

NOTICE OF LAND DEVELOPMENT APPLICATION

Sir / Madam

APPLICATION FOR CONSENT USES (TOURIST ACCOMMODATION ESTABLISHMENTS AND TOURIST FACILITIES): PORTION 1 OF THE FARM GOOD HOPE NO. 220, DIVISION OF STELLENBOSCH

The following land use application in terms of the Stellenbosch By-Law on Municipal Land Use Planning, 2015, refers:

Application Property Address: Farm Good Hope, Fischer Road, Stellenbosch

Application Property Number: Portion 1 of Farm 220, Stellenbosch

Applicant: TV3 Projects (Pty) Ltd – W Hanekom (contact details: 021 861 3800)

Owner: Snowy Owl Properties (Pty) Ltd (contact details: 074 415 5624)

Application Reference: LU/17057(TP529/2023)

Description of the land development proposal:

Application is made i.t.o. section 15.2(o) of the Stellenbosch By-Law on Municipal Land Use Planning, 2015, on Portion 1 of the Farm Good Hope No. 220, Division of Stellenbosch for the following consent land uses:

- Application to convert two existing farm buildings into tourist accommodation establishment buildings which will consist of a 2-room building for 4 guests ($\pm 120\text{m}^2$) and a 5-room building for 10 guests ($\pm 340\text{m}^2$); and
- Application to convert three existing farm buildings into tourist facilities which will consist of a function venue ($\pm 380\text{m}^2/84$ seats), a conference centre ($\pm 380\text{m}^2/98$ seats), and a wedding and function venue with outdoor seating area ($\pm 900\text{m}^2/120$ seats).

Notice is hereby given in terms of the provisions 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-notice/land-use-applications-advertisements>.

If the website or documents cannot be accessed, an electronic copy of the application must 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 by-law. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – W Hanekom e-mail address: wagener@tv3.co.za . By lodging an objection, comment or representation, the person doing so acknowledges that such information may be made available to the public.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **30 July 2024**.

The Municipality, in terms of Section 50(5) of the said By-Law, may refuse to accept any comments/objection received after the closing date.

For any enquiries regarding 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 021 861 3800 during normal office hours.

Yours faithfully
WAGENER HANEKOM
TV3 PROJECTS (PTY) LTD

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Meneer / Dame

**AANSOEK VIR VERGUNNINGSGEBRUIKE (TOERISTE AKKOMMODASIE INSTELLINGS EN TOERISTE FASILITEITE):
GEDEELTE 1 VAN DIE PLAAS GOEIE HOOP NR. 220, AFDELING STELLENBOSCH**

Die onderstaande grondgebruik aansoek in terme van Stellenbosch se Verordening op Munisipale Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: Plaas Goeie Hoop, Fischer Pad, Stellenbosch

Aansoek eiendom beskrywing: Gedeelte 1 van die Plaas 220, Stellenbosch

Aansoeker: TV3 Projects (Pty) Ltd – W Hanekom (kontak besonderhede: 021 861 3800)

Eienaar: Snowy Owl Properties (Pty) Ltd (kontak besonderhede: 074 415 5624)

Aansoek Verwysing: LU/17057(TP529/2023)

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen i.t.v. Artikel 15.2(o) van die Stellenbosch Verordening op Munisipale Grondgebruikbeplanning, 2015, op Gedeelte 1 van die Plaas Goeie Hoop Nr. 220, Afdeling Stellenbosch vir die volgende vergunningsgebruike:

- Aansoek om twee bestaande plaasgeboue in toeriste-akkommodasie geboue te omskep wat sal bestaan uit 'n 2-kamer gebou vir 4 gaste ($\pm 120\text{m}^2$) en 'n 5-kamer gebou vir 10 gaste ($\pm 340\text{m}^2$); en
- Aansoek om drie bestaande plaasgeboue in toeristefasiliteite te omskep wat sal bestaan uit 'n funksielokaal ($\pm 380\text{m}^2/84$ sitplekke), 'n konferensiesentrum ($\pm 380\text{m}^2/98$ sitplekke), en 'n trou- en funksielokaal met buitesitarea ($\pm 900\text{m}^2/120$ sitplekke).

Kennis word hiermee gegee in terme van die voorskrifte van die toepaslike Verordening 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, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan op die aansoek ingedien word in terme van Artikel 50 van die toepaslike Verordening. Skriftelike kommentaar moet die volgende inligting bevat, verwysings nommer vir die aansoek, die naam(e), fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek. Laasgenoemde moet by wyse van elektroniese pos aan die aansoeker as volg gerig word: TV3 Projects (Pty) Ltd – W Hanekom e-mail address: wagener@tv3.co.za. Deur 'n beswaar, kommentaar of verfoë te rig, stem die beswaarmaker daartoe in dat die betrokke inligting aan die publiek beskikbaar gestel kan word.

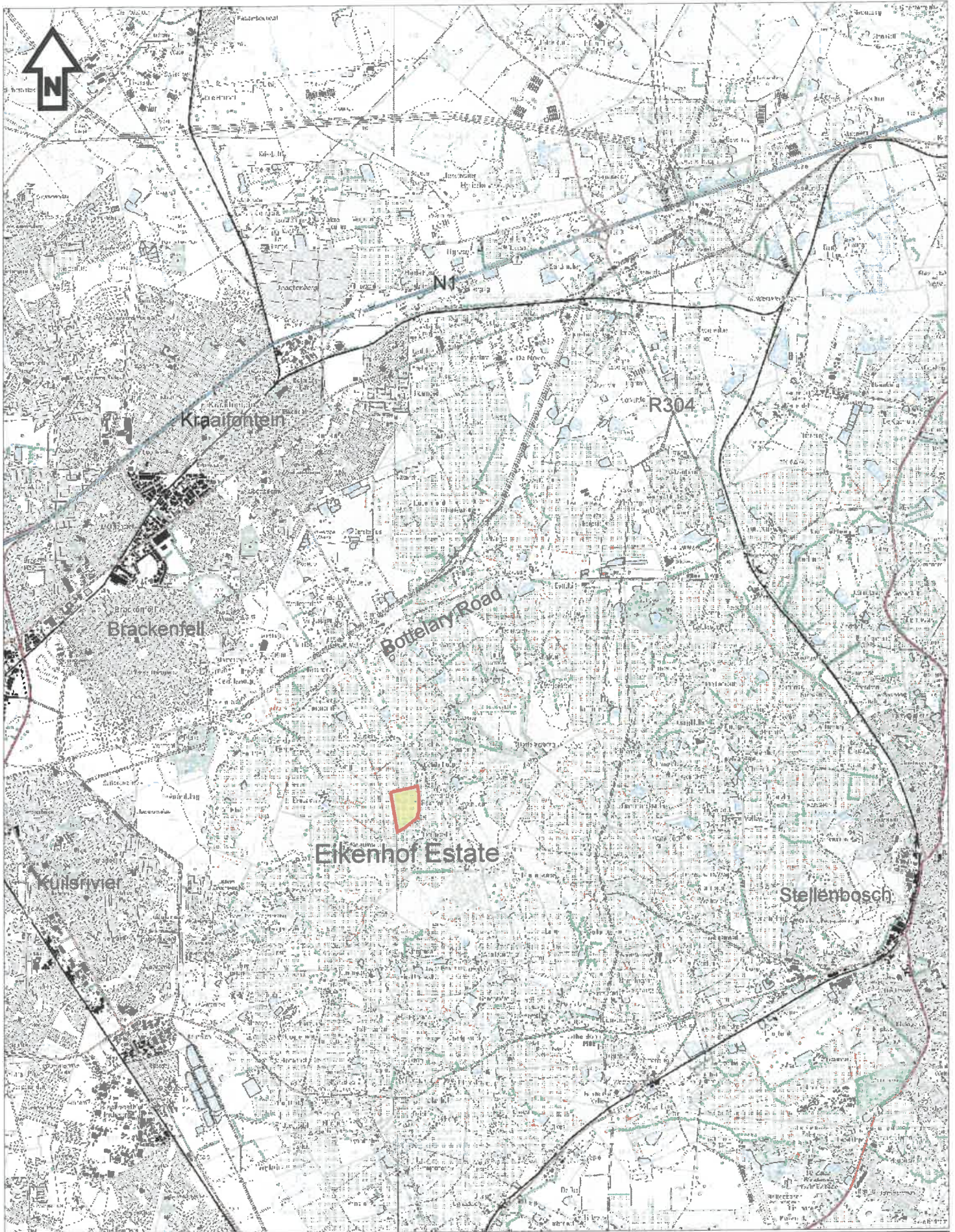
Kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing aan die aansoeker gerig word en moet ontvang word voor of op die sluitingsdag wat geag **30 Julie 2024** te wees.

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 insake die aansoek of bovermelde vereistes is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos waarvoor voorsiening gemaak is nie, kan die Aansoeker gekontak word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor.

Die uwe:

WAGENER HANekom
(TV3 PROJECTS (PTY) LTD)



FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | WWW.TV3.CO.ZA

Eikenhof Estate

Property Description:

Portion 1 of Farm 220, Stellenbosch

Drawing:	Broad Locality		Plan no.:
Date:	29/02/2024	Scale:	1
Project no.:	3629-P	Drawn:	NTS
		Checked:	CH



tv3

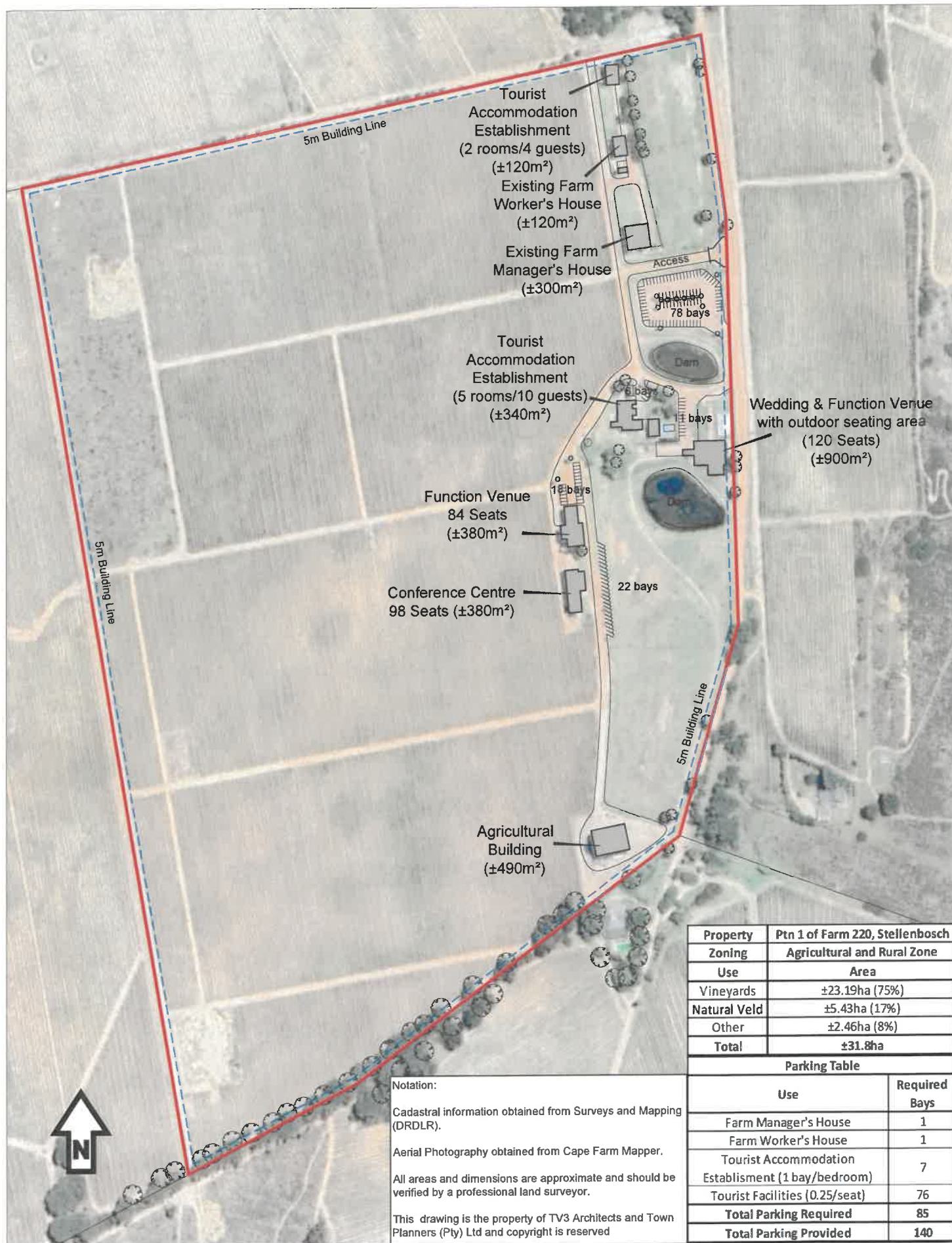
ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

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Eikenhof Estate

Property Description:
Portion 1 of Farm 220, Stellenbosch

Drawing:		Plan no.:	
Local Locality		2	
Date:	29/02/2024	Scale:	NTS
Project no.:	3629-P	Drawn:	WH
		Checked:	CH



Parking Table	
Use	Required Bays
Farm Manager's House	1
Farm Worker's House	1
Tourist Accommodation Establishment (1 bay/bedroom)	7
Tourist Facilities (0.25/seat)	76
Total Parking Required	85
Total Parking Provided	140

**ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS**

**Application for consent uses (tourist accommodation
establishments and tourist facilities) on Portion 1 of the Farm
Good Hope No. 220, Division of Stellenbosch (3938-P)**



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PLANNING MOTIVATION REPORT

1. Land Use Planning Applications

Application is made i.t.o. Section 15.2(o) of the Stellenbosch Municipality Planning By-Law, 2015 for the following consent land uses on Portion 1 of the Farm Good Hope No. 220, Division of Stellenbosch:

- Application to convert two existing farm buildings into tourist accommodation establishment buildings which will consist of a 2-room building for 4 guests ($\pm 120\text{m}^2$) and a 5-room building for 10 guests ($\pm 340\text{m}^2$).
- Application to convert three existing farm buildings into tourist facilities which will consist of a function venue ($\pm 380\text{m}^2$ / 84 seats), a conference centre ($\pm 380\text{m}^2$ / 98 seats), and a wedding and function venue with outdoor seating area ($\pm 900\text{m}^2$ / 120 seats).

A Site Development Plan (SDP) – clearly illustrating the existing buildings and proposed land uses – are included in this submission for your approval.

2. Purpose of the Application

The purpose of these land use planning applications is to obtain Council's consent for the proposed tourist orientated facilities at the Eikenhof Estate.

3. Subject Property

The subject property is described in the Deed of Transfer No. T82978/2007 as Remainder Portion 1 of the Farm Good Hope No. 220, Division of Stellenbosch. The subject property is $\pm 31.8\text{ha}$ in extent. Snowy Owl Properties (Pty) Ltd is the registered owner of the subject property. A copy of the subject property's Title Deed and SG Diagram is included in this submission.

4. Locality

The subject property is located $\pm 15\text{km}$ north west of Stellenbosch and $\pm 5\text{km}$ from Brackenfell on Bottelary Road / Fischers Road. See image below and the locality plans included in this submission.



Figure 1: Locality of Portion 1 of Farm 220, Stellenbosch

5. Current Zoning and Land Uses

The subject property is zoned Agriculture and Rural Zone and is actively farmed and planted with vineyards, there are existing tourist facilities on the farm in existing buildings – see image below.



Figure 2: Vineyards and buildings on Portion 1 of Farm 220, Stellenbosch

6. Development Proposal

6.1 General

The Eikenhof Estate is located on the subject property. The proposed development will entail the establishment of two tourist accommodation establishments and three tourist facilities consisting of a wedding and function venue, a function venue and a conference centre. All the proposed consent land uses will be located inside existing farm buildings and sufficient on-site parking will be provided for all the new land uses.

An SDP (illustrating the locality and extent of the tourist accommodation and facilities) is included in this submission for approval.

6.2 Tourist Accommodation Establishment (2-rooms)

A farm worker's house will be converted into a 2-room building for 4 guests ($\pm 120\text{m}^2$) – see images below.



Figure 3: The farm worker's house that will be converted into a tourist accommodation establishment with 2-rooms

6.3 Tourist Accommodation Establishment (5-rooms)

The farm's main dwelling will be converted into a 5-room building for 10 guests ($\pm 340\text{m}^2$) – see images below.



Figure 4: The main dwelling that will be converted into a tourist accommodation establishment with 5-rooms

6.4 Function Venue

A farm building will be converted in a function venue ($\pm 380\text{m}^2$) with 84 seats – see images below.





Figure 5: Images of the new function venue

6.5 Conference Centre

A farm building will be converted in a conference centre ($\pm 380\text{m}^2$) with 98 seats – see images below.



Figure 6: Images of the new conference centre

6.5 Function and Wedding Venue

A farm building will be converted in a wedding and function venue with an outdoor area ($\pm 900\text{m}^2$) with 120 seats – see images below.



Figure 7: Images of the new wedding and function venue with outdoor seating area

6.6 Other Farm Buildings

There are other farm buildings located on the farm that will not be affected by the proposed development, such as the farm manager's house, a farm worker's house, and an agricultural farm equipment store. Below are photographs of these farm buildings.



Figure 8: The farm manager's house



Figure 9: The farm worker's house



Figure 10: The agricultural farm equipment store

7. Planning Motivation for the Tourist Accommodation Establishments and Tourist Facilities

7.1 General

Application is made for Council's consent to establish tourist accommodation and tourist facilities on a minor portion of the subject property. Tourist accommodation and facilities are desirable land uses i.t.o. the Stellenbosch Municipality's Zoning Scheme, 2023 but the Stellenbosch Municipality's consent is still required. Hence our consent land use application which is motivated below.

7.2 Compliance with the Stellenbosch Municipality's Spatial Development Framework

According to the Stellenbosch Municipality's Spatial Development Framework, tourist orientated land uses (such as accommodation and facilities) that reinforces the Stellenbosch Municipality's sense of place should be encouraged in the settlements and on rural land outside the urban edge. The proposed tourist orientated land uses will therefore be in line

with the Municipality's spatial planning policy and the Spatial Development Framework's recommendations for tourist orientated developments in the winelands.

7.3 Compliance with the Stellenbosch Municipality Zoning Scheme By-Law

The subject property's primary land use is and will remain agriculture and the proposed consent uses will be subservient to the farm's primary agricultural land uses. According to the Section 213 (4) of the Stellenbosch Municipality Zoning Scheme By-Law, 2023:

A consent use application for an abattoir, airstrip, meeting facilities associated with a guest house, day care centre, helicopter landing pad, hotel, outdoor sport, tourist accommodation establishment and tourist facilities which exceed the threshold may only be approved if the Municipality is satisfied that the use is subservient to the primary use of bona fide agriculture or natural environment or combination of these two primary uses.

The proposed tourist accommodation and facilities will be located on approximately 1.4ha of the subject property (± 31.8 ha) – inside existing buildings – equating 4.4% of the farm's extent. In other words, the proposed tourist land uses will be "*subservient to the primary use of agriculture*", will not lead to the loss of any vineyards or orchards, and will comply with the provisions of the Stellenbosch Municipality Zoning Scheme By-Law.

7.4 Supporting the Economic Viability of the Farm

Approximately 75% of the farm is planted with vineyards, 17% of the farm consists of natural veld leaving 8% in which the all the structures are located including dams and planted grass. The proposed tourist orientated developments will therefore not lead to the loss of any agricultural land (vineyards) but will generate additional income for the farmed to help fund the farming activities and to make the farm a viable economic land agricultural enterprise. Furthermore, the proposed tourist orientated land uses will be subservient to the primary agricultural land use.

7.5 Positive Economic Impact

Stellenbosch is a major tourist destination and tourism is a driving force behind the town's economy. Tourism and tourist orientated developments have become an important sector that has an impact on development of a country's economy. The main benefits of tourism are income creation and job generation. For many regions it is the most important source of welfare.

Tourism is a key driver of South Africa's national economy and contributes to job creation. The tourism industry is a major contributor to the South African economy and employment of citizens. The sector contributes $\pm 9\%$ to the country's gross domestic product. The proposed development will support the (major) tourist industry that drives the Western Cape economy and it will also benefit the local community by creating numerous new employment opportunities for local residents.

7.6 Compatibility with Surrounding Land Uses

The subject property is located 5km from Brackenfell on the Fischers Road in a rural setting. The subject property is surrounded by numerous tourist related land uses. Similar uses to the proposed uses the following places are located within a 2km radius from the subject property, Fort Simon Wine Estate, Mooi Plaas Wine Estate, Amperbo Wines, Klein Bottelary Venue, Koopmanskloof Winery, Kaapzicht Wine Estate, Stillebosch Retreat Farm, Groenvlei Guest Farm, Groenland Wines, etc. – see image below. The establishment of the tourist land uses in this area will therefore be compatible with the character of the area.



Figure 11: Surrounding tourist land uses

8. Orderly Planning

8.1 Traffic Impact Assessment

UDS transport engineers have been appointed to undertake a transport impact assessment of the proposed tourist accommodation and facilities. The proposed development is supported from a transport point of view. A copy of their transport impact assessment report will accompany this application.

8.2 Civil Engineering Services

Bart Senekal Inc. consulting engineers have investigated the provision of civil engineering services for the proposed facilities. The report states that basic engineering services are available for the proposed development. A copy of their civil engineering services report is included in this submission.

9. Conclusion

According to the South African Government tourism contributes 3,7% to South Africa's GDP, more than agriculture, utilities, and construction, and according to the Stellenbosch Business School tourism activities in South African provides 9.2% of total employment within the country. This is clearly an important part of the national, provincial, and local economy, and should be supported.

Tourism brings many benefits, including but not limited to the following few: growth and boost in economic activities, boost wide scale industry revenues, infrastructure development, country's improved brand image, source of foreign exchange earnings and source of employment generation. In other words, opportunities to further develop the tourism sector must be supported. The proposed development will contribute to these benefits and lead to local economic development, which will benefit the broader community of Stellenbosch.

The proposed tourist accommodation and facilities is considered an acceptable land use i.t.o. the subject property's agricultural zoning, albeit with Council's consent. In other words, the proposed land use is already considered to be a desirable land use on agricultural land and for this reason, we respectfully request the consent land use application be granted.

We trust that you find the above in order. Should you have any queries or require any additional information, please feel free to contact the undersigned at 021-861 3800 or wagener@tv3.co.za.

10. Signature of applicant



WAGENER HANEKOM

PR. PLANNER (SA): A/2496/2017





Urban Development Solutions
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Services
Civil Engineering
(Water, Sewer, Stormwater)
Roads and Transport
Traffic Engineering
Project Management

Offices
Stellenbosch, Piketberg, Somerset
West, Clanwilliam



A Level 1 Contributor to B-BBEE

Date: 29 February 2024

Our Ref: UDS700/Reports/TIS

TV3 Architects and Town Planners
1st Floor La Gratitude Office Block
97 Dorp Street
Stellenbosch
7600

ATTENTION: Wagener J Hanekom

Dear Sir,

**APPLICATION FOR CONSENT USE: TOURIST ACCOMMODATION ESTABLISHMENTS AND
TOURIST FACILITIES ON FARM 220/1 (EIKENHOF ESTATE), STELLENBOSCH: TRAFFIC IMPACT
STATEMENT**

This company was appointed by *FWG Trust* to prepare a Traffic Impact Statement (TIS) for certain existing land uses on Farm Portion 220/1 (Eikenhof Estate), Stellenbosch.

1 BACKGROUND AND LOCALITY

The subject property is situated along Fischers Road (DR1080), south of Bottelary Road (MR187), in the north-western region of Stellenbosch, popularly known as Stellenbosch Farms. See the *Locality Plan* attached. The property spans 31.08 ha and is surrounded by the Bottelary Hills Renosterveld Conservancy.

Farm Portion 220/1 is zoned for Agriculture and Rural uses and devoid of any previous consent use approvals. As specified by the property operator and included as such in the attached *Site Plan*, dated 29 February 2024 and prepared by *TV3 Architects and Town Planners*, the land unit comprises the following primary-use buildings as per the *Stellenbosch Municipality Zoning Scheme By-Law (2023)*:

- Dwelling house ("Existing Farm Manager's House"): $\pm 300 \text{ m}^2$
- Employee housing ("Existing Farm Worker's House"): 1 unit of $\pm 120 \text{ m}^2$

- Agricultural building: $\pm 490 \text{ m}^2$

The total coverage of the property's existing primary-use buildings is thus approximately 910 m^2 .

This TIS accompanies the Application for Consent Use in Agriculture and Rural Zoning: Tourist Accommodation Establishments and Tourist Facilities on Farm 220/1, Stellenbosch.

2 PROPOSED DEVELOPMENT

2.1 Development Proposal

In this report, the buildings included in the consent use application shall be referred to by the terms "proposed development" and "development proposal" even though they already exist. No new (currently non-existent) buildings or structures are proposed as part of the application.

The proposed development comprises the buildings listed below. These are also indicated on the attached *Site Plan*.

Tourist Accommodation Establishments:

- 1 unit of $\pm 120 \text{ m}^2$ with 2 bedrooms for 2 guests each.
- 1 unit of $\pm 340 \text{ m}^2$ with 5 bedrooms for 2 guests each.

Tourist Facilities:

- Conference Centre: $\pm 380 \text{ m}^2$ for 98 seats.
- "Wedding and Function Venue with outdoor seating area": $\pm 900 \text{ m}^2$ for 120 seats.
- "Function Venue": $\pm 380 \text{ m}^2$ for 84 seats.

The proposed development hence has a total coverage of approximately $2\,120 \text{ m}^2$. In combination with the existing primary-use buildings described in **Section 1**, the property has an overall coverage of approximately $3\,030 \text{ m}^2$.

It is presumed that the conference centre operates predominantly during business hours on weekdays, whilst the function venues are primarily utilised over weekends. Other operating days and times are considered rare events. The various land uses' peak hours are discussed in **Section 3**.

2.2 Access to the Property

Access to the subject property is currently obtained from Bottelary Road (MR187; class 2) via Fischers Road (DR1080; class 4 unsurfaced road). The aforementioned road classifications are according to the Western Cape Government (WCG) *Road Network Information System* (RNIS). The travel distance between the Bottelary Road turn-off and the property's access gate is approximately 3.0 km. This existing access, which will remain as-is in the future, is depicted in **Figure 1** and **Figure 2**. **Figure 3** is a photo of the Bottelary Road/Fischers Road access point.

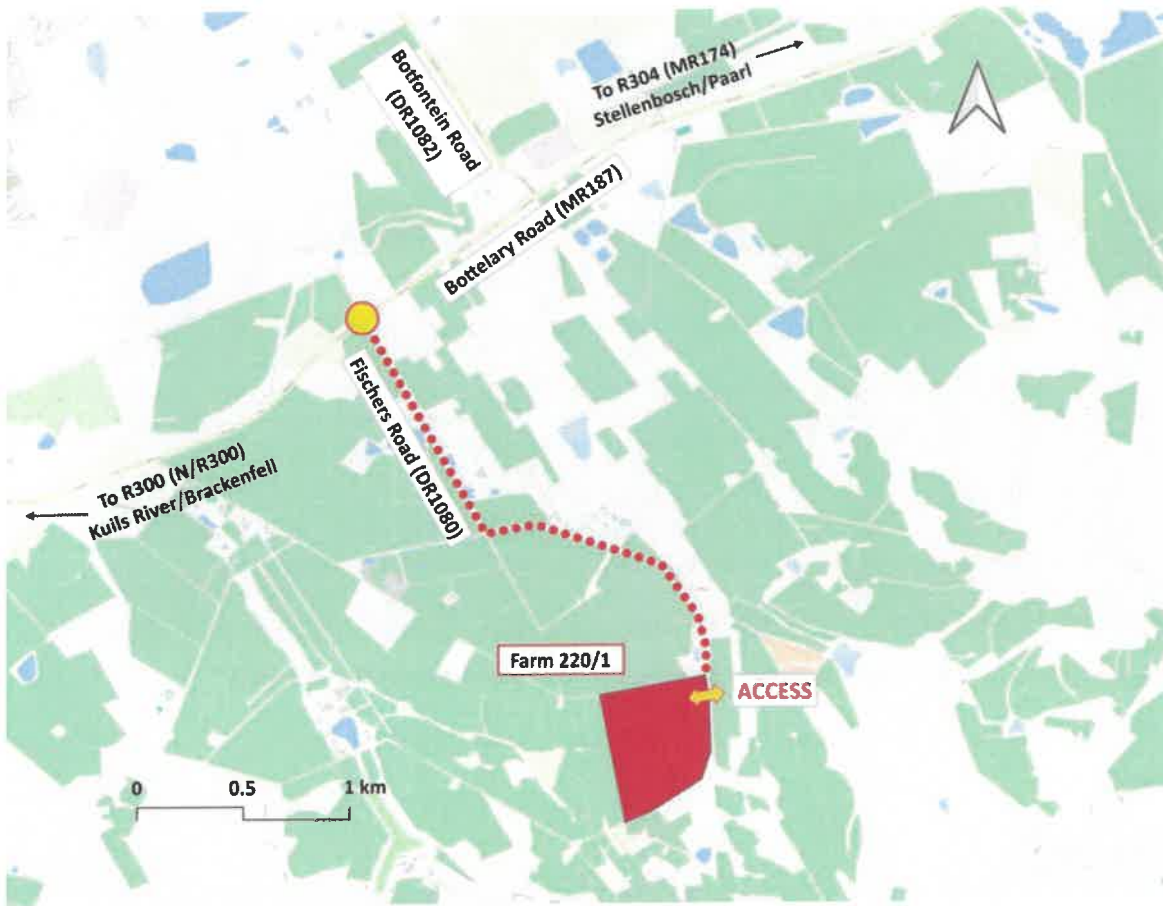


Figure 1: Existing Access Points to Eikenhof Estate, Farm 220/1



Figure 2: Photo of Existing Access: Eikenhof Estate Property Access from Fischers Road



Figure 3: Photo of Bottelary Road/Fischers Road Access Point (looking down Fischers Road)

3 TRAFFIC

3.1 Existing Traffic

Traffic counts were conducted at the Bottelary Road/Fischers Road intersection on Saturday, 27 January 2024 between 11:00 and 17:00. This is the day and time of the week during which the proposed development was anticipated to generate the greatest number of trips (see **Section 3.3**). The peak hour (13:00 to 14:00) volumes of the count are indicated in **Figure 4**. It should be noted that no function related to the proposed development was held at the subject property on this specific day; therefore, the counts represent only the existing background traffic.

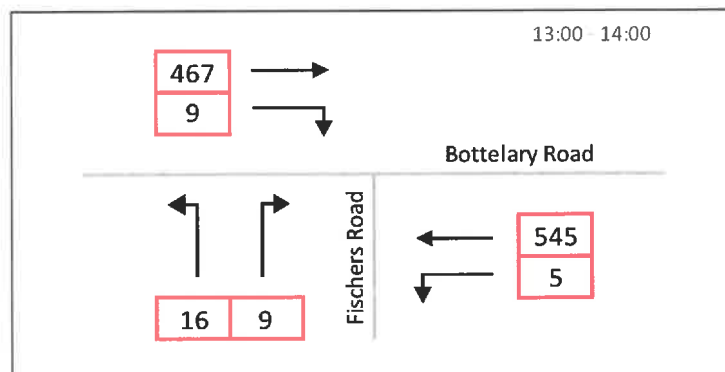


Figure 4: Existing Peak Hour Traffic Volumes (Saturday, 27 January 2024)

3.2 Traffic Growth

To assess a future scenario, the existing Saturday peak hour (13:00 to 14:00) volumes were compounded for 5 years (from the date of this report) to obtain estimated 2029 peak hour volumes. The *TMH17 South African Trip Data Manual* suggests 0 - 3% typical annual traffic growth rates for low growth areas and 3 - 4% annual rates for average growth areas. An annual growth rate of 3% was applied to the through traffic on Bottelary Road, while a rate of 1% per annum was applied to the

turning movements in/out of Fischers Road. These growth rates are assumed to account for the potential growth in traffic in the vicinity within the 5-year horizon period. The estimated 2029 Saturday peak hour volumes are depicted in **Figure 5**.

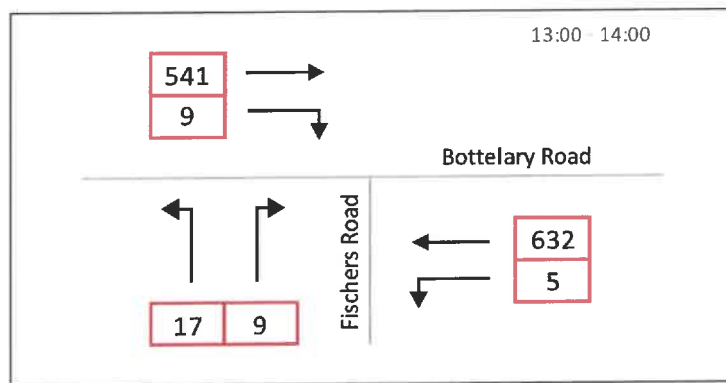


Figure 5: 2029 Estimated Saturday Peak Hour Traffic Volumes

3.3 Trip Generation

The trip generation rates as published in the TMH17 *South African Trip Data Manual* were applied to determine the number of potential peak hour trip ends that could be generated by the proposed development. The respective trip generation rates, along with their inbound and outbound splits, are presented in **Table 1**.

For the two function venues, the Conference Centre rate was applied. The Guest House rate was applied to the tourist accommodation establishments.

Table 1: Applicable Peak Hour Trip Generation Rates

Land use	AM Peak Hour Trips		PM Peak Hour Trips	
	Rate	Split (in/out)	Rate	Split (in/out)
Conference Centre	0.5 per seat	90:10	*	
Guest House	0.45 (weekday); 0.25 (weekend) per room	50:50	0.45 (weekday); 0.25 (weekend) per room	50:50

**In the case of the conventional Conference Centre, the PM peak hour trip generation rate is typically taken to equal the AM peak hour rate, with the in/out split assumed to be the inverse.*

When applied to the land use capacities and expected operating times specified in **Section 2.1**, the trip generation rates and inbound/outbound splits in **Table 1** result in the potential additional peak hour trip ends given in **Table 2** (weekday) and **Table 3** (weekend). The times of the tourist accommodation establishments' peak hour trips vary depending on whether or not its guests are concurrently attending an on-site event. In the case of the latter scenario, a weekday AM and PM peak hour were assumed.

Table 2: Potential Peak Hour Trip Generation of the Proposed Development - WEEKDAY

Land use	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
Conference Centre – 98 seats	49	44	5	49	5	44
Tourist Accommodation Establishments ¹ – 7 bedrooms (14 guests)	4	2	2	4	2	2
Total	53	46	7	53	7	46

¹ On weekends, the tourist accommodation establishments are most likely to be occupied by guests of the function venues. Thus, no additional weekend trips were considered for this land use.

Table 3: Potential Peak Hour Trip Generation of the Proposed Development – WEEKEND (Saturday)

Land use	Peak Hour		
	Total	In	Out
Wedding and Function Venue – 120 guests/seats	60	54	6
Function Venue – 84 guests	42	38	4
Total	102	92	10

Assuming the proposed development's land uses operate at full capacity, the three trip generation scenarios described below could potentially arise. As expected, the trip generation is highest on a weekend (Saturday).

1. **Weekday worst-case:** the AM and PM peak hours each generate a maximum of 53 potential trip ends, of which 46 occur in the major direction (inbound during AM peak hour and outbound during PM peak hour).

It should be noted that conferences are typically not daily occurrences.

- 2A. **Weekend (Saturday) worst-case** (the two function venues have overlapping arrival times): the proposed development's afternoon peak hour generates a maximum of 102 potential trip ends, of which 92 occur in the inbound direction.
- 2B. **Weekend (Saturday) alternative** (the two function venues do NOT have overlapping arrival times): the proposed development's afternoon peak hour generates a maximum of 60 potential trip ends, of which 54 occur in the inbound direction (assuming the larger venue's trip generation).

3.4 Trip Distribution

The existing (2024) peak hour traffic counts at the Bottelary Road/Fischers Road intersection (see **Section 3.1**) indicate a 56:44 (from Brackenfell/Kuils River direction:from Stellenbosch/Paarl direction) inbound trip distribution for Fischers Road. The respective outbound trip distribution (to the same directions) was 64:36. Based on their typical events/functions to date, the property operator independently estimated a 60:40 trip distribution for both the inbound and outbound trips to/from Fischers Road from/to the same directions as above. Considering these two inputs, a 60:40 trip distribution was applied to the proposed development's potential peak hour trip ends at the Bottelary

Road/Fischers Road intersection, where the greater proportion of trips relate to the Brackenfell/Kuils River direction.

In combination with Scenarios 2A. and 2B. presented in the previous section, the potential weekend (Saturday) trip distributions are as shown in **Figure 6**.

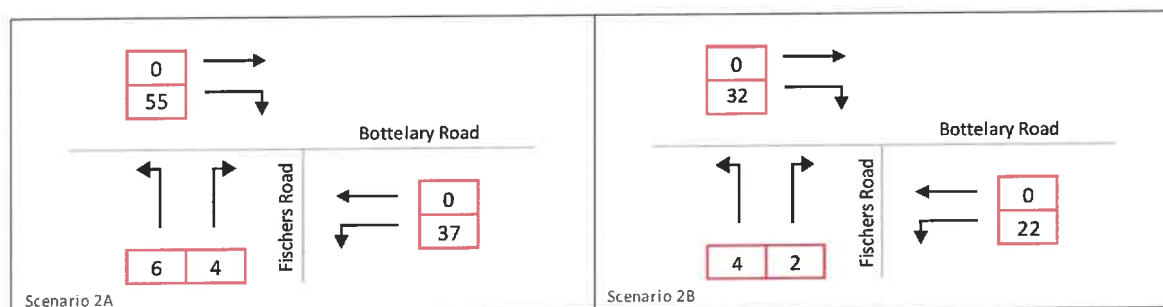


Figure 6: Proposed Development Trip Distribution Scenarios (Saturday)

When the potential Saturday peak hour trips of Scenarios 2A and 2B are assumed to occur during the peak hour of the background traffic (worst-case scenario) and thus added to the estimated 2029 Saturday peak hour (13:00 to 14:00) background traffic presented in **Section 3.2**, the respective total expected 2029 peak hour volumes are as shown in **Figure 7**. It should be noted, however, that the proposed development's typical peak hour is bound to occur after 14:00. As a result, the volumes below are most likely higher than they will actually be.

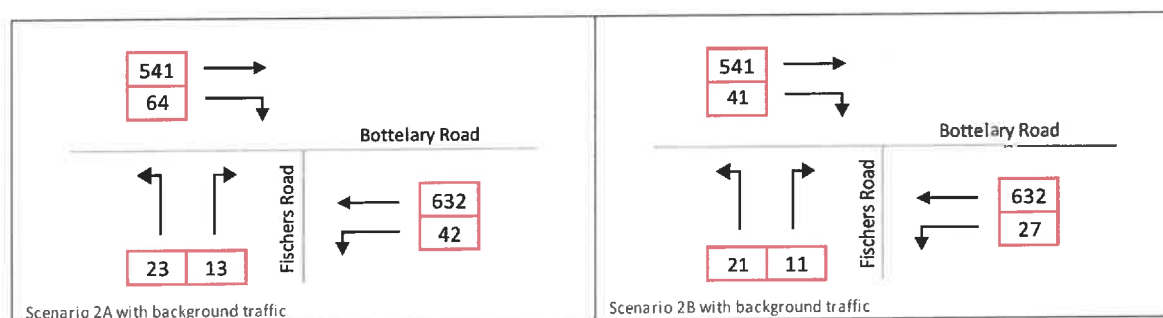


Figure 7: Expected 2029 Saturday Peak Hour Traffic Volumes

3.5 Traffic Analysis

The Bottelary Road/Fischers Road intersection is a T-intersection with free-flow conditions along Bottelary Road and stop-control on Fischers Road. Within the vicinity of this referred intersection, Bottelary Road has a posted speed limit of 100 km/h.

Traffic analyses of the intersection were carried out with reference to the Western Cape Government (WCG) *Access Management Guidelines* (AMG) and by means of the Sidra Intersection 9.1 software. The former was applied to evaluate whether the potential peak hour trip ends generated by the proposed development warrant a right-turn lane on the western approach of the referred intersection, while the latter was utilised to perform a capacity analysis.

Based on the high advancing and opposing volumes (V_a and V_o) on Bottelary Road, the existing (2024) Saturday peak hour background volumes already warrant a right-turn lane on the western approach of the Bottelary Road/Fischers Road intersection. This is despite the proportion of right turns in V_a being less than 2.0%. For the future background traffic and the future expected peak hour trip distributions as per **Figure 7**, the relevant volumes are as given in **Table 4**.

Table 4: Right-turn Lane Warrants as per AMG of WCG

		2024 Existing	2029 Background	Scenario 2A	Scenario 2B
V_a	Advancing Volume	466	550	605	582
V_o	Opposing Volume	550	637	674	659
P_r	Percentage Right-turn	1.93%	1.64%	10.58%	7.04%

The various scenarios for a right-turn warrant are shown in **Figure 8**, with their respective V_a and V_o given in brackets.

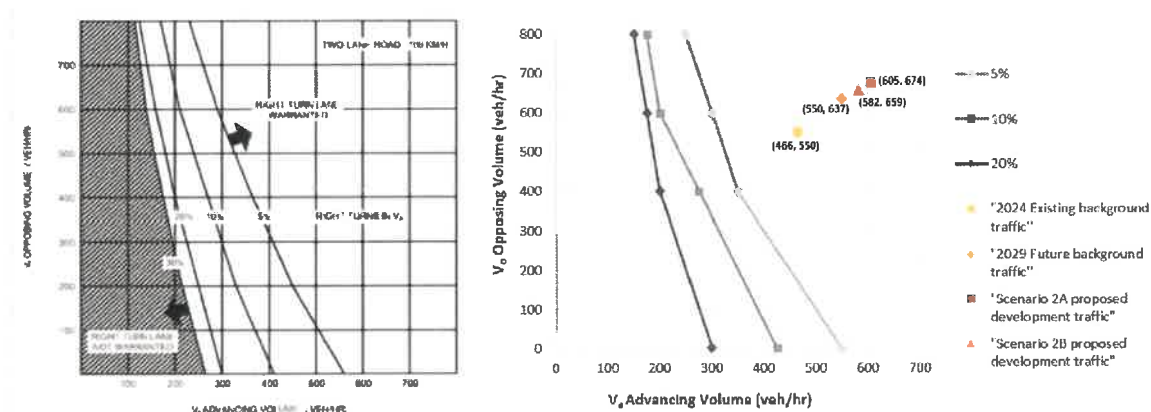


Figure 8: Right-turn Lane Warrants for Two-Lane Road – 100 km/h (WCG, 2020) .

However, it is important to note that Bottelary Road has a lane width of ± 3.7 m and shoulder width of ± 1.8 m at the intersection in question. The total width of ± 5.5 m, therefore, affords sufficient space for following vehicles to pass a turning vehicle. In conjunction with the low right-turn proportions, this road width is deemed to justify a non-provision of a right-turn lane on the western approach of the Bottelary Road/Fischers Road intersection.

For the intersection capacity analyses, Level of Service (LOS) A to D were considered acceptable, with D being critical. According to Sidra, an acceptable LOS A can be expected on the western and eastern Bottelary-Road approaches for both 2029 Saturday peak hour scenarios (Scenarios 2A and 2B). For the southern approach (Fischers Road), acceptable LOS C and B can be expected for the two respective scenarios.

The expected queue lengths for the right-turn movement on the western approach equate to approximately one vehicle for both referred 2029 Saturday peak hour distribution scenarios. On the southern approach, the queue lengths are negligible (less than 1 m).

The expected travel time delays for the right-turn movement on the western approach are ± 9.0 seconds (s) for both 2029 scenarios. On the southern approach, the expected delays are 15.5 s and 14.5 s, respectively.

Based on these Sidra outputs, the proposed development traffic does not necessitate any external road upgrades.

4 GEOMETRY AND PAVEMENT

At its intersection with Fischers Road, Bottelary Road is a surfaced two-lane (one lane per direction) road with ± 3.7 m lane widths and ± 1.8 m shoulder widths, as mentioned in the previous section. Fischers Road is a two-lane unsurfaced road with an average road width of 7 to 8 m. The road becomes marginally narrower closer to the subject property, but it consistently surpasses a minimum width of ± 5 m. It should be noted that Fischers Road terminates approximately 440 m south of the subject property with no major trip generators located along this last segment.

The existing lane layout at the Bottelary Road/Fischers Road intersection is shown in **Figure 9**. A stop line is not demarcated (or no longer visible) on the Fischers Road approach. However, a stop sign clearly indicates the type of intersection control (see **Figure 10**). Furthermore, the sharp curve on Fischers Road (as can be seen in **Figure 1** in **Section 2.2**) is well signed in both directions.



Figure 9: Existing Lane Layout at Bottelary Road/Fischers Road Intersection



Figure 10: Stop-Control Signage on Fischers Road Approach

In terms of shoulder sight distance, the WCG *Access Management Guidelines* minimum requirement is a distance of ± 230 m for an operating speed of 100 km/h. A visual assessment conducted during a site visit revealed that this distance is not currently available due to landscaping in the road reserve. The available lines of sight along Bottelary Road from the Fischers Road-approach are ± 200 m to the right, whilst the line of sight to the left is slightly more compromised by the said landscaping. The shoulder sight distances at the property access are acceptable, provided that the nearby landscape elements are maintained.

As mentioned in **Section 2.2**, access to the subject property is obtained from Fischers Road. A guardhouse exists ± 18 metres from this road. Considering the aforementioned fact that Fischers Road terminates in a cul-de-sac to the south of the subject property, stacking at the access is not considered an issue. Nonetheless, lengthy sign-in procedures at the gate should be avoided.

The main internal access road is unsurfaced and has a width of ± 6.0 m for ± 60 m from/to the access gate after/before which it is ± 5.0 m. Vehicles will travel from the access either directly to the relevant land use's parking area or to the general parking area, from which the relevant land use is accessible by foot. The existing internal road and its turning spaces are deemed sufficient for the proposed development.

According to the property operator, refuse collection is currently conducted privately. This is to remain the case in the future.

5 PARKING

The minimum off-street parking requirements as specified in the *Stellenbosch Municipality Zoning Scheme By-law* (2023) and summarised in **Table 5** apply to the proposed development. A total minimum of 81 parking bays are required for the proposed development.

Table 5: Minimum Off-street Parking Requirements for Proposed Development

Land use	Required bays	Total required bays
Conference facility	0.25 bays/seat	0.25×98 ≈ 25
Place of assembly	0.25 bays/seat (or 20 bays/100m ² gross leasable area)	$0.25 \times (120 + 84)$ $= 51$
Tourist accommodation establishment	To municipality's satisfaction - between 0.7 bays per bedroom and 1 bay per self-catering unit	0.7×7 ≈ 5
Total		81

The proposed development's parking areas and their respective estimated number of parking bays are shown on the attached **Site Plan**. The plan indicates an estimated total of 135 parking bays, which conforms to the requirements given in **Table 5**. The parking bays measure approximately 2.5 by 5.0 m. The 90-degree parking bays have 7.5 m aisle widths, whilst the available space behind the angled parking measures approximately 6.5 m. These dimensions are considered sufficient.

In the event that additional parking may be required, suitable open space is available on the farm to accommodate overflow parking. The general parking area as well as all potential overflow parking

areas are located within short walking distances to/from all land uses. Moreover, sufficient space is available at all the building's entrances to accommodate parking for disabled persons.

Although not demarcated on the plan, sufficient space for parking is provided at the northern tourist accommodation establishment (2 rooms/4 guests), as well as at the existing primary-use buildings.

6 PUBLIC- AND NON-MOTORISED TRANSPORT

The provision for additional non-motorised transport as well as public transport is considered inapplicable for the proposed development.

7 CONCLUSIONS

The following can be summarised/concluded from the report:

- 1) This TIS accompanies the Application for Consent Use in an Agriculture and Rural Zone: Tourist Facilities and Tourist Accommodation Establishments on Farm Portion 220/1 (Eikenhof Estate), Stellenbosch.
- 2) The existing primary-use buildings on the property consist of a dwelling unit ($\pm 300 \text{ m}^2$), employee housing (1 unit of $\pm 120 \text{ m}^2$) and an agricultural building ($\pm 120 \text{ m}^2$).
- 3) The proposed development (already existing) comprises two tourist accommodation establishments ($\pm 120 \text{ m}^2$ for 2 bedrooms/4 guests, and $\pm 340 \text{ m}^2$ for 5 bedrooms/10 guests), a conference centre ($\pm 380 \text{ m}^2$ for 98 seats), a wedding and function venue with outdoor seating area ($\pm 900 \text{ m}^2$ for 120 seats) and an additional function venue ($\pm 380 \text{ m}^2$ for 84 seats).
- 4) The total coverage of the property's existing primary-use buildings is $\pm 910 \text{ m}^2$. The proposed development has a total coverage of $\pm 2\,120 \text{ m}^2$, which hence combines to an overall property coverage of $\pm 3\,030 \text{ m}^2$.
- 5) At present, access to the subject property is obtained from Bottelary Road (MR187, class 2) via Fischers Road (DR1080, unsurfaced class 4).
- 6) The main access gate will remain at its current location, with an approximate travel distance of 3.0 km from/to Bottelary Road.
- 7) Traffic counts were conducted at the Bottelary Road/Fischers Road intersection on Saturday, 27 January 2024 between 11:00 and 17:00; the counted peak hour was 13:00 to 14:00.
- 8) The worst-case AM and PM weekday peak hours generate 53 potential trip ends, of which 46 trip ends occur in the major direction of the respective peak hour. The worst-case weekend (Saturday) peak hour trip generation is 102 potential trip ends, of which 92 occur in the major direction.
- 9) The combination of sufficient space for following vehicles to pass a turning vehicle (total lane and shoulder width of $\pm 5.5 \text{ m}$) and low right-turn proportions were deemed to justify a non-provision of a right-turn lane on the western approach of the Bottelary Road/Fischers Road intersection.
- 10) Based on Sidra analyses, acceptable Levels of Service, queuing and delays can be expected at the Bottelary Road/Fischers Road intersection, i.e. no upgrades to the intersection are considered necessary as result of the proposed development.
- 11) Due to the present landscaping in the road reserve, the available shoulder sight distances along Bottelary Road from the Fischers Road-approach are slightly less than the $\pm 230 \text{ m}$ requirement as contained in the WCG *Access Management Guidelines*. The shoulder sight distances at the property access are acceptable, provided that the nearby landscape elements are maintained.
- 12) The existing internal road and its turning spaces are deemed sufficient for the proposed development.
- 13) The parking provision indicated on the **Site Plan** (135 bays) significantly exceeds the Stellenbosch Municipality's minimum off-street parking requirement of 81 bays.

- 14) According to the property operator, refuse collection is currently conducted privately. This is to remain the case in the future.
- 15) It is not considered necessary to provide additional public- and non-motorised transport facilities within the vicinity of the subject property to accommodate the proposed development.

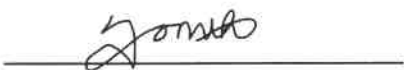
8 RECOMMENDATIONS

From the discussions provided in this report, it is recommended that the 'proposed development' on Farm Portion 220/1 (Eikenhof Estate), Stellenbosch, as indicated on the attached **Site Plan**, be supported from a traffic impact perspective.

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

Please take note of the following included attachments: **Locality Plan** and **Site Plan**.

Yours faithfully,



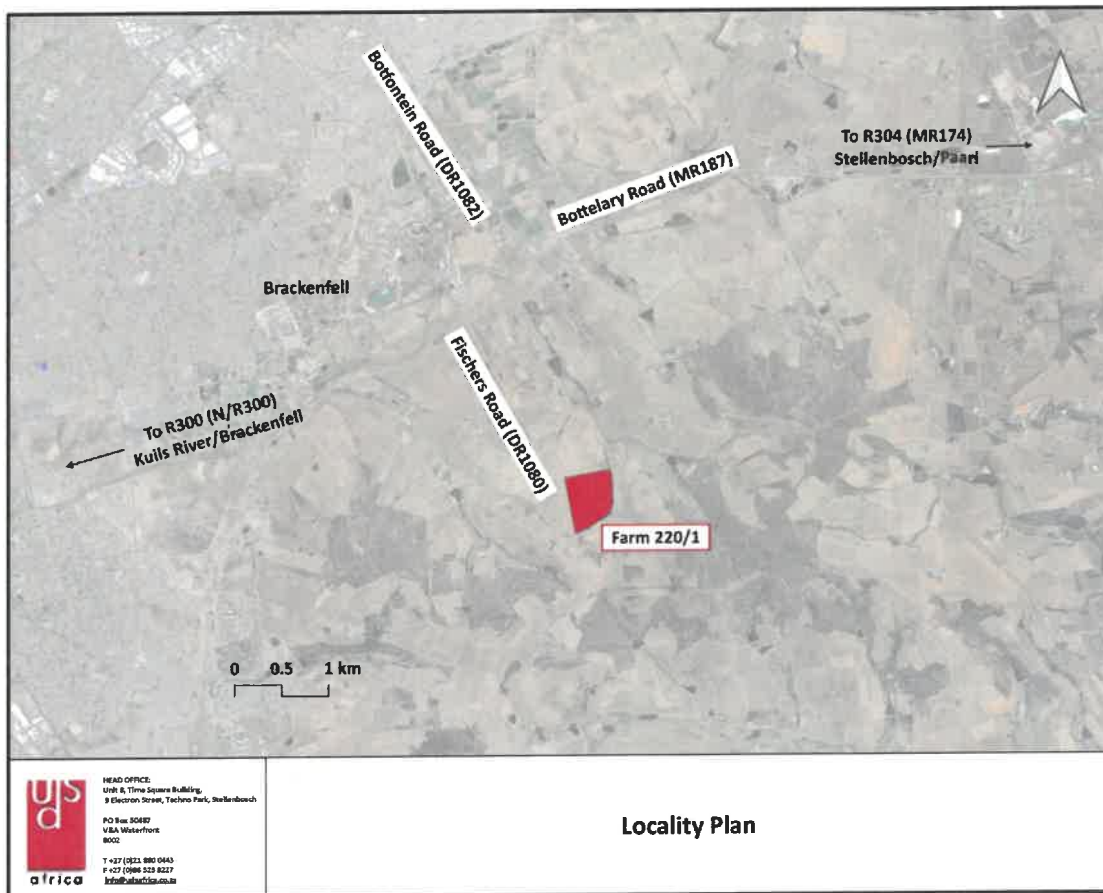
Compiled by: Dominique ter Huurne
(PhD (Civil Eng), MPhil)

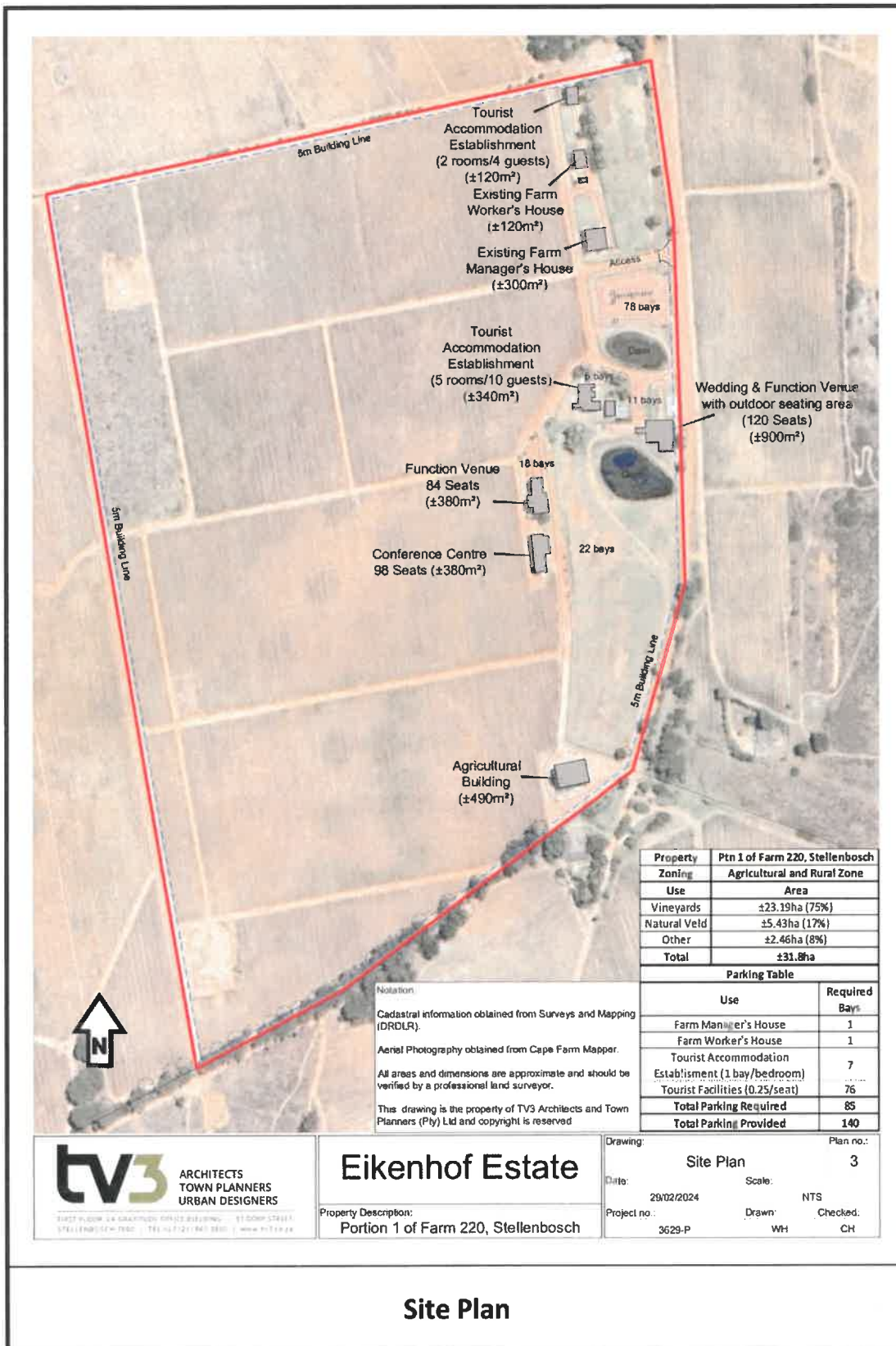


Yolandi Obermeyer (BEng)

UDS Africa









DATE: 06 March 2024

YOUR REF:

OUR REF: 9473 / A2

**PORTION 1 OF THE FARM 220, STELLENBOSCH,
EIKENHOF ESTATE**

REPORT ON PROVISION OF CIVIL ENGINEERING SERVICES

1. INTRODUCTION

The owner of the above-mentioned property is applying for the consolidation / legalizing of development rights for the existing development on the farm. The farm includes a main house, employee housing, tourist accomodation establishment, wedding venue, function venuer, conference center and farm store. This report focuses on the provision of basic civil engineering services, such as water supply, sewerage, and solid waste removal.

2. SITE LOCATION AND DESCRIPTION

The property, situated in the Stellenbosch Farms region west of Stellenbosch, is surrounded by private agricultural land, naturally draining towards the northwest.

Refer to Annexure A for the site location (Drawing 9473/01), and Annexure B for the facilities Site Plan (Drawing 9473/01).

3. WATER SUPPLY

3.1 Demand:

The demand for potable water for the developed property is calculated as follows:

Main House	:	300 m ²	= 0.6 kl/day
Employee houses	:	2 units @ 250 l/unit/day	= 0.5 kl/day
Tourist accommodation (five bedrooms):	:	340 m ²	= 1.2 kl/day
Wedding venue	:	550 m ² @ 400 l/day/100 m ²	= 2.2 kl/day
Function venue	:	380 m ² @ 400 l/day/100 m ²	= 1.5 kl/day
Conference centre	:	380 m ² @ 400 l/day/100 m ²	= 1.5 kl/day
Farm store	:	490 m ²	= <u>0.1 kl/day</u>
			7.6 kl/day

The total daily demand for water is calculated to be **7.6 kilolitres**.

3.2 **Supply:**

There is no bulk water infrastructure from the Stellenbosch Municipality in close proximity to the property. Instead, the property is supplied with water from Wynland Water, which is stored in a 55kl reservoir and a 10kl tank as an alternative source when Theewaterskloof is not available. The water is treated on-site to meet the SANS 241 Drinking Water Quality Standards. Recent test results are included in Annexure C.

4. **SEWERAGE**

4.1 **Run-off:**

Sewage run-off from the existing facilities is estimated as follows:

Main House	:	300 m ²	= 0.5 kl/day
Employee houses	:	2 units @ 250 l/unit/day	= 0.4 kl/day
Tourist accommodation (five bedrooms):	:	340 m ²	= 1.0 kl/day
Wedding venue	:	550 m ² @ 400 l/day/100 m ²	= 1.8 kl/day
Function venue	:	380 m ² @ 400 l/day/100 m ²	= 1.4 kl/day
Conference centre	:	380 m ² @ 400 l/day/100 m ²	= 1.4 kl/day
Farm store	:	490 m ²	= <u>0.0 kl/day</u>
			6.5 kl/day

The estimated daily sewage run-off is calculated for different components of the development, resulting in a total of 6.5 kilolitres per day.

4.2 **Sewer Drainage and Treatment:**

There is no existing bulk sewer infrastructure from the Stellenbosch Municipality in the vicinity. The existing facilities on the property utilize conservancy tanks.

The conservancy tanks are serviced by a private provider, and the tanks have a capacity of 4 x 8 kilolitres, sufficient for once-a-week servicing.

5. **SOLID WASTE REMOVAL**

The estimated solid waste generated by the development is approximately 2.5 cubic meter per week.

The farm is making use of a private waste collection company for the removal of solid waste from the facilities.

6. CONCLUSION

The report concludes that the required basic civil engineering services, including potable water, sewerage, and solid waste removal, are provided for Portion 1 of Farm 220, Stellenbosch.

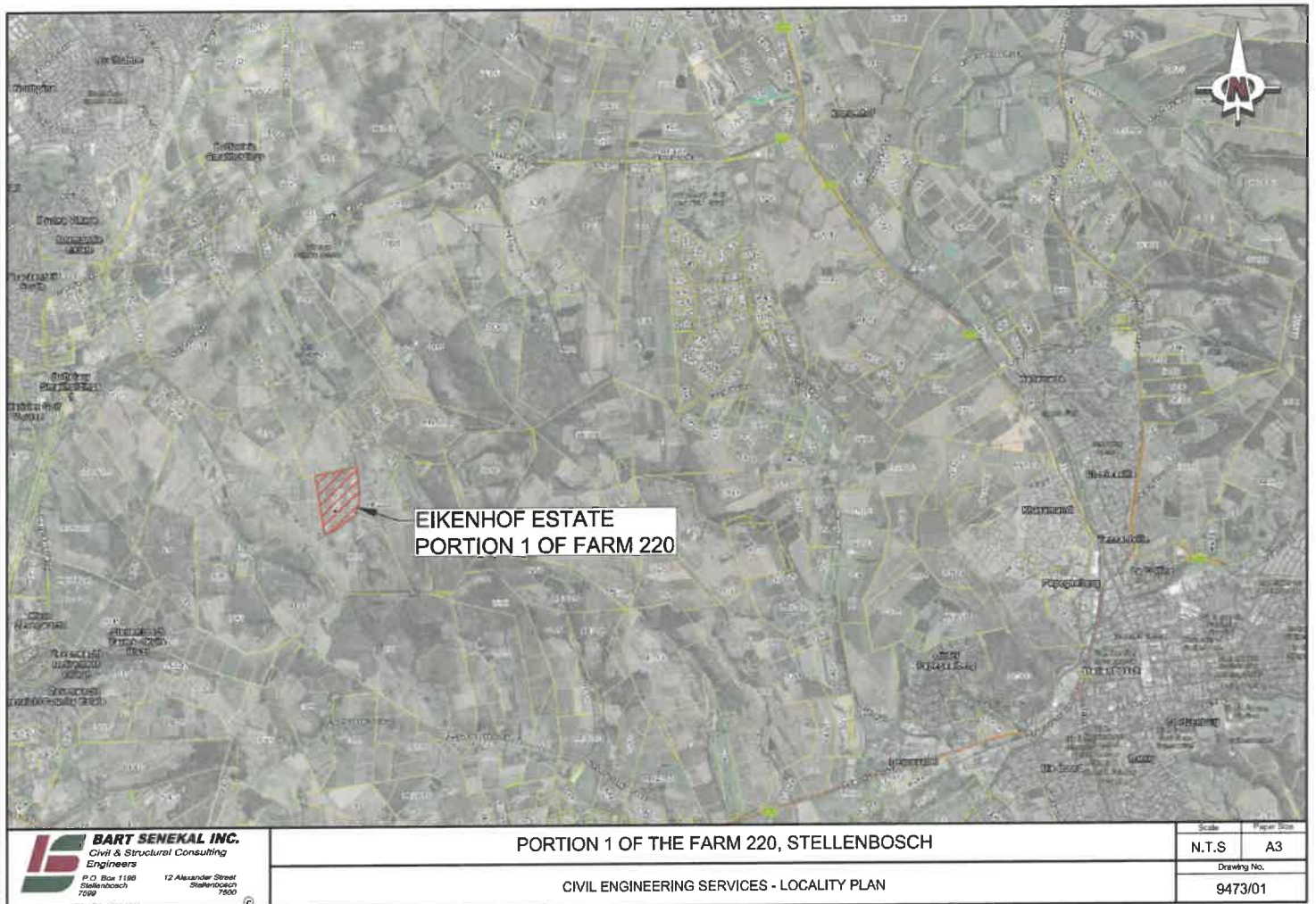
BART SENEKAL INC.



L J Louw Pr. Eng.

ANNEXURE A

LOCALITY PLAN



BART SENEKAL INC.
Civil & Structural Consulting
Engineers
P.O. Box 1188 12 Alexander Street
Stellenbosch Stellenbosch
7600
TEL: (021) 883 8710

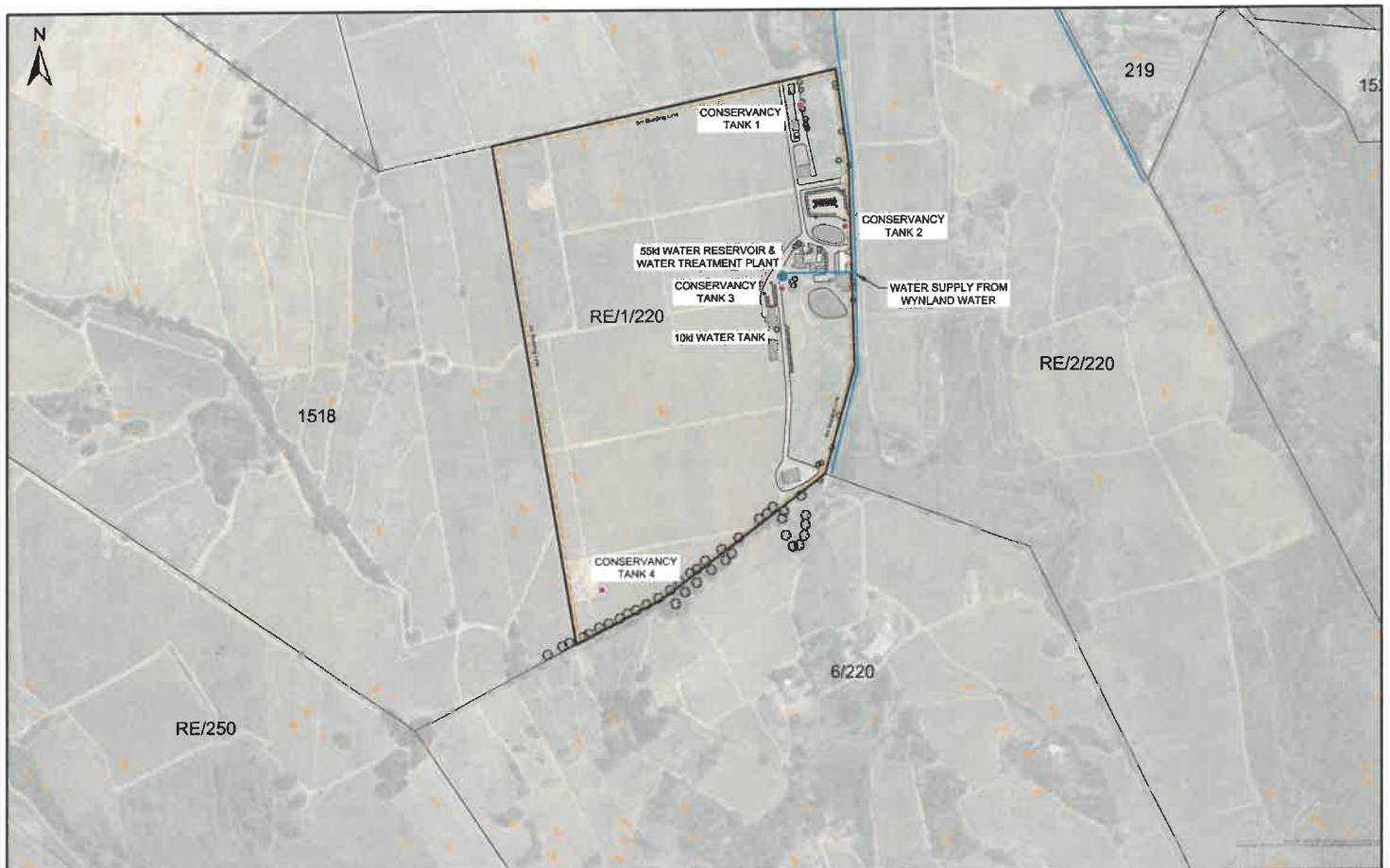
PORTION 1 OF THE FARM 220, STELLENBOSCH

CIVIL ENGINEERING SERVICES - LOCALITY PLAN

Scale	Sheet Size
N.T.S	A3
Drawing No.	
9473/01	

ANNEXURE B

SITE PLAN



ANNEXURE C

WATER QUALITY TESTING - RESULTS

TEST REPORT

Water

Oranjerivier Tenkers (Edms) Bpk

Attn: Herman

P.O.Box 204
Upington
8801
+27825558248



@VinlabSA

Sample Details

SampleID	W47867				
Water Type	Drinking Water				
Water Source					
Sample Temperature					
Description					
Batch Number	1				
PO Number					
Date Received	2024-02-22				
Condition	Good				

Water - Routine

	Unit	Method	Uncertainty	Limit	Results	Results	Results	Results	Results
pH@25C (Water)		VIN-05-MW01	^^^	>= 5 to <= 9.7	6.81				
Conductivity@25C (Water)	mS/m	VIN-05-MW02	^	<= 170	6.8				
Turbidity (Water)*	ntu			<= 5	2.04				
Total dissolved solids (Water)*	mg/L			<= 1200	46.10				
Free Chlorine (Water)*	mg/L			<= 5	1.87				
Ammonia (NH ₄) as N (Water)	mg/L	VIN-05-MW08	8.90%	<= 1.5	<0.15				
Nitrate as N (Water)	mg/L	VIN-05-MW08	11.00%	<= 11	<1.00				
Nitrite as N (Water)	mg/L	VIN-05-MW08	4.50%	<= 0.9	<0.05				
Chloride (Cl-) - Water	mg/L	VIN-05-MW08	10.12%	<= 300	10.89				
Sulphates (SO ₄) - Water	mg/L	VIN-05-MW08	7.56%	<= 500	4.69				
Fluoride (F) - Water	mg/L	VIN-05-MW08	12.30%	<= 1.5	<0.15				
Alkalinity as CaCO ₃ (Water)*	mg/L				16.20				
Colour (Water)*	mg/L Pt-Co			<= 15	<15				
Total Organic Carbon (Water)*	mg/L			<=10	2.58				
Date Tested					2024-02-22				

Water - Metals

	Unit	Method	Uncertainty	Limit	Results	Results	Results	Results	Results
Calcium (Ca) - Water	mg/L	VIN-05-MW43	14.60%		7				
Magnesium (Mg) - Water	mg/L	VIN-05-MW43	8.49%		0.92				

Please click [here](#) for SANS241-1:2015 drinking water limits

Test results relate only to the items tested as received. This Document shall not be reproduced without the written approval of Vinlab (Pty) Ltd. Opinions and interpretations expressed herein are outside the scope of SANAS accreditation. Results for methods VIN-05-MW12, 13 and 14, are based on Cq values, a positive result (detected) indicates a Cq value <35 and a negative result (non-detected) indicates a Cq value of >35.

* Not SANAS Accredited. Results marked "Not SANAS Accredited" in this report are not included in the SANAS Scope of Accreditation for Vinlab. Vinlab is not liable to any client for any loss or damages suffered which could, directly or remotely, be linked to our services. Alcohol results are obtained using the most appropriate or a combination of one of the following methods: Py= pycnometer; W=winescan; A=alcolyzer; W= Winescan. Micro results: Enumeration of yeast: WL nutrient, 3 days unless otherwise specified, 30°C. Samples that have had prior microbiological spoilage or treatment for spoilage should always be sterile filtered at bottling. SO₂ additions less than 10 days may depress the growth of microbes in culture although they are viable/active in the wine. Some microbes, especially lactobacilli, may not grow in culture even where viable/potentially active in the wine.

^ - Conductivity <1000mS/m = ±1mS/m, >1000mS/m = ±9mS/m
^^ - COD, LR = ±16mg/L, MR = ±48mg/L, HR = ±477mg/L
^^^ - pH ± 0.1

TEST REPORT

Water

Oranjerivier Tenkers (Edms) Bpk

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 Upington
 8801
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@VinlabSA

Sodium (Na) - Water	mg/L	VIN-05-MW43	11.45%	<= 200	7				
Potassium (K) - Water	mg/L	VIN-05-MW43	9.42%		1				
Zinc (Zn) - Water	mg/L	VIN-05-MW43	19.40%	<= 5	<0.008				
Antimony (Sb) - Water*	µg/L			<=20	<13.0				
Arsenic (As) - Water*	µg/L			<= 10	<10.0				
Boron (B) Water	µg/L	VIN-05-MW43	11.79%	<= 2400	<10				
Cadmium (Cd) Water	µg/L	VIN-05-MW43	12.26%	<= 3	<1				
Chromium (Cr) - Water	µg/L	VIN-05-MW43	13.03%	<= 50	<4				
Copper (Cu) - Water	µg/L	VIN-05-MW43	11.57%	<= 2000	6				
Iron (Fe) - Water	µg/L	VIN-05-MW43	12.49%	<= 2000	45				
Lead (Pb) - Water	µg/L	VIN-05-MW43	16.32%	<= 10	<8				
Manganese (Mn) - Water	µg/L	VIN-05-MW43	12.44%	<= 400	49				
Nickel (Ni) - Water	µg/L	VIN-05-MW43	17.38%	<= 70	<8				
Selenium (Se) - Water*	µg/L			<= 40	<10.0				
Aluminium (Al) - Water	µg/L	VIN-05-MW43	13.49%	<= 300	80				
Cyanide (CN) - Water*	µg/L			<= 200	<10.0				
Mercury (Hg) - Water*	µg/L			<= 6	<1.0				
Barium (Ba) Water	µg/L	VIN-05-MW43	14.09%	<= 700	<8				
Uranium (U) - Water*	µg/L			<= 30	<28				
Date Tested					2024-02-22				

Water - Micro

	Unit	Method	Uncertainty	Limits	Results	Results	Results	Results	Results
Total Coliforms (Water)	cfu/100mL	VIN-05-MW09		<= 10	nd				
E-Coli (Water)	cfu/100mL	VIN-05-MW09		not detected	nd				
Heterotrophic plate count*	cfu/mL			<= 1000	nd				
Date Tested					2024-02-22				

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A - Conductivity <1000mS/m = ±1mS/m, >1000mS/m = ±9mS/m
 AA - COD, LR = ±16mg/L, MR = ±48mg/L, HR = ±477mg/L
 AAA - pH ± 0.1

TEST REPORT

Water

Distillery Road
Stellenbosch
Tel 021-8828866/7
info@vinlab.com
www.vinlab.com
2024-02-27

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@VinlabSA

Adelize

Adelize Fourie
Laboratory Manager (Waterlab)

VIN-05
M01,M02,M03,M04,M05,M08,M10,M28,
M43, MW01, MW02, MW03, MW04,
MW05, MW06, MW07, MW08/9/10,
MW12, MW13, MW14

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^^ - pH ± 0.1

