



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1248/2025

Our File Reference Number: Farm 744/2, Paarl (Unregistered Erven 2 & 28), Klapmuts

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL:

Sir / Madam

APPLICATION FOR CONSOLIDATION, SUBDIVISION AND PERMISSION IN TERMS OF CONDITIONS OF APPROVAL ON FARM 744/2 (UNREGISTERED ERF 2 & 28), KLAPMUTS

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application in terms of Section 15(2)(e) of the Stellenbosch Municipality: Land Use Planning By-law, 2023, for the **Consolidation** of Unregistered Erf 2 and Unregistered Erf 28 (Previously Erf 12), The Bridge to create unregistered Erf 21, The Bridge, as indicated on the Proposed Consolidation Plan No 18096- 015, Rev C, Dated 05-03-2026.
 - 2.2 That the application in terms of Section 15(2)(d) of the Stellenbosch Municipality: Land Use Planning By-law, 2023, for the **Subdivision** of the Consolidated unregistered Erf 21, The Bridge, to allow for the registration of a Service Servitudes as indicated on the Proposed Servitude Plan, Plan No 18096 - 015, Rev C, dated 05-03-2026.
3. That the application for a **Permission** in terms of the Conditions of approval as imposed in the Land Use approval letter dated 25 August 2023 in terms of Section 15(2)(l) of the Stellenbosch Municipality: Land Use Planning By-law, 2023 for the following:
 - 3.1 Approval of the **Sub-Association Constitution** for **The Ashton**, Dated **March 2026**, to be read together with the Approved Bridge Constitution.
 - 3.2 Approval of the **Design Guidelines - DEVELOPMENT MANUAL / 2020**, for Precinct 3A, drafted 06/2020.

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

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

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

4.2. The development be undertaken in accordance with the endorsed Consolidation Plan, with reference, Consolidation Plan, Plan No 18096- 015, Rev C, Dated 05-03-2026, attached as **Annexure B** and Servitude Plan, Plan No 18096 - 015, Rev C, dated 05-03-2026, **Annexure C**.

4.3. The service servitude as indicated on the endorsed Servitude Plan, Plan No 18096 - 015, Rev C, dated 05-03-2026, attached as **Annexure C**, be registered in the title deed of unregistered Erf 21, The Bridge in favor of the Municipality.

4.4. A Site Development Plan be submitted and approved by the Municipality prior to the submission of building plans for this precinct.

4.5 The Owners Association of phase 3A, **The Ashton**, be subject to the endorsed **Sub-Association Constitution** for **The Ashton**, Dated **March 2026**, to be read together with the Approved Bridge Constitution and endorsed **Design Guidelines - DEVELOPMENT MANUAL / 2020**, attached as **Annexure D**.

4.5. 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.

5. The reasons for the above decision are as follows:

5.1. The approval only facilitates the implementation of the rights obtained.

5.2. The Architectural Design Guidelines being approved have taken the visual impact assessment into consideration as the height and the scale of the buildings are restricted.

5.3. The constitution complies with the criteria as listed in Section 29 of the Stellenbosch Municipality: By-law on Municipal Land Use Planning 2023

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

25/3/2026
DATE



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ANNEXURE B



Farm 739

Farm 741



**Unregistered Erf 2
(Portion of Erf 1),
The Bridge**
(±1,4ha)

**Unregistered Erf 28
(Portion of Erf 11),
The Bridge**
(±4,3970ha)

BRIDGE BOULEVARD (40m)

EAST HILL AVENUE (40m)

BELL STREET (25m)



REVISION HISTORY:

- Rev A: Proposed consolidation of Unregistered Erf 2 (Portion of Erf 1) and Erf 28 (Portion of Erf 11), The Bridge.
Rev B: Minor change to cadastral shape of Unregistered Erf 28 (Portion of Erf 11), the Bridge.
Rev C: Consolidation Plan without servitude's

NOTES:

- All distances and areas are provisional and will be verified by cadastral survey.
- Figure XAUMNPQRSTVWXA represents Unregistered Erf 2 (Portion of Erf 1), The Bridge, with a size of ±1,4ha.
- Figure ABCDEFGHJKLUA represents Erf 28 (Portion of Erf 11), The Bridge, with a size of ±4,3970ha.
- Figure ABCDEFGHJKLUMNPQRSTUWXA represents proposed new consolidated property (Erf 21, The Bridge), with a size of ±5,797ha.

TITLE:

PROPOSED CONSOLIDATION PLAN

SCALE:

1:1 500 (A3)

PROPERTY DESCRIPTION:

UNREGISTERED ERF 2 (PORTION OF ERF 1) AND ERF 28 (PORTION OF ERF 11), THE BRIDGE

PROJECT DETAILS:

Project Name: Stellenbosch Bridge
Project No: 18096
Client: Stellenbosch Bridge (Pty) Ltd
Municipality: Stellenbosch Municipality

PLAN DETAILS:

Plan No: 18096-015
Revision: C
Date: 2026-03-05
Drawn by: LK & AR
Checked by: AL



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ANNEXURE C



Farm 739

Farm 741

STELLENBOSCH MUNICIPALITY

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

MUNICIPAL MANAGER

DATE

25/3/2026

**Unregistered Erf 2
(Portion of Erf 1),
The Bridge**
(±1,4ha)

**Unregistered Erf 28
(Portion of Erf 11),
The Bridge**
(±4,3970ha)

PROPOSED SERVICES
SERVITUDE

Proposed services servitude



REVISION HISTORY:

- Rev A: Proposed consolidation of Unregistered Erf 2 (Portion of Erf 1) and Erf 28 (Portion of Erf 11), The Bridge.
- Rev B: Minor change to cadastral shape of Unregistered Erf 28 (Portion of Erf 11), the Bridge.
- Rev C: Consolidation Plan without servitude's

NOTES:

- All distances and areas are provisional and will be verified by cadastral survey.
- Figure XAUMNPQRSTVWYX represents Unregistered Erf 2 (Portion of Erf 1), The Bridge, with a size of ±1,4ha.
- Figure ABCDEFGHJKLUA represents Erf 28 (Portion of Erf 11), The Bridge, with a size of ±4,3970ha.
- Figure ABCDEFGHJKLMNPQRSTUWVXA represents proposed new consolidated property (Erf 21, The Bridge), with a size of ±5,797ha.

TITLE:

PROPOSED SERVITUDE PLAN

SCALE:

1:1 500 (A3)

PROPERTY DESCRIPTION:

**UNREGISTERED ERF 2 (PORTION OF
ERF 1) AND ERF 28 (PORTION OF ERF
11), THE BRIDGE**

PROJECT DETAILS:

Project Name: Stellenbosch Bridge
Project No: 18096
Client: Stellenbosch Bridge (Pty) Ltd
Municipality: Stellenbosch Municipality

PLAN DETAILS:

Plan No: 18096-015
Revision: C
Date: 2026-03-05
Drawn by: LK & AR
Checked by: AL



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