

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Affected person's Name

Affected persons Physical Address

Dear Sir/Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: Alto Wine Estate, Annandale Road, Stellenbosch

Application Property Number: Farm 572 Stellenbosch

Applicant: Emile van der Merwe Town Planning Consultants

Owner: Alto Wine Estate (Pty) Ltd

Application Reference: LU/13595

Application Type: Consent Use

Detailed description of land use or development proposal, including its intent and purpose:

Application is made in terms of the Stellenbosch Municipal Land Use Planning By-Law promulgated by notice number 345/2015 for the following on Farm 572, Stellenbosch Division:

- a) Application is made in terms of Section 15 (2) (o) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 for Consent Use to permit a new wine cellar on the subject property.
- b) Application is made in terms of Section 15 (2) (o) of the Stellenbosch Municipal Land Use Planning, 2015 for a Consent Use to permit tourist facilities within the proposed maturation barrel area of the winery (wine tasting and food pairing and a restaurant) on the subject property.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;

- o Where relevant demonstrate the undesirable effect that the application will have if approved;
- o Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- o Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: (Emile van der Merwe Town Planning Consultants: emilevdm@adept.co.za). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 10 June 2022.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (0845566461/021-8865050) during normal office hours.)

Yours faithfully

EMILE VAN DER MERWE
EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS

KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GETRESEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Geagte Meneer/Mevrou

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: Alto Wine Estate, Annandale pad, Stellenbosch

Aansoek eiendom beskrywing: Plaas 572 Stellenbosch

Aansoeker: Emile van der Merwe Stadsbeplanningskonsultante

Eienaar: Alto Wine Estate (Pty) Ltd

Aansoek Verwysing: LU/13595

Tipe Aansoek: Vergunningsgebruik

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen in terme van die Stellenbosch Munisipaliteit se Verordening of Grondgebruikbeplanning afgekondig by kennisgewing nommer 345/2015 vir die volgende op Plaas 572 Afdeling Stellenbosch:

- a) Aansoek in terme van Artikel 15 (2) (o) van die Stellenbosch Munisipaliteit se Verordening of Grondgebruikbeplanning, 2015 vir 'n Vergunningsgebruik ten einde voorsiening te maak vir 'n nywe wynkelder op die aansoekeiendom.
- b) Aansoek in terme van Artikel 15 (2) (o) van die Stellenbosch Munisipaliteit se Verordening of Grondgebruikbeplanning, 1985 vir 'n Vergunningsgebruik vir toeristefasiliteite ten einde voorsiening te maak vir 'n wynproefasiliteit en restaurant binne die voorgestelde vat verouderingskelder area van die wynkelder op die aansoekeiendom.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;

- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: (Emile van der Merwe Stadsbeplanningskonsultante: emilevdm@adept.co.za. Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing ingedien word en moet ontvang word voor of op die sluitingsdatum van 10 Junie 2022.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (0845566461/ 886 5050) gedurende normale kantoor ure/

Die uwe

EMILE VAN DER MERWE
EMILE VAN DER MERWE STADSBEPLANNINGSKONSULTANTE



**APPLICATION FOR CONSENT USE: FARM 572
DIVISION STELLENBOSCH**

PREPARED BY



1. BRIEF

Emile van der Merwe Town Planning Consultants have been appointed by the registered owner of Farm 572 Stellenbosch Division, to prepare and submit the required town planning application to the Stellenbosch Municipality for the following:

- Application for Consent Use in terms of Section 15 (2) (o) of the Stellenbosch Land Use Planning By-Law to establish a new wine cellar with supporting infrastructure (coverage 5035m²) on a portion of the property that is not being used for agricultural production purposes.
- Application for Consent Use in terms of Section 15 (2) (o) of the Stellenbosch Land Use Planning By-Law to utilize a portion (1262m²) of the ground floor of the barrel maturation cellar for tourism facilities (wine tasting, wine and food pairing and restaurant).

The following report will show that the proposal is desirable from an integrated planning point of view and that it is line with the planning policies of National- and Provincial Government as well as the planning directives endorsed in terms of the Stellenbosch Municipal Integrated Development Plan and the Stellenbosch Spatial Development Framework. The report further will show that the proposal is compatible with the surrounding land use character of the area.

2. LOCATION AND ACCESS – LOCATION PLAN ATTACHED AS APPENDIX 1

The property is situated approximately 10k m to the south east of Stellenbosch Town and approximately 1.7km east of the R44 and Annandale Intersection. Access is obtained from the existing entrance road of Annandale Road,

LOCATION PLAN



3. OWNERSHIP AND SIZE

The property is owned by Alto Wine Estate (Pty) Ltd as held by Deed of Transfer T 31242/2020. A copy of the Title Deed is attached as **Appendix 2**. The Company Resolution and Power of Attorney in favour of the applicant is attached as **Appendix 3**. The Surveyor – General diagram is attached as **Appendix 4**. The property is 178.9904 ha in extent and falls with the jurisdiction area of the Stellenbosch Municipality.

4. EXISTING INFRASTRUCTURE/LAND USE AND ZONINGS RIGHTS

The current building and proposed new infrastructure on the farm are shown on drawing I102 (Appendix 7) and include the following:

1. New winery and tourist facility (5035m² - coverage)
2. Existing barrel cellar (to be used as finished product store (1023m²)
3. Existing production cellar (to be demolished) – 1002m²
4. Existing store to be demolished and converted to landscape garden (413m²)
5. Existing store to be used as new farm and administrative offices (240m²)
6. Existing manor house to be retained (478m²)
7. Existing farm managers house to be demolished and re-positioned (228m²)
8. Existing farm cottages to be converted into new farm managers house (455m²)
9. Existing workers cottages to be demolished (862m²)
10. Position of new farm store (600m²)
11. Existing entrance to be used and upgraded
12. Existing service entrance to be retained
13. New constructed wetland area
14. New parking (60 parking bays)

The remainder of the property is cultivated with vineyards.

The Stellenbosch Municipality Zoning Scheme By-Law as adopted by Council on 29 May 2019 has come into effect from 1 November 2019.

The Remainder of Farm 572 in terms of Chapter 20 of the afore-mentioned By-Law is zoned "Agricultural Rural Zone". The property (refer to zoning certificate attached as **Appendix 5**) is zoned Agricultural Zone II that accommodates the existing Alto Wine Cellar.

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
<ul style="list-style-type: none"> • Agricultural building (≤2000m²) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel (≤2000m²) • Second dwelling • Employee housing (one unit) 	<ul style="list-style-type: none"> • Agricultural building (>2000m²) • Agricultural industry (<2000m²) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel (≥2001m² and ≤5000m²) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings) 	<ul style="list-style-type: none"> • Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry (≥2000m²) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use (> one event/year) • Plant nursery • Polytunnel (>5000m²) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

An agricultural industry is defined as follows:

“agricultural industry” (landbou nywerheid) is an industry for the processing of fresh agricultural products, and where the agricultural industry activity is subservient to the dominant agricultural production on the land unit or farm, and may include ancillary buildings such as storage, a point of sale, tasting facilities, staff facilities and/or administrative offices and examples thereof include a winery, wine cellar, distillery, cheese making industry, cannery, juice factory or fruit ripening plant facility;

“tourist facilities” (toerisme fasiliteite) describes land uses that provide facilities, amenities and activities, aimed at tourists and visitors, such as shops, markets, restaurants and places of entertainment (which may be licensed to sell alcohol), outdoor sport, conference facilities, place of assembly, wellness centres and/or open spaces, and may also include ancillary uses, limited industry only related to the manufacturing of clothing, food, beverages or making of craft items and/or art, a liquor store for the sale of alcoholic beverages for off-site consumption, provided that the alcoholic beverages are produced under license on the land unit, and examples include farm stalls, farm shops, farmer’s markets, farm deli’s, wine sales, wine tasting facilities, 4x4 or mountain bike trails, cycle and hiking trails, picnic facilities, function venues, brew-pubs, craft gin distilleries, coffee roasteries, bakeries, charcuterie but excludes tourist accommodation, guest houses, bed-and-breakfast establishments and hotels;

The development parameters are provided in the table below.

214. Building development parameters in this zone

- (1) The following building lines, height, and floor area or coverage thresholds shall apply to buildings and activities within this zone:

Building type	BUILDING LINES (m) Street & common boundaries (incl. ROW servitudes)	HEIGHT (Storeys)	PRIMARY USE Maximum Coverage Threshold	ADDITIONAL USE (SDP) Maximum Coverage Threshold	CONSENT USE Maximum Coverage
Tourist facilities					
Tourist facilities: overall max limit including outdoor areas used but excluding parking.	5m	1 storey		250m ²	As approved by Municipality
-Shop in tourist facility sub-limit				120m ²	
-Manufacture and craft workshop sub-limit				50m ²	
Other Agricultural buildings					
Employee housing unit (excluding outbuildings, carport or garage)	5m	1 storey	120m ²	As approved by Municipality	
Agricultural buildings	5m	3 storeys	No overall limit on land unit	Any one building > 2000m ²	
Agricultural industry, including outdoor parking and loading areas	5m	3 storeys	n/a	<2000m ²	≥2000m ²
Polytunnels; including shade netting	5m	1 storey	≤2000m ²	≤2001m ² to 5000m ²	>5000m ²

5. PROPOSAL – SEE PLANS ATTACHED AS APPENDIX 7

Alto Wine Estate has a rich wine making history and prior to 2020 formed part of the Distell Group of Farms. The property in 2020 was acquired by Alto Wine Estate Pty Ltd as per the Title Deed attached as **Appendix 2**.

Alto is renowned for its exceptional red wine that has been produced on the farm for more than the last 50 years. The property (Farm 572) is one of the largest farming units that are located to the south-east of the R44 and Annandale Road intersection. The property is planted with approximately 110 ha of vineyards and accommodates the Alto Winery and other bona-fide agricultural buildings as referred to above.

The existing wine cellar and associated infrastructure however has become outdated and is not suited to accommodate modern cellar technology and new wine making practices and techniques envisaged by the new owner and wine making team.

In order to realize this vision the new owner has appointed Malherbe Rust Architects, ConsultC process engineers and DDS projects (landscaping) to design and plan a new wine cellar with associated tourism related facilities. The plans are attached as **Appendix 7**.

The design approach are based on the following principles

- Non-intrusive building to minimize the visual impact (almost invisible building)
- Grassed roofed building
- **Minimum height above existing ground level - Note: The building will have a maximum height of 7.5m in relation to the 3 storey's permissible in terms of the zoning scheme.**
- Non-impact on the agricultural farming and production capacity
- Architecture and design to take cognizance of heritage buildings
- All view to be utilized – inside and outside seating areas
- Primary focus – wine making and wine tasting with food supplementary thereto
- Substantial internal areas to optimize winter experience
- Building orientation to compliment summer and winter sun angles
- Extensive landscaping (parking area included)
- Upgrading/Renewal of the existing werf complex
- Re-use of existing as far as possible.

The respective areas of the cellar as shown below (refer to Appendix 7)

- Wine production - 2320m²
- Barrel maturation (3285m²) – below natural ground level
- Restaurant – 435m²
- Wine tasting and sales – 270m²
- Wine and food pairing – 539m²
- New parking (60 parking bays)

The establishment of agri-processing facilities are in line with the objectives of the Directorate: Sustainable Resource Management (LANDCARE): Department of Agriculture who's primary

function is to conserve the regions agricultural resources. According to this Department's policy and recommendations the concept of sustainable agriculture is promoted taking the following criteria in mind, namely:

- ✓ Social acceptability
- ✓ Economic viability
- ✓ Ecological feasibility/Environmental integrity
- ✓ Reasonable production; and
- ✓ Sound security

The development proposal on the property conforms to the above criteria and it will not have any negative impact on the conservation of productive agricultural land and it will not impact on the long term viability of the farming unit.

One of the key initiatives of the Department of Agriculture relates to the diversification of the agricultural sector and the role that agri-processing can play in the economic development of the Western Cape. The department therefore recognizes the important role the agricultural and wine industry can play in the rural and economic development of farming enterprises of which the following are considered key components:

- Agricultural tourism – guesthouse and holiday accommodation
- Value adding – agricultural industries with associated tourist facilities
- Creating sustainable agricultural units - intensifying

The proposal significantly will contribute to the promotion and expansion of the area's resource base with multiplier economic and social benefits. The application is consistent with the planning principles as contained in the Municipal Spatial Development Framework.

6. STRATEGIC POLICY CONTEXT

Desirability In terms of Section 49 (d) of the Western Cape Land Use Planning Act (2014) is defined as the degree of acceptability of a specific proposal on a property within and existing natural or built environment. An important factor when assessing such a proposal is the extent to which the proposal complies with the overarching national, provincial and local planning

guidelines and spatial frameworks. With reference to the development proposal your attentions in this regard is drawn to the following:

Western Cape Provincial Spatial Development Framework (WCPSDFP)

The WCPSDF serves as guideline and puts forward proposals and strategies aimed at achieving certain provincial wide goals. The policy document is informed by the National Development Plan and related spatial policies and takes its strategic direction from the Western Cape development strategy and related policy frameworks. It also serves to guide the location and form of public investment. An important factor in this regard relates to the role which the rural economy can play in the overall economy of the greater municipal are and is of particular relevance to the Stellenbosch area. The proposed agri-processing and related tourist facility presents an opportunity that is aligned with the policy to allow for compatible and sustainable rural activities to the benefit of the broader good of society with positive socio-economic returns.

As far as the application is concerned, the principles contained in the WCPSDF will have to be considered to ascertain whether sustainable development is promoted. Sustainable development encompasses the integration of social, economic and ecological factors into planning, decision-making and implementation so as to ensure that development serves present and future generations.

WESTERN CAPE STRATEGIC PLAN 2014-2019

Vision

"We need to transform the nature and performance of the economy to simultaneously achieve sustained GDP growth, greater environmental resilience, and much better inclusion reflected in radically lower unemployment, poverty and inequality. A Highly skilled Innovation-driven Resource-efficient Connected High Opportunity Society For All"

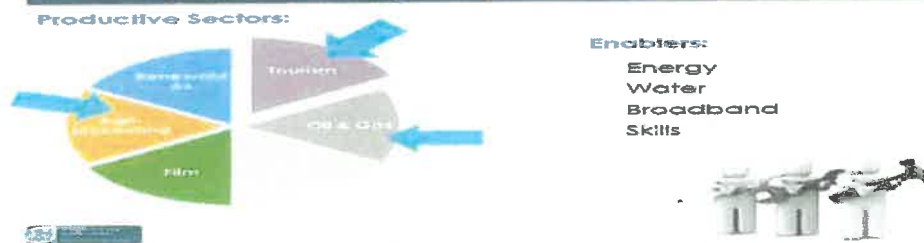
Provincial Strategic Goals



Western Cape Economic Drivers

PSG 1: Create opportunities for growth and jobs

PROJECT KHULISA ("to grow")



Significance of the Agricultural Sector

- The agricultural Sector remains a key component of the regional economy – particularly in non-Metro districts;
- Value added in WC agriculture (R 14,7 billion in 2011) accounts for 23% of national agriculture value added (R 64 billion)
- WC economy only accounts for 14,2% of national GDP
- 30% of agricultural sector production is exported
- Nearly 50% of wine production is exported
- Sectoral focus in 2015-2020 will be on Agri-Processing (in addition to Tourism and Oil & Gas)

From the above information it is clear that the Provincial Government Western Cape in terms of their Provincial Spatial Development Framework and Strategic Plan has placed as specific emphasis on the importance of the agricultural and wine industry as key sector in growing and sustaining the economic base of the region.

STELLENBOSCH SPATIAL DEVELOPMENT FRAMEWORK

The Stellenbosch SDF has been approved as a guiding document to direct the future growth development in the Stellenbosch area of jurisdiction. In terms of the SDF and with reference to the proposal your attention is drawn to the following strategic directive:

- *Promoting the development of retail activities related to, and agricultural industries for the beneficiation of natural produce on farms, e.g. meat curing, beer breweries,*

wineries, packing sheds, bottling plants, jam factories, cheese making, milling, honey beneficiation, etcetera;

The IDP will be used as a basis for making all development decisions in future within the Framework of the Stellenbosch Planning Bylaw, 2015.

The development proposal in relation to the strategic objectives set out in the SDF will enable and comply with the following:

Inclusive growth – The agri-processing will provide a substantial number of employment opportunities across a wide spectrum. This can be of specific benefit to the rural community where a large degree of unemployment is present

Resource custodianship – the sustainable future of Stellenbosch and its rural area to a large degree depend on the available and optimal use of resources of the benefit of all. The development proposal is largely self-sufficient with regard to service provision and it will not impose an additional burden on the service level capacities of the town.

Food and Agriculture –. The farming unit significantly contributes to food security and conservation of scarce resources to the sustainable benefit of up- and downstream economic activities. The development proposal will ensure and will practical effect to this strategic objective.

Heritage: The proposed facility will be located on a portion of the farm in order to mitigate the heritage and visual impact as far as possible.

Consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The subject property is located in an area where a number of agri-processing exists and the proposed use is considered compatible with the surrounding land uses and rural infrastructure. The proposal complies with the IDP which aims to promote local economic development. The establishment of agri-processing and tourism related facilities are supported and strongly encouraged on national, provincial and local policy level.

Consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

The proposed development is consistent with the proposals of the spatial development framework and the other policies of the Municipality. The proposal complies with the land use planning principles referred to in section 59 (spatial justice, spatial sustainability, efficiency and good administration) of LUPA

7. TRAFFIC IMPACT STATEMENT

The Traffic Impact Statement compiled by UDS Africa is attached as **Appendix 8**.

8. SERVICES

The Services Report compiled by Mpro Consulting Engineers is attached as Appendix 9.

9. CONCLUSION

The proposal is in line to the following parameters of the zoning scheme:

- All the produce used in the wine cellar is grown on the farm
- The production capacity will not be increased.
- The wine cellar and associated facilities will remain subservient to the farming activities
- The wine cellar will form part of the farming unit and it will not be alienated via a registered lease and/or sectionalized
- The wine cellar will not impact on the production and agricultural potential of the farming entity
- The wine cellar will improve and optimize the current wine making practices by means of new and modern cellar technology
- The visual impact will be minimal as result of the grassed roof structure, height of the building and extensive landscaping
- The wine cellar will not have a significant impact on the rural and cultural landscape of the area due to the design of the building
- Sufficient parking can be provided on the farm in accordance with the zoning scheme requirements
- The proposal conforms to the principles contained in the Stellenbosch SDF and IDP as well as those adopted on Provincial and National Level

The proposal will lead to a substantial capital investment in order to improve and sustain the potential of the farming unit to the benefit of the area and broader region. The stimulation of the rural economy by means of agri-processing is also promoted and supported on Provincial

Government level and is considered a key in creation employment opportunities with multiplier economic benefits and downstream linkages.

The wine cellar will furtherance the growth of the agricultural industry by means of agri-processing that has been identified as one of the key strategies of the Western Cape Government and the Stellenbosch Municipality in achieving accelerate growth and economic development especially in the rural areas. The development will not detract from the historic character and scenic quality of the area and it will not have any negative impact on productive agricultural land.

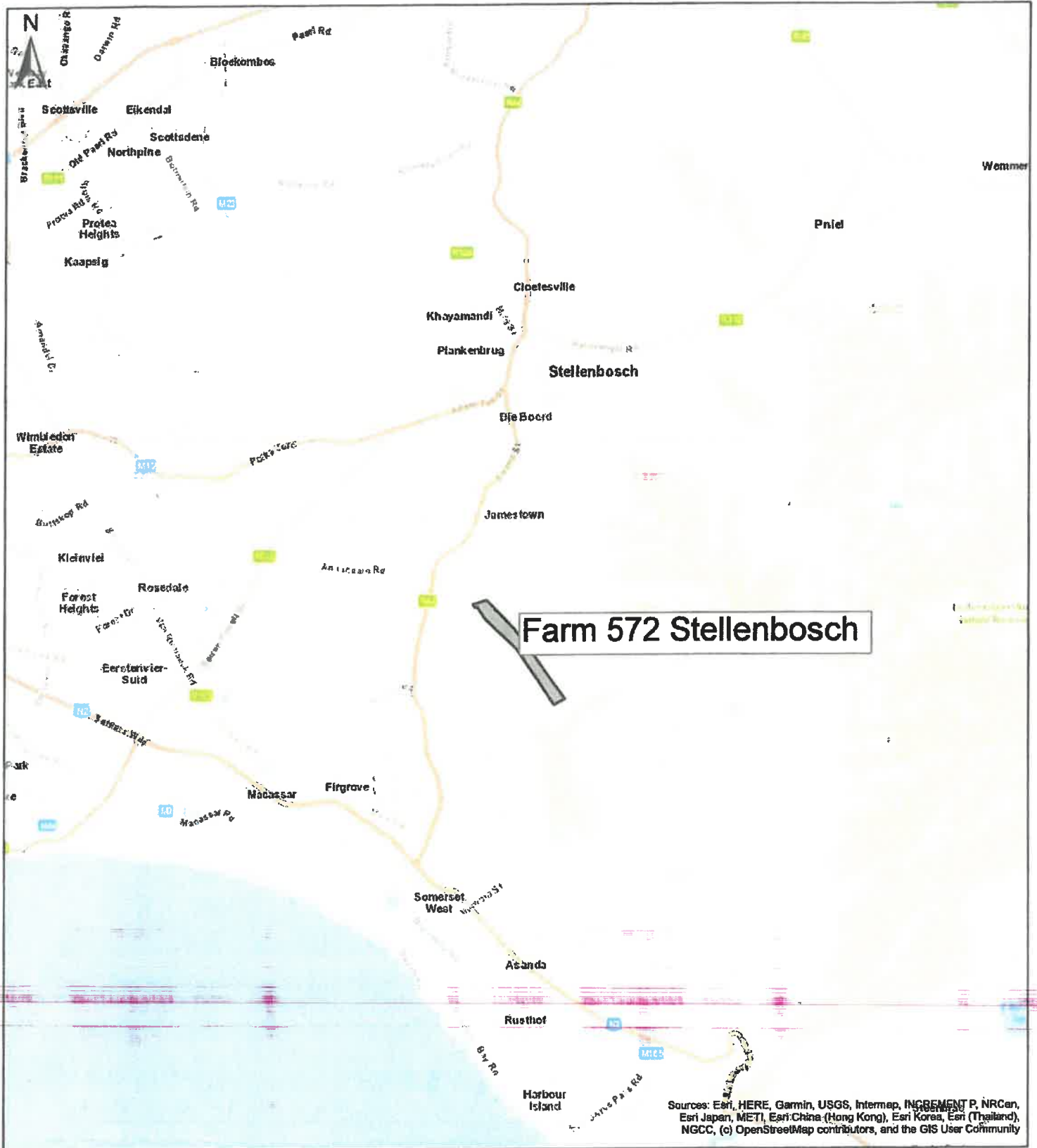
In light of the above report and supporting documentation it is trusted that the Stellenbosch Municipality favourably will consider the application on Farm 572 Stellenbosch Division.

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APPENDIX 1

LOCATION PLAN

Farm 572 Location Plan



Farm 572 Stellenbosch

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Legend

0 2 4 8 km

Scale: 1:198 927

Date created: November 8, 2021

Compiled with CapeFarmMapper



Western Cape

APPENDIX 4
SG DIAGRAM

The numerical data of this diagram are sufficiently consistent.
 (Sgd) M.C. Vos,
 Examiner.

Consolidated 18
 GROENE RIVIER

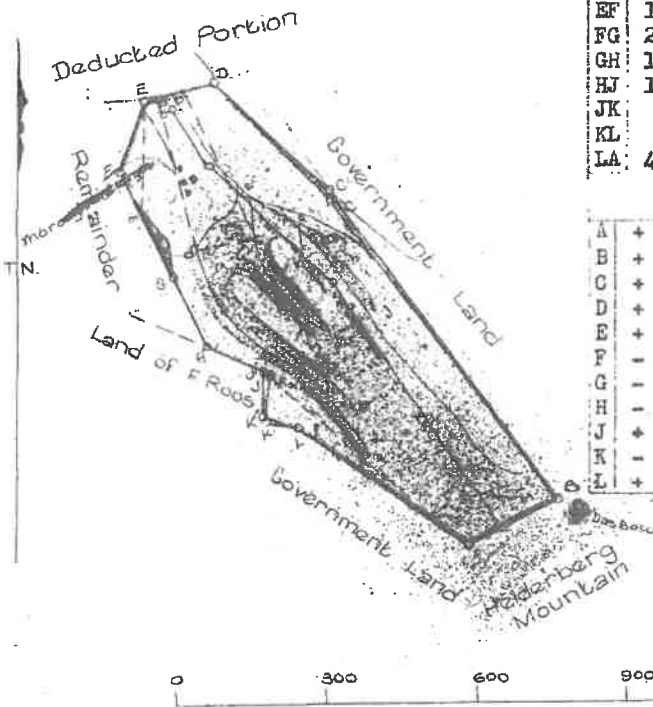
572

Sides		Angles		
AB	205.19	A	116 55	20
BC	761.61	B	80 31	50
CD	337.77	C	172 56	40
DE	143.26	D	118 34	30
EF	150.20	E	124 42	30
FG	238.14	F	133 41	0
GH	158.79	G	182 53	30
HJ	137.22	H	138 53	0
JK	95.09	J	248 38	30
KL	66.63	K	98 3	20
LA	418.85	L	204 9	50

Co-ordinates

	Y's		X's	
A	+	189 27	-	865 29
B	+	394 00	-	879 00
C	+	319 16	-	121 08
D	+	244 94	+	208 43
E	+	107 14	+	247 62
F	-	8 91	+	152 26
G	-	26 65	-	85 22
H	-	46 45	-	242 77
J	+	30 19	-	356 59
K	-	23 93	-	434 78
L	+	25 00	-	480 00

Area = 551 Morgen
 173 Square Roods.



Scale: 300 Cape Roods = 1 Inch.

The above diagram lettered A.B.C'D.E.F.G.H.J'K'L. represents 563 morgen 333 square roods of land situate in the Field Cornetcy of Moddergat Division of Stellenbosch, being the farm now called "Groene Rivier". Comprising: (1) The figures E.F.m. Lot D = 8 Mor. 150 Sq.Rds. & J'K'L A Lot C = 26 Mor. 150 Sq.Rds. together 34 Mor. 300 Sq.Rds., a portion of the Quitrent land granted to Jan Roux (Piet son) on 1st August, 1841. (2) The Fig. A.B.C'D.b.c.d.e.E.m.G.H.J'A.Lot A = 482 Mor. a portion of the Quitrent Land granted to Margaretha de Villiers widow of the late P. Roux on 2nd January, 1816. (3) The fig. a.b.c.d. = 47 Mor. 33 Sq.Rds. being the Remainder of Freehold Groene Rivier granted to Abraham Bastians 20th November, 1693 lastly transferred to H.J.W. Malan Jr. on 23rd February, 1889.

Bounded N by Deducted Portion.
 NE " Government Land.
 SE " Halderberg Mountain.
 SW " Government Land, Land of F.Roos and Remainder.
 NW " Remainder.

I hereby certify that the survey from which the above diagram is framed has been made by me,

(Sgd) C.H. van Breda,
 Government Land Surveyor.
 April, 1904.

Transfer — 11357

28th November, 1905

Willem S. Gouws.

W.S. Gouws

VN 571
 Sheet AH - 2Ba

C
 S

For Details see Drawing
 See also Plan

VN. Consol. 572. B.B.

APPENDIX 5
ZONING CERTIFICATE



Our Ref: PL 572 S
Contact number: (021) 808 8640
Contact Person: N Dafeti
Date: 19 May 2021

ZONING CERTIFICATE
FARM No. 572, STELLENBOSCH DIVISION

It is hereby certified that the zoning of Farm No. 572, Stellenbosch Division in terms of the Stellenbosch Municipality Zoning Scheme By-Law, November 2019 is:

AGRICULTURE AND RURAL ZONE

With a Consent Use for the existing wine cellar of ±2012m²

PRIMARY USES	ADDITIONAL USES (Not exceeding threshold in this chapter and subject to technical approval)	CONSENT USES (Application required).
Agricultural building (≤2000m ²) Agriculture Dwelling house Forestry Natural environment Occasional use (one event/year) Private road Polytunnel(≤2000m ²) Second dwelling Employee housing (one unit)	Agricultural building (>2000m ²) Agricultural industry (≤2000m ²) Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home daycare centre Home occupation practice Polytunnel (≥2001m ² and ≤5000m ²) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	Abattoir Additional dwelling units (maximum of 4) Airfield Airstrip Agricultural industry (≥2000m ²) Camping site Day care centre Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use (>one event/year) Plant nursery Polytunnel (>5000m ²) Renewable energy structure Service station Tourist accommodation establishment Tourist facility (new buildings or exceeding threshold) Any additional use exceeding the threshold set out in this chapter

[Signature]
Director: Planning and Economic Development

Please Note: Where discrepancies exist between the zoning information contained in this certificate and any Council decision, Council's decision override the contents of this zoning certificate.

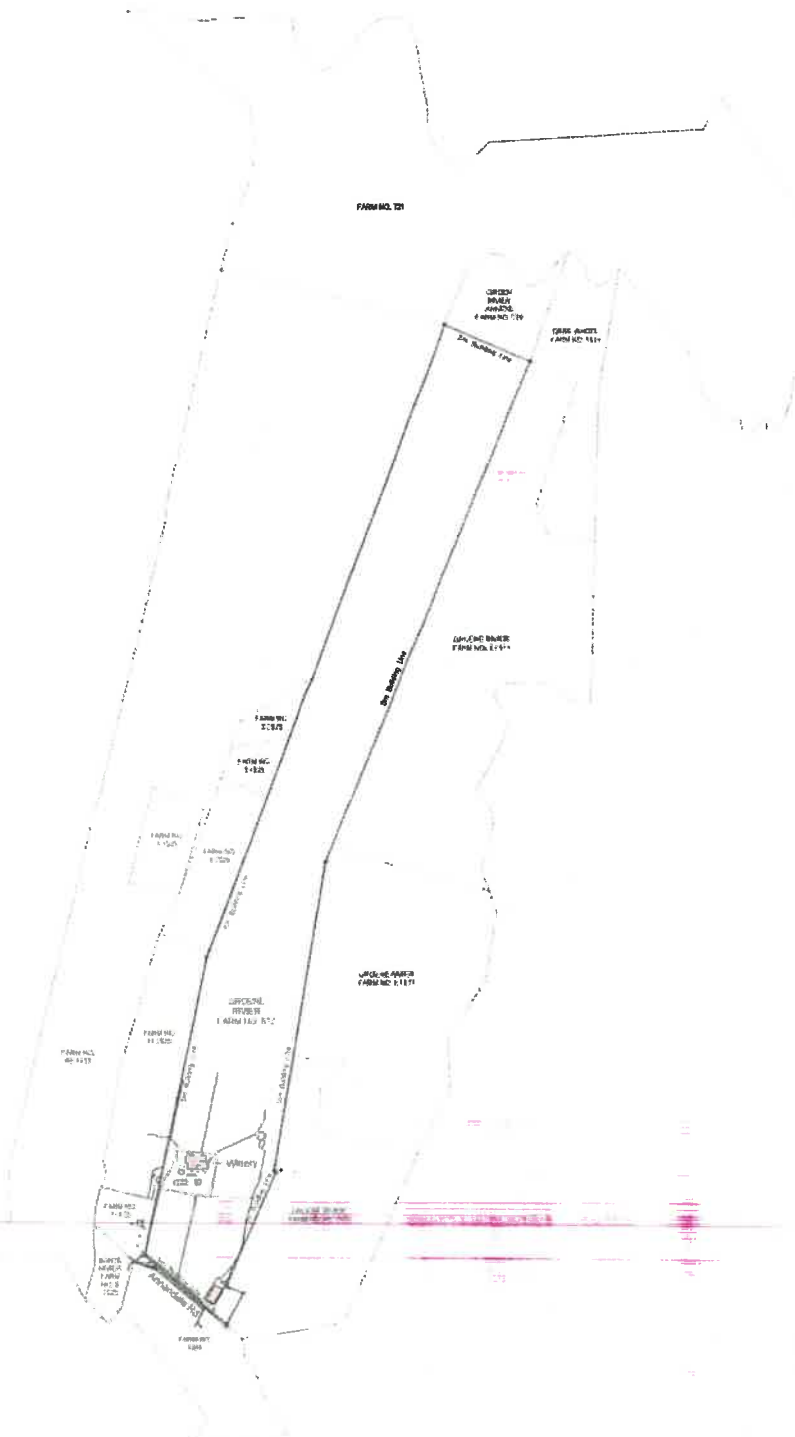
APPENDIX 7

PLANS

NOTE:
This drawing is the copyright of the Architect, his or her firm and refers to the site plan only. All other drawings must be checked on site prior to return of the site plan. Any discrepancies must be reported to the Architect immediately.

COLOUR LEGEND

-Existing Building	
-Building to be Demolished	
-New Building	



DATE	05.12.2021	DESIGN DEVELOPMENT
DATE	07.12.2021	PLANNING APPLICATION - APPROVED
DATE	13.11.2021	REFERENCE NO APPLICATION
DATE	13.11.2021	REFERENCE NO APPLICATION
DATE	13.11.2021	REFERENCE NO APPLICATION

M Matherbe Rust Architects
 228 Main St, Pretoria, 0001
 P.O. Box 53, Pretoria, 0001
 T +27 21 472 1433 info@mra.co.za
 P 011 472 1433 www.mra.co.za

ALTO WINE ESTATE
 Groene River, Farm 572, Stellenbosch
Alto Winery
 Alterations & Additions to Existing Winery

PROJECT NO.	1581	DATE	05-12-2021	SCALE	1:10 000 (A1)
CLIENT	ALTO WINE ESTATE	DESIGNER	SDK	DATE	11/01
PROJECT NAME	ALTO WINE ESTATE	PROJECT NO.	1581	SCALE	1:10 000 (A1)
PROJECT NO.	1581	DATE	05-12-2021	SCALE	1:10 000 (A1)

SITE PLAN
 scale 1:10 000 (A1)
 05/12/2021



VERGE PLAN
Scale: 1:1000 (A3)
Date: 1/2024

REVISIONS

No.	Date	Description
1	1/2024	Issue for tender
2	2/2024	Revised drawings
3	3/2024	Final design
4	4/2024	Construction documents
5	5/2024	Final approval

- COLOR KEY**
- Existing Building
 - Building to be Demolished
 - New Building
 - Area to be Retained



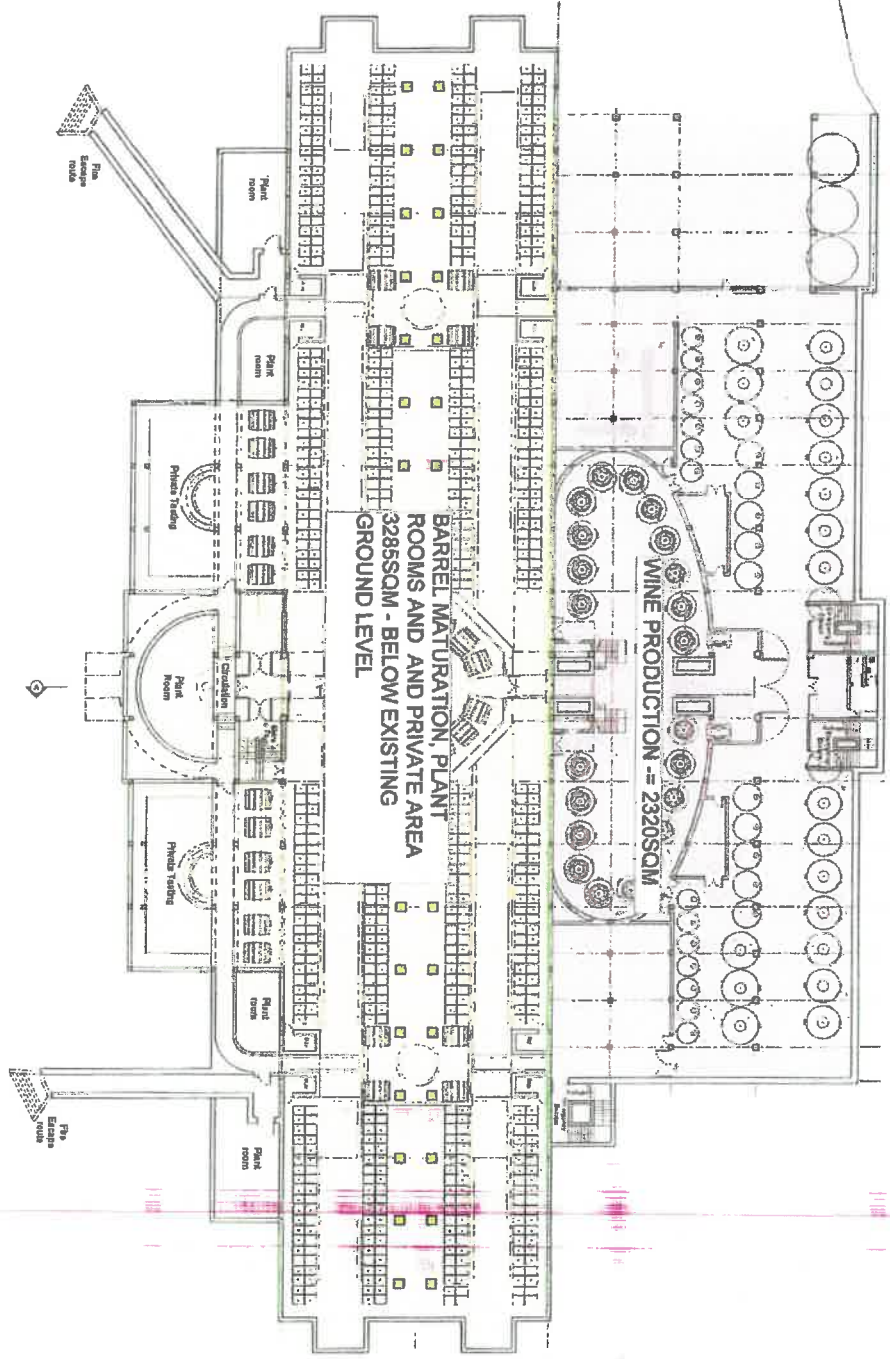
DATE	1/2024	ISSUE FOR TENDER
DATE	2/2024	REVISED DRAWINGS
DATE	3/2024	FINAL DESIGN
DATE	4/2024	CONSTRUCTION DOCUMENTS
DATE	5/2024	FINAL APPROVAL

Melherbe Rust Architects

ALTO WINE ESTATE
Orenep River, Farm 072, Stellenbosch

DATE	04/2024	DATE	11/2024
NO.	1001	NO.	1002
NO.	1001	NO.	1002
NO.	1001	NO.	1002

Phase of Program
Phase of Construction
Phase of Program



LOWER GROUND LEVEL PLAN
Scale: 1:200 (A1)
Date: 12/01/04

THIS DRAWING IS THE PROPERTY OF MALHERBE RUST ARCHITECTS AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MALHERBE RUST ARCHITECTS.



NO.	REVISION	DATE	BY	CHKD.
001	ISSUED FOR PERMIT	12/01/04	MR. J. RUST	MR. M. RUST
002	ISSUED FOR PERMIT	12/01/04	MR. J. RUST	MR. M. RUST
003	ISSUED FOR PERMIT	12/01/04	MR. J. RUST	MR. M. RUST

Malherbe Rust Architects
 214 Main St., Suite 200
 New Haven, CT 06510
 Tel: 203.328.8100
 Fax: 203.328.8101
 www.malherberust.com

ALTO MINE ESTATE
 525
 Granite River, Farm 87A, Seldenbach
 New Haven, CT 06510

NO.	REVISION	DATE	BY	CHKD.
001	Lower Ground Level Plan	12/01/04	MR. J. RUST	MR. M. RUST
002	ISSUED FOR PERMIT	12/01/04	MR. J. RUST	MR. M. RUST
003	ISSUED FOR PERMIT	12/01/04	MR. J. RUST	MR. M. RUST



APPENDIX 8

TRAFFIC IMPACT STATEMENT



head office
Square Building,

111 Main Road,
Stellenbosch

Phone: +27 21 885 3300

Mobile: +27 82 900 1000

Website: www.udsafrika.co.za

+27
info@udsafrika.co.za

general enquiries

managing member

associates

JN Louw

offices

Comersnet West

Reg no.

urban development solutions



Date: 13 December 2021

Our Ref: UDS521/Reports/TIS

EVDM Town Planning Consultants
P.O. Box 204
STELLENBOSCH
7599

ATTENTION: Mr Emile van der Merwe

Dear Sir,

APPLICATION FOR CONSENT USE ON REMAINDER FARM GROENE RIVIER NO 572 (ALTO WINE ESTATE), STELLENBOSCH : TRAFFIC IMPACT STATEMENT

This company was appointed by *Alto Wine Estate (Pty) Ltd* to prepare a Traffic Impact Statement (TIS) for the proposed new facilities on Remainder Farm 572, Stellenbosch.

1. BACKGROUND AND LOCALITY

The subject property is bordered by Annandale Road (Divisional Road 1050) along its northern property boundary, and to the east of the R44 (Main Road 27). See the attached **Locality Plan**.

The existing rights/operations on-site include vineyards, agricultural buildings and the wine cellar. It is now proposed to upgrade the existing wine cellar, and also provide facilities such as wine tasting and a restaurant.

This TIS accompanies the Application for Consent Use on Remainder Farm 572 (Alto Wine Estate), Stellenbosch, to allow the abovementioned proposed facilities.

2. PROPOSED DEVELOPMENT

2.1 Proposed Development

The proposed development consists of the upgrading of the existing wine cellar (of which the yield will remain as currently approved/in operation), as well as new facilities as follows:

Restaurant	453 m ² Gross Leasable Area (GLA)
Wine Tasting	270 m ² GLA
Wine and Food Pairing	539 m ² GLA
Total	1 262 m ² GLA

The facilities listed above are considered the new trip generating uses. Other uses suggested on-site as indicated on the attached plans are not considered new peak hour trip generating uses such as the Manor House, Farm Manager House, Barrel Maturation and Farm Store.

See the attached *Werf Plan* and *Upper Ground Level Plan* prepared by *Malherbe Rust Architects*.

2.2 Access to the Property

Access to the property is currently obtained from Annandale Road, ± 1,7 kilometres east of its intersection with the R44. See *Diagram 1* below. Detail on access will be further discussed in *paragraph 4* below.



Diagram 1 : Access to subject property/proposed development

3. TRAFFIC

3.1 Existing Traffic

Based on the nature of the proposed new land uses on the subject property, the Friday PM peak hour was identified as the peak hour of the adjacent streets/roads during which the proposed development would have the maximum impact.

Traffic counts were conducted on Friday, 3 December 2021 from 15h30 to 18h30 at the Annandale Road/Alto Access intersection. The peak hour volumes derived from these counts are indicated in *Figure 1* below.

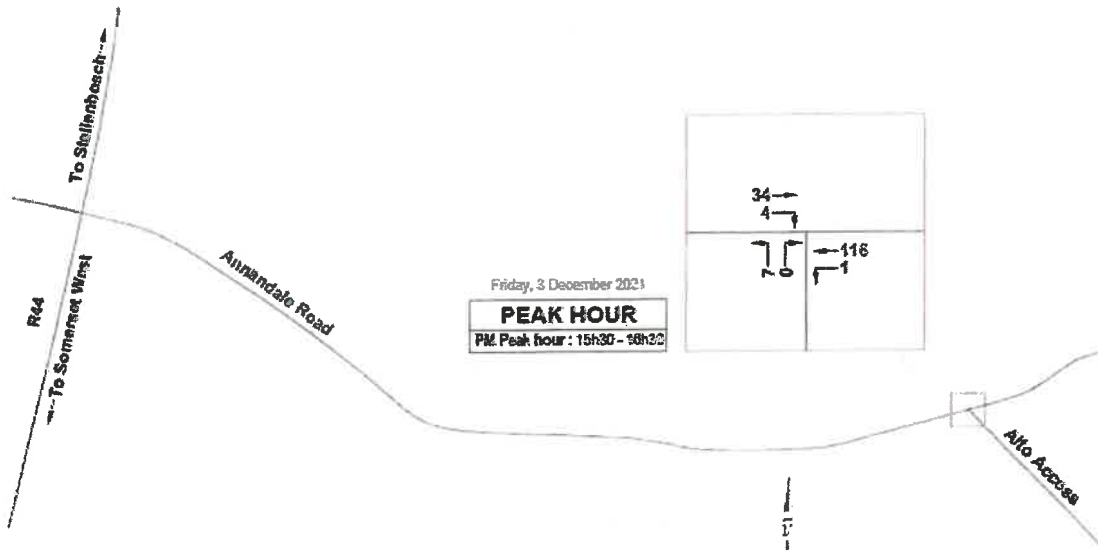


Figure 1 : Existing 2021 Friday PM Peak Hour Traffic Volumes

3.2 Traffic Growth

To assess a five-year projection, the 2021 volumes were increased for 5 years to obtain 2026 volumes. A slightly below average annual growth rate of 2% per annum was assumed to be applicable along Annandale Road at the Alto-access. The estimated/background 2026 traffic volumes are indicated in Figure 2 below.

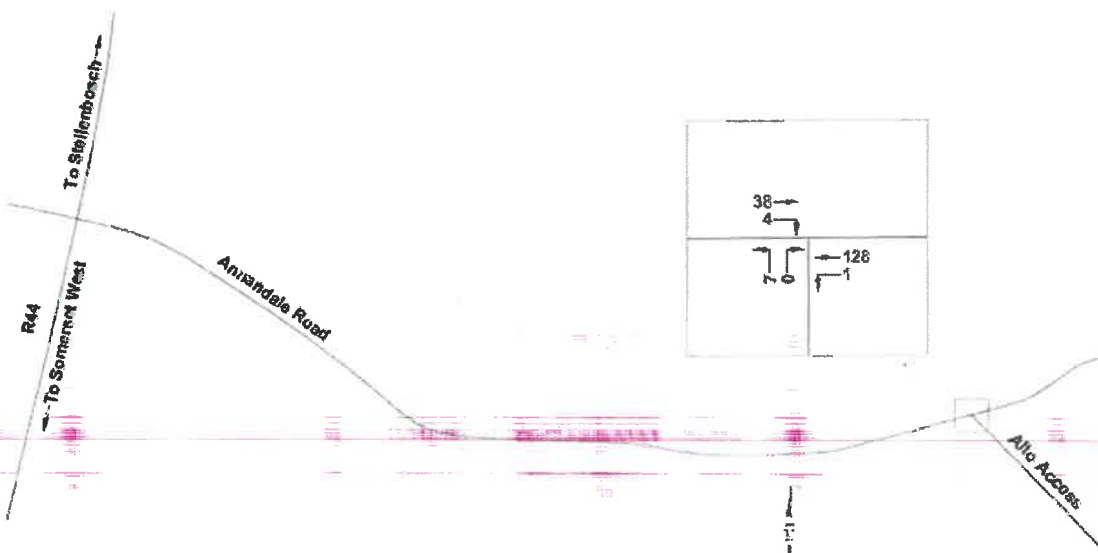


Figure 2 : Estimated 2026 Friday PM Peak Hour Traffic Volumes (including annual traffic growth)

3.3 Trip Generation

Trip generation rates as contained in the TMH17 *South African Trip Data Manual* were consulted to calculate the potential peak hour traffic that can potentially be generated by the proposed development. As mentioned in *paragraph 3.1* above, the Friday PM peak hour is being assessed.

The TMH17 suggests a trip generation rate of 11,8 trips per 100 m² GLA for the restaurant use (40/60 in/out split). Wine tasting/pairing is not included in the suggested trip generation rates as contained in the TMH17. A previous study conducted at a wine farm suggested 6,3 trips per 100 m² GLA of wine tasting facility. In comparing the nature/layout of the wine tasting facility of the previous study versus the nature/layout of the proposed development's wine tasting facility, a rate of half the previously suggested rate is considered applicable. A trip generation rate of 3,15 trips per 100 m² GLA was therefore applied to the wine tasting/pairing, with a 30/70 in/out split.

Based on the above, the proposed development will have the potential to generate the following peak hour traffic:

	PM Peak Hour Trips		
	Total	In	Out
Restaurant (453 m ² GLA)	53	21	32
Wine Tasting (270 m ² GLA)	9	3	6
Wine Pairing (539 m ² GLA)	17	5	12
Total	79	29	50

The trips that can potentially be generated by the proposed development were distributed to the road network via Annandale Road, towards the R44. The distributed trips were added to the background traffic to obtain the expected peak hour volumes (including proposed development) – these are indicated in *Figure 3* below.

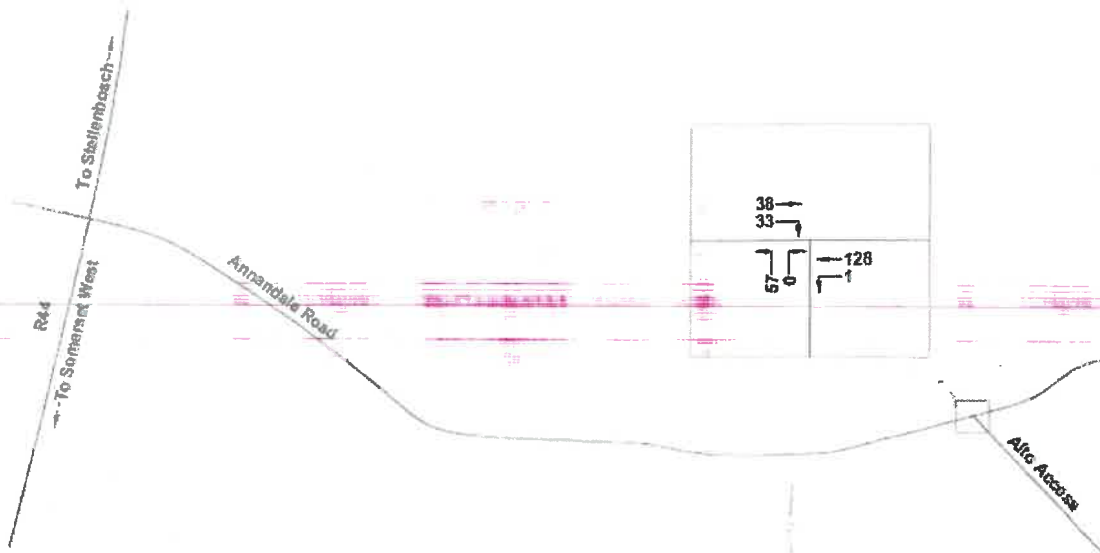


Figure 3 : Expected 2026 Friday PM Peak Hour Traffic Volumes (including annual traffic growth and proposed development)

3.4 Traffic Analysis

Traffic analyses of the intersection were done by means of the Sidra Intersection 9.0 software. Service levels A to D are considered acceptable, with D the critical.

The Annandale Road/Alto Access T-intersection is currently stop-controlled on the Alto Access-approach, with free-flow conditions along Annandale Road. All three approaches consist of shared lanes. See the lane layout in the photo below.

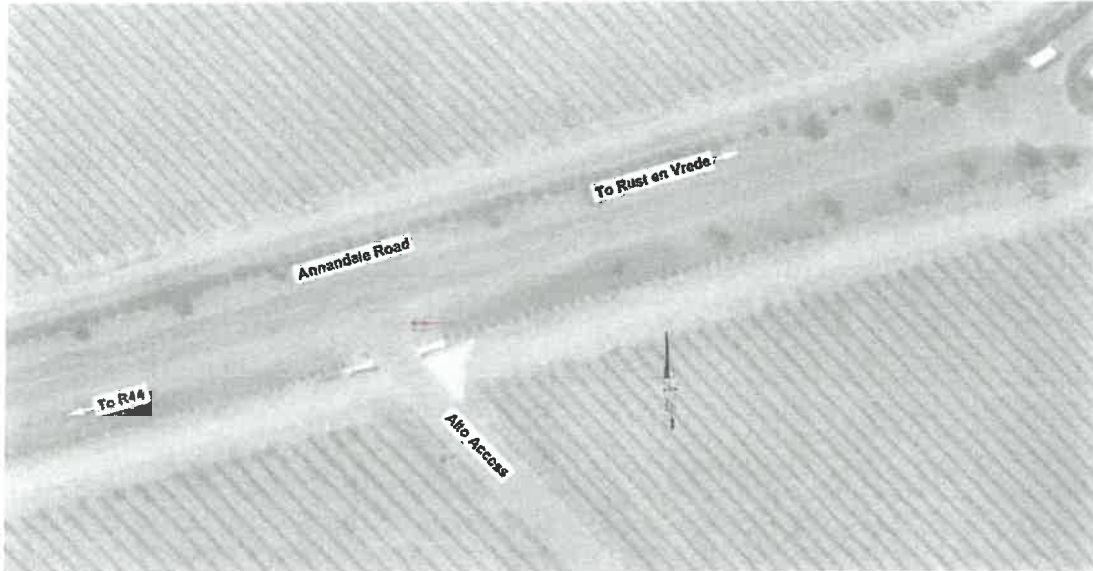


Photo 1 : Existing Annandale Road/Alto Access intersection lane layout

3.4.1 Analysis of Existing and Estimated Peak Hour Volumes (excluding proposed development)

According to the Sidra analysis, acceptable service levels A are experienced on all movements at this intersection during the 2021 PM peak hour.

During the estimated peak hours, these acceptable service levels can be expected to remain, with marginal increase in queuing and delays.

It can thus be concluded that no upgrades to the Annandale Road/Alto Access intersection are considered necessary to accommodate the background traffic.

3.4.2 Analysis of Expected Peak Hour Volumes (including proposed development)

With the addition of the proposed development traffic, acceptable service levels as discussed with the background volumes can be expected to remain, with some increase in queuing and delays on the access-approach.

It can thus be concluded that no upgrades to the Annandale Road/Alto Access intersection is considered necessary as result of the proposed development.

4. GEOMETRY

As briefly mentioned in *paragraph 2.2* above, access is obtained from Annandale Road via three (3) positions: two (2) services accesses and one main access for visitors to the Estate. Annandale Road is accessed via the R44, and terminates just to the east of the subject property. According to RNIS, the R44 is classified as a Class 2 road, whilst Annandale Road is classified as a Class 3 road.

Sight distance at the accesses are not considered an issue, especially as Annandale Road terminates just to the east of the subject property.

The access road currently measures $\pm 4,9$ metres in width, which is considered slightly too narrow for the expected two-way traffic along the said route. The civil engineer's plan, however, proposes a $\pm 6,5$ metre wide access route. This is considered sufficient for the two-way traffic expected on-site via the main access, as larger service vehicles are accommodated via the services access. The said proposal is indicated in *Diagram 2* below.

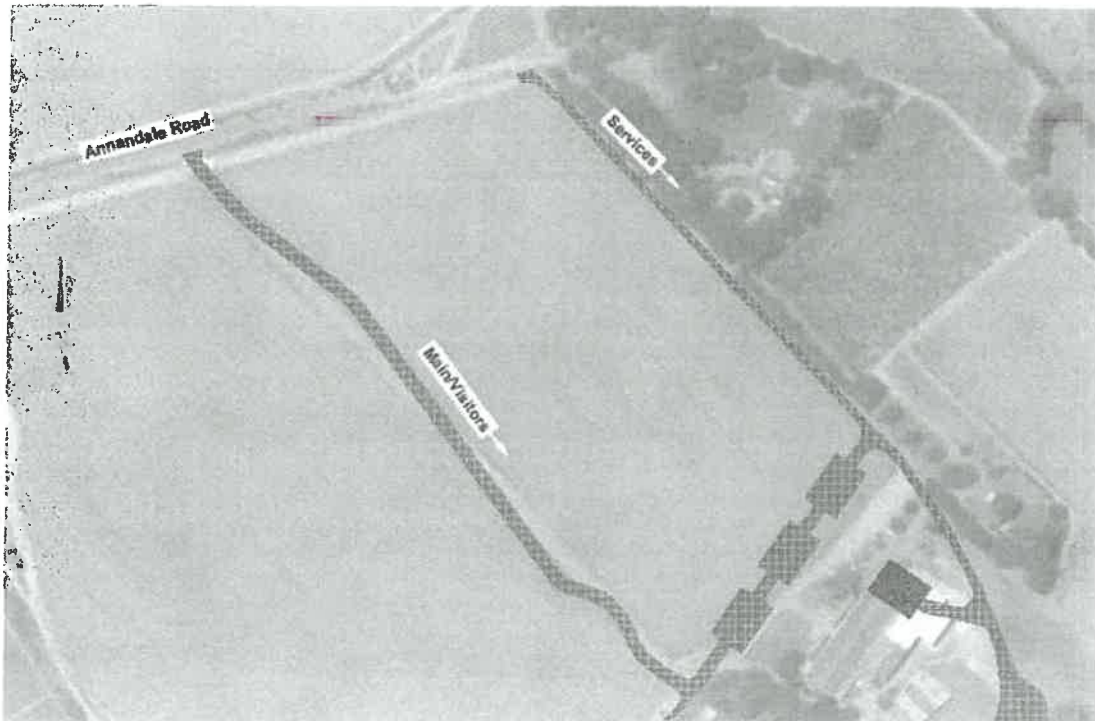


Diagram 2 : Overlay of civil engineer's access road to illustrate $\pm 6,5$ m wide proposed main access

According to the project team, some form of security control/sign-in will most likely be provided at the access – it should be ensured that sufficient stacking is provided. The *Access Management Guidelines* (AMG) of WCG suggests throat lengths of 20 metres for the relevant accesses along Class 3 roads with one inbound lane. Should security controls thus be considered, it should be setback at least 20 metres from the edge of Annandale Road.

The internal routes where visitors would travel measure $\pm 6,5$ metres between sections containing parking, and $\pm 7,5$ metres along sections where 90-degree parking is proposed, which are considered sufficient.

Trucks to/from the winery will continue traveling via the services accesses/routes. These vehicles will thus not affect traffic flow of visitors.

Refuse removal will continue as per current practice.

5. PARKING

5.1 Parking Requirements

The Stellenbosch Municipality requirements are as follows:

	Rate:
Business premises/ Place of Entertainment/ Restaurant	4 bays/100 m ² gross leasable area

The parking required for the proposed development, based on the above, are as follows:

		Rate:	Bays:
Restaurant	453 m ² GLA	4 bays/100 m ² GLA	18,12
Wine Tasting	270 m ² GLA	4 bays/100 m ² GLA	10,80
Wine Pairing	539 m ² GLA	4 bays/100 m ² GLA	21,56
Total			50,48 ≈ 51

5.2 Parking Provided

According to the architect's plans as attached, a total of 58 parking bays are proposed. The civil engineer's plans also indicate about 60 parking bays. It should be noted, however, that ample space exists on-site for overflow parking should it be required.

The number of parking bays provided is thus considered sufficient.

As indicated on the attached plan, space has been allocated for parking, however, a formal layout is not yet available. It should be ensured that the parking bays consist of dimensions in line with normal parking standards (2,5 by 5,0 metre bays; 7,5 metre isle widths). This will be addressed during design stages.

6. PUBLIC- AND NON-MOTORISED TRANSPORT

No formal facilities exist in the immediate vicinity of the subject property, and it is not considered necessary to provide formal external facilities as result of the proposed development. On-site, pedestrians will be accommodated between the parking areas and proposed buildings/attractions.

Historically, problems existed with school buses picking up the children of farm workers residing in the cottages in the north western corner of the property. Either children dangerously crossed the road, or school buses attempted to turn around without sufficient space available in the road reserve to safely do so. With the proposal of farm workers being relocated into town and renovating the cottages to other farm uses, this issue will no longer exist, and formal facilities for school buses at the subject property-access is not required.

Should buses be required to be accommodated on-site, it would be possible along the services routes where trucks to/from the winery are accommodated.

7. CONCLUSIONS

The following can be concluded from the report:

- 1) That this TIS accompanies the application for consent use on Remainder Farm 572 (Alto Wine Estate), bordered by Annandale Road (DR 1050) along its northern property boundary, and to the east of the R44 (MR 27), Stellenbosch;
- 2) That vineyards, agricultural buildings and a wine cellar is currently operational on-site, and that the 'proposed development' consists of the upgrading of the wine cellar and the provision of wine tasting and restaurant facilities;
- 3) That the Friday PM peak hour was identified as the peak hour of the adjacent streets/roads during which the proposed development would have the maximum impact, and that the proposed development has the potential to generate 79 trips during the said peak hour (29 in, 50 out);
- 4) That to accommodate the proposed development-traffic, no upgrades to the external road network are considered necessary;
- 5) That the existing accesses to the subject property along Annandale Road are proposed to remain (two services accesses and one main access in between for visitors to the Estate);
- 6) That the existing access road is considered slightly too narrow for the expected two-way traffic, and that the civil engineer's proposal of a $\pm 6,5$ metre access road is considered sufficient;
- 7) That should security controls be considered at the main access, it should be set back at least 20 metres from the edge of Annandale Road;
- 8) That trucks to/from the winery will continue travelling via the services accesses/routes and the refuse removal will also continue as per current practice;
- 9) That 51 parking bays are required, that according to the architect's plan 58 parking bays will be provided (thus sufficient number of parking bays) and that dimensions of parking bays will be provided in line with normal parking standards, but will be addressed during design stages; and
- 10) That historic issues with regard to school buses and children crossing the street from the labourers cottages on the subject property will no longer exist as the farm workers will be relocated into town and the cottages renovated for other farm uses.

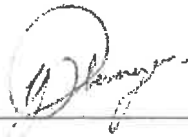
8. RECOMMENDATIONS

From the above, it is recommended that the proposed development on Alto Wine Estate be considered for approval from a traffic point of view.

It is suggested that details such as parking layouts be addressed during design stages.

We trust that the Traffic Impact Statement will be to your satisfaction and will gladly provide any additional information required on request.

Yours faithfully,



Compiled by: Yolandi Obermeyer (B Eng)



Piet van Blerk Pr Eng

UDS AFRICA



Attachments:

Locality Plan

Werf Plan (*Malherbe Rust Architects*)

Upper Ground Level Plan (*Malherbe Rust Architects*)

THIS PLAN IS TO BE USED IN CONNECTION WITH THE ARCHITECTURAL CONTRACT AND SHALL BE VOID WITHOUT THE CONTRACT. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE ARCHITECT BY THE SIGNATURE OF THE ARCHITECT.

Item No.	Description	Quantity	Unit	Notes
1	Site Plan	1	Sheet	
2	Site Plan	1	Sheet	
3	Site Plan	1	Sheet	
4	Site Plan	1	Sheet	
5	Site Plan	1	Sheet	
6	Site Plan	1	Sheet	
7	Site Plan	1	Sheet	
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100	Site Plan	1	Sheet	

PARKING PROVIDED = 88



NO.	DATE	DESCRIPTION
1	10/1/2021	PLANNING APPLICATION
2	10/1/2021	PLANNING APPLICATION

Molherbe Rust Architects

221 West 10th Street, Suite 100
 Grand Rapids, MI 49503
 Phone: 616.221.1111 | Fax: 616.221.1112

ALTO WINE ESTATE
 Grand River, Farm 672, Holland, Michigan

Site Plan
 Planning Application

Project No.: 10-1-2021
Sheet No.: 11102 (of 151)

WERK PLAN
 10/1/2021

NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
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 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

NEW AND EXISTING

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Plant Room	1	SQM	1000	1000
2	Wine Tasting and Food Pairing	1	SQM	2700	2700
3	Wine Tasting Only	1	SQM	4500	4500
4	Wine Tasting and Food Pairing	1	SQM	539	539
5	Wine Tasting Only	1	SQM	1263	1263
6	Wine Tasting and Food Pairing	1	SQM	1263	1263
7	Wine Tasting Only	1	SQM	1263	1263
8	Wine Tasting and Food Pairing	1	SQM	1263	1263
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41	Wine Tasting Only	1	SQM	1263	1263
42	Wine Tasting and Food Pairing	1	SQM	1263	1263
43	Wine Tasting Only	1	SQM	1263	1263
44	Wine Tasting and Food Pairing	1	SQM	1263	1263
45	Wine Tasting Only	1	SQM	1263	1263
46	Wine Tasting and Food Pairing	1	SQM	1263	1263
47	Wine Tasting Only	1	SQM	1263	1263
48	Wine Tasting and Food Pairing	1	SQM	1263	1263
49	Wine Tasting Only	1	SQM	1263	1263
50	Wine Tasting and Food Pairing	1	SQM	1263	1263
51	Wine Tasting Only	1	SQM	1263	1263
52	Wine Tasting and Food Pairing	1	SQM	1263	1263
53	Wine Tasting Only	1	SQM	1263	1263
54	Wine Tasting and Food Pairing	1	SQM	1263	1263
55	Wine Tasting Only	1	SQM	1263	1263
56	Wine Tasting and Food Pairing	1	SQM	1263	1263
57	Wine Tasting Only	1	SQM	1263	1263
58	Wine Tasting and Food Pairing	1	SQM	1263	1263
59	Wine Tasting Only	1	SQM	1263	1263
60	Wine Tasting and Food Pairing	1	SQM	1263	1263
61	Wine Tasting Only	1	SQM	1263	1263
62	Wine Tasting and Food Pairing	1	SQM	1263	1263
63	Wine Tasting Only	1	SQM	1263	1263
64	Wine Tasting and Food Pairing	1	SQM	1263	1263
65	Wine Tasting Only	1	SQM	1263	1263
66	Wine Tasting and Food Pairing	1	SQM	1263	1263
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70	Wine Tasting and Food Pairing	1	SQM	1263	1263
71	Wine Tasting Only	1	SQM	1263	1263
72	Wine Tasting and Food Pairing	1	SQM	1263	1263
73	Wine Tasting Only	1	SQM	1263	1263
74	Wine Tasting and Food Pairing	1	SQM	1263	1263
75	Wine Tasting Only	1	SQM	1263	1263
76	Wine Tasting and Food Pairing	1	SQM	1263	1263
77	Wine Tasting Only	1	SQM	1263	1263
78	Wine Tasting and Food Pairing	1	SQM	1263	1263
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80	Wine Tasting and Food Pairing	1	SQM	1263	1263
81	Wine Tasting Only	1	SQM	1263	1263
82	Wine Tasting and Food Pairing	1	SQM	1263	1263
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88	Wine Tasting and Food Pairing	1	SQM	1263	1263
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90	Wine Tasting and Food Pairing	1	SQM	1263	1263
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92	Wine Tasting and Food Pairing	1	SQM	1263	1263
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94	Wine Tasting and Food Pairing	1	SQM	1263	1263
95	Wine Tasting Only	1	SQM	1263	1263
96	Wine Tasting and Food Pairing	1	SQM	1263	1263
97	Wine Tasting Only	1	SQM	1263	1263
98	Wine Tasting and Food Pairing	1	SQM	1263	1263
99	Wine Tasting Only	1	SQM	1263	1263
100	Wine Tasting and Food Pairing	1	SQM	1263	1263



COVERAGE
 TOTAL COVERAGE = 2517 (UPPER ROUND)
 TOTAL COVERAGE - LOWER GROUND 2320SQM
 TOTAL - 5036SQM

EXISTING BUILDINGS TO BE DEMOLISHED
 1416SQM

TOTAL GLA
 RESTAURANT = 4533SQM
 WINE TASTING ONLY = 2703SQM
 WINE AND FOOD PAIRING = 539
 TOTAL GLA = 1263SQM

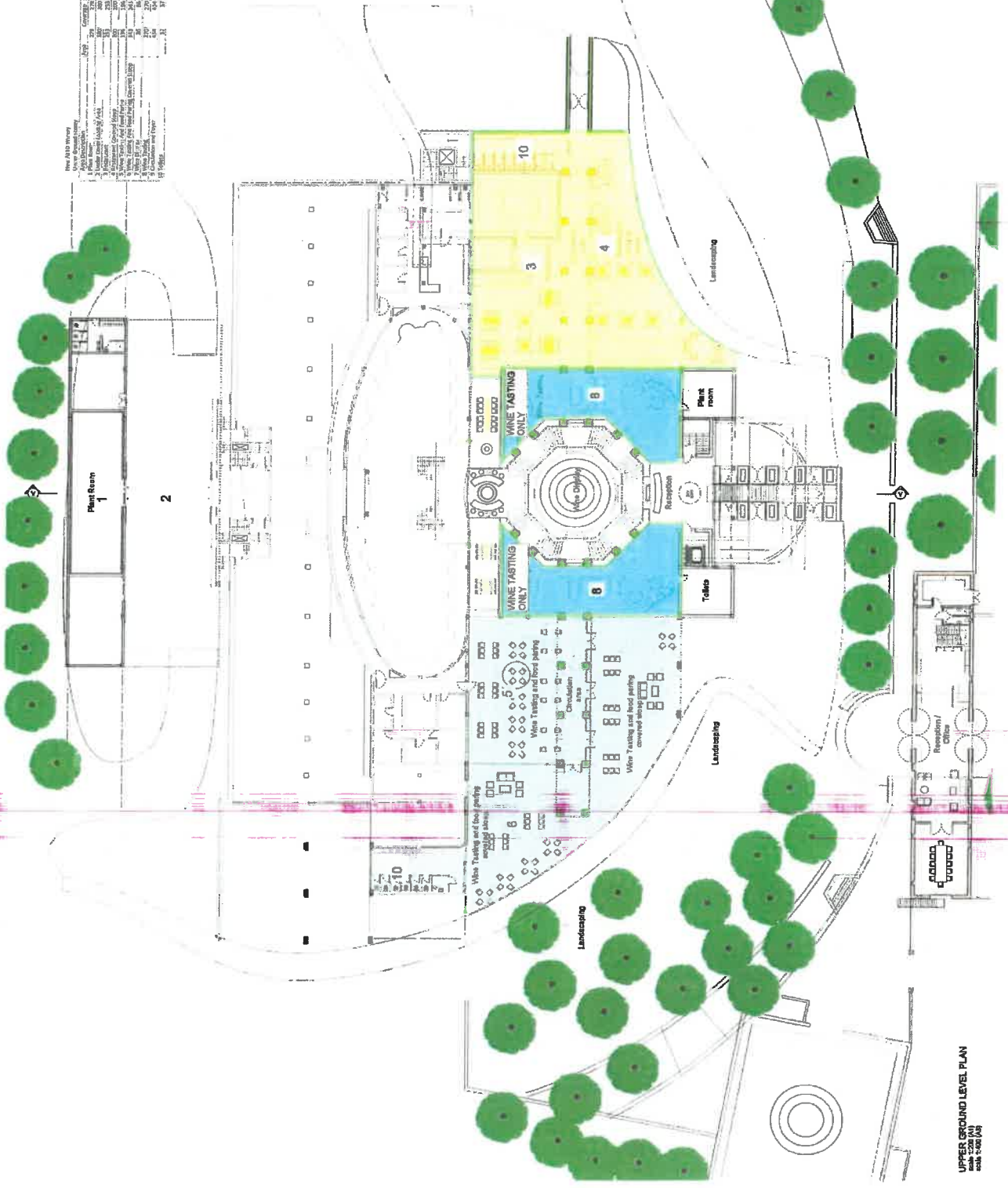
PARKING REQUIREMENT 1262SQM/25 = 51
 PARKING PROVIDED = 68

Malherbe Rust Architects

21 Malherbe Rust Architects
 PO BOX 55, 1201
 021 011 1111

ALTO WINE ESTATE
 1201
 021 011 1111

UPPER GROUND LEVEL PLAN
 1201
 021 011 1111



UPPER GROUND LEVEL PLAN
 1201
 021 011 1111

APPENDIX 9

SERVICES REPORT



CIVIL ENGINEERING SERVICES REPORT:

ALTERATIONS AND ADDITIONS TO EXISTING BUILDINGS & SERVICES ON ALTO WINE ESTATE ON REMAINDER OF FARM GROENE RIVIER NO. 572 (STELLENBOSCH MUNICIPALITY)

**December 2021
(Revision 0)**

Prepared for:



Report Title:	Civil Engineering Services Report: Alterations and Additions to Existing Buildings & Services on Alto Wine Estate on Remainder of Farm Groene Rivier No. 572, Stellenbosch Municipality
Client:	Alto Wine Estate (Pty) Ltd
Project Name:	Alto Wine Estate: Alterations and Additions to Existing Buildings & Services
MPro Project No.	825

Report Revision History:

No.	Date	Report Status	Author	Reviewer
0	10 December 2021	Final draft – For client comment	I Viljoen	A du Preez

Prepared by:

MPro Consulting Engineers (Pty) Ltd
Jock de Villiers Building, 376 Main Road
PostNet Suite152,
Private Bag X3036,
Paarl
7620

Contact Person: Mr. A du Preez
Cell: 083 258 8798
Tel: 021 872 4283
E-mail: andre@mproconsulting.co.za

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1 INTRODUCTION

MPro Consulting Engineers (Pty) Ltd received instruction from Alto Wine Estate (Pty) Ltd to investigate and report on the civil engineering services required for the planned alterations and additions to the existing buildings and services on the Remainder of Farm Groene Rivier No.572, Alto Wine Estate, Stellenbosch.

The owner appointed ConsultC as the lead consultant for the design and construction of the new wine cellar, wine tasting facility and restaurant, new farm store and for the alterations to the existing wine cellar and surrounding buildings and services. The property is 158.22 ha in extent and falls in the area of jurisdiction of Stellenbosch Municipality, Western Cape Province.

The property is located approximately 8 km to the south of Stellenbosch and 8.3 km to the north of Somerset West. The northern boundary of the subject property is adjacent to the following subdivisions of the Bonte Rivier farm, namely Farm No. 7/525, Farm No. 11/525, Farm No. 4/525, Farm No. 2/525, Farm No. 3/525, and the Remainder of Farm No. 525. The southern boundary is adjacent to the following subdivisions of the Groene Rivier farm, namely the Remainder of Farm No. 571, Farm No. 6/571, and Farm No. 5/571. The subject property is adjacent to Annandale Road, which is a minor route off the R44 Main Road, on the north-western boundary of the farm and the Helderberg Mountain on the south-eastern boundary. The main farm access road, camp access road and winery service road are the only access roads to the property, and they are located on the north-western side of the property with access from Annandale Road.

The existing building infrastructure on the farm comprises of one (1) manor house, one (1) farm store, one (1) farm implement store, eleven (11) labourer's cottages, one (1) farm manager's house, one (1) wine production cellar and one (1) barrel maturation building. The remainder of the property is cultivated land which comprised of vineyards and farm roads. The property is currently zoned as an *Agriculture and Rural Zone and Consent use for winery*. The town planning application will consist of two applications to zone the new infrastructure on the farm. An application for consent use will be submitted to establish a new wine cellar with supporting infrastructure on a portion of the property that is not being used for agricultural production processes. Another application for consent use will be submitted to utilize a portion of the ground floor of the barrel maturation cellar for tourism facilities such as wine tasting, food and wine pairing and a restaurant. The proposed new winery will be positioned south of the existing wine cellar on the farm and consist of a lower ground level barrel storage facility, a primary production area and a plant area. The new wine tasting area and restaurant will be constructed at the ground floor level. The new farm store will be positioned north-west of the existing wine cellar and will be situated next to Annandale Road, at the position of the existing labourer's cottages.

The existing building infrastructure will either be demolished or upgraded, as listed below:

1. Existing barrel cellar (barrel maturation) to be converted to a finished wine store;
2. Existing production cellar (wine production) to be demolished;
3. Existing farm implement store to be converted to a landscaped garden;
4. Existing farm store to be converted to offices;
5. Existing manor house to remain and to be refurbished;
6. Existing farm manager's house to be demolished and repositioned;
7. Existing laborer's cottages along Annandale Road to be demolished – Laborer's to be relocated to a development in town;
8. Existing laborer's cottages, south of the existing winery, to be converted into the new farm manager's house;
9. Existing main entrance to be retained and upgraded;
10. Existing service entrance to be retained.

The existing wine cellar have a production capacity of 800 tons of grapes per year and the production capacity will not increase with the construction of the new winery. The entire produce from the vineyards on the subject property will be processed in the new winery.

The purpose of the investigation is to provide background information in terms of the civil engineering services in the area, as well as the new services required to implement the proposed development. The availability of existing services is evaluated to determine possible restrictions and options in terms of providing engineering services to the new development and the proposed alterations.

The infrastructure planning for the proposed development is based on the requirements presented in the *"The Neighbourhood Planning and Design Guide" (Red Book – New version)*, published in 2019 by the Department of Human Settlements, the *"SANS 10252:2012 National Standard – Water Supply & Drainage for Buildings"*, published by the SABS and the *"Drainage Manual"* published by the South African National Roads Agency. The relevant policies and guidelines of Stellenbosch Municipality has also been consulted in the planning and conceptual designs.

The Engineering Services Report has been compiled based on the following available information:

- Aerial survey of existing facilities on the site by MPro Consulting Engineers (Pty) Ltd, December 2020;
- Google Earth aerial imagery;
- Various site visits attended by MPro Consulting Engineers and Farm Manager Danie van Zyl (076 878 0218);
- Discussions & meetings with project team regarding project planning & needs; and
- Site Development Plan of all the proposed buildings by ConsultC.

2 DESCRIPTION OF THE PROPOSED DEVELOPMENT AREA

2.1 Locality & Area Description

The subject property is located approximately 8 km to the south of Stellenbosch and 8.3 km to the north of Somerset West. The farm is situated approximately 2.7 km south from the Jamestown rural settlement. The northern boundary of the subject property is adjacent to the following subdivisions of the Bonte Rivier farm, namely Farm No. 7/525, Farm No. 11/525, Farm No. 4/525, Farm No. 2/525, Farm No. 3/525, and the Remainder of Farm No. 525. The southern boundary is adjacent to the following subdivisions of the Groene Rivier farm, namely the Remainder of Farm No. 571, Farm No. 6/571, and Farm No. 5/571. The property is adjacent to Annandale Road on the north-western side, which is a minor route off the R44 Main Road which end at the entrance to Bilton Wines, Jacana Guest Farm, Rust en Vrede Wine Estate and Haskell Vineyards. Annandale Road also serves as access to other neighboring wine farms such as Webersbrug and Peter Falke Wines and it is the only access road to the subject property. The main entrance to the subject property is 2.2 km from the R44 Main Road and Annandale Road intersection. The property is adjacent to the Helderberg Mountain on the south-eastern boundary of the farm. Refer to the locality plan in Figure 1 below and Drawing No. 825-C-001-B for the Locality Plan in Appendix 1.

The farm comprises 158.22 ha of land of which approximately 88.85 ha are currently used for vineyards, 3.82 ha used for existing building infrastructure with a coverage area of 0.472 ha, and 65.55 ha consist of farm roads and natural vegetation. The new winery will fall within the current 3.82 ha footprint of the development site and will increase the building coverage area to approximately 0.7387 ha. The remaining area will be used for gardens, open spaces, and parking.

The subject property is one of many intensively cultivated land units in this specific area near Stellenbosch. There will be no changes to the primary land use. Most of the farm is under agricultural vegetation, where natural vegetation has been removed for many years and replaced by farming activities, namely vineyards. A general layout plan of the farm and existing developments is included as Appendix 1, on Drawing No. 825-C-002-A and 825-C-003-A.

The area has a moderate climate with warm dry summers and wet and cool winters. It receives frontal rain during the winter months. The annual long-term average rainfall figure for the area is approximately 668mm (Lourensford rainfall station).

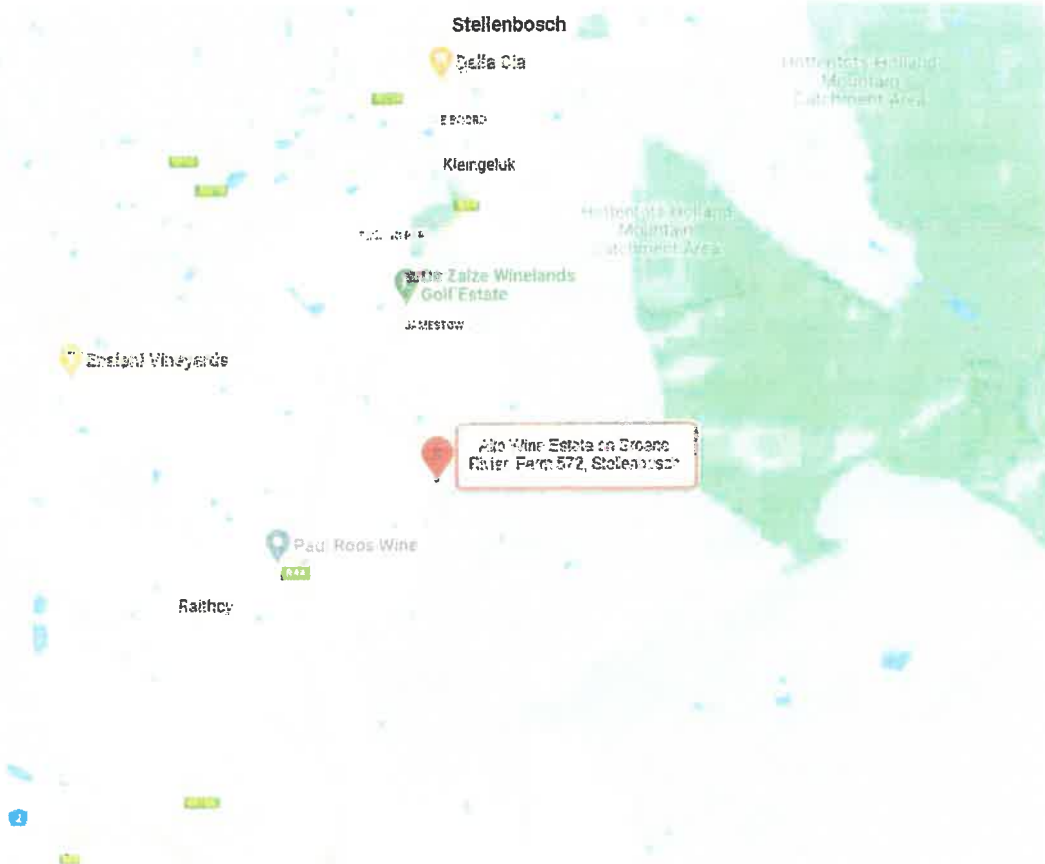


Figure 1: Location of property (Groene Rivier, Farm 572, Stellenbosch)

The farm has a minimum and maximum elevation of 103m and 730m above mean sea level which includes the agricultural land and natural vegetation up to the Helderberg on the south-eastern boundary of the farm. The development site where the existing buildings and infrastructure are located has a mean elevation of about 160.46 m above mean sea level with a maximum elevation of 151.089 m MSL and a minimum elevation of 140.000 m MSL. The development site is located on a ridge which has a natural fall of 7.35% in a northern and north-western direction.

The farm is bounded by two defined water courses along its northern boundary and southern boundary. Both these defined watercourses contribute towards their own stormwater retention pond before the stormwater runoff makes its way through a natural open channel to a farm dam, situated north-west of the farm on the northern side of Annandale Road. Approximately half of the current stormwater runoff from the development site flows in a northern direction towards the subdivisions of the Bonte Rivier farm and

towards Annandale Road which contributes to the defined watercourse on the northern side of the farm. The existing stormwater retention pond for this defined watercourse is situated north of Annandale Road and Jacana Guest Farm. Refer to Appendix 1, Drawing No. 825-C-001-B.

The other half of the stormwater runoff from the development site flows in the north-western direction towards Annandale Road. The natural fall within the vineyards outside of the development site is in a western direction towards the subdivisions of the Groene Rivier Farm which has a defined watercourse or low-lying area along the southern boundary of the farm. The defined watercourse crosses Annandale Road through an existing stormwater culvert and flows towards a stormwater retention pond on the northern side of Annandale Road, situated north-east of Peter Falke Wines. The established vineyard rows on the subject property tend to push the stormwater in a north-western direction towards Annandale Road. The existing stormwater channel on the southern side of Annandale Road conveys the stormwater towards the defined watercourse on the southern boundary of the subject property, and through the existing stormwater culvert underneath Annandale Road. Refer to Appendix 1, Drawing No. 825-C-001-B.

2.2 Geotechnical investigation

A geotechnical report was done by Kantey & Templer in October 2021 to investigate and report on the subsoil conditions of the development site in terms of site geology and subsoil profile, site geohydrology, excavation conditions, foundation conditions, material utilisation potential, subgrade conditions and slope stability and lateral support implications. The development site is situated in geology of granites of the Cape Granites Suite where the granites occur at shallow depths and in the form of a firm to very stiff residual soils to silty to clayey composition. The granite is overlain by naturally transported, largely gritty colluvial soils. These permeable transported soils (colluvium) will collect runoff during high rainfall and saturate the profile and penetrate the underlying granites.

Six (6) exploratory boreholes were drilled in the vicinity of the new wine cellar, restaurant and wine tasting area. Eight (8) trial holes were dug and DCP Probe tests were done across the site in the vicinity of the proposed roadways. The groundwater conditions on site have proven to be favourable, during the investigation, in the trial holes where no water table was encountered at an approximate depth of 1.4m. The soil was only classified as slightly moist to moist only. In the exploratory boreholes, groundwater was encountered at depth of 4,0 to 5,0m below existing ground level.

Saturated subsoil conditions can however be expected during periods of high rainfall. It is likely that box cut from the roads and other excavations will intersect the ground water during the winter months and therefore drainage measures will need to be implemented to control and remove such water.

More clayey soils were encountered at subgrade level and the CBR tests showed that the in-situ material can be classified as a G7 upon reworks and compaction to densities of 97% to 100% Mod AASHTO density. It is important that where the roadway is located within areas of agricultural activity and deep ripping, that special heavy vibratory compaction might be needed to ensure that the subsoil conditions meet the required CBR for the selected subgrade.

The information in the geotechnical report needs to be evaluated to determine trenching requirements, excavation stability, rock quantity estimations, bulk earthworks requirements, materials re-use potential (pipe bedding & backfill, bulk fill, road layer works, etc.), groundwater occurrence & precautionary measures, road layer works designs and general foundation design recommendations.

All infrastructure elements, earthworks and building foundations should appropriately be designed for the prevailing soil conditions and in accordance with the recommendations of a Geotechnical Engineering investigation report.

2.3 1:100 Year Floodline

The farm is bounded by two natural defined water courses along its northern boundary and southern boundary. None of these water courses are classified as a river or stream. Both these defined watercourses contribute towards their own stormwater retention pond before the stormwater runoff makes its way through a natural open channel to a farm dam, situated north-west of the farm on the northern side of Annandale Road.

The defined natural watercourse on the northern boundary of the farm makes its way between Jacana Guest Farm and Bilton Wines where Jacana Guest Farm is approximately 100m from the natural watercourse and Bilton Wines, 215m from the natural watercourse. The subject property is located 235m from the natural watercourse on the northern side of the farm boundary. Refer to Appendix 1, Drawing No. 825-C-001-B.

The defined natural watercourse along the southern boundary of the subject property is 285m from the development site and the existing laborer's cottages were built next to the natural watercourse.

Due to the distances between the abovementioned natural watercourses and the proposed development site, it is not considered that the 1:100-year floodlines will affect the proposed development in any way.

3 BULK & INTERNAL SERVICES

3.1 General

Alto Wine Estate falls under the jurisdiction of the Stellenbosch Municipality as Water Services Authority (WSA). The Stellenbosch Municipality also acts as Water Services Provider (WSP) for most services in the area. The subject property does not currently have a municipal potable water connection and makes use of natural water sources (boreholes) on the farm. The property does however have two water connections to the Theewaterskloof bulk irrigation pipeline which are monitored and administered by Wynland Water Users' Association.

All services required to support the intended development activities on the property will be installed by the owner of the property. Although the municipality will not be responsible for the provision or maintenance of any services (sewerage, roads, stormwater, electricity) inside the development, it is still a requisite that the services be provided according to acceptable engineering standards and to the requirements & approval of the municipality, since all building plans are to be submitted to the Local Authority for approval, according to legislation.

A Service Level Agreement (SLA) to this effect will have to be entered into between the developer/owner and the Municipality to set out the conditions for the development, the level of services to be provided and the responsibilities of the different parties to the agreement, should it be required by the Local Authority. The payment of any Development Contribution levies (DC's) (if required by the Local Authority) should also be addressed in the SLA.

The owner wishes to construct a new lower ground wine cellar with a production capacity of 800 tons of grapes per year which has the same production capacity as the existing wine cellar on the farm. The lower ground wine cellar consists of a basement barrel maturation store, a wine production area, three (3) plant rooms and two (2) two private tasting and wine display rooms. A new wine tasting and food paring area, a

restaurant and plant room will be constructed at the ground floor level, above the wine cellar. The tasting area will cater for 40 guests and the restaurant will cater for 150 guests. The owner also wishes to construct a new farm store north-west of the existing wine cellar. The existing building infrastructure on the farm will either be demolished or upgraded as listed below:

- Existing barrel cellar (barrel maturation) to be converted to a finished wine store;
- Existing production cellar (wine production) to be demolished;
- Existing farm implement store to be converted to a landscaped garden;
- Existing farm store to be converted to offices;
- Existing manor house to remain and to be refurbished;
- Existing farm manager's house to be demolished and repositioned;
- Existing laborer's cottages along Annandale Road to be demolished – Laborer's to be relocated to a development in town;
- Existing laborer's cottages, south of the existing winery, to be converted into the new farm manager's house;
- Existing entrance to be used and upgraded;
- Existing service entrance to be retained.

The proposed winery development and civil infrastructure services layout plan for the farm are shown in Appendix 2 on Drawing No. 825-C-010-A.

3.2 Water Infrastructure

Existing infrastructure

The subject property and surrounding farms do not have municipal water connections because there is no potable water pipeline along Annandale Road. The subject property is currently making use of an existing borehole on the farm to provide water to the existing buildings. The water is currently being pumped from the existing borehole to the existing tanks, located on the south-eastern side of the development site. The water is then pumped through a filter bank and treated in the existing farm store, located north-east of the existing manor house. The treated potable water is then distributed to the existing buildings on the farm namely, the manor house, the farm implement store, the wine cellar, the farm manager's house, and the labourer's cottages. The existing borehole has a delivery rate of 13 100 l/h. Refer to Appendix 4 for the borehole test results.

There is a 150mm asbestos bulk Theewaterskloof irrigation pipeline which is located along Annandale Road. The subject property does however have two water connection to the Theewaterskloof bulk irrigation pipeline which are monitored and administered by Wynland Water Users' Association. The one is located on the north-western boundary of the farm, along Annandale Road. Another connection point is situated in the middle of the farm where the Theewaterskloof bulk water pipeline crosses the farm closer towards the Helderberg on the south-eastern side of the farm. Alto Wine Estate has a water consumption quota of 60 000 m³ per annum at each of these water connections, which is equal to a water allocation of 4 000m³ per ha per annum for the 15ha scheduled area per connection. Therefore, the total irrigation quota for the subject property is 120 000 kl per annum for a 30ha scheduled area. The water consumption for both water connections is included in Appendix 3. The proposed development will not impact the current size of the vineyards and the irrigation consumption.

Refer to Appendix 1 on Drawing No. 825-C-002-A and 825-C-003-A for the position of the existing civil engineering services on the property.

Potable Water Requirements & Proposed Infrastructure

The total design Average Annual Daily Demand (AADD) for potable water, after the proposed infrastructure has been build, is estimated at approximately 27 615 ℓ/day (27.615 kℓ/day) for domestic, tourist facilities and industrial (winery) requirements, based on accepted design guidelines (excluding fire flow requirements). This includes the existing potable water uses on the farm and the proposed additional potable water uses for the new winery, restaurant and wine tasting area and alterations to the existing buildings. The new wine cellar, wine tasting area and restaurant and alterations to the existing buildings will add an additional 4 640 ℓ/day to the existing domestic demand on the subject property.

The potable water main, irrigation main and fire reticulation main will be separate pipelines. The potable water will be sourced from the existing borehole on site. Treatment of the water to potable standards, if required, will be done inside of the new winery. Refer to Appendix 1, Drawing No. 825-C-010-A and 825-C-012-A.

The Theewaterskloof irrigation pipeline will be used for irrigation while the existing borehole will be used for the domestic supply to the existing buildings, new restaurant, wine tasting area, fire storage reservoir, as well as for the production activities in the new wine cellar. The required water storage capacity will be stored within the new winery for the domestic demand of the existing infrastructure, new wine cellar, restaurant and wine tasting area. The required storage for firefighting will also be stored within the new lower ground level wine cellar.

The water requirement calculations for the existing dwellings on the farm, the new wine cellar, restaurant, and wine tasting area, farm store, and the alterations to the existing infrastructure are indicated in Table 1 below.

Table 1: Water Requirement Estimates for Existing uses & New Winery and Alterations

DESCRIPTION	EXISTING WATER USE* (ℓ/day)	ESTIMATED NEW WATER USE* (ℓ/day)
Domestic/Potable		
Buildings and Houses:		
Existing Manor House ¹	1 300	1 300
Existing Farm Manager's House ¹	1 300	-
Existing Labourer's Cottages (11 No) ¹	14 300	-
Existing Farm Store ⁴ (240m ²)	-	1 560
Existing Farm Implement Store	-	-
Wine Cellar:		
Existing Wine Production Cellar ² (1002m ²)	3 006	- ⁵
Existing Barrel Maturation ² (1023m ²)	3 069	3 069 ⁶
New Infrastructure:		
Ground Level:		
Plant Room (278m ²) ²		834
New Farm Manager's House		1 300
Circulation and foyer (454m ²) ²		1 362
Toilets (57m ²) ²		171
New Farm Store (600m ²)		-
Wine Tasting Area & Restaurant (1262m ²) ⁷		1 900
Below Ground Level:		
Tunnel Access (55m ²)		-
Barrel Maturation Store (2658m ²) ²		7 974
Primary Production Area (2320m ²) ²		6 960
Plant Room (395m ²) ²		1 185
Private Tasting and Wine Display (232 m ²)		-
Sub-Total Potable:	22 975 ℓ/day	27 615 ℓ/day
Irrigation		
Existing Entrance Gardens ³ (1255m ²)	1 506	1 506
Existing Farm Implement Store ³ (413m ²)	-	496 ⁸
TOTAL:	24 481 ℓ/day	29 617 ℓ/day

Notes:

* Obtained from "The Neighbourhood Planning and Design Guide" (Red Book – New version), published in 2019 by the Department of Human Settlements.

¹ The main dwelling and labour cottages are very low-density erven and extra-large in size. Refer to Table J.2 in the Red Book.

² A water consumption allowance has been made for the cleaning of the facility to accommodate the small number of staff members. A water consumption of 0.3 kl /100-m² has been used which is similar to an area zoned for warehouse purposes as per Table J.2 in the Red Book. This consumption can be assumed outside of the peak season. (During peak season, the water consumption in the Primary Production Area can be assumed to triple to approx. 25 ℓ/ton/day x 800 tons = 20 kl/day [average figures]).

³ An water consumption allowance has been made for 12 kl/ha which is similar to an area zoned for low intensity sports grounds or a nursery. Refer to Table J.2 in the Red Book.

⁴ The existing farm shed will be converted to offices which will be zoned as business or commercial use. A water consumption of 0.65 kl per 100m² was used as per Table J.2 in the Red Book.

⁵The existing wine production cellar to be demolished and building material to be used to construct new farm store.

⁶Existing barrel maturation area to be converted to a finished product store with the same water consumption as mentioned in item 2.

⁷The wine tasting area will serve 40 guests and the restaurant will cater for 150 guests. An allowance has been made for 10 ℓ per person as per Table J.4 in the Red Book for areas zoned as Restaurants.

⁸The existing farm implement store to be converted to a landscaped garden with the same water consumption as mentioned under Item 3.

The estimated Instantaneous Peak Domestic and irrigation demand (excluding fire flow) of the existing infrastructure, the new winery, restaurant, wine tasting area, farm store, and the alteration to the existing infrastructure is calculated at 1.396 ℓ/s according to the Red Book. The sum of the total Average Annual Daily Demand (AADD) plus 15% allowance for losses is multiplied by the Peak factor_(hour) to obtain the Instantaneous Peak hour demand conditions. The calculated peak demands are given in Table 2 below. The peak irrigation demand is calculated over six hours.

The total irrigation demand (nursery & gardens) is 2.002 kℓ/day or 2.355 kℓ/day if allowance is made for 15% losses in the pipeline. The peak irrigation demand is 0.109 ℓ/s if irrigation is done over six hours.

Table 2: Instantaneous Peak Water Demands for Existing uses & New Winery, Farm Store and Alterations to Existing Infrastructure.

DESCRIPTION	DEMAND (AADD) (kℓ/day)	ALLOWANCE FOR LOSSES (15%) TAADD (kℓ/day)	PEAK FACTOR (hour) ¹	PEAK HOUR DEMAND (kℓ/day)	PEAK HOUR DEMAND (ℓ/s)
Domestic/Potable					
Buildings and Houses:					
Existing Manor House	1.300	1.529	4.6	7.035	0.081
Existing Farm Manager's House	-	-	-	-	-
Existing Labourer's Cottages	-	-	-	-	-
Existing Farm Store	1.560	1.835	3.3	6.056	0.070
Existing Farm Implement Store	-	-	-	-	-
Wine Cellar:					
Existing Wine Production Cellar	-	-	-	-	-
Existing Barrel Maturation	3.069	3.611	3.3	11.915	0.138
New Infrastructure:					
Ground Level:					
Plant Room	0.834	0.981	3.3	3.238	0.037
New Farm Manager's House	1.300	1.529	4.6	7.035	0.081
Circulation & Foyer	1.362	1.602	3.3	5.288	0.061
Toilets	0.171	0.201	3.3	0.664	0.008
New Farm Store	-	-	-	-	-
Wine Tasting Area & Restaurant	1.900	2.235	3.3	7.376	0.085
Below Ground Level:					
Tunnel Access	-	-	-	-	-
Barrel Maturation Store	7.974	9.381	3.3	30.958	0.358
Primary Production Area	6.960	8.188	3.3	27.021	0.313
Plant Room	1.185	1.394	3.3	4.601	0.053
Private Tasting and Wine Display	-	-	-	-	-
Sub-Total Potable:	27.615	32.488		111.188	1.287
Irrigation					
Existing Entrance Gardens ²	1.506	1.772	n/a	-	0.082
Existing Farm Implement Store ²	0.496	0.583	n/a	-	0.027
TOTAL:	29.617	34.843			1.396

Notes:

¹ The Peak Factor (hour) was obtained from Table J.9 in the Red Book.

² The peak irrigation demand has been calculated over a 6-hour period.

During fire flow analysis, the Instantaneous Peak Demand is not used, but the peak domestic demand is calculated as the sum of the total Average Annual Daily Demand (AADD) plus 15% allowance for losses to obtain the Total Average Annual Daily Demand (TAADD). The TAADD is then multiplied by the Peak Factor_(day). The Daily Peak Demand plus the required fire flow, depending on the fire risk category, are then used to obtain the Peak Fire Flow for the system to be used to design the pipe capacities.

The estimated Daily Peak Demand (excluding the additional Fire Flow) of the existing infrastructure, the new winery, restaurant, wine tasting area, farm store, and the alteration to the existing infrastructure is calculated at 0.657 l/s according to the Red Book. The calculated peak demands are given in Table 3 below.

Table 3: Daily Peak Water Demands for Existing uses & New Winery, Farm Store and Alterations to Existing Infrastructure (excl. additional Fire Flows).

DESCRIPTION	DEMAND (AADD) (kℓ/day)	ALLOWANCE FOR LOSSES (15%) TAADD (kℓ/day)	PEAK FACTOR (day) ¹	PEAK DAY DEMAND (kℓ/day)	PEAK DAY DEMAND (ℓ/s)
Domestic/Potable					
Buildings and Houses:					
Existing Manor House	1.300	1.529	2.2	3.365	0.039
Existing Farm Manager's House	-	-	-	-	-
Existing Labourer's Cottages	-	-	-	-	-
Existing Farm Store	1.560	1.835	1.7	3.120	0.036
Existing Farm Implement Store	-	-	-	-	-
Wine Cellar:					
Existing Wine Production Cellar	-	-	-	-	-
Existing Barrel Maturation	3.069	3.611	1.7	6.138	0.071
New Infrastructure:					
Ground Level:					
Plant Room	0.834	0.981	1.7	1.668	0.019
New Farm Manager's House	1.300	1.529	2.2	3.365	0.039
Circulation & Foyer	1.362	1.602	1.7	2.724	0.032
Toilets	0.171	0.201	1.7	0.342	0.004
New Farm Store	-	-	-	-	-
Wine Tasting Area & Restaurant	1.900	2.235	1.7	3.800	0.044
Below Ground Level:					
Tunnel Access	-	-	-	-	-
Barrel Maturation Store	7.974	9.381	1.7	15.948	0.185
Primary Production Area	6.960	8.188	1.7	13.920	0.161
Plant Room	1.185	1.394	1.7	2.370	0.027
Private Tasting and Wine Display	-	-	-	-	-
TOTAL:	27.615	32.488		56.759	0.657

Notes:

¹ The Peak Factor (day) was obtained from Table J.9 in the Red Book.

The total bulk reservoir capacity required for existing infrastructure, the new winery, restaurant, wine tasting area, farm store, and the alteration to the existing infrastructure is estimated to be 64.982 kℓ, based on a 48-hour storage period according to the design guidelines (excluding fire water storage). The storage requirement calculations are indicated in Table 4 below.

Table 4: Domestic Reservoir Storage Requirement Estimates

DESCRIPTION OF STORAGE	TAADD WATER REQUIREMENT (ℓ/day)	STORAGE FACTOR	STORAGE REQUIREMENT (kℓ)
New Storage Requirements			
All domestic water for existing uses, alterations and new wine tasting and restaurant	13 527	2 days	27.054
All water for new winery production activities	18 964 ¹	2 days	37.928
Total New Potable Storage required			64.982

Notes:

¹Borehole water will be used for production activities in the wine cellar (with the necessary treatment).

It is recommended to create sufficient space in the new wine cellar to store at least 65 kℓ capacity for potable purposes as part of the new winery, restaurant, wine tasting area, and alterations to the existing buildings. All distribution of potable water on the farm can be done from the new water treatment plant within the winery plant room.

The necessary pipes, isolating valves, air release valves, metering, fire hydrants, fire hose reels, etc. will be installed in the water network, as required and be compliant with Stellenbosch Municipality's Design Guidelines and Minimum Standards for Water Reticulation (Section B) of the Design Guidelines and Minimum Standards for Civil Engineering Services, Revision no: 0, June 2015.

All water infrastructure should be installed according to the applicable parts of the South African National Standard 1200 (SANS 1200) construction standards, with a minimum cover of 800mm above pipes not constructed in roadways and 1000mm for pipes constructed in roadways.

Fire Water Requirements

The new winery falls within a Moderate Risk 2 category, according to Table J.17 in the Red Book. The total fire flow required is 25 ℓ/s and a minimum flow of 25 ℓ/s is required per fire hydrant. In terms of SANS 10400-T:2011, Edition 3, Clause 4.35.1b, one fire hydrant should be provided per 1000m². The total floor area of the lower ground level winery (Barrel Storage Area, Primary Production Area, Plant Area & Tunnel Access) is 5605m² and the upper ground level wine tasting area and restaurant has an approximate combined area of 2517m². The total building infrastructure area at the upper ground level is approximately 5605m². The total area of the upgraded and new additional infrastructure (farm offices, manor house, farm manager's house, farm store) on the farm will be approximately 1543m². Therefore, a minimum of eight (8) fire hydrants will be required on the development site. The fire hydrants must be able to provide a minimum flow rate of 1 200ℓ/min each. One of the fire hydrants needs to be positioned at the new farm store next to Annandale Road.

With regards to the above standards, it would be acceptable to meet the fire requirements by allowing a total of two fire hydrants to be positioned at opposite corners of the new wine tasting area and restaurant, making it more accessible in case of a fire while the others be placed and spaced around the other buildings within the development site. It should be sufficient for one (1) fire hydrant will operate at a rate of 25 ℓ/s at a time. A two (2) hour duration of design fire flow should be designed for according to Table J.18 in the Red Book. A total of **180 k ℓ of storage should be allowed for on site for firefighting**. In accordance with **SANS 10252-1:2012, Edition 3, Clause 7.3.2.4a**, a 9 000 ℓ storage tank for fire-fighting purposes is required at a building. The new building infrastructure is located on a farm outside of the Stellenbosch and Somerset-West which is not quickly accessible to the fire department. Therefore, the above clause shall not apply and a 180 k ℓ of storage should be allowed for on site for firefighting.

Summary

The water details are summarised in Table 5 below:

Table 5: Water Requirements for Existing Uses, New Infrastructure and Alterations

DESCRIPTION	QUANTITY
Total Annual Average Daily Demand (AADD domestic)	27.615 k ℓ /day (potable water)
Total Annual Average Daily Demand (AADD irrigation)	2.002 k ℓ /day (Entrance Garden & New Terrace)
Total Annual Average Daily Demand + 15% Losses (TAADD domestic)	32.488 k ℓ /day (potable water)
Total Annual Average Daily Demand + 15% Losses (AADD irrigation)	2.355 k ℓ /day (Entrance Garden & New Terrace)
Instantaneous peak flow (excl. fire flow) ¹	1.396 ℓ/s (incl. irrigation, based on PF _{hour}) 0.657 ℓ/s (excl. irrigation, based on PF _{day})
Total reservoir storage capacity required for potable use	64.982 k ℓ (48 hour storage) (potable water)
Fire storage required ¹	180 k ℓ (borehole water)
Fire flow rate & head (per hydrant)	25 ℓ/s @ 10m residual head (25 ℓ/s for simultaneous use of one hydrant)

Notes:

¹Calculated using "The Neighbourhood Planning and Design Guide" (Red Book – New version), published in 2019 by the Department of Human Settlements.

The tested yield of the existing borehole (13.1 k ℓ /hour) is therefore more than sufficient to supply in the above daily water requirements.

Refer to Appendix 2 on Drawing No. 825-C-011-A and 825-C-012-A for a conceptual layout of the proposed internal water reticulation system.

3.3 Waste Water Infrastructure

Existing infrastructure

There is no municipal waste water infrastructure currently servicing Farm 572, Alto Wine Estate. The existing dwellings (Wine Cellar, Manor House, Farm Manager's House, Laborer's Cottages and outbuildings) with ablution facilities make use of septic tanks and French drains (soakaways) as sanitation infrastructure. This current method of domestic waste water handling could be retained at the existing dwellings such as the Manor House where no additions will be done to the building.

Sewage Flow Volumes & Proposed Infrastructure

The process effluent from the new winery will be treated separately from the domestic waste water. A new approved small-scale sewage treatment (package) plant to treat all the domestic sewage / waste water could be installed to cater for the new development but the use of conservancy tanks is more cost effective for this development and the use of conservancy tanks was requested by the owner.

The treatment of the process effluent generated from the new winery activities will be handled in a separate system and will not form part of the septic tank system as mentioned above. The new winery process effluent will be treated by means of a biologically active constructed retention pond or wetland. The constructed retention pond will be designed as a horizontal subsurface flow pond filled with calcareous gravel and two low-cost adsorbents. The winery effluent will receive primary treatment by means of screens/sieves and aeration, where after it will be pumped, or gravity fed to the constructed pond. The constructed pond will be designed to accommodate the peak flow during the harvest period for a retention time of 10 days. Any water that is left after treatment may be used for irrigation purposes or left to diffuse into the soil.

It was estimated that the wine cellar will have a peak demand of 16 kℓ/day (0.185 ℓ/s). A separate constructed wetland design report, dated 16 September 2021, was prepared by Bio-Consulting to address the waste water / effluent handling from the new winery.

The sewage flow volume calculations of the existing infrastructure and the new wine tasting facility, restaurant and alterations to the existing infrastructure are indicated in Table 6 below.

Table 6: Domestic Sewage Flow Volume Estimates for Existing Uses and New Wine Tasting Facility, Restaurant and Alterations to the Existing Infrastructure

DESCRIPTION	EXISTING WASTE WATER FLOW (ADDWF)* (kℓ/day)	ESTIMATED NEW WASTE WATER FLOW (ADDWF)* (kℓ/day)
Buildings and Houses:		
Existing Manor House	0.400	0.400
Existing Farm Manager's House	0.400	-
Existing Labourer's Cottages (11 No)	4.400	-
Existing Farm Store (240m ²)	-	0.960
Existing Farm Implement Store	-	-
Wine Cellar:		
Existing Wine Production Cellar (1002m ²)	1.336	-
Existing Barrel Maturation (1023m ²)	1.364	1.889
New Infrastructure:		
Ground Level:		
Plant Room (278m ²)		0.513
New Farm Manager's House		0.400
Circulation & foyer (454m ²)		0.838
Toilets (57m ²)		0.105
New Farm Store (600m ²)		-
Wine Tasting Area & Restaurant (1262m ²)		0.844
Below Ground Level:		
Tunnel Access (55m ²)		-
Barrel Maturation Store (2658m ²)		4.907
Primary Production Area (2320m ²)		4.283
Plant Room (395m ²)		0.729

Private Tasting and Wine Display (232m ²)		-
TOTAL:	7.900 kℓ/day	15.869 kℓ/day

The total sewage design Average Daily Dry Weather Flow (ADDWF) at the new wine tasting area, restaurant and alterations to the existing infrastructure is estimated at approximately 15.869 kℓ/day, based on accepted design guidelines (excluding stormwater ingress, ground water infiltration and peak factors).

The domestic waste water generated from the ablation facilities of the new wine cellar and half of the restaurant and wine tasting area will be connected to a new conservancy tank. The remaining half of the restaurant and wine tasting area, together with the existing manor house and the new offices will be connected to a second conservancy tank. The new farm manager's house will have its own conservancy tank. A total of three (3) conservancy tanks or combinations of tanks will be installed to cater for the existing infrastructure and new infrastructure on the farm.

The conservancy tanks will be sized to allow for a couple of days' storage per tank.

All the sewer reticulation lines (domestic & process waste water) of the proposed development and alterations will consist of a gravity system. The sizing of the conservancy tanks will be done during the detailed design stage. The sewage flow volume calculations of the new winery, wine tasting area, restaurant and alterations to the existing infrastructure are indicated in Table 7 below.

Table 7: Domestic Sewage Flow Volume Estimates for New Winery, Wine Tasting Area, Restaurant and Alterations to Existing Infrastructure

DESCRIPTION	(PDDWF) (kℓ/day)	PF*	(ADDWF) (kℓ/day)	IPDWF* (Excl. Infiltration) (ℓ/s)	(IPWWF)* Design Flow (ℓ/s)
Buildings and Houses:					
Existing Manor House ⁴	0.720	1.8	0.400	0.015	0.029
Existing Farm Manager's House ⁴	-		-	-	-
Existing Labourer's Cottages	-		-	-	-
Existing Farm Store ¹	1.248	1.3	0.960	0.019	0.036
Wine Cellar:					
Existing Wine Production Cellar ¹	2.455	1.3	1.889	0.037	0.071
Existing Barrel Maturation ¹	-		-	-	-
New Infrastructure:					
Ground Level:					
Plant Room ²	0.667	1.3	0.513	0.010	0.019
New Farm Manager's House ⁴	0.720	1.8	0.400	0.015	0.029
Circulation & foyer ¹	1.090	1.3	0.838	0.016	0.032
Toilets ¹	0.137	1.3	0.105	0.002	0.004
New Farm Store	-		-	-	-
Wine Tasting Area & Restaurant ²	1.520	1.8	0.844	0.032	0.061
Below Ground Level:					
Tunnel Access	-		-	-	-
Barrel Storage Store ³	6.379	1.3	4.907	0.096	0.185
Primary Production Area ³	5.568	1.3	4.283	0.084	0.162
Plant Area ³	0.948	1.3	0.729	0.014	0.028
TOTAL:	21.452		15.869	0.340	0.656

Notes:

* Obtained from "The Neighbourhood Planning and Design Guide" (Red Book – New version), published in 2019 by the Department of Human Settlements. The following abbreviations are used:

PDDWF = Peak Daily Dry Weather Flow (total waste water flow representing the peak day in a week)

ADDWF = Average Daily Dry Weather Flow (total average waste water flow)

IPDWF = Instantaneous Peak Dry Weather Flow

IPWWF = Instantaneous Peak Wet Weather Flow (Design Flow) (Allowance has been made for 35% groundwater infiltration and 30% stormwater ingress.

The peak factor was obtained from Table K.8 in the Red Book.

¹ Allowance has been made for 0.52kl per 100m² water flow as for business/commercial land use as per Table K.4 in the Red Book.

² A total of 80% of the domestic AADD (Average Annual Daily Demand) were used to estimate the PDDWF as per Table K.4 in the Red Book.

³ Allowance has been made for 0.24kl per 100m² waste water flow for warehousing land used for cleaning purposes as per Table K.4 in the Red Book.

⁴ A total of 55% of the domestic AADD (Average Annual Daily Demand) were used to estimate the PDDWF as per Table K.4 in the Red Book.

Refer to Appendix 2 on Drawing No. 825-C-011-A and 825-C-012-A for a conceptual layout of the waste water infrastructure systems.

Summary

The sewage flow details are summarised in Table 8 below:

Table 8: Sewage Flow Details

Description	Flow Rate
New Winery	
Average Daily Dry Weather Flow (ADDWF)	15.867 kℓ/day
Peak Daily Dry Weather Flow (PDDWF)	21.452 kℓ/day
Instantaneous Peak Dry Weather Flow (IPDWF)	0.340 ℓ/s
Instantaneous Peak Wet Weather Flow (IPWWF)	0.656 ℓ/s

The necessary pipes, manholes, rodding eyes, inspection eyes, etc. will be installed in the network, as required and be compliant with the Stellenbosch Municipality's Design Guidelines and Minimum Standards for Sewer Drainage (Section C) of the Design Guidelines and Minimum Standards for Civil Engineering Services, Revision no: 0, June 2015. All sewer infrastructure should be installed according to the applicable parts of the SANS 1200 construction standards.

3.4 Access Road

There are three (3) access roads on the north-western boundary of Alto Wine Estate on Farm 572, which are perpendicular to Annandale Road which provides access to the subject property. Annandale Road also serves as access to other neighboring wine farms such as Webersburg and Peter Falke Wines. The main entrance to the subject property is located 2.2 km from the R44 Main Road and Annandale Road intersection at is situated in the middle of the north-western boundary of the farm. The main entrance is a formal paved road which act as the main roadway for trucks and visitors. The second entrance road is located at the north-western boundary of the farm and act as access to the existing labourer's cottages. This road is a gravel farm road and is mainly used by the laborer's themselves. The third access road is a gravel services road, located at the north-eastern boundary of the farm which follow the northern boundary of the subject property to the development site where the existing wine cellar is located. The subject property is further adjacent to the Helderberg Mountain on the south-eastern boundary

of the farm and bounded by neighboring farms on its north-eastern and south-western boundary. Refer Layout Plan in Appendix 1 for existing winery location and access road.

The existing main access road, service road and camp access at the north western boundary of the farm will remain but the main entrance will be upgraded to accommodate the desired traffic that will make use of the road and will be designed in accordance with the relevant applicable guidelines in the Stellenbosch Municipality's "*Design Guidelines and Minimum Standards for Roads (Section E) of the Design Guidelines and Minimum Standards for Civil Engineering Services, Revision no.0, June 2015*", as well as "*The Neighbourhood Planning and Design Guide (Red Book – New version)*", published in 2019 by the Department of Human Settlements. The necessary kerbs, side drains, stormwater facilities, etc. will be provided as required by the detailed design.

The upgrades to the access roads will be constructed to avoid concentration and disturbance of the existing natural storm water runoff patterns, as far as possible. The road cross sections will be designed to handle collected storm water runoff as surface flow, with the necessary surface channel side drains, to reduce costs, and subsurface piped storm water sections, only where surface channels are not possible. The storm water will be conveyed to the existing stormwater channel next to Annandale Road.

Any upgrade to the existing access road on the farm will be surfaced with appropriate brick/block paving and side drains, where necessary, to facilitate movement of vehicles during the rainy season.

A separate Traffic Impact Assessment will be conducted and reported on by the appointed specialist.

All infrastructure should be installed according to the applicable parts of the SANS 1200 construction standards.

3.5 Internal Roads, Storm Water & Parking

The proposed internal roads & parking areas will be designed in accordance with the relevant applicable guidelines in "*Stellenbosch Municipality's Design Guidelines and Minimum Standards for Roads (Section E) of the Design Guidelines and Minimum Standards for Civil Engineering Services, Revision no: 0, June 2015*", as well as "*The Neighbourhood Planning and Design Guide (Red Book – New version)*", published in 2019 by the Department of Human Settlements.

The pavement layers will be designed in accordance with the abovementioned guidelines, in line with the geotechnical investigation results & recommendations. The necessary kerbs, side drains, stormwater inlets/catchpits, manholes, etc. will be provided as required by the detailed design.

The internal roads will be constructed to avoid concentration and disturbance of the existing natural storm water runoff patterns, as far as possible. The road cross sections will be designed to handle collected storm water runoff as surface flow, with the necessary surface channel side drains, to reduce costs, and subsurface piped storm water sections, only where surface channels are not possible. The storm water will be conveyed to the existing stormwater channel next to the Annandale Road. The road design and piped storm water system could be refined during the detail design stage to limit the necessity of pipes as far as possible to reduce construction costs.

Subsoil drainage will be required next to the new roads to protect the layer works of the road during periods of high rainfall due to the permeability of the transported soils. Refer the section 2.2 of this report for more information.

Sufficient on-site parking for employees and heavy delivery vehicles will be provided as part of the development. A total of 60 parking bays will be provided on the northern side of the development for visitors and 5 parking bays will be provided on the southern corner of the development for deliveries and disabled persons. The number of parking bays is subject to change based on the recommendations from the town planner.

All infrastructure should be installed according to the applicable parts of the SANS 1200 construction standards.

Refer to Appendix 2 on Drawing No. 825-C-011-A and 825-C-012-A for a conceptual layout of the proposed internal roads & parking areas

3.6 Refuse / Solid Waste

The management of solid waste is the responsibility of the owner of the development.

A designated area is provided on the premises where refuse is stored until transported on a weekly basis by an enclosed trailer (18m³ capacity), to prevent pollution, to the Stellenbosch Municipality landfill site.

The owner will also consider recycling the solid waste, where possible.

3.7 Electricity

The electrical engineering services and requirements are addressed in a separate report dated September 2021 by DM Consulting Engineers Cape.

3.8 Telecommunication

Telecommunication infrastructure can easily be incorporated during the detail design of civil infrastructure, by providing a network of pipe sleeves and connection boxes, according to detailed specifications from telecommunication providers (Telkom/ Openserve, etc.)

This was not allowed for in the preliminary civil infrastructure layouts. The details and responsibility for costs should be clarified with the necessary providers if telecommunication is required as part of the proposed development.

4 CONCLUSION

The investigation into the civil engineering services required for the proposed development on the Remainder of farm Groene Rivier No. 572 "Alto Wine Estate", Stellenbosch revealed that the necessary engineering services exist in the vicinity of the site or can be provided to support the proposed development.

The subject property will not have any municipal connections and all water will be sourced from natural sources such as boreholes.

All comments and recommendations from the Stellenbosch Municipality, regarding civil engineering infrastructure, will be incorporated into the detailed civil engineering designs for the proposed development, after the town planning application process. The completed detailed design drawings will then be submitted to the relevant Departments for approval before commencement of construction activities.

It is therefore recommended that, from a civil engineering services perspective, the proposed development of the Remainder of Farm Groene Rivier No. 572 "Alto Wine Estate", Stellenbosch be approved.

We trust that the above report will meet with your approval.

Please do not hesitate to contact us should you require any additional information or clarification.

Yours faithfully

I VILJOEN
For MPRO CONSULTING ENGINEERS

APPENDICES

- 4.1 APPENDIX 1: Locality Plan & Existing Services Layout Plan
- 4.2 APPENDIX 2: New All Services Layout Plan and New Services Layout Plan Sheet 1 & 2 & 3
- 4.3 APPENDIX 3: Theewaterskloof Irrigation Quota
- 4.4 APPENDIX 4: Borehole Test Results

Alterations to Existing Alto Winery on Groene Rivier, Farm 572, Stellenbosch – Civil Engineering Services Report (Dec. 2021) Rev.0



ALTO
 MANUSCRIPT ARCHITECTS
 ALTO WINE ESTATE
 GROENE PRIMER FARM
 572, STELLENBOSCH

EXISTING SERVICES LAYOUT PLAN
 SHEET 1

DATE: 2021/12/01

SCALE: 1:1000

825 - C - 002 A 1/100



NO.	DESCRIPTION	DATE	BY	CHKD BY
1	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
2	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
3	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
4	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
5	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
6	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
7	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
8	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
9	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
10	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
11	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
12	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
13	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
14	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
15	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
16	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
17	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
18	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
19	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
20	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
21	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
22	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
23	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
24	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
25	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
26	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
27	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
28	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
29	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO
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100	ISSUED FOR PERMIT	2021/12/08	MAURISSE RUST	ALTO



mpro
CONSULTANTS & ENGINEERS

ALTO
ARCHITECTS

MAURISSE RUST ARCHITECTS

**ALTO WINE ESTATE,
GROENE RIVIER, FARM
572, STELLENBOSCH**

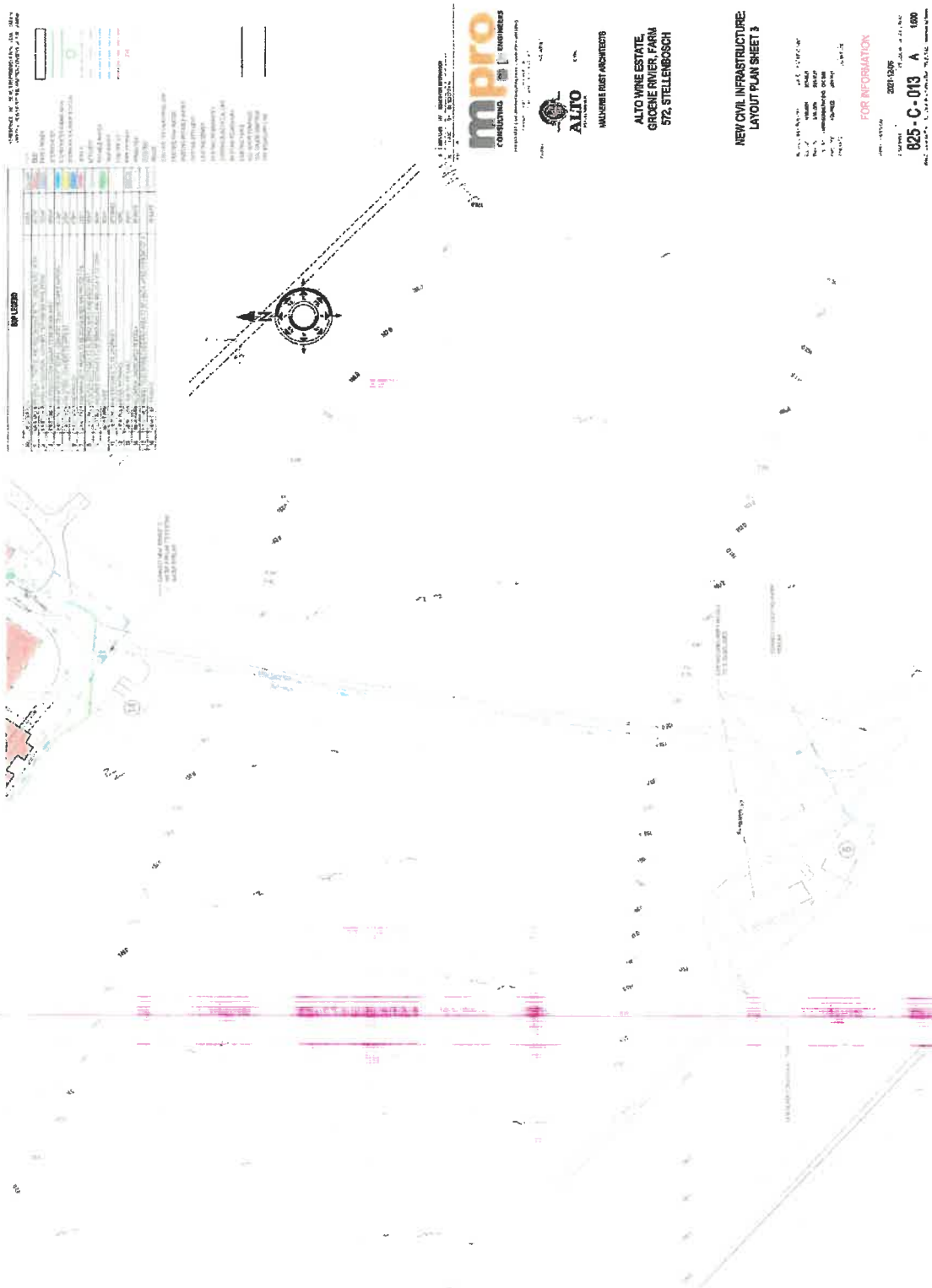
**NEW CIVIL INFRASTRUCTURE:
LAYOUT PLAN SHEET 2**

DATE: 2021/12/08
DRAWN BY: MAURISSE RUST
CHECKED BY: ALTO
SCALE: AS SHOWN
PROJECT NO.: 2021/12/08
SHEET NO.: 2 OF 2

FOR INFORMATION

DATE: 2021/12/08
DRAWN BY: MAURISSE RUST
CHECKED BY: ALTO
SCALE: AS SHOWN
PROJECT NO.: 2021/12/08
SHEET NO.: 2 OF 2

825 - C - 012 - A
1:500





WYNLAND

WATERGEBRUIKERSVERENIGING WATER USERS' ASSOCIATION

HELDERBERG (MULDER DISTRICT)

Rek/Acc No: 1002
Alto Wine Estate (Pty) Ltd
Alto Wine Estate
PO Box 7595
Stellenbosch
7599

Datum/Date: 28 October 2021

Ingelys/ Scheduled (ha)	15.00A -B -Nywer/Ind
Kwota/Quota:	60.000 m ³ (1 ha = 4 000.00 m ³)

Lyn/Line: H4.1	Aftap/Take-off point: 145.2
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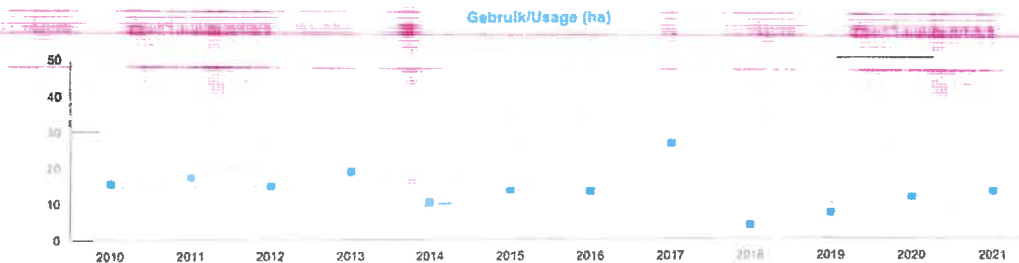
Meter Lesing/Reading:

Gebruik/Used: (m³)

Okt/Oct	Apr	Sept	Apr	Sept	Gebruik/Used (m ³)
2020	2021	2021	2021	2021	52,711
2019	2020	2020	2020	2020	46,948
2018	2019	2019	2019	2019	29,235
2017	2018	2018	2018	2018	13,567
2016	2017	2017	2017	2017	34,457
2015	2016	2016	2016	2016	53,663
2014	2015	2015	2015	2015	55,050
2013	2014	2014	2014	2014	41,397
2012	2013	2013	2013	2013	53,122
2011	2012	2012	2012	2012	60,050
2010	2011	2011	2011	2011	69,481
2009	2010	2010	2010	2010	62,478

PLEASE MONITOR YOUR WATER USE CLOSELY

U MOET ASB U WATERGEBRUIK NOUKEURIG MONITOR



POSBUS 12658 DIE BOORD 7613 Tel: 021 8876487 Fax: 021 8876486 Cell:082 4421656 Email: info@wynlandwater.co.za

4.4 APPENDIX 4: BOREHOLE TEST RESULTS



RPM Drilling
 "SETTING THE DRILLING STANDARD"
 VAT REG. NO. 419100991
 Queen Day Peter Moore



Tel: (021) 541 5104
 Fax: (021) 347 6045
 Cell: 082 568 1183
 Email: rpmdrilling@vodamail.co.za

**BOORGATVOLTOOIINGSVERSLAG
 BOREHOLE COMPLETION REPORT**

Borehole no:
 Borehole nr: 1/2016
 Description:

Client nr:
 Klient: Lusan Premium Wines (Pty) Property: Alto Estate
 Etendom: Stellenbosch

Contractor: RPM Drilling, 36 Caricos Street, Worcester 6850
 Kontraakteur: RPM Lugolukbore, Caricosstraat, Worcester 6850

Proprietor:
 Eienaar: Roy Moore (023) - 342 5164

Person responsible during drilling process:
 Verantwoordelike persoon tydens boorproses: G Goosen

Date drilling commenced:
 Datum boorgat begin: 26.4.2016

Date drilling was completed:
 Datum boorgat voltooi: 27.4.2016

	DEPT DIEPTE	FORMATION FORMASIE	STRATA
(i)	0 - 24m	Klei & Verweerde Graniet	24m
(ii)	24 - 30m	Verweerde Graniet	6m
(iii)	30 - 150m	Graniet	120m
(iv)			
(v)			

Total depth of borehole:
 Totale diepte van boorgat: 150 m

Casing: 203mm
 Voering: 188mm 24 m
 30 m

Water found on depth:
 Water gevind op dieptes: 26,72; 120 m

.....m

.....m

Volume capacity as tested: blowfield
 Volume kapasiteit soos getoets: blaasveld ± 8000 l/h

Volume capacity as tested: test pump
 Volume kapasiteit soos getoets: toetspomp l/h

RPM MOORE

Date/Datum: 2016.04.27

RUSTER POMPDIENTSTE BK

CK 2001/060584/23 BTW REG NR.4470195332

Dolphin Single 5, Zoo Park, Kraaifontein 7570
Tel: 021 987 0870 – Faks: 021 987 0870 – Sel: 083 448 1457 –
epos: rusterpompdienste@gmail.com

Boorgat Toets Sertifikaat

Klient: Anton Reinke Irrigation

Adres: Plaas Alto

Boorgat: Voor Danie se huis

Deursnee 170mm van oppervlakte tot 150 m

Totale diepte van boorgat 150 m

Diepte waarop water gekry was m

Stadiese watervlak 20 m

Pompdiepte tydens toets 120 m

Pomp gebruik vir toets SP230-12 – 18.5kw motor

Getoets deur: L.RUSTER

Datum: 19 Mei 2016

Toets besonderheids op keersy

TOETS RESULTATE

TEGNIESE GEGEWENS MET TUSSENPOSES VAN EEN UUR

<u>URE</u>	<u>KAP. LITERS PER UUR</u>	<u>WATERVLAK TYDENS TOETS</u>
00:00	59568	20 m
01:00	19291	120 m
02:00	17110	120 m
03:00	15877	120 m
04:00	15206	120 m
05:00	14621	120 m
06:00	13846	120 m
07:00	13258	120 m
08:00	13117	120 m

ALLE DIEPTES GEMEET VANAF OPPERVLAKTE

WATER GESKIK VIR - N.V.T.

AFWYKINGS INDIEN WAARGENEEM GEDURENDE TOETS

APPENDIX 10
APPLICATION FORM



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

LAND USE PLANNING APPLICATION FORM 2017

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Emile				
Surname	van der Merwe				
Company name (if applicable)	Emile van der Merwe Town Planning Consultants				
Postal Address	PO Box 204				
	Stellenbosch	Postal Code	7599		
Email	emilevdm@adept.co.za				
Tel	021 886 5050	Fax	021 8838965	Cell	0845566461

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner(s)	Alto Wine Estate (Pty) Ltd				
Physical address	Annandale Road				
	Stellenbosch	Postal code	7600		
E-mail	bertho@altowines.co.za				
Tel	021-8813884	Fax	021-8813984	Cell	

PART C: PROPERTY DETAILS (in accordance with title deed)

Erf / Erven / Farm No.	Farm 572	Portion(s) if Farm		Allotment area	Stellenbosch		
Physical Address	As above						
Current Zoning	Agricultural and Rural Zone/Winery	Extent	178 ha	m ² / ha	Are there existing buildings?	Y	N

Applicable Zoning Scheme	Stellenbosch Zoning Scheme By-Law (2019)										
Current Land Use	Agriculture										
Title Deed number and date	T	3142/2020									
Attached Conveyance's Certificate		N	Any Restrictions to the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate								
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies):								
Is the property encumbered by a bond?	Y	N	If Yes, list the bondholder(s):								
Is the property owned by Council?	Y	N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management								
Is the building located within the historical core?	Y	N	Is the building older than 60 years?		N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)¹	Y	N	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.		
Any existing unauthorized buildings and/or land use on the subject property(ies)?		N	If yes, is this application to legalize the building / land use²?			Y	N				
Are there any pending court case(s) / order(s) relating to the subject property(ies)?		N	Are there any land claim(s) registered on the subject property(ies)?				N				
PART D: PRE-APPLICATION CONSULTATION											
Has there been any pre-application consultation?	Y		If Yes, please attach the minutes of the pre-application consultation.								
PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE											
APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)											
Tick	Type of application: Cost are obtainable from the Council Approved tariffs³										
	15(2)(a) Rezoning of Land										
	15(2)(b) a permanent departure from the development parameters of the zoning scheme										
	15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;										
	15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;										
	15(2)(e) a consolidation of land that is not exempted in terms of section 24;										

¹ All applications triggered by section 38(1)(a)-(e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice have been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)

³ <http://www.stellenbosch.gov.za/documents/idc-budget-2017-214873-apx-endix-3-tariff-book-2017-2018file>

	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;
	15(2)(g) a permission required in terms of the zoning scheme;
	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval;
	15(2)(i) an extension of the validity period of an approval
	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme;
	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram ;
	15(2)(l) a permission required in terms of a condition of approval;
	15(2)(m) a determination of a zoning;
	15(2)(n) a closure of a public place or part thereof;
X	15(2)(o) a consent use contemplated in the zoning scheme;
	15(2)(p) an occasional use of land;
	15(2)(q) to disestablish a home owner's association
	15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;
	15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.
	15(2)(6) When the Municipality on its own initiative intends to conduct land development or an activity
	15(2)(l) Amendment of Site Development Plan
	15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines

OTHER APPLICATIONS	
Deviation from Council Policies/By-laws;	R
Other (specify) : _____	R
TOTAL A:	R

PRESCRIBED NOTICE AND FEES (for completion and use by official)**

Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; data messages	R
	PUBLICATION OF NOTICES	Local Newspaper(s); Provincial Gazette; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	Provincial Gazette	R
	INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:			R
TOTAL APPLICATION FEES* (TOTAL A + B)			R2500

* Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.

** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.

BANKING DETAILS

Name:	Stellenbosch Municipality
Bank:	NEDBANK
Branch no.:	198765
Account no.:	1152271679
SWIFT	NEDSZAJJ
Payment reference: (Erf/Farm number)

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

Y	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent (if applicable)	
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N	Proof of any other relevant right held in the land concerned	
Y	N	Written motivation pertaining to the need and desirability of the proposal		Y	N	S.G. diagram / General plan extract (A4 or A3 only)	
Y	N	Locality plan (A4 or A3 only) to scale		Y	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale	
Y	N	Proposed subdivision plan (A4 or A3 only) to scale		Y	N	Proof of agreement or permission for required servitude	
	N	Proof of payment of application fees		Y	N	Proof of registered ownership (Full copy of the title deed)	
Y	N	Conveyancer's certificate		Y	N	Minutes of pre-application consultation meeting (if applicable)	
	N	N/A	Consolidation plan (A4 or A3 only) to scale	Y	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A	Street name and numbering plan (A4 or A3 only) to scale	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	N/A	Proof of failure of Home owner's association
	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Proof of lawful use right	Y	N	N/A	Other (specify)
Y	N	N/A	Required number of documentation copies		N	N/A	

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION					
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))		
			Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)		N/A	National Water Act, 1998 (Act 36 of 1998)
	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N/A	Other (specify)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.			
SECTION I: DECLARATION					
<i>I hereby wish to confirm the following :</i>					
1. That the information contained in this application form and accompanying documentation is complete and correct.					
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.					
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.					
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.					
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.					
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.					
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.					
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.					
9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.					
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.					
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or					

declarations made as to his or her qualification as a Competent person and/or registration as a professional.

- 12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
- 13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
- 14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.

Applicant's signature: _____

Date: _____

2021-12-15

Full name: _____

EMILE VAN DER MERWE

Professional capacity: _____

PROFESSIONAL PLANNER A1149/1996

FOR OFFICE USE ONLY

Date received: _____

Received By: _____

