STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1389/2025
Our File Reference Number: Erf 2 & 28, The Bridge
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 A PERMISSION REQUIRED IN TERMS OF CONDITIONS OF APPROVAL ON ERF 2 & 28), THE BRIDGE, KLAPMUTS

1. The above application refers.

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

   2.1 That the following application(s) in terms of Section 15(2) 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 (Unregistered 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 (Unregistered erf 21-Precinct 3A, Pocket A2), 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 (Unregistered erf 21-Precinct 3A, Pocket A2) 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 the said Bylaw:

3.1. 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.

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: 12/03/2024, Site Development Plan: Plan No 02000 to 02004, Dated 12/03/2024 –Rev 2, Landscaping Plan: Drawing No: ATLA/LP/001, Dated: Sept 2025, attached as **Annexure B, C & D.**

3.5. Building plans be generally in accordance with the Site Development Plan: Plan No 02000 to 02004, Dated 12/03/2024 –Rev 2, Landscaping Plan: Drawing No: ATLA/LP/001, Dated: Sept 2025, attached as **Annexure C & D.**

3.6. Conditions imposed by the Directorate Infrastructure Services: Civil Engineering Services as contained in the memorandum dated 10 February 2026, and attached as **Annexure E**, be complied with.

3.7. 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 **Annexure F.**

3.8. A detailed Traffic Management Plan must 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 in **Annexure F.**

3.9. The occupation certificate for the building shall not be issued until the vehicular access road to The Stellenbosch Bridge development from Old Paarl Road via the underpass is fully operational.

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:

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

2/7/2026.
DATE

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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

FOR MUNICIPAL STAMP

FOR THE BRIDGE STAMP

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

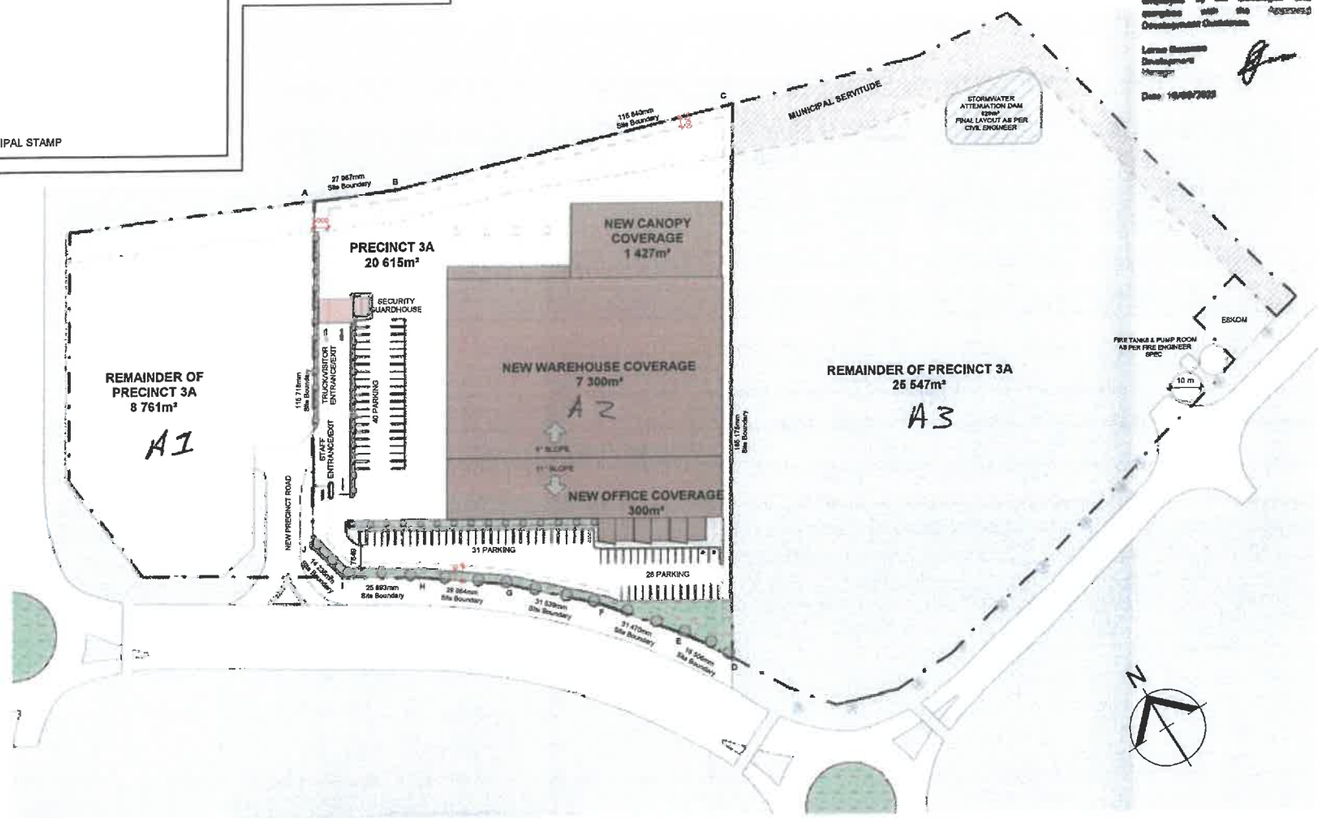
NOTE:
Please refer to separate Landscape architect dwgs for landscape plan.

THE BRIDGE
at Stellenbosch

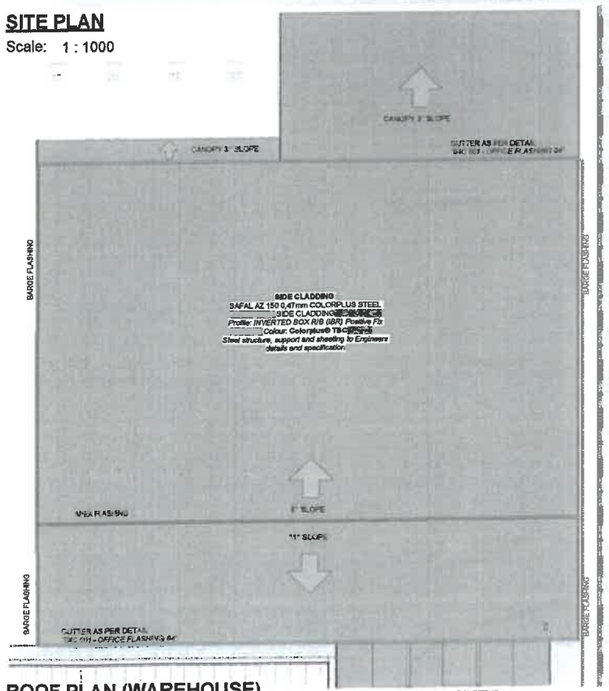
Certificate that this drawing has been reviewed by the relevant Professionals employed by the Developer and complies with the Approved Development Guidelines.

Lorren Stassen
Development Manager

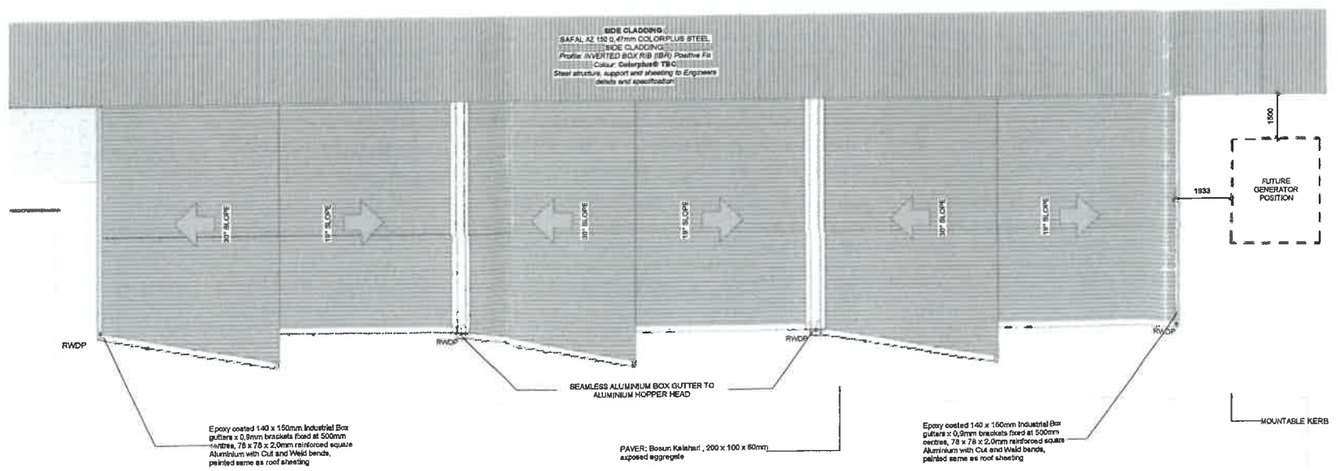
Date: 15/09/2025



SITE PLAN
Scale: 1 : 1000



ROOF PLAN (WAREHOUSE)
Scale: 1 : 500



ROOF PLAN (OFFICE)
Scale: 1 : 100

SCHEDULE OF RIGHTS		
PHYSICAL ADDRESS	Portion 5 of Farm 742, Paarl	
SITE NUMBER	Farm 5/742	
SITE AREA	SITE A = 20 615m²	
ZONING	GI1 / GI 2 (LIGHT INDUSTRY)	
BUILDING OCCUPATIONS	Building Type & Classification: Storage Warehouse: **J2 - Moderate Risk Storage** Office: **G1 - Office**	Total Areas: 7 300m² 600m²
CLIMATE ZONE	4 - Temperate Coastal	
SERVITUDES	Municipal Servitude	
BUILDING LINES *(GI1 Zoning Applied)*	Boundary Type: Street Boundary Common Boundary Street Centreline	Relevant Set-back Requirements: 5m 3m n/a
HEIGHT RESTRICTION *(GI1 Zoning Applied)*	18m Maximum height above base level	
FLOOR FACTOR *(GI1 Zoning Applied)*	1,5	
PARKING PROVISION / RATIO *(Standard as per Zoning Scheme)*	Building Type: Storage Warehouse Office	Minimum Off-Street Parking Requirements: 1 bay per 100m² GLA for facilities larger than 3000m² GLA 4 bays per 100 m² GLA
COVERAGE	75%	

GI Zoning Regulations applied, as it is the most restrictive.

	PERMISSABLE / ALLOWED	ACHIEVED
HEIGHT RESTRICTION *(Above base level)*	18m Maximum	18m at highest point *(Refer to Elevations)*
FLOOR FACTOR *(Total GFA / Site)*	1,5	0,38 *(7 927 / 20 615)*
PARKING PROVISION *(Standard as per Zoning Scheme)*	Storage Warehouse 73 bays *1 bay per 100m² GLA (7 300m² / 100)* Offices 24 bays *4 bays per 100m² GLA (600m² / 100 x 4)* **TOTAL SITE PARKING REQ 97 bays**	99 BAYS
COVERAGE *(Total building footprint / Site x100)*	75%	45% *(9 157 / 20 615 x 100)*

AREA SCHEDULE (Related to AREAS DIAGRAM)			
REF:	NAME:	CLASS:	AREA:
NEW AREAS			
	001 - NEW WAREHOUSE	J2	7 300m²
	002 - NEW OFFICE	G1	600m²
	003 - NEW GUARDHOUSE & REFUSE ROOM	G1	27m²

AREA PLAN
Scale: 1 : 5000

Certification that this drawing complies with the requirements of the 2021 Stellenbosch Bridge Light Industrial Precinct Development Manual.
Date: 15-09-2025

Graham Wilson SACAP Reg No. 3717

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2025.06.05	SDP SUBMISSION	NM
1	2025.06.09	SDP SUBMISSION	NM
2	2025.06.12	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 280mm cavity Clay walls (unless otherwise indicated) with weepholes - to be plastered and painted. Internal walls to be 190mm & 90mm thick. Cavity walls to be filled with concrete below ground level up to stepped DPC. SABS approved wallties every 2nd course. Cavity to be closed at door & window reveals, PC lintols 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 AZ150 GS50 SAFAL ZINCAL SPRINGLOK 700 concealed fix sheeting , 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 GS50 SAFAL ZINCAL MATERIAL
Profile: DIAMONDEK 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 1263-1 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 1:60. Provide approved reseal traps to all waste fittings. Provide vent cape 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 ltr and 6 ltr flush, Taps with maximum flow rate of 6 ltr/min, Shower heads with maximum flow rate of 7ltr/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 Preambles in the Bills of Quantities or, in the absence of a Bill of Quantities, 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 bye-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: NIEL MARX
SACAP REG NUMBER: PR20868
SIGNATURE

SLT ARCHITECTS
5 WATERFORD VIEWS
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TEL +27 21 551 4605
EMAIL info@slt.co.za

CLIENT:
HEARTWOOD PROPERTIES

PROJECT:
NEW WAREHOUSE, THE BRIDGE - GREENSPAN

PURPOSE OF ISSUE:
SDP SUBMISSION

DRAWING:
SITE PLAN & AREAS

PROJECT NUMBER:
33049

SCALE	As indicated	DRAWN	HV	SIZE
DATE	12/03/24	CHECKED	NM	A1
DRAWING	02 000			REV 2

PLOTTED: 2025/09/12 07:24:04
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FOR THE BRIDGE STAMP

FOR MUNICIPAL STAMP

THE BRIDGE
STELLENBOSCH

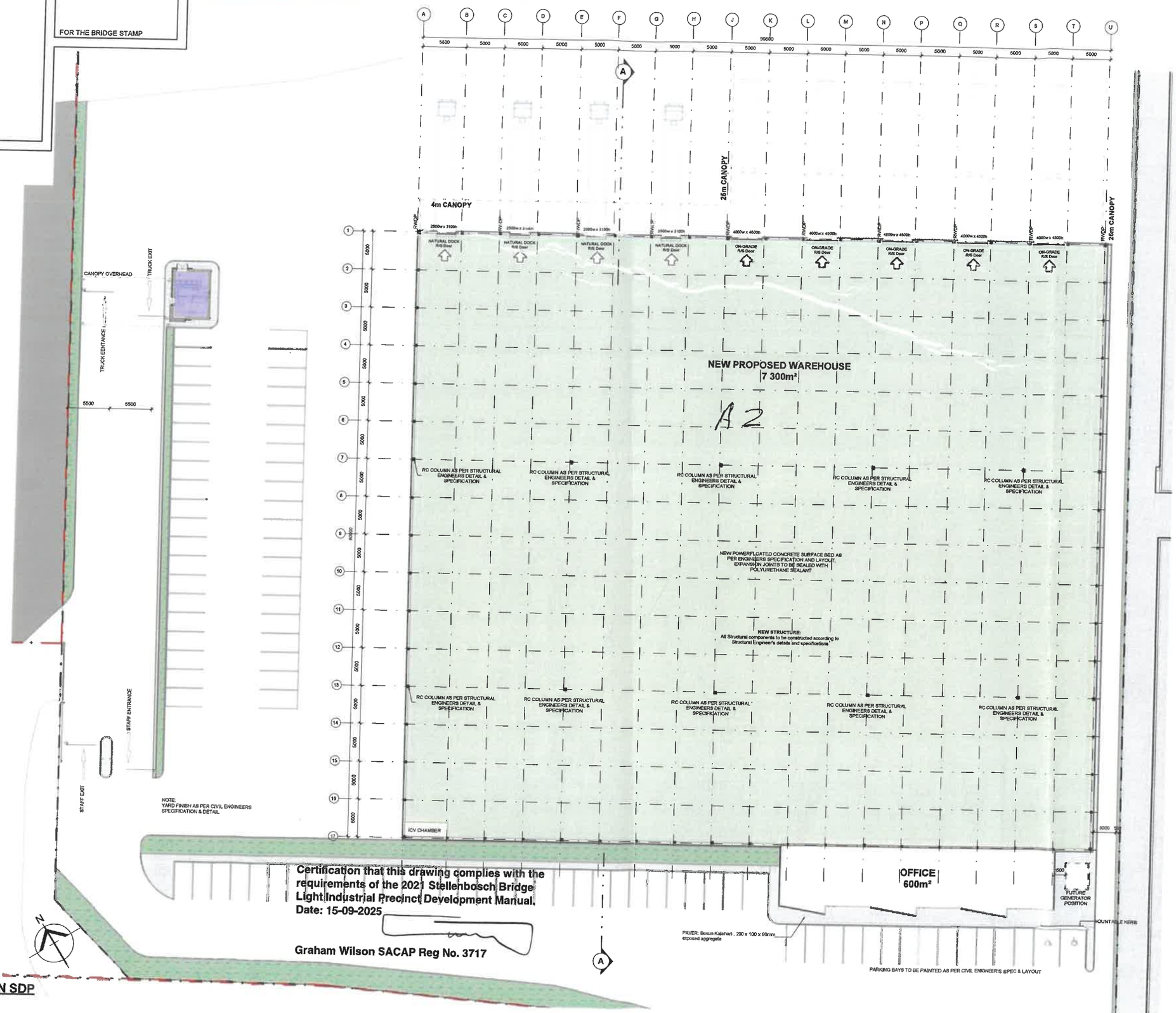
Certification that this drawing has been reviewed by the relevant Professionals employed by the Developer and complies with the Approved Development Guidelines.

Lorna Clemmon
Development
Manager

Date: 19/09/2025

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.



Certification that this drawing complies with the requirements of the 2021 Stellenbosch Bridge Light Industrial Precinct Development Manual.
Date: 15-09-2025

Graham Wilson SACAP Reg No. 3717

01 GROUND FLOOR PLAN SDP

Scale: 1 : 250

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2025.09.05	SDP SUBMISSION	NM
1	2025.09.09	SDP SUBMISSION	NM
2	2025.09.12	SDP SUBMISSION	NM

SANS 10400 NOTES:
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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.

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Profile: DIAMONDEK 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
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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 1:60. Provide approved reseal 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 ltr and 6 ltr flush, Taps with maximum flow rate of 6 ltr/min, Shower heads with maximum flow rate of 7ltr/min, Demand or metering taps at wash hand basin*

GENERAL
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PROFESSIONAL ARCHITECT: NIEL MARX
SACAP REG NUMBER: PR20698
SIGNATURE:

SLT ARCHITECTS
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EMAIL info@sltarchitects.co.za

CLIENT:
HEARTWOOD PROPERTIES

PROJECT:
NEW WAREHOUSE, THE BRIDGE - GREENSPAN

PURPOSE OF ISSUE:
SDP SUBMISSION

DRAWING:
FLOOR PLAN

PROJECT NUMBER:
33049

SCALE	1 : 250	DRAWN	HV	SIZE
DATE	12/03/24	CHECKED	NM	A1
DRAWING	02 001			REV 2

PLOTTED: 2025/09/12 07:24:30
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FOR THE BRIDGE STAMP

FOR MUNICIPAL STAMP

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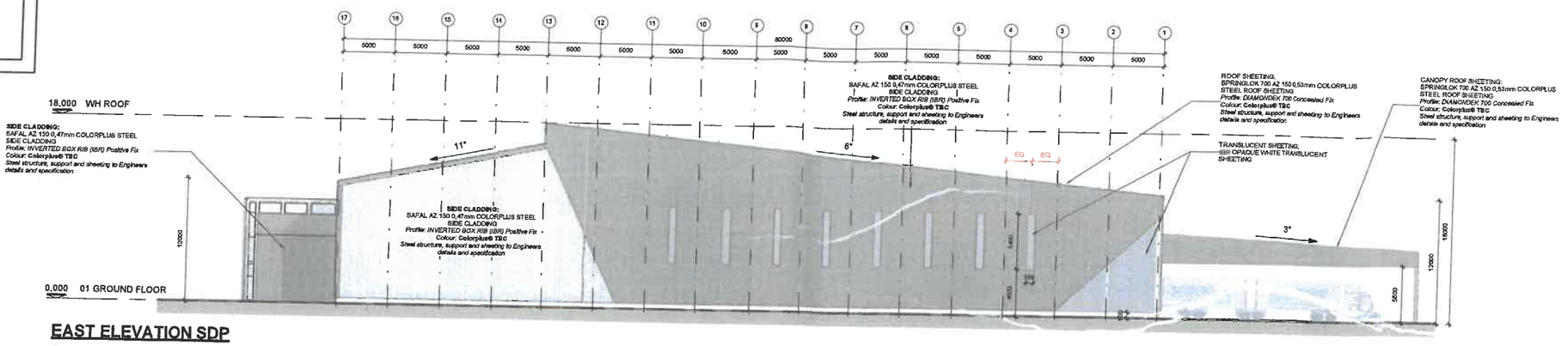
NOTE:
Please refer to separate Landscape architect dwgs for landscape plan.

THE BRIDGE
STELLENBOSCH

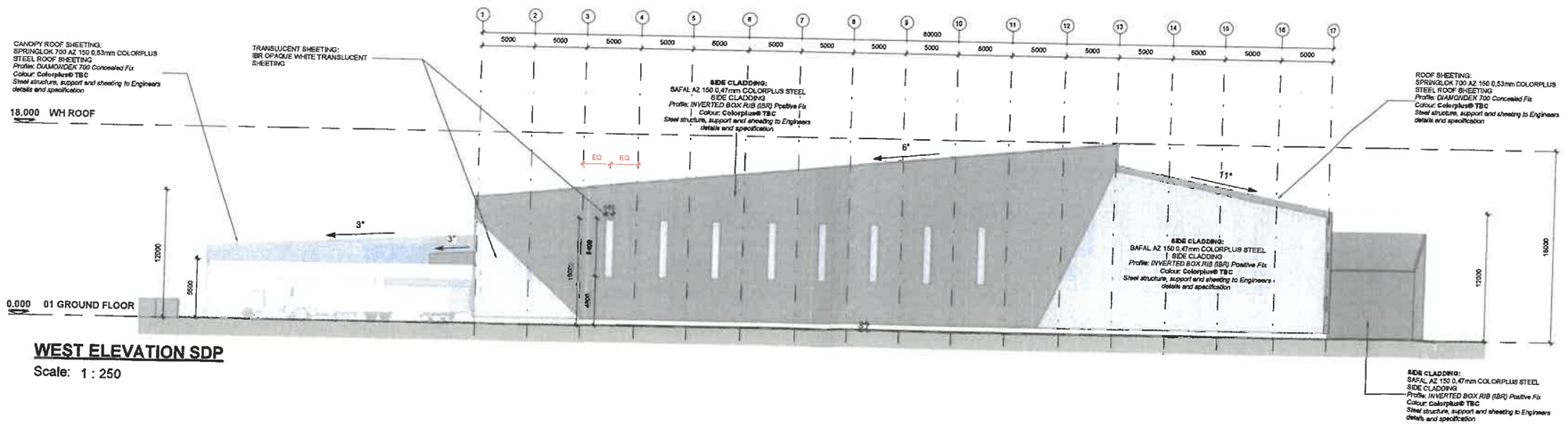
Certification that this drawing has been stamped by the relevant Professionals employed by the Developer and complies with the Approved Development Guidelines.

Lorna Dawson
Developers
Manager

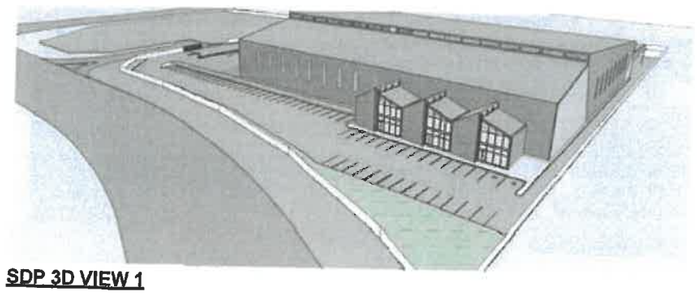
Date: 16/09/2025



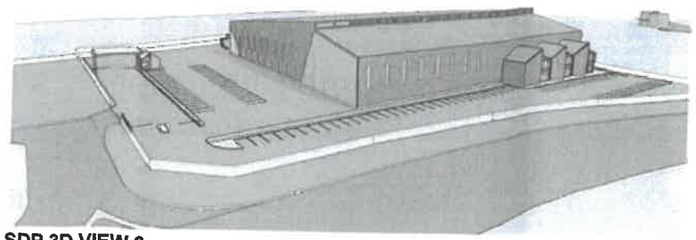
EAST ELEVATION SDP
Scale: 1 : 250



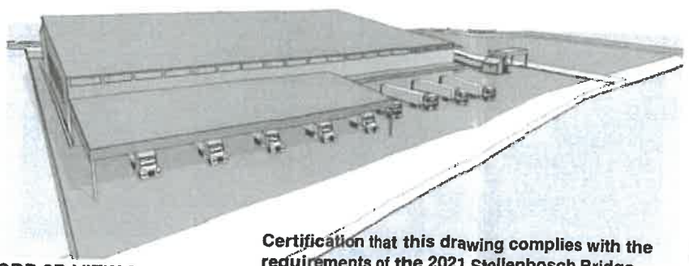
WEST ELEVATION SDP
Scale: 1 : 250



SDP 3D VIEW 1



SDP 3D VIEW 2



SDP 3D VIEW 3

Certification that this drawing complies with the requirements of the 2021 Stellenbosch Bridge Light Industrial Precinct Development Manual.
Date: 15-09-2025

Graham Wilson SACAP Reg No. 3717

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2025.09.05	SDP SUBMISSION	NM
1	2025.09.09	SDP SUBMISSION	NM
2	2025.09.12	SDP SUBMISSION	NM

SANS 10400 NOTES:
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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 280mm cavity Clay walls (unless otherwise indicated) with weepholes - to be plastered and painted. Internal walls to be 150mm & 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 lintols 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 AZ150 G550 SAFAL ZINCAL SPRINGLOK 700 concealed fix sheeting , to be installed in conjunction with Springloaded clips, not exceeding 2.1 meter purlin spacings. 1.1 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: DIAMONDEK 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.
Saftey glazing to comply with SANS 1263-1 shall be used at:
- Entrance doors and sidelights up to 2100mm from FFL.
- Window with sill height les 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 1:60. Provide approved reseal 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 ltr and 6 ltr flush, Taps with maximum flow rate of 6 ltr/min, Shower heads with maximum flow rate of 7ltr/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 Preambles in the Bills of Quantities or, in the absence of a Bill of Quantities, 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 bye-laws 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: NIEL MARX
SACAP REG NUMBER: PR20698
SIGNATURE:

SLT ARCHITECTS
2 WATERFORD MEWS
WATERFORD PRECINCT
CENTURY CITY
7441
PO BOX 42
CENTURY CITY
7446
TEL +27 21 551 6205
EMAIL info@slta.co.za

CLIENT:
HEARTWOOD PROPERTIES

PROJECT:
NEW WAREHOUSE, THE BRIDGE - GREENSPAN

PURPOSE OF ISSUE:
SDP SUBMISSION

DRAWING:
ELEVATIONS

PROJECT NUMBER:
33049

SCALE	1 : 250	DRAWN	NV	SIZE
DATE	12/03/24	CHECKED	NM	A1
DRAWING	02 002			REV 2

PLOTTED: 2025/09/12 07:24:47
W:\DATA\33049 - Greenspan Warehouse\+02 Council Submissions\02A - SDP\Revit CD\Greenspan - The Bridge SDP Rev06.rvt

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FOR MUNICIPAL STAMP

FOR THE BRIDGE STAMP

THE BRIDGE
STELLENBOSCH

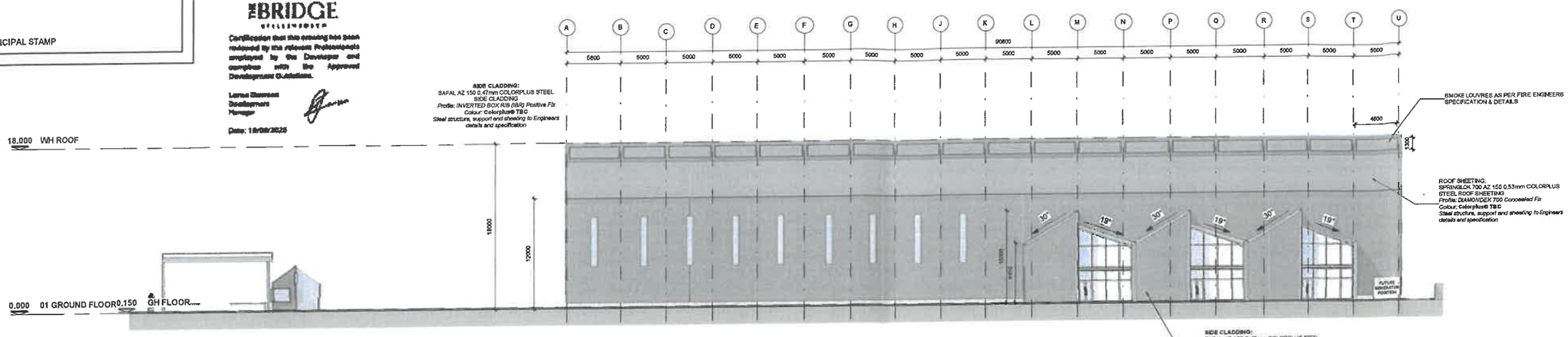
Certification that the crowing has been reviewed by the relevant Professionals employed by the Developer and complies with the Approved Development Guidelines.

Lorna Ehrenzeller
Development
Manager

Date: 18/09/2025

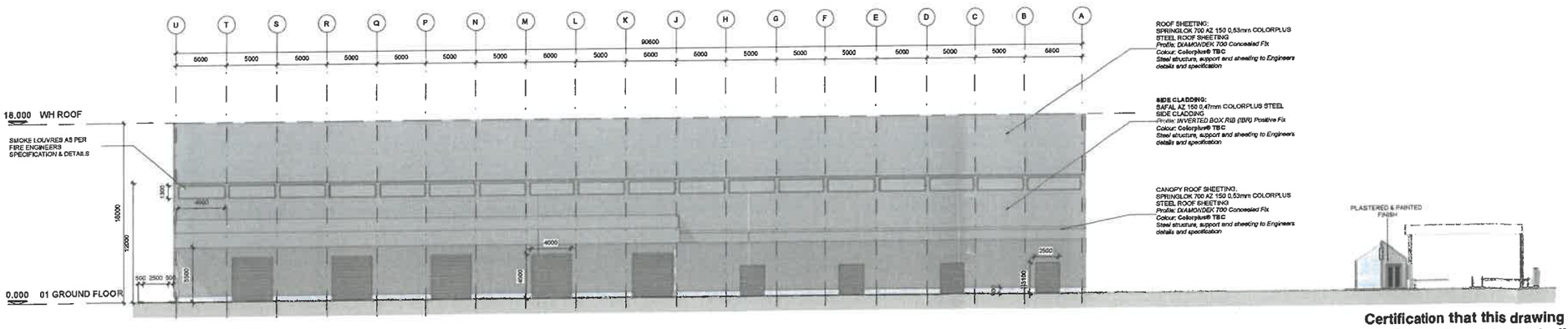
NOTE:
All roads and stormwater management shown are only indicative. Please refer to Civil Engineers dwgs for actual roads and stormwater information.

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



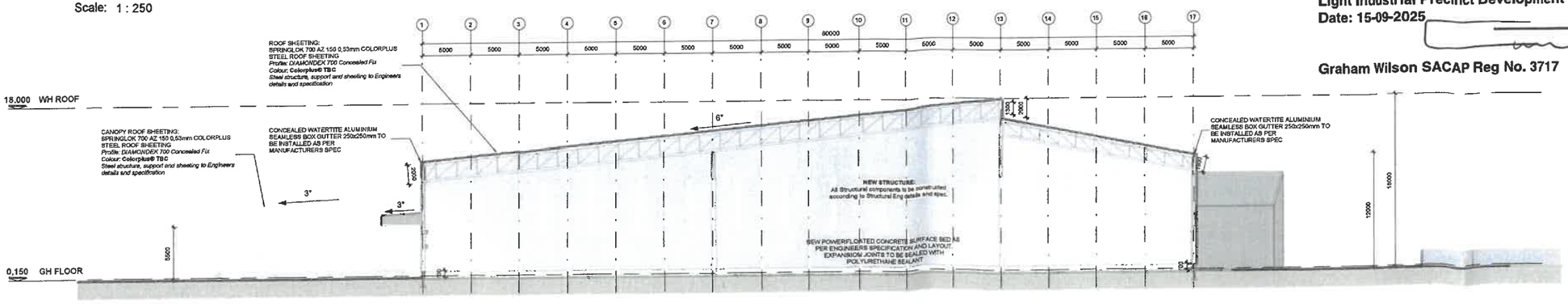
SOUTH ELEVATION SDP

Scale: 1 : 250



NORTH ELEVATION SDP

Scale: 1 : 250



SECTION AA

Scale: 1 : 250

Certification that this drawing complies with the requirements of the 2021 Stellenbosch Bridge Light Industrial Precinct Development Manual.
Date: 15-09-2025

Graham Wilson SACAP Reg No. 3717

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2025.09.05	SDP SUBMISSION	NM
1	2025.09.09	SDP SUBMISSION	NM
2	2025.09.12	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 artifical, 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 280mm cavity Clay walls (unless otherwise indicated) with weephales - to be plastered and painted. Internal walls to be 190mm & 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 lintols above all door & window openings exceeding 900mm . All precast and prestressed lintols 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 AZ150 G550 SAFAL ZINCAL SPRINGLOK 700 concealed fix sheeting , 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 fleashings to be manufactured in the same material being 0.53 AZ150 G550 SAFAL ZINCAL MATERIAL
Profile: DIAMONDEK Concealed fix profile
Colour: TBC
Steel structure, support and sheeting to Engineers details and specification
All fleshings and counter fleshings 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.
Saftey glazing to comply with SANS 1263-1 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 1:60. Provide approved reseal 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 ltr and 6 ltr flush, Taps with maximum flow rate of 6 ltr/min, Shower heads with maximum flow rate of 7ltr/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 Preambles in the Bills of Quantities or, in the absence of a Bill of Quantities, 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 bye-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: NIEL MARX
SACAP REG NUMBER: PR29098
SIGNATURE:

SLT ARCHITECTS
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WATERFORD PRECINCT
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CLIENT:
HEARTWOOD PROPERTIES

PROJECT:
NEW WAREHOUSE, THE BRIDGE - GREENSPAN

PURPOSE OF ISSUE:
SDP SUBMISSION

DRAWING:
ELEVATIONS & SECTION

PROJECT NUMBER:
33049

SCALE	1 : 250	DRAWN	HV	SIZE
DATE	12/03/24	CHECKED	NM	A1
DRAWING	02 003			REV 2

PLOTTED: 2025/09/12 07:24:58
W:\DATA\33049 - Greenspan Warehouse\02 Council Submissions\02A - SDP\R+V8 2025 revs\span - The Bridge SDP Rev08.rvt

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FOR MUNICIPAL STAMP

FOR THE BRIDGE 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.

THE BRIDGE

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

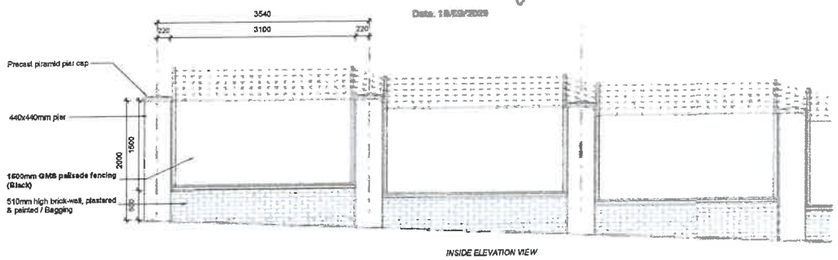
Lance Spencer
Development Manager

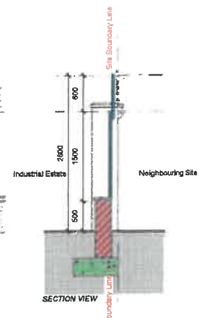
Date: 12/09/2025

BOUNDARY WALL TYPE 1

Scale: 1 : 50

BOUNDARY WALL DISTANCE: ±176m

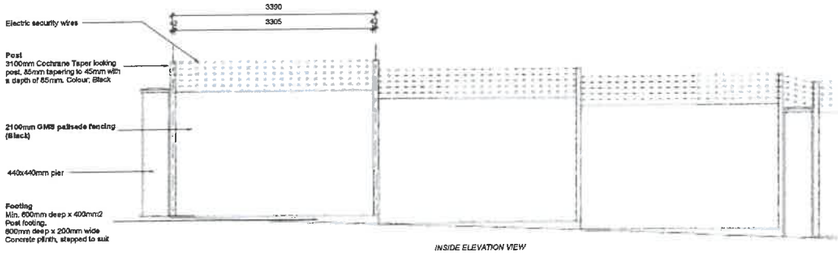


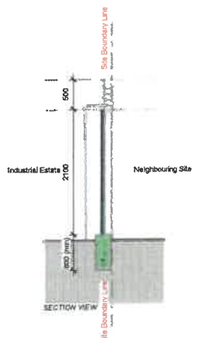


BOUNDARY WALL TYPE 2

Scale: 1 : 50

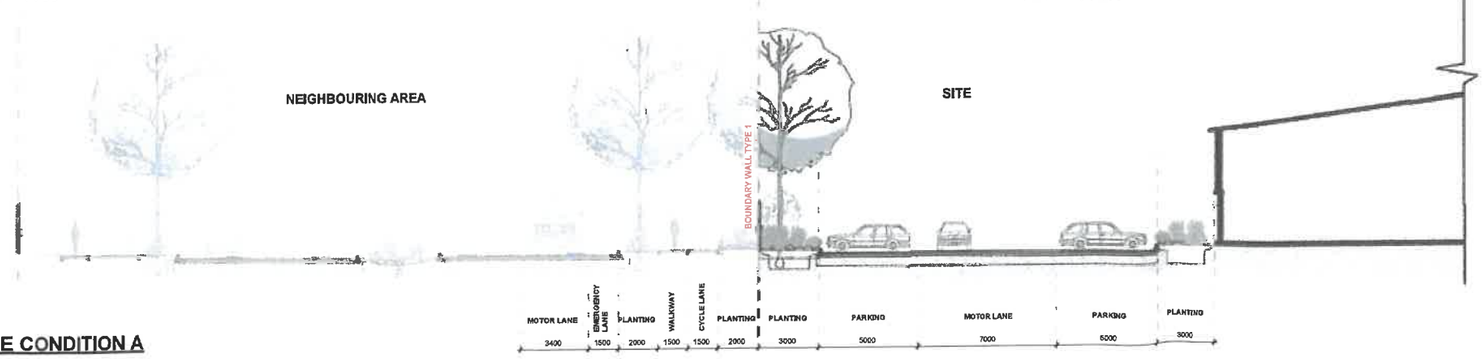
BOUNDARY WALL DISTANCE: ±418m





EDGE CONDITION A

Scale: 1 : 150



FENCING LAYOUT

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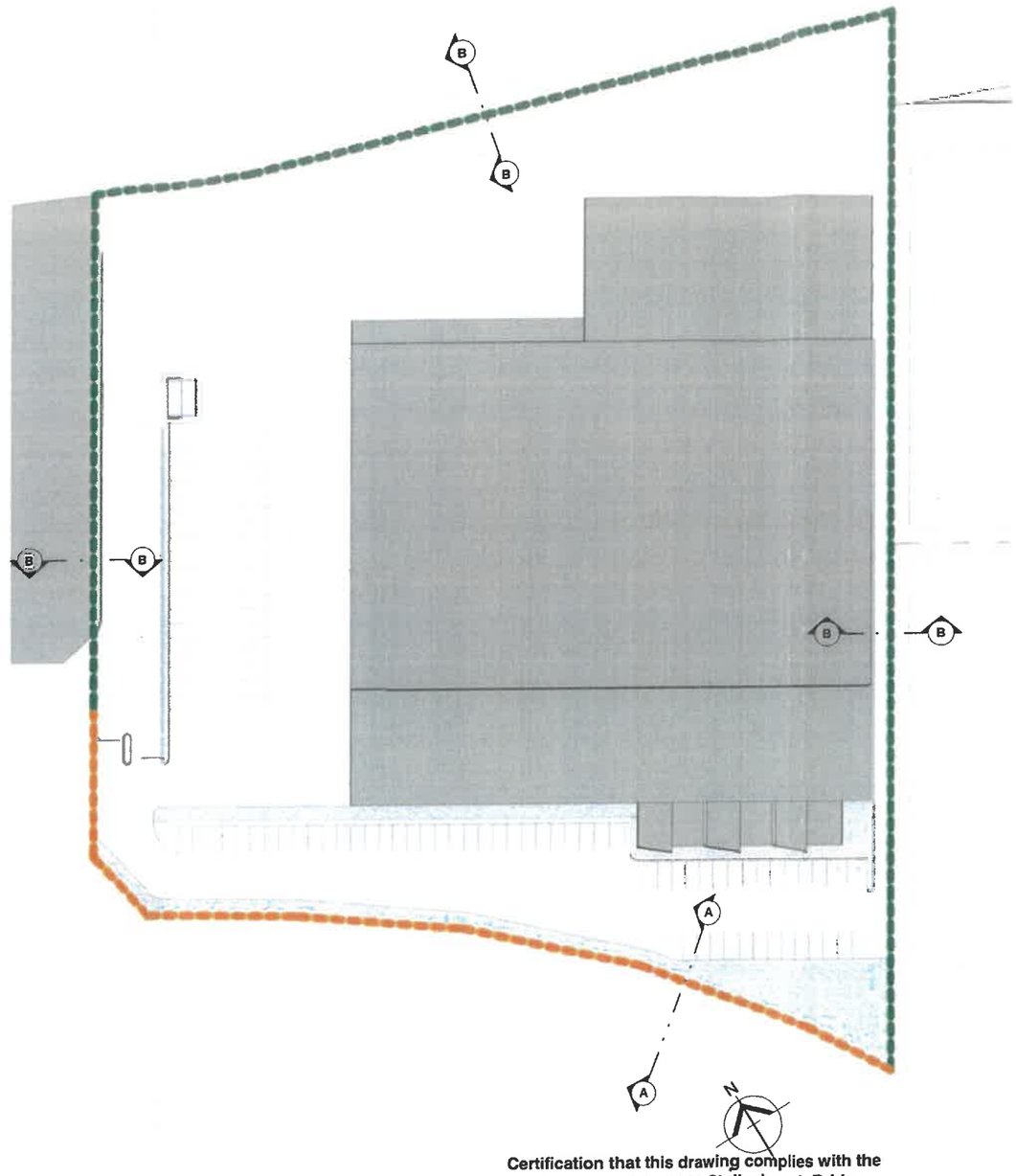
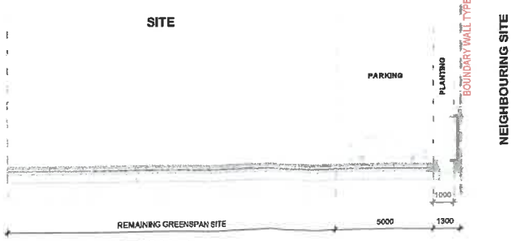


Certification that this drawing complies with the requirements of the 2021 Stellenbosch Bridge Light Industrial Precinct Development Manual.
Date: 15-09-2025

Graham Wilson SACAP Reg No. 3717

EDGE CONDITION B

Scale: 1 : 150



REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2025.09.05	SDP SUBMISSION	NM
1	2025.09.09	SDP SUBMISSION	NM
2	2025.09.12	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 280mm cavity Clay walls (unless otherwise indicated) with weepholes - to be plastered and painted. Internal walls to be 180mm & 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 lintols 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 AZ150 G550 SAFAL ZINCAL SPRINGLOK 700 concealed fix sheeting , 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: DIAMONDEK 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 1263-1 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 1:60. Provide approved reseal 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;
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- Water efficient dual flush cistern to be used

For example, *Dual flush cistern with a 3 ltr and 6 ltr flush, Taps with maximum flow rate of 6 ltr/min, Shower heads with maximum flow rate of 7ltr/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 Preambles in the Bills of Quantities or, in the absence of a Bill of Quantities, 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 bye-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: NIEL MARX
SACAP REG NUMBER: PR20898
SIGNATURE:

SLT ARCHITECTS

CLIENT:
HEARTWOOD PROPERTIES

PROJECT:
NEW WAREHOUSE, THE BRIDGE - GREENSPAN

PURPOSE OF ISSUE:
SDP SUBMISSION

DRAWING:
BOUNDARY WALLS

PROJECT NUMBER:
33049

SCALE	As indicated	DRAWN	NV	SIZE
DATE	15/09/2025	CHECKED	NM	A1
DRAWING	02 004			REV 2

PLOTTED: 2025/09/12 07:25:08
W:\DATA\33049 - Greenspan Warehouse\02 Comms\Submission\02A - SDP\Rvt\
02004mspan - The Bridge SDP Rev06.rvt

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STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE C

FOR MUNICIPAL STAMP

FOR THE BRIDGE STAMP

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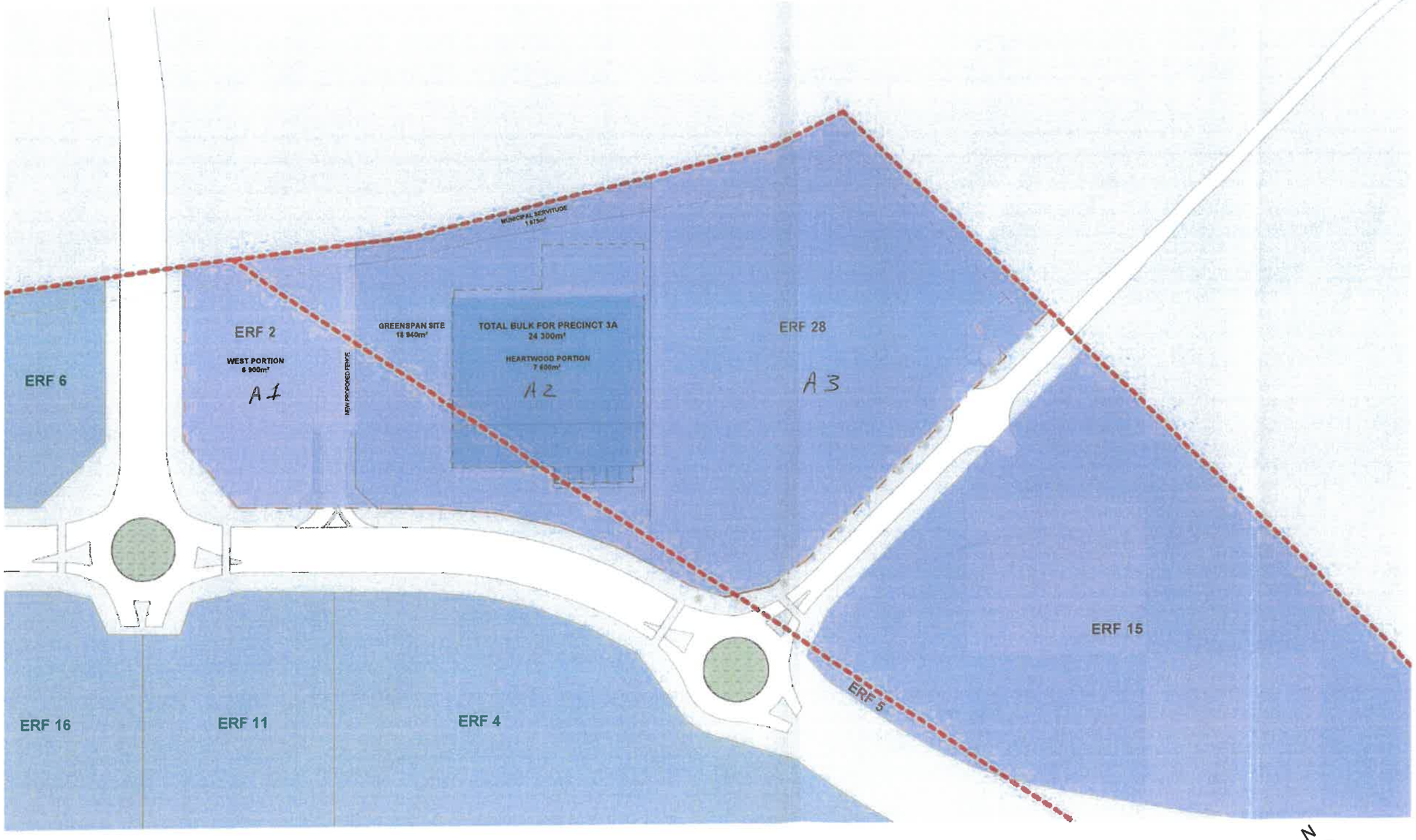
NOTE:
Please refer to separate Landscape architect dwgs for landscape plan.



PRECINCT PLAN
Scale: 1 : 1000

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2025.08.05	SDP SUBMISSION	NM
1	2025.08.06	SDP SUBMISSION	NM
2	2025.09.12	SDP SUBMISSION	NM
3	2025.09.22	SDP PRECINCT AMENDMENT	NM

SANS 10400 NOTES:
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All new conc. foundations to be built in accordance with Part H of SANS 10400 (no portion of footing to project beyond property boundary)
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FLOORS
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ROOF
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Saftey glazing to comply with SANS 1263-1 shall be used at:
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DRAINAGE
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- 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 ltr and 6 ltr flush, Taps with maximum flow rate of 6 ltr/min, Shower heads with maximum flow rate of 7ltr/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 relavant specifications and shall conform to the minimum standards specified in the Standard Preambles in the Bills of Quantities or, in the absence of a Bill of Quantities, 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 bye-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: NIEL MARX
SACAP REG NUMBER: PR20668
SIGNATURE:

S ARCHITECTS
5 WATERFORD MEWS
WATERFORD PRECINCT
CENTURY CITY
7441
PO BOX 52
CENTURY CITY
7441
TEL +27 21 551 4595
EMAIL info@slarch.co.za

CLIENT:
HEARTWOOD PROPERTIES

PROJECT:
NEW WAREHOUSE, THE BRIDGE - GREENSPAN

PURPOSE OF ISSUE:
SDP SUBMISSION

DRAWING:
PRECINCT PLAN

PROJECT NUMBER:
33049

SCALE	1 : 1000	DRAWN	HV	SIZE
DATE	12/03/24	CHECKED	NM	A1
DRAWING	02 100			REV 3

PLOTTED: 2025/09/23 07:00:32
W:\DATA\33049 - Greenspan Warehouse\02 Council Submission\02A - SDP\Revit 22\02 Greenspan - The Bridge SDP Rev06.rvt

This is a NEW generated drawing. Drawings must not be scaled. Figured dimensions only must be used. Dimensions shown on plans and any discrepancies or omissions must be brought immediately to the notice of the Architect. This drawing is copyright and the property of SLT ARCHITECTS and must not be reproduced in whole or in part without consent.

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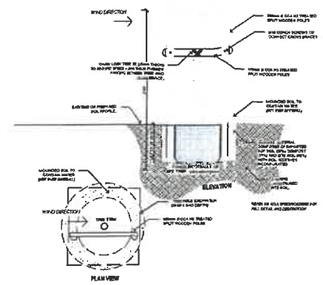
ANNEXURE D



KEY:

INTERNAL CIRCULATION SPACES :
MODULAR CONCRETE PAVERS (200x100x70mm), EXPOSED AGGREGATE WITH BROWNSTONE FINISH. LAID AS 45° HERRINGBONE PATTERN.

NEW PARKING SURFACE:
MODULAR CONCRETE PAVERS (200x100x70mm), EXPOSED AGGREGATE WITH GREY FINISH. LAID AS 45° HERRINGBONE PATTERN. PARKING DELINEATION BY MEANS OF ROAD-MARKING PAINT.

TREE PLANTING:
PROPOSED NEW TREE PLANTING, REFER NOTES ON DRAWING FOR TREE SPECIES.

INTERNAL LANDSCAPING SHRUBS & GROUNDCOVERS:
PROPOSED PLANTING, REFER PLANT LIST FOR PLANT SPECIES.

EXTERNAL LANDSCAPING SHRUBS & GROUNDCOVERS:
PROPOSED PLANTING, REFER PLANT LIST FOR PLANT SPECIES.

CYCLE LANE & EXTERNAL WALKWAY.

NOTES:
- THE FINAL PLACEMENT OF TREES MUST BE DECIDED ONCE THE AS-BUILT UNDERGROUND SERVICES ARE AVAILABLE. ROOT BARRIERS MUST BE INSTALLED AROUND THE TREES TO SAFEGUARD SERVICES.
- THE LANDSCAPE PLAN SHALL BE IMPLEMENTED BY AND AT THE COST OF THE DEVELOPER, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, PRIOR TO THE ISSUING OF THE OCCUPANCY CERTIFICATE.
- IMPLEMENTATION OF THE LANDSCAPE PLAN SHALL BE TO THE SATISFACTION OF THE HEAD: ENVIRONMENTAL AND HERITAGE MANAGEMENT. AN ON-SITE MEETING MUST BE ARRANGED WITH THE ENVIRONMENTAL AND HERITAGE MANAGEMENT BRANCH ON COMPLETION OF SUCH LANDSCAPING.
- IRRIGATION TO BE FULLY AUTOMATICALLY CONTROLLED, ALTERNATE WATER SOURCE TO BE INVESTIGATED.
- THE DEVELOPER/HOME OWNER'S ASSOCIATION TO BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE.
- NO TREES ON ROAD VERGES MAY BE LOPPED/TRIMMED/FELLED WITHOUT PRIOR APPROVAL FROM CITY PARKS DEPARTMENT.

THE BRIDGE STELLENBOSCH

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

Lorne Dewson
Development Manager

Date: 19/05/2025

PROPOSED PLANT LIST

CODE	SPECIES	BAG SIZE
	Trees	
CEA	Celtis africana	200L
SYG	Syzygium guineense	200L
QUN	Quercus nigra	200L
QUP	Quercus palustris	200L
	Shrubs & Groundcovers	
AGP	Agapanthus praecox @ 4/m²	4L
ARA	Arctotis acaulis 'pink' @ 5/m²	6pk plantlet
ASG	Asystasia gangetica @ 4/m²	4L
BAG	Bauhinia galpinii @ 1/m²	20L
BAR	Barleria repens @ 2/m²	4L
BUS	Buddleja saligna @ 3/m²	4L
BUSL	Buddleja salvifolia @ 2/m²	4L
CAM	Carissa macrocarpa @ 4/m²	4L
CHC	Chlorophytum cymosum @ 4/m²	4L
COA	Coleonema album @ 2/m²	4L
COO	Cotyledon orbiculata @ 4/m²	6pk plantlet
CRM	Crassula multicava @ 4/m²	4L
DIG	Dietes grandiflora @ 4/m²	4L
DIW	Diospyros whyteana @ 1/m²	10L
DOV	Dodonea viscosa @ 1/m²	10L
GAR	Gazania rigens var. rigens @ 5/m²	6pk plantlet
HAL	Halleria lucida @ 1/m²	20L
HEP	Helichrysum petiolare @ 4/m²	6pk plantlet
HEPI	Hermenia pinnata @ 2/m²	4L
PET	Pelargonium tomentosum @ 4/m²	4L
PLA	Plumbago auriculata @ 2/m²	4L
PLC	Plectranthus ciliatus @ 3/m²	4L
POM	Polygala myrtifolia @ 4/m²	4L
SAE	Sansevieria aethiopica @ 3/m²	4L
SEC	Scarsia crenata @ 2/m²	4L
TAC	Tarchonanthus camphoratus @ 1/m²	10L

PROJECT:	NEW FERTILIZER WAREHOUSE, THE BRIDGE		
CLIENT	GREENSPAN		
DATE:	SEPTEMBER 2025		
SCALE:	1:400 @ A1		
DWG NO.:	ATLA/LP/001	REV NO.:	B
DRAWN BY:	ALISTAIR TURRELL LANDSCAPE ARCHITECT SACLAP REG. NO.: 20294		

0 1 2,5 5 10 15m 30m

LANDSCAPE PLAN

ATLA

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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:	**Salome Newman**
From ▫ Van:	**Development (Infrastructure Services)**
Author ▫ Skrywer:	**Tyrone King**
Date ▫ Datum:	**10 Feb 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3032**
Town Planning Ref:	**TP1389/2025**
Re ▫ Insake:	**Erf 2 & 28, Stellenbosch: Approval of a Site Development Plan – Greenspan (Stellenbosch Bridge)**

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

- Civil engineering services report by UDS dated 22 September 2025
- TIS by UDS dated 19 September 2025
- SDP - Drawing No: 02 000 Rev 2 - Site Plan and Areas, Project Number 33049, Dated 12/03/24 by SLT Architects

Background: 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.

1. Water

1.1 The water connection shall be generally in accordance with Drawing UDS318C_SDP Layout and as-builts dated Oct 2024 (**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 connection shall be generally in accordance with Drawing UDS318C_SDP Layout and as-builts dated Oct 2024 (**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 **91 peak hour trips.** As per the appeal decision letter dated 9 Dec 2024 (LU/16321), a services agreement must be concluded for the construction of the underpass link road. This agreement must be in place prior to the approval of the building plans for this development.

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 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.

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

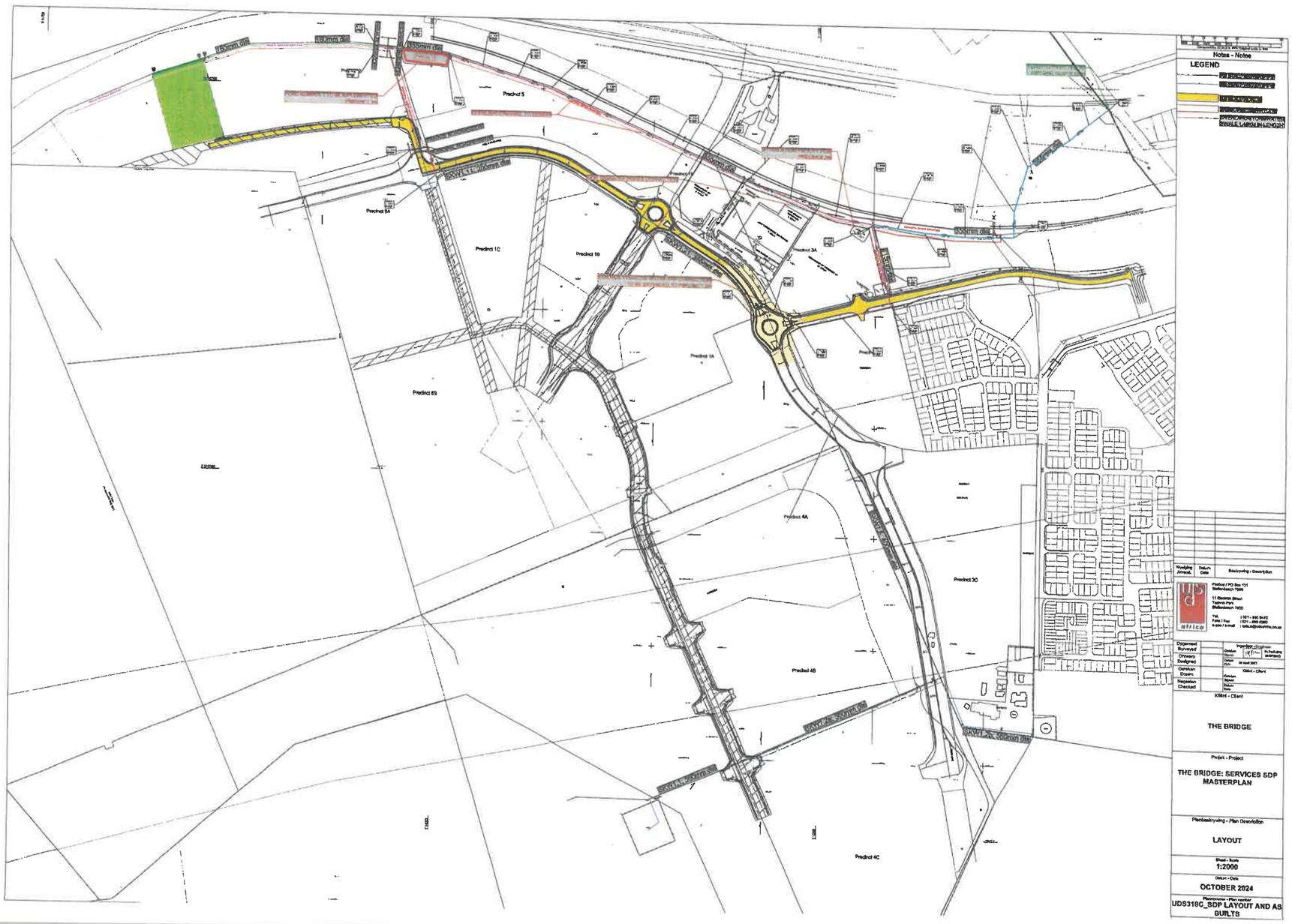
development will not be supported by the Directorate: Infrastructure Services for this development if bulk services are not available.

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.

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

W:\2.0 DEVELOPMENT\01 Land Use applications\3032 Stellenbosch Bridge\Application 3 - Mixed Use development development\3032 (TK) Erf 2 & 28 Stellenbosch (TP1389-2025) (SDP - Greenspan)\3032 () Erf 2 & 28 Stellenbosch (TP1389-2025).doc


Notes - Notes
LEGEND
Precinct 5
Precinct 5A
Precinct 1C
Precinct 1B
Precinct 3A
Precinct 1A
Precinct 6B
Precinct 4A
Precinct 3C
Precinct 4B
Precinct 4C
Drawing Amend.
Date
Beskrywing - Description
Plankton / PO Box 134
Stellenbosch 7599
11 Bloemm Street
Technic Park
Stellenbosch 7600
TEL
Faks / Fax
e-pos / e-mail
Opgemeet Surveyed
Ontwerp Designed
Geteken Drawn
Nagesien Checked
Inspeksie Engineer
Datum
Naam
Handtekening
Signature
Klient - Client
THE BRIDGE
Projek - Project
THE BRIDGE: SERVICES SDP MASTERPLAN
Planbeskrywing - Plan Description
LAYOUT
Skaal - Scale
1:2000
Datum - Date
OCTOBER 2024
Plannommer - Plan number
UDS318C_SDP LAYOUT AND AS BUILTS

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	3032 () Erf 2 & 28 Stellenbosch (TP1389-2025)
Development Name:	Stellenbosch Bridge - Precint 3A
Date:	23 January 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 and 28
DC Parameters Reference:	Drawing No: 02 000 Rev 2 - Site Plan and Areas, Project Number 33049, Dated 12/03/24 by SLT Architects

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:	31.6	27.65	1.185	1.58	270		79	
Total Service Usage Reduction:	0	0	0	0	0,0		0	
Total Service Usage after Reduction:	31.60	27.65	1.18500	1.580	270.0		79	
Charges before adjusting for positive only, before Deductions	R 334 523.88	R 953 358.37	R 89 240.95	R 167 319.48	R 2 399 115.96	R 3 943 558.65	R 146 594.25	R 4 090 152.90
Charges adjusted for positive only, before Deductions	R 334 523.88	R 953 358.37	R 89 240,95	R 167 319,48	R 2 399 115.96	R 3 943 558,65	R 146 594,25	R 4 090 152,90
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 334 523.88	R 953 358.37	R 89 240.95	R 167 319.48	R 2 399 115.96	R 3 943 558.65	R 146 594.25	R 4 090 152.90
VAT:	R 50 178,58	R 143 003,76	R 13 386.14	R 25 097,92	R 359 867,39	R 591 533,80	R 21 989,14	R 613 522,94
Total Development Charges Payable (including VAT):	R 384 702.47	R 1 096 362,13	R 102 627,10	R 192 417,40	R 2 758 983,36	**R 4 535 092,45**	R 168 583,39	**R 4 703 675,84**

APPLICANT INFORMATION		
Application Processed by:	Tyrone King	
Signature:	Estimate	
Notes:	Building Type & Classification: Storage Warehouse: **J2 - Moderate Risk Storage** Office: **G1 - Office**	Total Areas: 7 300m² 600m²

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 -
Accommodation	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					600		600	R 25 406,88	R 72 406,97	R 6 777,79	R 12 707,81	R 364 478,96	R 481 778,40	R 11 133,74	R 492 910,14
	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					7300		7300	R 309 117,01	R 880 951,41	R 82 463,16	R 154 611,67	R 2 034 639,01	R 3 461 782,25	R 135 460,51	R 3 597 242,76
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 334 523,88	R 953 358,37	R 89 240,95	R 167 319,48	R 2 399 115,96	R 3 943 558,65	R 146 594,25	R 4 090 152,90
Deduct	Charges adjusted for positive only, before Deductions	R 334 523,88	R 953 358,37	R 89 240,95	R 167 319,48	R 2 399 115,96	R 3 943 558,65	R 146 594,25	R 4 090 152,90
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R -	R -	R -	R -
	Discount Deduction (%)	R -	R -	R -	R -	R -	R -	R -	R -
	Additional Deduction per service - from Service Agreement (sum) Percentage: 0,00%	R -	R -	R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R -		R -	R -	R -	R -	R -	R -
	VAT	R 334 523,88	R 953 358,37	R 89 240,95	R 167 319,48	R 2 399 115,96	R 3 943 558,65	R 146 594,25	R 4 090 152,90
	Total Development Charges	R 50 178,58	R 143 003,76	R 13 386,14	R 25 097,92	R 359 867,39	R 591 533,80	R 21 989,14	R 613 522,94
		R 384 702,47	R 1 096 362,13	R 102 627,10	R 192 417,40	R 2 758 983,36	R 4 535 092,45	R 168 583,39	R 4 703 675,84

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ANNEXURE F

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