

BID COMMENTS (21 May – 11 June 2015) – BOSCHENDAL VILLAGE					
NO.	DATE	COMMENT	I&AP	RESPONSE	RESPONDENT
<u>Roads and Access</u>					
1	08 June 2015	<p>This Branch, the Road Authority of Main Road 171 which divides the development into two unequal portions, has the following initial comments:-</p> <ul style="list-style-type: none"> <li>• The road profile of Main Road 172 from ± Km 15,05 to Km 15,76 through and past the development will need to be upgraded from a rural cross section to a full urban cross section with paved sidewalks, upright kerbing and channels, etc.</li> <li>• A traffic study by competent traffic engineers will be required at the Land Use Ordinance application stage. <i>Inter alia</i> the following items must be addressed in the study:- <ul style="list-style-type: none"> <li>○ The need/desirability of a central median on Main Road 172 or the dualling thereof from ±Km 15,05 to Km15,76 (MR191);</li> <li>○ The spacing and type of intersections on Main Road 172, including accesses from adjacent properties.</li> </ul> </li> <li>• No direct vehicular access will be permitted for individual erven from Main Road 172.</li> <li>• In terms of Roads Ordinance 19 of 1976 no new accesses may be built or existing access layouts or access uses changed without the approval of this Branch.</li> <li>• In terms of Section 17 of Roads Ordinance 19 of 1976, there is a statutory 5m building line applicable along all proclaimed roads. The 5m is measured from the statutory boundary of Main Road 172.</li> <li>• Stormwater from the development may not be discharged into the road reserve of Main Road 172. With the exception of street lighting all other services should also be located outside of the road reserve.</li> </ul>	<p>Grace Swanepoel – <i>Department of Transport and Public Works: Road Network Management</i></p>	<p>Appropriate upgrades to the cross section of the road will be considered.</p> <p>The TIA will consider a central median at the proposed left only accesses on Helshoogte Road (MR172) to prevent motorists from crossing Helshoogte Road. The TIA will address appropriate access spacing and intersection upgrades, if any.</p> <p>No direct access to erven on MR172 is envisaged. It is proposed that existing accesses be consolidated, with proposed access points to the development at RAG spacing standards. The proposed access arrangement will be presented to the branch for comment.</p> <p>Stormwater from the development will not be discharged into the road-reserve, but will be managed and routed to the Dwars River, as per the Stormwater Management Plan. The road will only be crossed at certain positions by underground conduits, and run-off from the road will be accommodated in the system though the development. It is not understood why municipal services cannot be located inside the road-reserve, but if required, they can be located just outside the road-reserve in a servitude inside the building line of the development.</p> <p>It is proposed that a roundabout be constructed where Minor Road 5230 and Main Road 172 intersects.</p>	<p>Andrew Bulman (Gibb)</p> <p>Dave Edwards (ICE)</p> <p>Andrew Bulman (Gibb)</p>
		<ul style="list-style-type: none"> <li>• Minor Road 5230 with a proclaimed width of 20m passes through portion of the remaining unaffected agricultural land.</li> <li>• As this branch is not opposed to the proposed development, it will comment in detail during the Land Use Ordinance application stage.</li> </ul>			

2	12 June 2015	We are in strong support of all measure to slow traffic and are firmly behind the proposed circles to slow traffic, as they do not require electricity. We feel that a 60km an hour speed limit needs to be introduced as soon as possible throughout the whole urban edge, as there are so many workers and children already walking in this area, whose lives are put in danger by cars, travelling at over 60km's an hour. The speed limit is 100km an hour. There have already been far too many accidents and deaths around the T-junction and in the area. Meerlust Bosbou has many children who walk next to the existing roads and cross them. There needs to be provision made for pedestrian crossing of the R45 and R310.	Dr Simon Pickstone-Taylor	<ul style="list-style-type: none"> <li>The proposed roundabout will slow down vehicles entering the development.</li> <li>Visual measures will be considered to reduce speeding.</li> </ul>	Andrew Bulman (Gibb)
<b>Socio-Economic</b>					
3	01 June 2015	<p>It is suggested by the Department that the socio-economic impacts arising from the proposed development are considered, indicating possible short-term employment opportunities, as well as skills development that may be provided during the construction phase of the development. The projects long-term job creation potential and significant economic impact in the area must also be taken into consideration.</p> <p>It is important to note that the Stellenbosch municipality has an adopted LED strategy with clear key result areas, to be considered. The proposed development should especially consider the Guiding Principles in the National Framework for LED to ensure that an enabling environment for economic/business activity is established and contributing to the Municipality's plans for local economic development.</p> <p>The department wishes to draw the attention to the alignment of the proposed development to important national and provincial legislative priorities, i.e. NDP, Provincial Strategic Goals, etc., to promote economic development in the area.</p>	M Lakay – <i>Department of Economic Development and Tourism: Regional &amp; Local Economic Development</i>	<p>Noted.</p> <p>Noted. This has been discussed in the Social Impact Assessment (SIA).</p> <p>Noted. This has been discussed in the BAR.</p>	<p>DJEC</p> <p>DJEC</p> <p>DJEC</p>
4	08 June – 11 June 2015	<ul style="list-style-type: none"> <li>Die voorheen benadeelde inwoners van die Dwarsrivier Valley, is geensins geraadpleeg deur die ontwikkelaar oor die ontwikkeling van die voorgestelde Boschendal Village.</li> <li>Die ontwikkeling van die Boschendal Village sal 'n beduidende negatiewe sosio-ekonomiese uitwerking op die voorheen benadeelde gemeenskappe van die vallei he en sal nie in enige volhoubare manier bydra tot die ekonomiese opheffing, grondhervorming en die ontwikkeling van hul landbou hulpbronne, of maatskaplike gelykheid.</li> <li>Die ontwikkelaar is ook in staat om sy verpligtinge in terme van die SDI die Trust en dievoorheen benadeelde inwoners van die Dwarsrivier Valley te vermy.</li> <li>Die ontwikkeling van 'n "Boschendal Village" sal apartheid stedelike nedersetting laat voortbestaan.</li> <li>En onder andere op dieselfde gronde ondersteun ek die inhoud van</li> </ul>	E. Kleinschmidt – <i>Lanquedoc Housing</i> ; M Bekwo; Johnny Scheepers - Hervormde ou Apostolise Kerk; Pieter Scheepers - Reformed Old Apostolic; Lionel Klaassen - LHA; Heini Adams; D Afrika; John Harris - L.H.A	The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA.	Tony Barbour

		die Boschendal Treasury Trust beswaar brief teen hierdie ontwikkeling.			
5	08 June - 11 June 2015	<p>I am writing to you to object to the above planning application for Boschendal Village referenced above on the following grounds:</p> <ul style="list-style-type: none"> <li>• The previously disadvantaged residents of the Dwarsriver Valley, have not been consulted at all by the developer about the development of the proposed Boschendal Village.</li> <li>• The development of the Boschendal Village will have a significant negative socio-economic effect on the previously disadvantaged communities of the valley and will not contribute in any sustainable way to their economic upliftment, to land reform and the development of their agricultural resources, or to social equity.</li> <li>• The developer is also able to avoid its commitments in terms of the SDI to the Trust and the previously disadvantaged residents of the Dwarsriver Valley.</li> <li>• The development of a "Boschendal Village" will perpetuate apartheid urban settlement.</li> <li>• I also support the contents of The Boschendal Treasury Trust objection letter against this development.</li> </ul>	Angelo Lawrence – KCF; A Lackay - <i>Kylemore Rugby Club</i> ; Rev Bongani Gobodo – <i>Presbyterian Church</i> ; St Giles; Ivan Sias - St Giles; Neal Kleinschmidt - St Giles Church	The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA.	Tony Barbour
6	08 June 2015	Ek het nog beswaar teen die aansoek, want ons is baie ontevrede oor die omheining waar ons nie toegang het tot natuur. Al die jare vanaf Anglo se tyd orals beweeg. Ons begrafplaas is deel van ons hertiges ons voor ouers le ook daar. Hulle doen dinge wat ons hartseer maak. Ons kinders word nie betrek by projekte nie.	E. Kleinschmidt – <i>Lanquedoc Housing</i>	The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA.	Tony Barbour
7	11 June 2015	I also object to the application because we were not informed of any changes and that the developers not including us of our opinions. We as people of the Dwarsriver Valley has a right to lift up our voices.	A Lackay - <i>Kylemore Rugby Club</i>	The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA.	Tony Barbour
8	11 June 2015	I also object to the application because i am of strong conviction that there is still severe ill treating of those perceived to be unimportant. The proposed development is still insulting and undermining the integrity of non white people who are custodians of this area. By sidelining the former SDI we therefore marginalize those who were living and still are in unfavourable conditions. The proposal is racist to my understanding as it fails to engage the poor but imposes an element of speaking and thinking for them. This should stop and we should be consulted.	Rev Bongani Gobodo – <i>Presbyterian Church</i>	The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA. The SIA comments on the SDI that formed part of the previous development proposal.	Tony Barbour
9	10 May 2015	Ons as Lanquedoc gemeenskap sal nooit toegang het tot hotele nie en ander fassilietete nie. Ek en my man vol gerief ons kinders word nie bevoerdeel nie. Ons is life vir natuur. Hulle se DA regering het hulle gese hulle mag toekamp.	Ivan Sias - St Giles	The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA.	Tony Barbour

10	10 June 2015	<ul style="list-style-type: none"> <li>I also object to the application because we as the Dwarsriver Valley will not benefit of their project. By not even consulting us it show that their do not care about us. Their are benefiting themself. We have acceses to that conservation for many years now they taking that away from us. We fight for our freedom for many years. The late President Mandela said never and never will one be oppress by another if they do not give access to mother nature.</li> <li>Then we will force a way through wires</li> <li>Them it just shows how racism they are</li> <li>We don't need apartheid</li> <li>We are not animals</li> <li>We are humans</li> </ul>	St Giles	The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA.	Tony Barbour
11	10 June 2015	I also object to the application because there nothing for local communities.	Neal Kleinschmidt - St Giles Church	The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA.	Tony Barbour
12	10 June 2015	Ek het nog beswaar teen die aansoek, want ons leef weer soos in die apartheids jare. Ons voel ons het nie vryheid vir ons self nie, kan nie eens in die natuur loop nie, want ons word toegehoek. Ons kan nie hout gaan haal nie, want sommiges kry voorkeer, ons voel soos skape wat ingehok is. Ons soek Vryheid vir ons nageslag. Ons is nie gevangnisse nie.	Johnny Scheepers - Hervormde ou Apostolise Kerk	The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA.	Tony Barbour
13	10 June 2015	Ek het nog beswaar teen die aansoek, want ons as die hervormde ou apostoliese gemeente gee ons volle ondersteuning aan die Boschendal Treasury Trust.	Pieter Scheepers - Reformed Old Apostolic	The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA.	Tony Barbour
14	9 June 2015	Ek het nog beswaar teen die aansoek, want die LHA is nie geken in die ontwikkelings plan nie. Onthou die LHA verteenwoordig die gemeenskap en kan nie toelaat dat ons gehok word nie sodat daar speelground vir julle en jul kinders af gebaken word nie julle wil veilig wees om te doen wat julle wil.	Lionel Klaassen - LHA	The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA.	Tony Barbour
15	11 June 2015	Ek het nog beswaar teen die aansoek, want nodat die draad heining gespan is kan die gemeenskap nie in die natuur gaan en hout en blomme te versamel nie. Dus winter en nou moet die gemeenskap ver loop om hout vir kaggels bymekaar te maak. Ek persoonlik dink dat die heining ons gemeenskap weg vet om ons eie natuur te bewonder want die mense kan nie meer berg toe loop en vuurhout maak nie.	Heini Adams	The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA.	Tony Barbour
16	10 June 2015	Hulle om heining van so 'n art dan ons nie in Natuur kan beweeg. 'n Boere staat. Hulle doen dinge en al die jare was plekke oop vir ons. Hulle vat mense aan diens vat nie in Lanquedoc bly nie. Hulle bly by mense in	D Afrika	The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment	Tony Barbour

		agterplase.		undertaken as part of the EIA.	
17	10 June 2015	Ek het nog beswaar teen die aansoek, want die toegang tot berg is nou vir ons toe gemaak, in die verlede het ons almal gaan hout haal om vuur in ons huise te maak. Daar is ook nie met ons as gemeenskap geraadpleeg dat hulle die plekke gaan om hein nie. Ons mense is meestal sonder werk, en minumaal van ons werk op hul plase, want ons is tikkoppe maar nerens is daar hulp van die eienaars aan gebied nie.	John Harris - L.H.A	The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA.	Tony Barbour
18	11 June 2015	<p>I have been actively involved from 2003 in the Sustainable Development Initiative to engage with the then Developer to realize objectives and conditions set by Anglo American Farms namely that people of the Dwarsriver must benefit from the development done on the estate. Deeds of Donations were signed whereby a relationship was formed between the Boschendal Treasury Trust (BTT), Amfarms, Boschendal and Two Rivers. To date Amfarms is the only party to honour its Deed of Donation.</p> <p>Initially there was regular communication between the BTT and the Developer while planning a development which would have brought:</p> <ol style="list-style-type: none"> <li>1. Huge amount of job opportunities – local labour would have been used</li> <li>2. Establishment of various small businesses and business opportunities in all five communities in the Dwarsriver Valley.</li> <li>3. Addressing poverty in the disadvantage communities of the Dwarsriver Valley .</li> <li>4. Deed of donation would have contributed to the realization of the Land reform Programme of Government.</li> </ol> <p>The objective was to do Justice to the people of the Dwarsriver Valley for their contribution in the form of the hard labour to make the estate as it is today. The communication however steadily faded and ultimately vanished altogether.</p> <ol style="list-style-type: none"> <li>1. The New Owner/ Developer never consulted myself as Chairperson of the BTT (Boschendal Treasury Trust)</li> <li>2. The communities of the Dwarsriver Valley will not benefit economically apart from hopefully meagre job opportunities</li> <li>3. The approval of the proposed development in question will not contribute to social upliftment of our people and housing needs from the 442 residential units as intended before.</li> <li>4. No opportunity is for land reform is catered for within the development proposal</li> </ol> <p>Mr Jeffery, taking the background and current state of affairs into consideration and the objective of the upliftment of the Community, I</p>	Desmond Adams – <i>Boschendal Treasury Trust</i>	The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA. The SIA comments on the SDI that formed part of the previous development proposal.	Tony Barbour

		would be glad to participate in a process whereby through and meaningful discussions and processes should take place regarding the Proposed Mixed Used Development of the Boschendal Village to the benefit of the community of the greater Dwarsriver Valley.			
19	12 June 2015	<p>I am 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.” There is a danger that this proposal becomes village merely for super 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). This would in fact be an exact replica of apartheid.</p> <p>Sadly previous owners of Boschendal have recently done huge damage to the local community (particularly the colours 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 they lived in and dumping them in Lanquedoc, 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.</p> <p>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. In order to ensure that these units are not simply sold off to wealthy investors, a structure (e.g. a trust) could be formed to administer rentals of a certain percentage of the accommodation in this village. The accommodation could be made only to people who are working with poorer residents in the local communities of Groot Drakenstein, Pneil, Kylemore, Simondium and even Franschhoek (where the cost of accommodation is far too high for e.g. most teachers working government schools.)</p>	Dr Simon Pickstone-Taylor	<p>They are proposing a certain number of ‘affordable’ units which remain rental stock.</p> <p>The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA.</p> <p>It is proposed that approximately 5% of the units (22 units) be made available to key financed workers (either through a rental scheme owned by Boschendal Pty Ltd. or through bond financing to middle-low income groups). Key workers” is defined as families who have income generated from jobs such as teachers, nurses, police officers, council employees and similar types of employees who serve the community. The average annual income of these workers will be determined and used as a guide for structuring the proposed apartment rental/purchase scheme to ensure accessibility for these workers to live in Village.</p>	<p>Anine Trumpelman</p> <p>Tony Barbour</p> <p>DJEC</p>
20	22 May 2015	<ul style="list-style-type: none"> <li>• What is the expected time frame before this development begins and how will it affect existing residents on the proposed site?</li> <li>• What can we as residents expect regarding our current residence on the premises ?</li> </ul>	Vanessa Schnoor	<p>We cannot say how long it will be as this proposal has to first follow an Environmental Application Process as well as a Land Use Planning Process. This can take up to a year before a decision is made.</p> <p>According to Boschendal, notice will be given to all tenants at an appropriate time.</p>	DJEC

**Social and Planning and Environmental**

21	11 June 2015	<p>The trustees of the Boschendal Treasury Trust, as the representatives of its beneficiaries, who are ultimately the previously disadvantaged residents of the Dwarsriver Valley, as interest and affected parties, do hereby note their and the trust's objections to the proposed development by Boschendal (Pty) Ltd of the Boschendal Village.</p> <p>In the event that the competent authority decides not to refuse the application, the Trustees submit that, rather than approving it, the competent authority should, at the conclusion of the basic assessment process, require the developer to conduct a Strategic Environmental Assessment (SEA) that will assess the environmental impacts of all of the developments and proposed developments on the land owned by the developer in the Dwarsriver Valley. In the event that the SEA concludes that there will be no adverse environmental impacts if the Boschendal Village development is to proceed, the developer ought to also be directed to undertake a full Heritage Impact Assessment of the development. The reasons for these submissions are detailed in the Grounds of Objection which include the background to the current proposed development.</p> <p><b>GROUND OF OBJECTION</b></p> <p><b>Background</b></p> <ol style="list-style-type: none"> <li>1. Prior to 2000 the land in the Dwarsriver Valley, now owned by the developer was owned by Anglo American Farms ("AAF").</li> <li>2. In or about 2000 AAF sold some 2242 hectares of its land, comprising several farms, in the Dwarsriver Valley to the developer.</li> <li>3. The developer committed, as a term of the sale, to objectives and strategies aimed at ensuring:             <ol style="list-style-type: none"> <li>(a) Orderly transfer of ownership;</li> <li>(b) sustainable long-term use and management of the land;</li> <li>(c) Custodianship;</li> <li>(d) land reform;</li> <li>(e) community empowerment; and</li> <li>(f) social equity.</li> </ol> </li> <li>4. AAF, and the purchasers of its land, which included the developer and the affected communities of the Dwarsriver Valley represented by the Trust collectively formulated a Sustainable Development Initiative ("SDI") which resulted in an array of innovative products, land transactions and agreements to be undertaken by the landowners and the Trust, which is the public benefit organization that resulted from the SDI.</li> <li>5. In compliance with its commitment to community empowerment and land reform, social equity and sustainable use of the land, as</li> </ol>	Desmond Adams/ Charles Quint – <i>Boschendal Treasury Trust</i>	<p>The potential socio-economic impacts, both positive and negative, have been assessed as part of the social impact assessment undertaken as part of the EIA. The SIA also comments on the SDI that formed part of the previous development proposal.</p> <p>The specialists do consider cumulative impacts and mitigation measures are proposed. A full HIA was undertaken and has been included in the BAR.</p> <p>Fit with relevant planning policies have been assessed in the SIA and the Planning Report and have been summarised in the BAR. The proposed development is consistent with these policies.</p>	<p>Tony Barbour</p> <p>DJEC</p> <p>DJEC</p>
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	<p>well as responsible custodianship of cultural and national heritage assets, developer agreed with the Trust, subject to the acquisition by it of the requisite development rights, to pay to it 5% of the purchase price of initial sale of land units by it, and 0.5% of the purchase price of the subsequent sale of land units by it in perpetuity. It also agreed to transfer to the Trust ownership of 140,5 hectares of urban, agricultural, and conservation land.</p> <ol style="list-style-type: none"> <li>6. The Boschendal lands that were to be developed as part of the SDI included the founder's estates, 18 estates of approximately 20 hectares each, and the residual land comprising some 1242 hectares on 18 farms.</li> <li>7. Following the support by the Trust and the previously disadvantaged residents of the Dwarsriver Valley, the developer obtained the necessary developments rights for the development of the founder's estate. However, as a result of the financial crisis in 2008, it was only able to sell 4 of its estates, and, as 2 of them were owned, in effect, by its previous shareholders, the developer only honoured its commitment to pay 5% of the initial sale price of the remaining two estates to the Trust</li> <li>8. During or about 2010 the developer sold the farm, "Old Bethlehem", on which was situated the land comprising the urban land donation to the Trust and part of the agricultural and conservation land donations. As the developer did not need to obtain development rights in order to sell this farm, it was not required to honour its land donation commitments.</li> <li>9. The purchaser of Old Bethlehem has since erected a massive security fence that has had the effect of cutting off the access of many of the previously disadvantaged residents of the Dwarsriver valley from their natural and cultural resources</li> <li>10. Apart from the initial donations following the sale of two of the four founder's estates, the developer has taken no other steps to achieve the object of the SDI, namely the sustainable economic upliftment of the previously disadvantaged communities of the valley nor given any support for the sustainability of its agricultural resources</li> <li>11. Since the purchase, by the developer, of the Boschendal lands, in 2000, the South African National heritage Association has declared the Western Cape Winelands, including these lands to be a national heritage resource, and the Western Cape Provincial Government has adopted a policy in its Provincial Spatial development Frameworks of not permitting the development of rural land outside of existing urban boundaries.</li> </ol> <p><b><u>The land comprising the proposed Boschendal Village Development</u></b></p> <ol style="list-style-type: none"> <li>1. Neither the trust, not its beneficiaries, the previously disadvantaged</li> </ol>			
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		<p>residents of the Dwarsriver Valley, have been consulted at all by the developer about the development of the proposed Boschendal Village.</p> <ol style="list-style-type: none"> <li>2. The Boschendal Village is to be developed on farms that were not part of the residual land that the developer initially intended to develop. Accordingly the development falls outside the terms of the agreement of donation concluded between the developer and the Trust</li> <li>3. By electing to scale down the development of its residual land to the development of the Boschendal Village, the developer is thus able to avoid its commitments in terms of the SDI to the Trust and the previously disadvantaged residents of the Dwarsriver Valley</li> <li>4. Accordingly the approval of the development of the Boschendal Village will have a significant negative socio-economic effect on the previously disadvantaged communities of the valley and will not contribute in any sustainable way to their economic upliftment, to land reform and the development of their agricultural resources, or to social equity.</li> <li>5. By electing to develop the farms that are not part of those that constituted the development of the residual land, the developer also avoids its obligation to donate to the Trust the conservation and agricultural land to the detriment of the communities environmental and agricultural resources</li> <li>6. The proposed Boschendal Village development is a high density residential and tourist development on 27,8 hectares of agricultural land outside of the urban edge of the Stellenbosch municipality and the edge of any of the small rural towns between it, Paarl, and Franschhoek. Its residential component of 442 units is intended to maximize the profits of the developer, and, inevitably, will cater only for wealthy advantage residents. Also, inevitably, this village will be a gated community, secured either by high physical security walls or fencing, or electronic security.</li> <li>7. It will exclude the previously disadvantaged residents of the valley, and perpetuate previous patterns of labour utilization.</li> </ol> <p><b><u>Planning context</u></b></p> <ol style="list-style-type: none"> <li>1. The core policy objectives of the Western Cape Spatial development framework (“WCSDF”) and the Stellenbosch Municipality’s Integrated development Plan (“IDP”) include the following: <ol style="list-style-type: none"> <li>i. socio-economic development as a policy priority;</li> <li>ii. social justice;</li> <li>iii. social integration and sustainability;</li> <li>iv. decrease in poverty and inequality;</li> <li>v. creation of sustainable employment opportunities;</li> <li>vi. the development of integrated neighbourhoods;</li> </ol> </li> </ol>			
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	<ul style="list-style-type: none"> <li>vii. inclusionary settlements focused on the public realm rather than on private enclaves;</li> <li>viii. the redress of past spatial development imbalances through improved access to and use of land by disadvantaged communities;</li> <li>ix. spatially compact land development that avoids the conversion of high potential agricultural land;</li> <li>x. compaction as opposed to urban sprawl;</li> <li>xi. prioritising public transport over private car use;</li> <li>xii. land use based on its best long-term sustainable use rather than on the best financial return;</li> <li>xiii. prioritising the development of a balanced supply of low-, middle-, and high-income housing including some social and GAP housing on private developments within existing settlement nodes;</li> <li>xiv. ending low density urban sprawl; and</li> <li>xv. strictly enforcing a defined urban edge.</li> </ul> <p>The development of the proposed Boschendal Village will achieve none of these policy objectives.</p> <p>2. The background information document (“BID”) even misrepresents the objectives that it claims the development will achieve.</p> <p>3.1 The irony of the “beads on a string” analogy of the village nodes of the formally segregated settlements of Kylemore, Pniel, Lanquedoc, and Simondium, appears to have been lost by the drafters of the BID.</p> <ul style="list-style-type: none"> <li>(a) Racially discriminatory legislation ensured that these villages could not be properly developed and integrated to ensure the economic upliftment of their residents</li> <li>(b) Lanquedoc is a village that was created to house farmworkers who were evicted, and despite there being adequate land for the development of low income housing, grinding poverty has ensured that backyard housing is perpetuated</li> <li>(c) Informal settlements have developed in these villages</li> <li>(d) Drug abuse is on the increase</li> </ul> <p>The development of a “<i>Boschendal Village</i>” will be a bead of privilege at the end of the string of unprivileged beads. It will perpetuate apartheid urban settlement.</p> <p>3.2 To claim that the development of pedestrian walkways and cycle routes within the “<i>Boschendal Village</i>” will achieve the objective of non-motorised transport misses the point. The proposed Boschendal Village is a number of kilometres from the other rural village</p>			
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		<p>settlements which will only be accessed by private vehicles. The intention to develop traffic-calming measures only serves to illustrate this.</p> <ul style="list-style-type: none"> <li>For all of the above reasons, not least of which is because the proposed development not only contradicts the principles of enshrined in our environmental legislation, but also the policy objectives of the local and provincial planning laws, development rights for the Boschendal Village should be refused.</li> <li>In the event that the competent authority contemplates granting an environmental authorisation, it should direct that the processes referred to in the second paragraph of this letter should commence and run their course</li> </ul>			
<b>Planning</b>					
22	12 June 2015	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.	Dr Simon Pickstone-Taylor	There is a significant no-build area which will only be used as gardens in Alternative 5a. The Blue gum avenue forms a logical planted “edge”. Alternative 5b and 5c retains the existing pear orchard and no development is proposed here.	Anine Trumpelman
<b>Tourism</b>					
23	12 June 2015	<ol style="list-style-type: none"> <li>A lot more detail is required in terms of buildings and structures in order for neighbours and IAP’s to comment effectively.</li> <li>We are particularly concerned and opposed to the idea of a purpose built hotel with 100 rooms in the middle of a small rural village. I feel this 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.</li> </ol>	Dr Simon Pickstone-Taylor	The potential socio-economic impacts, both positive and negative have been assessed as part of the social impact assessment undertaken as part of the EIA. The SIA comments on the SDI that formed part of the previous development proposal.	Tony Barbour
<b>Heritage</b>					
24	21 May 2015	I have a huge concern about the possible heritage, visual and social impact of the proposed development in the context of a valley and estate of great cultural value.	David Carolissen	<p>A visual impact assessment still has to be carried out, which will include recommended mitigations for potential visual impacts, including issues identified in the public participation process.</p> <p>Heritage Western Cape has been notified of the proposed development and has requested that a heritage impact assessment be undertaken including a cultural landscape</p>	<p>Bernard Oberholzer and Quinton Lawson,</p> <p>Sarah Winter Nicolas Baumann, Dave Dewar and Piet Louw</p>

				study, built environment study, visual impact assessment and archaeological study. A separate social impact assessment is to be undertaken as part of the environmental assessment process.	
<b>Wetlands</b>					
25	21 May 2015	<ul style="list-style-type: none"> <li>• How will the channelling of storm water effect the existing wetlands?</li> <li>• How will pollution (oil, grease, petrol ) from the traffic in the development effect the wetlands ?</li> <li>• How will the large scale building and provision of services of the new development effect the wetlands ?</li> </ul>	Julian Krüger	<p>Stormwater will be conveyed into a stormwater detention pond, and from there into the Dwars River. The stormwater management system will adhere to the principles of Sustainable Urban Drainage Systems. This will allow infiltration of water into unlined areas within the development, and improvement of water quality, before water is discharged into the detention pond or the Dwars River.</p> <p>The natural wetlands on the site will be protected by buffers into which the built footprint will not encroach. A “green corridor” will be established incorporating the wetlands, and the stormwater detention pond.</p>	Kate Snaddon
<b>General</b>					
26	21 May 2015	The proposal looks interesting and more practical!	Peter de Villiers	Noted.	DJEC
	16 July 2015	<p>According to the Western Cape Biodiversity Framework there are a few patches on the subject properties labelled as undetermined in terms of terrestrial biodiversity. The natural vegetation that does or would have occurred on site is Boland Granite Fynbos (listed as Vulnerable) and Swartland Alluvium Fynbos (listed as Critically Endangered). The Dwars River flows through the eastern section of the proposed development area associated with an ecological support area.</p> <p>Although there does not appear to be much natural vegetation remaining within the proposed development area based on the desktop information, CapeNature supports the undertaking of a botanical specialist study to verify this. A freshwater specialist study is proposed and supported, and should provide recommendations for rehabilitation should this be necessary, and also take into account the impact of the services (sewage provision, stormwater management) on the broader environment, taking into consideration the Berg River Improvement Plan.</p>	Rhett Smart - CapeNature	<p>Agreed.</p> <p>A botanist was appointed (Nick Helme). He noted that the site has no botanical significance.</p> <p>A freshwater ecologist was appointed. Each alternative was assessed by the specialist and recommendations were made where negative impacts could not be avoided.</p>	<p>DJEC</p> <p>DJEC</p> <p>DJEC</p>

		Although development on high potential agricultural land that is already cultivated does not impact directly on biodiversity, it can have an indirect impact, as the reduction in available land for cultivation increases the need to cultivate virgin soil.		The site has a low agricultural potential, except for the land containing the pear orchard. The pear orchard is retained in Alternative 5b and 5c.	DJEC
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