



**REFERENCE: 16/9/6/1-25/56 (Job 22308)**

**ENQUIRIES: Ms GD Swanepoel**

**DATE: 26 October 2016**

Doug Jeffery Environmental Consultants (Pty) Ltd  
PO Box 44  
**KLAPMUTS**  
7625

Attention: Ms Lindsay Speirs

Dear Madam

**DRAFT BASIC ASSESSMENT REPORT: PROPOSED MIXED USE DEVELOPMENT ON PORTIONS 7 AND 10 OF FARM 1674, BOSCHENDAL (BOSCHENDAL VILLAGE)**

1. The following refer:
  - 1.1 Your unreferenced letter dated 14 October 2016.
  - 1.2 This Branch's letter 16/9/6/1-25/56 (Job 11208) to you dated 8 June 2015.
2. This Branch has no further comments on this development in terms of the National Environmental Management Act 107 of 1998. The comments made in this Branch's letter of paragraph 1.2 above are still applicable.
3. This Branch will comment in detail on the development in terms of the Land Use Planning Act 3 of 2014 upon receipt of the land use application.

Yours faithfully

**ML WATTERS**

For **CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT**

## **ENDORSEMENTS**

1. Doug Jeffery Environmental Consultants (Pty) Ltd  
Attention: Ms Lindsay Speirs (e-mail)
2. Mr ML Watters (e-mail)
3. Mr D Fortuin (e-mail)
4. Planning Section

Ek Eldred Kleinschmidt huiseienaar van Lanquedoc teken appel aan teen ontwikkeling van Boschendal en as lid van die Lanquedoc Housing Association .As bestuurlid an as trustee van ( Dwars River Trust ) BTT en as Kapelvoog van ST Giles Kerk en as Ondervoorsitter van Polisie Forum.

Boschendal het geen impak gemaak in my eie plek (Lanquedoc) wat n groot verandering gebring het nie hulle het wel werkverksaffing aangebied maar dit was net tydelik. Daar was niks teruggeploeg in die gemeenskap nie hulle kan nie hul werkers huisvesting aanbied nie en maak gebruik van uitlanders wat by die gemeenskap in ( Backjaarts) bly veral by Africans.Dit veroorsaak dat die misdaad statestiek draties toeneem en veroorsaak ook gesondheid probleme en hulle is almal inkomers wat geen verbindtenis het met die Gemeenskap van Lanquedoc.Ons het geen vrylike toegang tot die natuur en daar is baie gesinne wat van hout afhanklik is .Die begraaf plaas word deur Boschendal besit maar daar geen diens of bystand gelewer op dit netjies en skoon te hou en n heining aan te bring nie die pad is tans in n haglike toestand wat voertuie beskadig. Die begraaf plaas wil die Lanquedoc gemeenskap self behou sodat die gemeenskap voordeel daaruit te trek.

Die Mini Mall en kliniek sowel as die aftree oord sal nooit toeganklik wees vir ons arm gemeenskap nie .Die huise sal ons nooit kan beskostig op ons ouserdom nie hulle vevreem ons van mekaar maak leiers teen mekaar op wat lank in die valei woon.

Hulle het belowe met die verkope van elke kleinhoewe sal die gemeenskap 5% kry van elke verkope met geen voorwaardes ,maar finansies moet wel reg bestuur word en nie een persoon verryk .Tot nou het hulle die ooreenkoms na gekom nie.Daar is geen hulp van Boschendal nie.

Ons slegs die ontwikkeling steun as Land owners LHA ,as Vallei BTT as hulle ons regte eerbiedig en ons gevoel in ag neem en ooreenkomte na kom.

Die Uwe



E.Kleinschmidt

17/11/2016





VERNACULAR ARCHITECTURE SOCIETY OF SOUTH AFRICA

UMBUTHO WEZAKHIWO ZEMVELI WASEMZANTSI AFRIKA

VOLKSBOUKUNDIGE VERENIGING VAN SUID-AFRIKA

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10 November, 2016

Ms Lindsay Speirs  
Lindsay@dougjeff.co.za  
Doug Jeffrey Environmental Consultants

PROPOSED MIXED USE DEVELOPMENT ON PORTIONS 7 AND 10 OF FARM 1674, BOSCHENDAL (BOSCHENDAL VILLAGE): BASIC ASSESSMENT REPORT

Thank you for giving VASSA an opportunity as an I&AP to comment on the proposed development of Boschendal Village.

VASSA's comments on the development proposals as described in the BAR and Public Meeting Information Posters are below. We have focused our comments on aspects particularly related to Heritage issues.

VASSA supports the general approach of the proposed development project which:

- Is compatible with the Stellenbosch Municipal SDF intention to use nodal development to enhance and retain the traditional open agricultural land use and vistas. VASSA would emphasize that it is essential to maintain urban edges into the future to protect viable agricultural activity and rural environments.
- Recognizes that, while the site, itself, does not offer architecturally significant buildings, the project must be designed to support the exceptional architectural and cultural significance of the surrounding heritage farms, scenic routes and the broader Dwars River Valley. (Heritage Resources, BAR pp60/61)

In particular, VASSA strongly supports the proposal's commitment to:

- Protect the iconic view cone from the R310 toward the Boschendal homestead and the mountains behind;
- Protect the view from the Boschendal homestead north past the new development toward the mountains to the north;
- Maintain a green buffer along the R310 Scenic Route; and
- Develop building form complementary to, without copying, local heritage buildings.

Further, VASSA supports the implementation of the recommendations of the Heritage Assessment Report (BAR, Appendix G12) and Urban Design Framework (BAR, Appendix G2). With respect to

these two elements of the proposal document, VASSA also notes the observation made in the Conclusion of the Basic Assessment Report (page 21), "The overall heritage impact of Alternative 5 (a,b or c), including the mandatory controls and guidelines specified in the Urban Design Report and recommended mitigation measures is regarded as potential medium-high positive. However, should these mandatory controls, guidelines and mitigation measures not be implemented, then the overall heritage impact of the proposed development is potentially medium-high negative." The proposed development must make provision for ongoing implementation of the controls, guidelines and mitigation measures.

While VASSA feels that the details of architectural language will be a critical aspect of the success – or not – of the development, we do not have a comment at this time on the specific elements of the Architectural Indicators and Controls. (16l and 16m: Heritage Indicators.) However the HIA refers to "The proposal to apply for World Heritage Site status for the Stellenbosch winelands has important implications for development in the area, and particularly for maintaining the landscape integrity of the vineyards and mountain slopes in general".

VASSA emphasizes that systems must be put in place for the monitoring and management of development over time. This will be essential to ensure the ongoing management of the scale and detail of development in the village, as well as the critical interface between the proposed village and the surrounding historically significant environment.

Yours Faithfully,



André van Graan  
Chairperson

Vernacular Architecture Society of South Africa



# PNIEL BAPTIST CHURCH



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Treasurer: Lilburne Cyster  
Cell: 082 202 3196

*"Worship the Lord in the beauty of Holiness"*

**DOUG JEFFERY ENVIRONMENTAL CONSULTANTS (PTY) LTD**  
**ATTENTION: LINDSAY SPEIRS**  
**PER EMAIL: LINDSAY@DOUGJEFF.CO.ZA**

**17 NOVEMBER 2016**

Dear Lindsay

**BOSCHENDAL VILLAGE: PROPOSED MIXED USE DEVELOPMENT ON PORTION 7 & 10 OF FARM 1674, BOSCHENDAL**

Having had the opportunity to attend your Open House Meeting and to consider your presentation, we would like to make the following comments:

1. Your Basic Social Impact Assessment (slide 18a) makes reference to a Trust which, according to us, is a rival trust to the Boschendal Treasury Trust. The mentioned trust will be the beneficiary of funds that are supposed to be allocated to the BTT. This is in contradiction to the agreement with Boschendal and the BTT. It is clear that Boschendal has no respect for agreements that were undertaken with the BTT.
2. The same slide refers to Construction Phase Social Impacts and Potential Positive Impacts: Creation of business and employment. Boschendal has already proven, with other construction activities on the estate that they are not interested in our local construction and building companies and they rather preferred to use companies far outside the Dwarsrivier Valley. We therefore are very sceptical of the claim that this development will have any positive impact on business opportunities.
3. At the moment unemployment is rife in the Dwarsrivier Valley. Many of those unemployed people worked on the farms before, but still Boschendal prefers to import workers from outside the Valley, and many of those workers are from outside our country. Needless to say, the promise that this development will provide employment for our local communities is questionable. Boschendal does not show any empathy with this situation (unemployment) and do not have any respect for our people in our Valley. However, those people of the Dwarsrivier Valley working at Boschendal are subjected to high levels of unfair labour practices under the new management at Boschendal. There is a high turnover rate of workers/staff under the new management of Boschendal. Workers feel intimidated and bullied into submission when they dare speak about the unfair labour practices. This is in stark contrast to the highly acclaimed Boschendal brand and the promises that are made to create the impression that Boschendal has an ethical social responsibility with the best interest of the community of the Dwarsrivier Valley at heart.

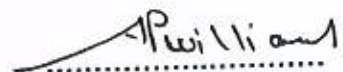


4. It is mentioned that 5% of the houses will be accessible to so called key workers/staff of Boschendal. Who are these workers? Those in senior management positions? This basically excludes the local people in the Dwarsrivier Valley.
5. The Traffic Impact Assessment is based on a 'Traffic Count' that was done in 2014. An estimate of what the traffic situation will be in 2019 is given. We doubt whether that estimate is reliable. Traffic is already heavy on the Helshoogte Road (R310) through Pniël. Locals struggle to get onto the R310 from the side roads. This development will increase the traffic flow through Pniël much more than the estimate, which will increase the risks of accidents. This will also be very dangerous and risky for pedestrians especially the aged and our children. Already motorists have no respect for our town and drive as if this is a high way. Apart from this, there will be an increase in the noise levels and air pollution. After all, this is a rural area and we would like to keep it as such.
6. From the Basic Freshwater Ecosystem Impact Assessment (slide 19a-e) it is clear that the development will have a negative impact on our Freshwater Ecosystems. At least one activity on the Boschendal Estate is already polluting one of the natural streams that feeds the wetlands and the Dwars River. This might increase with the proposed development. Disturbance of Fauna and Flora in the river, the river itself, and the risk of introducing alien vegetation will be too high with this development. The riverbank will be altered; sewer pipes and pump station, built for this development, will collect sewage by gravity - a high probability of sewage leakage into the wetlands and the river. Pipelines conveying sewage will be installed, crossing watercourses and ditches, to the Pniël Waste Water Treatment Works. Again, the risk of polluting our watercourses and damage to the environment. At this stage the local communities are complaining that the Pniël WWTW cannot/struggle to accommodate the existing generated waste water. This plant will definitely not be able to accommodate an increase in the capacity caused by any future additions to the plant.

In the light of the above we cannot support this development.



.....  
**MALCOLM JOHNSON**  
**ELDER (LEADER)**



.....  
**ASHLEY WILLIAMS**  
**SECRETARY**



# GEMEENSKAPSFORUM PNIËL COMMUNITY FORUM

VOORSITTER/CHAIRPERSON:  
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DOUG JEFFERY ENVIRONMENTAL CONSULTANTS (PTY) LTD  
ATTENTION: LINDSAY SPEIRS  
PER EMAIL: [LINDSAY@DOUGJEFF.CO.ZA](mailto:LINDSAY@DOUGJEFF.CO.ZA)

16 NOVEMBER 2016

Dear Lindsay

**BOSCHENDAL VILLAGE: PROPOSED MIXED USE DEVELOPMENT ON PORTION 7 & 10 OF FARM 1674, BOSCHENDAL**

Having had the opportunity to attend your Open House Meeting and to consider your presentation, we would like to make the following comments:

1. Your Basic Social Impact Assessment (slide 18a) makes reference to a Trust which, according to us, is a rival trust to the Boschendal Treasury Trust. The mentioned trust will be the beneficiary of funds that are supposed to be allocated to the BTT. This is in contradiction to the agreement with Boschendal and the BTT. It is clear that Boschendal has no respect for agreements that were undertaken with the BTT.
2. The same slide refers to Construction Phase Social Impacts and Potential Positive Impacts: Creation of business and employment. Boschendal has already proven, with other construction activities on the estate that they are not interested in our local construction and building companies and they rather preferred to use companies far outside the Dwarsrivier Valley. We therefore are very sceptical of the claim that this development will have any positive impact on business opportunities.
3. At the moment unemployment is rife in the Dwarsrivier Valley. Many of those unemployed people worked on the farms before, but still Boschendal prefers to import workers from outside the Valley, and many of those workers are from outside our country. Needless to say, the promise that this development will provide employment for our local communities is questionable. Boschendal does not show any empathy with this situation (unemployment) and do not have any respect for our people in our Valley. However, those people of the Dwarsrivier Valley working at Boschendal are subjected to high levels of unfair labour practices under the new management of Boschendal. There is a high turnover rate of workers/staff under the submission when they dare speak about the unfair labour practices. This is in stark contrast to the highly acclaimed Boschendal brand and the promises that are made to create the impression that Boschendal has an ethical social responsibility with the best interest of the community of the Dwarsrivier Valley at heart.
4. It is mentioned that 5% of the houses will be accessible to so called key workers/staff of Boschendal. Who are these workers? Those in senior management positions? This basically excludes the local people in the Dwarsrivier Valley.




5. The Traffic Impact Assessment is based on a 'Traffic Count' that was done in 2014. An estimate of what the traffic situation will be in 2019 is given. We doubt whether that estimate is reliable. Traffic is already heavy on the Helshoogte Road (R310) through Pniël. Locals struggle to get onto the R310 from the side roads. This development will increase the traffic flow through Pniël much more than the estimate, which will increase the risks of accidents. This will also be very dangerous and risky for pedestrians especially the aged and our children. Already motorists have no respect for our town and drive as if this is a high way. Apart from this, there will be an increase in the noise levels and air pollution. After all, this is a rural area and we would like to keep it as such.

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In the light of the above we cannot support this development.

  
.....  
LILBURNE CYSTER  
CHAIRPERSON

  
.....  
KELLY NOVEMBER  
SECRETARY

Your Ref  
Our Ref 8200AD/JPdW/IF  
Enquiries to J P de Wet  
Date 18 November 2016

## **CONSULTEAM (Pty) Ltd**

Consulting Civil Engineers and Project Managers

P O Box 578, Stellenbosch, 7599  
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Doug Jeffery Environmental Consultants  
P.O. Box 44  
Klapmuts  
7625

**Attention: Mr D Jeffery**

**Fax No: 086 660 2635**

Dear Sir

### **BOSCHENDAL VILLAGE: DEA&DP Ref no.: 16/3/3/6/7/1/B4/45/1096/15: COMMENT**

We refer to the Open House Meeting, for the above referenced Project, that was held on 2 November 2016 and your invitation to provide comment on the proposed Project.

Our comment is as follows:

- i) **Roundabouts on the R310:** We support your proposal to provide roundabouts on R310 as a measure for traffic control and to designate the settlement areas along the road. The Western Cape Government should also note that there are various settlement areas along this road eg. Kylemore, Johannesdal, Pniel and Lanquedoc. Our proposal will therefore be for two roundabouts on R310 to indicate the start and the end of all the settlement areas.
- ii) **Trees along the R310:** The Project Team should note that the community has previously requested the Western Cape Government to implement a design for this road that will be appropriate for traffic accommodation and ensure that most of the trees along the road are preserved. You will therefore note that the cross section of the road was amended (scaled down) from that which was initially envisaged by the Western Cape Government. We also mention that the client has also subsequently received an award for this road. Mr P Louw, who is also a member of your Project Team, has also made Urban Design input for the road at the time. We would therefore suggest that the same approach be followed with any amendments to the design of the existing road.
- iii) **Bulk Services:** We have enquired about the provision of bulk services for the Project specifically the treatment of sewer effluent from the Project. One of the team members, at the Open House Meeting, indicated that the intention was to construct a pump station for pumping the sewer to the existing treatment works at Johannesdal. We are aware that another development was also suggested previously by the Stellenbosch Municipality at Meerlust. Our question is therefore whether this proposed development was also considered for determining the capacity of the foul sewer pump station and rising mains.
- iv) **Housing:** Your layout indicates that provision was made for high density residential development. There are limited opportunities for the accommodation of growth from inhabitants of the existing settlement areas in the Dwarsriver Valley. The question is therefore if any provision is made for accommodation of inhabitants from the settlement areas in the proposed Boschendal Development which would qualify for housing prices between kR800 to kR1.5m.




- v) **Project Team:** Some of your Team Members are known to us and we are satisfied with the Project Team for the Project especially with the inclusion of Mr P Louw who was previously involved with the proposals for the Pniel Church Werf and Urban Design input for the upgrading of R310 as per request from the community to the Western Cape Government.

Please contact Mr JP de Wet should you require any further information or clarification.

Thank you for your invitation for provision of comment on this Project.

Yours faithfully,



**JP de Wet Pr Eng**  
**CONSULTEAM (Pty) Ltd**



THE CAPE  
INSTITUTE FOR  
ARCHITECTURE

CIFA a region of SAIA  
(The South African Institute of Architects)

18<sup>th</sup> November 2016

Ms. Lindsay Speirs  
Doug Jeffery Environmental Consultants  
High Acres  
Simondium Road  
Klapmuts  
7625

Transmitted by email to. [lindsay@dougjeff.co.za](mailto:lindsay@dougjeff.co.za)

Dear Ms Speirs

**COMMENTS ON THE PROPOSED MIXED USE DEVELOPMENT ON PORTIONS 7 AND 10 OF FARM 1674, BOSCHENDAL (BOSCHENDAL VILLAGE): BASIC ASSESSMENT REPORT**

The Cape Institute for Architecture (Cifa) as an I&AP makes the following comments on the proposed development of Boschendal Village.

Cifa generally supports the general approach of the proposed development project which:

- Is compatible with the Stellenbosch Municipal SDF intention to use nodal development to enhance and retain the traditional open agricultural land use and vistas. It is however essential to maintain urban edges into the future to protect viable agricultural activity and rural environments.
- Recognizes that, while the site, itself, does not offer architecturally significant buildings, the project must be designed to support the exceptional architectural and cultural significance of the surrounding heritage farms, scenic routes and the broader Dwars River Valley, particularly as it is proposed that it be nominated as a World Heritage Site.

Therefore, Cifa strongly supports the proposal's commitment to:

- Protect the iconic view cone from the R310 toward the Boschendal homestead and the mountains behind;
- Protect the view from the Boschendal homestead north past the new development toward the mountains to the north;
- Maintain a green buffer along the R310 Scenic Route; and
- Develop building form complementary to, without copying, local heritage buildings.





THE CAPE  
INSTITUTE FOR  
ARCHITECTURE

CIFA a region of SAIA  
(The South African Institute of Architects)

In addition, we support the implementation of the recommendations of the Heritage Assessment Report (BAR, Appendix G12) and Urban Design Framework (BAR, Appendix G2). With respect to these two elements of the proposal document, VASSA also notes the observation made in the Conclusion of the Basic Assessment Report (page 21), "The overall heritage impact of Alternative 5 (a, b or c), including the mandatory controls and guidelines specified in the Urban Design Report and recommended mitigation measures is regarded as potential medium-high positive. However, should these mandatory controls, guidelines and mitigation measures not be implemented, then the overall heritage impact of the proposed development is potentially medium-high negative." The proposed development must make provision for ongoing implementation of the controls, guidelines and mitigation measures.

It's critical that systems be put in place for the monitoring and management of development over time. This will be essential to ensure the ongoing management of the scale and detail of development in the village, as well as the critical interface between the proposed village and the surrounding historically significant environment.

Yours sincerely

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**Asa Gordon**  
**Executive Officer**  
**The Cape Institute for Architecture**  
*issued on behalf of the Cifa Heritage Committee*



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

*Spatial Planning, Heritage and Environment*

Office Tel no : 021 808 8652 | Jeanne.Basson@stellenbosch.gov.za

DEA&DP Ref: 16/3/3/6/7/1/B4/45/1096/15

Date: 18 November 2016

Your Ref: 2004/31

For attention: Lindsay Speirs

DOUG JEFFERY ENVIRONMENTAL SERVICES (PTY) LTD

PO Box 494

Klapmuts

7625

Re: **PRE-APPLICATION BASIC ASSESSMENT REPORT: PROPOSED MIXED USE DEVELOPMENT ON PORTION 7 AND 10 OF FARM NO 1674, BOSCHENDAL**

The above document, dated October 2016, refers. The proposal is for the development of an urban node at the intersection of the R45 and 310.

This Department views the proposal as broadly in line with the Municipal Spatial Development Framework (MSDF, 2012) which earmarks Groot Drakenstein and the relevant intersection for nodal development.

The following should be considered and addressed in the Basic Assessment Report:

1. The south-eastern, southern and south-western most portions of the proposed development are situated outside of the current designated urban edge. The proposal will therefore require an amendment of the current MDSF in this regard.
2. The proposed development will be an establishment of a new node or rural village. As such it should be self-sustaining. In order to do this it should cater for the complete spectrum of uses, public facilities and social services that constitute such an establishment and satisfy the immediate needs of the people residing within the node and the surrounding area.



3. Further to the above, the Planning Report included addresses the policy topics of the Provincial Spatial Development Framework (PSDF, 2014), among other, car free transport and the provision that a settlement must reduce the demand for private cars. The report addresses this requirement by arguing that *all amenities are within walking distance*. This would be true if the spectrum of needs as in point 2 above are satisfied. This Department remains concerned that if the larger community of the proposed node simply stay within the node and have to work, do daily shopping, worship and go to school elsewhere, it will remain largely dependent on private transport.
4. Another policy topic of the PSDF addressed is the promotion of compact mixed use and integrated settlements. Whilst the proposed development is to provide housing for middle and upper-income groups the Meerlust housing development is said to satisfy the need for low income and subsidized housing within the node. It is essential that the settlement of the node is a functional integrated and interconnected node. In this sense the proposal must show how it intends to uplift a low income component of the node and contribute to an inclusive Groot Drakenstein node to ensure integration with the latter so that it is not excluded from the services and opportunities created within the node.
5. The various upgrades and construction of municipal services to provide for the proposed development should form part of the application for Environmental Authorization in terms of the National Environmental Management Act, 107 of 1998.
6. The implementation of the recommendations contained in the Boschendal Village Green Report (2016) must be detailed in the planning process.
7. Public transport must be addressed and detailed in the planning process.

Kind regards



**D LOMBAARD**

**DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT**



## Belangegroep Stellenbosch Interest Group

HM/CB/0815/32  
18 November 2016

Lindsay Speirs  
Doug Jeffery Environmental Consultants  
[lindsay@dougjeff.co.za](mailto:lindsay@dougjeff.co.za)

Dear Me Speirs

### **Proposed Boschendal Village Farm 1674, Portions 7 and 10, Dwars River Valley**

Pre-Application DEA&DP Reference Number: 16/3/3/6/7/1/B4/45/1096/15

The Stellenbosch Interest Group would like to comment as follows on the Heritage Impact Assessment

The SIG supports the findings and recommendations of the HIA, and trusts that it will lead to an acceptable development in the Grade I landscape. Regarding the visual impact, the following should also be mentioned:

Building Heights: The SIG shares the concerns regarding building heights expressed in the VIA, and is of the opinion that building heights of more than two storeys should not be considered for any section of the development. (Two and a half storeys, i.e. 'n third storey within the roof space is also not appropriate.)

Traffic Circles: Only traffic circles (including at the intersection of the R310 and Central Avenue) with calming measures as expressed in the Urban Design Framework document, should be used. Please refer to the 8<sup>th</sup> point listed under section 2.3 (page 10). No traffic lights should be introduced along the R310 or R45.

Kind regards

Patricia Botha  
(Chairperson)



Lekkerwijn

PO Box 83

Groot Drakenstein

7680

Doug Jeffery Environmental Consultants

Att: Lindsay Spiers

PO Box 44

Klapmuts 7625

17 November 2016

Dear Lindsay Spiers,

RE COMMENTS ON MIXED USE DEVELOPMENT ON BOSCHENDAL (BOSCHENDAL VILLAGE)

We are writing to give our comments on the proposed mixed use development at Boschendal (Boschendal Village) at this stage of its application. Please note this letter is meant to be read in conjunction with an attachment showing figures 1 & 2 which I am also sending to you. We wish to submit the following comments.

- 1.) We **strongly support** the proposed use of **traffic circles** and all measures to slow traffic and ensure safety of pedestrians (and people in vehicles). We are **strongly opposed to** the option of **traffic lights** (robots) at the T-junction of the R45 and R310 and also on the R310. The T-junction of the R45 and R310 has been an extremely dangerous intersection ever since the R45 was upgraded about 20 years ago and traffic started to drive at high speed along the R45. We feel traffic circles are preferable for the following reasons:
  - a.) Studies have well documented that traffic slows more for **traffic circles** and they are **safer**. Traffic often speeds up at the sight of traffic lights and even when the lights turn orange. We feel that traffic lights will inevitably cause more deaths and injuries at the T-junction than a traffic circle.
  - b.) **Traffic lights cost more money** to maintain and run with electricity. Our area has had, and is likely to have future, **power outages**, which create further danger at a traffic light operated intersection. This danger is not created by traffic circles.
  - c.) Groot Drakenstein is a beautiful historic part of South Africa. **Traffic lights** are urban and **unsightly** and will detract significantly to the look and feel of the heart of our proposed country village of Groot-Drakenstein and urban area.

- 2.) Linked to Point 1 above; Residents of Meerlust Bosbou, Pniel, and Langquedoc, as well as farm labourers and their families living or working on the nearby farms (all of whom come from previously disadvantaged communities) walk on foot along the R45 and R310 and cross it. **The stretch of the R45 and R310 within the 'designated urban edge' should all have speed limit reduced to 60km/hour .**

See Figures 1 and 2 (attached to this email Diagram of Urban Edge at Groot Drakenstein, Page 15 from "Stellenbosch Municipality, Spatial Development Framework(SDF), November 2012"). We have confirmed with Lawrence Ramakuwela, Senior Town Planner of Stellenbosch municipality, that the SDF of 2012 is the current planning document governing the definition of the urban edge by the Stellenbosch Municipality. The whole of Lekkerwijn and a considerable portion of Meerlust Bosbou fall within this urban edge. There has been high pedestrian traffic for years within this defined 'urban edge'. Farm traffic such as tractors pulling fruit bins along the R45 into Imibala's entrance on the R45, are in danger from fast moving traffic (at 100km/hour and faster at present). The high speed is likely to continue (with traffic lights in particular). Slowing the traffic to 60km/hour along within the defined urban edge of the R45 and R310, will undoubtedly save lives in the future, particularly those of the previously disadvantaged community living locally.

We understand that the South African authorities might have felt unable financially to install the appropriate changes to the R45 and R310 to make the area safer. As there is now the opportunity to have Boschendal pay for these changes, there is no excuse for not making the area as safe as possible for the local community and people in vehicles. It is well known to the police and all who live in the area that far too many people have died or been seriously injured at the R45 and R310 intersection and along these stretches of roads over the last 20 years. To not reduce the speeds, would be to ignore the economic realities of the local people from previously disadvantaged communities and their needs, for the dubious advantage of letting traffic pass through the area in a slightly faster time

- 3.) We would like to point out that Boschendal's planners have interpreted Stellenbosch Municipality, Spatial Development Framework(SDF), November 2012" referred to above in their own way in their diagrams. Leaving the whole of **Lekkerwijn** as it is with no development in the urban edge and merely part of a 'scenic drive', as opposed being **within the 'designated Urban edge'** which Lawrence Ramakuwela has confirmed is the case. We have met with Lawrence Ramakuwela to discuss our proposals for Lekkerwijn, where we wish to build a clinic to provide mental health services that will benefit children and adolescents in particular, but also adults. We wish to clinic services in a way as to provide services to the local community, who do not have the finances to afford these services from private medicine and many of the services are not even available in the state sector for children and adolescents. We want Stellenbosch Municipality to be aware that Lekkerwijn wishes to exercise its rights to at least partial development within the currently accepted 'urban edge'.
- 4.) We remain concerned and **opposed to** the idea of a purpose built **hotel with 100 rooms** in the middle of a small rural village. There are already immense **pressures on the supply of water and electricity** in our area and Pniel, Groot Drakenstein and surrounding areas. we



often experience power shortages and blackouts. Having a hotel with a hundred rooms inevitably will put significant further pressure on electricity and water supply in the area. Our understanding is that this new village has been allowed by Stellenbosch municipality as more homes are needed for people to live in. A hotel might help with some job creation locally, but it means **less new homes** which is the top priority in our area. There are already many people with jobs in the area who cannot find any housing locally to buy.

We feel the 100 room hotel will change the nature and feel of the area radically. Groot Drakenstein is one of the last few relatively unspoilt historic rural areas of great importance and beauty. A newly built hotel for 100 people will change this irreversibly in a direction that will detract from the historic and unspoilt nature. I believe that this development is **at odds with Objective 5 listed under planning context.**

- 5.) We are pleased to see that **Objective 6** of the proposals planning context is to “**end the apartheid urban settlement structure by breaking down spatial barricade...**” and that “**inclusionary housing should be provided where possible.**” As we understand it there is **no guarantees laid down in the proposal for these aims to be met**, e.g. a certain amount of the housing being reserved for previously disadvantaged people living and working in the area. This remains one of our biggest concerns and this needs to be rectified for Stellenbosch Municipality to agree to this proposal.

As we understand it, Boschendal presently plans to make **5%** of the housing available to their workers, some of whom are from **previously disadvantaged communities**. This 5% will likely live in the smallest units and be a window dressing, and highly unlikely to result in real integration. The village will effectively be a home for super wealthy whites and the coloured and black people in the urban edge of Groot Drakenstein will almost exclusively live in relative poverty in Meerlust Bosbou. This would in fact be the **exact replica of Apartheid era structure to the proposed village.**

Although Stellenbosch municipality might be wanting **more residential units for people living in the municipality**, the nature of the Boschendal proposal, makes it **highly likely** that many of the units will be **bought by people who do not even live in the new houses**, but keep them as **vacation homes** or holiday rental. The Franschhoek valley is extremely desirable and there is very little available under R3-4million for people to buy. It remains a highly popular place to buy property for Europeans who come out for short periods of the year for sunshine, or even people living in Cape Town or other parts of South Africa to come and spend weekends. Estates like La Petite Provence in Franschhoek have many similarities; many of the smaller units of 2 bedrooms stand empty most of the year, owned by Europeans (or South African) who come out for Christmas holidays and even bigger homes are used in this way, or just held empty as investments. Thus there is a high risk that this village as it stands will do very little to create accommodation for people (within Stellenbosch municipality) who wish to live in Groot Drakenstein to do so. This is particular the case for people like nurses, teachers and policemen who serve the local community and have a salary, but cannot compete financially with wealthy people who want a holiday pad in our valley. For farm workers the case is even more extreme.



Even homes of R1 to R2million are out of these people's price ranges and a 1 bedroom unit in this proposed village is likely to go for at least R1.5million.

We feel that if this village is to be truly "inclusive" and "end the apartheid urban settlement structure by breaking down spatial barricade...", it should only be allowed by Stellenbosch municipality if the following conditions have to be met by Boschendal:

- a.) **25% of the housing is held in a suitable trust for people from previously disadvantaged communities.** These people could pay a reasonable, reduced rent to the trust for their accommodation.
- b.) We are **against ownership being given to the people occupying these (25%) houses**, as the housing is likely to increase in value over night and the **temptation to sell** the homes on for R1million or more profit will be overwhelming and the housing will rapidly all be owned by wealthy, mostly white owners. If ownership was allowed, there should be safeguards put in place that these units could only be sold, at suitably affordable prices to previously disadvantaged people from the local community. However we see the latter as difficult to guarantee in the long term.

It is very difficult to see how the current proposal without any restrictions and structures (of the sort proposed above) put in place, would result in anything else than the village being almost exclusively owned by very wealthy people with no historic links to the area. The only area likely to retain previously disadvantaged (and presently still very disadvantaged communities) will be the Meerlust Bosbou area. Again, this would in fact be an exact replica of apartheid.

Sadly previous owners of Boschendal have recently done huge damage to the local community (particularly the coloureds and blacks whose families have lived and worked on the farms for 100's of years in many cases), by removing them from their small groups of houses (some of which stand in the land about to be used for this village) they lived in and dumping them in Languedoc, with minimal or no social planning or input, resulting in chronic crime, violence and misery of its residents on a scale never seen in the valley before. There is widespread serious drug use (Tik), crime and violence, including regular murders in this community. Thus Languedoc is effectively a no-go area for many people wishing to live in the area.

There is dire need for affordable housing for e.g. teachers and nurses at local government schools. There is an existing state clinic within this plan. I feel it would be appropriate for example for accommodation to be provided at an affordable rental to the health care staff working in the clinic within the village. As suggested already, we feel a trust or suitable structure should retain 25% of the housing for people like this to live in, while paying a reasonable rental. This 25% accommodation could be made available only to people who are working on Boschendal or with poorer residents in the local communities of Groot Drakenstein, Pnail, Kylemore, Simondium and even Franschoek (where the cost of accommodation is far too high for e.g. most teachers working government schools.)



This is a real opportunity of ensuring some of the wrongs of the past are put right and also that a truly integrated (racially) village is created as a model for the whole of South Africa. There is a big danger that this will be a lost opportunity unless suitable conditions are put in place before any further permissions are granted by Stellenbosch municipality.

- 6.) A portion of the Boschendal village appears to go outside the "urban edge designated by the Stellenbosch municipality – i.e. the portion going up to the existing Blue gum avenue. I have not received a response on this point made in my letter of June 2015.

Thank you accepting these comments at this stage and ensuring that they get to the appropriate people, in particular we feel it is important the Stellenbosch Municipality consider points raised in this letter.

Yours sincerely,

Dr Simon Pickstone-Taylor and Mrs Wendy Pickstone

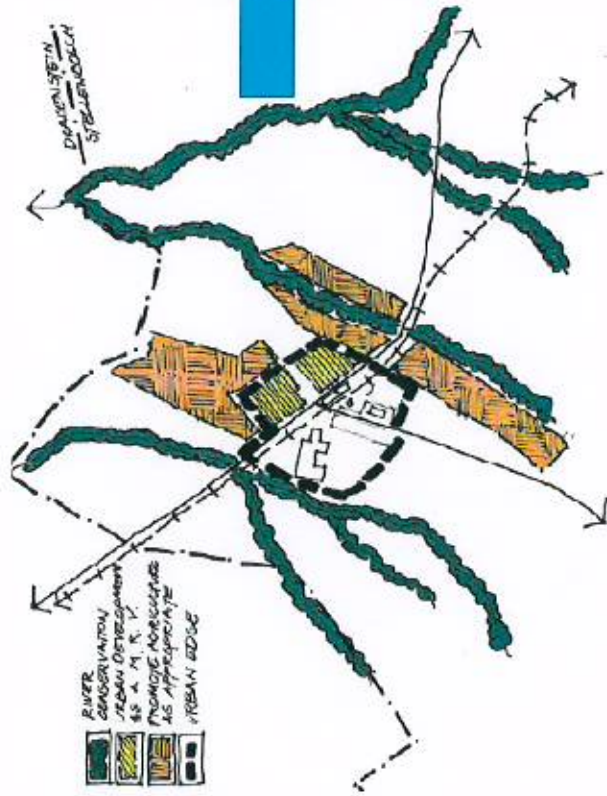


Diagram mapped on aerial

**GROOT DRAKENSTEIN PROPOSALS**

Fig 1) Diagram of Urban Edge, etc. at Groot Drakenstein, Page 15, from "Stellenbosch Municipality, Spatial Development Framework, November 2012" Prepared by the Sustainability Institute based on the Stellenbosch Municipal Spatial Development Framework, Draft Status Quo and Draft Strategies reports by CNDV Africa (2010) and inputs from Stellenbosch Municipality (2012)



Fig 2) Groot Drakenstein Proposals (Spatial Development Framework 2012) on aerial photo, info on diagram outlined on aerial photo by K. Ström (see diagram alongside for original diagram from Stellenbosch SDF Report, 2012)

**NOTE:** Karin Ström of SDKS Architects discussed [18/08/16] the Urban Edge as shown here in Fig 1/ Fig 2., with Mr Lawrence Ramakuwela, Senior Town Planner, Stellenbosch, Municipality. Mr. Ramakuwela confirmed that:

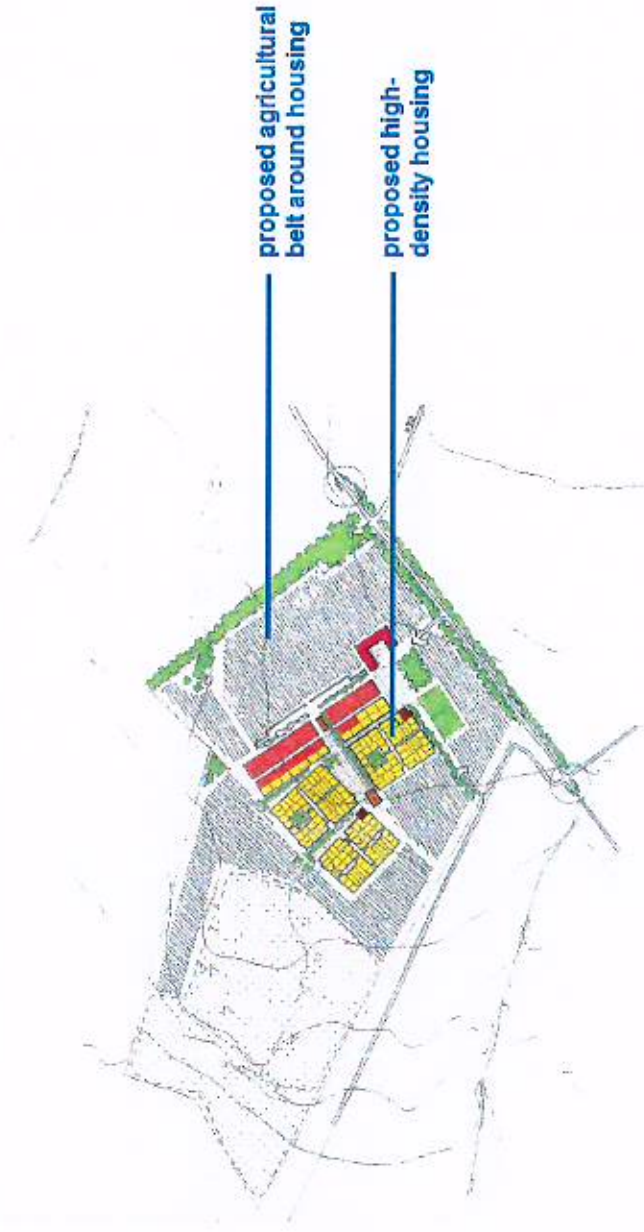
- the SDF of 2012 is the current planning document governing the definition of the urban edge at Groot Drakenstein. The SDF 2012 is approved and enforced by Stellenbosch Municipality;
- Leekervijn falls within the Urban Edge, and is approved for development as a MRV (Model Rural Village);
- As a component of an approved SDF, the diagram entitled "Groot Drakenstein Proposals" gives certainty to landowners that land within the defined Drakenstein urban edge may be developed with an increase of buildings: the nature of building development is subject to municipal processes of approval (see minutes);
- in most cases, depending on the scale of development proposed, Provincial authorities would be involved in the procedures leading to the development of land within the Drakenstein urban edge as commenting authorities only (providing proposed developments have impacts at local, rather than



# Meerlust-Bosbou Site

Portion 1 of Farm 1006

Groot Drakenstein Simondium Valley  
Concept for an Agri-Village



June 2011

Prepared for  
**Solms Delta and Meerlust-Bosbou Community Trust**

Prepared by  
Piet Louw • Architects • Urban Designers • City Planners  
Dave Dewar City and Regional Planner



# PNIEL CONGREGATIONAL CHURCH

A CONSTITUENT CHURCH OF THE UNITED CONGREGATIONAL CHURCH OF SOUTHERN AFRICA

PBO No. 930014941



ALL CORRESPONDENCE TO THE SECRETARY

P.O.BOX 17 PNIEL 7681 | T/F +27 21 885 1300 | pnielchurch@telkomsa.net

18d November 2016

Doug Jeffery Environmental Consultant  
High Acres  
Simondium Road  
Klapmuts  
7625

**I/s PROPOSED MIXED USE DEVELOPMENT ON PORTION 7 AND 10 OF FARM 1674, BOSCHENDAL (BOSCHENDAL VILLAGE).**

Namens die gemeente van Pniel Congregational Kerk wil ek hiermee formeel beswaar aanteken teen die beoogde ontwikkeling soos uiteengesit in die dokumentasie soos beskikbaar gestel in "Proposed Mixed Use Development on Portion 7 and 10 of Farm 1674, Boschendal (Boschendal Village).

Die kern van ons beswaar is dat daar gedurende 2004 – 2005 indringende gesprekke tussen Boschendal en die gemeenskappe van die Vallei plaasgevind het, om planne en strategieë te bespreek om die ontwikkeling van die Vallei op 'n langtermyn volhoubare koers te plaas. In gevolg hierdie onderhandeling is daar dienooreenkomstig 'n sosiale kontrak opgestel en onderteken deur alle belanghebbende partye.

Die ooreenkoms is onderneem in die gees van samewerking wat gestalte sou gee aan die ideale soos in ons grondwet vervat word. Dit sou 'n nuwe fase van vertroue en samewerking bevorder, gesien in die lig van die drie eeue se onreg wat ons nuwe demokrasie voorafgegaan het.

Dit is vir die gemeente onmoontlik om die voorstelle wat nou gemaak word in die dokumentasie wat beskikbaar gestel is vir kommentaar, te vereenselwig met die ethos van die ooreenkoms en die besluitneming van 2004 – 2005. Dit sny teen die grein van al die beginsels wat ooreengekom is met Boschendal oor hoe ontwikkeling in die Vallei onderneem sou word, om reg te laat geskied soos bedoel word in ons grondwet, en die tersaaklike wette en beleid wat ons glo eerbiedig moet word om ons gemeenskaplike ideale tot uitvoer te bring.

Gesien teen bogenoemde agtergrond het ons geen keuse as om amptelik beswaar aan te teken teen die ontwikkelingsvoorstelle.

Met uwe

U.M Williams

R.W November

Leon Klate

CHRIST IS CALLING US:  
PARTICIPATING IN SUFFERING AND STRUGGLE



## Lindsay Speirs

---

**From:** Desmond Adams <desmonda223@gmail.com>  
**Sent:** 18 November 2016 11:35 PM  
**To:** Lindsay Speirs  
**Cc:** michael. fraser0; Mona Kleinschmidt; WILLIAM KEET; pietersenkj91@gmail.com; christalina kana  
**Subject:** Re : Objection to the proposed Boschendal Village Development portions 7 & 10 of Farm 1674, Boschendal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Jeffreys,

Firstly, thank you for adhering to the Act no.107 of 1998 instructing you to have a broad public participation process with the people of the Dwars River Valley. Unfortunately many of these people today still do not know anything about the proposed development.

Secondly, I hereby strongly object against the development on the following basis:

1. Heritage Act is very clear - ANY DEVELOPMENT should be benefitting the DISADVANTAGE RESIDENTS - in this case the Previously Disadvantaged OF THE DWARSRIVER VALLEY.

2. Social and Economic Impact.

As experienced with the previous owners of Boschendal nothing actually to realised what is spelled out by the abovementioned Act.

When ownership shifted to the current owners, they made it very clear that they do not owe the people of Valley a thing. Although promises are made in the proposal we know that the Heritage Act will not be adhere to in terms of the above.

3. Housing Opportunities.

It is very clear no that no opportunity will be given to residents of the Valley in terms of housing as they do not have the financial capacity - prices will be on purpose be out of reach. It means that the development will be for foreigners and we will be strangers in our own Valley. This is unacceptable.

4. INTERGRATION.

The proposal is aimed to foster intergration of people thus also of activities. The current electrified fence between Boschendal and it adjacent communities is a definite effort to do just the opposite -practicing what was painful before 1994 and currently still.

5. ACCESS to Conservation Areas.

This was a burning issue during the initial discussions with the first owners of Boschendal. Those promised conservation areas were never given as stated in deed of donations.

The current owners made it very clear - No Access for those born in the Valley by erecting electrified fences.

Mr. Doug Jeffreys based on the current situation and what is being proposed, I as resident and affected of the Dwarsriver Valley, strongly object against the Boschendal Village Development on portions 7 & 10 of Farm 1674 Boschendal.

Regards.

Desmond Adams - Representative of Kylemore as Trustee on Boschendal Treasury Trust.



**Western Cape  
Government**  
Environmental Affairs and  
Development Planning

Directorate: Development Management  
(Region 2)

**REFERENCE:** 16/3/3/6/7/1/B4/45/1096/15  
**ENQUIRIES:** Ms. Arabel McClelland  
**DATE:** 2016 -11- 18

The Board of Directors  
Boschendal (Pty) Ltd  
P.O. Box 25  
GROOT DRAKENSTEIN  
7680

**Attention: Mr. Robert Lundie**

Tel: (021) 870 4247  
Fax: (086) 631 3033

Dear Sir

**COMMENT ON THE PRE-APPLICATION BASIC ASSESSMENT REPORT FOR THE PROPOSED MIXED USE DEVELOPMENT ON PORTIONS 7 AND 10 OF FARM NO. 1674, BOSCHENDAL (BOSCHENDAL VILLAGE)**

1. The abovementioned correspondence, dated October 2016, received by the Department on 18 October 2016, refers.
2. The following is the Department's provisional comment on the draft BAR:
  - 2.1. Comments from, but not limited to, the following relevant authorities must be obtained during the Public Participation Process ("PPP"):
    - Department of Agriculture, Forestry and Fisheries;
    - Department of Agriculture;
    - Department of Water and Sanitation;
    - Department of Transport and Public Works;
    - Heritage Western Cape;
    - CapeNature;
    - Stellenbosch Municipality; and
    - Transnet.
  - 2.2. In addition to the above, it is requested that comment is obtained from the South African Heritage Resources Agency, given that the Dwars River Valley is a provisional National Heritage Site.
  - 2.3. Furthermore, as noted in CapeNature's comment, in light of the Berg River Improvement Plan, it is requested that the Department's Pollution and Chemicals



Management Directorate is consulted with respect to the potential impact of the proposed development.

- 2.4. Please be reminded that the relevant service providers are to provide written confirmation of sufficient capacity to provide the necessary services for the proposed development.
- 2.5. Specifically with respect to sewage and effluent disposal, it is requested that clarity is provided on the applicable timeframe for the proposed and approved upgrades of the existing Pniel sewer pump station and Dwars River Waste Water Treatment Works respectively. This is to ensure that the aforementioned infrastructure will have sufficient capacity to accept sewage/effluent from the proposed development when required.
- 2.6. Please note that where service infrastructure or upgrade thereof forms part of the proposed development, this must be included in the project description and relevant sections of the BAR and Environmental Management Programme ("EMPr"). Although it is noted that various proposed upgrades and pipelines fall below the applicable thresholds or are to be located within road reserves, it must be ascertained if any of the proposed associated infrastructure itself triggers the listed activities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) Environmental Impact Assessment ("EIA") Regulations, 2014. This pertains particularly to any watercourse crossings and the potential new water reservoir located above Pniel. In such a case, the assessment thereof must also be included in the BAR, along with the co-ordinates, erf/farm numbers and SG codes of the affected land parcels.
- 2.7. Similarly, as noted above, "off-site" service infrastructure, namely pipelines, will cross various watercourses and therefore may necessitate maintenance work in future. In light of the inclusion of a Maintenance Management Plan ("MMP") in terms of Activity 19 of Government Notice No. R.983, it is recommended that such future maintenance work for such "off-site" infrastructure, for example, the pipeline crossings, is also included in the MMP. Should the Department agree to the proposed MMP, this future maintenance work specified within the MMP would not require an Environmental Authorisation prior to the undertaking thereof. Please be advised that the MMP relates to the aforementioned listed activity only.
- 2.8. Due to the sensitive receiving environment of the proposed development, it is required that cumulative and regional impacts are considered and assessed during the BAR process.
- 2.9. The applicant/EAP is reminded to include the following PPP information, in terms of the EIA Regulations, 2014, in the BAR for decision-making:
  - Details of the public participation process undertaken in terms of regulation 41 of these Regulations, including copies of the supporting documents and inputs; and



- A summary of the issues raised by Interested and Affected Parties ("I&APs"), and an indication of the manner in which the issues were incorporated, or the reasons for not including them.
- 2.10. A number of comments, concerns and objections have been raised thus far in the environmental application process by I&APs. The applicant and EAP are advised that all comments and issues raised by I&APs must be adequately addressed during the environmental application process. Specifically in this regard, it is considered insufficient to merely refer to the Social Impact Assessment when responding to socio-economic issues raised during the process.
- 2.11. Please ensure all relevant mitigation measures recommended by the respective specialists are included in the EMP, where practical and appropriate.
- 2.12. Please note that omission of any required information in terms of Appendices 1 and 4 of GN R. 982 with regards to the submission to the Department of the BAR and EMP respectively may result in the application for environmental authorisation being refused.
3. The Department awaits the submission of the Application Form prescribed by Regulation 16 of the EIA Regulations, 2014.
4. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.
5. Please note that the activity may not commence prior to an environmental authorisation being granted by the Department. It is an offence in terms of Section 49A(1)(a) of the NEMA for a person to commence with a listed activity unless the Competent Authority has granted an environmental authorisation for the undertaking of the activity. Failure to comply with the requirements of Section 24F of the NEMA will result in the matter being referred to the Environmental Compliance and Enforcement Directorate of this Department. A person convicted of an offence in terms of the above is liable to a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.
6. This Department reserves the right to revise or withdraw any comments or request further information from you based on any information received.

Yours faithfully



**HEAD OF COMPONENT**  
**ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 2**  
**DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

CC: (1) Ms L. Speirs (Doug Jeffery Environmental Consultants (Pty) Ltd)  
(2) Mr S. van der Merwe (Stellenbosch Municipality)

Fax: (086) 660 2635  
Fax: (021) 886 6899





**Western Cape  
Government**  
Economic Development  
and Tourism

**REGIONAL & LOCAL ECONOMIC DEVELOPMENT**

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**REFERENCE:****ENQUIRIES:** L. Qamarana**DOUG JEFFREY ENVIROMENTAL CONSULTANTS**

P.O Box 44

Klapmuts

7625

**Attention: Lindsay Speirs****Facsimile: 086 660 2635****COMMENT: PROPOSED MIXED USE DEVELOPMENT ON PORTION 7 AND 10 OF FARM 1674, BOSCHENDAL (BOSCHENDAL VILLAGE).**

Dear Sir/ Madam

Your letter, dated 14 October 2016 regarding the above mentioned, is hereby acknowledged. The Department has no objections if the following will be considered and addressed in the process:

- All relevant legislation in respect to the above will be adhered to;
- The application is considered within the context of the long term spatial and economic plans of the area
- That the safety and economic welfare of members of the immediate community will be considered.

Kind regards

**L. QAMARANA**  
**ASSISTANT DIRECTOR: REGIONAL & LOCAL ECONOMIC DEVELOPMENT**

Date: 18/11/2016

RHODES FOOD GROUP (PTY) LTD

REG NO.: 2012/074402/07

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Doug Jeffery Environmental Consultants  
PO Box 44  
Klapmuts  
7625

17 November 2016

Attention: Lindsay Speirs

**Re: Pre-Application Public Participation Process: Boschendal Village**

Dear Lindsay

In response to the invitation for comment dated 14 October 2016 the Rhodes Food Group would like to register the following:

1. The Rhodes Food Group (RFG) Factory access is not temporary.
2. RFG cannot forgo light vehicle access to either of our sites.
3. We are willing to consider alternate access to the factory from the south provided that there are no cost implications for us.
4. We support the idea of a roundabout at the T-junction of the R45 and the R310. A roundabout at this junction is preferable to a traffic light option. The proposed lane markings on the R310 approach, however, shows that only a left-in left-out (LILO) movement will be possible from the RFG Head office access. This proposal impacts on the accessibility to our Head Office site which we cannot agree to. An alternative solution will need to be found.

We are willing to engage further with you on the matters raised above and look forward to hearing back from you.

Yours sincerely



Bernie Lakey

Corporate Affairs Manager



**SCIENTIFIC SERVICES**

**postal** Private Bag X5014, Stellenbosch, 7599  
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**telephone** +27 21 866 8017 **fax** +27 21 866 1523  
**email** [rsmart@capenature.co.za](mailto:rsmart@capenature.co.za)  
**reference** SSD14/2/6/1/9/4/1674-7&10\_mixed use\_Boschendal  
**date** 22 November 2016

Doug Jeffery Environmental Consultants  
P.O. Box 44  
Klapmuts  
7625

Attention: Lindsay Speirs  
By email: [lindsay@dougjeff.co.za](mailto:lindsay@dougjeff.co.za)

Dear Lindsay

**Pre-Application Basic Assessment Report for the Proposed Mixed Use Development on Portion 7 and 10 of Farm 1674, Boschendal Village, Stellenbosch (DEA&DP ref. no.: 16/3/3/6/7/1/B4/45/1096/15)**

CapeNature would like to thank you for the opportunity to comment on the proposed development and would like to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the proposed development.

As mentioned in our comments on the background information document (BID), according to the Western Cape Biodiversity Framework (WCBF) there are a few patches within the proposed development area which are labelled as undetermined in terms of terrestrial biodiversity. In the draft internal version of the provincial spatial biodiversity plan, these sections have been classified as ecological support areas (ESA).

Although CapeNature indicated that based on the information available there is limited natural vegetation present within the proposed development area, we supported the undertaking of a botanical specialist study, as the precautionary approach is always preferred. The botanical specialist opinion has verified that there is minimal natural vegetation present, with only isolated locally indigenous specimens present in the terrestrial habitat with the wetland areas supporting common and widespread wetland species.

A freshwater specialist study was undertaken which found that there are four wetlands present within or adjacent to the proposed development area. No wetlands had been mapped for the property for the National Freshwater Ecosystems Priority Area (NFEP) mapping, which is at a relatively coarse scale. The wetlands are temporary/seasonal and species poor, however they do still function in terms of supporting habitat and ecosystem services.

Several development layout alternatives have been developed over the years with continual refinement. Three alternatives layouts (Alternatives 5 a-c) have been developed for the current phase of the application, based on the previous iterations. CapeNature agrees with the selection of Alternative 5b as preferred from a biodiversity perspective, as it will not require any infill to raise the development out of the 1:100 year floodline. In weighing up all the potential impacts across the spectrum, the preferred alternatives were both 5b and 5c,

The Western Cape Nature Conservation Board trading as **CapeNature**

Board Members: Prof Gavin Maneveldt (Chairperson), Mr Carl Lotter (Vice Chairperson), Mr Mervyn Burton, Prof Denver Hendricks, Dr Colin Johnson, Dr Bruce McKenzie, Ms Merle McOmbring-Hodges, Adv Mandla Mdludlu, Mr Danie Nel, Prof Aubrey Redlinghuis, Mr Paul Slack, Prof Kamilla Swart-Arries

with the applicant's preferred alternative being 5c. Although as stated above, Alternative 5b is preferred from a biodiversity perspective, Alternative 5c would still be acceptable, provided that mitigation is implemented to minimize the impact of the section of infill, as recommended in the freshwater specialist report. The aspects related to the section of infill are also addressed within the stormwater management plan (see below).

As the proposed development is a new urban node in a rural area, an important consideration is the provision of bulk services for the development. The additional impacts associated with the primary services would be as follows:

- In terms of electrical power, confirmation has been provided that there is sufficient capacity for supply from the substation adjacent to the proposed development and the construction of the electrical reticulation will be within the proposed development footprint.
- The proposal for sewage provision is that the development will connect with the existing wastewater treatment works (WWTW) at Pniel. The WWTW would however need to be upgraded to cater for this development as part of a separate application. This development proposal would therefore be dependent on the WWTW upgrade application.

The connecting sewerage infrastructure however forms part of the existing application and would consist of collection via a gravity main to a pump station located east of the proposed development which would then be pumped via a rising main along Helshoogte Road to Pniel. It is assumed that the bulk sewer pipeline will connect to the existing sewerage network in Pniel and that the crossing of the Dwars River is an existing pipeline.

The pipeline adjacent to Helshoogte road will be within an existing transformed footprint and therefore is unlikely to result in the loss of terrestrial biodiversity and does not require further assessment by the botanical specialist. There will be several minor watercourse/drainage line crossings which have been assessed by the freshwater specialist. These are all considered acceptable provided the recommended mitigation measures are implemented.

The sewer pump station is however located below the 1:50 and 1:100 year floodlines. It would be preferred that the sewer pump station be located outside of the floodlines, however this may not be technically feasible – this should be confirmed. Should this be the only alternative, it must be ensured that the pipeline and pump station are constructed to be able to withstand damage from extreme rainfall events and to minimize any possibility of sewage entering the Dwars River. This must be confirmed by the relevant engineer. The pump station is however located outside of the riparian zone of the Dwars River. It must be ensured that there is no impact on the Dwars River and the riparian edge during the construction phase.

- The bulk potable water supply is also proposed to connect to the water reticulation in Pniel. The bulk water main will also follow the Helshoogte Road until Pniel, after which it will be located on the upslope edge of the settlement until it terminates at a new proposed reservoir directly to the west of the town. It should be noted that the western section traverses areas classified as undetermined in the WCBF, and which are ESA in the draft internal version of the provincial spatial biodiversity plan.

It is noted that the botanical specialist report did not include an assessment of the bulk services. The bulk services layout was not included in the BID, and therefore we could not provide any preliminary comments in this regard. Either the botanical specialist report should be amended to include the bulk services, or there should be sufficient evidence provided that the proposed pipeline and reservoir will not impact significantly on terrestrial biodiversity. Recommendations should be provided regarding the rehabilitation of the pipelines. Search and rescue may be required if threatened species are encountered, otherwise correct and careful management of topsoil can ensure that there is adequate rehabilitation of the pipeline.



An assessment of the proposed bulk water infrastructure was included in the freshwater specialist assessment. The impacts will be similar to that of the bulk sewerage infrastructure, with three additional watercourse crossings. The proposal can be considered acceptable provided the recommendations are implemented.

- A stormwater management plan has been included, which has applied sustainable urban drainage system (SUDS) principles and allows for two on-site stormwater detention ponds. The stormwater management system is integrated with the existing wetlands on and adjacent to the site, which is acceptable as the wetlands are not pristine, unmodified features. The freshwater specialist study has indicated that the proposed stormwater management system is acceptable, which CapeNature agrees with.
- The inclusion of the greening report is supported as this has an indirect positive impact on biodiversity, although the report is relatively brief and broad-brushed.

Further to the development proposal consisting of a new urban node within a rural environment, it must be ensured that planning considerations are taken into account, in terms of precedents. While the current application does not have any direct highly significant impacts on biodiversity, new urban nodes in rural areas do result in indirect cumulative impacts on biodiversity.

In terms of the landscaping proposal, CapeNature does not object to the proposal to include species which are not locally indigenous. The site currently contains minimal natural vegetation and is surrounded by agricultural lands, in addition to the proposed heritage concept, therefore this is considered acceptable. It must however be ensured that no listed alien invasive species are used in the landscaping (both CARA and NEM:BA). However, we do recommend that the section of existing wetlands as identified in the freshwater specialist report are excluded from any landscaping and that all non-locally indigenous species are removed from the wetlands. The extensive open space areas within the development will still function as an ESA for the disturbance tolerant species that would currently be accommodated on the site.

It should further be noted that the Boschendal landholdings occupy a significantly larger area than the proposed development footprint encompassing several cadastres. CapeNature is in the process of negotiating formal conservation of a section of the landholdings in collaboration with a partner, namely WWF (WWF Sustainable Fruit Initiative). As the current application is restricted to transformed areas on separate cadastres, the formal conservation process need not be a consideration in this application. However, this may not apply to other applications on the Boschendal landholdings.

In conclusion, CapeNature recommends that further detail is provided regarding the potential impacts on natural vegetation associated with the bulk services for the project in particular the proposed bulk potable water pipeline and reservoir, in addition to providing appropriate recommendations. CapeNature does not object to the remainder of the proposal subject to the comments above, including further motivation regarding the location of the sewer pump station.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely

A handwritten signature in black ink, appearing to read "Rhett Smart", with a long horizontal flourish underneath.

**Rhett Smart**  
**For: Manager (Scientific Services)**

cc. Arnelle Collison, CapeNature



# **IMBADU MA-AFRIKA DEVELOPMENT CONSORTIUM (IMADCO) SUBMITS INTERESTS OF IMBADU HOUSING GROUP TO THE BOSCHENDAL INTEGRATED HOUSING DEVELOPMENT PROJECT**

**DATE: NOVEMBER 30, 2016**

Firstly, IMADCO is mainly premised and founded on two very broad development objectives: (1) Promoting appreciation of cultural diversity as one of the pillars to effect inclusive sustainable development principles. (2) Economic and social development as another pillar of sustainable development principles.

Secondly, over 22 years into our very fragile constitutional democracy South Africa hasn't open up and develop more inclusive sustainable human settlements. The new upcoming Boschendal Village of approximately 440 units of mixed human settlements promises to usher in a new paradigm shift through providing space for low income, middle income and high income households with economic retail and tourism outlets. Western Cape local communities have always been overlooked and overtaken by Gauteng in terms of economic opportunities and new partnerships involving Western Cape business entrepreneurs and new growth.

Thirdly, thank you to Boschendal farm for coming up with this new opportunity to help addressing the community needs in ways enhancing the restoration of human dignity. Opportunities for new beginnings. We submitting interests for 50 members IMBADU Housing Group to secure space to build houses for themselves and/or capable individuals to purchase even privately. There are few people earning less than R3,500 per month and more earning over R3,500 to more or less than R20,000 per month just on average terms.

Fourthly, simultaneously, for tourism sector purposes we would also like to propose building designs with African physical features and symbols such as modern African rondavels complementing modern western buildings with sustainability to provide African cuisines, performing arts through music, books, poetry, drama and traditional dance and new opportunities.

- Well scheduled programmes for cross cultural interactions, human relations and languages
  - Coordinated social cohesion turns for diverse children, youth, adults learnings and business dialogues for inclusive growth.
  - Social impact empowerment models, skills exchange and new partnerships
- Two rondavels: offer oral teachings, African cuisine, research, and the Madiba Legacy Tourism Centre
  - Education centre – ECD for children grounded on powerful African heritages and values, with isiXhosa, English, Afrikaans, SeSotho, Mandarin and Swahili with a long term vision to demonstrate inclusive society in words and actions through new pragmatic economic strategic partnerships

## **FINALLY, THE DESIGN: PASSIVE ENVIRONMENTAL CONTROL AND WASTE MANAGEMENT**

Building design architecture incorporating the African designs and natural resources.

- Ambient of natural resources, sunshine, daylight, wind and temperatures where possible
- North facing roof, buildings' temperatures control in summer and winter

- New solar panels harnessing water vapour and turn it into drinkable water
- Solar panels for water heating, harness electricity, and water harvest
- Greening with eco trees, plants, and beautiful organic vegetable garden
- Some efficient management of resources, waste management and recycling purposes
- With immediate and long term benefits that includes:
  - Financial savings on electricity, water and carbon footprint reduction
  - Establish partnerships with the green funding and international investments
  - Ecological stewardship, caring for God's creation, and innovations
  - Innovative business entrepreneurship, and greening ways

The above submission was approved by IMBADU Housing Group Executive Committee on November 27, 2016, Khayamandi Khorido, Stellenbosch.





**OUR REFERENCE : 20/9/2/5/4/796**  
**YOUR REFERENCE : -**  
**DEA&DP REFERENCE : 16/3/3/6/7/1/B4/45/1096/15**  
**ENQUIRIES : Cor van der Walt**

Doug Jeffery Environmental Consultants  
PO Box 44  
KLAPMUTS  
7625

Att: Lindsay Speirs

**PRE-APPLICATION PUBLIC PARTICIPATION PROCESS**  
**PROPOSED MIXED USE DEVELOPMENT: DIVISION PAARL**  
**PORTION 7 OF THE FARM NO 1674, BOSCHENDAL**  
**PORTION 10 OF THE FARM NO 1674, BOSCHENDAL**

Your application of 14 October 2016 has reference.

From an agricultural production point of view the Western Cape Department of Agriculture (WCDOA) has no objection to the proposed layout plan (October 2016).

The WCDOA however wishes to caution the deciding authorities against the precedent this may set as to new development nodes in rural areas and the pressures it can create on abutting land.

This proposal is supported but with the view that it be limited to the current layout proposal. Further abutting development to the South, East and North will not be supported as it is considered intrusive on agricultural land. Only limited development may be entertained on the Rhodes Food Group Factories Area to the West of this proposed development.

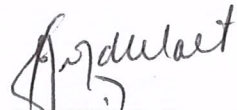
Please note that in terms of the Subdivision of Agricultural Land, Act no. 70 of 1970, section 3 (f) states: "no area of jurisdiction, local rea, development area, peri-urban area or other area referred to in paragraph (a) or (b) of the definition of "agricultural land" in section 1, shall be established on, or enlarged so as to include, any land which is agricultural."

In terms of above, the consent of the National Minister of Agricultural, Forestry and Fisheries (DAFF) must also be obtained.

Please take note:

- That this is comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970.
- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely

  
AS ROUX Pr Eng

**DIRECTOR: SUSTAINABLE RESOURCE MANAGEMENT**

**2017-01-20**

<u>Copies:</u> Directorate Land Use and Sustainable Resource Management National Department of Agriculture Private Bag X 120 PRETORIA 0001	Cape Nature (Stellenbosch) Private Bag X5014 Stellenbosch 7600
Department of Environmental Affairs & Development Planning 1 Dorp Street Cape Town 8000	Stellenbosch Municipality PO Box 17 STELLENBOSCH 7599





## water & sanitation

Department:  
Water and Sanitation  
REPUBLIC OF SOUTH AFRICA

### WESTERN CAPE REGION

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52 Voortrekker Road, Bellville, 7530

☎ 021 941 6311  
✉ [rhodaf@dwa.gov.za](mailto:rhodaf@dwa.gov.za)

✉ Ms. F. Rhoda  
Reference number: 16/2/7/G10C/A/8

Attention: Lindsay Speirs

The Environmental Assessment Practitioner  
Doug Jeffery Environmental Consultants (Pty) Ltd  
P.O. Box 44  
**KLAPMUTS**  
7625

Dear Madam

**PRE- APPLICATION BASIC ASSESSMENT REPORT: PROPOSED MIXED USE DEVELOPMENT ON PORTION 7 AND 10 OF FARM 1674, BOSCHENDAL (BOSCHENDAL VILLAGE)**

The document dated 14 October 2016 with DEA & DP reference no: 16/3/3/6/7/1/B4/45/1096/15, refers.

This Department has perused the submitted application and has the following comments:

The proposed interventions trigger water uses in terms of sections 21 (c) "impeding or diverting the flow of water in a watercourse" and (i) "altering the bed, banks, course or characteristics of a watercourse" of the National Water Act, 1998 (Act No. 36 of 1998).

As mentioned in the document, the applicable Water Use registration forms were submitted to the Department; please be advised that the Department is in the process of assessing the application forms.

Please do not hesitate to contact the above official should there be any queries.

Yours faithfully

**PROVINCIAL HEAD: WESTERN CAPE REGIONAL OPERATIONS**

Signed by: Ms. Hester Lyons  
Designation: Control Industrial Technician- Berg Olifants Proto CMA

Date: 26/11/2017

Our Ref:



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CaseID: 10249

Date: Tuesday April 04, 2017  
Page No: 1

## Interim Comment

### In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999)

Attention: Boschendal Pty Ltd

#### **Proposed Mixed Use Development on Boschendal Estate Portion 7 and Portion 10 of Farm 1674**

Thank you for submitting your application to SAHRA. The Boschendal Mixed Use Development (BMUD) application was reviewed by the SAHRA Built Environment Unit for assessment from an interim comment. The proposed Boschendal Mixed Use Development (BMUD) is located at the junction of two established transport links, the R310 and R45. The development is also located adjacent to the railway line that used to link Franschoek and Paarl.

#### **The following documents were submitted to SAHRA:**

- Heritage Impact Assessment BOSCHENDAL VILLAGE NODE: Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, Prepared By: Nicolas Baumann, Sarah Winter, Dave Dewar, Piet Louw, September 2016
- Boschendal Village Mixed Use Development Social Impact Assessment, by Tony Barbour and Schalk van der Merwe, February 2017

#### **Heritage Impact Assessment Recommendations:**

SAHRA is of the view that the Heritage Design Indicators are to form part of the final report and be duly incorporated in the development. (HIA, p.50-51, September 2016)

The design development must proceed in accordance with the Urban Design Framework dated November 2015 (Annexure E) and the Heritage Indicators in Section 8 (pages 14-22) of the HIA report.

- The proposed residential erven in Precinct F2 must be reduced in extent to exclude the existing orchard from the proposed development, as shown in Alternative 5c.
- More refined articulation of building elevations and roofscapes in Precincts E1 and E2 must be undertaken at the precinct plan level.
- The implementation of the Landscape Framework Plan prepared by CNdV Landscape Architects. Refer to Figure 25.





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- An Integrated Environmental Management Plan must be formulated to address mandatory controls and guidelines related to lighting, signage and architectural and landscaping treatment included in Section 8.7, 8.8 and 8.9 above and formulated in Section 5 of the Urban Design Framework.

### **Social Impact Assessment**

SAHRA is of the view that the following recommendation should be duly considered when assessment of the application is conducted.

The following recommendations should be implemented to ensure that the proposed development caters to the needs of the local community: *(Social Impact Assessment, by Tony Barbour and Schalk van der Merwe, February 2017, p.x-xi)*

- The owners of Boschendal should liaise with the SLM and local community leaders to identify potential development initiatives aimed at addressing the needs and challenges facing the Dwars River Valley;
- The structure of the trust aimed at supporting local development initiatives and the composition of the trustees should be discussed with representatives from the SLM, workers on Boschendal and the local community;
- The developer should ensure that the retail component of the development takes into account the needs of the local community. In this regard the findings of the SIA highlight the need for a shop, such as a Spar or Pick and Pay, in the study area;
- The food outlets associated with the proposed development should cater for the local community and not only tourists;

Boschendal Village Mixed Use Development SIA February 2017

xi

- Public access to and use of all public spaces within the development should be provided and guaranteed;
- Activities and events that create opportunities for and encourage the use of the public spaces by the local community should be held on a regular basis. These include school outings, picnic's, music events etc.

In addition:

- The developer and planners need to take into account the existing operations that border onto the site, specifically the operations undertaken by RFG and Imibala, in the final design and layout. Potentially sensitive land uses, such as hotels and residential areas should not be located in close proximity to adjacent land uses

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CaseID: 10249

Date: Tuesday April 04, 2017  
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that have the potential to create a nuisance;

- The developer must recognise and acknowledge the right of these operations to carry on operating and the right to expand their operations in the future;
- Prospective homeowners and business owners must be informed of the existing operations that border onto the site and that they will continue to operate in the area, and may expand at some future date.

The establishment of the proposed Boschendal Village Mixed Use Development is supported on the condition that the recommended enhancement and mitigation measures contained in the SIA report and other specialist reports are implemented. This recommendation applies to Alternative 5a, 5b and 5c.

*(Social Impact Assessment, by Tony Barbour and Schalk van der Merwe, February 2017, p.x-xi)*

## Comment:

SAHRA Built Environment therefore, has no objection to the proposed Boschendal Mixed Use Development (BMUD) development provided that all specialist recommendations are duly complied with by the applicant. SAHRA also recommends that the recommendations contained within the SOCIAL IMPACT ASSESSMENT be incorporated in the Final HIA.

SAHRA has concerns in the impact of the revision of the urban edge and the proposed amendment thereof as this would adversely affect the character and significance of the cultural landscape. Along with the heritage design indicators contained in the heritage impact assessment BOSCHENDAL VILLAGE HERITAGE IMPACT ASSESSMENT SEPT 2016 p.30-33. SAHRA is of the view that these should be considered in the implementation of the project and incorporated in the overall design of the Development, although alternative 5 is favourable. The issue of the urban edge needs to be resolved before development takes place as highlighted in the letter of January 2017 contained in the Social Impact Assessment, **Annexure C p. 119-123**.

It is understood that this is an interim comment to the report, however once the development is submitted for approval SAHRA requests the following:

## In regard to the above it is recommended that the following form part of the final report:

- - That the spatial references, i.e. GPS co-ordinates, referred to in the report are plotted in the context of site plan and site map. SAHRA is, however, unable to comment on the intended built interventions proposed without proper documentation in the form of technical drawings illustrating the extent of interventions in the report. This technical documentation should be part of the submission.
- - As part of the construction phase, SAHRA would recommend that a suitably qualified heritage consultant be part of the construction phase and a *Construction Management Plan* as part of the documentation to ensure that no *Historic Fabric of Significance* is compromised during construction.

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CaseID: 10249

Date: Tuesday April 04, 2017  
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SAHRA endorses the adoption of **alternative 5 with mitigation subject the conditions set out in the Social Impact Assessment as well as those in the Heritage Impact Assessment** as the most viable option in terms of the overall design of the development is concerned provided all related specialist recommendations are duly followed as contained in all reports submitted as part of the application and all heritage related principles are followed. Should you have any queries please do not hesitate to contact Mr. Ben Mwasinga at [bmwasinga@sahra.org.za](mailto:bmwasinga@sahra.org.za), Heritage Officer at and Mr. Gcobani Sipoyo, Heritage Officer at [gsipoyo@sahra.org.za](mailto:gsipoyo@sahra.org.za).

Should you have any further queries, please contact the designated official using the case number quoted above in the case header.

Yours faithfully

---

Gcobani Sipoyo  
Heritage Officer  
South African Heritage Resources Agency

---

**ADMIN:**

Direct URL to case: <http://www.sahra.org.za/node/374232>  
(, Ref: )

**Terms & Conditions:**

1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for



Our Ref:



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- proposed work.
2. If any heritage resources, including graves or human remains, are encountered they must be reported to SAHRA immediately.
  3. SAHRA reserves the right to request additional information as required.



**Our Ref:** HM/CAPE WINELANDS/STELLENBOSCH/  
PORTION 7 AND 10 OF FARM BOSCHENDAL 1674  
**Case No.:** 15052003AS0525M  
**Enquiries:** Andrew September  
**E-mail:** [andrew.september@westerncape.gov.za](mailto:andrew.september@westerncape.gov.za)  
**Tel** 021 483 9543  
**Date:** 17 February 2017



Sarah Winter  
21 Upper Towers Road  
Muizenberg  
7945  
[sewinter@yebo.co.za](mailto:sewinter@yebo.co.za)

#### INTERIM COMMENT

In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

**HERITAGE IMPACT ASSESSMENT: PROPOSED MIXED-USE DEVELOPMENT ON PORTION 7 AND 10 OF FARM BOSCHENDAL 1674, STELLENBOSCH, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

**CASE NUMBER: 15052003AS0525M**

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 18 October 2016. This matter was discussed at the Impact Assessment Committee (IACom) meeting held on 08 February 2017.

The Committee noted that:

- Members of the Committee reported back on the site visit to the proposed Boschendal Village on the 26 January 2017.

#### INTERIM COMMENT

The Committee was generally supportive of the urban design framework and the compact nodal urban development in a rural context. Some concerns were, however, expressed and these would need to be addressed. They include the following:

- It was felt that more information is required to link the proposed development into the broader municipal vision for the area. This is specifically in respect of actual and potential edges to the urban/ rural development.
- Concerns were expressed with regard to certain of the proposed typologies relating to the development. These include the proposed development to the west of the R310, and in particular to the suburban strip of single residential units sprawling to the west.
- It was felt that certain of the housing typologies need to be developed further and this includes looking at the issue of height and suburban density.
- Clarification is required in respect of the proposed parking and edge treatment along the R310. Concern was raised that this has strong potential to end up looking like a suburban shopping mall parking lot.
- It was recommended that more vigorous illustrations of the visual impacts are provided, particularly at a more immediate scale and in relation to the portion of the site where 3 storey development is proposed, as well as the impact to and from the R45 and R310 scenic routes.
- It is re iterated that the social impact assessment must be included within the provision of the heritage impact assessment. In addition it was recommended that the appropriate engagement with representatives of effected parties I&APs is undertaken and that they a meaningful part of the process.
- The relationship between the proposed new development and the Boschendal werf needs to be explored more thoroughly, particularly in respect to old movement routes, existing gateways etc.

[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)

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**Our Ref:** HM/CAPE WINELANDS/STELLENBOSCH/  
PORTION 7 AND 10 OF FARM BOSCHENDAL 1674  
**Case No.:** 15052003AS0525M  
**Enquiries:** Andrew September  
**E-mail:** [andrew.september@westerncape.gov.za](mailto:andrew.september@westerncape.gov.za)  
**Tel** 021 483 9543  
**Date:** 17 February 2017

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully

Mr. Mxolisi Dlamuka  
**Chief Executive Officer, Heritage Western Cape**

[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)

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