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

PRE-APPLICATION DEA&DP REFERENCE NUMBER: 16/3/3/6/7/1/B4/45/1096/15

BACKGROUND INFORMATION DOCUMENT

INTRODUCTION AND BACKGROUND

In 2004, an environmental process was being followed for a proposed mixed-use development on the broader Boschendal Estate. As a result of the input received from the public, authorities and the project team, a lower density proposal was investigated. The old application as was therefore withdrawn and subsequently, a new application was submitted. This new application is for a proposal that is substantially lower in density and has a largely reduced footprint that is proposed on two portions of the larger Estate rather than over 22 portions as previously envisaged.

Consideration is being given to the development of an urban node at the intersection of the R45 and the R310. This node, the "Boschendal Village", builds upon the concept provided for in the Stellenbosch Spatial Development Framework (approved by the Stellenbosch Municipality's full Council in 2013). It is proposed that the urban node be partially located on previously disturbed land on the Boschendal Estate.

The site is located in the Dwars River Valley, between Stellenbosch and Franschoek. The valley lies between the Simonsberg and the Groot Drakenstein Mountains and can be reached by the R310 leading from Stellenbosch over the Helshoogte Pass, or from the R45 between Paarl and Franschoek (Refer to **Figure 1** below). The site measures approximately 27,8 ha and is currently zoned Agriculture.

Doug Jeffery Environmental Consultants have been appointed by Boschendal (Pty) Ltd to carry out the Environmental Impact Assessment (EIA) Process required by law.

WHAT IS BEING PROPOSED?

The core of the village will be a publicly orientated, walkable village, where scale, mix of land uses and design contribute to the quality of "street". The development will aim at providing the residents and visitors with an exceptional experience where the visual, historical and agricultural assets of the estate and surrounding areas are combined into a sustainable lifestyle experience. The land uses will comprise a mix of land uses which will be made up of the following:

- a mix of residential development at various densities
- small artisan and deli shops, a farmers market, other speciality shops which produce and sell local products which will provide residents and tourists with a unique experience.
- commercial and office development
- tourism related development including tourism accommodation

The core of the development will comprise between 14 500 m² Gross Leasable Area mixed use development which includes shops, restaurants, places of entertainment, offices and other related businesses. An hotel or guest accommodation of approximately 100 rooms is also proposed.

The mixed use core of the village will be surrounded with residential development of varying densities and unit sizes, ranging from 3 storey residential buildings near the core which contain medium to high density flats, double storeyed town & row houses to one and two storey free standing

residential units. In line with provincial guidelines, the highest densities of the village will be located at the centre of the village, whilst the lower densities will be located around the edges. Approximately 440 residential units are proposed as part of this application. The principles of edge making will be reinforced through strategic planting and careful positioning of buildings.

The proposed village straddles the R310 and access has to be provided off this Provincial Road in accordance with the Road Access Guidelines. In order to achieve this, two new traffic circles, one at the R45/R310 intersection (currently not operating well as a T-junction) and the other at the existing intersection of the R310/Minor Road 6\4, are proposed. Midway between these two intersections/access points, a new intersection off the R310 is proposed which will be an additional access point to the village.

A stormwater drainage system will be implemented to accommodate the external flows presently crossing the site in addition to the runoff from the proposed development. Sewer pipes will be installed as well as a pump station to deal with the sewage generated by the proposed development. Water supply pipes will be constructed as well as a pump station and a reservoir in order to supply the proposed development with water.

Refer to Figure 2 below.

Please note that alternatives or iterations of the above-mentioned proposal will be investigated and those considered to be reasonable and feasible will be assessed and investigated further.

PLANNING CONTEXT

The proposed activity will require a rezoning to allow residential and business development.

In terms of the Western Cape Spatial Development Framework, the following objectives are complied with:

Objective 1 deals with future settlement patterns being located in areas of high economic potential and especially to promote tourism. This new development node is located at a cross roads between Franschoek and Stellenbosch. It is located in an area with extremely high development potential.

Objective 5: Specifies that the sense of place of important natural, cultural and historical landscapes should be conserved and strengthened. Proposals should consider the impact on Heritage Resources, the conservation thereof, local sense of place needs to be strengthened and urban design and architectural guidelines should be prepared to guide development. Visual impact assessments may be required in certain instances and tree planting and landscaping should be encouraged.

The proposals are being developed in conjunction with a team of heritage consultants and architects to achieve all the above objectives. The site is recognised as a significant heritage resource and the development proposals

are seen as a key long-term intervention to ensure the long-term economic viability of a key heritage resource. This will in turn provide for the ongoing preservation and conservation of not only the Boschendal historical manor house, but also the surrounding agricultural landscape.

Objective 6: The objective is to end the apartheid urban settlement structure by breaking down spatial barricades, develop at average density of 25du/ha in urban settlements using a range of development densities, from highest densities in the centre of a node, to lowest densities around the periphery, ecological and heritage aspects should be considered in development and inclusionary housing should be provided where possible. The proposed new village is located at the cross roads of two major roads, traditionally the ideal location for village-making. The heritage indicators confirm that a series of small villages sitting within the rural/agricultural landscape is preferred above large sprawling rural towns or nodes which are primarily dormitory towns in nature. The principle of a village node at the intersection of the R45 and R310 is therefore supported. It is proposed to provide a mix of residential options (from apartments to large single residential plots) together with a strong village node which will provide a mixed use character which is very much rooted in the agricultural village idiom. The heritage indicators further confirm the appropriateness of the location of the new proposed Boschendal Village as one of the "beads on a string" village nodes (Kylemore/ Pniel/ Lanquedoc/ Simondium).

Objective 7: this objective is to conveniently locate urban activities and promote public and non-motorised transport. It is the intention to promote a walkable village node, where cars park and pedestrian and bicycle movement is prioritised. NMT infrastructure is therefore to be promoted as part of the visitor experience and also to encourage pedestrian movement from the village centre to the other historical nodes on the farm.

Objective 8: The objective is to protect agricultural and biodiversity resources. The proposed Village node will be located on land which is not used for agricultural purposes, nor does it contain any natural vegetation.

The SDF of the Stellenbosch Municipality was approved in June 2013. The SDF identifies a number of rural villages (existing and proposed) which will support the main towns and centres in the municipal area. The Groot Drakenstein Village is a new proposed rural Village node at the intersection of the R45 and R310. The proposed development will form the heart of this proposed new Village, will be suitably located given the heritage indicators, and fall inside the urban edge as set out in this SDF. See Figure 3.

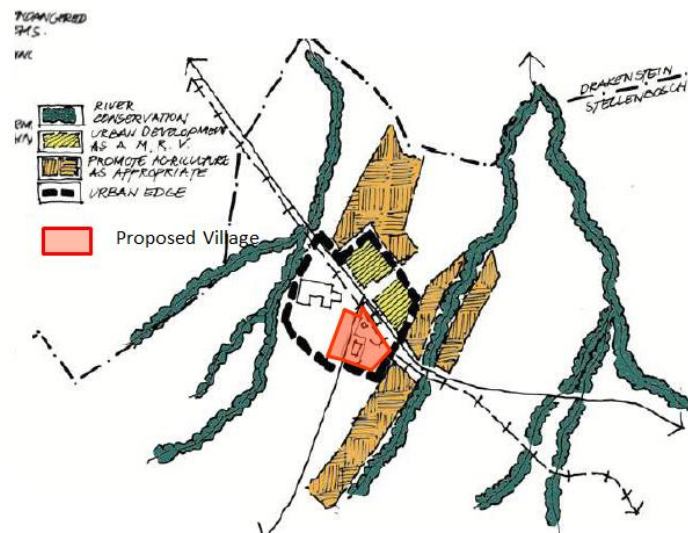


Figure 3: Stellenbosch SDF

WHAT LEGISLATION APPLIES?

The environmental process is being undertaken in terms of the:

- The National Environmental Management, 1998 (Act 107 of 1998) as amended (NEMA).
- The National Heritage Resources Act, 1999 (Act 25 of 1999).
- The National Water Act 1998 (Act 36 of 1998).

A Basic Assessment Process will be followed. The Heritage Impact Assessment (HIA) will form part of the EIA process and the Water Use License Application (WULA) will be included in our documentation.

A Water Use License Application (WULA) will be made in terms of the National Water Act, Act 36 of 1998, as amended. A copy of the WULA will be included in the BAR.

On 4 December 2014 the Minister of Environmental Affairs promulgated regulations in terms of Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA), viz, the Environmental Impact Assessment (EIA) Regulations 2014 (Government Notice (GN) No. R. 982, R. 983, R. 984 and R. 985 in Government Gazette No. 38282 of 4 December 2014). These regulations came into effect on 8 December 2014.

This proposed development may constitute the following listed activities, in terms of NEMA EIA Regulations, 2014:

Listing Notice 1 (GN No. R983):

9: The development of infrastructure exceeding 1000 metres in length for the *bulk transportation* of water or storm water-

- (i) with an internal diameter of 0,36 metres or more; or
- (ii) with a peak throughput of 120 litres per second or more;

excluding where-

- (a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve; or
- (b) where such development will occur within an urban area.

10: The development and related operation of infrastructure exceeding 1000 metres in length for the *bulk transportation* of sewage, effluent, process water, waste water, return water, industrial discharge or slimes -

- (i) with an internal diameter of 0,36 metres or more; or
- (ii) with a peak throughput of 120 litres per second or more;

excluding where-

- (a) such infrastructure is for bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve; or
- (b) where such development will occur within an urban area.

12: The development of-

- (i) canals exceeding 100 square metres in size;
- (ii) channels exceeding 100 square metres in size;
- (iii) bridges exceeding 100 square metres in size;
- (iv) dams, where the dam, including infrastructure and water surface area, exceeds 100 square metres in size;
- (v) weirs, where the weir, including infrastructure and water surface area, exceeds 100 square metres in size;
- (vi) bulk storm water outlet structures exceeding 100 square metres in size;
- (vii) marinas exceeding 100 square metres in size;
- (viii) jetties exceeding 100 square metres in size;
- (ix) slipways exceeding 100 square metres in size;
- (x) buildings exceeding 100 square metres in size;
- (xi) boardwalks exceeding 100 square metres in size; or
- (xii) infrastructure or structures with a physical footprint of 100 square metres or more;

where such development occurs-

- (a) within a watercourse;
 - (b) in front of a development setback; or
 - (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; -
- excluding-
- (aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;
 - (bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;
 - (cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;
 - (dd) where such development occurs within an urban area; or
 - (ee) where such development occurs within existing roads or road reserves.

19: The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from-

- (i) a watercourse;
- (ii) the seashore; or
- (iii) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater

but excluding where such infilling, depositing, dredging, excavation, removal or moving-

- (a) will occur behind a development setback;
- (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; or
- (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies.

27: The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for-

- (i) the undertaking of a linear activity; or
- (ii) maintenance purposes undertaken in accordance with a maintenance management plan.

28: Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development:

- (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or
- (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;

excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.

49: The expansion of -

- (i) jetties by more than 100 square metres;
- (ii) slipways by more than 100 square metres;
- (iii) buildings by more than 100 square metres;
- (iv) boardwalks by more than 100 square metres; or
- (v) infrastructure or structures where the physical footprint is expanded by 100 square metres or more;

where such expansion or expansion and related operation occurs-

- (a) within a watercourse;
- (b) in front of a development setback; or
- (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; excluding-
 - (aa) the expansion of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;
 - (bb) where such expansion activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;
 - (cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;
 - (dd) where such expansion occurs within an urban area; or
 - (ee) where such expansion occurs within existing roads or road reserves.

56: The **widening** of a road by more than 6 metres, or the lengthening of a road by more than 1 kilometre-

- (i) where the existing reserve is wider than 13,5 meters; or
- (ii) where no reserve exists, where the existing road is wider than 8 metres; excluding where widening or lengthening occur inside urban areas.

Listing Notice 3 (GN No. R. 985):

2: The development of reservoirs for bulk water supply with a capacity of more than 250 cubic metres.

4: The development of a road wider than 4 metres with a reserve less than 13,5 metres.

6: The development of resorts, lodges, hotels and tourism or hospitality facilities that sleeps 15 people or more.

12: The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.

14: The development of-

- (i) canals exceeding 10 square metres in size ;
- (ii) channels exceeding 10 square metres in size; CO bridges exceeding 10 square metres in size;
- (iv) dams, where the dam, including infrastructure and water surface area exceeds 10 square metres in size;

(v) weirs, where the weir, including infrastructure and water surface area exceeds 10 square metres in size;

- (vi) bulk storm water outlet structures exceeding 10 square metres in size;
- (vii) marinas exceeding 10 square metres in size;
- (viii) jetties exceeding 10 square metres in size;
- (ix) slipways exceeding 10 square metres in size;
- (x) buildings exceeding 10 square metres in size;
- (xi) boardwalks exceeding 10 square metres in size; or
- (xii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs-

- (a) within a watercourse;
- (b) in front of a development setback; or
- (c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;

excluding the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour.

18: The widening of a road by more than 4 metres, or the lengthening of a road by more than 1 kilometre.

23: The expansion of-

- (i) canals where the canal is expanded by 10 square metres or more in size;
 - (ii) channels where the channel is expanded by 10 square metres or more in size;
 - (iii) bridges where the bridge is expanded by 10 square metres or more in size;
 - (iv) dams where the dam is expanded by 10 square meters or more in size;
 - (v) weirs where the weir is expanded by 10 square metres or more in size
 - (vi) bulk storm water outlet structures where the structure is expanded by 10 square metres or more in size
 - (vii) marinas where the marina is expanded by 10 square metres or more in size
 - (viii) jetties where the jetty is expanded by 10 square metres or more in size
 - (ix) slipways where the slipway is expanded by 10 square metres or more in size
 - (x) buildings where the building is expanded by 10 square metres or more in size
 - (xi) boardwalks where the boardwalk is expanded by 10 square metres or more in size
 - (xii) infrastructure or structure where the physical footprint is expanded by 10 square metres or more;
- where such development occurs –
- (a) within a watercourse;
 - (b) in front of a development setback adopted in the prescribed manner;
 - (c) or if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;

excluding the expansion of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour.

Before any of the listed activities mentioned above can be undertaken authorisation must be obtained from the relevant authority, in this case, the Provincial Department of Environmental Affairs and Development Planning.

WHAT IS THE PURPOSE OF THIS DOCUMENT?

The main purpose of the Background Information Document (BID) is to:

- Provide Interested and Affected Parties (I&APs) with information regarding the proposed development.
- Provide I&APs with the early opportunity to raise environmental issues or concerns that they may have.

WHAT PROCESS WILL BE UNDERTAKEN?

The aim of the environmental assessment is to:

- Establish the current environmental sensitivity of the site.
- Determine environmental issues related to the project.
- Identify any alternatives to the current proposals.
- Inform Interested and Affected Parties (I&APs), such as neighbours and community groups, about the project and provide opportunity to comment.
- Deal with any issues raised.

HOW AND WHY SHOULD YOU GET INVOLVED?

The timeframes of the Basic Assessment Process in terms of the new 2014 EIA Regulations have been considerably reduced. These timeframes will be strictly enforced by DEA&DP. These limited timeframes unfortunately do not allow sufficient time to consider, deal and respond to comments made by the public or authorities. We will therefore run a pre-application process where authorities and I&APs will have an additional opportunity to comment and raise any concerns they may have. This will then allow the Environmental Assessment Practitioner (EAP) sufficient time to consider and respond to all comments. Once the Statutory Basic Assessment Process starts, I&APs and authorities will only have one opportunity to comment on the report. No extensions will be allowed during the commenting period as a result of these strict timeframes. Below is a brief summary of the public participation process we will follow.

The public participation process for this project will involve the following steps (Basic Assessment Process):

PRE-APPLICATION PROCESS

- Identifying I&APs.
- Distribute the Background Information Document ([this document](#)) to all identified I&APs and State Departments and Local Authorities.
- Advertise the project in the Cape Times, Die Burger and The Eikestadnuus with a registration and comment period from 21 May – 11 June 2015).
- Placement of site notices on site informing the general public of the process and how to register as an I&AP.
- A letter drop will be undertaken in order to inform occupiers of the site and adjacent land.
- Open and maintain a registered I&AP database.
- Receive initial concerns and issues.
- Undertake Specialist Studies.
- Compilation of the Draft Basic Assessment Report (BAR) as well as the DRAFT Environmental Management Programme (EMP), highlighting all issues raised by I&APs, as well as alternatives being considered, site constraints and findings of the specialists impact assessments.
- The Draft BAR and EMP will be made available for a 30-day commenting period to registered I&APs, State Departments and Local Authorities.

STATUTORY PROCESS

- Update of the BAR, incorporating all comments received and responses thereto.
- I&APs, State Departments and Organs of State will be notified of the availability of the report via post, letter drops, newspaper advertisements and a site notice.
- The BAR will be made available for a 30-day commenting period.
- The BAR and *Provisional* EMP will then be submitted to DEA&DP, with any comments received as well as our responses thereto.
- DEA&DP will make a decision on whether the project will be authorised with conditions or refused.
- Registered I&APs will be informed, in writing, within 14 days of the date of the decision, of the outcome of the application, including the reasons for the decision and the right to appeal.

WHAT SPECIALIST STUDIES WILL BE UNDERTAKEN

- ✓ Services (Civil and Electrical)
- ✓ Planning
- ✓ Urban Design
- ✓ Heritage Impact Assessment
- ✓ Visual Impact Assessment
- ✓ Archaeological Assessment
- ✓ Socio-Economic Assessment
- ✓ Freshwater Assessment
- ✓ Botanical Study
- ✓ Soil Study
- ✓ Geotechnical Investigation
- ✓ Water Use License Application

You are invited to register as an I&AP and/or to provide written comments. The most important part of the EIA process is public consultation and it provides you with the opportunity to get a better understanding of what is being proposed and to raise any issues or concerns you may have.

In order to register and to comment on this application, I&APs must request, in writing, for their names to be placed on the register; refer to the DEA&DP reference number above; must provide their name and contact details (postal address as well as preferred method of communication, e.g. email, fax, registered post, normal post, etc); and must give an indication of any direct business, financial, personal or other interest they may have in the application.

Only registered I&APs will be notified during the remainder of this application for Environmental Authorisation.

I&APs who are unable to read or write or who otherwise need special assistance to state their views on the proposal, may by appointment (during office hours) request a member of Doug Jeffery Environmental Consultants to assist them to record their comments or objections.

Please note that if you registered during the previous process, you must register again in order to be notified during this new process.

Indien u 'n Afrikaanse kopie van die "BID" benodig, kontak ons asseblief.

Comments and I&AP registration can be sent to Doug Jeffery Environmental Consultants via post, fax or email (see contact details below).

Doug Jeffery Environmental Consultants

ATT: Lindsay Speirs

PO Box 44 Klapmuts 7625

Telephone: 021 875 5272

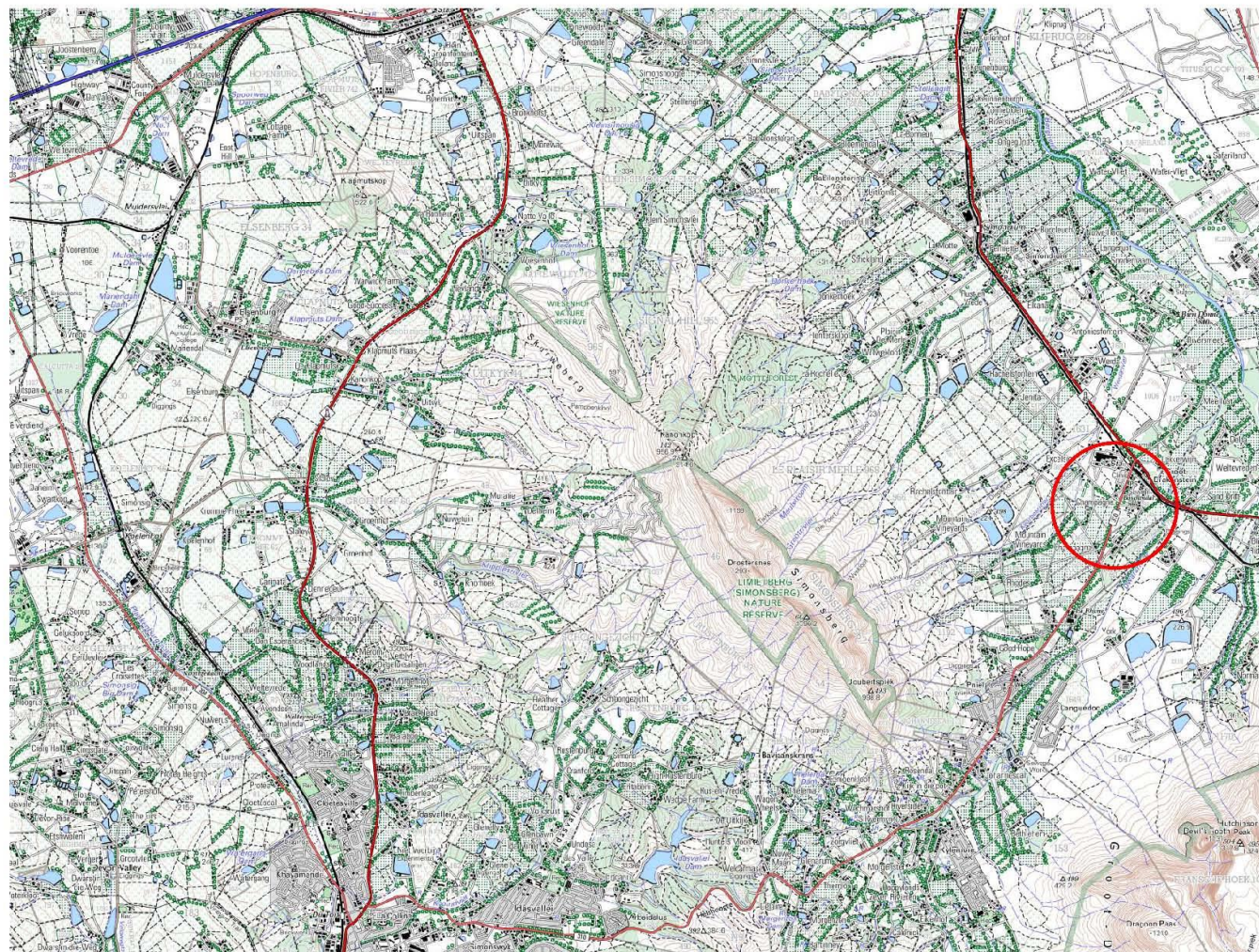
Fax: 086 660 2635

E-mail: lindsay@dougjeff.co.za


COMMENTS MUST REACH US ON OR BEFORE

11 JUNE 2015.

BOSCHENDAL VILLAGE (Sourced From Government 1:50 000 Scale Map 3318DD)



LEGEND

 Approximate location of Site

SITE CO-ORDINATES

33° 52' 26.62" S
18° 58' 24.33" E



DJEC REF. 2004/31

OCTOBER 2014

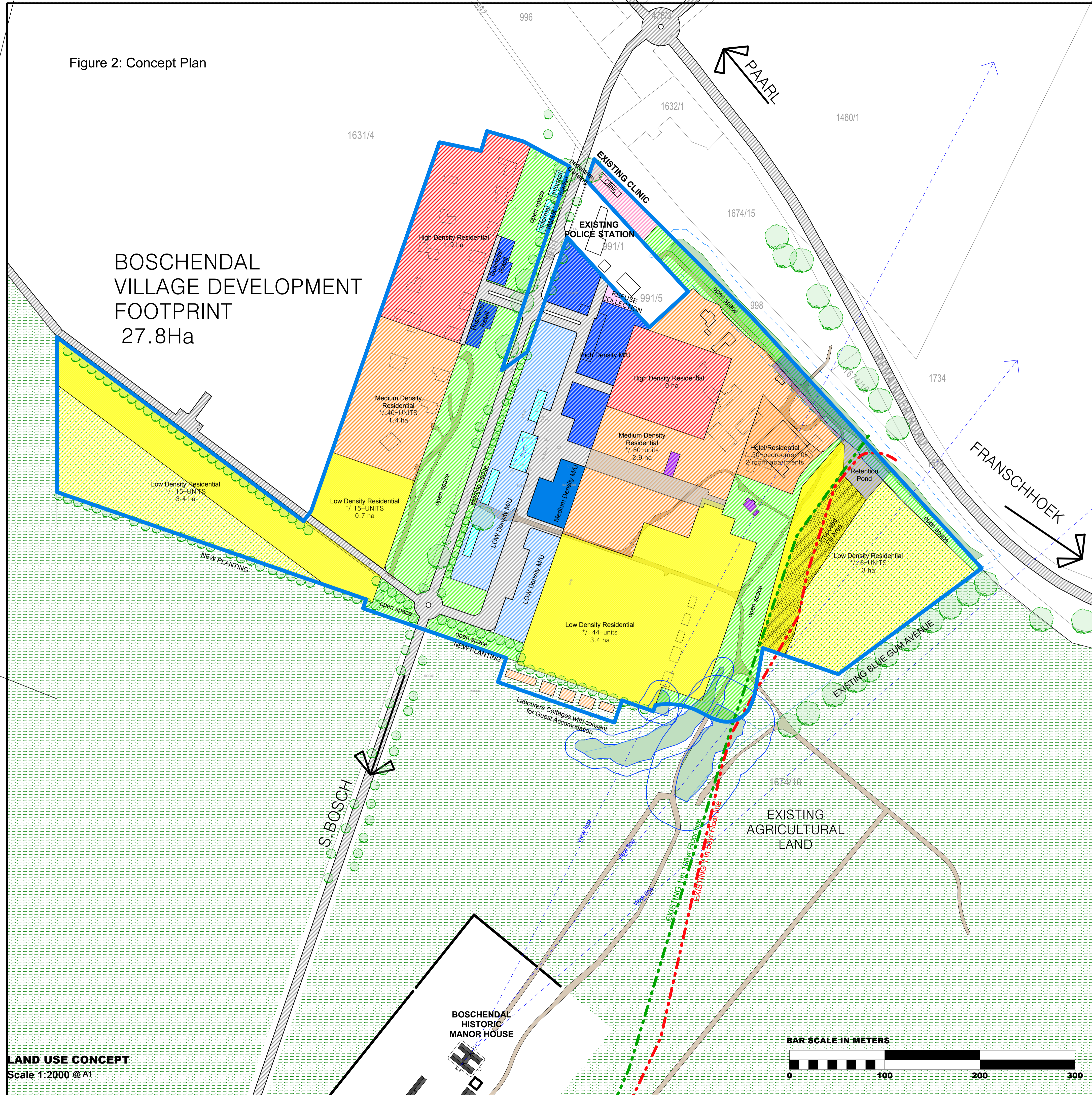


DOUG JEFFERY
Environmental Consultants (Pty) Ltd

Figure 1: Location of the Site

Figure 2: Concept Plan

BOSCHENDAL VILLAGE DEVELOPMENT FOOTPRINT
27.8Ha



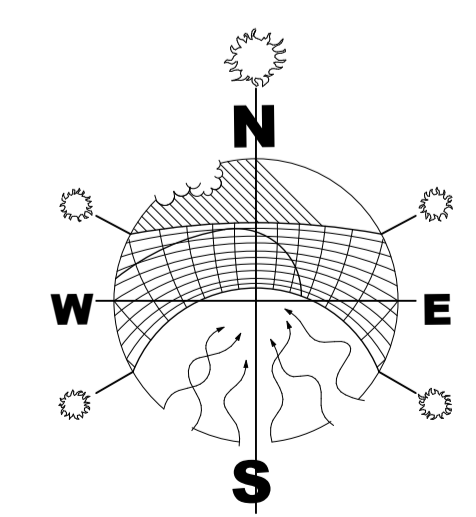
NOTE
THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS. DO NOT SCALE AND REFER TO FIGURED DIMENSIONS ONLY. ALL LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO SETTING OUT OR MANUFACTURE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

REV	DATE	DESCRIPTION	BY

- LAND USES:**
- RESIDENTIAL: LOW DENSITY
 - RESIDENTIAL: GARDENS ONLY (NO STRUCTURE)
 - RESIDENTIAL: MEDIUM DENSITY
 - RESIDENTIAL: HIGH DENSITY
 - RESIDENTIAL (HOSPITALITY)
 - COTTAGES (WITH CONSENT FOR GUEST ACCOMODATION)
 - BUSINESS: LOW DENSITY M/U - 1 STOREY
 - BUSINESS: MEDIUM DENSITY M/U - 2 STOREY
 - BUSINESS: HIGH DENSITY M/U - 3 STOREY
 - BUSINESS: MARKET
 - CIVIC BUILDINGS
 - CLINIC
 - UTILITY REFUSE
 - OPEN SPACE
 - AGRICULTURAL
 - ROADS PUBLIC
 - ROADS PRIVATE 1
 - EXISTING FARM TRACKS INDICATED
 - 50 yr FLOOD LINE
 - 100 yr FLOOD LINE
 - WETLAND + BUFFER ZONE
 - RETENTION POND
 - BOSCHENDAL VILLAGE MAX DEVELOPMENT FOOTPRINT

LAND USE TABLE		
Residential (Low Density)	One storey: Free standing dwelling and Row Houses	80 Dwelling Units
Residential (Medium Density)	Two storeys: Row Houses & duplexes	120 Dwelling Units
Residential (High Density)	Three storeys: Flats & row houses	240 Dwelling Units
Residential (Hospitality)	Two Storeys (Hotel and self catering apartments)	50 Bedrooms (hotel) + 10 apartments (2 rooms each)
Guestcoages	One storey (Existing coages retained)	30 Bedrooms
Residential Total	dwelling units:	440 Dwelling Units
	bedrooms hotel/guests:	100 bedrooms
Business (Low density)	Single storey Retail on Ground	Retail: 6 000m ² GLA
Business (Medium density)	Two storey Retail on Ground; General Business/Res on 1 st floor	Retail: 1 000m ² GLA Gen Business: 1 000m ² GLA
Business (High density)	Three storey Retail on Ground; General Business/Res on 1 st + 2 nd floor	Retail: 1 500m ² GLA Gen Business: 3 000m ² GLA
Business (Market)	Single storey Retail on Ground	Retail: 2 000m ² GLA
Business Total	Retail:	10 500m² GLA
	General Business (incl. office):	4 000m² GLA
	GRAND TOTAL BUSINESS:	14 500m² GLA
Civic/Community Buildings		500m ²
Clinic (to be developed)		2 000m ²

LAND USE CONCEPT
Scale 1:2000 @ A1



CAPE TOWN,
PHILIP BRIEL
ARCHITECTURE • URBAN DESIGN

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PROJECT TITLE
**BOSCHENDAL VILLAGE
BOSCHENDAL ESTATE
FRANSCHOEK**

DRAWING TITLE
LAND USE CONCEPT DIAGRAM

SCALE @ A1	DATE	DRAWN	CHECKED
AS SHOWN	2015/05/07	WLR	PB
Job No:	BO-2013	Drawing No:	SDP.1
		Revision	



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VOORGESTELDE GEMENGDE GEBRUIKS ONTWIKKELING OP GEDEELTE 7 EN 10 VAN DIE PLAAS 1674, BOSCHENDAL (BOSCHENDAL VILLAGE).

DOS&OB VOOR-AANSOEK VERWYSINGSNOMMER: 16/3/3/6/7/1/B4/45/1096/15

AGTERGROND INLIGTINGS DOKUMENT

INLEIDING EN AGTERGROND

In 2004 is 'n proses gevolg om die uitwerking op die omgewing van 'n voorgestelde ontwikkeling met gemengde grondgebruik op die groter Boschendal-landgoed te evalueer. Die terugvoer wat van die publiek, owerhede en die projekspan ontvang is, het daartoe gelei dat 'n voorstel oor 'n laerdigheidsontwikkeling ondersoek is. Die ou aansoek is dus teruggetrek en 'n nuwe ingedien. Hierdie nuwe aansoek stel 'n ontwikkeling van aansienlik laer digtheid voor, wat 'n baie kleiner voetspoor sal laat op twee gedeeltes van die groter Landgoed teenoor die 22 gedeeltes wat vroeër geraak sou word.

Oorweging is gegee aan die ontwikkeling van 'n stedelike nodus by die kruising van die R45 en die R310. Hierdie nodus, die "Boschendal-dorpie", bou voort op die konsep waarvoor in die Stellenbosse Ruimtelike Ontwikkelingsraamwerk (in 2013 deur die volle raad van die Stellenbosse Munisipaliteit goedgekeur) voorsiening gemaak is. Daar word voorgestel dat die stedelike nodus gedeeltelik gevestig word op Boschendal-grond wat nie meer ongerep is nie.

Die grond is geleë in die Dwarsriviervallei tussen Stellenbosch en Franschhoek. Die vallei is tussen Simonsberg en die Groot Drakenstein-berge en kan bereik word met die R310 wat van Stellenbosch oor die Helshoogte-pas loop, of vanaf die R45 tussen die Paarl en Franschhoek (kyk na **Illustrasie 1** hieronder). Die perseel is ongeveer 27,8 ha groot en is tans vir Landboudoeleindes gesoneer.

Doug Jeffery-omgewingskonsultante is deur Boschendal (Edms) Bpk aangestel om die Omgewingsassesseringsproses wat deur die wet vereis word, te doen.

WAT WORD VOORGESTEL?

Die kern van die dorpie sal 'n openbare voetgangergerigte middedorp wees waar skaal, gemengde grondgebruik en ontwerp bydra tot die gehalte en "gevoel van straat". Die ontwikkeling sal daarop gemik wees om aan die inwoners en besoekers 'n buitengewone ervaring te bied waar die visuele, historiese en landboukultuur van die landgoed en omliggende gebiede in 'n volhoubare leefstylervaring saamgevoeg word. Die grondgebruik sal 'n mengsel wees bestaande uit die volgende:

- 'n mengsel van residensiële ontwikkelings van verskillende digthede

- klein vakman- en deli-winkels, 'n plaasmark en ander spesialiteitswinkels met plaaslike produkte wat inwoners en toeriste iets unieks sal bied
- kommersiële en kantoorontwikkeling
- Toerismeverwante ontwikkeling insluitende toerismekommodasie

Die kern van die ontwikkeling sal bestaan uit ongeveer 14 500 m² se Bruto Verhuurbare Area van gemengde grondgebruik, insluitende winkels, restaurante, plekke van onspanning, kantore en ander verwante ondernemings. 'n Hotel of gastehuis-verblyf van sowat 100 kamers word ook voorgestel.

Die kern met gemengde grondgebruik van die dorpie sal deur residensiële ontwikkeling van verskillende digthede en eenheidsgroottes omring word. Dit sal wissel van drieverdieping-woongeboue naby die kern wat bestaan uit medium- tot hoëdigheidswoonstelle, dubbelverdieping-meenthuise en skakelhuse, tot een- en dubbelverdieping vrystaande wooneenhede. In ooreenstemming met provinsiale riglyne sal die hoogste digthede in die middedorp geplaas word en die laer digthede meer na die buitewyke toe. Sowat 440 residensiële eenhede word as deel van hierdie aansoek voorgestel. Die beginsels van afbakening/begrensing sal versterk word deur strategiese aanplantings en die versigtige plasing van geboue.

Die voorgestelde dorpie lê langs die R310 en toegang sal ingevolge die Riglyne vir Toegangspaaie vanaf hierdie Provinsiale Pad verkry moet word. Om dit moontlik te maak, word twee verkeersirkels voorgestel; die een by die R45/R310-kruising (wat tans nie goed as 'n T-aansluiting funksioneer nie) en die ander by die bestaande kruising van die R310 en die Mindere Pad 6\4. 'n Nuwe kruising halfpad tussen hierdie twee kruisings/toegangspunte, word vanaf die R310 voorgestel. Dit sal as 'n addisionele toegangspunt na die dorpie kan dien.

'n Stormwater-afloopstelsel sal geïmplementeer word om voorsiening te maak vir die eksterne vloei van water wat tans oor die perseel beweeg benewens die afvloei wat deur die voorgestelde ontwikkeling meegebring sal word. Riolpype sal geïnstalleer word, sowel as 'n pompstasie om die riool te hanteer wat deur die voorgestelde ontwikkeling gegenerer word. Watervoorsieningspype sal gelê en 'n pompstasie sowel as opgaardam gebou word om die voorgestelde ontwikkeling van water te voorsien.

Kyk na Illustrasie 2 hieronder.

Let asseblief daarop dat die alternatiewe tot of aangepaste herhalings van bogenoemde voorstel ondersoek sal word en dit wat as redelik en haalbaar beskou word, sal verder geëvalueer en ondersoek word.

BEPLANNINGSKONTEKS

Hersonering van grondgebruik om residensiële en sake-ontwikkeling moontlik te maak, is 'n voorvereiste vir die voorgestelde ontwikkeling.

Ingevolge die Wes-Kaapse Ruimtelike Ontwikkelingsraamwerk word aan die volgende doelwitte voldoen:

Doelwit 1 handel oor die realisering van toekomstige vestigingspatrone in gebiede met hoë ekonomiese potensiaal; veral om toerisme te bevorder. Hierdie nuwe ontwikkelingsnodus is geleë by 'n kruispad tussen Franschhoek en Stellenbosch. Dit is in 'n gebied met 'n baie hoë ontwikkelingspotensiaal.

Doelwit 5 spesifiseer dat die bewussyn van die bestaansreg en waarde van belangrike natuurlike, kulturele en historiese landskappe bewaar en versterk moet word. Voorstelle moet die uitwerking op Erfenisbates en die bewaring daarvan in ag neem, die plaaslike gevoel vir die belangrikheid daarvan moet versterk word en stedelike ontwerp en argiteksriglyne moet gebruik word om ontwikkeling te rig. Assessering van die visuele uitwerking mag in sekere gevalle nodig wees en die aanplanting van bome en parkuitleg moet aangemoedig word.

Die voorstelle word in samewerking met 'n span erfeniskonsultante en argitekte opgestel om al bogenoemde doelwitte na te kom. Die perseel word as 'n betekenisvolle erfenisgebied erken en die ontwikkelingsvoorstelle word beskou as 'n deurslaggewende langtermyn-ingryping om die ekonomiese lewensvatbaarheid van hierdie sleutel-erfenisgebied op lang termyn te verseker. Dit sal weer die voortgesette bewaring van nie net die historiese Boschendal-opstal nie, maar ook die omliggende landboulandskap moontlik maak.

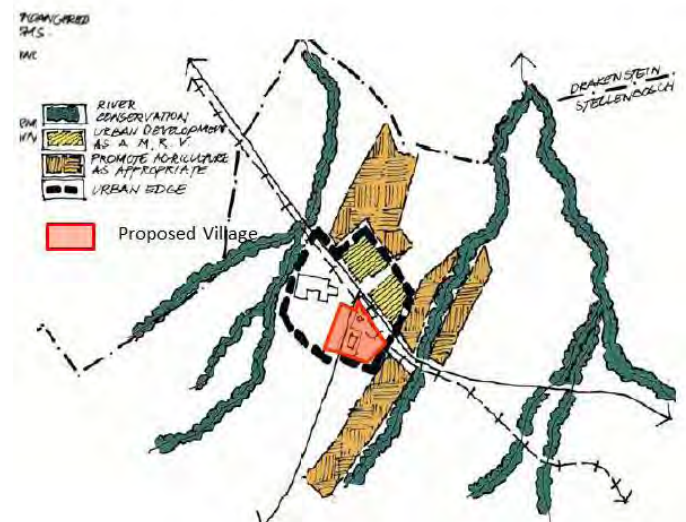
Doelwit 6 is om die apartheidsera dorpsontwikkelingsstruktuur te beëindig deur ruimtelike hindernisse af te breek en teen 'n gemiddelde digtheid van 25 wooneenhede/hektaar vir stedelike dorpsontwikkeling te bou. Daarvoor sal 'n reeks ontwikkelingsdigthede gebruik word, met die hoogste digtheid in die sentrum van 'n nodus en die laagste rondom die periferie. Ekologiese en erfenisaspekte moet by ontwikkeling 001 in ag geneem word en inklusiewe behuising moet waar moontlik verskaf word. Die voorgestelde nuwe dorp is by die kruising van twee groot paaie, wat tradisioneel die ideale ligging vir 'n dorpsontwikkeling is. Die erfenis-aanwysers bevestig dat 'n reeks klein dorpie binne die landelike of landbou-omgewing verkieslik is bo groot uitgestrekte landelike dorpe of nodusse van hoofsaaklik slaapdorpe. Die beginsel van 'n dorpsnodus by die kruising van die R45 en die R310 word gevolglik ondersteun. Daar word voorgestel dat 'n verskeidenheid van residensiële opsies (vanaf woonsteleenhede tot groot enkelresidensiële erwe) verskaf word saam met 'n sterk dorpsnodus. Dit sal die aard en karakter as een van gemengde grondgebruik vestig, wat goed inpas by die landbou-dorpsdooim. Die erfenis-aanwysers bevestig verder die geskiktheid van die ligging van die nuut-voorgestelde Boschendal-dorpie as een van die "krale in die string" dorpsnodusse (Kylemore/ Pniel/ Lanquedoc/ Simondium).

Doelwit 7 het ten doel om dorpsbedrywighede gerieflik te posisioneer en openbare en nie-gemotoriseerde vervoer aan te moedig en te bevorder. Die bedoeling is om 'n voetganger- en stapvriendelike dorpsnodus in die hand te werk, waar motors geparkeer kan word en voetgangers en fietsryers voorkeur kry.

Niegemotoriseerde infrastruktuur sal dus geskep word as deel van die besoekerservaring en ook om voetgangerbeweging vanaf die dorpsentrum na die ander historiese nodusse op die plaas aan te moedig.

Doelwit 8: Die doelwit is om landbou- en biodiversiteitshulpbronne te beskerm. Die voorgestelde Dorpsnodus sal grond benut wat nie vir landboudoeleindes gebruik word nie en ook nie enige natuurlike plantegroei op het nie.

Die ROR van die Stellenbosse Munisipaliteit is in Junie 2013 goedgekeur. Die ROR identifiseer 'n aantal landelike dorpie (bestaandes en voorgesteldes) wat die hoofdorpe en -sentra in die munisipale gebied sal ondersteun. Die Groot Drakenstein-dorpie is 'n nuwe voorgestelde landelike dorpsnodus by die kruising van die R45 en die R310. Die voorgestelde ontwikkeling sal die hart van hierdie voorgestelde nuwe dorp vorm, goed geleë wees gegewe die erfenis-aanwysers, en binne die stedelike grens val soos in die ROR uiteengesit. Kyk na Illustrasie 3.



Illustrasie 3: Stellenbosse ROR

WATER WETGEWING IS VAN TOEPASSING?

Die omgewingsassessering word gedoen ingevolge:

- Die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998) soos gewysig (NEMA).
- Die Wet op Nasionale Erfenisbates, 1999 (Wet 25 van 1999).
- Die Nasionale Waterwet 1998 (Wet 36 van 1998).

'n Basiese Asseseringsproses sal gevolg word. Die Erfenis-assesering (EA) sal deel vorm van die Omgewingsassesseringproses (OA) en die Watergebruiklisensie-aansoek (WGLA) sal by ons dokumentasie ingesluit word.

'n Watergebruiklisensie-aansoek (WGLA) sal ingevolge die Nasionale Waterwet, Wet 36 van 1998, soos gewysig, ingedien word. 'n Afskrif van die WGLA sal by die BAV ingesluit word.

Die Minister van Omgewingsake het op 4 Desember 2014 regulasies ingevolge Hoofstuk 5 van die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998) (NEMA), te wete die Omgewingsimpak-asseseringsregulasies van 2014 [Regeringskennisgewing (RK) R. 982, R. 983, R. 984 en R. 985 in Staatskoerant Nr. 38282 van 4 Desember 2014]. Hierdie regulasies het op 8 Desember 2014 in werking getree.

Hierdie voorgestelde ontwikkeling mag die volgende bedrywighede gelys ingevolge NEMA se OIA-regulasies, 2014, uitmaak:

“Listing Notice 1 (GN No. R983):

9: The development of infrastructure exceeding 1000 metres in length for the *bulk transportation* of water or storm water-

- (i) with an internal diameter of 0,36 metres or more; or
- (ii) with a peak throughput of 120 litres per second or more;

excluding where-

- (a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve; or
- (b) where such development will occur within an urban area.

10: The development and related operation of infrastructure exceeding 1000 metres in length for the *bulk transportation* of sewage, effluent, process water, waste water, return water, industrial discharge or slimes -

- (i) with an internal diameter of 0,36 metres or more; or
- (ii) with a peak throughput of 120 litres per second or more;

excluding where-

- (a) such infrastructure is for bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve; or
- (b) where such development will occur within an urban area.

12: The development of-

- (i) canals exceeding 100 square metres in size;
- (ii) channels exceeding 100 square metres in size;
- (iii) bridges exceeding 100 square metres in size;
- (iv) dams, where the dam, including infrastructure and water surface area, exceeds 100 square metres in size;
- (v) weirs, where the weir, including infrastructure and water surface area, exceeds 100 square metres in size;
- (vi) bulk storm water outlet structures exceeding 100 square metres in size;
- (vii) marinas exceeding 100 square metres in size;
- (viii) jetties exceeding 100 square metres in size;
- (ix) slipways exceeding 100 square metres in size;
- (x) buildings exceeding 100 square metres in size;
- (xi) boardwalks exceeding 100 square metres in size; or
- (xii) infrastructure or structures with a physical footprint of 100 square metres or more;

where such development occurs-

- (a) within a watercourse;
 - (b) in front of a development setback; or
 - (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; -
- excluding-
- (aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;
 - (bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;
 - (cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;
 - (dd) where such development occurs within an urban area; or
 - (ee) where such development occurs within existing roads or road reserves.

19: The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from-

- (i) a watercourse;
- (ii) the seashore; or
- (iii) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater

but excluding where such infilling, depositing, dredging, excavation, removal or moving-

- (a) will occur behind a development setback;

(b) is for maintenance purposes undertaken in accordance with a maintenance management plan; or

(c) falls within the ambit of activity 21 in this Notice, in which case that activity applies.

27: The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation,

except where such clearance of indigenous vegetation is required for-

- (i) the undertaking of a linear activity; or
- (ii) maintenance purposes undertaken in accordance with a maintenance management plan.

28: Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development:

- (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or
- (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;

excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.

49: The expansion of -

- (i) jetties by more than 100 square metres;
- (ii) slipways by more than 100 square metres;
- (iii) buildings by more than 100 square metres;
- (iv) boardwalks by more than 100 square metres; or
- (v) infrastructure or structures where the physical footprint is expanded by 100 square metres or more;

where such expansion or expansion and related operation occurs-

- (a) within a watercourse;
 - (b) in front of a development setback; or
 - (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse;
- excluding-
- (aa) the expansion of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;
 - (bb) where such expansion activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;
 - (cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;
 - (dd) where such expansion occurs within an urban area; or
 - (ee) where such expansion occurs within existing roads or road reserves.

56: The **widening** of a road by more than 6 metres, or the lengthening of a road by more than 1 kilometre-

- (i) where the existing reserve is wider than 13,5 meters; or
- (ii) where no reserve exists, where the existing road is wider than 8 metres; excluding where widening or lengthening occur inside urban areas.

Listing Notice 3 (GN No. R. 985):

2: The development of reservoirs for bulk water supply with a capacity of more than 250 cubic metres.

4: The development of a road wider than 4 metres with a reserve less than 13,5 metres.

6: The development of resorts, lodges, hotels and tourism or hospitality facilities that sleeps 15 people or more.

12: The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous

vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.

14: The development of-

- (i) canals exceeding 10 square metres in size ;
- (ii) channels exceeding 10 square metres in size; CO bridges exceeding 10 square metres in size;
- (iv) dams, where the dam, including infrastructure and water surface area exceeds 10 square metres in size;
- (v) weirs, where the weir, including infrastructure and water surface area exceeds 10 square metres in size;
- (vi) bulk storm water outlet structures exceeding 10 square metres in size;
- (vii) marinas exceeding 10 square metres in size;
- (viii) jetties exceeding 10 square metres in size;
- (ix) slipways exceeding 10 square metres in size;
- (x) buildings exceeding 10 square metres in size;
- (xi) boardwalks exceeding 10 square metres in size; or
- (xii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs-
 - (a) within a watercourse;
 - (b) in front of a development setback; or
 - (c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;excluding the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour.

18: The widening of a road by more than 4 metres, or the lengthening of a road by more than 1 kilometre.

23: The expansion of-

- (i) canals where the canal is expanded by 10 square metres or more in size;
 - (ii) channels where the channel is expanded by 10 square metres or more in size;
 - (iii) bridges where the bridge is expanded by 10 square metres or more in size;
 - (iv) dams where the dam is expanded by 10 square meters or more in size;
 - (v) weirs where the weir is expanded by 10 square metres or more in size
 - (vi) bulk storm water outlet structures where the structure is expanded by 10 square metres or more in size
 - (vii) marinas where the marina is expanded by 10 square metres or more in size
 - (viii) jetties where the jetty is expanded by 10 square metres or more in size
 - (ix) slipways where the slipway is expanded by 10 square metres or more in size
 - (x) buildings where the building is expanded by 10 square metres or more in size
 - (xi) boardwalks where the boardwalk is expanded by 10 square metres or more in size
 - (xii) infrastructure or structure where the physical footprint is expanded by 10 square metres or more;
- where such development occurs –
- (a) within a watercourse;
 - (b) in front of a development setback adopted in the prescribed manner;
 - (c) or if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;

excluding the expansion of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour.”

Voordat enige van die bedrywighede hierbo gelys, onderneem kan word, moet magtiging van die betrokke owerheid, in hierdie geval die

Provinsiale Departement van Omgewingsake en Ontwikkelingsbeplanning (DEA&DP), verkry word.

WAT IS DIE DOEL VAN HIERDIE DOKUMENT?

Die hoofdoel van hierdie Agtergrondinligtingsdokument (AID) is om:

- Belangstellende en Belanghebbende Partye (B&BP's) van inligting oor die voorgestelde ontwikkeling te voorsien.
- 'n Vroeë geleentheid aan B&BP's te bied om omgewingskwessies of kommer wat hulle mag hê, te opper.

WAT BEHELS DIE PROSES?

Die doel van die omgewingsassessering is om:

- Die huidige omgewingsensitiwiteit van die perseel vas te stel.
- Die omgewingskwessies verwant aan die projek te bepaal.
- Enige alternatiewe vir die huidige voorstelle te identifiseer.
- Belangstellende en Belanghebbende Partye (B&BP's), soos bure en gemeenskapsgroepe, oor die projek in te lig en die geleentheid te gee om kommentaar te lewer.
- Aandag te gee aan enige kwessies wat geopper word.

Die tydraamwerke vir die Basiese Assesseringsproses ingevolge die nuwe OIA-regulasies van 2014 is aansienlik verkort. Hierdie tydraamwerke sal streng deur die DEA&DP toegepas word. Hierdie beperkte tydraamwerke laat ongelukkig nie voldoende tyd vir die hantering en oorweging van, asook reaksie op kommentaar gelewer deur die publiek of owerhede nie. Ons sal gevolglik 'n vooraf-aansoekproses volg waartydens owerhede en B&BP's 'n addisionele geleentheid sal hê om kommentaar te lewer en enige kommer of besware wat hulle mag hê, te opper. Dit sal dan aan die Omgewingsassesseringspraktisyn (OAP) voldoende tyd gee om alle kommentaar te oorweeg en daarop te antwoord. Sodra die Statutêre Basiese Assesseringsproses begin, sal B&BP's en owerhede net een kans hê om kommentaar op die verslag te lewer. Geen verlenging van tydperke of uitstel van datums sal as gevolg van hierdie streng tydraamwerke toegelaat word nie. Hieronder is 'n kort opsomming van die proses van openbare deelname wat ons gaan volg.

Die proses van openbare deelname vir hierdie projek sal die volgende stappe behels (Basiese Assesseringsproses – BAP):

VOORAF-AANSOEKPROSES

- Identifiseer die B&BP's.
- Versprei die Agtergrondinligtingsdokument (hierdie dokument) aan al die geïdentifiseerde B&BP's en Staatsdepartemente en Plaaslike Owerhede.
- Adverteer die projek in die Cape Times, Die Burger en die Eikestadnuus met die toegelate tydperk vir registrasie en kommentaar vanaf 21 Mei tot 11 Junie 2015.
- Plaas perseelkennisgewings op die perseel wat die algemene publiek oor die proses sal inlig en aandui hoe om as 'n B&BP te registreer.
- Briefaflewering sal gedoen word om bewoners van die perseel en aangrensende grond in te lig.
- Open en hou 'n B&BP-databasis in stand.
- Ontvang aanvanklike besware en kommentaar oor kwessies.
- Onderneem Spesialis-ondersoeke.
- Stel die Konsep- Basiese Assesseringsverslag (BAV) saam, sowel as die KONSEP-omgewingsbestuursprogram (OBP), wat alle kwessies sal uitlig wat deur die B&BP's geopper is, sowel as alternatiewe wat oorweeg word, perseelbeperkings en bevindings van die impak-assessering gedoen deur spesialiste.
- Die Konsep-BAV en OBP sal aan B&BP's, Staatsdepartemente en Plaaslike Owerhede beskikbaar gestel word vir 'n kommentaarleweringstydperk van 30 dae.

STATUTÊRE PROSES

- Bywerking van die BAV sodat alle kommentaar ontvang en reaksies daarop daarin opgeneem kan word.
- B&BP's, Staatsdepartement en Staatsliggame sal per pos, briefaflewering, koerantadvertensies en 'n perseelkennisgewing in kennis gestel word van die beskikbaarheid van die verslag.
- Die BAV sal vir 'n kommentaarleweringstydperk van 30 dae beskikbaar gestel word.
- Die BAV en *Voorlopige* OBP sal dan aan die DEA&DP voorgelê word, saam met enige kommentaar ontvang, sowel as ons reaksies daarop.
- Die DEA&DP sal besluit oor of die projek met voorwaardes gemagtig, of afgekeur word.
- Geregistreerde B&BP's sal binne 14 dae vanaf die datum van die besluit skriftelik in kennis gestel word van die uitkoms van die aansoek, insluitende die redes vir die besluit en die reg tot appèl.

WATTER SPESIALIS-ONDERSOEKE ONDERNEEM SAL WORD

- ✓ Dienste (Siviel en Elektries)
- ✓ Beplanning
- ✓ Stedelike Ontwerp
- ✓ Erfenis-impakassessering
- ✓ Visuele Impak-assessering
- ✓ Argeologiese Assessering
- ✓ Sosio-ekonomiese Assessering
- ✓ Varswater-assessering
- ✓ Botaniese Studie
- ✓ Studie van Grond
- ✓ Geotegniese Ondersoek
- ✓ Watergebruiklisensie-aansoek

HOE EN WAAROM U BETROKKE BEHOORT TE RAAK?

U word uitgenooi om as 'n B&BP te registreer en/of skriftelike kommentaar te lewer. Die belangrikste deel van die OA-proses is openbare oorlegpleging en dit gee aan u die geleentheid om 'n beter begrip te kry van wat voorgestel word en om enige kwessies of bekommernis wat u mag hê, te opper.

Om te registreer en op hierdie aansoek kommentaar te lewer, moet B&BP's skriftelik versoek dat hul name op die register geplaas word; die verwysingsnommer hierbo van die Departement van Omgewingsake en Ontwikkelingsbeplanning (DEA&DP) noem; hul name en kontakbesonderhede (posadres sowel as voorkeurmetode van kommunikasie, bv. e-pos, faks, geregistreerde pos, normale pos, ens.) gee; en 'n aanduiding van enige direkte sake-, finansiële, persoonlike of ander belang wat hulle by die aansoek mag hê. Slegs geregistreerde B&BP's sal gedurende die res van hierdie aansoek om Omgewingsmagtiging kennis van ontwikkelinge gegee word.

B&BP's wat nie kan lees of skryf nie, of wat andersins spesiale hulp nodig het om hul mening oor die voorstel te gee, kan per afspraak (gedurende kantoorure) 'n personeellid van Doug Jeffery-omgewingskonsultante versoek om hulle te help om hul kommentaar of besware op rekord te plaas.

Let asseblief daarop dat al is u gedurende die vorige proses geregistreer, u weer moet registreer om gedurende hierdie nuwe proses oor ontwikkelinge in kennis gestel te word.

Stuur kommentaar en B&BP-registrasie per pos, faks of e-pos aan Doug Jeffery-omgewingskonsultante (kontakbesonderhede hieronder).

Doug Jeffery Environmental Consultants

ATT: Lindsay Speirs

PO Box 44 Klapmuts 7625

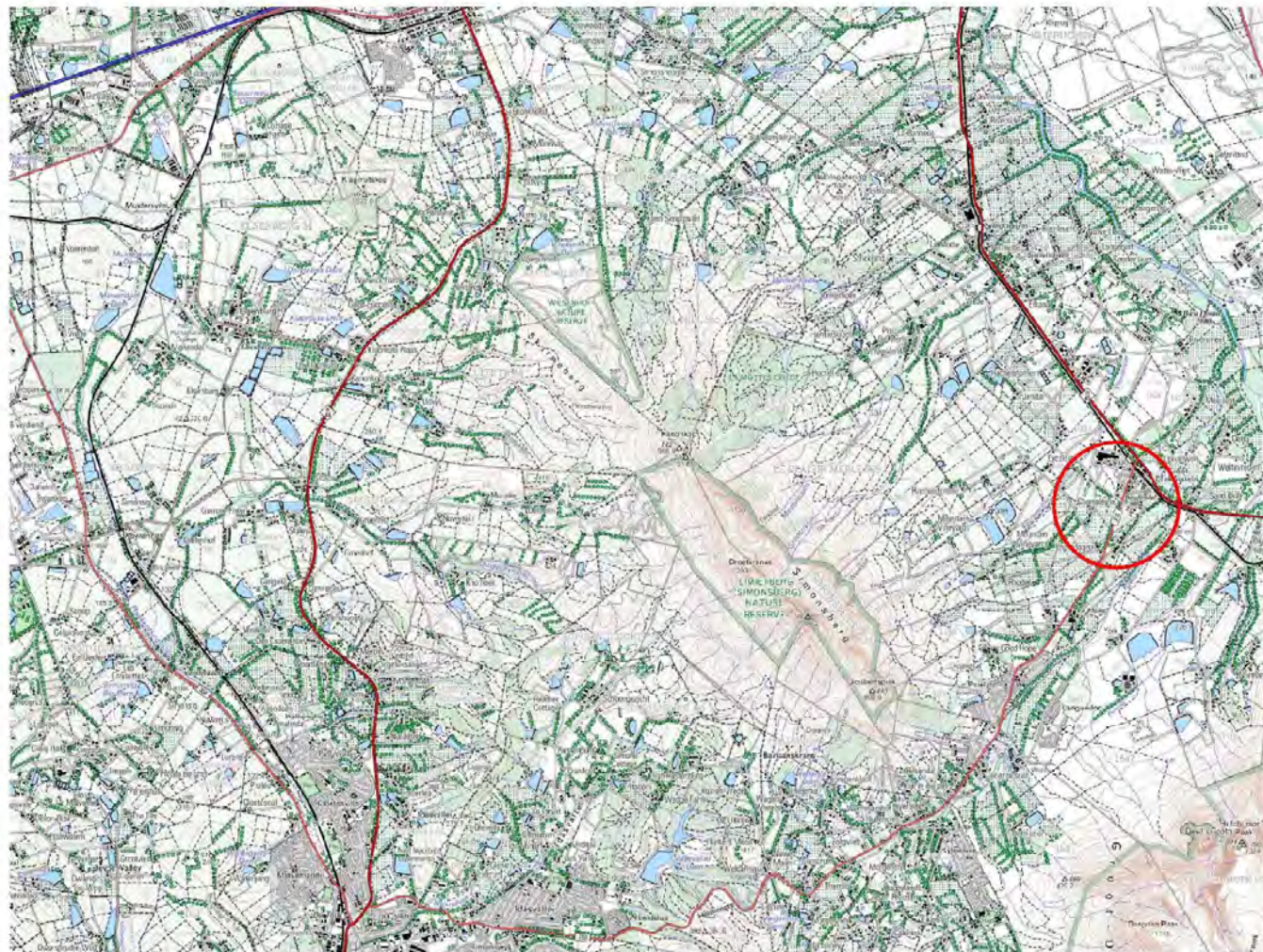
Telephone: 021 875 5272 Fax: 086 660 2635

E-mail: lindsay@dougjeff.co.za


KOMMENTAAR MOET ONS VOOR OF OP 11 JUNIE 2015

BEREIK.

BOSCHENDAL VILLAGE (Sourced From Government 1:50 000 Scale Map 3318DD)



LEGEND

 Approximate location of Site

SITE CO-ORDINATES

33° 52' 26.62" S
18° 58' 24.33" E



DJEC REF. 2004/31
OCTOBER 2014

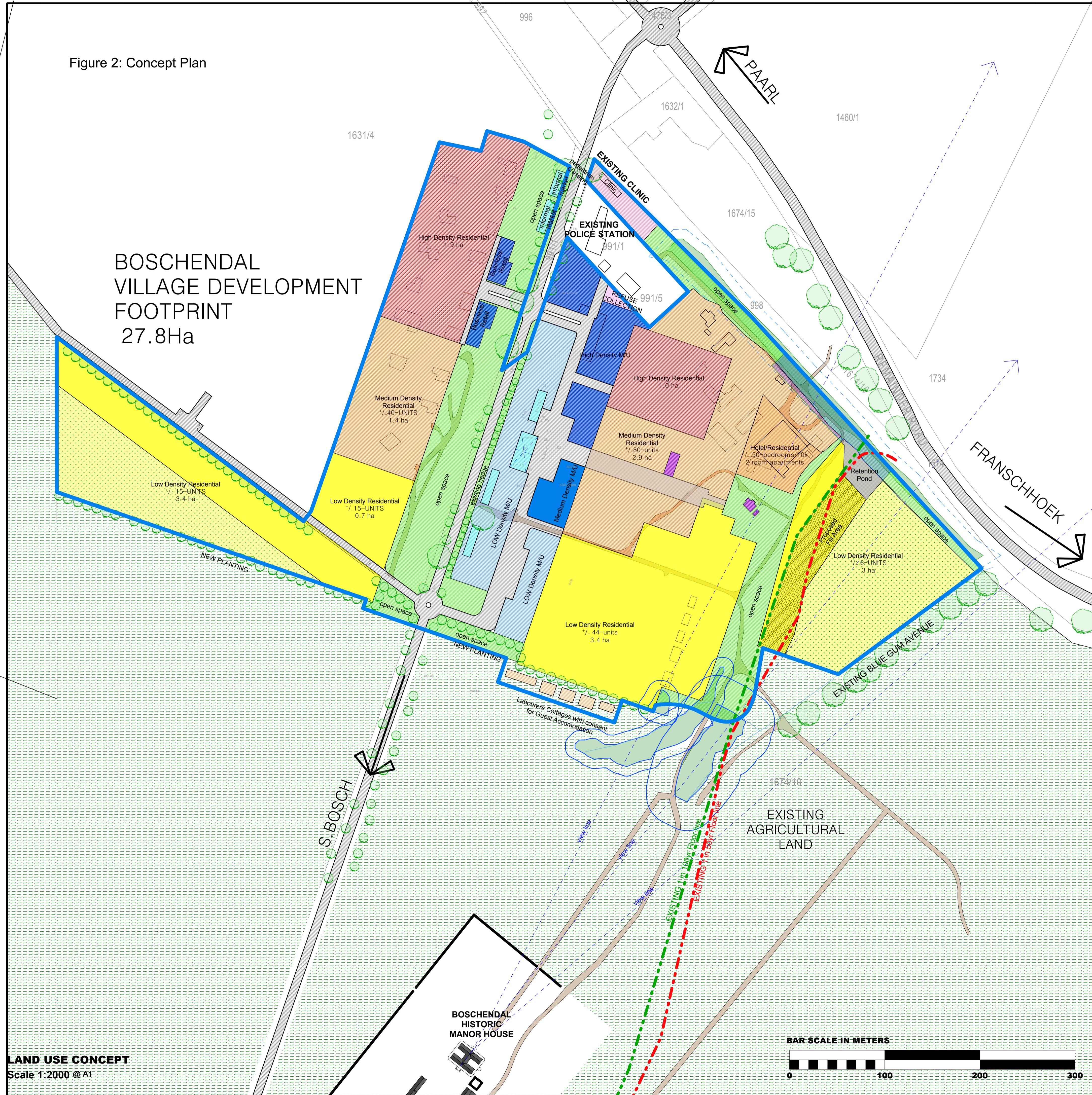


DOUG JEFFERY
Environmental Consultants (Pty) Ltd

Figure 1: Location of the Site

Figure 2: Concept Plan

BOSCHENDAL VILLAGE DEVELOPMENT FOOTPRINT
27.8Ha



NOTE
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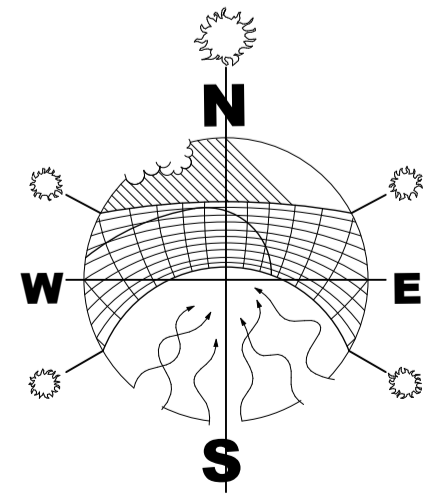
REV	DATE	DESCRIPTION	BY

- LAND USES:**
- RESIDENTIAL: LOW DENSITY
 - RESIDENTIAL: GARDENS ONLY (NO STRUCTURE)
 - RESIDENTIAL: MEDIUM DENSITY
 - RESIDENTIAL: HIGH DENSITY
 - RESIDENTIAL (HOSPITALITY)
 - COTTAGES (WITH CONSENT FOR GUEST ACCOMODATION)
 - BUSINESS: LOW DENSITY M/U - 1 STOREY
 - BUSINESS: MEDIUM DENSITY M/U - 2 STOREY
 - BUSINESS: HIGH DENSITY M/U - 3 STOREY
 - BUSINESS: MARKET
 - CIVIC BUILDINGS
 - CLINIC
 - UTILITY REFUSE
 - OPEN SPACE
 - AGRICULTURAL
 - ROADS PUBLIC
 - ROADS PRIVATE 1
 - EXISTING FARM TRACKS INDICATED
 - 50 yr FLOOD LINE
 - 100 yr FLOOD LINE
 - WETLAND + BUFFER ZONE
 - RETENTION POND
 - BOSCHENDAL VILLAGE MAX DEVELOPMENT FOOTPRINT

LAND USE TABLE		
Residential (Low Density)	One storey: Free standing dwelling and Row Houses	80 Dwelling Units
Residential (Medium Density)	Two storeys: Row Houses & duplexes	120 Dwelling Units
Residential (High Density)	Three storeys: Flats & row houses	240 Dwelling Units
Residential (Hospitality)	Two Storeys (Hotel and self catering apartments)	50 Bedrooms (hotel) + 10 apartments (2 rooms each)
Guestcoages	One storey (Existing coages retained)	30 Bedrooms
Residential Total	dwelling units:	440 Dwelling Units
	bedrooms hotel/guests:	100 bedrooms
Business (Low density)	Single storey Retail on Ground	Retail: 6 000m ² GLA
Business (Medium density)	Two storey Retail on Ground; General Business/Res on 1 st floor	Retail: 1 000m ² GLA Gen Business: 1 000m ² GLA
Business (High density)	Three storey Retail on Ground; General Business/Res on 1 st + 2 nd floor	Retail: 1 500m ² GLA Gen Business: 3 000m ² GLA
Business (Market)	Single storey Retail on Ground	Retail: 2 000m ² GLA
Business Total	Retail:	10 500m² GLA
	General Business (incl. office):	4 000m² GLA
	GRAND TOTAL BUSINESS:	14 500m² GLA
Civic/Community Buildings		500m ²
Clinic (to be developed)		2 000m ²

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PROJECT TITLE
BOSCHENDAL VILLAGE
BOSCHENDAL ESTATE
FRANSCHHOEK

DRAWING TITLE
LAND USE CONCEPT DIAGRAM

SCALE @ A1	DATE	DRAWN	CHECKED
AS SHOWN	2015/05/07	WLR	PB

JOB No.	Drawing No.	Revision
BO-2013	SDP.1	

LAND USE CONCEPT
Scale 1:2000 @ A1

