAWN	HY	REV
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ANNEXURE D



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ANNEXURE E



STELLENBOSCH MUNICIPALITY

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MEMORANDUM

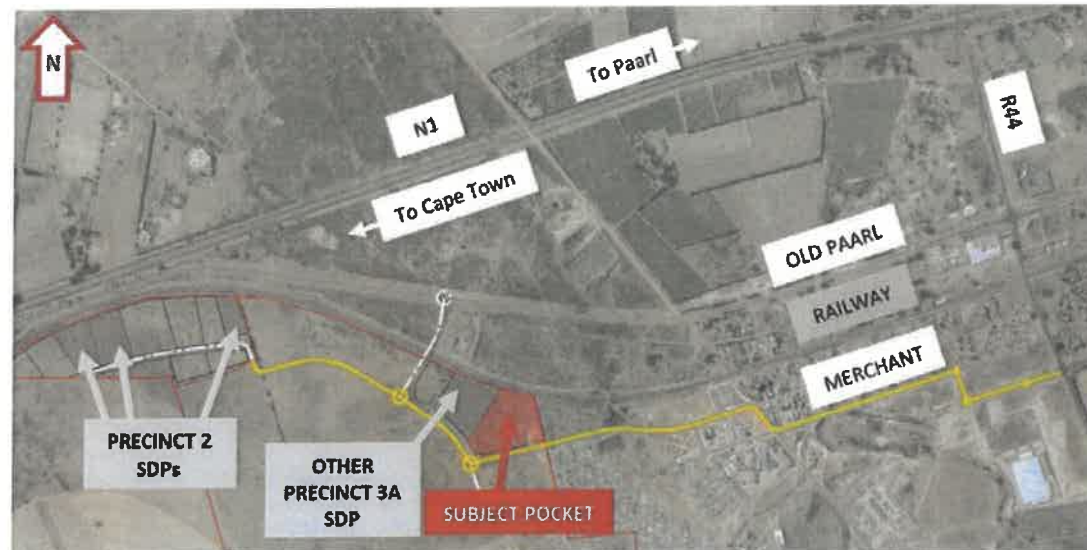
DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Chanel Olivier
From ▫ Van: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 7 May 2026
Our Ref ▫ Ons Verw: Civil LU 3068
Town Planning Ref: TP1548/2026
Re ▫ Insake: Erf 2 & 28, Stellenbosch: Permission in terms of the following Conditions of Approval on Farm 744/2 in terms of Section 15(2)(l) of the Stellenbosch Municipality: Land Use Planning By-Law, 2023 for the following: - Approval of a Precinct Plan for Precinct 3A, Precinct Plan No: 02 100 Rev 3 dated 05 September 2025. Approval of a Site Development Plan for Section A3 within Precinct 3A, Site Development Plan No: 02 001 Rev 0 dated 27 October 2025.- Approval of a Landscape Plan for Section A3 within Precinct 3A, Landscape Plan No: PLG4375_00 Rev 01 dated 13 January 2026.

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

- Civil engineering services report by UDS dated 5 February 2026
- TIS by UDS dated 5 February 2026
- SDP Plan Drawing 02 000 dated 27/10/2025 by Morpheus

Background:

- Site A3 is for a warehouse – 7000 m² GLA and 700 m² GLA accompanying offices

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: These conditions must be complied with prior to an Occupation Certificate being issued, unless otherwise stipulated below.

The construction of the underpass must be completed before any subdivision / consolidation clearance is given.

1. Water

- 1.1 The water connections shall be generally in accordance with Drawing UDS318C_SDP Layout and as-builts dated January 2026 (**Annexure: Services**).
- 1.2 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.

2. Sewer

- 2.1 The sewer connections shall be generally in accordance with Drawing UDS318C_SDP Layout and as-builts dated January 2026 (**Annexure: Services**).

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 **173 peak hour trips**. **The construction of the underpass link road is thus triggered by this application.**

As per the appeal decision letter dated 9 Dec 2024 (LU/16321), **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 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 and Attenuation Facility for Precinct 3A** - 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 A refuse room with embayment is provided on-site, but to the outside of the security controls – on-site management will be required to ensure that peak site-truck operations at the access and refuse collection do not collide.

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 its 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.

<h3><u>General Conditions</u></h3>

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 **Owner**.
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\3068 (TK) Erf 2 & 28 Stellenbosch (TP1548-2026) (SDP Site A3 - Provincial Logistics)\3068 () Erf 2 & 28 Stellenbosch (TP1548-2026).doc





Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	3068 Erf 2 & 28 Stellenbosch (TP1548-2026)
Development Name:	Stellenbosch Bridge, Site A3, Provincial Logistics
Date:	23 March 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.:	Erf 2 & 28
DC Parameters Reference:	SDP Plan Drawing 02 000 dated 27/10/2025 by Morpheus

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	trip/day		persons		
Total Increased Services Usage:	30.8	26.95	1.155	1.54	269.5		77		
Total Service Usage Reduction:	0	0	0	0	0.0		0		
Total Service Usage after Reduction:	30.80	26.95	1.15500	1.540	269.5		77		
Charges before adjusting for positive only, before Deductions	R 326 054.92	R 929 222.72	R 86 981.69	R 163 083.54	R 2 376 246.82	R 3 881 589.69	R 142 883.00	R 4 024 472.70	
Charges adjusted for positive only, before Deductions	R 326 054.92	R 929 222.72	R 86 981.69	R 163 083.54	R 2 376 246.82	R 3 881 589.69	R 142 883.00	R 4 024 472.70	
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -	
Total Development Charges Payable (excluding VAT):	R 326 054.92	R 929 222.72	R 86 981.69	R 163 083.54	R 2 376 246.82	R 3 881 589.69	R 142 883.00	R 4 024 472.70	
VAT:	R 48 908.24	R 139 383.41	R 13 047.25	R 24 462.53	R 356 437.02	R 582 238.45	R 21 432.45	R 603 670.90	
Total Development Charges Payable (including VAT):	R 374 963.16	R 1 068 606.13	R 100 028.94	R 187 546.07	R 2 732 683.84	R 4 463 828.15	R 164 315.45	R 4 628 143.60	

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature:	Estimate
Notes:	<div><div>BUILDING OCCUPATIONS</div><div>Building Type & Classification: Warehouse: J2 - Moderate Risk Storage Office: G1 - Office</div><div>Total Areas: 7 000m² 700m²</div></div>



STELLENBOSCH
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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE F

Ref: DOI/CFS/RN/LU/REZ/SUB-10/518 (Application No: 2026-03-0026)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

UNREGISTERED ERVEN 2 AND 28 – THE BRIDGE, STELLENBOSCH (SITE A3, A PORTION OF PRECINCT 3A): MAIN ROAD 189: APPLICATION FOR PRECINCT PLAN, SITE DEVELOPMENT PLAN AND LAND SCAPE PLAN - APPLICATION REFERENCE: TP 1548/2026

1. The following refer:
 - 1.1. The email from Anton Lotz Town and Regional Planning containing the Notice of Land Development Application for Precinct Plan, Site Development Plan and Land Landscape Plan for Unregistered Erven 2 and 28 – The Bridge Development, Stellenbosch dated 5 March 2026;
 - 1.2. Precinct Plan No. 02 100 Rev 3 for Ashton Precinct A3 (Erven 2 and 28) prepared by Mor Pheus Architects dated 5 September 2025;
 - 1.3. Application Motivational Report prepared by Anton Lotz Town and Regional Planning dated February 2026; and
 - 1.4. The Traffic Impact Assessment (UDS318C/Reports/TIS/SiteA3) prepared by UDS Africa dated 5 February 2026; and
 - 1.5. Our letter TPW/CFS/RP/LUD/REZ/SUB-25/374 (Job 27835) dated 3 March 2021 containing our comment on the Application for Rezoning, Subdivision and Consent Use for Remainder of Portion 2 of Farm 744, Paarl; and
 - 1.6. Our letter TPW/CFS/RP/LUD/REZ/SUB-10/518 (APPLICATION 2024-07-0149) dated 5 September 2024 containing the relaxation of the 95m building restriction line as well as the subdivision approval in terms of Act 21 of 1940.
2. This application entails the development of 7 700 m² (7 000 m² GLA warehousing and 700 m² GLA offices) on Site 3A (A portion of Precinct A3 which consists of the consolidation of Erf 2 and 28), with future expansion potential to a total of 8 094 m² GLA . A separate application will be made for the said additional GLA if/when required, and the bulk table, etc. updated accordingly at the time.

3. At this stage the only proclaimed roads affected by this application is the MR27/MR205/Stellengate Drive intersection.
4. There is a discrepancy between Table 5 (dated 22 December 2025 in the Anton Lotz's Application Motivational Report) and Table 1 (dated 5 February 2026 used in the UDS Africa's Traffic Impact Assessment dated 5 February 2026). The TIA lists 2 350 residential units and 243 000 m² GLA for Business; Table 5 shows the approved numbers as 2 200 units and 183 000 m² GLA. The bulk listed for Industrial and Institutional are the same.
- 4.1. For this application, only the Industrial Bulk category is impacted, consistent with the approach used in the TIA. This adjustment is not expected to significantly affect peak hour trips, as the overall trip estimates were likely overstated.
5. The table below indicates the approved basket of rights contain in Table 5 referred to above in line with the SDPs submitted to date and the subsequent remaining development rights:

Pocket	Residential (units)	Business (m ² GLA)	Industrial (m ² GLA)	Institutional (m ² GLA)	Total Peak Hour Trips
Framework Total	2 200	183 000	117 000	20 000	230
1 st SDP	0	0	7 003	0	41
2 nd SDP (Site B3)	0	0	7 900	0	50
3 rd SDP	0	0	5 597.8	0	32
4th SDP (This Application for Site A3)	0	0	8 094 (7 300 now)	0	50
Remainder	2 200	183 000	88 405.2	20 000	173

6. As outlined in the table above, 2 200 dwelling units, 183 000m² GLA of business space, 88 405.2 m² and 20 000 m² GLA of institutional space are yet to be developed within the approved framework.
7. Stellenbosch Municipality has approved a framework limiting peak-hour trips generated by the development on the Klappmuts area road network to 230 trips, beyond which access to Old Paarl Road via an underpass beneath the railway line is required. The proposed development of Site A3 is expected to generate up to 50 peak-hour trips and, when combined with the 123 trips from the initial SDPs, results in a total of 173 trips which remains below (57 trips) the 230-trip threshold at which construction of the underpass becomes necessary.
8. Access to Precinct A3 is via the western extension of Bell Street which is a municipal street which connects with the existing Klappmuts road network and the future internal road network of The Bridge development.

9. The Traffic Impact Assessment (TIA) for Precinct A3 found that external road improvements are not required to handle the existing or future traffic from the development, as the MR27/MR205/Stellengate Drive intersection will continue to provide an acceptable Level of Service (LOS) during peak hours.
10. This Branch has no objections to the application seeking approval for the Site Development Plan (SDP) for Precinct 3A, which forms part of the development of Precinct 3 in The Bridge project located in Klapmuts. Approval is granted provided the following conditions are met:
 - 10.1. Precinct A3 is limited to 7,000 m² GLA for warehousing and 700 m² GLA for offices; future expansion will require a separate application and TIA;
 - 10.2. Parking must comply with the Stellenbosch Municipal Zoning Scheme as shown in the approved SDP); and
 - 10.3. The development remains subject to conditions listed in our letter dated 3 March 2021. New SDP applications must ensure TIAs reflect the approved rights listed in Table 5 above.
 - 10.4. It is advised that the construction of the underpass begin promptly, as the 230-trip threshold is approaching, with only 57 trips remaining.

Yours Sincerely



DD FORTUIN
For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH
DATE: 4 MAY 2026