

**SOCIAL IMPACT ASSESSMENT**

**BOSCHENDAL MIXED USE VILLAGE  
DEVELOPMENT**

**WESTERN CAPE PROVINCE**

**AUGUST 2017**

Prepared for

**DOUG JEFFERY ENVIRONMENTAL  
CONSULTANTS**

By

**Tony Barbour and Schalk van der Merwe**

---

**Tony Barbour**

**ENVIRONMENTAL CONSULTING AND RESEARCH**

10 Firs Avenue, Claremont, 7708, South Africa  
(Tel) 27-21-761 2355 - (Fax) 27-21-761 2355 - (Cell) 082 600 8266  
(E-Mail) [tbarbour@telkomsa.net](mailto:tbarbour@telkomsa.net)

---

# **EXECUTIVE SUMMARY**

## **INTRODUCTION AND LOCATION**

Doug Jeffery Environmental Consultants were appointed by Boschendal Pty Ltd as the lead consultants to manage the Environmental Impact Assessment (EIA) process for the establishment of the proposed Boschendal Village Mixed Use Development located in the Dwars River Valley in the Stellenbosch Local Municipality. The proposed village is located on a ~ 28 ha portion of land owned by Boschendal Pty Ltd, the majority of which is located within the Groot Drakenstein Node Urban Edge as identified in the Stellenbosch Spatial Development Framework (2013). The proposed development builds upon the concept provided for in the Stellenbosch Spatial Development Framework (SDF) of a village node at the intersection of the R45 and the R310 and makes provision of residential component (high, medium and low density), commercial, retail and community facilities.

Tony Barbour Environmental Consulting was appointed by Doug Jeffery Environmental Consultants to undertake a specialist Social Impact Assessment (SIA) as part of an Environmental Impact Assessment (EIA) process.

## **APPROACH TO STUDY**

The approach to the study is based on the Western Cape Department of Environmental Affairs and Development Planning Guidelines for Social Impact Assessment (Barbour, 2007). In this regard the study involved:

- Review of demographic data from the 2011 Census Survey and other sources;
- Review of relevant planning and policy frameworks for the area;
- Review of information from field interviews and comments from key I&APs;
- Review of information from similar studies.

## **ALTERNATIVES**

Seven potential alternatives were identified as part of the EIA process, namely:

- Alternative 1: No-Development Option;
- Alternative 2: Retirement Village Option;
- Alternative 3: Rural Village Option;
- Alternative 4: Rural Village Option;
- Alternative 5a: Rural Village Option;
- Alternative 5b: Rural Village Option;
- Alternative 5c: Rural Village Option.

In terms of the EIA process the Alternative 2 and 3 were identified as not being suitable and have been scoped out (dropped) from the EIA assessment. The reasons for dropping Alternative 2 and 3 are outlined below. Based on input from the Heritage specialists Alternative 4 was also deemed to be unsuitable and was also dropped from the assessment process.

## **SUMMARY OF KEY FINDINGS**

The summary of key findings is divided into:

- Assessment of compatibility with relevant policy and planning context (“planning fit”);
- Assessment of social issues associated with the construction phase;
- Assessment of social issues associated with the operational phase;
- Assessment of the “no development” alternative.

Based on the findings of the SIA, there are no material differences between the nature and significance of the social impacts associated with Alternative 5a, 5b and 5c. In this regard the three alternatives are essentially identical with the exception that Alternative 5b and 5c require no in-fill below the 1:100 flood-line. This will have no bearing on the findings of the SIA. The findings of the SIA therefore apply to Alternative 5a, 5b and 5c. This applies for both the construction and operational phase.

## **POLICY AND PLANNING FIT**

The key policy and planning documents pertaining to the proposed Boschendal Mixed Use Development include:

- Western Cape Provincial Spatial Development Framework (2014);
- Stellenbosch Draft Integrated Development Plan 2015/ 2016;
- Stellenbosch Municipal Spatial Development Framework (2013); and
- Stellenbosch Municipality Strategic Framework for Local Economic Development (2013).

The Western Cape PSDF is based on a number of spatial principles that are relevant to the proposed development, namely:

- Spatial justice;
- Sustainability and resilience;
- Spatial efficiency;
- Accessibility;
- Quality and liveability.

The issue of spatial justice is to some extent addressed by the proposed development in that access to housing will be provided for historically disadvantaged (HD) individuals. The majority of opportunities will, however, largely be confined to middle and higher income groups. While the housing provided by the proposed development will not address the current housing needs of the low income sector, the 210 apartments and will create opportunities for middle to higher income members of the local community to acquire property in the area. Based on the findings of the SIA there are a limited number of properties for sale in settlements such as Pniel, Lanquedoc and Kylemore and young members of the community are forced to look elsewhere. The developers have also indicated that 10% (maximum of 47) of the total number of residential units will be allocated at subsidised rentals for key workers<sup>1</sup>.

---

<sup>1</sup> The term “key worker” is typically defined as a public sector employee who provides an essential service. Boschendal will set aside ~ 50% of the 47 units to accommodate key Boschendal workers, while the remaining 50% will be made available at a subsidised rental to non-Boschendal key workers.

The issues of sustainability, resilience, spatial efficiency, accessibility, quality and liveability are all addressed by the urban design framework for the proposed development, which seeks to create a spatially compact development that caters for a range of mixed uses. The urban design framework also focuses on creating a rural village that emphasises the quality of the living environment and the importance of public access, public open spaces and cultural and scenic landscapes, while at the same time minimising the loss of high potential agricultural land. The development is also designed to be resource efficient.

The Stellenbosch SDF notes that the future spatial development of the Stellenbosch LM is guided by seven strategic perspectives, namely:

- Interconnected nodes;
- Car Free Transport;
- Inclusive Economic Growth;
- Optimal Land Use;
- Resource Custodianship;
- Food And Agriculture;
- Heritage.

The SDF indicates that a key feature of the greater Stellenbosch area is the historic pattern of locating settlements along strategic transport and river systems. In order to protect the areas unique character and constrain environmental damage, it would be advantageous to follow this pattern of interconnected nodes. The proposed Boschendal Mixed Use Development is located within the Groot Drakenstein Node at the junction of two established transport links, the R310 and R45. The majority of the proposed development is also located within the Groot Drakenstein Node Urban Edge.

The SDF notes that projects catering to low, middle and high income groups should be designed as larger integrated settlements rather than stand-alone townships or gated communities. While the proposed development does not cater for housing for the low income sector it is designed to create a compact, rural village that includes a mixture of commercial, retail and residential components.

The SDF notes that tourism that reinforces the municipality's sense of place should be encouraged and attractions should be developed that remain appropriate to the region's well established themes. The proposed development seeks to develop a compact, rural village that is informed by a number of heritage indicators that highlight the importance of sense of space and scale. The urban design framework also highlights the link between the proposed development and the historic Boschendal Homestead and associated werf area.

Based on the findings of the review the proposed Boschendal Mixed Use Development conforms with and supports the majority of key policy and land use planning principles and objectives contained in the WCPSDF and the Stellenbosch SDF. The majority of the proposed Boschendal Village is also located within the Groot Drakenstein Node Urban Edge. The area has therefore been identified as suitable for development. This finding applies to Alternative 5a, 5b and 5c.

## **CONSTRUCTION PHASE IMPACTS**

The construction phase will consist of four phases, namely, Phase 1: Bulk Services (12 months); Phase 2, Commercial Buildings (24 months); Phase 3, Medium and High Density Residential (24 months); and Phase 4, Low Density Residential (24-36 months). There is likely to be some overlap between Phase 2, 3 and 4 depending on market conditions. Based on this the construction phase is expected to extend over a period of 5-8 years.

The key social issues associated with the construction phase include:

### **Potential positive impacts**

- Creation of business and employment opportunities

#### ***Business opportunities***

The total capital expenditure associated with Phase 1-4 for the Boschendal Mixed Use Development is estimated to be in the region of 1.08 billion (2016 rand values). The majority of work during the construction phase is likely to be undertaken by local contractors and builders based in the SLM, Cape Winelands and Cape Metropolitan Area. The majority of the building materials associated with the construction phase is also likely to be sourced from locally based suppliers in the SLM, Cape Winelands and Cape Metropolitan Area. The proposed development will therefore represent a positive benefit for the local construction and building sector and the economy of the SLM, DLM and Western Cape as a whole.

The project should also be viewed within the context of the current economic climate and the slowdown in the development of large, residential and mixed use developments in the SLM and DLM since 2008. The proposed development would therefore represent a significant opportunity for the local construction and building sector. The construction phase (bulk services and development of commercial and residential units) is anticipated to extend over a period of 5-8 years depending on market up-take.

#### ***Employment***

Phase 1 will create ~ 50 employment opportunities. Phase 2 and 3 will create ~ 300 employment opportunities per annum over a three to four year period. Of this total ~ 180 (60%) would be available to low skilled workers, ~ 30 (10%) to semi-skilled workers and 90 (30%) to skilled workers. Phase 4 will create ~ 120 employment opportunities per annum over a three year period. Of this total ~ 60% (72) would be low skilled workers, 10% (12) semi-skilled workers and the remaining 30% (36) skilled workers. The majority of the employment opportunities associated with the construction phase is likely to benefit local Historically Disadvantaged (HD) members of the community. This would represent a significant opportunity for the local building sector and members of the local community who are employed in the building sector. The potential creation of employment opportunities for local HD members of the community would represent a significant social benefit given the current economic conditions and the slump in the building sector since 2008.

The estimated wage bill for Phase 1, 2, 3 and 4 is R 241 million (2016 rand values). This is broken down into R17 million for Phase 1, R 29 million for Phase 2, R95 million for Phase 3 and R100 million for Phase 4. Of this total ~ 70 % (R 169 million) will be earned by low and semi-skilled workers, the majority of whom would be HD members from the local community and surrounding areas in the SLM and DLM. In addition a percentage of

the wage bill will be spent in the SLM and DLM. This will benefit the local economy and business in the area.

**Potential negative impacts**

- Impacts associated with the presence of construction workers on site;
- Security and safety impacts associated with the presence of construction workers;
- Noise, dust and safety impacts associated with construction related activities and the movement of heavy vehicles.

The significance of all of the potential negative impacts with mitigation was assessed to be of **Low** significance. All of the potential negative impacts can therefore be effectively mitigated if the recommended mitigation measures are implemented. In addition, given that the majority of construction workers will be locally based the potential risk at a community level to local family structures and social networks is regarded as **Low Negative** significance.

Table 1 summarises the significance of the impacts associated with the construction phase.

**Table 1: Summary of social impacts during construction phase**

<b>Impact</b>	<b>Significance No Mitigation</b>	<b>Significance With Enhancement /Mitigation</b>
<b>Creation of employment and business opportunities</b>	Medium (Positive impact)	High (Positive impact)
<b>Presence of construction workers and potential impacts on family structures and social networks</b>	Low (Negative impact for community as a whole)	Low (Negative impact for community as a whole)
<b>Threat to safety and security</b>	Medium (Negative impact)	Low (Negative impact)
<b>Impact of construction related activities (dust, noise, safety etc.)</b>	Medium (Negative impact)	Low (Negative impact)

**OPERATIONAL PHASE IMPACTS**

The proposed Boschendal Village Mixed Use Development includes a residential component, farmers market, shops, and restaurants, places of entertainment, offices and other related businesses. The mixed use core of the village will be surrounded by a maximum of 475 residential units consisting of 210 apartments, 194 row houses, 24 free standing houses and 47 apartment units (10 % of total number of residential units) allocated for key worker accommodation.

The key social issues affecting the operational phase include:

**Potential positive impacts**

- Creation of rural village, including provision of housing and community facilities;
- Creation of employment, training and business opportunities;
- Generation of funds for community development initiatives;
- Promotion of tourism.

## ***Creation of rural village, including provision of housing and community facilities***

### **Housing**

The housing provided by the proposed development will not address the current housing needs of the low income sector. However, the 210 apartments and 194 row houses will create opportunities for middle to higher income members of the local community to acquire property in the area. In addition, 10% of the residential units (47 units) will be allocated to key workers. Based on the findings of the SIA there are a limited number of properties for sale in settlements such as Pniel, Lanquedoc and Kylemore and young members of the community are forced to look elsewhere. The proposed development will therefore create opportunities for young professionals from the area to buy property in the Dwars River Valley in a compact, well-designed mixed use development that includes landscaped public open spaces, shops and restaurants etc. However, the majority of homeowners are likely to come from outside of the Dwars River Valley.

### **Commercial and retail facilities**

The farmers market will provide opportunities for local producers to sell their produce. The restaurants will also create a market for local produce from the area. Based on the findings of the SIA there is also a need for shop, such as a Spar or Pick and Pay, to serve the local communities in the area. The need for a shop/s that meets the needs of the local community was also highlighted by the SLM town planner, Mr de la Bat, who indicated that while the concept of a market and shops selling local farm produce was commendable, there was a potential risk that the focus would be on meeting the needs of higher income groups and tourist and not the local community.

### **Community facilities**

The market square forms the heart of the proposed development and will also serve as a commercial node for both the development and the broader area. The development also incorporates public open spaces that will be open to and accessible to the public, including the local communities in the area. While access to certain residential areas will be controlled the proposed Boschendal Mixed Use Development will not be a gated, security complex. The proposed development also makes provision for a pre-school / crèche that will cater for both the residents of the village and local community members in the area. In this regard the early child development centre on Boschendal will be relocated to the Village. The existing clinic will also be up-graded and moved to a more accessible location and housed in one of the new business buildings in the village. These all represent social benefits for the broader community.

However, while the urban design framework highlights the importance of public access and the provision of public spaces, care will need to be taken to ensure that members from the local community are encouraged to access and use these spaces. In this regard there is a risk that members from the local community may be made to feel unwelcome, which would, in turn limit the benefits of these spaces for the local community. The relocation of the early child development centre to the Village area will create opportunities for integration.

## ***Creation of employment, training and business opportunities***

### **Employment**

The residential component has the potential to create ~ 263 employment opportunities for domestic workers and gardeners etc. The retail component has the potential to create between 500 and 600 employment opportunities, while a 100 room hotel would create ~ 80 employment opportunities. The total number of employment opportunities

created during the operational phase would be in the region of 800. The majority, it not all, of the employment opportunities are likely to benefit HD members from the local community. Given the high unemployment levels in the surrounding areas, coupled with the low income and education levels, this would represent a positive social impact. Given the nature of the jobs a large percentage are also likely to be available to women.

### **Training**

The findings of the SIA indicate that the new owners have trained 300 staff members over the period 2014-2015. The training programmes are designed to provide employees with the necessary skills to further their careers both at Boschendal and in the broader economy. The owners of Boschendal have therefore demonstrated that they are committed to employing and training community members from the area. The operational phase of the proposed development will create on-going need for training and skills development programmes that will benefit members of the local community. The majority of the beneficiaries are likely to be HD individuals.

### **Business opportunities**

The retail and commercial component, which includes the farmers market, shops, and restaurant's, places of entertainment, offices etc., will create business opportunities for local companies and entrepreneurs. These include service companies, such as cleaning, catering etc. The residential component will also create opportunities for local businesses, such as maintenance and building companies, garden service and security companies, etc. and create opportunities for new businesses to develop. Local estate agencies and legal firms would also benefit from the sale and resale of properties associated with the new development.

The proposed Boschendal Village Mixed Use Development will therefore create significant opportunities and benefits for the local economy and members of the local community in the Dwars River Valley.

### **Generation of funds for community development initiatives**

The current owners of Boschendal have meet with representatives from the BTT and confirmed that they are committed to paying 5% of the value of the initial sale of all properties and 0.5% of all subsequent sales to the BTT. The funds generated by the sale of properties associated with the proposed Boschendal Mixed Use Development will enhance the opportunities to support and fund future development initiatives in the area. This will represent a significant socio-economic benefit for the local community.

The current owners have also embarked on a number of community initiatives. These include the establishment of an early child development school and aftercare facility on the farm in partnership with Solms Delta, a food nutrition programme for local schools that uses local produce from the farm, and the Rachelsfontein Centre, located on Boschendal Farm, which provides a space for staff and their families to relax and interact. The centre will also include a sports field, theatre, amphitheatre, meeting rooms, lecture hall, library, etc. The option of establishing some form of Farming Apprenticeship Facility on the farm is also being considered. The option of linking the facility with the Elsenburg Agricultural College is being investigated. The facility will create opportunities for members from the local community that cannot get into places such as the Elsenburg Agricultural College to get formal training in the field of agriculture. A bursary programme for local workers and community members will also be established.

### **Promotion of tourism**

The proposed development seeks to attract tourists to the area by incorporating a farmers market, shops, restaurants, open spaces and places of entertainment into the design of the development. The urban design framework also stresses the importance of linking the proposed development to the historic Boschendal Manor House and werf. The development also benefits from its location relative to Boschendal, La Rhone and a number of other historic wine farms in the area, including Allée Bleue, Solms Delta, Normandie and L'Ormarins.

### **Potential negative impacts**

- Impact on adjacent properties in the area;
- Impact on rural sense of place.

#### ***Impact on adjacent properties***

The proposed Boschendal site is bordered on the north by RFG factory, located to the west of the R310, and Imibala packing operations, located between the site and the R45. Representatives from RFG and Imibala indicated that nuisance related complaints (odours and noise from operations, especially at night) from residents and hotel guests may result in shut downs, which in turn, would impact on productivity, and potential job losses. The representatives from RFG and Imibala indicated that the planners and developers need to be aware of the existing operations that border onto the site. The right of these operations to carry on operating should be recognised and acknowledged by the developers. The right of these operations to expand should also be acknowledged by the developers.

#### ***Impact on rural sense of place***

The urban design framework is informed by a number of factors including a set of Heritage Indicators which identify two key issues central to the design of the proposed Boschendal Village and that have a bearing on sense of place. The first highlights the importance of the historic cultural landscape, while the second seeks to ensure that the authenticity and the dominance of agriculture is retained in the existing historic cultural landscape, and appropriately reflected in a new settlement. The issue of sense of place therefore plays a key determining role in the design of the proposed development.

The current rural character of the site has also been altered, and includes the RFG factory complex, RFG administrative buildings, the police station, clinic and Imibala packing sheds. In addition, the site falls within the Groot Drakenstein Node Urban Edge and has therefore been identified as suitable for development. The potential impact of the proposed development on the rural sense of place is therefore likely to be low.

The significance of the impacts associated with the operational phase are summarised in Table 2.

**Table 2: Summary of social impacts during operational phase**

<b>Impact</b>	<b>Significance No Mitigation</b>	<b>With Enhancement /Mitigation</b>
<b>Creation of rural village, including provision of housing and community facilities</b>	Low (Positive impact)	Medium (Positive impact)
<b>Creation of employment, training and business opportunities</b>	Medium (Positive impact)	High (Positive impact)
<b>Promotion of tourism</b>	Low (Negative impact)	Medium (Positive impact)
<b>Impact on adjacent properties</b>	Medium (Negative impact)	Low (Negative impact)
<b>Impact on rural sense of place</b>	Medium (Negative impact)	Low (Negative impact)

### **COMMENTS SUBMITTED BY BOSCHENDAL TREASURY TRUST**

As indicated in Section 4.4.7, the Boschendal Treasury Trust (BTT) was established as part of the Boschendal Sustainable Development Initiative (SDI) that was prepared as part of the sale of the 2 242 Boschendal lands to Boschendal (Pty) Ltd (the previous owners) by Anglo American in 2000. The main objective of the BTT was to serve as a vehicle through which the various proposed programmes and projects identified in the SDI would be implemented and managed for the benefit of the various beneficiaries and stakeholders in the Dwars River Valley. The SDI approach was adopted as part of the Phase 2 development initiated by the previous owners of Boschendal, which involved the establishment of ~ 1 000 unit up-market residential development located outside the Stellenbosch urban edge.

The findings of a review of the approach adopted by SDI undertaken as part of the SIA for Phase 2 (Barbour and van der Merwe, 2009) indicated:

- The SDI approach adopted for the Boschendal Development Phase 2 did not comply with the key principles contained in the PSDF and other relevant planning documents, specifically when applied to large-scale, freehold developments located outside the urban edge;
- The SDI approach had the potential for setting a poor precedent for future land use planning and decision making;
- The SDI approach had the potential for creating unrealistic expectations amongst local communities.

It would appear that the comments raised by the BTT are largely linked to the SDI, which in turn was linked to the approval of a large-scale development (Phase 2) located outside of the urban edge. In this regard a number of the comments submitted by the BTT appear to be linked to the expectations that were created by the SDI and the flow of benefits that would have been associated with the previously proposed Phase 2 development.

The current owners of Boschendal have meet with representatives from the BTT and confirmed that they are committed to paying 5% of the value of the initial sale of all properties and 0.5% of all subsequent sales to the BTT. These funds will be used to support development in the Dwars River Valley. It is therefore reasonable to assume that the majority of the concerns raised by the BTT have been addressed.

It is also worth noting that the majority of the proposed Boschendal Village Mixed Use Development is located within the Groot Drakenstein Node Urban Edge as defined in the Stellenbosch SDF. The Phase 2 development previously proposed was located outside the Stellenbosch Urban Edge.

## **NO-DEVELOPMENT OPTION**

The no-development alternative would result in a lost opportunity to create employment and business opportunities associated with the construction and operational phase of the proposed development. The no-development option would also result in a lost opportunity to create a well-designed mixed use development that provides a mix of housing opportunities for middle and high income households, combined with retail and public facilities. The development is also located within the Groot Drakenstein Node Urban Edge. The no-development option is therefore not supported. However, the recommendations listed in the SIA and other key specialist studies, such as the Heritage Assessment and Visual Impact Assessment, should be implemented.

## **CONCLUSION AND RECOMMENDATIONS**

As indicated above, based on the findings of the SIA, there are no material differences between the nature and significance of the social impacts associated with Alternative 5a, 5b and 5c. The Conclusions and Recommendations therefore apply to each of these alternatives.

The findings of the SIA indicate that the majority of the proposed Boschendal Village Mixed Use Development is located within the Groot Drakenstein Node Urban Edge. The area has therefore been identified as suitable for development. The findings of the SIA also indicate that the construction and operational phase of the proposed development will result in a number of positive social benefits for the local community and the area as a whole. These include the creation of employment opportunities during the construction and operational phase, creation of commercial, training and skills development opportunities during the operational phase and the generation of funds for community based initiatives.

The current owners of Boschendal have also confirmed that they are committed to paying 5% of the value of the initial sale of all properties and 0.5% of all subsequent sales to the BTT. These funds will be used to support development in the Dwars River Valley.

The following recommendations should be implemented to ensure that the proposed development caters to the needs of the local community:

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

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

In addition:

- The developer and planners need to take into account the existing operations that border onto the site, specifically the operations undertaken by RFG and Imibala, in the final design and layout. Potentially sensitive land uses, such as hotels and residential areas should not be located in close proximity to adjacent land uses that have the potential to create a nuisance;
- The developer must recognise and acknowledge the right of these operations to carry on operating and the right to expand their operations in the future;
- Prospective homeowners and business owners must be informed of the existing operations that border onto the site and that they will continue to operate in the area, and may expand at some future date.

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

## **IMPACT STATEMENT**

The majority of the proposed Boschendal Village Mixed Use Development is located within the Groot Drakenstein Node Urban Edge. The area has therefore been identified as suitable for development. The establishment of the proposed development is supported on the condition that the recommended enhancement and mitigation measures contained in the SIA report and other specialist reports are implemented. This impact statement applies to Alternative 5a, 5b and 5c.

# TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	i
SECTION 1: INTRODUCTION.....	1
1.1 INTRODUCTION .....	1
1.2 BACKGROUND TO THE CURRENT DEVELOPMENT PROPOSAL.....	2
1.3 TERMS OF REFERENCE.....	5
1.4 ALTERNATIVES .....	6
1.4.1 Alternative 1: No-Development Option.....	6
1.4.2 Alternative 2: Retirement Village Option .....	6
1.4.3 Alternative 3: Rural Village Option.....	7
1.4.4 Alternative 4: Rural Village Option.....	9
1.4.5 Alternative 5a: Rural Village Option .....	10
1.4.6 Alternative 5b: Rural Village Option .....	11
1.4.7 Alternative 5c: Rural Village Option .....	12
1.5 OVERVIEW OF CURRENT INITIATIVES ON BOSCHENDAL.....	14
1.6 OVERVIEW OF THE PROPOSED DEVELOPMENT.....	17
1.7 SITE LOCATION AND SURROUNDING LAND USES .....	20
1.8 ASSUMPTIONS AND LIMITATIONS .....	37
1.8.1 Assumptions.....	37
1.8.2 Limitations .....	37
1.9 APPROACH TO STUDY.....	37
1.9.1 Definition of social impacts .....	38
1.10 SPECIALIST DETAILS.....	39
1.11 DECLARATION OF INDEPENDENCE .....	39
1.12 REPORT STUCTURE .....	39
SECTION 2: POLICY AND PLANNING ENVIRONMENT .....	40
2.1 INTRODUCTION .....	40
2.2 WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (2014).....	40
2.2.1 Developing integrated and sustainable settlements.....	42
2.2.2 Sustainable use of provincial assets.....	46
2.3 STELLENBOSCH INTEGRATED DEVELOPMENT PLAN .....	47
2.4 STELLENBOSCH SPATIAL DEVELOPMENT FRAMEWORK .....	49
2.4.1 Interconnected nodes .....	50
2.4.2 Car free transport .....	54
2.4.3 Inclusive economic growth .....	54
2.4.4 Optimal land use.....	54
2.4.5 Resource custodianship.....	55
2.4.6 Food and agriculture.....	56
2.4.7 Heritage.....	56
2.5 Stellenbosch Municipality Strategic Framework for Local Economic Development ..	57
2.6 DEVELOPMENT FACILITATION ACT (ACT 67 OF 1995).....	58
SECTION 3: OVERVIEW OF STUDY AREA.....	59
3.1 INTRODUCTION .....	59
3.2 ADMINISTRATIVE CONTEXT.....	59
3.3 HISTORY OF THE DWARS RIVER AREA.....	61
3.4 DWARS RIVER COMMUNITIES.....	64
3.4.1 Meerlust.....	64
3.4.2 Pniel/ Johannesdal.....	65
3.4.3 Lanquedoc.....	66
3.4.4 Kylemore .....	68

3.4.5	Simondium.....	69
3.5	DEMOGRAPHIC PROFILE .....	69
3.6	DWARS RIVER PUBLIC SERVICES .....	72
3.6.1	Schools.....	72
3.6.2	Public health.....	72
3.6.3	Public transport.....	73
3.6.4	Community safety .....	73
3.7	ECONOMIC OVERVIEW.....	74
3.7.1	Agriculture .....	74
3.7.2	Tourism .....	75
SECTION 4: IDENTIFICATION OF KEY ISSUES .....		76
4.1	INTRODUCTION .....	76
4.2	POLICY AND PLANNING FIT .....	76
4.3	SOCIAL IMPACTS ASSOCIATED WITH THE CONSTRUCTION PHASE .....	79
4.3.1	Creation of local business and employment and opportunities.....	79
4.3.2	Risk posed to family and social networks.....	82
4.3.3	Safety, security and potential for increased crime .....	84
4.3.4	Impact of construction related activities.....	86
4.4	SOCIAL IMPACTS ASSOCIATED WITH THE OPERATIONAL PHASE .....	88
4.4.1	Provision of housing, retail and community facilities .....	88
4.4.2	Creation of employment, training and business opportunities.....	91
4.4.3	Support for local development initiatives.....	94
4.4.4	Support and promote tourism .....	95
4.4.5	Impact on adjacent properties .....	97
4.4.6	Impact on rural sense of place.....	99
4.4.7	Comment on the Sustainable Development Initiative (SDI) .....	100
4.5	ASSESSMENT OF NO-DEVELOPMENT OPTION .....	104
SECTION 5: KEY FINDINGS AND RECOMMENDATIONS.....		106
5.1	INTRODUCTION .....	106
5.2	SUMMARY OF KEY FINDINGS .....	106
5.2.1	Policy and planning issues .....	106
5.2.2	Construction phase.....	108
5.2.3	Operational phase .....	109
5.2.4	Comments submitted by Boschendal Treasury Trust .....	113
5.2.5	Assessment of no-development option.....	114
5.3	CONCLUSIONS AND RECOMMENDATIONS .....	114
5.4	IMPACT STATEMENT .....	115
ANNEXURE A: LIST OF SOURCES .....		116
ANNEXURE B .....		117
ANNEXURE C: CV .....		119
ANNEXURE D: DECLARATION OF INDEPENDENCE .....		120

## **ACRONYMS**

BTT	Boschendal Treasury Trust
CWDM	Cape Winelands District Municipality
DEA&DP	Department of Environmental Affairs and Development Planning
DLM	Drakenstein Local Municipality
EIA	Environmental Impact Assessment
IDP	Integrated Development Plan
LED	Local Economic Development
LM	Local Municipality
RFG	Rhodes Fruit Group
SDF	Spatial Development Framework
SDI	Sustainable Development Initiative
SIA	Social Impact Assessment
SLM	Stellenbosch Local Municipality

---

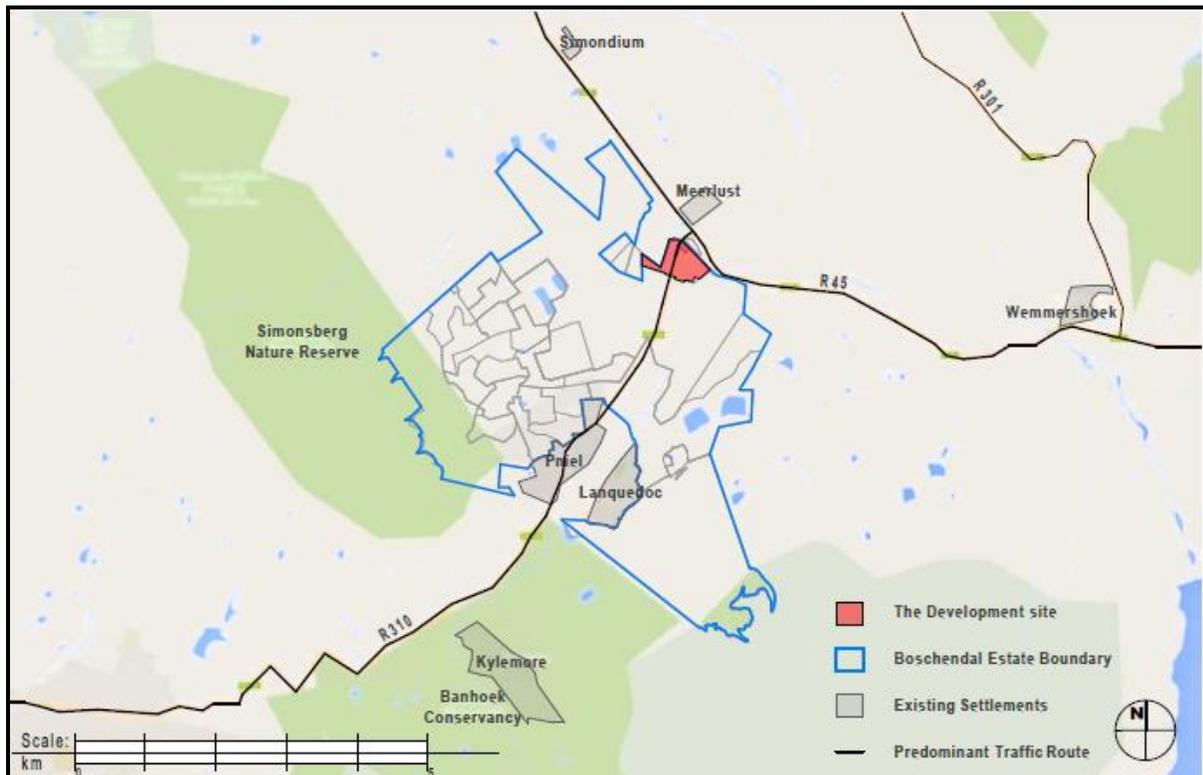
## SECTION 1: INTRODUCTION

---

### 1.1 INTRODUCTION

Doug Jeffery Environmental Consultants were appointed by Boschendal Pty Ltd as the lead consultants to manage the Environmental Impact Assessment (EIA) process for the establishment of the proposed Boschendal Village Mixed Use Development located in the Dwars River Valley in the Stellenbosch Local Municipality. The proposed village is located on a ~ 28 ha portion of land owned by Boschendal Pty Ltd, the majority of which is located within the Groot Drakenstein Node Urban Edge as identified in the Stellenbosch Spatial Development Framework (2013). The proposed development builds upon the concept provided for in the Stellenbosch Spatial Development Framework (SDF) of a village node at the intersection of the R45 and the R310 (Figure 1.1) and makes provision of residential component (high, medium and low density), commercial, retail and community facilities.

Tony Barbour Environmental Consulting was appointed by Doug Jeffery Environmental Consultants to undertake a specialist Social Impact Assessment (SIA) as part of an Environmental Impact Assessment (EIA) process.



**Figure 1.1: Location of proposed Boschendal Village Mixed Use Development**

## 1.2 BACKGROUND TO THE CURRENT DEVELOPMENT PROPOSAL

Over the past 15 years several development proposals have been generated for the Boschendal landholding, in various planning processes. This comprised extensive development proposals which saw significant portions of the farm being proposed for various extensive residential developments, a retirement village, equestrian estate and other residential estate "villages". In 2012 new shareholders invested in the farm and reviewed the previous development approach. The proposals which were at that stage being advertised for comment were withdrawn from the statutory processes.

The new owners adopted a different approach to the landholding, which can be summarised shortly as follows:

The **first leg** of the investment strategy is placing the primary emphasis on the agricultural activities as the key driver of activity and income. Significant investment has been and is currently being made into diversifying and expanding the agricultural activities on the estate including new orchards and vegetables, and establishing livestock, chicken and game farming.

The **second leg** of the strategy is to focus on the tourism and hospitality industry which is inextricably linked with the preservation of the heritage resources on the property. This includes providing increased and improved tourism opportunities, tourism accommodation, a wider offering of tourist and leisure activities which taps into, and builds on, the unique natural beauty and heritage assets of the farm.

The **third leg** of the investment strategy is to establish key development opportunities which will add long term value to the agricultural and tourism components identified above and which will transform degraded and derelict portions on the estate. To this end the consultant team was briefed to explore development opportunities within the ambit of the Municipality of Stellenbosch's Spatial Development Framework (SDF) and various policies. For the new Boschendal shareholders it is important to promote sustainability, ethical practices, social upliftment and empowerment with long term preservation of major heritage assets to ensure a business which contributes to the Dwarsriver Valley and the Western Cape economy. These principles are woven through the entire business approach.

The third leg of the investment strategy resulted in a team being briefed to prepare a new development proposal for a village which originates from the Municipality's Spatial Development Framework. The Stellenbosch Municipal Spatial Development Framework promotes a series of interconnected nodes which are located at points of highest accessibility. The SDF identifies the Groot Drakenstein Node as a future development node which is located at the R45/R310 intersection. This is an important cross-roads and a highly accessible point located equidistant between Stellenbosch, Franschhoek and Paarl. It is a typical location for a village and it is the aim of Boschendal to develop a rural 'Cape village' with a distinct and authentic urban qualities.

### Vision

***“In essence, the character of the proposed development will be that of rural village, characterised by certain urban qualities, discreetly knitted into an agrarian landscape, whilst responding to the historical context of the area.”***

***Philip Briel (project architect)***

Due to the location of the proposal it is important that such a village is rooted in the Cape tradition of village-building. Traditionally Cape villages use a distinct grid layout and are varied as a result of topography and building typology. Importantly, in this setting, the heritage indicators play an important role in ensuring the development of an authentic Cape village and defining the extent and form of development, with emphasis being placed on urban edge-making, scenic route, density, public access, vistas and views, and authentic walled architecture.

The team developed a methodology which is informed by heritage, environmental sustainability, planning, engineering services, traffic and socio-economic informants which guide and shape the proposals. This should not be a ‘gated community’, although security features are to be embedded and designed into the layout.

### **Principles which inform the design**

- This should not be a ‘gated community’, although security features are to be embedded and designed into the layout.
- This should not be a ‘gated community’, although security features are to be embedded and designed into the layout.
- There is a gradient of open accessible public places to private spaces where access is controlled.
- Buildings have an active interface with the street environment and reciprocally, the development will enhance and improve the immediate environment, which is a degraded site with an industrial activity which does not contribute to the area or the heritage character of the surrounding area. Human scale will be reinforced at the edges of public spaces and streets by the use of colonnades, verandas and pergolas where needed. Overlooking features like balconies, roof terraces and windows will be used as safe city mechanisms to ensure security through surveillance.
- Publically accessible areas are created which gives this village its unique character.
- Public activity will be located on a pedestrian orientated, walkable “high street”.
- Community facilities (for example a crèche or other similar education facility) can develop over time and should be located along the “high street” clustered with the police station to form a civic hub.
- Public transport drop off points will be located along the R310 at the civic hub.
- The village should be well-contained and as small and compact as possible.
- A variety of residential densities are provided which can serve a diverse community. To this end dwellings will vary from single dwelling free standing houses, row houses to entry level apartments which will be made available to key workers.
- The “high street” contains a variety of publicly orientated activities including shops, restaurants, offices, educational facilities, entry level housing, public parking and open space. A farmers’ market which is located centrally on the “high street” will be the main activity space. The area closer to the R45 will display a civic character as the existing police station forms part of that precinct already.
- The buildings in the development will be predominately of a horizontal character, unless specified differently in the urban design framework. Urban design framework, controls

and guidelines will inform development proposals to ensure an appropriate architectural response and language in the village. It is however strongly resisted that houses all “look the same” and therefore various architects will be invited to design individual buildings within the village.

- New agricultural areas should be brought right up to the settlement edges. The town should respond to the predominant agricultural patterns, but must have strong spatial edge-definition in order to eliminate the possibility of future expansion or sprawl. The use of structural landscaping is paramount in achieving this principle, and edges of the village will be clearly defined through critical strategic structural planting.

### **Specialist reports**

The SIA report is one of a suite of specialist reports which contain the development proposals for and assesses the development impact of the proposed Boschendal Village development. These reports are:

#### ***Base line reports***

- Heritage Indicators and Directives –prepared by Nicolas Baumann, Sarah Winter, Dave Dewar and Piet Louw –dated April 2014: This report sets out the heritage indicators which informed the design process and which will serve as input for the Heritage Impact Assessment.
- Archaeological assessment of portions of Boschendal Estate –prepared by ACO Associates cc -dated March 2015
- Botanical Survey –undertaken by Nick Helm dated March 2015
- Planning Status Quo report –Prepared by @Planning dated May 2015
- Bulk engineering services report –prepared by ICE Group –dated January 2016
- Stormwater Management Plan –prepared by ICE Group –dated January 2016
- Electrical Services report –prepared by ICE Group –dated January 2016
- Freshwater ecosystems baseline report –Prepared by The Freshwater Consulting Group dated April 2015
- Grondverslag vir die plaas Boschendal –Grondklassifikasie Prepared by VinPro dated May 2015
- Visual Impact Assessment Baseline Study –prepared by Quinton Lawson and Bernard Oberholzer dated April 2015

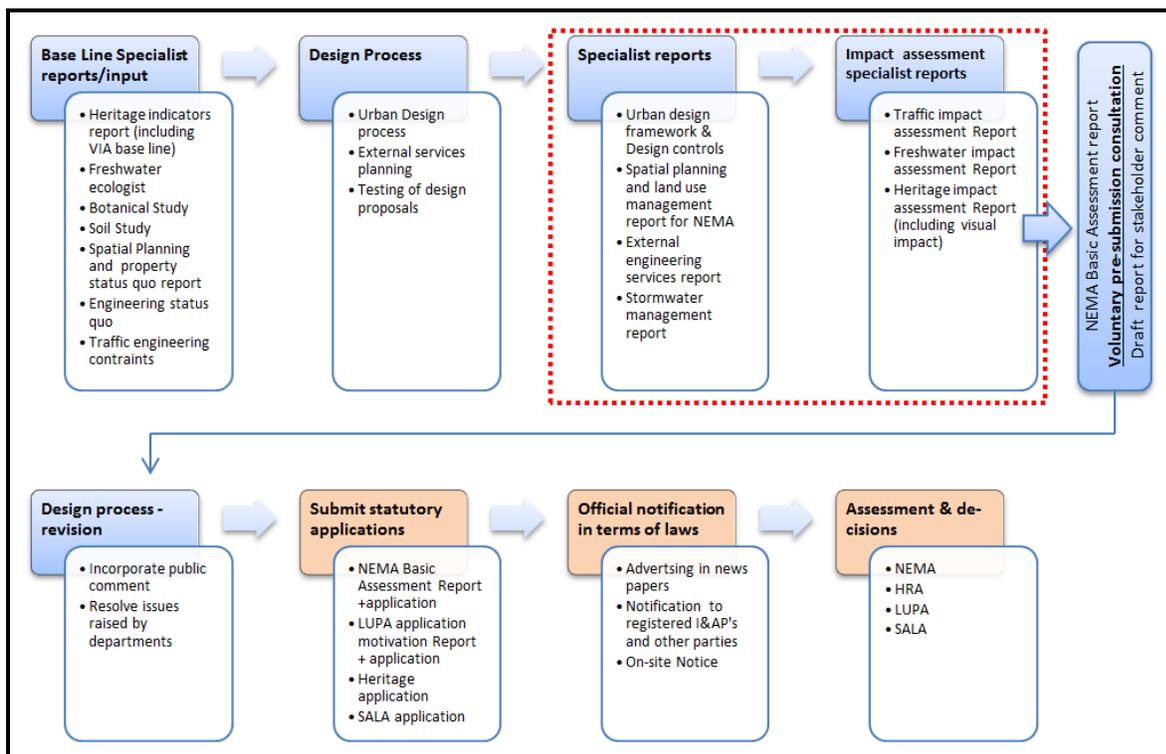
#### ***Reports outlining Proposals for various applications (Figure 1.2)***

- Urban Design Framework, Controls and Architectural Guidelines –prepared by Philip Briel Architects –dated January 2016: This report contains a series of plans which depict the development framework, controls and architectural guidelines. It illustrated the development intent and will guide all future site development plans and building plans.
- Land Use Planning report for NEMA purposes –prepared by @Planning dated January 2016: This report provides and outline of the municipality’s land use planning policies and spatial development framework, describes the proposal, analyses all indicators and provides motivation for the development at the hand of the Western Cape Land Use Planning Act criteria.

#### **Impact assessment reports: [these reports still have to be completed]**

- Water Use License application report –prepared by Total Impact –

- Transport Impact assessment for the development of Boschendal estate –Prepared by Gibb dated January 2016;
- Assessment of Freshwater Ecosystems
- Heritage Impact assessment report prepared by Baumann, Winter, Dewar & Louw dated February 2016;
- Visual Impact Assessment report included in Heritage Impact Assessment report of February 2016.
- Socio-economic impact assessment report prepared by Tony Barbour dated February 2016;
- Environmental Basic Assessment report –prepared by Doug Jeffery Environmental Consultants dated March 2016.



**Figure 1.2: Illustration of process and specialist reports, red dotted block indicating where we are in the process**

### 1.3 TERMS OF REFERENCE

The terms of reference for the SIA require:

- A description of the environment that may be affected by the activity and the manner in which the environment may be affected by the proposed facility;
- A description and assessment of the potential social issues associated with the proposed facility;

- Identification of enhancement and mitigation aimed at maximising opportunities and avoiding and or reducing negative impacts.

## **1.4 ALTERNATIVES**

Seven potential alternatives were identified as part of the EIA process, namely:

- Alternative 1: No-Development Option;
- Alternative 2: Retirement Village Option;
- Alternative 3: Rural Village Option;
- Alternative 4: Rural Village Option;
- Alternative 5a: Rural Village Option;
- Alternative 5b: Rural Village Option;
- Alternative 5c: Rural Village Option.

In terms of the EIA process the Alternative 2 and 3 were identified as not being suitable and have been scoped out (dropped) from the EIA assessment. The reasons for dropping Alternative 2 and 3 are outlined below. Based on input from the Heritage specialists Alternative 4 was also deemed to be unsuitable and was also dropped from the assessment process. The reasons are provided below.

### **1.4.1 Alternative 1: No-Development Option**

The no-development option will result in the status quo of the site being maintained. The property comprises two farm portions which form part of the larger Boschendal estate. The existing zoning for the property is Agriculture Zone. On Portion 7 of Farm 1674 the area of land which forms part of the application area is occupied by low density dwelling houses and vacant land. On Portion 10 of Farm 1674 the area of land which forms part of the application area is occupied by packing sheds, derelict labourer's cottages, a pallet factory, clinic (in old station building), vacant underutilised land and a small portion consists of a pear orchard. The pallet factory has been approved as a consent use (service trade) and the clinic and a school has also been approved as consent uses on this land. The only other land uses which can be exercised without any further planning approvals is agricultural land uses.

However, it should be noted that the majority of the site falls within the Groot Groot Drakenstein Node Urban Edge as defined in the Stellenbosch SDF. The area has therefore been identified by the Stellenbosch Municipality as suitable for development.

### **1.4.2 Alternative 2: Retirement Village Option**

Alternative 2 was developed during the previous environmental process (2011). The intention was to develop a retirement village on the site consisting of:

- 138 erven for residential purposes;
- 25 assisted living apartments under sectional title;
- A frail care centre consisting of 20 beds;
- A convalescence facility consisting of 12 beds;
- A rehabilitation centre;
- A clubhouse including dining rooms and meeting rooms;
- A small commercial and information centre;
- Open space and access ways.

Alternative 2 was scoped (dropped) out for the following reasons:

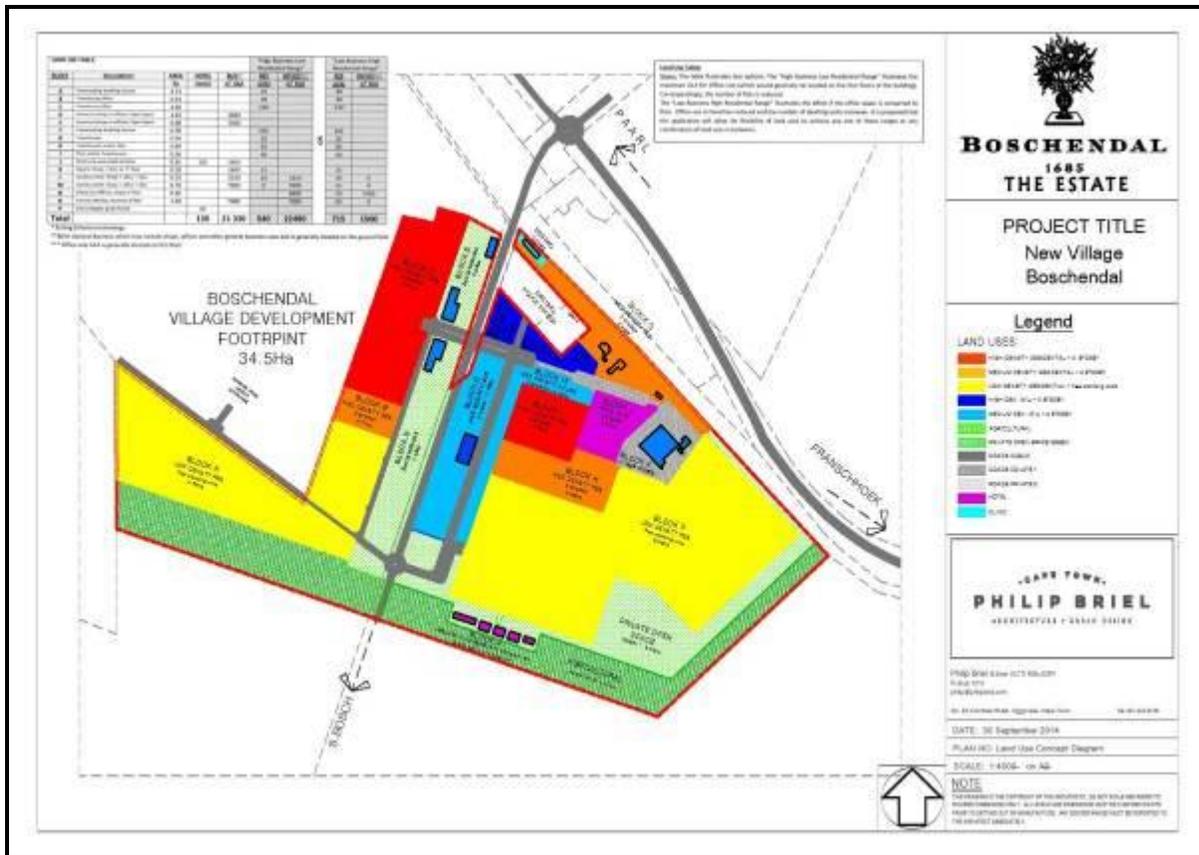
- Issue of gated-ness and access: The proposal was seen as privatising and gating large tracts of land and not creating enough public access to public facilities for the general public.
- The proposal was introverted and turned its back on the outside world. The relationship with the R310 and R45 is not sufficiently clarified;
- The proposed settlement form was predominantly sub-urban in nature (single unit on a single plot), as opposed to a functioning, rural village.
- The issue of sameness was raised by heritage assessment. In this regard the proposals had a uniformity regardless of the various heritage indicators;
- Much of the village fell within the scenic route area along the R310;
- Development was proposed within the visually sensitive zone of the historic core

Also the uniformity in land use – i.e. retirement village, was regarded as unacceptable and did not create sufficient diversity and activity to satisfy the definition of “village” and therefore no cogent argument could be made for integrative development which would benefit the public at large and promote development principles.

### **1.4.3 Alternative 3: Rural Village Option**

Alternative 3, the Rural Village Option, was developed following the purchase of Boschendal by the current owners in 2012. The brief to the planners was to explore the concept of rural village. The development footprint for Alternative 3 is 34.5 ha and the proposed land uses consist of:

- 715 Residential dwelling opportunities at various densities (from single dwelling to 3 storey apartments).
- ±23 000 m<sup>2</sup> Gross Leasable Area (GLA) mixed use development, which includes shops, restaurants, places of entertainment, a market, offices and other related businesses;
- Hotel or guest accommodation of ±110 rooms (Figure 1.3).



**Figure 1.3: Alternative 3 Rural Village Option (Version 1)(Philip Briel 2014)**

Alternative 3 was regarded as unsuitable and was dropped from the EIA process due to the following reasons:

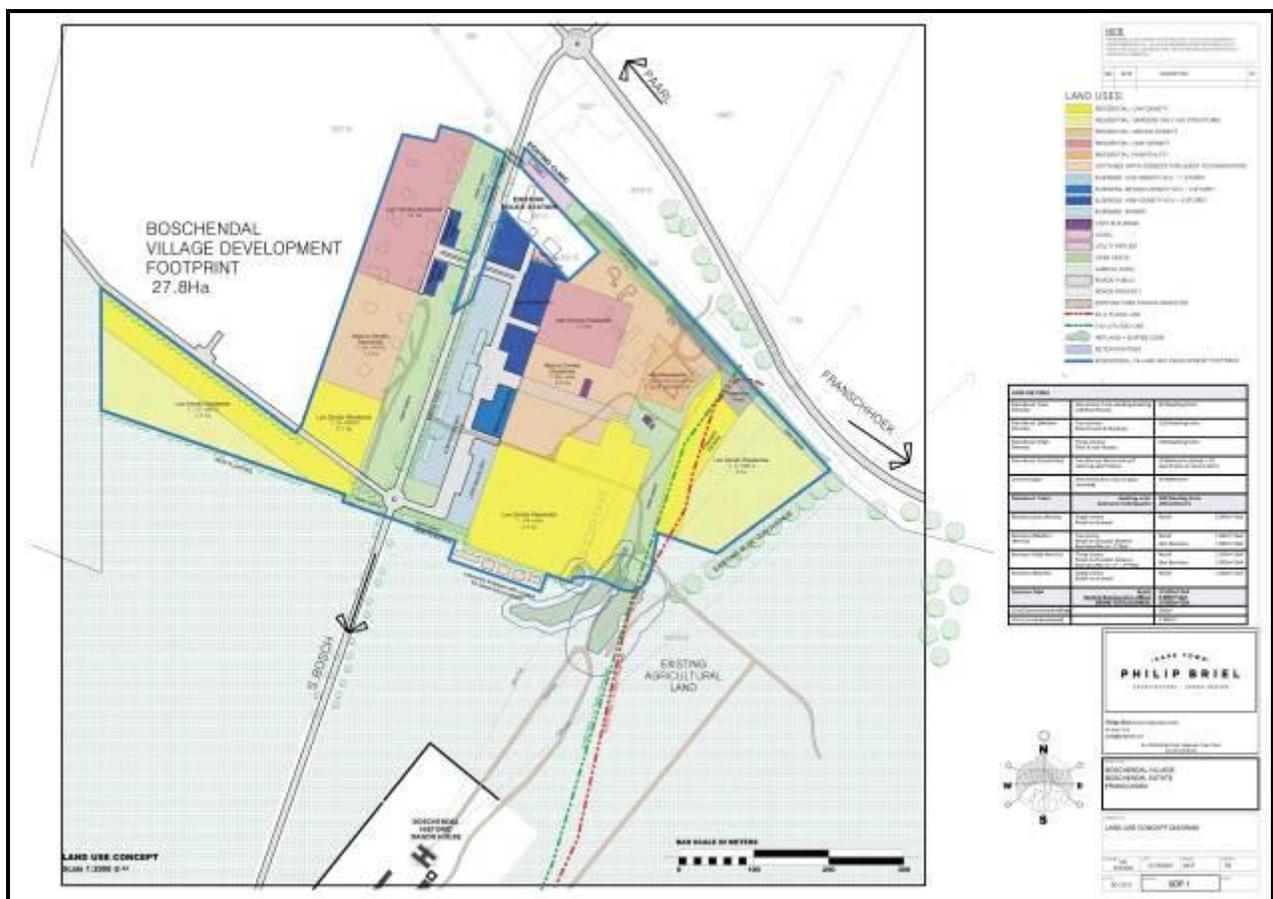
- Access points to the Village were limited due to the classification of the R310 as a class 2 Primary arterial in a semi-rural environment. The trips generated by this proposal could not be accommodated by the intersections;
- The densities in the village were too high which would have resulted in very compact, high density urban character which was not compatible with the character of rural village;
- The densities would not have allowed for sufficient variety in urban form (ranging from very low densities at the urban edge to highest densities in the village core);
- Insufficient electricity infrastructure capacity was available to accommodate the development and this would have required significant external infrastructure to be installed which would require crossing the Berg river;
- The proposed GLA for business was too high and it was determined that there would not be sufficient market demand to warrant the investment required for this level of development;
- This development layout did not adequately take wetlands on the site into consideration;
- The central access to the focal point in the village is off-centre and does not create a balanced layout.

### 1.4.4 Alternative 4: Rural Village Option

Alternative 4 is similar to Alternative 3 but with a reduction in the number of residential units and the GLA of the mixed use development area. The development footprint for Alternative 4 (Version 2) is 27.8 ha and the proposed land uses consist of:

- Approximately 440 residential units;
- 14 500 m<sup>2</sup> GLA mixed use development which includes shops, restaurants, places of entertainment, offices and other related businesses;
- Hotel or guest accommodation of consisting of ~ 100 rooms (Figure 1.4).

A small portion of the development footprint falls within the 1:100 year flood line and requires to be filled in to provide a platform for a row of free standing dwelling houses that will form the eastern edge of the village.



**Figure 1.4: Alternative 4 Rural Village Option (Version 2)(Philip Briel 2015)**

However, based on input from the Heritage Consultants Alternative 4 was regarded as unsuitable and was dropped from the EIA process as it was felt that the grid layout was too rigid and did not offer sufficient variation in built form. Alternative 5a and 5b seek to address the concerns associated with the grid layout.

#### 1.4.5 Alternative 5a: Rural Village Option

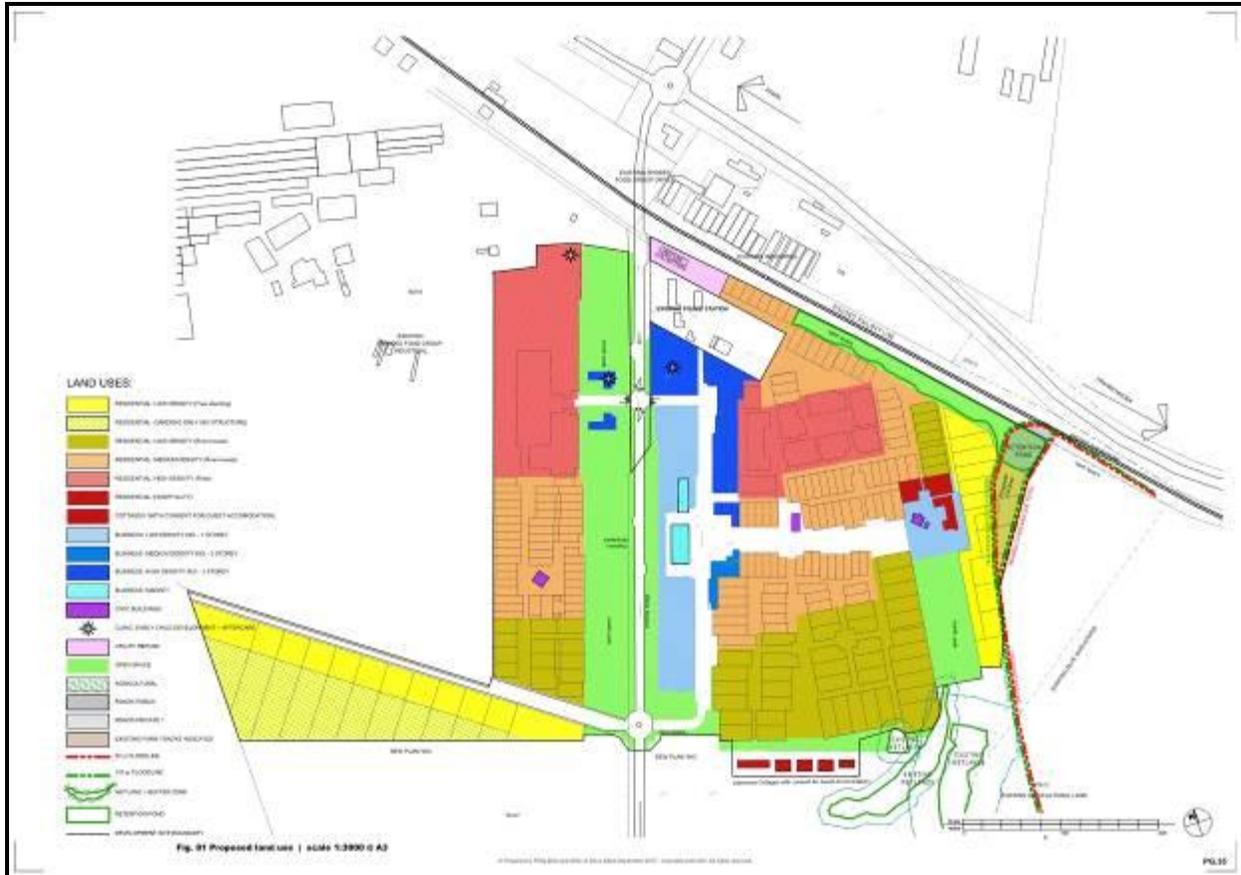
Alternative 5a is similar to Alternative 4. However, the layout was refined and a number of important design aspects introduced. Most notable is the rotated axis for the grid layout and the large open space, which becomes an open space "werf", linking with the historical werf of the Boschendal Manor on the eastern edge of the village. The clinic site was also be relocated to a more appropriate location and a maintenance and refuse recycling area introduced with access off the R310. The development footprint for Alternative 5a is 27.45 Ha and the proposed land uses consist of:

- Maximum of 475 residential units, made up of 24 houses, 194 row houses, 210 apartments and 47 (10 % of total number of residential units) allocated for key worker accommodation<sup>2</sup>;
- 100 room hotel / guest accommodation;
- 4 500m<sup>2</sup> Gross Leasable Area for retail;
- 9 000m<sup>2</sup> Gross Leasable Area for General Business;
- 500m<sup>2</sup> allocated for civic and community buildings;
- 2 000m<sup>2</sup> allocated for Clinic
- ±200m<sup>2</sup> building allocated for refuse recycling area and maintenance. This building will be located on ±2 000m<sup>2</sup> (Figure 1.5).

For Alternative 5a, a small portion of the development footprint falls within the 1:100 year flood line and would need to be in-filled to provide a platform for a row of free standing dwelling houses that will form the eastern edge of the village and the large agrarian landscape gardens are provided to form an appropriate buffer between village and agriculture. A Water Use Licence Approval (WULA) will be required for infill below the 1:100 flood-line.

---

<sup>2</sup> The term "key worker" is typically defined as a public sector employee who provides an essential service. Examples include municipal officials, health workers, teachers, police officers, social workers, fire-fighters etc. The term is often used in the United Kingdom in the context of essential workers who may find it difficult to rent or buy property in the area where they work. As a result many local authorities and other public sector bodies face major problems recruiting and retaining their workers due to the high property cost and rentals. Boschendal will set aside ~ 50% of the 47 units to accommodate key Boschendal workers, while the remaining 50% will be made available at a subsidised rental to non-Boschendal key workers.



**Figure 1.5: Alternative 5a Rural Village Option Philip Briel (2017)**

**1.4.6 Alternative 5b: Rural Village Option**

Alternative 5b is similar to Alternative 5a but no in-fill is proposed below the 1:100 flood line (Figure 1.6). No WULA approval required for infill under 1:100 flood line. The development footprint for this alternative is ± 24.85 ha. The proposed land uses are essentially the same as those for Alternative 5a.



**Figure 1.6: Alternative 5b Rural Village Option (Philip Briel 2015)**

### 1.4.7 Alternative 5c: Rural Village Option

Alternative 5c is similar to Alternative 5a but with the following amendment:

- The residential erven to the east of the village are reduced in size so that they no longer have large garden spaces which are below the 1:100 flood line;
- The pear orchard (±2.5ha) on the eastern edge of the village is retained.

Since the Pre-Application Process of this Application, Alternative 5c was slightly revised in order to take the concerns raised during the public participation process, into account. The land use proposal has been finalised as follows:

- Total dwelling units: 475 units, made up of 24 Free Standing Units, 194 Row Houses, 210 Apartments, and 10% to a maximum of 47 Key Worker Apartments;
- Guest accommodation: 100 bedrooms;
- Retail: 5500m<sup>2</sup> Gross Leasable Area (GLA);
- General Business GLA: 9000m<sup>2</sup> GLA;
- Civic + Community buildings, which may include a crèche: 500m<sup>2</sup>
- Clinic: 2-3 consulting rooms in Business GLA;
- Early Childhood Development and Aftercare centre: ~ 120 children;
- Civic buildings (multi-purpose), which may include places of worship: 500m<sup>2</sup> GLA;
- Home Owners Utility (maintenance and recycling): ±500m<sup>2</sup> GLA.

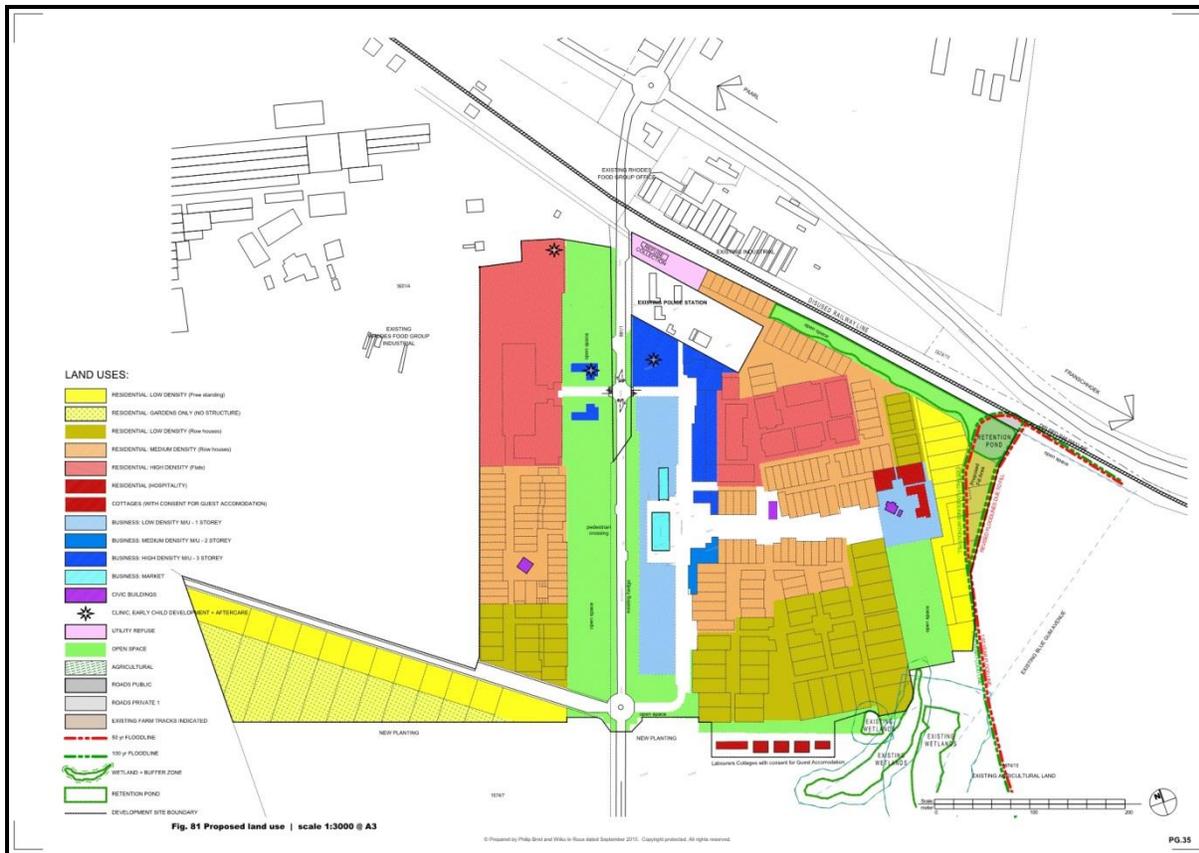
The development footprint for this alternative is ± 25.2 ha. The small portion of infill proposed below the 1:100 floodline is included in this option.

Alternative 5c is the Applicant's preferred alternative. The potential advantages include:

- Almost no cultivated agricultural land will be affected by this option. Alternative 5c retains 2.5 ha pear orchard which would have become gardens space in Alternative 5a;
- The larger single residential erven on the edge of the village is retained to form a strong edge to the village;
- The proposed infill area will ensure the village urban edge is clearly defined and will ensure appropriate drainage into stormwater facility to the north of these erven which is part of the "village footprint";
- It is desirable to retain agricultural activities right up to the edge of the Village from a heritage perspective and to ensure the agricultural character of the floodplain is preserved (rather than it being domesticated);
- An Early Childhood Development facility is included in the design of the village which will cater for up to 120 children;
- Key worker apartments have increased from 25 units to a maximum of 47 units. That is, 10% (maximum of 47) of the total number of residential units will be allocated at subsidised rentals for key workers.

Potential disadvantages of 5c include:

- WULA application will be required for the infill of a small (negligible) portion of the flood plain;
- Management of impact on farming activities on the village and vice versa will require to be actively managed to ensure no adverse conflict arises.



**Figure 1.7: Alternative 5c Rural Village Option (Philip Briel 2016)**

## 1.5 OVERVIEW OF CURRENT INITIATIVES ON BOSCHENDAL

The new owners purchased Boschendal in 2012. The vision of the new owners of is “to develop Boschendal into a top agricultural farm and the winelands epicenter of sought after ethically and naturally produced farm to table food and wine; a farm where our natural environment thrives and where local people benefit from our prosperity”.

The associated mission statement is “as farm owner and ‘agent of change’ is to create a healthy and sustainable food system that benefits us all, and share our the rich heritage and natural beauty to create authentic, soul-enriching guest experiences”. The key elements of the vision include:

- To create a healthy and sustainable food system based on local, naturally grown foods;
- Improve the fertility of the soil on the farm;
- Provide guests with the opportunity to savour the best of winelands farm living.
- Support the upliftment of local communities

In order to achieve this vision the owners have embarked on a programme that is based on three primary components aimed at rejuvenating Boschendal. The components are:

- Agriculture;
- Hospitality; and,
- Property development.

In terms of current initiatives, the new shareholders have invested ~ R250 million in upgrading the infrastructure and buildings on the site and equipment. The number of employees on the farm has increased from ~ 100 employees (salaried and wages) to 358 permanent employees and 137 temporary employees. Approximately 65% of the employees are members from the local communities in the study area. Of the 358 permanent employees 328 (90%) are Historically Disadvantaged Individuals (HDIs), while 130 (95%) of the temporary employees are HDIs. In terms of gender, 157 (44%) of the permanent employees and 73 (53%) of the temporary workers are female. The annual salary and wage bill is ~ R30-35m per annum.

### **Agriculture**

The agriculture component currently includes 170 ha under fruit and 130 under vineyards. An additional 75 ha are planned for 2017-2018 period. A herd of ~ 600 Black Angus cattle has been established that supplies meat for the farms restaurants and retail butchery. An area of 400 ha has been set aside for grazing and the cattle are grass fed which improves soil fertility on the farm. In addition, 5-6ha organic vegetable and herb garden that supplies the farms restaurants and retail farm store has also been established.

An egg producing operation aimed at local entrepreneurs has also been established using mobile chicken houses located in the fields to provide free-range eggs from pasture fed chickens. The operation currently produces ~ 1000 eggs per day. A nursery is also in the process of being established on Rhone Farm. The nursery will supply plants to Boschendal, the proposed Village and the public.

### **Hospitality**

The hospitality component has involved the establishment of the new Werf Restaurant, which overlooks the vegetable garden, and the Deli and Farm Shop on Boschendal Farm. A new function venue, the Olive Press, has also been established on Boschendal Farm. A number of old farm workers cottages have been renovated to provide accommodation for guests. In addition, the Rhone Homestead Restaurant has been up-graded. A new picnic area has also been opened at the Rhone Werf area. The two wine tasting venues on the farm have also been up-graded. In addition, a bakery and butchery have been established to serve Boschendal's retail and hospitality requirements.

A series of new nature trails have also been developed on the farm that cater for hiking, running and mountain biking. Horse rides and horse drawn carriage rides around the farm have also been introduced. Boschendal has also entered into partnership with one of the local managers on the farm to rent mountain bikes out to visitors. The initiative currently involves 30 mountain bikes and has also created employment linked to servicing and repair of bikes.

### **Property Development (Planned)**

The property development component involves the proposed Boschendal Village Mixed Use Development which is subject to the current EIA process. The aim is to establish a resource efficient, vibrant, functioning village at the intersection of the R310-R45. The mixed-use functions are aimed at allowing for both residential and commercial opportunity, providing the potential for economic expansion to the local economy and jobs closer to home. It is also envisaged that the village will become a major outlet and consumer of food being produced on the farm. In this regard the establishment of a farmers market and artisanal

food production has potential to create opportunities for members from the surrounding community.

### **Local community initiatives**

The current owners have embarked on a number of community initiatives. These include the establishment of a pre-school and aftercare facility in the Dwars River Valley. The aftercare facility will provide opportunities for supervised and development of life-skills through sport. A food nutrition programme using natural produce produced on the farm will be linked to these facilities and local schools in the area. Local produce from the farm will also be made available to the local residents in the valley. The establishment of the Rachelsfontein Centre on the farm, which will provide a space for staff and their families to relax and interact and will include a sports field, theatre, amphitheatre, meeting rooms, lecture hall, library, etc.

Boschendal, in partnership with Solms Delta, have also established an early child development centre on the farm. The school currently accommodates 60 school children ranging from age of 6 months to 5 years. The school currently employs 10 teachers.

The option of establishing some form of Agricultural College on the farm is also being considered. The option of linking the college with the Elsenburg Agricultural College is being investigated. The facility will create opportunities for members from the local community to get formal training in the field of agriculture in the form of a Farmers Apprentice School. A bursary programme for local workers and community members will also be established.

### **Skills development and training**

The current owners have also embarked on an employee training and skills development programme. This programme is designed to provide employees with the necessary skills to further their careers both at Boschendal and in the broader economy.

During 2014 50 staff members were involved in a number of programmes ranging from level one first aid courses (12 staff), forklift driving course (5 staff), chain saw handling course (7 staff), driving licence (1 staff) and general people skills development (25 staff). The number of staff sent on training courses increase to 261 in 2015. This total included pruning course (24 staff), tractor maintenance (21 staff), Adult Basic Education and Training (ABET) in numeracy and literacy (40 staff), first aid (23 staff), fire fighting (20 staff), wine advisors course (5 staff) and peoples skills development course (105 staff).

In addition to the above, hospitality focused training was implemented in 2015 which involved weekly programmes for 6 months. This training programme was linked to the newly established hospitality components, including the Deli, Werf Restaurant, Olive Press functions venue and La Rhone picnic and restaurant developments. The programme include training for management (16 staff), waiters (24 staff), housekeeping (19 staff), chefs (14 staff), security (15 staff), farm and vineyard workers (80 staff), wine tasting, reception and gift shop (19 staff). As part of the programme, 20 members from the local community participated in an intensive 2 week waiter course. Ten are were offered permanent employment on Boschendal

The new owners have also established a security company, Silver Mine Protection Services. The company is owned and run by two local HDI operators that used to work as security personnel on the farm. The company provide security on the farm and is also providing services to other customers in the area. The company currently employs 37 employees. As indicated above, a small egg business that is 70% owned by a local HDI from Stellenbosch, Integri Egg, has also been established. Boschendal provide the owner with land and buy eggs for the restaurants on the farm.

## 1.6 OVERVIEW OF THE PROPOSED DEVELOPMENT<sup>3</sup>

As indicated in Alternative 5a and 5b, the proposed Boschendal Village Mixed Use Development includes a farmers market, shops, and restaurants, places of entertainment, offices and other related businesses as well as apartments on the upper levels. 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 and 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.

The maximum development extent which may not be exceeded is summarised as follows:

- Residential: 475 dwelling units (maximum);
- General Business GLA: 14 500m<sup>2</sup>;
- Hotel/Guest accommodation: 100 bedrooms;
- Community facilities GLA: 3000 m<sup>2</sup> GLA.

10 % (47) of the total number of residential units will be allocated as affordable housing for key workers. This will be done in the form of rental housing or a rent-to-buy scheme set up by the developer. As indicated above, Boschendal will set aside ~ 50% of the 47 units to accommodate key Boschendal workers, while the remaining 50% will be made available at a subsidised rent to non-Boschendal key workers, such as local teachers and health workers etc. The intention is also to enable “key workers” to purchase their properties after a stipulated period of time. However, in order to ensure that there is always accommodation available to key workers ~ 50% of the 47 units will remain under the control of Boschendal.

The Urban Design Framework (UDF) notes that “in essence, the character of the proposed development will be that of rural village, characterised by certain urban qualities, discreetly knitted into an agrarian landscape, whilst responding to the historical context of the area.” In addition the overall design is informed by a number of key principles that are also relevant to the SIA. These include:

- Publically accessible, diverse and vibrant;
- Mixed use;
- Quality public space;
- Compact and dense;
- Walkable;
- Responsive to the genius loci;
- Safe and secure;
- Environmentally, socially and economically sustainable.

### **Social sustainability**

The main attributes of social sustainability associated with the proposed development include:

---

<sup>3</sup> This section is based on the information contained in the *BOSCHENDAL VILLAGE PROJECT: URBAN DESIGN FRAMEWORK, WITH PRECINCT PLANS AND CONTROLS AND GUIDELINES* (Briel and le Roux, November 2015).

- Provision of public good;
- Promotion of social cohesion and diversity in communities;
- Delivering healthy living environments.

In terms of social sustainability the proposed development the existing clinic will be up-graded and moved to a more accessible location and housed in one of the new business buildings in the village. In terms of size a maximum of three consulting rooms is envisaged. This will benefit not only the inhabitants of proposed village but also the communities in the surrounding areas. A pre-school will also be provided on site that will be open to local residents as well as the wider community.

The design also incorporates the provision of public spaces that will be open and accessible to the general public. Space will also be provided for informal trading activities. The development will also improve traffic and pedestrian safety through the upgrading of the R310-R45 intersection and the provision of dedicated bus and taxi stops. The establishment of a new high street, parallel to the R310 will create consolidated business and retail node which will in turn create employment opportunities as well as provide amenities that are located close to existing settlements in the area, such as Pniel, Meerlust and Lanquedoc.

In terms of housing, the proposed development aims to cater for different income groups including middle and high-end buyers. As indicated above, 10% (~47 units) of the total number of units will also be made available at subsidised rentals for key workers.

### **Economic sustainability**

The main attributes of economic sustainability associated with the proposed development include:

- Support for the local economy;
- The creation of local jobs;
- Forging symbiotic economic systems.

The provision of a mixed use development that includes a commercial and tourist hub is aimed at creating employment opportunities for members of the local community. The link with and proximity of the development to the historic Boschendal Farm will enhance the potential of the development to attract visitors to the commercial component of the proposed development. The commercial component of the development will also provide an outlet for agricultural produce produced on the Boschendal Farm. This will enhance the rural village character of the proposed development. The construction phase of the development will also create employment opportunities for local residents in the area and local contractors. In this regard Boschendal has embarked on a skills development programme. The construction phase will be used to support this initiative.

### **Environmental sustainability**

The main attributes of environmental sustainability associated with the proposed development include:

- Reducing CO<sub>2</sub> emissions;
- Avoiding greenfield development;
- Promoting density and reducing sprawl;
- Reducing waste.

The design of the proposed development includes the use of PV and solar installations. This will reduce the carbon footprint of the proposed development. The establishment of brownfield site, coupled with on-site sewerage disposal, waste re-cycling and re-use will also reduce the environmental footprint of the proposed Boschendal Village Development. On-site sewage treatment will also reduce the burden of the development on municipal services.

The Urban Design Framework (UDF) for the proposed Boschendal Village is also informed by a number of factors including a set of Heritage Indicators and Directives prepared by Baumann et al. (Baumann, Winter, Dewar, Louw, 2015). The Heritage Indicators identify two issues that are central to the design and that have a bearing on the SIA. The first revolves around the protection of Boschendal as a significant heritage resource and highlights the importance of the historic cultural landscape which includes preserving the dominance of the rural landscape. The second indicator seeks to ensure that the authenticity and the dominance of agriculture is retained in the existing historic cultural landscape, and appropriately reflected in a new settlement.

In terms of physical form the proposed design of the Boschendal Village Mixed Use Development seeks to address the following:

- **Walkability:** Most amenities are located within a 10-minute walk of places of residence. Pedestrian dominant and friendly street design (buildings close to street; porches, windows & doors; tree-lined streets; on street parking; hidden parking lots; garages in rear lane; narrow, slow speed streets);
- **Connectivity:** Interconnected street grid network disperses traffic and eases walking coupled with high quality pedestrian network and public realm makes walking pleasurable;
- **Mixed-Use and Diversity:** A mix of shops, offices, apartments, and homes. Mixed-use within neighbourhoods, within blocks, and within buildings. Diversity of people - of ages, income levels, cultures, and races;
- **Mixed Housing:** A range of types, sizes and prices in close proximity to each other, public amenities and commercial activities;
- **Quality Architecture and Urban Design:** Emphasis on human comfort and the creation of a sense of place; special placement of civic amenities within community; human scale architecture rooted within the local vernacular, contemporary in style rather than pastiche;
- **Traditional Neighbourhood Structures:** Hierarchy of public spaces with a discernible centre and edge. Public space at centre. Importance of quality public realm; public open space designed as civic art. Containing a range of uses and densities within a 10-minute walk;
- **Increased Density:** More buildings, residences, shops, and services closer together for ease of walking, to enable a more efficient use of services and resources, and to create a more convenient, enjoyable place to live;
- **Sustainability:** Minimal environmental impact of development and its operations. Eco-friendly technologies, respect for ecology and the value of natural systems. Energy efficiency and less use of finite fuels. More local production. More walking, less driving;
- **Quality of Life:** The UDF notes that taken together these factors are aimed at providing a space that offers a high quality of life and create places that enrich, uplift, and inspire the human spirit.

## 1.7 SITE LOCATION AND SURROUNDING LAND USES

The historic Boschendal Estate is located in the in the Dwars River Valley, approximately 14 km north of Stellenbosch and 20 km west and east of Franschhoek and Paarl respectively. The term “Dwars River Valley” refers to the area on located either side of the Dwars River, east of the Helshoogte Pass on the R310, up to the river’s confluence with the Berg River 2.5 km north of the R45. The Dwars River Valley is flanked by the Simonsberg to the west and the Groot Drakenstein and Jonkershoek mountains to the south-east and east (Photograph 1.1).

The Dwars River, which is ~ 17 km in length, originates in a narrow valley between the Groot Drakenstein and Jonkershoek mountains, approximately 10 km south-east of the Boschendal site. The central portion is located near-parallel to the east of the R310, and traverses the easternmost portion of the Boschendal site. The confluence of the Dwars and Berg Rivers is located ~2.5 km to the north of the Boschendal site, across the R45, and ~800 m to the north of the Meerlust built edge. The Valley forms part of the Cape Winelands Biosphere Reserve and the mountains on its sides are part of the Cape Floral Kingdom World Heritage Site. Section 2 provides a historical overview of the area and the settlements. The proposed Boschendal Village Mixed Use Development site is located on a ~ 28ha portion of land located to the south of the intersection between the R 45, which links Paarl and Franschhoek, and the R310, which links the R 45 with Stellenbosch via the Helshoogte Pass (Photograph 1.2). The majority of the proposed development is located within the Groot Groot Drakenstein Node Urban Edge as defined in the Stellenbosch Spatial Development Framework (SDF approved May 2013).



**Photograph 1.1: View Dwars River Valley from foothills of Simonsberg looking east over Boschendal Farm towards Groot Drakenstein Mountains**



**Photograph 1.2: Intersection R 45 and R 310 adjacent to entrance to Alleé Bleue**

The settlements in the Dwars River Valley include Pniel/Jannesdal, Lanquedoc (Old and New) and Kylemore. Pniel / Johannesdal are located to the west of the Dwars River, approximately 3 km south of the R45-R310 intersection. The settlement is located on the lower slopes of Simonsberg (Photograph 1.3). Johannesdal is located adjacent and to the south of Pniel. The settlement pattern evolved around the original mission-station werf. The tree-lined werf, located immediately adjacent to the R310, is still at the heart of the settlement. From the werf, the settlement grew more or less organically, within the physical constraints of the Dwars River to the east and the steep slopes of the Simonsberg to the west.



**Photograph 1.3: Northern entrance to Pniel along R310**

Lanquedoc is located to the east of the Dwars River, approximately 600 m east of the built edge of Pniel, and approximately 1.6 km northeast of Kylemore. Access to the settlement is via a road that links up with the R310 just north of Pniel Primary School and runs east and then south for ~1 km before reaching the built edge (Photograph 1.4).

“Old Lanquedoc” was designed by Sir Herbert Baker and was conceived along the lines of the then progressive “Garden Village” concept. Over 100 well-proportioned and functional cottage-style houses as well as a Church (St Giles) and rectory, and small school were built (Photograph 1.5). “New Lanquedoc” was developed between 2003 and 2005 to accommodate farm workers who were removed from the farms that made up the Boschendal lands owned by Anglo American Farms. A total of 456 houses were built, almost three times the number of houses in Old Lanquedoc (Photograph 1.6).

Kylemore is located to the east of the Dwars River and R310, and south of Pniel, just to the north of the Helshoogte Pass on the R310. Access to the settlement is via Swart Street which links up with the R310. The settlement pattern consists largely of small, freestanding dwellings on single erven (Photograph 1.7). Two low-income housing projects have been completed in Kylemore since the 1980’s, the most referred to as “New Kylemore”.



**Photograph 1.4: Pniel Primary School located adjacent to R310**



**Figure 1.5: Houses in Old Lanquedoc**



**Photograph 1.6: Houses in New Lanquedoc**

Other settlements in the vicinity of the site include Simondium and Meerlust. Simondium is located in the Drakenstein LM, approximately 2.8 km to the north-west of the Boschendal site and serves as a localized service centre for the local farming area. The settlement pattern is largely linear and is aligned to the north of the R45, which links Paarl with Franschoek. The land uses include the large Simondium Agrimark complex (Photograph 1.7), two fuel stations, a superette, liquor store and a number of assorted shops. Two churches, a post office facility and two primary schools are also located in Simondium. A pedestrian path runs along the R45 to the east of the road, from Meerlust in the south, to north of the R45/ Klapmuts road junction (Photograph 1.8). The path carries significant pedestrian traffic from Meerlust, including learners walking to school and people visiting the Simondium clinic.



**Photograph 1.7: Agrimark complex in Simondium**



**Photograph 1.8: Pedestrian pathway adjacent to R 45**

Meerlust, officially known as the “Groot Drakenstein” settlement, and to its residents as “Meerlust Bosbou”, is a tiny worker-class settlement located immediately to the north of the R45. The access road to Meerlust off the R45 is located approximately 250 m west of the R310/ R45 intersection. The settlement is located on a small portion of a much larger undeveloped land parcel and consists of a double row of 30 houses and a small community hall located in a narrow strip to the west of the access road (Photograph 1.9).



**Photograph 1.9: Meerlust Bosbou**

The land uses immediately adjacent to and bordering onto the proposed Boschendal Village Mixed Use Development include the Rhodes Fruit Group (RFG), Drakenstein Police Station and RFF Clinic, Imibala, and a number of small holdings located to the west and access along a gravel road of the R310.

The RFG operations include a processing facility located next to the intersection between the R45 and R310, on a pocket of land located to the west of the R310 and south of the R 45 (Photograph 1.10). The administrative buildings are located on the eastern side of the R45, opposite to the entrance to the processing facility (Photograph 1.11).



**Photograph 1.10: Entrance to Rhodes Fruit Farms processing plant of R310**



**Photograph 1.11: Administrative buildings associated with Rhodes Fruit Farms**

Properties belonging to the Rhodes Food Group (RFG) include Farm 1631/4 located to the west of the R310 and Farm 1632/1 to the east of the R310, north of the railway line. Farm 1631/4 accommodates the RFG factory and large tracts of currently vacant land to the factory's south, west and north. Farm 1632/1 is much smaller, and accommodates RFG's administrative centre. In addition, RFG owns land to the north of the R45 near Simondium, used for dairy farming.

Until recently, RFG was known as RFF. RFF was formed by a number of Amfarms employees during the unbundling of assets – e.g. the old RFF canning factory at the R45/ R310 intersection - which accompanied the sale of Amfarms around 2000. The RFG factory is the largest provider of employment opportunities in the Dwars River area. Until recently, three canneries and a ready-meals operation (Wonderland) were associated with the factory. The canning operation has been moved to RFG's plant in Tulbagh (the old Del Monte plant), and only Wonderland and the dairy have remained in the Dwars River area. Together, these provide approximately 600 employment opportunities, with Wonderland accounting for the bulk, namely around 500. Operations are carried out 24 hours a day, seven days a week. Traffic associated with the factory is mainly limited to weekdays. Two more ready-meals plants are currently envisaged adjacent to the existing factory, one each in 2016 and 2017. These would provide an additional 500 jobs (Henderson, pers. comm).

Imibala packaging operations are located on Farm 1674/15, immediately to the east of RFG administrative buildings. Access to Imibala is off the R45, approximately 150 m east of the R45-R310 intersection (Photograph 1.12). The Imibala property is located ~20m from the proposed Boschendal development area, north of the Paarl-Franschhoek railway line. Most of the property is built up, and accommodates stores, large industrial buildings and a structure housing offices. The site accommodates Imibala's year-round export fruit packing plant as well as a factory producing vegetable crisps for Woolworths. Portions of the site are rented out to a factory food store and a recycler of used cooking oil. The packing operations currently provide around 85 employment opportunities for 9 months of the year. Imibala is currently the only large scale manufacturer of vegetable crisps in RSA, and hopes to expand operations at the site. Cooking smells (deep frying) are associated with operations (Cooke, pers. comm).

The Drakenstein Police Station and RFF Clinic are located immediately to the south of the RFG offices, adjacent to R 310 (Photograph 1.13). The police station serves a relatively confined area, namely the area to the north of the Helshoogte Pass, west of Simonsberg, east of the Groot Drakenstein Mountains, and south of the Berg River. The station has a staff of 41, inclusive of administrative staff. The station has 13 vehicles, inclusive of vehicles used by detectives (Daniels, pers. comm).



**Photograph 1.12: Buildings associated with Imibala operations**



**Photograph 1.13: Existing clinic**

The area earmarked for the establishment of the proposed Boschendal Village Mixed Use Development is located on either side of the R310. The majority of the site is located to the east of the R310, between the R310 and the Dwars River. This section of the site is bordered by the Drakenstein Police Station to the north and the historic Boschendal Homestead to the south. A woodcutting and chipping operation is located on a portion of the site next to the police station (Photograph 1.14). There are also a number of abandoned cottages on the site (Photograph 1.15). The cottages located towards the Boschendal homestead will be renovated and used to accommodate visitors. The other cottages located towards the Dwars River will be demolished.



**Photograph 1.14: Wood processing operations on the site**



**Photograph 1.15: View from R310 looking east over site. The cottages on the right will be renovated**

The historic Boschendal Homestead and associated werf is located to the south of the site (Photograph 1.16). The activities and land uses associated with the homestead and the werf area and surrounds include a deli, wine tasting area, a restaurant that overlooks a vegetable garden and a wedding and events venue. A number of the old workers cottages have also been renovated and are used for guest accommodation (Photograph 1-17-1.20). The majority of the up-grades, such as the new restaurant, vegetable garden, events venue and the renovation of the workers cottages have taken place over the last 2 years.



**Photograph 1.16: Boschendal Manor House**



**Photograph 1.17: Vegetable garden at Boschendal**



**Photograph 1.18: Restaurant at Boschendal overlooking vegetable garden**



**Photograph 1.19: Wedding and event venue at Boschendal**



**Photograph 1.20: Renovated cottages at Boschendal**

The land uses to the west of the R310 include 7 cottages located on land owned by Boschendal. These cottages accommodate Boschendal employees and other tenants (Photograph 1.21). The gravel road, which is located 400 m south of the R45-R310 intersection, provides access to a number of small holdings, including Microprop and Shady Oaks (Photograph 1.22). The Rhodes Fruit Farms processing plant is also visible from the gravel access road (Photograph 1.23).

Microprop operations and Shady Oaks are located on portions 2 and 3 and portion 1 of Farm 1367 respectively. These properties border onto Boschendal lands to the west, east and south and RFG land to the north. Access to all three properties is off a cul-de sac gravel road to the north of the properties off the R310. Portions 2 and 3 belong to Dr Eric Farranger (Microprop). Portion 1 (New Oaks), the furthest from the development area (~230 m to the west thereof) belong to the Newman family. Both owners reside on their respective properties. The Farranger properties accommodate a tissue culture nursery and cut flower operation. Approximately 30-50 employment opportunities are associated with operations, with peak employment during cut flower season (October to January). Most workers are from local communities. Dr. Farranger has indicated that he is considering the potential subdivision and low-density residential development of his properties, or portions thereof (Farranger, pers. comm).



**Photograph 1.21: Existing cottages located adjacent to R 310**



**Photograph 1.22: View looking west along road to Miroprop and Shady Oaks**



**Photograph 1.23: Fruit processing facilities associated with Rhodes Fruit Farms**

The other farms in the vicinity of the proposed site include, Alleé Blue, Lekkerwijn, Solms Delta; and Normandie/ L'Ormarins.

Alleé Bleue consists of 7 land parcels north of the R45/ R310 intersection, i.e. not directly bordering onto Boschendal. The property was bought by the Dauphin family (based in Germany) in 1999, and got its current name in 2004. Allée Bleue accommodates farming (wine, fruit, herbs, olives) and hospitality components (restaurant/ bistro and limited accommodation). Operations employ approximately 120 people on a full-time basis, and an additional 80 seasonal workers.

Solms Delta is located to the north of the R45, across the road from the easternmost part of Portion 10 of the Boschendal development. The farm was bought by Professor Mark Solms in 2001. The 76 ha property is mainly operated as a wine farm (vineyards and cellar), but also has a restaurant, and cultural-historical museum. The owner and around 20 worker families live on the property. Solms Delta workers have a one third shareholding in Solms Delta via the Wyn de Kaap Trust – the Trusts also employ a social worker and provides skills-training learnerships in the viticulture, heritage, and tourism sectors. Solms Delta is widely regarded as an innovative and successful model for meaningful local development and transformation.

Lekkerwijn is located between Alleé Bleue and Solms Delta, to the north of the R45, and across the road from the Imibala property. Lekkerwijn was one of the first farms acquired by Rhodes in the 1890's. Lekkerwijn is currently owned by the Pickstone family, descendants of Rhode's horticulturalist Henry Pickstone. The owners reside on the property. The old Lekkerwijn manor house accommodates a small high-end accommodation facility.

Farms belonging to Antonij Rupert Wines, namely Blue Ridge, Normandie and L'Ormarins border onto Boschendal land to the east, ~1km to the east of the Boschendal development properties. Access to these farms is off the R45. The properties are primarily used for viticulture, but also includes a 150 ha private equestrian estate. A tourism cluster is located on L'Ormarins. The cluster includes a vintage car museum, a wine-tasting centre, and a restaurant. Operations employ approximately 165 people. Most of the permanent staff is housed in a purpose-built village (La Motte) near Franschoek.

## **1.8 ASSUMPTIONS AND LIMITATIONS**

### **1.8.1 Assumptions**

#### **Fit with planning and policy requirements**

Legislation and policies reflect societal norms and values. The legislative and policy context therefore plays an important role in identifying and assessing the potential social impacts associated with a proposed development. In this regard a key component of the SIA process is to assess the proposed development in terms of its fit with key planning and policy documents. As such, if the findings of the study indicate that the proposed development in its current format does not conform to the spatial principles and guidelines contained in the relevant legislation and planning documents, and there are no significant or unique opportunities created by the development, the development cannot be supported.

Based on the findings of the SIA the majority of the site is located within the Groot Groot Drakenstein Node Urban Edge as defined in the Stellenbosch SDF. The area has therefore been identified as being suitable for development.

#### **Assessment of alternatives**

Alternative 2 and 3 were identified as not being suitable and have been scoped out (dropped) from the EIA assessment. Based on input from the Heritage specialists Alternative 4 was also deemed to be unsuitable and was also dropped from the assessment process. Given the location of the proposed development importance of heritage no assessment of Alternative 4 has been undertaken.

Based on the findings of the SIA, there are no material differences between the nature and significance of the social impacts associated with Alternative 5a and 5b. In this regard the two alternatives are essentially identical with the exception that Alternative 5b requires no in-fill below the 1:100 flood-line. This will have no bearing on the findings of the SIA. The findings of the SIA therefore apply to both Alternative 5a and 5b. This applies for both the construction and operational phase.

### **1.8.2 Limitations**

There are no limitations that have a bearing on the findings of the SIA.

## **1.9 APPROACH TO STUDY**

The approach to the SIA study is based on the Western Cape Department of Environmental Affairs and Development Planning Guidelines for Social Impact Assessment (Barbour, 2007). These guidelines are based on international best practice. The key activities in the SIA process embodied in the guidelines include:

- Describing and obtaining an understanding of the proposed intervention (type, scale, and location) and the communities and settlements in the area that are likely to be affected by the proposed project;
- Collecting baseline data on the social and economic environment;
- Review of relevant planning and policy frameworks for the area;
- Identifying the key potential social issues associated with the proposed project. This requires site visits to the area and consultation with affected individuals and communities;
- Assessing and documenting the significance of social impacts associated with the proposed intervention; and
- Identifying alternatives and mitigation measures.

The identification of potential social issues associated with proposed development is based on observations during the project site visit, review of relevant documentation and experience with similar projects and the general area. Annexure A contains a list of the secondary information reviewed and interviews conducted. Annexure B summarises the assessment methodology used to assign significance ratings to the assessment process.

### **1.9.1 Definition of social impacts**

Social impacts can be defined as “the consequences to human populations of any public or private actions (these include policies, programmes, plans and/or projects) that alter the ways in which people live, work, play, relate to one another, organise to meet their needs and generally live and cope as members of society. These impacts are felt at various levels, including individual level, family or household level, community, organisation or society level. Some social impacts are felt by the body as a physical reality, while other social impacts are perceptual or emotional” (Vanclay, 2002).

When considering social impacts it is important to recognise that social change is a natural and on-going process (Burdge, 1995). However, it is also important to recognise and understand that policies, plans, programmes, and/or projects implemented by government departments and/or private institutions have the potential to influence and alter both the **rate** and **direction** of social change. Many social impacts are not in themselves “impacts” but change process that may lead to social impacts (Vanclay, 2002). For example the influx of temporary construction workers is in itself not a social impact. However, their presence can result in range of social impacts, such as increase in antisocial behaviour. The approach adopted by Vanclay stresses the importance of understanding the processes that can result in social impacts. It is therefore critical for social assessment specialists to think through the complex causal mechanisms that produce social impacts. By following impact pathways, or causal chains, and specifically, by thinking about interactions that are likely to be caused, the full range of impacts can be identified (Vanclay, 2002).

An SIA should therefore enable the authorities, project proponents, individuals, communities, and organisations to understand and be in a position to identify and anticipate the potential social consequences of the implementation of a proposed policy, programme, plan, or project. The SIA process should alert also communities and individuals to the proposed project and possible social impacts, while at the same time allowing them to assess the implications and identify potential alternatives. The assessment process should also alert proponents and planners to the likelihood and nature of social impacts and enable them to anticipate and predict these impacts in advance so that the findings and recommendations of the assessment are incorporated into and inform the planning and decision-making process.

However, the issue of social impacts is complicated by the way in which different people from different cultural, ethnic, religious, gender, and educational backgrounds etc. view the world. This is referred to as the “social construct of reality.” The social construct of reality informs people’s worldview and the way in which they react to changes.

Social impacts vary in both time and space. In terms of timing, all projects and policies go through a series of phases, usually starting with initial planning, followed by implementation (construction), operation, and finally closure (decommissioning). The activities, and hence the type and duration of the social impacts associated with each of these phases are likely to differ.

### **1.10 SPECIALIST DETAILS**

Tony Barbour has 24 years’ experience in the field of environmental management. In terms of SIA experience Tony Barbour has undertaken in the region of 200 SIA’s and is the author of the Guidelines for Social Impact Assessments for EIA’s adopted by the Department of Environmental Affairs and Development Planning (DEA&DP) in the Western Cape in 2007. Annexure C contains a copy of Tony Barbour’s CV.

Schalk van der Merwe, the co-author of this report, has an MPhil in Environmental Management from the University of Cape Town and has worked closely with Tony Barbour on a number of SIAs over the last eleven years.

### **1.11 DECLARATION OF INDEPENDENCE**

This confirms that Tony Barbour and Schalk van der Merwe, the specialist consultants responsible for undertaking the study and preparing the report, are independent and do not have vested or financial interest in the proposed development being either approved or rejected. Annexure D contains a signed declaration by Tony Barbour.

### **1.12 REPORT STRUCTURE**

The report is divided into five sections, namely:

- Section 1: Introduction;
- Section 2: Policy and planning environment;
- Section 3: Overview of the study area;
- Section 4: Identification of key issues; and
- Section 5: Findings and Recommendations.

---

## SECTION 2: POLICY AND PLANNING ENVIRONMENT

---

### 2.1 INTRODUCTION

Legislation and policy embody and reflect key societal norms, values and developmental goals. The legislative and policy context therefore plays an important role in identifying, assessing and evaluating the significance of potential social impacts associated with any given proposed development. An assessment of the “policy and planning fit<sup>4</sup>” of the proposed development therefore constitutes a key aspect of the Social Impact Assessment (SIA). In this regard, assessment of “planning fit” conforms to international best practice for conducting SIAs. Furthermore, it also constitutes a key reporting requirement in terms of the applicable Western Cape Department of Environmental Affairs and Development Planning’s *Guidelines for Social Impact Assessment* (Barbour, 2007).

Section 2 provides an overview of the most significant policy documents of relevance to the proposed Boschendal development, namely:

- Western Cape Provincial Spatial Development Framework (2014);
- Stellenbosch Draft Integrated Development Plan 2015/ 2016;
- Stellenbosch Municipal Spatial Development Framework (2013); and
- Stellenbosch Municipality Strategic Framework for Local Economic Development (2013).

### 2.2 WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (2014)

The 2009 Provincial Spatial Development Framework (PSDF) was reviewed and up-dated in 2014. The need for the review was informed by the need to adapt to an ever changing economic climate as well as the imperative to best interpret land use planning law reform. However, the overall policy objective remains the same, namely to secure environmentally sustainable development and the use of natural resources while promoting socio-economic development of the Western Cape Province.

#### Aim

The aim of the Western Cape PSDF is to:

- Give spatial expression to the national (i.e. National Development Plan) and provincial (i.e. OneCape 2040) development agendas;
- Serve as basis for coordinating, integrating and aligning ‘on the ground’ delivery of national and provincial departmental programmes;
- Support municipalities to fulfil their Municipal Planning mandate in line with the national and provincial agendas; and

---

<sup>4</sup> Planning fit” can simply be described as the extent to which any relevant development satisfies the core criteria of appropriateness, need, and desirability, as defined or circumscribed by the relevant applicable legislation and policy documents at a given time.

- Communicate government’s spatial development intentions to the private sector and civil society.

### **Guiding principles**

The Western Cape’s new PSDF is based on a number of spatial principles that are relevant to the proposed Boschendal Mixed Use Development (BMUD), namely:

- Spatial justice;
- Sustainability and resilience;
- Spatial efficiency;
- Accessibility;
- Quality and liveability.

### ***Spatial justice***

A socially just society is based on the principles of equality, solidarity and inclusion. While equal opportunity targets everyone in the community, social justice targets the marginalised and disadvantaged groups in society. Inclusionary settlements focus on the public realm rather than on private enclaves; support civic interaction and equitable access throughout the public environment; and make urban opportunities accessible to all – especially the poor. Past spatial and other development imbalances should be redressed through improved access to and use of land by disadvantaged communities. The issue of spatial justice is to some extent addressed by the proposed Boschendal Village Mixed Use Development in that it does provide access to land and housing for historically disadvantaged communities. However, this access will be largely confined to middle and higher income groups.

### ***Sustainability and resilience***

Land development should be spatially compact, resource-frugal, compatible with cultural and scenic landscapes, and should not involve the conversion of high potential agricultural land or compromising eco-systems. Resilience is about the capacity to withstand shocks and disturbances such as climate change or economic crises, and to use such events to catalyse renewal, novelty and innovation. The focus should be on creating complex, diverse and resilient spatial systems that are sustainable in all contexts. The urban design framework for the proposed Boschendal Village seeks to create a spatially compact development that is sensitive to cultural and scenic landscapes and does not result in the loss of high potential agricultural land. The development is also designed to be resource efficient.

### ***Spatial efficiency***

Efficiency relates to the form of settlements and use of resources - compaction as opposed to sprawl; mixed-use as opposed to mono-functional land uses; and prioritisation of public transport over private car use. When a settlement is compact higher densities provide thresholds to support viable public transport, reduce overall energy use, and lower user costs as travel distances are shorter and cheaper. As indicated above, the urban design framework for the proposed Boschendal Village seeks to create a spatially compact development that caters for a range of mixed uses. The development is also located within the defined urban edge.

### ***Accessibility***

Improving access to services, facilities, employment, training and recreation, including improving the choice of safe and efficient transport modes (e.g. public transport, private vehicle, bicycle, walking and wheelchair) is essential to achieving the stated settlement transitions of the NDP and OneCape 2040. Accessibility is also defined by convenient and

dignified access to private and public spaces for people with impaired mobility. Good and equitable access systems must prioritise the pedestrian, as well as provide routes for bikes, prams, wheelchairs and public transport. An accessible system will offer a choice of routes supporting these modes and safe connections between places and communities. Visual access implies direct sight lines or unfolding views, signs or other visual cues, and being able to see other people - all of which help in negotiating places. The urban design framework for the proposed Boschendal Village addresses the issue of visual and public accessibility and also makes provision for the establishment of public spaces. Provision is also made for the establishment of a public transport pick-up and drop-off area.

### **Quality and liveability**

The quality of an environment directly contributes to its liveability. A good environment is one that is legible, diverse, varied and unique. The legibility of a place is contributed to by the existence of landmarks such as notable buildings and landscaping or well- defined public space as well as the legibility and structure of its street networks. Diverse environments provide a variety of opportunities, experiences and choice. The more varied a place, the more valued because of the individual qualities that make it distinctive from other places. Liveable settlements feature a balance between individual and community, of logic and feeling, of order and random incident. In many cases, a town's public realm provides coherence and order while countless private ventures introduce variety and interest. One condition benefits from the other. The quality of public space can define the liveability of a place. Public spaces are the living rooms to settlements where people meet, play and relax. They need to be safe and attractive - features enabled by activity and surveillance. The urban design framework for the proposed Boschendal Village focuses on creating a rural village that emphasises the quality of the living environment and the importance of public access, open spaces and cultural and scenic landscapes.

#### **2.2.1 Developing integrated and sustainable settlements**

Economic growth is the number one priority of the Western Cape government. However, the SDF notes that notwithstanding two decades of policies aimed at transforming apartheid's geography, South Africa's cities, towns, villages and rural areas remain highly unequal, inefficient and segregated places. Mindful of the complexity of undoing this entrenched spatial legacy, the PSDF also needs to take on the challenge of restructuring the Western Cape's urban and rural landscapes so that they offer socio-economic opportunities for all - especially those previously restricted in accessing these benefits. In this regard the SDF notes that "*Despite reforms to the planning system, colonial and apartheid legacies still structure space across different scales*" (NDP, 2012, p 260)

The SDF indicates that in order to address the entrenched spatial legacy which persists in the Western Cape, the PSDF needs to take seriously the challenge of restructuring regions and settlements so that they offer opportunities for all - especially those previously restricted in accessing these benefits. The focus of the settlement agenda as set out in the SDF is holistic and covers five key spatial elements of settlement namely; settlement morphology, heritage, access, activities including land use and facilities and housing. The settlement policy objectives deal with 5 key areas, namely:

- Protecting and enhancing sense of place and settlement patterns;
- Improving accessibility at all scales;
- Promoting an appropriate land use mix and density in settlements;
- Ensuring effective and equitable social services and facilities;
- Supporting inclusive and sustainable housing.

Relevant policy provisions include:

Policy S3: Promote compact, mixed use and integrated settlements:

- (2) Promote functional integration and mixed use as a key component of achieving improved levels of settlement liveability and counter apartheid spatial patterns and decentralization through densification and infill development;
- (3) Locate and package integrated land development packages, infrastructure and services as critical inputs to business establishment and expansion in places that capture efficiencies associated with agglomeration.

The PSDF notes that the formal urban land market remains unaffordable to over 80% of Western Cape households, placing enormous pressure on the public sector. It further notes that exclusionary land markets mitigate against spatial integration of socio-economic groups and limit affordable housing on well-located land. Subsidy housing finance structures do not allow for the development of higher quality, well located housing. Relevant policy provisions include:

Policy S5: Promote sustainable, integrated and inclusive housing in formal and informal markets:

- (11) Achieve a wider range of housing opportunities with regards to diversity of tenure, size, density, height and quality in order to promote a ladder of upward mobility for households to progress as economic circumstances change over time.

The housing opportunities associated with the proposed Boschendal Mixed Use Development cater for middle and high income groups. However, the development does create opportunities for community members from the study area that fall within these income groups to acquire property in an area where there is a shortage of opportunities.

The SDF notes that a strong **sense of place** and quality environments within settlements at all scales is increasingly recognized as an essential dimension of sustainable settlement. This relates to the economic potential associated with tourism, attracting skills into the service and knowledge economy as well as the wellbeing and dignity of communities of all income groups.

**Access** to opportunities and services is a keystone to building a strong regional economy and facilitating equitable access to opportunities and services in a financially sustainable manner. Of relevance to the proposed Boschendal Village the SDF indicates that a compact urban form and built environment also enables inclusivity and diversity of population, housing and social facilities, and also acts as a precondition for the efficient and affordable delivery of basic services.

### **Sense of place and settlement patterns**

The Western Cape's distinctive settlement distribution and typologies have developed in response to environmental conditions, historic patterns of subdivision and built forms. These settlement typologies and spatial distribution relate to their rural and agrarian contexts in ways that remain relevant to their long term viability. Scenic landscapes, historic settlements and the sense of place, which underpin the quality of settlements and their associated competitive value, associated with a services economy and tourism, are being

eroded. Causes include inappropriate development, a lack of adequate information and proactive management systems. Poor quality, hostile environments are beginning to overwhelm the identity and attraction of small towns across the Western Cape.

### ***Spatial implications***

The enhancement of the Western Cape's unique sense of place and identity underpins its economy in numerous ways and relies on appropriate development and protection responses to the heritage, cultural and scenic assets of the province. Landscape and heritage management must be seen as an essential and integral aspect of spatial planning and not separate from it. Principles pertaining to settlement should always support the protection and enhancement of cultural and heritage assets.

Underpinning the strength of the province's tertiary sector is its unique lifestyle offering. Growing the Western Cape's economy is dependent on the safeguarding of these assets. The integrity of the province's natural and built environments is of critical importance to the further development of tourism, as the Western Cape's tourism economy is nature and heritage based, and built on a foundation of a high-quality and unique environment. Inappropriate, sprawling development which erodes these assets also erodes several of the foundations of the Western Cape's economy. The proposed Boschendal Village development seeks to develop a compact, rural village informed by a number of heritage indicators that highlight the importance of sense of space and scale.

The delineation of urban edges has been viewed as an essential tool to protect the key settlement heritage, landscape and urban form assets from the encroachment of further urban development and protecting the visual setting of historical settlements. However, it must be noted that sole dependency on urban edges to provide the necessary effective long-term protection and management of scenic landscapes and heritage assets will not be sufficient. Heritage input into the preparation of Spatial Development Frameworks is essential to ensure effective integration of heritage management and planning issues and to develop ways to optimise these resources as assets that can contribute to regeneration and build economic resilience. As indicated above, the majority of the proposed Boschendal Village Mixed Use Development is located within the Groot Drakenstein Node Urban Edge as defined in the Stellenbosch SDF.

Finally, well-designed settlements support civic interaction and equitable access throughout the public environment. Inclusion and integration through an enhanced sense of belonging can be promoted through a focus on the public realm rather than on private enclaves, and by promoting the clustering and agglomeration of complementary activities and land uses. The Boschendal Village Mixed Use Development promotes public access and integration.

### **Accessibility**

The Western Cape State of the Environment report (2013) notes that "Transportation systems are well developed, although heavily skewed towards road-based transport, private vehicles and road-based freight movement". However, travel within and between municipalities is unaffordable to many, leaving communities trapped in space - unable to engage meaningfully with the economy and to access services and amenities. Mono-functional land uses, sprawl and remote developments are increasing the need to travel within and between regions. Many developments are taking place on cheap land at the urban fringes, dissipating transport services and viability. Unsafe, poor quality public transport persists, especially in the unsubsidised taxi sector.

### ***Spatial implications***

The fundamental spatial challenge is transforming the province's human settlement patterns so that all, especially the poor, can access the opportunities of urban environments (i.e. services, facilities and amenities; accommodation options; job and livelihood prospects; etc.). Settlement patterns and the provision of transport infrastructure need to assist in "closing down space" across the Province and within municipalities, to ultimately improve the affordability and viability of access to services and opportunities. The networks and systems of access (roads, paths and transport services) must always be designed to break down the spatial barriers created by apartheid and make settlements more convenient and pleasant to live in while creating economic opportunities close to where people live. The Boschendal Village seeks to create a compact, rural village that is open and accessible to the public. The mix of commercial, retail and residential is also aimed at creating work opportunities that are accessible and close to where people live.

### **Land use and density**

The average densities of cities and towns in the Western Cape remain extremely low by international standards, in spite of policies to support mixed use and integration. There is clear evidence to show that urban sprawl and low densities contribute to unproductive and inefficient settlements as well as increasing the costs of municipal and provincial service delivery.

Settlements in the rural regions of the Province lack land use diversity, and hence economic and social resilience. In growth areas, new development has been largely mono-functional in nature dominated by dormitory townships, gated residential developments and shopping centres. Poor planning and investment decisions tend to be made in favour of simpler, peripheral, developer led developments for quick profits, while municipalities pick up the tab for the long term operating costs. This is not sustainable. Both low densities and mono-functional land uses mitigate against sustainable access, service provision and quality as investment tends to be scattered rather than concentrated which diminishes its impact.

### ***Spatial implications***

The lack of integration, compaction and densification in urban areas in the Western Cape has serious negative consequences for municipal finance, for household livelihoods and for the environment. In order to secure a more sustainable future for the Province it is of critical importance that settlement planning and development achieves higher densities. A shift from a suburban to an urban development model is required across all scales of settlement.

It is evident that compact settlements with minimal urban footprints are more environmentally effective, as opposed to a sprawling settlement with uncontrolled growth. Municipal financial sustainability is enhanced in relation to the provision and maintenance of infrastructure, facilities and services. Compact settlements save people time and money, as travel distances are shorter and cheaper. Opportunities, public and private facilities and institutions are more accessible and thresholds are enough to support them. In prioritising a more compact urban form through investment and development decisions, settlements in the Western Cape can become more inclusionary, widening the range of opportunities for all. The proposed Boschendal Village development is located within the urban edge, and is designed to create a compact, rural village that includes a mix commercial, retail and residential components.

### **2.2.2 Sustainable use of provincial assets**

The Western Cape economy is based on its unique assets. These include farming resources that make it the country's leading exporter of agricultural commodities and whose value chains (e.g. agri-processing) underpin the province's industrial sector; and its natural capital (i.e. biological diversity) and varied scenic and cultural resources which are the attraction that makes the Western Cape the country's premier tourism destination. Collectively these assets provide a unique lifestyle offering which contribute to the relative strength of the province's tertiary sector and its comparative advantage as a so-called knowledge economy. Not only is the provincial economy dependent on these assets, but they also underpin livelihoods and set the parameters for the development and ultimate well-being of all residents.

Chapter 3.1 deals with the sustainable use of the WCP's assets. These are identified as Biodiversity and Ecosystem services; Water resources; Soils and Mineral resources; Resource consumption and disposal; and Landscape and scenic assets. Policies are outlined for each of these themed assets. The primary objectives contained in the 2009 SDF commit the Province to safeguarding these assets:

- Protect biodiversity and agricultural resources;
- Minimise the consumption of scarce environmental resources, particularly water, fuel, building materials, electricity and land – in the latter case especially pristine and other rural land, which is the Western Cape's 'goldmine-above-the-ground';
- Conserve and strengthen the sense of place of important natural, cultural and productive landscapes, artefacts and buildings.

The Western Cape's 2011 Provincial Strategic Plan reconfirmed these objectives and placed the proactive management of current and looming risks (e.g. climate change) onto the agenda.

#### **Soils and mineral resources**

Safeguarding the province's agricultural resources, and productively using them without compromising biodiversity, heritage and scenic resources, is identified as a key management challenge. Other challenges include:

- Extent of transformation of the natural landscape, especially peripheral to urban areas, and its threat to ecosystem services;
- Limited suitable land available for extension of the agricultural footprint;
- Inadequate safeguarding of the province's mineral and agricultural assets, and limited processing and beneficiation of agricultural and mineral products;
- Conflicting land development and scarce water utilisation pressures.

#### **Landscape and scenic assets**

The PSDF specialist study undertaken into the province's cultural and scenic landscapes established that they are significant assets that underpin the tourism economy, but that these resources are being incrementally eroded and fragmented. Agriculture is being reduced to 'islands', visual cluttering of the landscape by non-agricultural development is prevalent, and rural authenticity, character and scenic value is being eroded (e.g. Cape Winelands sprawl).

Losses of scenic and heritage rural character are taking place due to recent patterns of rural residential sprawl on the outskirts of urban centres associated with low-density property

developments. A number of scenic landscapes of high significance are under threat and require strategies to ensure their long-term protection. Of relevance to the proposed development priority areas for proposed conservation and protection include:

- Rural landscapes of scenic and cultural significance situated on the major urban edges and under increasing development pressure, e.g. Cape Winelands.

Towards establishing a framework for addressing these challenges, the SDF lists a number of spatial implications that are relevant to design and development of the proposed BMUD development:

- In terms of landscape significance, the overall natural and cultural landscape, and the layered pattern of settlements in response to the natural landscape over time is worthy of protection;
- In terms of landscape integrity, retaining the essential character and intactness of wilderness, rural and urban areas in the face of fragmentation through unstructured urbanisation and commercial agriculture, must be achieved;
- In terms of landscape connectivity, continuity and interconnectedness of wilderness and agricultural landscapes must be retained, including ecological corridors and green linkages;
- In terms of landscape setting, maintain the role of the natural landscape as a 'container' within which settlements are embedded, the landscape providing the dominant setting or backdrop;
- In terms of the logic of landscape, recognise the intrinsic characteristics and suitability of the landscape and its influence on land use, settlement and movement patterns, in response to geology, topography, water, soil types and microclimate.

As indicated above, the urban design framework for the proposed Boschendal Village seeks to create a spatially compact development that is sensitive to cultural and scenic landscapes and does not result in the loss of high potential agricultural land. The development is also designed to be resource efficient. The majority of the proposed development is also located within the Groot Drakenstein Node Urban Edge.

## **2.3 STELLENBOSCH INTEGRATED DEVELOPMENT PLAN**

The key planning documents that affect the area are the Stellenbosch IDP 2012-2017 and the Stellenbosch Spatial Development Framework. Key extracts from the document are listed below.

### **Stellenbosch Vision**

Vision of the SLM is for the Stellenbosch and the greater Stellenbosch area to be a world class university town which delivers excellent services to all its citizens

### **Strategic Goals**

The IDP identifies nine broad strategic goals that are grouped into two clusters. The first cluster relates to "foundation" or governance related issues. The second cluster of strategic goals is more relevant to the proposed BMUD and relates to the kind of services the SLM aims to provide its communities. The most relevant goals are listed below.

#### ***Strategic Goal 4: A treasured, protected environment***

The IDP lists a number of key focus areas under Strategic Goal (SG) 4. Of relevance to the proposed development are:

- Environmental planning and management;
- Conservation of nature areas;
- Management of alien vegetation;
- River rehabilitation;
- Urban greening.

#### ***Strategic Goal 5: Responsible spatial and development management***

The IDP lists a number of key focus areas under SG 5. Of relevance to the proposed development are:

- Town-wide and area-specific spatial direction to development;
- Managing heritage assets;
- Appropriate and efficient land use management;
- Appropriate and efficient building development management and green building.

#### ***Strategic Goal 6: Opportunity for enterprise, creativity and business development***

The IDP lists a number of key focus areas under SG 6. Of relevance to the proposed development are:

- LED planning and management;
- Sector support;
- Municipal services in support of LED.

#### ***Strategic Goal 8: Efficient infrastructure and services***

The IDP lists a number of key focus areas under SG 8. Of relevance to the proposed development are:

- Integrated, sustainable long term infrastructure planning and resourcing;
- Water, Electricity, Solid waste, and Transport;
- LED through infrastructure projects.

The 2015/2016 Review of the Stellenbosch Municipality IDP is the fourth revision of the current Stellenbosch five-year (2012-2017) IDP. In his foreword, the Mayor notes that Stellenbosch is one of the most unequal societies in South Africa, if not the most, and that it is therefore incumbent upon Council to display extraordinary efforts to secure a greater economic and social balance amongst its citizens. Business as usual is no longer sufficient to address this inequality.

Council's development vision for the municipality is to be "the Innovation Capital of South Africa". Council's mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.

The IDP is underpinned by five strategic objectives, namely:

- Objective 1: Striving to make Stellenbosch the preferred destination for investment and entrepreneurship translating into jobs and prosperity;
- Objective 2: Establishing the greenest municipality which will not only make it attractive for visitors and tourists, but also provide a desirable environment for new industries and create "green" jobs;

- Objective 3: Ensuring a dignified living for all Stellenbosch citizens, providing – acceptable living conditions, sanitation and clean drinking water;
- Objective 4: Creating a safer Stellenbosch valley, where civic pride and responsibility will replace crime and destructive behaviour; and
- Objective 5: Entrenching good governance, which implies compliance with and adherence to mandatory policies and procedures, a key requirement for effective governance.

### **Ward Plans**

The IDP also includes development priorities defined by ward committees. Key priorities identified for Ward 3 (Pniel, Lanquedoc, Meerlust Bosbou) are the following:

- Primary Health care (clinic);
- Housing and Land for Housing;
- Public Safety (Regular patrolling by law enforcement officers, mobile office and neighbourhood watch in Lanquedoc, Meerlust and Wemmershoek);
- Job Creation;
- Community Development and Facilities (Free access to municipal halls for youth activities and meetings).

## **2.4 STELLENBOSCH SPATIAL DEVELOPMENT FRAMEWORK**

The Stellenbosch Municipal Spatial Development Framework (MSDF) was approved by Council in February 2013. The key spatial development goals identified in the SDF are to:

- Achieve shared and inclusive growth;
- Increase access to opportunities, particularly for disadvantaged citizens;
- Improve sustainability by minimising ecological footprints; and
- Maintain the unique sense of place of the SLM's towns and region.

Key land development objectives of the SDF include

- The definition of clear edges to settlements to encourage inward growth and protect important agricultural and scenic land resources and biodiversity; and
- Development focused on alternative energy, water and waste service arrangements that do not compound the financial and environmental challenges associated with existing infrastructure provision.

Key land development principles include:

- The management of development and growth in a manner where walking distance is the "primary measure of access". This means that the municipal area should be planned so that citizens can access most of their daily needs on foot (within 20 minutes, or within a 1 km radius);
- The functional integration of activities to the greatest degree possible. This means that different uses should be mixed to maximise pedestrianism and minimise vehicular transport;
- Socio-economic integration of neighbourhoods, enabling poorer residents to access opportunities on foot;

- Average gross densities of approximately 15 du/ha should be achieved in rural settlements to ensure efficiency in service delivery and maximum protection of scarce environmental resources;
- Clear urban edges to encourage inward growth and protect important agricultural and scenic land resources and biodiversity; and
- Development focused on alternative energy, water and waste service arrangements that do not compound the financial and environmental challenges associated with existing infrastructure provision (SDF, pp. 91-2).

The SDF notes that the future spatial development of the Stellenbosch LM is guided by seven strategic perspectives, namely:

- Interconnected nodes;
- Car Free Transport;
- Inclusive Economic Growth;
- Optimal Land Use;
- Resource Custodianship;
- Food And Agriculture;
- Heritage.

Each of the seven perspectives is discussed below with reference to the proposed Boschendal Mixed Use Development.

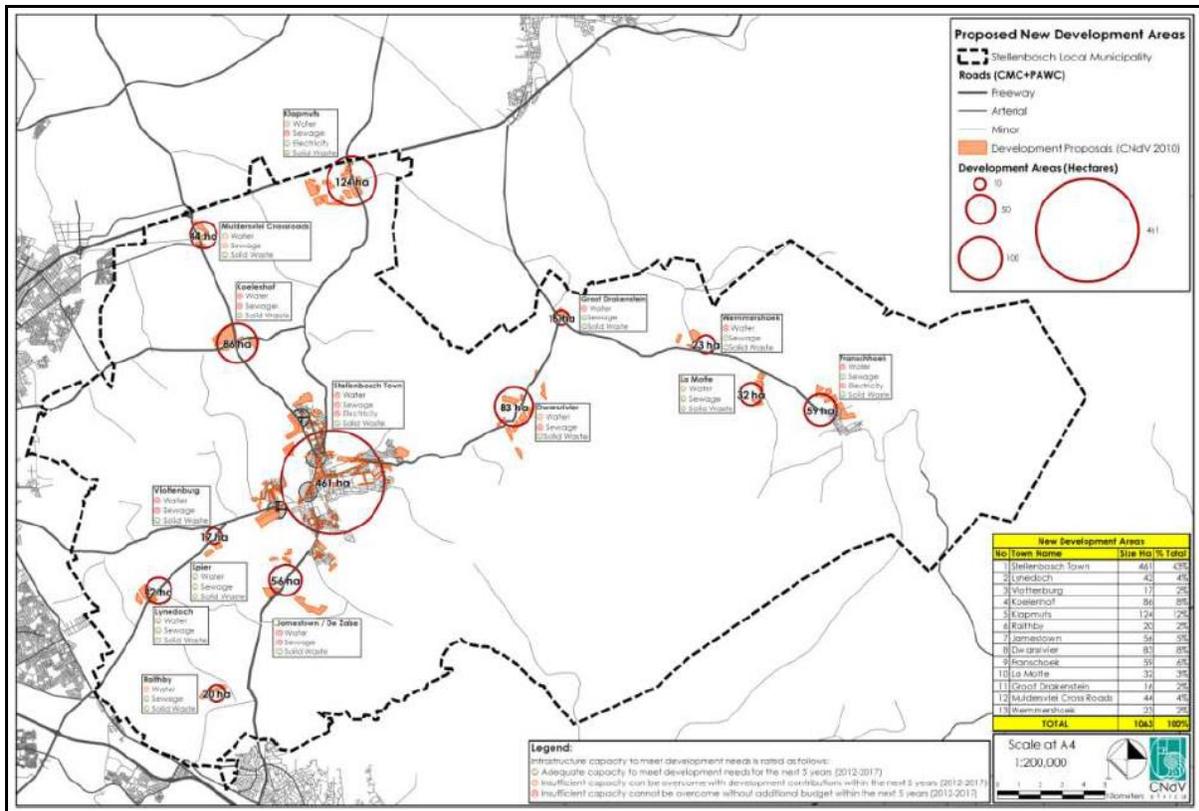
#### **2.4.1 Interconnected nodes**

Based on the Municipality's vision statement for the period 2010-2020 the SDF aims to guide:

- Future economic growth within a sustainable and coherent spatial framework;
- The planning and organisation of strategic infrastructure for managing mobility, water, energy, solid & liquid wastes to reduce negative environmental impacts;
- The protection and conservation of key natural resources and eco-system services, particularly rivers, soils, biodiversity, air quality, sacred spaces and public open spaces;
- The use of privately and publicly owned land to maximise opportunities for low skilled job seekers living in the area;
- The delivery of public and private sector housing on the social, gap and lower income sectors, taking into account the prioritization of incremental upgrading of informal settlements;
- The maintenance and further development of the municipality's agricultural base; The form, quality and appearance of all forms of urban and rural development in order to preserve the beauty and sense of place that is valued by the people of Stellenbosch and visitors from around the world.

At the heart of this SDF is the concept of 14 interconnected development nodes (Figure 2.1). Of relevance to the proposed BMUD are:

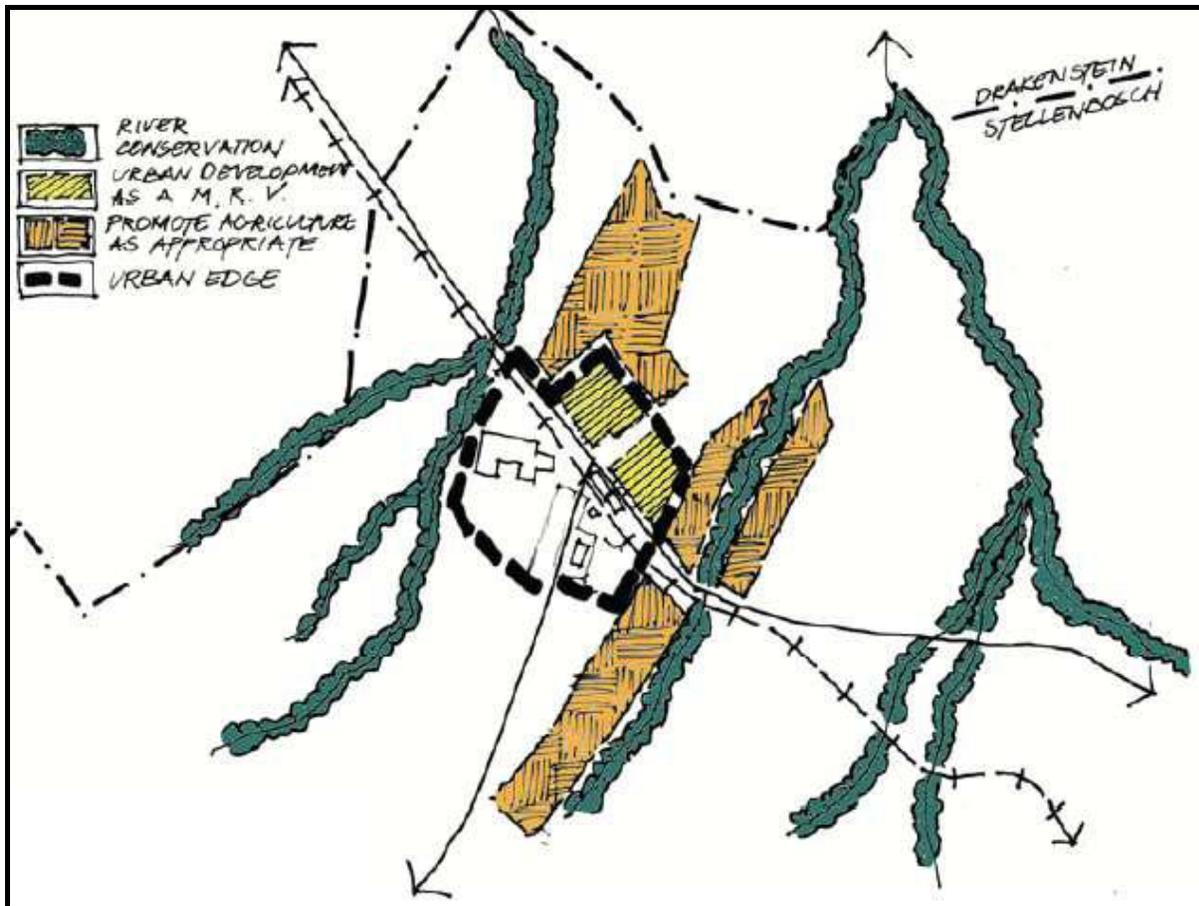
- Groot Drakenstein;
- Dwars River Valley.



**Figure 2.1: Proposed new development nodes within the SLM**

The SDF indicates that a key feature of the greater Stellenbosch area is the historic pattern of locating settlements along strategic transport and river systems. In order to protect the areas unique character and constrain environmental damage, it would be advantageous to follow this pattern. The SDF also notes that developments should be prioritised firstly around rail routes, and secondly alongside road routes and intersections. The SDF also promotes adherence to strict urban edge and the establishment of higher density developments. The proposed Boschendal Mixed Use Development (BMUD) is located at the junction of two established transport links, the R310 and R45.

Spatial proposals for the various urban nodes in the Municipality are contained in Volume 2 of the SDF. Of relevance to the proposed Boschendal development, the SDF identifies a small new urban node around the intersection of the R45 and R310, namely the Groot Drakenstein Node. Roughly half of the area included within the urban edge is located north of the R45, and mainly comprises public land associated with the ex-forestry Meerlust property. The proposed Boschendal development area essentially falls within the half to the south of the R45. Only a conceptual edge determination is provided in the SDF (Figure 2.2), the idea being that the actual edge would be refined along cadastral lines on the basis of individual development applications and associated EIA recommendations (de la Bat, pers. comm).



**Figure 2.2: Groot Drakenstein Node and urban edge**

Key advantages identified for the Groot Drakenstein Node are its strategic location, and the fact that it is unconstrained by existing development. The key challenge would be to link development of the Meerlust portion of the site to the land reform project approved for the land. The Dwars and Berg Rivers pose constraints to development, but are at some distance from the demarcated node. Key opportunities include the potential to reinforce the heritage potential of Groot Drakenstein as a Boland Village through careful development.

Approved development areas include the western portion of Meerlust and property on the other side of the entrance road abutting the R45 for a distance of 500m. The MSDF notes that there is scope for agriculture on the remainder of Meerlust property and in the flood plain of the Dwars River outside of the river corridor. With regard to future growth of the Groot Drakenstein Node, the MSDF provides for steering such along roads and northwards, into the remainder of the relevant properties. With regard to roads and traffic, the MSDF provides that service roads should be introduced along property frontages facing the R45 so that benefits of passing trade could be enjoyed without resulting in the disruption of traffic. The MSDF further provides that these should be properly pedestrianised and landscaped so as to offer an attractive experience.

With regard to existing services capacity, the MSDF notes that bulk water infrastructure would need to be developed for the Groot Drakenstein, that current sewage treatment capacity is lacking (but that the development of additional sewage capacity is envisaged for the Dwars River area), and that the Stellenbosch landfill site is rapidly nearing the end of its

life, and that airspace is urgently required. The area is supplied by Eskom, but capacity would need to be confirmed by Eskom on a project basis.

With regard to rivers and conservation zones, the MSDF provides for the formal demarcation (by specialists) of 10-30m setbacks from the banks of rivers and canals within which no new development (other than roads, paths, landscaping or street side trading) or ploughing may occur. The potential to establish eco-conservation zones should be investigated on site (Stellenbosch, 2013 Vol 2, pp.15-16).

The development is also located adjacent to the railway line that used to link Franschoek and Paarl. As indicated below under the section on supporting a car free environment, the SDF notes that consideration should be given to re-opening the rail link to Franschoek. In addition, the development is located adjacent to the Dwars River. The Boschendal Mixed Use Development conforms to these requirements and supports the objective of developing high density developments within the urban edge that are located along strategic transport and river systems.

In terms of development, a balanced supply of low-, middle- and high income housing should be prioritised in each node including some social and gap-housing on private developments. The proposed Boschendal Mixed Use Development caters largely for middle and high income housing. Due to the limited development area available no provision is made for low income and gap-housing. In this regard the Greater Drakenstein Node covers an area of ~ 16ha as identified in the SDF.

The development proposal for the proposed Boschendal Mixed Use Development is largely consistent with the Stellenbosch SDF. However the proposal deviates from the urban edge due to site specific informants. As part of the planning application it is motivated that the Municipality approves a site specific deviation from the approved SDF to allow the village development as set out in this application. The elements outlined in the planning application for site specific justification include:

- 1:50 and 1:100 year flood line forms natural urban edge;
- Disturbed land on which the pallet factory was located should be developed;
- Existing wetlands and buffer forms natural urban edge;
- Existing building footprints of cottages, houses and other buildings –already disturbed and should be included in development area;
- View-cone and 300 m building line setback from historical manor house –read lightly zone with only one storey buildings;
- Fixed point for access road (distance from R45 intersection);
- Development on both sides of a road more efficient;
- Continuity of other buildings on abutting properties forming a natural urban edge;
- Pine tree plantation to be removed for dwelling houses.

The SDF also states that each settlement should have its own design and implementation framework that recognizes the unique characteristics of its setting, the common principles of walking distance, functional integration and socio-economic integration should be common to all of them. The design of the proposed Boschendal Mixed Use Development takes into account the unique characteristics of its setting, specifically the proximity of the proposed development to the historical Boschendal homestead and its setting in the Dwars River Valley. In this regard the proposed development will be informed by the input from key specialist studies, including the heritage and fresh water specialists.

### **2.4.2 Car free transport**

This strategic perspective is likely to apply to the larger urban nodes in the Stellenbosch Local Municipality, specifically Stellenbosch itself. In this regard the SDF notes that traffic congestion has increased significantly in recent years due to Stellenbosch's economic growth, an increase in private vehicle ownership and reduced restrictions on car use by students in central Stellenbosch. As a result large volumes of vehicles leave the municipality each day, and many of those that move within it have Stellenbosch town as their final destination. In order to address this issue the SDF notes that a combination of non-motorised transport and public transport facilities is suggested. Adequate pedestrian and cycling infrastructure and appropriate development policies should ensure that at least 50% of activities found in an urban area are within 1km of residential areas, making it easier to live without private cars. For residents living further afield the use of park-and-ride facilities to reduce the distance travelled by car should be promoted. Of relevance to the proposed Boschendal Mixed Use Development the SDF indicates that the establishment of park-and-ride facilities can be supported by focusing development around transport thoroughfares.

### **2.4.3 Inclusive economic growth**

The SDF highlights the dualistic nature of the local economy. The highly skilled and affluent component and their desire to live in Stellenbosch has led to rapid increases in the value of land for housing and farming. This is contrasted by a significant low-income population which experiences poor service access and low living standards. The SDF notes that the majority of recent retail and housing developments have predominantly catered to the needs of high income earners and car owners, and the divide between the two groups has widened as a result.

To address imbalances between rich and poor, a proportionate balance of low, middle and high income housing should be provided. More affordable housing should be provided closer to economic opportunities, and commercial zones should be created within close proximity of low income suburbs. Shopping centres and areas with high pedestrian traffic should include market areas and sidewalk opportunities that help informal traders to access more business.

The SDF also notes that agriculture, property development and tourism are Stellenbosch's most competitive economic sectors. Stellenbosch is reputed to be the small town with the most JSE listed or private equity companies in South Africa, and the exceptional growth in the financial services sector over the past 5 years is expected to continue. The skilled personnel employed in this sector live and will require accommodation in Stellenbosch and surrounds. The proposed Boschendal Village Mixed Use Development does provide housing for the low income sector. However, given the high property prices in Stellenbosch the proposed Boschendal Mixed Use Development does provide middle and high income sector with an alternative option.

### **2.4.4 Optimal land use**

Stellenbosch faces a shortage of around 20,000 housing units, and meeting this need will require doubling the current stock. Instead of expanding the footprint of built areas, suitable locations for at least 6,000 middle and low income residential units need to be identified either as part of existing settlements through densification or extension and integration of existing settlements. At all times, preference must be to develop locations close to public transport hubs, and brownfield sites are preferred over greenfield locations. Projects catering to low, middle and high income groups should be designed as larger integrated settlements rather than stand-alone townships or gated communities. The majority of the

proposed Boschendal Village development is located within the urban edge, and is designed to create a compact, rural village that includes a mix commercial, retail and residential components.

#### **2.4.5 Resource custodianship**

Resolving inequality and growing the economy will require access to energy, water, waste and sanitation services, and the 20,000 new residential units proposed for Stellenbosch municipality will require a doubling of infrastructural service points over the next 10 or more years. The potential for large scale up-liftment and development is severely hampered by the lack of attention to necessary infrastructure in the past. Five specific areas require urgent attention:

##### **Fresh water**

Much of Stellenbosch's key water supply infrastructure is in a state of disrepair, severely constraining the municipality's ability to deliver uninterrupted fresh water services and preventing future development. At the same time, poor management of solid and liquid wastes in agricultural, industrial and informal residential areas and run-off from roads is causing the pollution of rivers and groundwater. To address this, pollution reduction should be complemented by efforts to re-establish and protect indigenous riverine ecosystems. All rivers above a minimum size shall be protected by river conservation zones, and no buildings should be located in the 1:100 year flood lines. The eradication of alien vegetation from all areas should be supported. Peak water demand should be accommodated with supplementary water storage and recycling, and urban water conservation and demand management programs should be implemented.

##### **Waste water**

Stellenbosch municipality's 7 waste water treatment works (WWTW) and sewage reticulation system cannot meet the needs of the current population, let alone support future development. Where feasible, development at new settlement nodes should be serviced by localised waste water treatment plants that deploy appropriate sustainability-oriented technologies. Peak load management systems will need to be considered for particular areas. Sewage should be regarded as a potential source of water, nutrients, methane gas.

##### **Solid waste**

The municipality's solid waste system is at maximum capacity. The current landfill site at Stellenbosch town is way over capacity, and the new cell being constructed in August 2012 will only provide additional capacity until 2017. With high public resistance to new solid waste sites and in line with new legislation, ways of reducing waste streams need to be implemented urgently. Appropriate strategies for waste separation at source should be formulated and implemented as swiftly as possible. A MRF should be installed at each waste transfer station and landfill site, and private and community-based sub-contractors should be included in a recycling-oriented waste management system.

##### **Energy**

Economic growth and the provision of housing are directly affected by the availability of electricity, and the municipality is entirely dependent on the Eskom grid in this regard. Stellenbosch town needs to reduce its consumption by 10% to avoid overstepping supply. A combination of innovative demand reduction measures and increases in capacity will be required to prevent power disruptions whilst improving access to the poor, and this change will need to be led by wealthy households, businesses and the University. All new housing should install solar water heating devices, and non-subsidy housing should be encouraged

to meet the portion of their electrical demand that exceeds 300kWh per month by generators such as solar photovoltaic panels and solar hot water heating devices. SANS 10400-XA energy efficiency standards should be adhered to in all planning applications for new buildings, major renovations and usage changes. Alternative energy sources should be developed and integrated into the grid, and the largest energy users should be encouraged and incentivised to invest in solar energy generation. The urban design framework for Boschendal Mixed Use Development highlights the importance of developing a resource efficient development.

### **Construction materials**

Most of Stellenbosch's building materials are sourced outside the municipality, increasing the load on the transport system whilst contributing to CO<sub>2</sub> emissions and depleting fossil fuels. Many of these materials also require vast amounts of electricity to produce. Private contractors should be educated about source sites for building materials that are as close to the settlement nodes as possible and their use should be encouraged over more distant sources. The use of recycled, recyclable and low energy building materials in the construction of new buildings should also be encouraged.

### **2.4.6 Food and agriculture**

Together with water, Stellenbosch's fertile soils represent its most important resource for long-term sustainability. If one then includes the tourism sector which is largely built on wine tourism, then the importance of agriculture to the region cannot be overemphasised. Agriculture is also a significant employer of people who are not sufficiently skilled to find work in other sectors with skills shortages. Due to the nature of the wine and fruit industries, many of these jobs are seasonal, and ways to create year-round employment in other sectors should be sought where appropriate.

In recent years, the agricultural industry has experienced difficulties in attracting capital as high premiums paid for the lifestyle aspects of Stellenbosch farm land have driven property prices up and financial returns for farmers down. High and medium potential agricultural land has been rezoned to inappropriate uses (e.g. upmarket housing, golf courses, RDP housing, certain types of tourism development and poor mining rehabilitation). This has the following negative impacts:

- Fertile agricultural land is rendered unproductive, compromising the region's ability to ensure food security;
- Low skilled farm labourers have less opportunities for employment, contributing to the poverty gap;
- Opportunities for biodiversity conservation are reduced.

### **2.4.7 Heritage**

The sense of place of the Stellenbosch region is derived from a long agricultural and academic history coupled with well-preserved architecture and endemic biodiversity. Uncontrolled expansion of urban areas and industrialised agriculture into indigenous ecosystems threatens the unique fabric of the region, and may diminish the appeal of the area. Several specific principles are proposed to protect the character of the area, including the use of guidelines for sensitive biodiversity areas, controls over building heights and architectural styles along major roads, and the determination of appropriate land use zoning according to view sheds. The character of the rural area should be protected via various guidelines such as setting buildings along provincial roads back by at least 100m. Tourism

that reinforces the municipality's sense of place should be encouraged and attractions should be developed that remain appropriate to the region's well established themes.

The proposed Boschendal Village Mixed Use Development seeks to develop a compact, rural village informed by a number of heritage indicators that highlight the importance of sense of space and scale. The urban design framework also highlights the link between the development and the historic Boschendal Homestead and associated werf area.

## **2.5 Stellenbosch Municipality Strategic Framework for Local Economic Development**

A Strategic Framework for Local Economic Development (LED) was prepared for the Stellenbosch Municipality in September 2013. Key SLM strengths identified in the Framework LED include:

- Proximity of the sea, mountains, Cape Town and airport;
- Location at the outer edge of the Cape Town Metropole with good access routes;
- Diversified, high-value agriculture across the area, including the heart of South Africa's world-class wine industry;
- Highly attractive tourism environment, capturing overseas, African, up-country and short-distance visitors;
- The University of Stellenbosch and other higher-education and research centres;
- A broad-based economic sector structure, including several promising niche sectors;
- Proximity to regional and (inter-)national transport facilities (sea, air, rail, road);
- Popular retirement destination for the skilled and high-income part of the population;
- Base for a number of world-class corporates;
- Attractive living environment which helps to attract and retain skilled and experienced labour; and
- Well-developed local infrastructure.

Identified key challenges include the following:

- Addressing the need to continuously grow the local economy through developing niche sectors such as services, tourism, agri-processing, wood processing and the informal sector;
- Increasing economic participation, in particular of the poor and other marginalised groups;
- Changing the largely racially based land use pattern by encouraging the location of new economic opportunities where the poor are located and also locating the poor where current economic opportunity exists.

The following LED focus areas are proposed:

- Initiatives which support growth in the niche sectors with significant growth potential (i.e. services, tourism, agri-processing, wood processing, informal sector and construction);
- Education and skills development in relation to the niche sectors identified; and
- Enabling sustainable livelihoods, addressing poverty reduction and social welfare support.

Initiatives proposed to strengthen the SLM's competitive advantage for sustained growth include:

- Taking advantage of the proximity of the Cape Metro proximity; and
- Promoting Stellenbosch as the best food and wine tourism experience in the Southern Hemisphere.

As is evident from the above, the focus is on niche, excellence and innovation. In addition, the scenic, agricultural and tourism components are greatly interlinked.

## **2.6 DEVELOPMENT FACILITATION ACT (ACT 67 OF 1995)**

A number of key planning principles set out in Section 3 of the DFA have a bearing on the proposed Boschendal development. The principles include:

- Promoting the integration of the social, economic, institutional and physical aspects of land development;
- Promoting integrated land development in rural and urban areas in support of each other;
- Promoting the availability of residential and employment opportunities in close proximity to or integrated with each other;
- Optimising the use of existing resources including such resources relating to agriculture, land, minerals, bulk infrastructure, roads, transportation and social facilities;
- Promoting a diverse combination of land uses, also at the level of individual erven or subdivisions of land;
- Discouraging the phenomenon of "urban sprawl" in urban areas and contributing to the development of more compact towns and cities;
- Contributing to the correction of the historically distorted spatial patterns of settlement in the Republic and to the optimum use of existing infrastructure in excess of current needs;
- Encouraging environmentally sustainable land development practices and processes;
- Promoting land development which is within the fiscal, institutional and administrative means of the Republic;
- Promoting the establishment of viable communities; and,
- Promoting sustained protection of the environment.

---

## **SECTION 3: OVERVIEW OF STUDY AREA**

---

### **3.1 INTRODUCTION**

Section 3 provides an overview of the study area with regard to:

- The administrative context;
- Study area communities;
- Historic context;
- The demographic context; and,
- The economic context.

### **3.2 ADMINISTRATIVE CONTEXT**

The proposed Boschendal Village Mixed Use Development is located within the Stellenbosch Local Municipality (SLM) (WC024), which is one of five local municipalities that make up the Cape Winelands District Municipality (CWDM). The SLM was formed in 2002, when the former Stellenbosch, Franschoek and Pniel administrations were amalgamated into a single LM. Stellenbosch is the administrative seat of both the LM and CWDM.

The SLM borders onto the City of Cape Town (CoCT) to the south and west; the Drakenstein Local Municipality (LM) to the north; the Breede Valley LM to the north-east; and the Theewaterskloof LM (Overberg District Municipality) to the east. The Stellenbosch-Drakenstein boundary is located less than a kilometer to the west of the proposed Boschendal development area and approximately 2 km to the north thereof.

The SLM is comprised of 22 Wards. The Boschendal site falls within Ward 3. Ward 3 is a largely rural ward, stretching from the Dwars River Valley eastward to La Motte (near Franschoek) on both sides of the R45. Ward 3 includes the small residential settlements of Meerlust, Pniel (portion) and Lanquedoc located near the site, as well as Wemmershoek closer to Franschoek. The remaining Dwarsrivier settlements – namely the balance of Pniel/ Johannesdal and Kylemore – fall within Ward 4. Ward 4 is located to the south of Ward 3, and includes the Banhoek farming area east of the Helshoogte pass outside Stellenbosch.

The SLM covers an area of 831 km<sup>2</sup> and is largely comprised of intensively cultivated agricultural land and fynbos-covered mountainous terrain. The town of Stellenbosch is located on the eastern edge of the broad coastal plain, while the Dwars River study area is located at higher elevation in the western extension of the Franschoek Valley to the north-east of Stellenbosch town. The Stellenbosch-Franschoek area is internationally renowned for its landscapes of historic cultural landscape consisting of historic wine farms surrounded by vineyards and orchards against the backdrop of impressive mountains.

The SLM benefits from a very strategic location and good road and rail links. It is located in relatively close proximity to Cape Town International Airport, Cape Town harbour (wine and fruit exports) as well as the CoCTs main produce markets. The N1 and N2 provide direct access to the CoCT to the west, as well as to the Boland (Paarl, Worcester) and Overberg

(Garden Route) to the east. This holds major benefits for the LM's important agricultural, manufacturing and tourism/ hospitality industries.

The SLM's historic settlement pattern evolved around major roads and watercourses in what is one of South-Africa's oldest and most important farming areas, and still the undisputed centre of gravity of the South African wine industry. Stellenbosch (~77 500) is the only major town in the LM, followed by Franschhoek (~15 500). After Cape Town, Stellenbosch is the second oldest settlement in South Africa (1679). Franschhoek is significantly younger, and was only formally developed in 1860 on farming land occupied by French Huguenots in the Franschhoek Valley since around the 1680s. Stellenbosch and Franschhoek are well-developed and thriving towns and that attract both local and international tourists.

Smaller Stellenbosch LM settlements include Klapmuts, Koelenhof, Kylemore, Pniel/ Johannesdal, Lanquedoc, Raithby, Jamestown, and Vlotenburg. For the most part the smaller settlements are largely residential ("dormitory") settlements with little supporting retail, commerce or private sector services.

Stellenbosch is also an important educational and research centre, and home to, amongst others, the University of Stellenbosch and a number of prestigious schools. Stellenbosch University, the Western Cape Department of Agriculture (Elsenburg), and commercial research companies provide good links to the knowledge economy (e.g. research and development) for the local viticulture and fructiculture industries. Stellenbosch also has a strong business sector, varying from major South African businesses and corporations to smaller enterprises and home industries. Large companies such as Distell and Parmalat have their national headquarters in Stellenbosch. The town has a number of sizeable malls and shopping centres, and a large number of restaurants and tourism attractions and facilities. A significant portion of Franschhoek property owners are only seasonally resident, many of them domiciled overseas. Franschhoek is widely renowned for its many high-end restaurants and delis.

The high quality lifestyle environment offered by SLM has made it a sought after residential destination over the past 2 decades, which has had direct impacts on local agriculture. In this regard, the 2013 Stellenbosch Local Economic Development (LED) framework notes that land prices linked to speculative land banking have escalated to such an extent that pure wine farming has become increasingly difficult, with many wineries expanding into tourism. At the same time, the 2012 SDF notes that increasingly less of the LM's food is grown within the LM, largely as a result of growing wine and export food crops.

The SLM is characterized by significant income disparities. According to the 1011/ 2012 IDP, "great wealth in the form of wine estates, luxurious hotels, spas and leafy suburbs exist side by side with impoverished farm workers, displaced farm dwellers, and unemployed and poor households residing in underdeveloped townships situated beyond the main industrial, commercial and entertainment areas and amenities of leisure" (Stellenbosch LM; 2011).

Urban development in the Stellenbosch LM is greatly constrained by the availability of land. The town is surrounded by valuable agricultural land, with mountainous areas too steep (or protected) to expand onto located to the north and east. The SLM consequently has a high housing need across the spectrum. Much of the SLM's need to provide low cost housing is currently diverted to Klapmuts, one of the few urban areas with suitable land available for housing, specifically lower income housing.

### 3.3 HISTORY OF THE DWARS RIVER AREA

The Dwars River study area has been occupied by humans from the Early Stone Age onwards. By around 2000 BP (before present), hunter-gathering San were partly complimented, partly displaced by Khoina/ Khoi pastoralists. By the start of the Colonial period (1652), the upper Berg River Valley, including the Dwars River area, formed part of the Cochoqua group's territory. Politically, the Cochoqua formed part of a complex system of allegiance and were ultimately answerable to the regional paramountcy of the larger Chainoqua group. The Khoi economy was primarily based on pastoralism, supplemented by hunting-gathering. Herding activities were carried out in patterns of seasonal grazing of fat-tailed sheep and long-horned cattle. While the Cochoqua had certain habitual places of encampment, they established no permanent structures or settlements in the study area.

Permanent settlement and the start of cropping agriculture in the study area date back to the late 17<sup>th</sup> century. The arrival of permanent settlers effectively signalled the displacement of the Cochoqua from the area. The first farms in the study area were granted by Dutch East India Company (VOC) Governor (then still Commander) Simon van der Stel in 1665 and 1687. One of van der Stel's key strategic objectives in the granting of farms in the upper Berg River area (Franschhoek and Drakenstein) was to aid the establishment of a viable Cape wine industry to meet the VOC's local and overseas needs and ensure supply during periods of strife with France.

The arrival of French Huguenots at the Cape, some of whom were from wine producing areas in France, provided van der Stel with an opportunity to help realize his objective while solving the dilemma of providing for the refugees. Many of the farms were granted to Huguenots, the balance to landless Dutch free burghers. Initial cropping was difficult, as many French settlers lacked the required agricultural skills and experience. Many were also impoverished refugees. While the long-term focus was on viticulture, mixed livestock-cereal operations were also carried out. Labour for development of the farms was initially provided by the owners themselves, and for the wealthier owners, by slaves. By 1692 there were 7 registered slave owners owning 43 slaves in the Franschhoek Valley. Slaves originated from Angola, Madagascar, India and the Indonesian Archipelago.

The Khoi initially resisted large-scale incorporation into agricultural labour. However, the devastating socio-economic effects of the smallpox epidemic of 1713, which wiped out the bulk of the Cape's Khoi population, effectively signalled the end of their ability to resist. By the last half of the 18<sup>th</sup> century indentured Khoi labour had become a vital part of the Cape economy, including on farms in the study area. During this period the Khoi were absorbed into a mixed ("Coloured") social group, which also included people of mixed racial descent and freed slaves. From 1717 to 1879 Boschendal and some adjacent farms belonged to the Huguenot de Villiers family. The Cape Dutch Boschendal homestead was built in 1746, and extensively renovated in 1812.

The trade in slaves was abolished throughout the British Empire in 1807. In 1833 legislation was passed to abolish slavery itself. The Slavery Abolition Act came into effect in 1834. The Act provided for the delay of actual emancipation for a 4 year period, i.e. until 1838. In the meantime, slaves remained apprenticed to their erstwhile masters. The intention was to provide the slaves with skills to enable them to enter the labour market, and the owners with time to recover from the financial loss and make alternative labour arrangements. However, at the date of emancipation, many freed slaves had nowhere else to go. They simply became wage labourers on the properties of their erstwhile owners.

The first of the Dwars River communities, Pniel, was established in the early 1840's, mainly in order to accommodate freed slaves. In 1841, Pieter de Villiers and Paul Retief, owners of the farm De Goede Hoop, transferred a small portion of the property to the newly-founded Pniël Mission Station. The aim was to establish a school building which could also serve as a place of worship for the local Free Black community. The deed of transfer was registered in 1843. In the same year, the "Directors of Pniël Institute" bought an additional 20 morgen (~17ha) of the farm Papiere Molen (an earlier subdivision of De Goede Hoop) from the farmer Adriaan Louw. Papiere Molen was subdivided into residential and garden erven ("tuinerwe"), and thus Pniel settlement was established (Cyster et al, 2008).

Given Great Britain's turbulent relationships with France during much of the 18<sup>th</sup> and 19<sup>th</sup> centuries, the Cape was a valued supplier of wine and spirits to the Empire during periods of hostilities or tension. By the mid-nineteenth century the study area was a well-established wine producing area. However, by the last decades of the 19<sup>th</sup> century the Cape wine industry was facing a major trade slump. It was therefore in no position to face the ravages of the North American phylloxera aphid which was introduced to the Cape around 1885. Like in Europe, which had seen an estimated 70-90% of its vineyards killed off since 1853, the vineyards in the Cape suffered devastating impacts. Phylloxera-resistant rootstocks were only developed from North-American native vines (*Vitus* spp) at the turn of the century.

Boschendal and 28 other phylloxera-ravaged farms in the area were bought by mining magnate and former Cape Premier, Cecil John Rhodes, in 1896. Rhodes made the purchase on the recommendation of the horticulturalist Henry Pickstone. Rhodes had been interested in diversifying his investments for some time. Pickstone, with prior experience in California's fruit industry, had been in Rhodes' employ since 1892, and was tasked with experimenting with various deciduous fruit cultivars on Rhodes' two recently acquired farms in the Drakenstein, Lekkerwijn and Delta. Pickstone proved that plums, pears, apricots and peaches could be grown successfully on a commercial scale, and also established a nursery to develop and propagate cultivars suitable for local conditions.

In partnership, Rhodes and Pickstone set out to develop a large-scale fruit growing enterprise. In this they were greatly assisted by refrigerated cargo space which had become available on vessels of the Union-Castle shipping line since 1892. South African fruit could now be exported to Britain at a time when no fresh fruit was available in Europe. This marked the start of a Cape fruit industry which was largely based on counter-seasonal exports to Northern Hemisphere countries. By the time of Rhodes' death in 1902, Rhodes Fruit Farms (RFF) had become the largest and most profitable producer of deciduous fruit in South Africa.

After Rhodes, the owners of the farms, included the De Beers Mining Company, Sir Ernst Oppenheimer and Sir Abe Bailey. A canning plant was established in the 1950's just to the south of the current R310-R45 intersection for the processing of fruit into jams, preserves, etc. Anglo American and RFF (now called Amfarms) bought Boschendal and a number of adjacent farms - then 2 240 hectares - in 1968.

Amfarms diversified operations to include viticulture (under the Boschendal label) and tourism, a dairy and piggeries. In 1976 Anglo American appointed the renowned heritage architects Gwen and Gawie Fagan to restore the Boschendal homestead to a state as close as possible to its 1812 form. The Boschendal farmstead was declared a National Monument in 1979. The renovated homestead was opened to the public, and soon became a jewel in the crown of Cape Winelands tourism.

Throughout the 20<sup>th</sup> century agricultural labour on RFF farms was provided by the communities of Pniel, Kylemore and Lanquedoc and farm workers that lived on the farms. As indicated below, Old Lanquedoc was developed on Lanquedoc farm from 1898-1902, mainly in a bid to retain local labour. Kylemore was developed around the same time, but as the initiative of a group of Pniel property developers.

From the 1940's Black African workers were recruited from the Eastern Cape to meet the needs for unskilled labour. A single-sex worker village, Thembaletu, was constructed to the north of Lanquedoc near the R45 to accommodate the workers, the majority of whom were men. In terms of the Group Areas Act, Black African workers were forced to return to their places of origin once their contracts expired. This situation only changed after the scrapping of Apartheid-era influx control legislation in the late 1980's.

During the Apartheid era, the Dwars River Valley was divided into White and Coloured areas under separate administrations. Pniel had its own local-government structure up until the early 1990s to administer the 'Coloured areas', while the Stellenbosch Divisional Council administered Kylemore and the farms. Anglo American managed Lanquedoc until they sold the farm to new set of owners as part of a large land sale in 2003 (Van der Waal, 2014). Since 2003 the Dwars River and all relevant communities form part of the Stellenbosch LM.

Around 2000 Anglo American took a decision to focus on its core mining activities and to sell off peripheral assets such as farms such as Boschendal. A number of companies, some of which were established by former Amfarm employees, purchased some of the existing RFF companies. These included Rhodes Food Group (Wonderland, Rhodes Foods; Werda dairy), Imibala Orchards (fruit farming and packing) and York Piggery (near the R45). The remaining land was sold in two parcels to two separate buyers in 2003. The smaller parcel - 478 ha located adjacent to the Berg River - was purchased by Kovacs 554 (Pty) Ltd trading as 'Two Rivers'.

The remaining 2 240ha parcel located south of the R45 - 'the Boschendal lands' - was sold to Boschendal (Pty) Ltd. The conditions of the sale stipulated by Anglo American included continued viability of the Boschendal wine business; responsible custodianship of cultural and natural heritage assets; land reform; community empowerment; and social equity within the Dwars River Valley area. At the same time, the sale provided for the relocation of all farm workers living on the relevant farms that made up the 2 240ha to new accommodation in a large new extension of Lanquedoc, called "New Lanquedoc".

From 2004 to 2005 around 3 000 workers and their families were relocated to 465 new houses in "New Lanquedoc". Construction was funded by state grants, with Anglo American and the new owners contributing additional funding to include above-standard features. While the new Boschendal owners benefited from the opportunity to develop a huge tract of virtually empty historic farmland, the relocated farm workers and the Lanquedoc community into which they were relocated were plunged into turbulent times (see Section 3. 4.3). Most notably, while farm workers had gained ownership of their houses, many were retrenched at the same time. Most households were ill-equipped for urban life, including the responsibilities of home ownership.

The intention of the Boschendal (Pty) Limited was to develop the Boschendal property in two separate phases, namely the Founders Estate (Phase 1), and the Boschendal Development Precinct (Phase 2). The Founders Estate entailed the consolidation of 4 existing farms (Portions 2, 5, 8 and 9 of Farm 1674) totaling approximately 420 ha, and their re-subdivision into 18 farms of approximately 20 hectares each. EIA and rezoning approvals were obtained in April 2008. Only two Founders Estates have been sold so far.

The Boschendal Development Precinct entailed development on the balance of the land, namely 1 821.84 ha. The development concept essentially entailed a mix of agricultural, conservation, residential, tourism and commercial land uses. Based on specialist inputs, a number of layout-out alternatives were developed. While the alternatives differed in detail, all entailed the development of a number of substantial new urban nodes outside the urban edge. An EIA process was initiated in 2005 and various specialist studies were commissioned. However, due to the location of the proposed development outside of the urban edge and the financial crisis of 2008 the process was not completed. The ownership of Boschendal changed hands in 2012. The proposed Boschendal Village Mixed Used Development represents the vision that the current owners have for the site. Section 1.2 and 1.5 outline the current vision for the Boschendal Farm.

### **3.4 DWARS RIVER COMMUNITIES**

The Dwars River Valley includes the Groot Drakenstein area. A number of settlements are located in the Dwars River study area. In terms of proximity to the Boschendal site, these are Meerlust, located ~ 500m to the north-west, Pniel, located ~ 800m to the south, and Lanquedoc and Kylemore, located ~ 1.5 km and 3.6 km to the south-east respectively. The small settlement of Simondium, which is located in the Drakenstein LM, is located along the R45, approximately 2.8 km north-west of the Boschendal site. These settlements have different origins and largely distinctive communities and have strong historic ties with the old Rhodes Fruit Farms/ Amfarms Boschendal farms.

#### **3.4.1 Meerlust**

Meerlust, or Meerlust Bosbous as it is referred to by the local residents, unlike the other settlements in the area, has a forestry and not agricultural background. Meerlust traces its origins back to the 1960's when the then Forestry Department constructed 30 houses to provide housing to forestry workers working at the Wemmershoek Sawmill. Following a land swap with the then Cape Provincial Administration (CPA) in 1991, the original forestry community was resettled in La Motte and the houses were made available to CPA staff. By 2003 all of the settlement's workers had been retrenched from their former positions. The land currently belongs to the Western Cape Department of Public Works and falls within the Stellenbosch Municipal area. As a result of the history of the site and its small size the community is relatively cohesive and homogenous. It has remained relatively homogenous, and there are virtually no "inkommers" (in-migrants).

In terms of location, Meerlust is centrally located with regard to Paarl, Stellenbosch and Franschhoek. The majority of households seem to prefer Paarl as a destination for their shopping and other needs. A limited number of households have access to private transport. There are no shops in Meerlust, but the general store in Simondium is within walking distance. A primary school and clinic are also located at Simondium. Apart from a rundown community hall, no other public infrastructure is located in Meerlust. "Klub Waslap", located at the entrance to the settlement, provides the only semi-formalised (and legally more or less tolerated) pub/ club facility in the study area.

As in the case of Kylemore and Lanquedoc, seasonal employment at RFF is the most important source of employment for the residents of Meerlust Bosbou. Unemployment and seasonal underemployment levels are high. Meerlust learners attend school in either Pniel or Simondium, with most learners walking to school. The community makes use of both the RFF and Simondium clinics.

To date, a number of proposals to develop additional housing on the Meerlust site have yet to materialise. A proposal to construct 600 low-cost houses met with opposition from neighbouring land owners. Subsequently, approval has been obtained to construct 200 low cost and gap-market houses. However, the project has been delayed due to insufficient municipal sewage capacity. A pipeline across the Berg River would need to be constructed to transport sewage to the Paarl wastewater treatment works. Stellenbosch and Drakenstein LMs would need to co-operate on such construction, as the pipeline would also need to serve envisaged residential development in Simondium (August, de la Bat, Conradie – pers. comm).

### **3.4.2 Pniel/ Johannesdal**

Pniel is the oldest of the study area communities. Together with its offshoot, Johannesdal, it is in many respects the least similar to the other Dwars River communities. In this regard it is the most affluent and the only settlement with a sizable middle class. Due to historical reasons it is also the most cohesive, most traditional in its values, and the most independently minded of the three communities. Pniel originated as a missionary settlement in 1843 - mainly to accommodate freed slaves. The settlement pattern evolved around the original mission-station werf. The tree-lined werf, located immediately adjacent to the R310, is still at the heart of the settlement. From the werf, the settlement grew more or less organically, within the physical constraints of the Dwars River to the east and the steep slopes of the Simonsberg to the west.

Johannesdal was bought by 8 members of the Pniel community in 1897 in order to acquire agricultural land. While Johannesdal is certainly the most affluent part of the settlement, the inhabitants of Pniel and Johannesdal effectively form part of a single "Pniel" community. Parts of Johannesdal are still used for agriculture (e.g. commercial growing of vegetables). However, the majority has transformed to low density residential use.

The Pniel Village Management Board ("die Bestuursraad", or simply "die Raad"), which is closely tied to the Church, was constituted in 1916. In 1917 the community formally decided to join the Congregational Union and membership to this organization is still more or less automatic for all members of the community. The Church continues to play a very important role in virtually all aspects of the community's life and this has resulted in an unusually cohesive community on the one hand, and an inherently socially and morally conservative one on the other. Thus, dancing was forbidden until the 1940's and the consumption of alcohol is still frowned upon today.

Under the provisions of the Mission Reserves Act (Act 29 of 1909), and later those of Act 9 of 1987 ("Rural Areas Act"), Pniel enjoyed an unusual measure of freedom in managing its internal affairs. This forged a community of entrepreneurs, and one which places a high premium on its independent-mindedness. Until Pniel was de-proclaimed as an Act 9 area in 2002 and incorporated into Stellenbosch Municipality, the Bestuursraad managed the majority of the administrative affairs in the community.

Irrespective of location, each residential erf in Pniel was traditionally linked to a "tuinerf" (i.e. erf with water rights - essentially with access to water from the Dwars River). These erven were used to produce fruit and vegetables. Hemmed in by private (White) land and mountain, Pniel historically had very limited space for expansion. Through the years original erven have been subject to continuous subdivision, mainly in order to house successive generations. Tuinerwe have, as a result, been subdivided to the extent that limited

cultivation - mainly for own use only – is still carried out. Space for expansion and housing is a key issue for the community.

Until 1995 inhabitants only had the right to lifelong settlement on allocated erven. Ownership was vested in the Raad. However, from 1995 onwards ownership has been progressively transferred to individual homeowners. Household who obtained ownership were now in a position to apply for commercial bonds, loans and housing subsidies. In theory it also allowed the sale of the properties on the open market. The authors of *Pniel en sy Mense* (2008) noted that the demand for properties in Pniel has grown due to its strategic and scenic location. As a result concern has been expressed that the associated gentrification may “(change) the soul and character of the town forever” (Cyster, 2008: 58).

Until fairly recently the key economic sector for the community was the agricultural sector. Community members traditionally worked as agricultural laborers on farms in the area or in the RFF factories. The community was well known for its skilled pruners and occulators and their work was in high demand throughout the fruit growing areas of the Cape. The establishment of a significant number of Pniel-based independent fruit brokers during the Apartheid era attests to the community’s entrepreneurial spirit. Fruit was bought directly from farmers in the Paarl, Franschhoek and Stellenbosch areas, for resale in the regional towns and Cape Town. By the 1970’s a number of sizable enterprises were operating from Pniel. A number of these entrepreneurs gradually managed to acquire land for their own fruit growing operations but had to move operations to where land was legally available (e.g. Grabouw, Ceres). Since 2000 the community has become increasingly detached from its reliance on agriculture. Many Pniel households now have access to private transport and a number of people commute to out-of-town jobs.

Community facilities in Pniel include the historic church building, a municipal community centre, a primary school, and sports grounds. Retail and business infrastructure is limited to a few small shops located along the R310. An old service station provides the only fuel in the Dwars River area. Stellenbosch provides for most of the community’s retail and service needs.

### **3.4.3 Lanquedoc**

Of all the communities in the study area Lanquedoc has retained the strongest links with the agriculture sector. This is mainly due to its origins as a farm worker village, and more recently, the development of “New Lanquedoc” to house farm workers which previously lived on the Amfarms Boschendal properties.

Lanquedoc was designed by Sir Herbert Baker who was in the commission of Cecil John Rhodes at the turn of the nineteenth century. The idea was to retain local agricultural labour for Rhodes’ new fruit farms by providing decent housing and small parcels of land at a time when labour was in high demand as a result of the Kimberley diamond fields and the newly discovered Rand goldfields. As a result Lanquedoc was conceived along the lines of the then progressive “Garden Village” concept. Over 100 well-proportioned and functional cottage-style houses as well as a Church (St Giles) and rectory, and small school were built. Each cottage included half a morgen (ca 0.43 ha) of garden. Each household was also entitled to keep two horses, two cows and a number of pigs and chickens. An additional hundred morgen (ca. 86 ha) of commonage was provided for livestock grazing. The road entrance to Lanquedoc - Main road – was planted with oaks, many of which still survive today.

The Herbert Baker cottages in essence constitute what is today known as “Old Lanquedoc”. Through the years a small number of additional structures were added, bringing the total

number of dwellings to 162 by the time the Dwars River SDF was compiled in 1999. From 1984 on ownership was progressively transferred to the resident households in Old Lanquedoc.

In 1998 Amfarms decided to sell off its landholdings in the Dwars River/ Groot Drakenstein area. In order to increase the land's development potential and appeal to prospective buyers the workers living on the relevant farms were relocated to a new housing development adjacent to the existing Old Lanquedoc settlement. "New Lanquedoc" was developed between 2003 and 2005. A total of 456 houses were built, almost three times the number of houses in Old Lanquedoc. Development was funded by state subsidies, with Amfarms contributing to the inclusion of above-standard features. The intention was to develop houses that could act as a capital asset to their owners (in 2003, envisaged at a value of between R100 000 and R120 000 each). The official handing-over of the first houses took place in November 2003.

Workers on Amfarms were traditionally housed in clusters on specific farms, according to the specific sector in which they were employed. The resettled households in the "New Lanquedoc" settlement attempted to maintain this sense of cohesion by transposing the settlement pattern. Households were initially excited by the prospect of owning their own homes, specifically the prospect of tenure no longer being regulated by their employers. For Black workers who had previously been accommodated in the single-sex Thembaletu hostel complex (near the R45) the move meant that for the first time their families could join them. The initially high expectations were, however, somewhat tempered by the poor quality of the new houses. Due to the poor quality a large number of units had to be partially reconstructed.

In addition "New Lanquedoc" began to experience a number of social problems linked to the shift from a rural farm-related lifestyle to a more urban one. Home ownership also came with responsibilities and costs. Other contributing factors included the loss of a sense of community and traditional access to space and environmental resources. For some households the move meant the loss of convenient access to the church and school in Simondium and the interaction with the community in these areas with whom links had been developed over generations. For all of farm worker households the move meant becoming part of a much larger community.

The move also meant that farm workers could no longer keep chickens or grow their own vegetables. The barring of access to the mountains across Boschendal land further impacted on livelihood strategies (broom making; collection of food- and medicinal plants etc.). This loss of access also meant loss of access to areas of traditional recreational and spiritual importance. These areas constituted what was viewed as part of their inherited environment, their "world" (Birthright, 2005).

In many instances the move to "New Lanquedoc" was also associated with retrenchment. This, together with the mechanisation of farming activities and the growing competition for jobs in the agricultural sector resulted in significant unemployment amongst the resettled households. The low education levels of the farm workers only served to exacerbate the unemployment problem. The result is a deep sense of social dysfunction, manifesting in high crime levels and growing culture of substance abuse.

The resettlement also impacted on the residents of "Old Lanquedoc". These residents found that the size of their small, historic settlement had more than doubled - literally overnight - and the area that had traditionally been "their" space had become invaded by "outsiders".

As a result many old residents felt under siege and integration between the residents of Old and New Lanquedoc has remained elusive.

Almost without exception, interviewees from the study area have described the impacts of "New Lanquedoc" on the relocated and original households as "a major social disaster" and indicated that the settlement remains a crime hotspot. In this regard "New Lanquedoc" has the greatest concentration of poverty, unemployment and social dysfunction of all the study area communities. During interviews in 2009 and 2015 public health workers, social workers, school headmasters and other institutional interviewees all indicated that "New Lanquedoc" was in dire need of urgent and multi-faceted intervention.

"New Lanquedoc" is essentially a dormitory settlement. The economic activities in the village are limited to a few small home shops and a number of shabeens. The agricultural sector continues to be the main source of employment. As in Kylemore, seasonal opportunities at the RFF factory form the mainstay of employment opportunities for the community. Paarl, and to a lesser extent, Stellenbosch, provide in the community's shopping and other needs. Very few households own private vehicles.

The need for a safe and well-equipped clinic (with secure dispensary), a dedicated social worker/ psychiatric counselor and road integration with Kylemore and Pniel have been identified as key needs. Provision for accessible adult literacy and comprehensive life skills training programmes have also been identified as ongoing needs.

#### **3.4.4 Kylemore**

Kylemore is located to the east of the Dwars River and R310, and south of Pniel, just to the north of the Helshoogte Pass on the R310. The settlement is bypassed by the R310. Swart Street, off the R310, constitutes the only road link to Kylemore.

Kylemore was established in 1898 as an offshoot of Pniel, when 49 individuals pooled their resources and bought the farm "Lus en Vreugd". Internal strife and factionalism within the Pniel community has over the years resulted in continued relocation of Pniel households to Kylemore. Numerous kinship and social ties continue to link the two communities, although Pniel tends to regard itself as socially superior. Since the development of "New Lanquedoc", and specifically as a result of pupils from Lanquedoc attending the primary and secondary schools in Kylemore, significant social ties have also developed between these two communities.

Kylemore is fairly compact, with little space for lateral expansion or infill development. The settlement pattern consists largely of small, freestanding dwellings on single erven. Kylemore absorbed a significant number of farm labourer families who had lost tenure on farms in the area since the late 1990s. Two low-income housing projects have been completed in Kylemore since the 1980's. The most recent, known as "New Kylemore", houses population spillovers from the original Kylemore community, the bulk of which are urbanised farm worker families, as well as other "inkommers".

In terms of population, Kylemore is the most populous of the Dwars River communities and is essentially a working class community. It has a far smaller middle class than Pniel and is more detached from the agricultural economy – and culturally more "urban" – than Lanquedoc and Pniel. During the past few years the renting out of informal backyard structures to "outsiders" – often to people from the Cape Flats or the larger Cape Metropole – has become increasingly common. This has introduced an element of urban cosmopolitanism into a traditionally rural small town environment.

Members of the Kylemore community were traditionally employed by RFF operations on Old Bethlehem Farm. The primary and secondary agricultural sectors still continue to provide the majority of employment opportunities to the community. Seasonal opportunities at RFF continue to be a mainstay of many households. Many households also rely on state grants, supplemented by work as domestic servants or gardeners during the winter season. Economic infrastructure is limited to a few small shops selling daily essentials. Stellenbosch provides for most of the community's retail and service needs. Relatively few households have access to private transport.

Cabo Lavoro security estate, located adjacent to Kylemore, was established in 2006. To date, it is the only sizable residential development in the study area. Cabo Lavoro is not socially integrated with Kylemore and has been described as an instance of gentrification with implications for local land prices (van der Waal, 2014).

### **3.4.5 Simondium**

Simondium is located in the Drakenstein LM, approximately 2.8 km to the north-west of the Boschendal site and serves as a localized service centre for the local farming area. Although it does accommodate residential use this is limited. The settlement pattern is largely linear and is aligned to the north of the R45, which links Paarl with Franschoek.

Properties along the R45 include the large Simondium Agrimark complex, two fuel stations, a superette, liquor store and a number of assorted shops. Two churches, a post office facility (boxes) and two primary schools are also located in Simondium. Simondium Country Lodge is located on the southernmost portion of Simondium. A pedestrian path runs along the R45 to the east of the road, from Meerlust in the south, to north of the R45/ Klappmuts road junction. The path carries significant pedestrian traffic from Meerlust, including learners walking to school and people visiting the Simondium clinic.

Simondium has been earmarked by the Drakenstein LM to accommodate a substantial new residential development. The 2015 Drakenstein SDF indicates that ~30 ha are available for residential development within the Simondium urban edge. Drakenstein envisages a large municipal housing project on Farm 1264/0 in the southern part of Simondium - largely to cater for farm workers that have lost tenure on farms in the broader farming area along the Berg River south of Paarl (Drakenstein LM, 2015). This has been largely precipitated by large scale high-end estate-type developments in the relevant area.

## **3.5 DEMOGRAPHIC PROFILE**

Information provided below is derived from Census 2011. Data for the Stellenbosch LM and the study area wards (Stellenbosch Wards 3 and 4) is presented.

### **Population and households**

Stellenbosch LM had population of 155 733 in 2011. This represents a 23.8% increase since Census 2001. Ward 3 had a population of 8 951, which represented 5.7% of the SLM population. Ward 4 had a population of 8 230, which represented 5.3% of the SLM population. According to Census 2011 the majority of the LM's population was Coloured (52.2%), followed by Black Africans (28.1%) and Whites (18.5%)(Table 3.1). With regard to the study area communities, the Coloured group make up the majority, making up and 77.3% of the Ward 3 and 86.8% of the Ward 4 populations respectively. The proportional

share of both the Black and White groups was lower for both Wards. Of the two, Ward 3 has the largest Black (12.7%) and White (9.5%) minorities.

**Table 3.1: Study area population by group**

	Stellenbosch LM	Ward 3	Ward 4
<b>Black African %</b>	28.1	12.7	8.2
<b>Colored %</b>	52.2	77.3	86.8
<b>Asian %</b>	0.4	0.2	0.4
<b>White %</b>	18.5	9.5	4.1

*Source: Census 2011; Stellenbosch Municipality, 2015*

### Age structure

The LM and Ward profiles are comparable. Approximately 25% of the relevant populations are younger than 15, while ~70% fall within economically active age group of 15-64. Approximately 5% are 65 years and older (Table 3.2). Ward 3 has a somewhat larger youth component, while Ward 4 has a somewhat larger elderly component than the LM average.

**Table 3.2: Study area communities age structure**

	Stellenbosch LM	Ward 3	Ward 4
<b>0-14 %</b>	22.8	25.1	22.6
<b>15-64 %</b>	72.3	70	71.1
<b>65+ %</b>	4.9	4.9	6.3

*Source: Census 2011; Stellenbosch Municipality, 2015*

### Socio-economic indicators

Census 2011 data indicates that Ward 3 performed significantly worse than the LM in terms of the households living below the poverty line (32.3%, as opposed to the LM average of 24.4%) as well as the percentage of the population 20 years or older without a secondary qualification (72.6% as opposed to 53.6%). The formal unemployment rate for Ward 3 was also higher than the LM's rate of 5.2% (Table 3.3).

Ward 4 had a relatively smaller, but still substantial percentage of households living below the poverty line (20%), and slightly higher percentages of adults without a secondary qualification (58.2%) and unemployment (9.5%) than the LM averages (Table 3.3).

The comparatively low unemployment rates for the LM and relevant wards are likely to hide significant seasonal unemployment amongst many of its communities. This is largely linked to the seasonal nature of local agricultural and associated processing activities in the wine and fruit sectors.

**Table 3.3: Study area income, unemployment and qualifications**

	<b>Stellenbosch LM</b>	<b>Ward 3</b>	<b>Ward 4</b>
% employed households income below R3 200/ m <sup>5</sup>	24.4	32.3	20.0
Unemployment rate (official) - % of economically active population	5.2	8.5	9.5
Highest qualification less than matric - % of population 20+	53.6	72.6	58.5

Source: Census 2011; Stellenbosch Municipality, 2015

### Service levels indicators

According to Census 2011, service levels for Ward 3 were substantially better than LM averages with regard to access to formal housing – almost double – and access to electricity for lighting (Table 3.4). With regard to access to waterborne sewage, piped water inside dwellings and weekly refuse removal, Ward 3 was worse off than the LM.

**Table 3.4: Overview of study area service levels (2011)**

	<b>Stellenbosch LM</b>	<b>Ward 3</b>	<b>Ward 4</b>
% of population not living in brick and concrete house <sup>6</sup>	40.7	22.5	19.7
% of population without access to regional/ local scheme potable water	12.3	19.3	9.8
% of population without waterborne sewage	9	18.3	13.7
% of population without access to weekly refuse collection	13	21.5	5.9
% of population not using electricity for lighting	7.1	2.3	3.7

Source: Census 2011; Stellenbosch Municipality, 2015

Service levels for Ward 4 in 2011 were higher than for Ward 3 with regard to all indices apart from access to electricity for lighting. Only with regard to access to waterborne sewage is Ward 4 outperformed by the LM.

<sup>5</sup> This figure roughly corresponds to the defined (2011) upper-band poverty line value used in the National Development Plan.

<sup>6</sup> Stellenbosch 2014/2015 IDP Review: Appendix 3.

## **3.6 DWARS RIVER PUBLIC SERVICES**

### **3.6.1 Schools**

A number of prestigious secondary schools are located within a 20 km radius of the study area. These include Paul Roos Gymnasium, Stellenbosch High, Rhenish, and Bloemhof Girls High in Stellenbosch, and Paarl Boys High, Paarl Gimnasium and La Rochelle in the Paarl. Closer to the Dwars River study area, Bridge House (located along the R45 en route to Franschhoek) offers private education from Grade 00 to 12 for day learners and boarders. Bridge House has a capacity to accommodate approximately 650 learners.

Due to high school fees and the lack of public transport, schools outside the Dwars River area are essentially only accessible to middle class families with access to private transport. Two Primary Schools, namely Pniel Primary and PC Petersen Primary (Kylemore), and one Secondary School, Kylemore High, are located in the Dwars River area, while two primary schools are located in Simondium, one of which a private school. Based on the information collected during the study local schools are all filled beyond capacity. All have limited sport infrastructure, largely limited to netball courts. Municipal and club facilities in Pniel and Kylemore are used for rugby and cricket. None of the schools have access to a swimming pool.

Subsidised transport is available to children attending PC Petersen and Kylemore High. Learners living in Kylemore typically walk to school. No subsidised transport is available to Pniel Primary and the majority of children walk to school. Lanquedoc is located within the 2 km maximum walking distance radius prescribed for primary level learners by the WC Department of Education. Meerlust is also located less than 2km from Simondium Primary.

Of specific relevance to the study approximately 30% of the pupils in the Dwars River rely on school feeding schemes at the three Dwars River schools. Headmasters interviewed in 2009 indicated that the feeding scheme meals often constituted the only decent meal of the day for many learners. High poverty levels and very limited involvement from the parent body were identified as key challenges.

### **3.6.2 Public health**

Most households from the study area communities rely exclusively on public health care facilities. The Pniel community is the only one to make significant use of private general practitioners. The Dwars River area falls under the Stellenbosch Health District (Western Cape Department of Health (WCDoH) and is served by two municipal clinics, one located in Kylemore and one along the R310 ("RFF Clinic"). A third clinic, located in Simondium (Paarl Health District), also serves the study area (mainly Meerlust). The Simondium and RFF clinics are located approximately 3 km apart. A mobile clinic service is operated from the RFF clinic. Stellenbosch Hospital serves as reference hospital. An ambulance service, based in Stellenbosch is available.

Of the study area communities, Lanquedoc has the greatest need for clinic services. The community has high levels of HIV and the highest level of TB incidence in the Stellenbosch Health District. However, Lanquedoc has proved very difficult to service due to the lack of suitable premises with secure facilities for accommodating a burglar-proof dispensary. At present, health officials consider servicing the community from a mobile clinic the most feasible option (Johnson, pers. comm).

As elsewhere in the Boland the lack of sufficient access to public drug and alcohol-rehabilitation facilities and aftercare facilities is a major issue. At present, facilities in the Stellenbosch LM are limited to Abba (outreach) in Stellenbosch, and Heskith King (alcoholism treatment) at Koelenhof.

### **3.6.3 Public transport**

No public transport facilities are currently available to the study area communities. Most people rely on minibus-taxis or lifts to access services and opportunities in the nearby towns. From the R45-R310 intersection, the towns of Paarl, Franschhoek and Stellenbosch are approximately equidistant (viz. 15 km). Pniel and Kylemore favor Stellenbosch as primary destination, while Lanquedoc and Meerlust prefer Paarl.

The study area is roughly split into the following minibus routes:

- T-junction to and from Franschhoek or Paarl;
- T-junction to and from Lanquedoc/ Die Werf (Pniel);
- Die Werf to and from Stellenbosch via Pniel/ Johannesdal and Kylemore.

No taxi-ranks or formalised taxi ranks are located in the study area settlements. The partially tree-shaded Pniel "Werf" serves as a collection point and convenient relay station for operators. Apart from "die Werf", minibuses have no fixed stops. The lack of a direct link between Lanquedoc and Kylemore means that people have to travel via the R310 and "die Werf". All taxi movement sticks to the tarred roads in the study area.

### **3.6.4 Community safety**

The study area is served by one police station, namely Groot Drakenstein. The facility is located along the R310, approximately 300 m south of the T-junction with the R45. The facility and land belongs to the state (Department of Police). The station serves a relatively confined area, namely the area to the north of the Helshoogte Pass, west of Simonsberg, east of the Groot Drakenstein Mountains, and south of the Berg River. The station has a staff of 41, inclusive of administrative staff, and 13 vehicles. The station is currently waiting for additional new vehicles.

Three neighbourhood watch bodies, namely one each for Kylemore, Lanquedoc and Pniel, are currently active. All three bodies are represented on the Groot Drakenstein Policing Forum. A number of local area farms subscribe to private security companies.

Interviewees described Pniel/ Johannesdal as very safe, with Kylemore less so, and Lanquedoc the least safe. Lanquedoc only became a crime hotspot after the establishment of "New Lanquedoc". Meerlust is a small and intimate community, and crime levels are consequently low.

The Drakenstein policing area is described as a "low risk policing area". Serious and organized crime is limited. Most property crime takes place in winter, when employment opportunities in local agriculture and at the RFF factory are scarce. As elsewhere in the Western Cape, drug-related crime is on the increase, with especially "tik"-abuse a major issue (W/O Daniels, pers. comm).

### **3.7 ECONOMIC OVERVIEW**

The SLM economy is the thirteenth largest regional economy in South Africa. Since 1994, growth has generally outpaced national, provincial and DM growth rates, as well as that for the City of Cape Town. As a result the SLM economy is the dominant economy in the CWDM, and also the fastest growing. In 2011 the SLM accounted for 33.6% of the CWDM's economic output. The SLM GDP-R (Gross Domestic Product – Regional) grew by 5.5% per year over the period 2000-2013. The SLM economy was also affected by the global recession, but has recovered well since 2009, already registering a yearly growth of 5.4% in 2011.

The key drivers of the Stellenbosch economy are agriculture (wine, fruit and vegetables), tourism (heritage, food, wine and scenic) and the knowledge economy (tertiary institutions such as the University). Strong links exist between agriculture and tourism. The strong Manufacturing sector is closely linked to agricultural processing (food and beverages, sawmills). While the economy is diversified, it remains critically reliant on agricultural production.

According to Census 2011, four sectors dominated the Stellenbosch economy, namely Financial Services (23.6%); Manufacturing (22.3%); Trade (18.2%) and Government Services (12%). Tertiary sectors together accounted for 65.5% of economic activity. Agriculture accounted for only 5% (down from 13% in 2001). While the relative importance of the Financial Services (+4.6%) and Trade (+8.2%) sectors significantly increased, that of Manufacturing decreased (-7.7%). Manufacturing was hardest hit by the global crisis, but has since shown significant signs of recovery. The largest providers of employment opportunities were Government Services (30%), Trade (16.9%), Manufacturing (13.4%) and Agriculture (13.1%) (Bureau for Economic Research, 2013).

While the primary sector (agriculture) is neither a key sector in terms of direct economic output nor employment provision, it should be noted that agricultural activities and agricultural landscapes crucially underpin the local tourism and manufacturing sectors.

#### **3.7.1 Agriculture**

Stellenbosch District is the undisputed centre of the South African wine industry. It has the oldest wine route in South Africa (1973), the largest area planted to wine grapes, the most Scheme of Origin wards, and by far the most producers of private cellar and estate wines in the country. Due to better soils and higher elevation, deciduous orchard crops are especially important in the area to the north-east of Stellenbosch town – the Banhoek, Dwars River and Franschhoek Valleys. The area is of national significance as a producer of plums and pears.

However, over the past few decades a number of factors, including land and labour costs, have seen Tulbagh, Wolseley and especially Ceres overtake the area in importance as fruit growing area. However, during the same period viticulture has increased and much of the land in the study area has reverted to vineyard. Significant plantings of pears and plums, supplemented by citrus and more recently persimmons, still exist, but all indications are that fruit growing in the area is on a slow decline, largely being overtaken by vineyards.

### **3.7.2 Tourism**

The SLM tourism sector is probably one of the most mature in the country. Virtually the entire Stellenbosch municipal area is of great local, regional, provincial and national tourism importance. This includes the historic towns of Stellenbosch and Franschhoek, as well as the scenically located, intensively cultivated agricultural land occupying much of the broad, fertile valleys in the SLM area. This area is commonly referred to the Cape Winelands Historical Landscape. The Stellenbosch Wine Route is a priority destination for both local and overseas visitors to the Cape.

The Franschhoek Valley has become established as one of the primary food and wine destinations in South Africa, and includes top-rated restaurants like Ruebens, and wine estates such as La Motte. The Dwarsiver mainly consists of farms associated with the historic Boschendal Estate, but also includes Allée Bleue and Solms Delta Estates. The Klappmuts-Simondium road may be described as a tourism hotspot. A number of well-known wine farms (Rupert and Rothschild, Backsberg, Babylonstoren etc.), the prize-winning Dalewood Cheese farm, and Le Bonheur Crocodile Farm are located along this road. Many of these estates are also renowned as up-market wedding venues.

---

## **SECTION 4: IDENTIFICATION OF KEY ISSUES**

---

### **4.1 INTRODUCTION**

Section 4 provides an assessment of the key social issues identified during the study. The identification of key issues was based on:

- Review of project related information, including other relevant specialist studies;
- Interviews with key interested and affected parties;
- Experience of the authors with the area and local conditions;
- Experience with other residential development projects in the Western Cape.

The assessment section is divided into:

- Assessment of compatibility with relevant policy and planning context (“planning fit”);
- Assessment of social issues associated with the construction phase;
- Assessment of social issues associated with the operational phase;
- Assessment of the “no development” alternative;
- Assessment of cumulative impacts.

Based on the findings of the SIA, there are no material differences between the nature and significance of the social impacts associated with Alternative 5a, 5b and 5c. In this regard the three alternatives are essentially identical with the exception that Alternative 5b and 5c requires no in-fill below the 1:100 flood-line. This will have no bearing on the findings of the SIA. The findings of the SIA therefore apply to Alternative 5a, 5b and 5c. This applies for both the construction and operational phase.

### **4.2 POLICY AND PLANNING FIT**

The key policy and planning documents pertaining to the proposed Boschendal Mixed Use Development include:

- Western Cape Provincial Spatial Development Framework (2014);
- Stellenbosch Draft Integrated Development Plan 2015/ 2016;
- Stellenbosch Municipal Spatial Development Framework (2013); and
- Stellenbosch Municipality Strategic Framework for Local Economic Development (2013).

The Western Cape PSDF lists a number of spatial principles that are relevant to the proposed Boschendal Mixed Use Development (BMUD), namely:

- Spatial justice;
- Sustainability and resilience;
- Spatial efficiency;
- Accessibility;
- Quality and liveability.

The issue of spatial justice is to some extent addressed by the proposed development in that access to housing will be provided for historically disadvantaged (HD) individuals. The majority of opportunities will, however, largely be confined to middle and higher income groups.

While the housing provided by the proposed development will not address the current housing needs of the low income sector, the 210 apartments and will create opportunities for middle to higher income members of the local community to acquire property in the area. Based on the findings of the SIA there are a limited number of properties for sale in settlements such as Priel, Lanquedoc and Kylemore and young members of the community are forced to look elsewhere. The developers have also indicated that 10% (maximum of 47) of the total number of residential units will be allocated at subsidised rentals for key workers<sup>7</sup>.

In terms of sustainability, resilience, spatial efficiency, accessibility, quality and liveability the urban design framework for the proposed development seeks to create a spatially compact development that caters for a range of mixed uses. The urban design framework also focuses on creating a rural village that emphasises the quality of the living environment and the importance of public access, public open spaces and cultural and scenic landscapes, while at the same time minimising the loss of high potential agricultural land. The development is also designed to be resource efficient.

The PSDF also highlights the need to develop integrated and sustainable settlements. The policy objectives listed to achieve this include; protecting and enhancing sense of place and settlement patterns; improving accessibility at all scales; promoting an appropriate land use mix and density in settlements; ensuring effective and equitable social services and facilities; and supporting inclusive and sustainable housing.

### ***Sense of place and settlement patterns***

The PSDF refers to the importance of scenic landscapes, historic settlements and the sense of place, which underpins the quality of settlements and their associated competitive value associated with a services economy and tourism. The PSDF also highlights the importance of urban edges as an essential tool for protecting key settlement heritage, landscape and urban form assets from the encroachment of further urban development and protecting the visual setting of historical settlements. The proposed Boschendal Village seeks to develop a compact, rural village informed by a number of heritage indicators that highlight the importance of sense of space and scale. The majority of the proposed Boschendal Village is also located within the Groot Drakenstein Node urban edge

### ***Appropriate land use and density***

Settlements in the rural regions of the Province lack land use diversity, and hence economic and social resilience. In growth areas, new development has been largely mono-functional in nature dominated by dormitory townships, gated residential developments and shopping centres. The proposed Boschendal Village development is located within the urban edge, and is designed to create a compact, rural village that includes a mix commercial, retail and residential components. The SLM Planner, Mr de la Bat, noted that the proposed mix of

---

<sup>7</sup> The term "key worker" is typically defined as a public sector employee who provides an essential service. Boschendal will set aside ~ 50% of the 47 units to accommodate key Boschendal workers, while the remaining 50% will be made available at a subsidised rental to non-Boschendal key workers.

residential, retail and business opportunities would assist to address the concerns associated with developing gated, residential developments.

### ***Accessibility and inclusive housing***

The housing opportunities associated with the proposed Boschendal Mixed Use Development cater for middle and high income groups. However, the development does create opportunities for community members from the study area that fall within these income groups to acquire property in an area where there is a shortage of opportunities. The urban design framework also stresses that the importance of public accessibility and the establishment of public spaces. Provision is also made for the establishment of a public transport pick-up and drop-off area. The proposed development will not be designed as a security village that controls and limits public access.

The Stellenbosch SDF notes that the future spatial development of the Stellenbosch LM is guided by seven strategic perspectives, namely:

- Interconnected nodes;
- Car Free Transport;
- Inclusive Economic Growth;
- Optimal Land Use;
- Resource Custodianship;
- Food And Agriculture;
- Heritage.

### ***Interconnected nodes***

The SDF indicates that a key feature of the greater Stellenbosch area is the historic pattern of locating settlements along strategic transport and river systems. In order to protect the areas unique character and constrain environmental damage, it would be advantageous to follow this pattern. The proposed Boschendal Mixed Use Development is located within the Drakenstein Node at the junction of two established transport links, the R310 and R45.

### ***Inclusive economic growth and optimal land use***

The SDF notes that projects catering to low, middle and high income groups should be designed as larger integrated settlements rather than stand-alone townships or gated communities. The proposed Boschendal Village Mixed Use Development does not cater for housing for the low income sector. However, the proposed Boschendal Village development is located within the urban edge, and is designed to create a compact, rural village that includes a mix commercial, retail and residential components.

### ***Heritage***

The SDF notes that tourism that reinforces the municipality's sense of place should be encouraged and attractions should be developed that remain appropriate to the region's well established themes. The proposed Boschendal Village Mixed Use Development seeks to develop a compact, rural village informed by a number of heritage indicators that highlight the importance of sense of space and scale. The urban design framework also highlights the link between the development and the historic Boschendal Homestead and associated werf area.

Based on the findings of the review the proposed Boschendal Mixed Use Development conforms with and supports the majority of key policy and land use planning principles and objectives contained in the Western Cape PSDF and Stellenbosch SDF. In this regard the proposed development seeks to develop a compact, mixed use rural village informed by a number of heritage indicators that highlight the importance of sense of space and scale. The

majority of the proposed Boschendal Village Mixed Use Development is also located within the Groot Drakenstein Node urban edge. The area has therefore been identified as suitable for development.

### **4.3 SOCIAL IMPACTS ASSOCIATED WITH THE CONSTRUCTION PHASE**

The key social issues affecting the construction phase include:

#### **Potential positive impacts**

- Creation of business and employment and opportunities for the local economy.

#### **Potential negative impacts**

- Risks to social and family networks posed by construction workers;
- Safety and security risks posed by construction workers;
- Noise, dust and safety impacts associated with construction related activities and the movement of heavy vehicles.

#### **4.3.1 Creation of local business and employment and opportunities**

##### **Business opportunities**

The construction phase of the proposed Boschendal Village Mixed Use Development will consist of four phases, namely:

- Phase 1: Bulk Services (12 Months)
- Phase 2: Commercial buildings (24 months)
- Phase 3: Medium and high density residential component (24 months)
- Phase 4: Low density residential component (individual homes): (24-36 Months)

Based on the above information the construction phase will extend over a period of 5 to 8 years. However, there is likely to be some overlap between the timing of Phase 2, 3 and 4 depending on market conditions.

The capital expenditure associated with Phase 1 is estimated to be ~ R85.5 million (2016 rand values). Phase 2, the commercial component, will consist of a shopping centre with a Gross Lettable Area (GLA) of ~3 000m<sup>2</sup> and a further ~15 000m<sup>2</sup> GLA for other retail operations. The capital expenditure associated with the construction of Phase 2 is estimated to be in the region of R 143 million (2016 rand values).

The housing component will consist of a maximum of 475 units comprising of:

- 210 apartments;
- 194 row houses;
- 24 free standing houses, and
- 47 apartment units (10 % of total number of residential units) allocated for key worker accommodation.

The capital expenditure for Phase 3, the medium and high density component, will be ~ R 476 million rand (2016 rand values). The capital expenditure for Phase 4, the low density component will depend on the type and size of the individual houses built. Based on the assumption of an average size of 300m<sup>2</sup> and building costs of R 15 000/m<sup>2</sup>, the average cost

will be ~ 4.5 million per house. The capital expenditure costs for Phase 4 would therefore be in the region of R 374 million (2016 rand values). The total capital expenditure costs for the Boschendal Mixed Use Development would therefore be in the region of 1.08 billion (2016 rand values).

The majority of work during the construction phase is likely to be undertaken by local contractors and builders based in the SLM, Cape Winelands and Cape Metropolitan Area. The proposed development will therefore represent a positive benefit for the local construction and building sector in the SLM and DLM and the surrounding areas. The majority of the building materials associated with the construction phase is likely to be sourced from locally based suppliers in Stellenbosch, Paarl and surrounds. This will represent a positive injection of capital into the local economy of the SLM, DLM and Western Cape as a whole.

The project should also be viewed within the context of the slump in the construction and building sector in the wake of the 2008 global financial crisis. Since 2008 there has been a slowdown in development of large, residential and mixed use developments in the SLM and DLM. The proposed development would therefore represent a significant opportunity for the local construction and building sector. The construction phase (bulk services and development of units) is anticipated to extend over a period of 5-8 years depending on market up-take.

### **Employment opportunities**

Based on information provided by the client the estimate of employment opportunities for each of the first three phases:

- Phase 1: Bulk Services, ~ 50;
- Phase 2: Commercial buildings, ~ 150;
- Phase 3: Medium and high density residential component, ~ 250.

Based on the above assumptions the total number of employment opportunities for the first year (bulk services) would be ~ 50. The employment opportunities associated with the commencement of the construction of the commercial and high and medium density residential component would be ~ 400 per annum over a three to four year period. However, it is likely that a number of workers are likely to work on more than one component of the development at a time. For the purposes of the assessment it is therefore assumed that 25% of the workers employed will work on more than one component or residential unit at a time. The total number of employment opportunities associated with the commercial and high and medium density residential component would therefore be ~ 300 per annum over a three to four year period. Of this total ~ 60% (180) would be low skilled workers, 10% (30) semi-skilled workers and the remaining 30% (90) skilled workers.

The employment opportunities associated with Phase 4, the construction of individual, low density houses, will vary from house to house. However, for the purposes of the assessment it is assumed that each unit would take ~ 8 months to construct and employ ~ 20 people (including sub-contractors) at any given time. Of this total 8 (40%) would be low skilled workers, 8 (40%) semi-skilled artisans and 4 (20%) would be skilled builders and sub-contractors. If one assumes that the 24 free standing units are developed over a three year period this would equate to ~ 8 units per annum. The construction of the free standing, up-market units therefore has the potential to create in the region of 160 construction related employment opportunities per annum over a three year period. However, for the purposes of the assessment it is assumed that 25% of the workers employed will work on more than one residential unit at a time. The total number of employment opportunities associated

with the low density residential component would therefore be ~ 120 per annum over a three year period. Of this total ~ 60% (72) would be low skilled workers, 10% (12) semi-skilled workers and the remaining 30% (36) skilled workers.

The majority of construction related employment opportunities are likely to benefit local Historically Disadvantaged (HD) members of the community. This would represent a significant opportunity for the local building sector and members of the local community who are employed in the building sector. The potential creation of employment opportunities for local HD members of the community is therefore regarded as an important social benefit given that slump in the building sector since 2008. The employment opportunities associated with the construction phase are frequently regarded as temporary employment. However, while these jobs may be classified as “temporary” it is worth noting that the people employed in the construction industry by its very nature rely on “temporary” jobs for their survival. In this regard “permanent” employment in the construction sector is linked to the ability of construction companies to secure a series of temporary projects over a period of time. Each development, such as the proposed development, therefore contributes to creating “permanent” employment in the construction sector.

The estimated total wage bill for Phase 1, 2, 3 and 4 is R 241 million (2016 rand values). This is broken down into R17 million for Phase 1, R 29 million for Phase 2, R95 million for Phase 3 and R100 million for Phase 4. Of this total ~ 70 % (R 169 million) will be earned by low and semi-skilled workers, the majority of whom would be HD member from the local community and surrounding areas in the SLM and DLM. In addition a percentage of the wage bill will be spent in the SLM and DLM. This will benefit the local economy and business in the area. The potential for employment creation, specifically for members from the local communities in the area was highlighted by councillors for Ward 3 (Meerlust, portion Pniel, Lanquedoc) and 4 (Kylemore, Pniel, Banhoek), Mr August and Johnson respectively. Mr Lewis Conradie from Meerlust Bosbou also stressed the need to create employment opportunities for members from the local community.

**Table 4.1: Impact assessment of employment and business creation opportunities during the construction phase**

<b>Nature:</b> Creation of employment and business opportunities during the construction phase		
	<b>Without Mitigation</b>	<b>With Enhancement</b>
<b>Extent</b>	Local – Regional (2)	Local – Regional (3)
<b>Duration</b>	Medium Term (3)	Medium Term (3)
<b>Magnitude</b>	Moderate (6)	Moderate (6)
<b>Probability</b>	Highly probable (4)	Definite (5)
<b>Significance</b>	Medium (55)	High (60)
<b>Status</b>	Positive	Positive
<b>Reversibility</b>	N/A	N/A
<b>Irreplaceable loss of resources?</b>	N/A	N/A
<b>Can impact be enhanced?</b>	Yes	
<b>Enhancement :</b> See below		
<b>Cumulative impacts:</b> Opportunity to up-grade and improve skills levels in the area.		
<b>Residual impacts:</b> Improved pool of skills and experience in the local area.		

### **Assessment of No-Go option**

Current status quo would be maintained. This option would represent a lost opportunity in terms of the creation of employment and business opportunities and the provision of housing, commercial and community facilities.

### **Recommended enhancement measures**

In order to enhance local employment and business opportunities associated with the construction phase of the project the following measures should be implemented:

- The developer should inform the local authorities, local community leaders, organizations and councillors of the project and the potential job opportunities for local builders and contractors;
- The developer should consult with the SLM and DLM with regards to the establishment of a database of local construction companies in the area, specifically SMME's owned and run by HDI's. However, while the use of local building contractors and workers is recommended, it is recognised that a competitive tender process may not guarantee the employment of local companies and labour during the construction phase;
- The developer in consultation with the appointed contractor/s should look to employ a percentage of the labour required for the construction phase from local area in order to maximize opportunities for members from the local HD communities.

#### **4.3.2 Risk posed to family and social networks**

Experience for other, typically large construction projects is that the presence of construction workers can pose a potential risk to local communities located in the vicinity of the site. While the presence of construction workers does not in itself constitute a social impact, the manner in which construction workers conduct themselves can affect the local community. In the case of local communities the most significant negative impact is associated with the disruption of existing family structures and social networks. This risk is linked to the potential behaviour of male construction workers, including:

- An increase in alcohol and drug use;
- An increase in crime levels;
- An increase in teenage and unwanted pregnancies;
- An increase in prostitution; and
- An increase in sexually transmitted diseases (STDs).

The impact on individual members of the community who are affected by the behavior of construction workers has the potential to be high, specifically if they are affected by crime and STDs etc. The potential risk posed by construction workers to individuals cannot be completely eliminated. The focus of the assessment is therefore on the potential impact on the community as whole.

Based on the experience of the consultants the potential impacts on local communities associated with construction workers are typically associated with projects located in rural areas or small towns where large numbers of construction workers from outside the area are employed. Given the location of the proposed development the majority, if not all, of the workers are likely reside in the local towns in the area, such as Pniel, Lanquedoc, Kylemore, Meerlust, Simondium, Klapmuts, Stellenbosch, Paarl and Franschoek. As such they will return to their homes on a daily basis. Based on this the overall impact of construction workers on the local community with mitigation is likely to be low. While the potential threat posed by construction workers to the community as a whole is likely to be

low, the impact on individual members who may be affected by the behavior of construction workers has the potential to be high, specifically if they are affected by STDs etc.

**Table 4.2: Assessment of impact of construction workers on local communities**

<b>Nature:</b> Potential impacts on family structures and social networks associated with the presence of construction workers		
	<b>Without Mitigation</b>	<b>With Mitigation</b>
<b>Extent</b>	Local (2)	Local (1)
<b>Duration</b>	Medium Term for community as a whole (3)	Medium Term for community as a whole (3)
<b>Magnitude</b>	Low for the community as a whole (4)	Low for community as a whole (4)
<b>Probability</b>	Probable (3)	Probable (3)
<b>Significance</b>	Low for the community as a whole (27)	Low for the community as a whole (24)
<b>Status</b>	Negative	Negative
<b>Reversibility</b>	No in case of HIV and AIDS	No in case of HIV and AIDS
<b>Irreplaceable loss of resources?</b>	Yes, if people contract HIV/AIDS. Human capital plays a critical role in communities that rely on farming for their livelihoods	
<b>Can impact be mitigated?</b>	Yes, to some degree. However, the risk cannot be eliminated	
<b>Mitigation:</b> See below		
<b>Cumulative impacts:</b> Impacts on family and community relations that may, in some cases, persist for a long period. Also in cases where unplanned / unwanted pregnancies occur or members of the community are infected by an STD, specifically HIV and or AIDS, the impacts may be permanent and have long term to permanent cumulative impacts on the affected individuals and/or their families and the community. The development of other development projects in the area may exacerbate these impacts.		
<b>Residual impacts:</b> Community members affected by STDs etc. and associated impact on local community and burden services etc.		

### Assessment of No-Go option

Current status quo would be maintained. This option would represent a lost opportunity in terms of the creation of employment and business opportunities and the provision of housing, commercial and community facilities.

### Recommended mitigation measures

The potential risks associated with construction workers can be mitigated. The aspects that should be covered include:

- The developer should seek as far as is possible to appoint local or regional contractor/s from the area for the bulk services, commercial and housing contracts;
- The developer in consultation with the appointed contractor/s should implement an HIV/AIDS awareness programme for all construction workers at the outset of the construction phase;
- The construction site should be fenced off prior to the start of construction;

- The movement of construction workers on and off the site should be closely managed and monitored by the contractors. In this regard no construction workers should not be permitted to leave the construction site during operating hours and the contractor/s should be responsible for making the necessary arrangements for transporting workers to and from site on a daily basis;
- No construction workers, with the exception of security personnel, should be permitted to stay overnight on the site.

#### **4.3.3 Safety, security and potential for increased crime**

The presence of construction workers in the area has the potential to impact on the safety and security of local residents in the area, specifically the residents of Pniel and Meerlust Bosbou and farms and smallholdings in the vicinity of the site, specifically Allée Bleue, Solms Delta, Lekkerwijn, Microprop (Dr Farranger) etc. Dr Farranger, who lives on a small holding to the west of the R310, indicated that the presence of construction workers did pose a potential threat. The representatives from RFF and Imibala did not raise any concerns regarding potential threat posed to safety and security during the construction phase.

Based on experience the presence of construction workers can result in an increase in petty crime and theft. This is linked to the ability of the construction workers to monitor the movements of local residents and take advantage of their absence from the property. The majority of the crime is therefore opportunistic and linked to theft and house break-ins. Warrant Officer Daniels from the Groot Drakenstein Police Station indicated that the area was a low risk crime area (Daniels pers. comm.). However, Mr Flaaten and Dr Simon Pickstone-Taylor indicated that petty crime, which was often linked to substance abuse, specifically TIK, was a problem in the area. Mr Flaaten indicated that the capacity of the local Drakenstein Police station would need to be increased if the proposed development proceeded.

Based on the findings and recommendations of the SIA access to the site should, as far as possible, be from the R45 (Paarl-Franschoek Road). This combined with the mitigation measures listed below will reduce the potential risk to the residents of Pniel and Meerlust and the adjacent farms, specifically Allée Bleue, Solms Delta, Lekkerwijn etc.

**Table 4.3: Assessment of risk posed by construction workers on safety and security**

<b>Nature:</b> Potential safety and security risk posed by presence of construction workers on site		
	<b>Without Mitigation</b>	<b>With Mitigation</b>
<b>Extent</b>	Local (2)	Local (1)
<b>Duration</b>	Medium Term (3)	Medium Term (3)
<b>Magnitude</b>	Moderate (6)	Low (4)
<b>Probability</b>	Probable (3)	Probable (3)
<b>Significance</b>	Medium (33)	Low (24)
<b>Status</b>	Negative	Negative
<b>Reversibility</b>	No, if local residents are murdered or physically harmed	No, if local residents are murdered or physically harmed
<b>Irreplaceable loss of resources?</b>	Yes, if family member is murdered	Yes, if family member is murdered
<b>Can impact be mitigated?</b>	Yes	Yes
<b>Mitigation:</b> See below		
<b>Cumulative impacts:</b> No		
<b>Residual impacts:</b> Include psychological effects associated with attacks or crime related events that may last for many years.		

### Assessment of No-Go option

Current status quo would be maintained. This option would represent a lost opportunity in terms of the creation of employment and business opportunities and the provision of housing, commercial and community facilities.

### Recommended mitigation measures

The developer and or contractors cannot be held responsible for the off-site, after-hours behaviour of all construction employees. However, the contractors appointed by the developer should ensure that all workers employed on the project are informed at the outset of the construction phase that any construction workers found guilty of theft or inappropriate behaviour will be dismissed and charged. All dismissals must be in accordance with South African labour legislation. In addition, the following mitigation measures are recommended. These recommendations apply to the construction of the bulk infrastructure on the site and the establishment of the commercial component and the high and medium density residential components:

- The construction site should be fenced off prior to the start of construction;
- A local security company should be appointed to oversee the main construction phase. The costs should be borne by the developer;
- No construction workers, with the exception of security personnel, should be allowed to stay on site overnight;
- The movement of construction workers on and off the site should be closely managed and monitored by the contractors. In this regard no construction workers should not be permitted to leave the construction site during operating hours and the contractor/s

should be responsible for making the necessary arrangements for transporting workers to and from site on a daily basis;

- Construction related activities should comply with all relevant local building regulations. In this regard activities on site should be restricted to between 07h00 and 18h00 during weekdays and 08h00 and 13h00 on Saturdays;
- No work should be permitted on Sundays and Public Holidays.

#### **4.3.4 Impact of construction related activities**

Construction related activities can impact negatively on adjacent landowners and communities. The typical impacts include dust, noise and safety. The movement of heavy construction vehicles along the R45 and R310 may also pose potential safety risks to other road users and school children who walk to and from school etc. As indicated above, school children from Meerlust walk to schools located in Simondium. However, there is a pedestrian path located along the northern side of the R45 which would assist to reduce the risk to school children and other pedestrians. The movement of heavy construction vehicles also pose potential safety risks to tourists and visitors to the area, specifically tourists travelling to Franschoek and local wine farms in the area, such as Allée Bleue and Solms Delta etc. The potential safety risks posed by heavy vehicles will be exacerbated by the intersection between the R45 and R310 opposite the entrance to Allée Bleue. There have been a number of accidents at this intersection.

Safety issues relating the R45-R310 intersection were raised by a number of key stakeholders in the area, including Dr Farranger (Chairperson of Groot Drakenstein Land Owners Association), Dr Simon Pickstone-Taylor (Lekkerwijn), Councillors August (Ward 3) and Johnston (Ward 4), Mr Craig McGilliwaray (Solms Delta) and Mr Ansgar Flaaten (Allée Bleue). However, the current intersection will be up-graded as part of the proposed development of the Boschendal Village Development. It is assumed that the intersection will be up-graded prior to the start of the construction phase.

The R310 which links Stellenbosch to the south passes through Pniel is flanked by houses. The movement of heavy construction vehicles through Pniel would pose a safety risk for local residents, specifically children who walk to Pniel Primary School, which is located on the northern side of the village. The movement of heavy construction vehicles through Pniel would also create noise and dust impacts for local residents. In order to address these impacts it is recommended that access for heavy construction vehicles should be via the R45. However, it is recognised that workers based in Stellenbosch and Kylemore would need to access the site via the R310.

Site clearing for the development can also increase the risk of dust, specifically during dry, windy summer months. In this regard the Drakenstein Police Station, the clinic, RFG and Imibala are located immediately to the north of the site and may potentially be impacted during the summer months when the prevailing wind direction is from the south east. Other properties located to the north of the site include Allée Bleue, Lekkerwijn and Solms Delta. However, the potential risks can be addressed by implementing the recommended mitigation measures listed below.

**Table 4.4: Assessment of the impacts associated with construction activities**

<b>Nature:</b> Potential noise, dust and safety impacts associated with construction related activities and the movement of construction traffic to and from the site		
	<b>Without Mitigation</b>	<b>With Mitigation</b>
<b>Extent</b>	Local (2)	Local (1)
<b>Duration</b>	Medium Term (3)	Medium Term (3)
<b>Magnitude</b>	Moderate (6)	Low (4)
<b>Probability</b>	Probable (3)	Probable (3)
<b>Significance</b>	Medium (33)	Low (24)
<b>Status</b>	Negative	Negative
<b>Reversibility</b>	Yes	
<b>Irreplaceable loss of resources?</b>	No	No
<b>Can impact be mitigated?</b>	Yes	
<b>Mitigation:</b> See below		
<b>Cumulative impacts:</b> Potential damage to road result in higher maintenance costs for vehicles of other road users. The costs will be borne by road users who were not responsible for the damage.		
<b>Residual impacts:</b> Reduced quality of road surfaces and impact on road users		

**Assessment of No-Go option**

Current status quo would be maintained. This option would represent a lost opportunity in terms of the creation of employment and business opportunities and the provision of housing and community facilities.

**Recommended mitigation measures**

The potential impacts associated with construction related activities and heavy vehicles can be effectively mitigated. The aspects that should be covered include:

- Access to the site for heavy construction vehicles should be where possible be via the R45. The movement of heavy construction vehicles transporting material etc. to the site via the R310 through Pniel should be minimised as far as possible;
- The intersection between the R45 and R310 should be up-graded prior to the commencement of the construction phase;
- Construction related activities should comply with all relevant building regulations. In this regard activities on site should be restricted to between 07h00 and 18h00 during weekdays and 08h00 and 13h00 on Saturdays. No work should be permitted after 13h00 on Saturdays and on Sundays or Public Holidays;
- Drivers should be made aware of the potential risk posed to school children and other road users along the R45 and R310. All drivers must ensure that speed limit of 60 km per hour is enforced;
- Any abnormal loads along the R45 should be timed to avoid peak traffic hours, specifically early mornings;
- Dust suppression measures must be implemented when site clearing takes place, such as wetting of exposed areas;
- Dust suppression measures must be implemented to reduce impacts associated with the movement of construction vehicles, including wetting of gravel roads and ensuring that

vehicles used to transport sand and building materials are fitted with tarpaulins or covers;

- All vehicles must be road-worthy and drivers must be qualified, made aware of the potential road safety issues, and need for strict speed limits.

#### **4.4 SOCIAL IMPACTS ASSOCIATED WITH THE OPERATIONAL PHASE**

The key social issues affecting the operational phase include:

##### **Potential positive impacts**

- Creation of rural village, including provision of housing and community facilities;
- Creation of employment, training and business opportunities;
- Generation of funds for community development initiatives;
- Promotion of tourism.

##### **Potential negative impacts**

- Impact on adjacent properties in the area;
- Impact on rural sense of place.

In addition to the above, the section also comments on the issues and concerns raised by the Boschendal Treasury Trust (BTT).

##### **4.4.1 Provision of housing, retail and community facilities**

The proposed Boschendal Village Mixed Use Development includes a residential component, farmers market, shops, and restaurants, places of entertainment, offices and other related businesses. The mixed use core of the village will be surrounded by a residential component consisting of 24 free standing houses, 210 apartments, 194 row houses and 47 apartment units allocated for key workers.

##### **Housing**

The majority of the high-density and, to a lesser degree, the medium density units will be targeted at middle income groups. The low density units will fall within the high income market. The developers have also indicated that 10 % (up to a maximum of 47 units) of the residential units will be allocated to key workers. The term "key worker" is typically defined as a public sector employee who provides an essential service. Examples include municipal officials, health workers, teachers, police officers, social workers, fire-fighters etc. The term is often used in the United Kingdom in the context of essential workers who may find it difficult to rent or buy property in the area where they work. As a result many local authorities and other public sector bodies face major problems recruiting and retaining their workers due to the high property cost and rentals. Boschendal will set aside ~ 50% of the 47 units to accommodate key Boschendal workers, while the remaining 50% will be made available at a subsidised rental to non-Boschedal key workers. The intention is also to enable "key workers" to purchase their properties after a stipulated period of time. However, in order to ensure that there is always accommodation available to key workers ~ 50% of the 47 units will remain under the control of Boschedal. The proposed development will therefore provide housing. However, no low income or gap housing is included in the development. In addition, the farm workers that currently live in the farm cottages located to the west of the R310 will also be accommodated in the development.

While the housing provided by the proposed development may not necessarily address the current housing needs of the low income sector, the 210 apartments and 194 row houses

will create opportunities for middle to higher income members of the local community to acquire property in the area. Based on the findings of the SIA there are a limited number of properties for sale in settlements such as Pniel, Lanquedoc and Kylemore and young members of the community are forced to look elsewhere. The proposed Boschendal Village Mixed Use Development will therefore create opportunities for young professionals from the area to buy property in the Dwars River Valley in a compact, well-designed mixed use development that includes landscaped public open spaces, shops and restaurants etc. However, it is recognised that the majority of homeowners are likely to come from outside of the Dwars River Valley.

### **Commercial and retail facilities**

The commercial component includes a farmers market, shops, and restaurants, places of entertainment, offices and other related businesses. The intention is to establish a regular farmers market that will provide opportunities for local producers to sell their produce. The market will also serve as an outlet for produce from Boschendal Farm, including vegetables, fruit, poultry and meat. The restaurants will also create a market for local produce from the area. Local crafts will also be sold at the market. Based on the findings of the SIA there is also a need for shop, such as a Spar or Pick and Pay, to serve the local communities in the area. The local residents in the area indicated that the closest shops were in Stellenbosch, Paarl and Franschoek. The majority of local residents do not have access to private transport and rely on public transport to access shops in these towns. The need for a shop/s that meets the needs of the local community was also highlighted by the SLM town planner, Mr de la Bat, who indicated that while the concept of a market and shops selling local farm produce was commendable, there was a potential risk that the focus would be on meeting the needs of higher income groups and tourist and not the local community.

Mr de la Bat also noted that the proposed mix of residential, retail and business opportunities was seen as important as this would counter the natural tendency of a purely residential development to become a privileged enclave. The retail component would also serve to reduce some of the through-traffic between Stellenbosch and Franschoek in the Dwars River Valley, thus potentially providing an anchor from which the broader Dwars River Valley and its communities could benefit.

### **Community facilities**

Based on the information contained in the SDF and discussions with Mr Rob Lunde, acting on behalf of the developers, it is reasonable to assume that the developers of the Boschendal Village Mixed Use Development are committed to the establishment of a well designed, rural village type development that incorporates public open spaces that will be open to and accessible to the public, including the local communities in the area. This includes the market place and general werf area. The market square forms the heart of the proposed development and will also serve as a commercial node for both the development and the broader area. The land uses associated with the high street include shops, galleries, offices, restaurants, and open public space for relaxation. The developers have also indicated that they will provide the necessary funding and resources to maintain the public open spaces as this would not only benefit the development but also the historic Boschendal Estate.

In terms of public access, the SDF stress the importance of creating spaces that are open and accessible to the public, and notes that this principle is important in terms of the authenticity of place. In this regard the report notes that "gated and security complexes, no matter how architecturally well-designed or well-laid out, can never amount to villages, as they lack a public and civic realm". The majority of new residential developments in the vicinity of the site are gated security estates that control and limit public access. These

include Pearl Valley and Val de Vie in the DLM and de Zalze in the SLM. While access to certain residential areas will be controlled the proposed Boschendal Village development highlights the importance of public access. In addition, it encourages the public to access the area by providing public open spaces that will be maintained and secure.

While the SDF highlights the importance of public access and the provision of public spaces, care will need to be taken to ensure that members from the local community are encouraged to access and use these spaces. In this regard there is a risk that members from the local community may be made to feel unwelcome, which would, in turn limit the benefits of these spaces for the local community. These public spaces would then become “private spaces” that would largely benefit the residents of the village and tourists.

The proposed development also makes provision for a pre-school / crèche that will cater for both the residents of the village and local community members in the area. The developers have indicated the existing early child development centre on Boschendal will be relocated to the village and will be expanded to accommodate ~ 100 children. Relocating the centre to the village will support integration and create an opportunity for children from the Dwars River Valley to mix with children from the proposed Boschendal Mixed Use Village. This will also create opportunities for the parents to meet each other and integrate.

The existing clinic will be up-graded and moved to a more accessible location and housed in one of the new business buildings in the village. Based on the findings of the SIA there is also a need for a high school in the area.

**Table 4.5: Creation of a rural village type development and provision of housing, retail and community facilities**

<b>Nature: Provision of housing, retail and community facilities</b>		
	<b>Without Mitigation</b>	<b>With Enhancement</b>
<b>Extent</b>	Local-Regional (1)	Local – Regional (2)
<b>Duration</b>	Long term (4)	Long term (4)
<b>Magnitude</b>	Low (4)	Medium (4)
<b>Probability</b>	Probable (3)	Highly Probable (4)
<b>Significance</b>	Low (27)	Medium (40)
<b>Status</b>	Positive	Positive
<b>Reversibility</b>	N/A	N/A
<b>Irreplaceable loss of resources?</b>	No	No
<b>Can impact be enhanced?</b>	Yes	Yes
<b>Enhancement:</b> See below		
<b>Cumulative impacts:</b> Provision of key components required to promote social and economic development and improve the overall well-being of the community		
<b>Residual impacts:</b> See cumulative impacts		

### **Assessment of No-Go option**

Current status quo would be maintained. This option would represent a lost opportunity in terms of the benefits associated with the provision of housing, educational and community facilities.

### **Recommended enhancement measures**

The following recommendations should be implemented:

- The developer should ensure that the retail component of the development takes into account the needs of the local community. In this regard the findings of the SIA highlighted the need for a shop, such as a Spar or Pick and Pay, in the study area;
- The food outlets associated with the proposed development should cater for the local community and not only tourists;
- Public access to and use of all public spaces within the development should be provided and guaranteed;
- Activities and events that create opportunities for and encourage the use of the public spaces by the local community should be held on a regular basis. These include school outings, picnic's, music events etc.;
- Adequate space should be provided for the establishment of the crèche and community facilities. The possible need to develop a primary school should also be investigated;
- The recommendations contained in the landscaping plan and other specialist studies, including the Heritage Impact Assessment and Visual Impact Assessment, should be implemented;
- A Management and Maintenance Plan and programme for the public open spaces and play areas should be developed and implemented;
- The proponent should ensure that the required funding and resources are made available to implement a Management and Maintenance Plan.

#### **4.4.2 Creation of employment, training and business opportunities**

##### **Employment**

###### ***Residential component***

The establishment of 475 middle-to-upper income housing units will create employment opportunities, specifically domestic workers and gardeners etc. Based on the assumption that all of the 24 free standing unit, 80% of the row houses (194) and 40% of the apartments (210) will employ a domestic worker and or gardener, this would translate into ~ 263 employment opportunities. The majority, if not all of these opportunities are likely to be taken up by Historically Disadvantaged Individuals (HDIs) members from the local community. Given the high unemployment levels in the areas coupled with the low income and education levels, this would represent a positive social impact.

###### ***Retail and commercial component***

Based on information collected from other studies undertaken by the authors the total number of people employed at 2 500-3 000 m<sup>2</sup> GLA shopping centre is in the region of 160 full time employees. This works out to ~ 0.06 people employed for each m<sup>2</sup> of GLA. Based on this figure the total employment potential associated with the 4 500m<sup>2</sup> and 9 000m<sup>2</sup> GLA for retail and General Business respectively would be ~ 810. The number may however lower given that large supermarkets are labour intensive when compared to other retail operations. A more realistic figure is likely to be 500-600 depending on the type of business activities established.

## **Hotel**

The number of staff employed by the hotel will depend on the type of services provided. Based on industry data, the staff to room ratio can range from 0.5 staff per room up to 1.5 staff per room, or even higher. For example exclusive, full-service hotels staff that include a restaurant, 24 hour service, conference facilities, grounds to be maintained, spas etc. have ratios of around 1.5 employees per room<sup>8</sup>. For the purposes of the assessment it is assumed that the ratio will be 0.8 staff per room. Based on this figure a 100 room hotel has the potential to create ~ 80 employment opportunities. Given the location of the hotel the majority of the employment opportunities are likely to benefit residents from the local community, the majority of whom will be HDIs. The majority, if not all, of the employment opportunities associated with hotels are also available to women.

Based on the above information, the total number of employment opportunities created during the operational phase of the development would be in the region of 800. The majority, if not all, of the employment opportunities are likely to benefit Historically Disadvantaged Individuals (HDIs) from the local community. Given the high unemployment levels in the surrounding areas, coupled with the low income and education levels, this would represent a positive social impact.

## **Training opportunities**

The developments undertaken by the new owners of Boschendal since 2012, which include the development of the Deli, Werf Restaurant, wine tasting facilities, and Olive Press function venue, have resulted in the number of staff being employed on the farm increasing from 90 in 2012 to 350 in 2015. The majority of the employees are HDIs that live in the Dwars River Valley. In addition, as indicated in Section 1.5, ~ 300 staff members have benefitted from training and skills development over the period 2014-2015. The training programmes are designed to provide employees with the necessary skills to further their careers both at Boschendal and in the broader economy. The owners of Boschendal have therefore demonstrated that they are committed to employing and training community members from the area. The operational phase of the proposed Boschendal Mixed Use Development will create on-going need for training and skills development programmes that will benefit members of the local community.

## **Business opportunities**

The retail and commercial component, which includes the farmers market, shops, and restaurants, places of entertainment, offices etc., will create business opportunities for local companies and entrepreneurs. These include service companies, such as cleaning, catering etc. Boschendal have already established a laundry to service its guest accommodation facilities. The intention is to bring in a locally based partner and relocate the facility to the proposed village. The residential component will also create opportunities for local businesses, such as maintenance and building companies, garden services and security companies, etc. and create opportunities for new businesses to develop. As indicated above, the Silver Mine Security Company already employs 37 permanent employees. The intention is to use their services for the proposed village. Local estate agencies and legal firms would also benefit from the sale and resale of properties associated with the new development.

The proposed Boschendal Village Mixed Use Development will therefore create significant opportunities and benefits for the local economy and members of the local community in the Dwars River Valley.

---

<sup>8</sup> <http://biblio3.url.edu.gt/Libros/2012/check/1.pdf>.

**Table 4.6: Creation of employment and business creation opportunities during the operational phase**

<b>Nature:</b> Creation of employment and business opportunities during the operational phase		
	<b>Without Mitigation</b>	<b>With Enhancement</b>
<b>Extent</b>	Local (1)	Local (2)
<b>Duration</b>	Long-Term (4)	Long-Term (4)
<b>Magnitude</b>	Low (4)	Moderate (6)
<b>Probability</b>	Highly Probable (4)	Definite (5)
<b>Significance</b>	Medium (36)	High (60)
<b>Status</b>	Positive	Positive
<b>Reversibility</b>	N/A	N/A
<b>Irreplaceable loss of resources?</b>	N/A	N/A
<b>Can impact be enhanced?</b>	Yes	
<b>Enhancement :</b> See below		
<b>Cumulative impacts:</b> Opportunity to reduce unemployment levels, and up-grade and improve skills levels in the area.		
<b>Residual impacts:</b> Reduced unemployment and improved pool of skills and experience in the local area.		

**Assessment of No-Go option**

Current status quo would be maintained. This option would represent a lost opportunity in terms of the benefits associated with the provision of housing, community and commercial facilities.

**Recommended enhancement measures**

In order to enhance local employment and business opportunities associated with the operational phase of the project the following measures should be implemented:

- The developer should liaise with the SLM and DLM and stakeholders regarding the potential job opportunities associated with the different components associated with the operational phase of the development;
- The developer should, where possible, implement a policy aimed at employing members from the local communities in the study area, specifically Pniel, Lanquedoc (Old and New), Kylemore, Meerlust and Simondium;
- The developer continue to implement training and skills development programme for local community members aimed at enhancing their chances of being employed during the operational phase;
- The developer should liaise with the SLM and DLM with regard to establishing a database of local service providers in the area, specifically SMME’s owned and run by HDI’s. These companies should be notified of the potential opportunities associated with the operational phase of the development.

#### **4.4.3 Support for local development initiatives**

The vision of the current owners of Boschendal is “to make Boschendal into a top agricultural farm and the Winelands epicenter of sought after ethically and naturally produced farm to table food and wine; a farm where our natural environment thrives and where local people benefit from our prosperity”. A key element of the vision is support the up-liftment of local communities

As indicated below, the developers are commitment to allocating a percentage of the value of the initial sale of all properties to supporting development initiatives in the area. This is in line with the agreements set out in the Boschendal Sustainable Development Initiative (SDI) that was prepared by the previous owners of Boschendal. However, the funds will be managed by the trustees of the newly established trust set up by the current owners of Boschendal.

As indicated in Section 1.5, the current owners have embarked on a number of community initiatives. These include the establishment of a pre-school and aftercare facility in the Dwars River Valley and a food nutrition programme for local schools that uses local produce from the farm. The Rachelsfontein Centre located on the Boschendal Farm which will provide a space for staff and their families to relax and interact and will include a sports field, theatre, amphitheatre, meeting rooms, lecture hall, library, etc. The option of establishing some form of Agricultural College on the farm is also being considered. The option of linking the college with the Elsenburg Agricultural College or Farmers Apprentice Facility is being investigated. The facility will create opportunities for members from the local community that do not qualify for institutions such as Ellensburg to get formal training in the field of agriculture. A bursary programme for local workers and community members will also be established.

The new owners have also established a security company, Silver Mine Protection Services. The company employs 37 staff and is owned and run by two local HDI operators that used to work as security personnel on the farm. The company provides security on the farm and is also providing services to other customers in the area. A small egg business that is 70% owned by a local HDI from Stellenbosch has also been established. Boschendal have also gone into partnership with one of its local farm managers to rent and service mountain bikes. The intention is to relocate the facility to the Village.

The current owners of Boschendal have therefore demonstrated that they are committed to supporting development initiatives in the Dwars River Valley. The funds generated by the sale of properties associated with the proposed Boschendal Mixed Use Development will enhance the opportunities to support and fund future development initiatives in the area.

**Table 4.7: Support for local development initiatives**

<b>Nature:</b> Support and fund local development initiatives in the Dwars River Valley that are aimed at benefiting the local community		
	<b>Without Enhancement</b>	<b>With Enhancement</b>
<b>Extent</b>	Local (1)	Local (3)
<b>Duration</b>	Long term (4)	Long term (4)
<b>Magnitude</b>	Minor (2)	High (8)
<b>Probability</b>	Highly Probable (4)	Definite (5)
<b>Significance</b>	Low (28)	High (75)
<b>Status</b>	Positive	Positive
<b>Reversibility</b>	N/A	N/A
<b>Irreplaceable loss of resources?</b>	No	No
<b>Can impact be enhanced?</b>	Yes	Yes
<b>Enhancement:</b> See below		
<b>Cumulative impacts:</b> Promotion of social and economic development and improvement in the overall well-being of the community		
<b>Residual impacts:</b> See cumulative impacts		

#### **Assessment of No-Go option**

Current status quo would be maintained. This option would represent a lost opportunity to generate income to fund development initiatives in the area.

#### **Recommended enhancement measures**

- The owners of Boschendal should liaise with the SLM and local stakeholders to identify potential development initiatives aimed at addressing the needs and challenges facing the Dwars River Valley.

#### **4.4.4 Support and promote tourism**

As indicated above, the vision for Boschendal is “to make Boschendal into a top agricultural farm and the Winelands epicenter of sought after ethically and naturally produced farm to table food and wine; a farm where our natural environment thrives and where local people benefit from our prosperity”. Hospitality is one of the three primary components that underpin the vision. The other two components are agriculture and land development. The land development component entails the proposed Boschendal Village Mixed Use Development.

The hospitality component has involved the establishment of the new Werf Restaurant, which overlooks the vegetable garden, and the Deli and Farm Shop on Boschendal Farm. A new function venue, the Olive Press, has also been established on Boschendal Farm. A number of old farm workers cottages have been renovated to provide accommodation for guests. In addition, the Rhone Homestead Restaurant has been up-graded and a new picnic area has also been opened at the Rhone Werf area. The two wine tasting venues on the farm have also been up-graded. In addition, a bakery and butchery have been established to serve Boschendal’s retail and hospitality requirements. A series of new nature trails have

also been developed on the farm that cater for hiking, running and mountain biking. Horse rides and horse drawn carriage rides around the farm have also been introduced.

In terms of the land development component, the UDF highlights the importance of the historic cultural landscape and ensuring that the authenticity and the dominance of agriculture is retained in the existing historic cultural landscape, and appropriately reflected in the proposed Boschendal Village Mixed Use Development. The proposed development also seeks to attract people to the area by incorporating a farmers market, shops, restaurants, open spaces and places of entertainment into the development. The UDF also stresses the importance of linking the proposed development to the historic Boschendal Manor House and werf.

It is therefore clear that the proposed Boschendal Mixed Use Development provides a number of facilities that are designed to attract tourists and visitors to the area. The development also benefits from its location relative to Boschendal, La Rhone and a number of other historic wine farms in the area, including Allée Bleue, Solms Delta, Normandie and L'Ormarins.

Mr Flaaten from Allée Bleue indicated that the proposed development would increase the number of visitors to the area, which would in turn benefit the existing operations. The existing operations would also benefit from the permanent residents and workers associated with the residential and commercial component of the development respectively. This in turn would create opportunities to expand existing operations and hire more staff. In this regard the tourism sector one of the most labour intensive economic sectors. The development of the tourism sector would also create opportunities for skills development and training for local members of the community.

Ms Denise Johnson, from Dwars River Tourism, indicated that the proposed development would benefit tourism in the area and create an opportunity to increase the exposure of Boschendal and the Dwars River Valley to tourists.

Mr Koeglenberg, from Franschoek Wine Valley and Tourism, expressed concern that the proposed development had the potential to impact on the areas rural sense of place, which in turn, would impact negatively on tourism. However, as indicated above, the UDF highlights the importance of the historic cultural landscape and ensuring that the authenticity and the dominance of agriculture is retained in the existing historic cultural landscape, and appropriately reflected in the proposed Boschendal Village Mixed Use Development. The development is also located within the Groot Drakenstein Node Urban Edge and has therefore been identified as suitable for development.

**Table 4.8: Support and promote tourism**

<b>Nature:</b> Support and promote tourism and create opportunities for job creation and economic development in the area		
	<b>Without Mitigation</b>	<b>With Enhancement</b>
<b>Extent</b>	Local (1)	Local (3)
<b>Duration</b>	Long term (4)	Long term (4)
<b>Magnitude</b>	Low (4)	Moderate (6)
<b>Probability</b>	Highly Probable (3)	Highly Probable (4)
<b>Significance</b>	Low (27)	Medium (52)
<b>Status</b>	Positive	Positive
<b>Reversibility</b>	N/A	N/A
<b>Irreplaceable loss of resources?</b>	No	No
<b>Can impact be enhanced?</b>	Yes	Yes
<b>Enhancement:</b> See below		
<b>Cumulative impacts:</b> Promotion of tourism related social and economic development and improvement in the overall well-being of the community		
<b>Residual impacts:</b> See cumulative impacts		

**Assessment of No-Go option**

Current status quo would be maintained. This option would represent a lost opportunity to support and develop tourism in the area and the associated benefits, include job creation.

**Recommended enhancement measures**

- The owners of Boschendal should liaise with the SLM, Dwars River Tourism and other tourist destinations in the area to promote the area;
- The developer should identify SMME's that are qualified to provide services to the tourism based activities associated with the proposed development;
- The developer should continue to implement the training and skills development programmes to enable members from the local community to qualify for tourism related jobs created by the proposed development.

**4.4.5 Impact on adjacent properties**

The proposed Boschendal site is bordered on the north by RFG factory, which is located to the west of the R310, and the Imibala packing operations, which are located between the site and the R45. Concerns were raised by Mr Henderson (RFG) and Cooke (Imibala) with regard to potential complaints by residents that may impact on their operations. RFGs activities at their Drakenstein factory are associated with ready-meals and employ ~ 500 workers. RFG are planning to open to two new factories adjacent to existing factory, which would create an additional 500 jobs. Imibala/Dwarsrivier Packers employ 85 workers for 9 months of the year. The workers are involved in fruit packing (cold storage facility) and manufacturing of vegetable chips for Woolworths. The concerns expressed by RFG and Imibala are that their operations may be impacted by nuisance complaints (food odours, noise from compressor forklifts at night), especially residents and hotel guests. These

complaints may result in shut downs, which in turn, would impact on productivity, and potential job losses.

Mr Henderson (RFG) and Cooke (Imibala) indicated that the planners and developers need to be aware of the existing operations that border onto the site and that the right of these operations to carry on operating should be recognised and acknowledged by the developers. The right of these operations to expand should also be acknowledged by the developers.

**Table 4.9: Impact on adjacent properties**

<b>Nature:</b> Impact of the proposed development on existing operations in the vicinity of the site		
	<b>Without Mitigation</b>	<b>With Mitigation</b>
<b>Extent</b>	Local (2)	Local (1)
<b>Duration</b>	Long term (4)	Long term (4)
<b>Magnitude</b>	High (6)	Minor (2)
<b>Probability</b>	Highly Probable (4)	Highly Probable (4)
<b>Significance</b>	Medium (48)	Low (28)
<b>Status</b>	Negative	Negative
<b>Reversibility</b>	Yes	Yes
<b>Irreplaceable loss of resources?</b>	No	No
<b>Can impact be mitigated?</b>	Yes	Yes
<b>Enhancement:</b> See below		
<b>Cumulative impacts:</b> Potential loss of jobs and associated impact on the local community		
<b>Residual impacts:</b> See cumulative impacts		

**Assessment of No-Go option**

Current status quo would be maintained. This option would represent a lost opportunity in terms of the benefits associated with the provision of housing, community and commercial facilities.

**Recommended mitigation measures**

The recommended measures include:

- The developer and planners need to take into account the existing operations that border onto the site in the final design and layout. Potentially sensitive land uses, such as hotels and residential areas should be designed and planned accordingly;
- The developer must recognise and acknowledge the right of these operations to carry on operating and the right to expand their operations in the future;
- Prospective homeowners and business owners must be informed of the existing operations that border onto the site and that they will continue to operate in the area, and may expand at some future date.

#### 4.4.6 Impact on rural sense of place

The potential impact on the proposed development on the areas rural sense of place was raised as a concern by Mr Hein Koegelenberg from the Franschoek Wine Valley and Tourism Association. In this regard it was noted that the establishment of a “new node” may impact on the areas historic landscape and sense of place. The R310-R45 represents the key access to the Franschoek Valley.

As indicated above, the UDF for the proposed Boschendal Village is informed by a number of factors including a set of Heritage Indicators and Directives prepared by Baumann et al. (Baumann, Winter, Dewar, Louw, 2015). The Heritage Indicators identify two key issues that are central to the design of the proposed Boschendal Village and that have a bearing on sense of place. The first highlights the importance of the historic cultural landscape which includes preserving the dominance of the rural landscape. The second seeks to ensure that the authenticity and the dominance of agriculture is retained in the existing historic cultural landscape, and appropriately reflected in a new settlement. The issue of sense of place therefore plays a key determining role in the design of the proposed development.

The current rural character to the site itself has also been altered, and includes the RFG factory complex, RFG administrative buildings, the police station, clinic and Imibala packing sheds. In addition, the site falls within the Groot Drakenstein Node Urban Edge and has therefore been identified as suitable for development. The potential impact of the proposed development on the rural sense of place is therefore likely to be low.

**Table 4.10: Impact on rural sense of place**

<b>Nature:</b> Impact on the visual character of the area and its sense of place		
	<b>Without Mitigation</b>	<b>With Mitigation</b>
<b>Extent</b>	Local (2)	Local (1)
<b>Duration</b>	Long term (4)	Long term (4)
<b>Magnitude</b>	Minor (2)	Minor (2)
<b>Probability</b>	Highly Probable (4)	Highly Probable (4)
<b>Significance</b>	Medium (32)	Low (28)
<b>Status</b>	Negative	Negative
<b>Reversibility</b>	N/A	N/A
<b>Irreplaceable loss of resources?</b>	No	No
<b>Can impact be enhanced?</b>	Yes	Yes
<b>Enhancement:</b> See below		
<b>Cumulative impacts:</b> Not applicable as area falls within the Groot Drakenstein Node Urban Edge		
<b>Residual impacts:</b> See cumulative impacts		

#### **Assessment of No-Go option**

Current status quo would be maintained. This option would represent a lost opportunity associated with provision of housing, community and commercial facilities.

### **Recommended enhancement measures**

The recommendations contained in the Heritage and Visual Assessment should be implemented.

#### **4.4.7 Comment on the Sustainable Development Initiative (SDI)<sup>9</sup>**

Representatives from the Boschendal Treasury Trust (BTT) raised a number of concerns and objections to the proposed Boschendal Village Mixed Use Development during the scoping phase<sup>10</sup>. The section below comments on the issues raised that have a bearing on the SIA. In order to comment on the issues raised by the BTT requires some background on the BTT and the Sustainable Development Initiative (SDI). Due to the nature of the comments no assessment of the significance is made. It should also be noted that the SIA is not in a position to comment on the legal status of the SDI and the BTT.

#### **Background to the SDI**

The Boschendal Sustainable Development Initiative (SDI) was prepared as part of the sale of the 2 242 Boschendal lands to Boschendal (Pty) Ltd (the previous owners) by Anglo American in 2000. The SDI refers to the initiative collectively formulated by Boschendal, Two Rivers and Anglo American Farms (AAF) and the affected communities of the Dwars River Valley linked to an array of land transactions and agreements. The implementation of the SDI revolves around seven integrated development and management programmes that collectively form the 'mechanisms' through which the goals and objectives of the SDI will be achieved. The seven programmes are:

- Land development;
- Agriculture and Agri-industry;
- Tourism and leisure;
- Commerce;
- Culture and heritage;
- Environmental rehabilitation and management;
- Social development.

Of these seven programmes the Land Development programme represented the critical make or break component underpinning the SDI. The remaining six programmes were all dependent upon the success of the Land Development Programme. With regard to the 2 242 ha Boschendal lands, the development vision contained in the SDI envisaged development taking place in two phases:

**Phase 1: The Boschendal Founders Estate:** This project involved the consolidation of 4 existing farms (Portions 2, 5, 8 and 9 of Farm 1674) totaling approximately 420 ha and the re-subdivision thereof into 19 farms of approximately 20 hectares each. An EIA for Phase 1 was undertaken and Phase 1 was approved in April 2008. However, to date it would appear that only two of the properties have been sold.

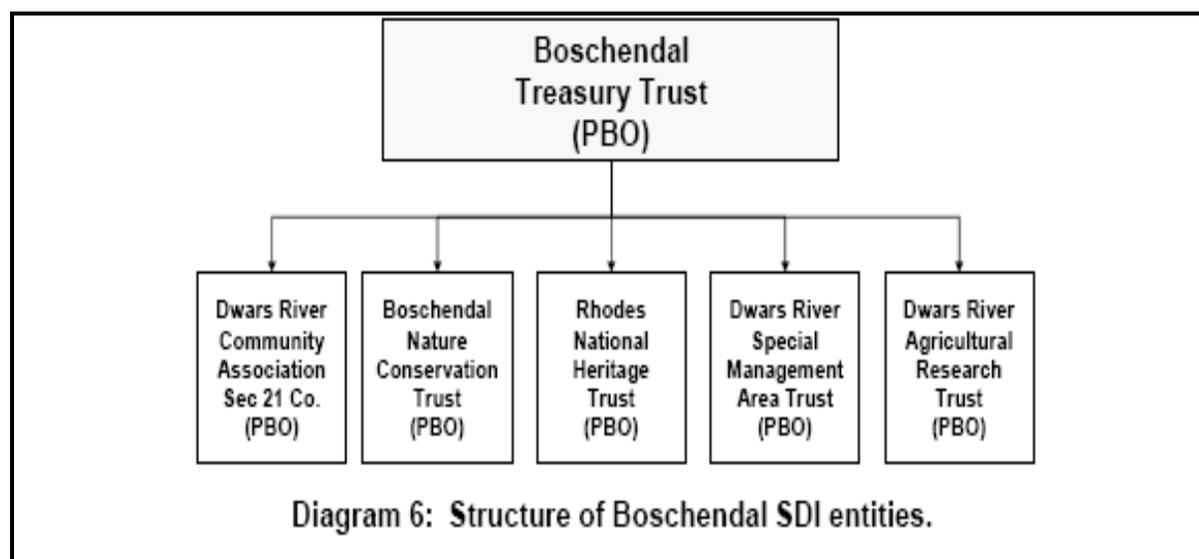
---

<sup>9</sup> The current owners of Boschendal have meet with representatives from the BTT and confirmed that they are committed to paying 5% of the value of the initial sale of all properties and 0.5% of all subsequent sales to the BTT. These funds will be used to support development in the Dwars River Valley.

<sup>10</sup> A number of unsuccessful attempts were made to contact Mr Quint and Adams. The comments discussed in this section are therefore based on the comments submitted by the BTT as part of the EIA Scoping Process.

**Phase 2: The Boschendal Development Precinct:** Phase 2 involved the proposed development on the balance of land (1 821.84 ha) sold to Boschendal (Pty) Ltd. The development prepared by DMP for Phase 2 consisted of a residential component, retirement village, 120-room hotel and a commercial node. The total number of units was ~ 1 000 units. In 2012 new shareholders invested in the farm and reviewed the previous proposals and there were subsequently revised in favour of the current, Boschendal Village Mixed Use Development, the majority of which is located within the Groot Drakenstein Node Urban Edge.

Central to the SDI was the establishment of *Public Benefit Organisations* (PBOs) to manage and control the interests of the various beneficiaries of the Boschendal SDI. Figure 4.1 (Diagram 6 in the SDI) illustrates the proposed structure.



**Figure 4.1: Structure of Boschendal SDI entities**

In terms of the SDI the Boschendal Treasury Trust (BTT) was established to act as an overarching entity for the structure. The main objective of the BTT was to serve as a vehicle through which the various proposed programmes and projects identified in the SDI would be implemented and managed for the benefit of the various beneficiaries and stakeholders in the Dwars River Valley.

The funding mechanism for the generation of revenue for the BTT was also a key component of the SDI. In terms of the SDI, 5% of the value of the initial sale of all properties and 0.5% of all subsequent sales would be transferred to the BTT. Initial estimates contained in the SDI documents indicated that the potential revenue generated for the BTT via this mechanism would be in excess of R100 million. However, critically, in terms of the SDI model the benefits to the community in terms the estimated revenue flows to the BTT were dependent upon the approval of the core projects and the subsequent sale of erven, i.e., the Land Development Programme.

### **Assessment of the Boschendal SDI**

The Social Impact Assessment (SIA) undertaken as part of the EIA process for Phase 2 (Barbour and van der Merwe, November 2009) undertook an assessment of the SDI. The assessment looked at the approach to and mechanisms that underpinned the SDI. The compatibility of the SDI approach in terms of the relevant policy and planning documents

pertaining to the development, specifically the Western Cape Provincial Spatial Development Framework (WCPSDF), was also assessed.

The findings of the review of the SDI indicated:

### **Compatibility with key land use policy and planning requirements**

The findings of the review indicated that the SDI approach adopted for the Boschendal Development Phase 2 did not comply with the key principles contained in the WCPSDF and other relevant planning documents, such as the Stellenbosch Spatial Development Framework (SDF). In this regard the WCPSDF specifically sought to prevent large-scale, freehold development outside the urban edge, while the SDI was essentially underpinned by the development of a large-scale development outside the Stellenbosch Urban Edge.

### **Precedent for land use planning**

As indicated above, the six programmes designed to benefit the local community were dependent upon the success of the Land Development Programme, i.e. the approval of Phase 2. The findings of the review indicated that if the SDI model proposed for the Boschendal Development was accepted as an approach for evaluating large scale developments located outside the urban edge, then this would have the potential for establishing a dangerous precedent for future land use planning and decision making both in the Western Cape and South Africa as a whole. The SIA also noted that the fact that Boschendal was recognized both locally and internationally as one of South Africa's most historic farms only served to heighten the potential risk of setting such a precedent and undermining the key conditions outlined in the PSDF that related to development beyond the urban edge.

### **Creation of expectations**

The review found that the SDI approach had the potential for creating expectations amongst local communities that may not be met. As noted above, the SDI document indicated that in excess of R 100 million would be generated for the BTT. In addition, the figures contained in the economic assessment undertaken by Urban Econ as part of the SDI indicated that the proposed Land Development component of the SDI would result in total capital investment of R3.5 billion, R 11.5 billion in new business sales and the creation of 20 400 additional employment opportunities during the construction phase. The figures associated with the operational phase included R 1.8 billion per annum in new business sales, 2 520 employment opportunities and R 1.1 billion per annum in additional income to the Stellenbosch Municipality. While the consultation process associated with the SDI resulted in broad buy in from the local community, it also created a set of expectations amongst communities within the Dwars River Valley. These expectations were in all likelihood heightened by the financial and employment figures contained in the SDI documents. The SDI approach adopted for the Boschendal Development therefore not only had the potential to set a bad precedent in terms of land use planning, it has also created a set of expectations amongst the local community that may not be realised. This only serves to further highlight the inherent dangers associated with a model that requires the approval of a large-scale development located outside the urban edge in order to achieve the promised benefits.

### **Summary of key issues raised by the BTT**

The section below lists the key issues submitted by the BTT and comments thereon.

- "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”.

**Comment:** As indicated above, the proposed Phase 2 development previously proposed for the Boschendal lands was located outside of the Stellenbosch Urban Edge. The majority of the proposed Boschendal Village Mixed Use Development is located within the Groot Drakenstein Node Urban Edge as defined in the Stellenbosch SDF. The location of the proposed development has therefore been guided by the SDF and the location of the urban edge. As indicated above, the current owners of Boschendal have also indicated that they are committed to paying 5% of the value of the initial sale of all properties and 0.5% of all subsequent sales to the BTT. These funds will be used to support development in the Dwars River Valley.

- “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”.

**Comment:** It would appear that this statement is based on the potential lost opportunities associated with the SDI, which in turn, are based on an assumption of Phase 2 being approved. As indicated above, the SDI created a number of expectations that ultimately hinged on the approval of a large-scale, up-market development located outside the urban edge, i.e. the Land Development component of the SDI. As indicated above, the findings of the current SIA indicate that the Boschendal Village Mixed Use Development will have a positive socio-economic impact on the area. In addition, the funds generated from the sale (5%) and resale of properties (0.5%) will be used to support development in the Dwars River Valley.

- “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”.

**Comment:** As indicated above, the location of the proposed Boschendal Mixed Use Development has been guided by the relevant land use policy and planning documents, specifically the Stellenbosch SDF and the location of the Groot Drakenstein Node Urban Edge.

- “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 Franschoek”.

**Comment:** The majority of the proposed Boschendal Village Mixed Use Development is located within the Groot Drakenstein Node Urban Edge as defined in the Stellenbosch SDF. As indicated above, the Phase 2 development previously proposed was located outside the Stellenbosch Urban Edge.

- “Its residential component of 442 units is intended to maximize the profits of the developer, and, inevitably, will cater only for wealthy advantage residents”.

**Comment:** The proposed Boschendal Mixed Use Develop includes high and medium density components that are aimed at middle to lower-higher income groups.

- “Also, inevitably, this village will be a gated community, secured either by high physical security walls or fencing, or electronic security”.  
**Comment:** As indicated in the Urban Design Plan the proposed Boschendal Village Mixed Use Development will not be a gated security complex.
- “It will exclude the previously disadvantaged residents of the valley, and perpetuate previous patterns of labour utilization”.  
**Comment:** As indicated in the Urban Design Framework accessibility is a key design principle that underpins the proposed Boschendal Village Mixed Use Development. Previously disadvantaged residents of the valley will therefore not be excluded from the development. The inclusion of a retail and commercial component will also create employment opportunities that are not linked to the agricultural sector. As such proposed development will not perpetuate previous patterns of labour utilization.

In summary, it would appear that the comments raised by the BTT are largely linked to the SDI, which in turn was linked to the approval of a large-scale development (Phase 2) located outside of the urban edge. The findings of SIA for Phase 2 in 2009 (Barbour and van der Merwe, 2009) indicated that SDI had the potential to create a set of expectations amongst the local communities in the area. A number of the comments submitted by the BTT appear to be linked to the expectations that were created by the SDI and the flow of benefits that would have been associated with the previously proposed Phase 2 development.

In addition, as indicated above, the current owners of Boschendal have meet with representatives from the BTT and confirmed that they are committed to paying 5% of the value of the initial sale of all properties and 0.5% of all subsequent sales to the BTT. These funds will be used to support development in the Dwars River Valley. It is therefore reasonable to assume that the majority of the concerns raised by the BTT have been addressed.

#### **4.5 ASSESSMENT OF NO-DEVELOPMENT OPTION**

The no-development alternative would result in a lost opportunity to create employment and business opportunities associated with the construction and operational phase of the proposed development. The no-development option would also result in a lost opportunity to create a well-designed mixed use development that provides a mix of housing opportunities for middle and high income households, combined with retail and public facilities. The majority of the development is also located within the Groot Drakenstein Node Urban Edge. The no-development option is therefore not supported. However, the recommendations listed in the SIA and other key specialist studies, such as the Heritage Assessment and Visual Impact Assessment, should be implemented.

**Table 4.11: Assessment of no-development option**

<b>Nature:</b> The no-development option would result in the lost opportunity for the local economy the SLM and residents who would benefit from the development.		
	<b>Without Mitigation (No development)</b>	<b>With Enhancement (Assumes development)</b>
<b>Extent</b>	Local-Regional (2)	Local-Regional (2)
<b>Duration</b>	Long term (4)	Long term (4)
<b>Magnitude</b>	Moderate (6)	High (8)
<b>Probability</b>	Definite (5)	Definite (5)
<b>Significance</b>	High (60)	High (70)
<b>Status</b>	Negative	Positive
<b>Reversibility</b>	Yes	
<b>Irreplaceable loss of resources?</b>	No	
<b>Can impact be mitigated?</b>	Yes	
<b>Enhancement:</b> See below		
<b>Cumulative impacts:</b> Negative, linked to lost opportunity for the local economy the DLM and local members of the community who would benefit from the project.		
<b>Residual impacts:</b> See cumulative impacts		

**Recommended enhancement measures**

The development of the proposed Boschendal Mixed Use Development would represent an enhancement measure. However, the potential issues identified by the SIA and other studies undertaken as part of the EIA should be addressed by the proposed development.

---

## **SECTION 5: KEY FINDINGS AND RECOMMENDATIONS**

---

### **5.1 INTRODUCTION**

Section 5 lists the key findings of the study and recommendations. These findings are based on:

- A review of key planning and policy documents pertaining to the area;
- Semi-structured interviews with interested and affected parties;
- A review of the findings of other relevant studies undertaken as part of the EIA;
- A review of social and economic issues associated with similar developments;
- The experience of the authors with the area and other similar projects in South Africa.

### **5.2 SUMMARY OF KEY FINDINGS**

The key findings of the study are summarised under the following sections:

- Fit with policy and planning;
- Construction phase impacts;
- Operational phase impacts;
- No-development option.

Based on the findings of the SIA, there are no material differences between the nature and significance of the social impacts associated with Alternative 5a, 5b and 5c. In this regard the three alternatives are essentially identical with the exception that Alternative 5b and 5c require no in-fill below the 1:100 flood-line. This will have no bearing on the findings of the SIA. The findings of the SIA therefore apply to Alternative 5a, 5b and 5c. This applies for both the construction and operational phase.

#### **5.2.1 Policy and planning issues**

The key policy and planning documents pertaining to the proposed Boschendal Mixed Use Development include:

- Western Cape Provincial Spatial Development Framework (2014);
- Stellenbosch Draft Integrated Development Plan 2015/ 2016;
- Stellenbosch Municipal Spatial Development Framework (2013); and
- Stellenbosch Municipality Strategic Framework for Local Economic Development (2013).

The Western Cape PSDF is based on a number of spatial principles that are relevant to the proposed development, namely:

- Spatial justice;
- Sustainability and resilience;
- Spatial efficiency;
- Accessibility;

- Quality and liveability.

The issue of spatial justice is to some extent addressed by the proposed development in that access to housing will be provided for historically disadvantaged (HD) individuals. The majority of opportunities will, however, largely be confined to middle and higher income groups. While the housing provided by the proposed development will not address the current housing needs of the low income sector, the 210 apartments and will create opportunities for middle to higher income members of the local community to acquire property in the area. Based on the findings of the SIA there are a limited number of properties for sale in settlements such as Pniel, Lanquedoc and Kylemore and young members of the community are forced to look elsewhere. The developers have also indicated that 10% (maximum of 47) of the total number of residential units will be allocated at subsidised rentals for key workers<sup>11</sup>.

The issues of sustainability, resilience, spatial efficiency, accessibility, quality and liveability are all addressed by the urban design framework for the proposed development, which seeks to create a spatially compact development that caters for a range of mixed uses. The urban design framework also focuses on creating a rural village that emphasises the quality of the living environment and the importance of public access, public open spaces and cultural and scenic landscapes, while at the same time minimising the loss of high potential agricultural land. The development is also designed to be resource efficient.

The Stellenbosch SDF notes that the future spatial development of the Stellenbosch LM is guided by seven strategic perspectives, namely:

- Interconnected nodes;
- Car Free Transport;
- Inclusive Economic Growth;
- Optimal Land Use;
- Resource Custodianship;
- Food And Agriculture;
- Heritage.

The SDF indicates that a key feature of the greater Stellenbosch area is the historic pattern of locating settlements along strategic transport and river systems. In order to protect the areas unique character and constrain environmental damage, it would be advantageous to follow this pattern of interconnected nodes. The proposed Boschendal Mixed Use Development is located within the Groot Drakenstein Node at the junction of two established transport links, the R310 and R45. The majority of the proposed development is also located within the Groot Drakenstein Node Urban Edge.

The SDF notes that projects catering to low, middle and high income groups should be designed as larger integrated settlements rather than stand-alone townships or gated communities. While the proposed development does not cater for housing for the low income sector it is designed to create a compact, rural village that includes a mixture of commercial, retail and residential components.

---

<sup>11</sup> The term "key worker" is typically defined as a public sector employee who provides an essential service. Boschendal will set aside ~ 50% of the 47 units to accommodate key Boschendal workers, while the remaining 50% will be made available at a subsidised rental to non-Boschendal key workers.

The SDF notes that tourism that reinforces the municipality's sense of place should be encouraged and attractions should be developed that remain appropriate to the region's well established themes. The proposed development seeks to develop a compact, rural village that is informed by a number of heritage indicators that highlight the importance of sense of space and scale. The urban design framework also highlights the link between the proposed development and the historic Boschendal Homestead and associated werf area.

Based on the findings of the review the proposed Boschendal Mixed Use Development conforms with and supports the majority of key policy and land use planning principles and objectives contained in the WCPSDF and the Stellenbosch SDF. The majority of the proposed Boschendal Village is also located within the Groot Drakenstein Node Urban Edge. The area has therefore been identified as suitable for development. This finding applies to Alternative 5a, 5b and 5c.

### **5.2.2 Construction phase**

The construction phase will consist of four phases, namely, Phase 1: Bulk Services (12 months); Phase 2, Commercial Buildings (24 months); Phase 3, Medium and High Density Residential (24 months); and Phase 4, Low Density Residential (24-36 months). There is likely to be some overlap between Phase 2, 3 and 4 depending on market conditions. Based on this the construction phase is expected to extend over a period of 5-8 years.

The key social issues associated with the construction phase include:

#### **Potential positive impacts**

- Creation of business and employment opportunities

#### ***Business opportunities***

The total capital expenditure associated with Phase 1-4 for the Boschendal Mixed Use Development is estimated to be in the region of 1.08 billion (2016 rand values). The majority of work during the construction phase is likely to be undertaken by local contractors and builders based in the SLM, Cape Winelands and Cape Metropolitan Area. The majority of the building materials associated with the construction phase is also likely to be sourced from locally based suppliers in the SLM, Cape Winelands and Cape Metropolitan Area. The proposed development will therefore represent a positive benefit for the local construction and building sector and the economy of the SLM, DLM and Western Cape as a whole.

The project should also be viewed within the context of the current economic climate and the slowdown in the development of large, residential and mixed use developments in the SLM and DLM since 2008. The proposed development would therefore represent a significant opportunity for the local construction and building sector. The construction phase (bulk services and development of commercial and residential units) is anticipated to extend over a period of 5-8 years depending on market up-take.

#### ***Employment***

Phase 1 will create ~ 50 employment opportunities. Phase 2 and 3 will create ~ 300 employment opportunities per annum over a three to four year period. Of this total ~ 180 (60%) would be available to low skilled workers, ~ 30 (10%) to semi-skilled workers and 90 (30%) to skilled workers. Phase 4 will create ~ 120 employment opportunities per annum over a three year period. Of this total ~ 60% (72) would be low skilled workers, 10% (12) semi-skilled workers and the remaining 30% (36) skilled workers. The

majority of the employment opportunities associated with the construction phase is likely to benefit local Historically Disadvantaged (HD) members of the community. This would represent a significant opportunity for the local building sector and members of the local community who are employed in the building sector. The potential creation of employment opportunities for local HD members of the community would represent a significant social benefit given the current economic conditions and the slump in the building sector since 2008.

The estimated wage bill for Phase 1, 2, 3 and 4 is R 241 million (2016 rand values). This is broken down into R17 million for Phase 1, R 29 million for Phase 2, R95 million for Phase 3 and R100 million for Phase 4. Of this total ~ 70 % (R 169 million) will be earned by low and semi-skilled workers, the majority of whom would be HD members from the local community and surrounding areas in the SLM and DLM. In addition a percentage of the wage bill will be spent in the SLM and DLM. This will benefit the local economy and business in the area.

### Potential negative impacts

- Impacts associated with the presence of construction workers on site;
- Security and safety impacts associated with the presence of construction workers;
- Noise, dust and safety impacts associated with construction related activities and the movement of heavy vehicles.

The significance of all of the potential negative impacts with mitigation was assessed to be of **Low** significance. All of the potential negative impacts can therefore be effectively mitigated if the recommended mitigation measures are implemented. In addition, given that the majority of construction workers will be locally based the potential risk at a community level to local family structures and social networks is regarded as **Low Negative** significance.

Table 5.1 summarises the significance of the impacts associated with the construction phase.

**Table 5.1: Summary of social impacts during construction phase**

<b>Impact</b>	<b>Significance No Mitigation</b>	<b>Significance With Enhancement /Mitigation</b>
<b>Creation of employment and business opportunities</b>	Medium (Positive impact)	High (Positive impact)
<b>Presence of construction workers and potential impacts on family structures and social networks</b>	Low (Negative impact for community as a whole)	Low (Negative impact for community as a whole)
<b>Threat to safety and security</b>	Medium (Negative impact)	Low (Negative impact)
<b>Impact of construction related activities (dust, noise, safety etc.)</b>	Medium (Negative impact)	Low (Negative impact)

### 5.2.3 Operational phase

The proposed Boschendal Village Mixed Use Development includes a residential component, farmers market, shops, and restaurants, places of entertainment, offices and other related businesses. The mixed use core of the village will be surrounded by a maximum of 475 residential units consisting of 210 apartments, 194 row houses, 24 free standing houses and

47 apartment units (10 % of total number of residential units) allocated for key worker accommodation.

The key social issues affecting the operational phase include:

#### **Potential positive impacts**

- Creation of rural village, including provision of housing and community facilities;
- Creation of employment, training and business opportunities;
- Generation of funds for community development initiatives;
- Promotion of tourism.

#### ***Creation of rural village, including provision of housing and community facilities***

##### **Housing**

The housing provided by the proposed development will not address the current housing needs of the low income sector. However, the 210 apartments and 194 row houses will create opportunities for middle to higher income members of the local community to acquire property in the area. In addition, 10% of the residential units (47 units) will be allocated to key workers. Based on the findings of the SIA there are a limited number of properties for sale in settlements such as Pniel, Lanquedoc and Kylemore and young members of the community are forced to look elsewhere. The proposed development will therefore create opportunities for young professionals from the area to buy property in the Dwars River Valley in a compact, well-designed mixed use development that includes landscaped public open spaces, shops and restaurants etc. However, the majority of homeowners are likely to come from outside of the Dwars River Valley.

##### **Commercial and retail facilities**

The farmers market will provide opportunities for local producers to sell their produce. The restaurants will also create a market for local produce from the area. Based on the findings of the SIA there is also a need for shop, such as a Spar or Pick and Pay, to serve the local communities in the area. The need for a shop/s that meets the needs of the local community was also highlighted by the SLM town planner, Mr de la Bat, who indicated that while the concept of a market and shops selling local farm produce was commendable, there was a potential risk that the focus would be on meeting the needs of higher income groups and tourist and not the local community.

##### **Community facilities**

The market square forms the heart of the proposed development and will also serve as a commercial node for both the development and the broader area. The development also incorporates public open spaces that will be open to and accessible to the public, including the local communities in the area. While access to certain residential areas will be controlled the proposed Boschendal Mixed Use Development will not be a gated, security complex. The proposed development also makes provision for a pre-school / crèche that will cater for both the residents of the village and local community members in the area. In this regard the early child development centre on Boschendal will be relocated to the Village. The existing clinic will also be up-graded and moved to a more accessible location and housed in one of the new business buildings in the village. These all represent social benefits for the broader community.

However, while the urban design framework highlights the importance of public access and the provision of public spaces, care will need to be taken to ensure that members from the local community are encouraged to access and use these spaces. In this regard there is a risk that members from the local community may be made to feel unwelcome, which would,

in turn limit the benefits of these spaces for the local community. The relocation of the early child development centre to the Village area will create opportunities for integration.

### ***Creation of employment, training and business opportunities***

#### **Employment**

The residential component has the potential to create ~ 263 employment opportunities for domestic workers and gardeners etc. The retail component has the potential to create between 500 and 600 employment opportunities, while a 100 room hotel would create ~ 80 employment opportunities. The total number of employment opportunities created during the operational phase would be in the region of 800. The majority, it not all, of the employment opportunities are likely to benefit HD members from the local community. Given the high unemployment levels in the surrounding areas, coupled with the low income and education levels, this would represent a positive social impact. Given the nature of the jobs a large percentage are also likely to be available to women.

#### **Training**

The findings of the SIA indicate that the new owners have trained 300 staff members over the period 2014-2015. The training programmes are designed to provide employees with the necessary skills to further their careers both at Boschendal and in the broader economy. The owners of Boschendal have therefore demonstrated that they are committed to employing and training community members from the area. The operational phase of the proposed development will create on-going need for training and skills development programmes that will benefit members of the local community. The majority of the beneficiaries are likely to be HD individuals.

#### **Business opportunities**

The retail and commercial component, which includes the farmers market, shops, and restaurant's, places of entertainment, offices etc., will create business opportunities for local companies and entrepreneurs. These include service companies, such as cleaning, catering etc. The residential component will also create opportunities for local businesses, such as maintenance and building companies, garden service and security companies, etc. and create opportunities for new businesses to develop. Local estate agencies and legal firms would also benefit from the sale and resale of properties associated with the new development.

The proposed Boschendal Village Mixed Use Development will therefore create significant opportunities and benefits for the local economy and members of the local community in the Dwars River Valley.

### **Generation of funds for community development initiatives**

The current owners of Boschendal have meet with representatives from the BTT and confirmed that they are committed to paying 5% of the value of the initial sale of all properties and 0.5% of all subsequent sales to the BTT. The funds generated by the sale of properties associated with the proposed Boschendal Mixed Use Development will enhance the opportunities to support and fund future development initiatives in the area. This will represent a significant socio-economic benefit for the local community.

The current owners have also embarked on a number of community initiatives. These include the establishment of an early child development school and aftercare facility on the farm in partnership with Solms Delta, a food nutrition programme for local schools that uses local produce from the farm, and the Rachelsfontein Centre, located on Boschendal Farm,

which provides a space for staff and their families to relax and interact. The centre will also include a sports field, theatre, amphitheatre, meeting rooms, lecture hall, library, etc. The option of establishing some form of Farming Apprenticeship Facility on the farm is also being considered. The option of linking the facility with the Elsenburg Agricultural College is being investigated. The facility will create opportunities for members from the local community that cannot get into places such as the Elsenburg Agricultural College to get formal training in the field of agriculture. A bursary programme for local workers and community members will also be established.

### **Promotion of tourism**

The proposed development seeks to attract tourists to the area by incorporating a farmers market, shops, restaurants, open spaces and places of entertainment into the design of the development. The urban design framework also stresses the importance of linking the proposed development to the historic Boschendal Manor House and werf. The development also benefits from its location relative to Boschendal, La Rhone and a number of other historic wine farms in the area, including Allée Bleue, Solms Delta, Normandie and L'Ormarins.

### **Potential negative impacts**

- Impact on adjacent properties in the area;
- Impact on rural sense of place.

### ***Impact on adjacent properties***

The proposed Boschendal site is bordered on the north by RFG factory, located to the west of the R310, and Imibala packing operations, located between the site and the R45. Representatives from RFG and Imibala indicated that nuisance related complaints (odours and noise from operations, especially at night) from residents and hotel guests may result in shut downs, which in turn, would impact on productivity, and potential job losses. The representatives from RFG and Imibala indicated that the planners and developers need to be aware of the existing operations that border onto the site. The right of these operations to carry on operating should be recognised and acknowledged by the developers. The right of these operations to expand should also be acknowledged by the developers.

### ***Impact on rural sense of place***

The urban design framework is informed by a number of factors including a set of Heritage Indicators which identify two key issues central to the design of the proposed Boschendal Village and that have a bearing on sense of place. The first highlights the importance of the historic cultural landscape, while the second seeks to ensure that the authenticity and the dominance of agriculture is retained in the existing historic cultural landscape, and appropriately reflected in a new settlement. The issue of sense of place therefore plays a key determining role in the design of the proposed development.

The current rural character of the site has also been altered, and includes the RFG factory complex, RFG administrative buildings, the police station, clinic and Imibala packing sheds. In addition, the site falls within the Groot Drakenstein Node Urban Edge and has therefore been identified as suitable for development. The potential impact of the proposed development on the rural sense of place is therefore likely to be low.

The significance of the impacts associated with the operational phase are summarised in Table 5.2.

**Table 5.2: Summary of social impacts during operational phase**

<b>Impact</b>	<b>Significance No Mitigation</b>	<b>With Enhancement /Mitigation</b>
<b>Creation of rural village, including provision of housing and community facilities</b>	Low (Positive impact)	Medium (Positive impact)
<b>Creation of employment, training and business opportunities</b>	Medium (Positive impact)	High (Positive impact)
<b>Promotion of tourism</b>	Low (Negative impact)	Medium (Positive impact)
<b>Impact on adjacent properties</b>	Medium (Negative impact)	Low (Negative impact)
<b>Impact on rural sense of place</b>	Medium (Negative impact)	Low (Negative impact)

#### **5.2.4 Comments submitted by Boschendal Treasury Trust**

As indicated in Section 4.4.7, the Boschendal Treasury Trust (BTT) was established as part of the Boschendal Sustainable Development Initiative (SDI) that was prepared as part of the sale of the 2 242 Boschendal lands to Boschendal (Pty) Ltd (the previous owners) by Anglo American in 2000. The main objective of the BTT was to serve as a vehicle through which the various proposed programmes and projects identified in the SDI would be implemented and managed for the benefit of the various beneficiaries and stakeholders in the Dwars River Valley. The SDI approach was adopted as part of the Phase 2 development initiated by the previous owners of Boschendal, which involved the establishment of ~ 1 000 unit up-market residential development located outside the Stellenbosch urban edge.

The findings of a review of the approach adopted by SDI undertaken as part of the SIA for Phase 2 (Barbour and van der Merwe, 2009) indicated:

- The SDI approach adopted for the Boschendal Development Phase 2 did not comply with the key principles contained in the PSDF and other relevant planning documents, specifically when applied to large-scale, freehold developments located outside the urban edge;
- The SDI approach had the potential for setting a poor precedent for future land use planning and decision making;
- The SDI approach had the potential for creating unrealistic expectations amongst local communities.

It would appear that the comments raised by the BTT are largely linked to the SDI, which in turn was linked to the approval of a large-scale development (Phase 2) located outside of the urban edge. In this regard a number of the comments submitted by the BTT appear to be linked to the expectations that were created by the SDI and the flow of benefits that would have been associated with the previously proposed Phase 2 development.

As indicated above, the current owners of Boschendal have meet with representatives from the BTT and confirmed that they are committed to paying 5% of the value of the initial sale of all properties and 0.5% of all subsequent sales to the BTT. These funds will be used to support development in the Dwars River Valley. It is therefore reasonable to assume that the majority of the concerns raised by the BTT have been addressed.

It is also worth noting that the majority of the proposed Boschendal Village Mixed Use Development is located within the Groot Drakenstein Node Urban Edge as defined in the Stellenbosch SDF. The Phase 2 development previously proposed was located outside the Stellenbosch Urban Edge.

### **5.2.5 Assessment of no-development option**

The no-development alternative would result in a lost opportunity to create employment and business opportunities associated with the construction and operational phase of the proposed development. The no-development option would also result in a lost opportunity to create a well-designed mixed use development that provides a mix of housing opportunities for middle and high income households, combined with retail and public facilities. The development is also located within the Groot Drakenstein Node Urban Edge. The no-development option is therefore not supported. However, the recommendations listed in the SIA and other key specialist studies, such as the Heritage Assessment and Visual Impact Assessment, should be implemented.

## **5.3 CONCLUSIONS AND RECOMMENDATIONS**

As indicated above, based on the findings of the SIA, there are no material differences between the nature and significance of the social impacts associated with Alternative 5a, 5b and 5c. The Conclusions and Recommendations therefore apply to each of these alternatives.

The findings of the SIA indicate that the majority of the proposed Boschendal Village Mixed Use Development is located within the Groot Drakenstein Node Urban Edge. The area has therefore been identified as suitable for development. The findings of the SIA also indicate that the construction and operational phase of the proposed development will result in a number of positive social benefits for the local community and the area as a whole. These include the creation of employment opportunities during the construction and operational phase, creation of commercial, training and skills development opportunities during the operational phase and the generation of funds for community based initiatives.

The current owners of Boschendal have also confirmed that they are committed to paying 5% of the value of the initial sale of all properties and 0.5% of all subsequent sales to the BTT. These funds will be used to support development in the Dwars River Valley.

The following recommendations should be implemented to ensure that the proposed development caters to the needs of the local community:

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

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

In addition:

- The developer and planners need to take into account the existing operations that border onto the site, specifically the operations undertaken by RFG and Imibala, in the final design and layout. Potentially sensitive land uses, such as hotels and residential areas should not be located in close proximity to adjacent land uses that have the potential to create a nuisance;
- The developer must recognise and acknowledge the right of these operations to carry on operating and the right to expand their operations in the future;
- Prospective homeowners and business owners must be informed of the existing operations that border onto the site and that they will continue to operate in the area, and may expand at some future date.

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

#### **5.4 IMPACT STATEMENT**

The majority of the proposed Boschendal Village Mixed Use Development is located within the Groot Drakenstein Node Urban Edge. The area has therefore been identified as suitable for development. The establishment of the proposed development is supported on the condition that the recommended enhancement and mitigation measures contained in the SIA report and other specialist reports are implemented. This impact statement applies to Alternative 5a, 5b and 5c.

## **ANNEXURE A: LIST OF SOURCES**

### **INTERVIEWS**

- August, Councillor (31-08-2015). Stellenbosch Local Municipality Ward 3 Councillor;
- Carolissen, Ms. Doreen (31-08-2015). Manager Stellenbosch Tourism: Dwarsrivier;
- Cooke, Mr. Gerard (11-09-2015). Imibala Foods;
- Conradie, Mr. Lewis (31-08-2015). Meerlust Community representative;
- Johnson, Sister Denise (20-08-2015). Stellenbosch Health District Primary Care: Dwarsrivier area;
- Daniels, Warrant Officer (18-08-2015). Groot Drakenstein Police Station;
- De la Bat, Mr. Bernabé (08-09-2015). Manager Spatial Planning, Heritage and Environment, Stellenbosch Municipality;
- Farranger, Dr. Eric (18-08-2015). Owner Rachelsfontein 2/1367 and 3/1367; Chairman: Groot Drakenstein Landowners Association;
- Flaaten, Mr. Ansgar (18-08-2015). General Manager: Alleé Bleue Farm 1/1460;
- Henderson, Mr. Bruce (31-08-2015). CEO Rhodes Food Group;
- Immelman, Adjutant (18-08-2015). Groot Drakenstein Police Station;
- Johnson, Sister Denise (20-08-2015). Manager Stellenbosch Health District Primary Care;
- Johnson, Councillor Malcolm (31-08-2015). Stellenbosch Local Municipality Ward 4 Councillor;
- Koegelenberg, Mr. Hein (11-09-2015). Chairman: Franschhoek Wine Valley and Tourism;
- Macgilliwray, Mr Craig (11-09-2015). Manager: Solms-Delta (Pty) Ltd – Solms Delta Wine Estate;
- Mpele, Mr. Job (31-08-2015). Human Resources Manager Rhodes Food Group.
- Pickstone-Taylor, Dr. Simon (18-08-2015). Pickstone & Son Lekkerwijn (Erf 1/1460;1/185);
- Van der Merwe, Mr. Schalk (08-09-2015). Spatial Planning, Heritage and Environment, Stellenbosch Municipality.

### **REFERENCES**

- Barbour, T and van der Merwe, S (November 2009). *Draft Social Impact Assessment – Boschendal Phase 2 Development*;
- Barbour, T and van der Merwe, S (November 2014). *Social Impact Assessment – Proposed Upgrade of Main Road 191 (MR 191) between Paarl and Franschhoek*;
- Birthright (2005). *An analysis of the Social Value of Heritage Resources in the Dwars River Valley*. Report compiled for the Boschendal Estates Heritage Impact Assessment May 2005;
- Western Cape Department of Environmental Affairs and Development Planning (2014). *Revised Western Cape Spatial Development Framework*.
- Stellenbosch Municipality Draft Integrated Development Plan (2015/ 2016);
- Stellenbosch Municipal Spatial Development Framework (2013);
- Stellenbosch Municipality Strategic Framework for Local Economic Development (2013).

### **MAPS**

- Chief Directorate: Surveys and Mapping (1997). *Franschhoek 1: 50 000 (3319CC)*.
- Chief Directorate: Surveys and Mapping (2000). *Stellenbosch 1: 50 000 (3318DD)*.
- Map Studio (2004) *Road Atlas of South Africa, 19<sup>th</sup> edition*.

## ANNEXURE B

### METHODOLOGY FOR THE ASSESSMENT OF POTENTIAL IMPACTS

Direct, indirect and cumulative impacts of the above issues, as well as all other issues identified will be assessed in terms of the following criteria:

- The **nature**, which shall include a description of what causes the effect, what will be affected and how it will be affected.
- The **extent**, where it will be indicated whether the impact will be local (limited to the immediate area or site of development), regional, national or international. A score between 1 and 5 will be assigned as appropriate (with a score of 1 being low and a score of 5 being high).
- The **duration**, where it will be indicated whether:
  - \* the lifetime of the impact will be of a very short duration (0-1 years) – assigned a score of 1;
  - \* the lifetime of the impact will be of a short duration (2-5 years) - assigned a score of 2;
  - \* medium-term (5-15 years) – assigned a score of 3;
  - \* long term (> 15 years) - assigned a score of 4; or
  - \* permanent - assigned a score of 5.
- The **magnitude**, quantified on a scale from 0-10, where a score is assigned:
  - \* 0 is small and will have no effect on the environment;
  - \* 2 is minor and will not result in an impact on processes;
  - \* 4 is low and will cause a slight impact on processes;
  - \* 6 is moderate and will result in processes continuing but in a modified way;
  - \* 8 is high (processes are altered to the extent that they temporarily cease); and
  - \* 10 is very high and results in complete destruction of patterns and permanent cessation of processes.
- The **probability of occurrence**, which shall describe the likelihood of the impact actually occurring. Probability will be estimated on a scale, and a score assigned:
  - \* Assigned a score of 1-5, where 1 is very improbable (probably will not happen);
  - \* Assigned a score of 2 is improbable (some possibility, but low likelihood);
  - \* Assigned a score of 3 is probable (distinct possibility);
  - \* Assigned a score of 4 is highly probable (most likely); and
  - \* Assigned a score of 5 is definite (impact will occur regardless of any prevention measures).
- The **significance**, which shall be determined through a synthesis of the characteristics described above (refer formula below) and can be assessed as low, medium or high.
- The **status**, which will be described as either positive, negative or neutral.
- The *degree* to which the impact can be *reversed*.
- The *degree* to which the impact may cause *irreplaceable loss of resources*.
- The *degree* to which the impact can be *mitigated*.

The **significance** is determined by combining the criteria in the following formula:

$S=(E+D+M)P$ ; where

S = Significance weighting

E = Extent

D = Duration

M = Magnitude  
P = Probability

The **significance weightings** for each potential impact are as follows:

- < 30 points: Low (i.e. where this impact would not have a direct influence on the decision to develop in the area),
- 30-60 points: Medium (i.e. where the impact could influence the decision to develop in the area unless it is effectively mitigated),
- > 60 points: High (i.e. where the impact must have an influence on the decision process to develop in the area).

# ANNEXURE C: CV

## Tony Barbour

### ENVIRONMENTAL CONSULTING AND RESEARCH

10 Firs Avenue, Claremont, 7708, South Africa  
(Tel) 27-21-761 2355 - (Fax) 27-21-761 2355 - (Cell) 082 600 8266  
(E-Mail) [tbarbour@telkomsa.net](mailto:tbarbour@telkomsa.net)

---

Tony Barbour's experience as an environmental consultant includes working for ten years as a consultant in the private sector followed by four years at the University of Cape Town's Environmental Evaluation Unit. He has worked as an independent consultant since 2004, with a key focus on Social Impact Assessment. His other areas of interest include Strategic Environmental Assessment and review work.

#### EDUCATION

- BSc (Geology and Economics) Rhodes (1984);
- B Economics (Honours) Rhodes (1985);
- MSc (Environmental Science), University of Cape Town (1992)

#### EMPLOYMENT RECORD

- Independent Consultant: November 2004 – current;
- University of Cape Town: August 1996-October 2004: Environmental Evaluation Unit (EEU), University of Cape Town. Senior Environmental Consultant and Researcher;
- Private sector: 1991-August 2000: 1991-1996: Ninham Shand Consulting (Now Aurecon, Cape Town). Senior Environmental Scientist; 1996-August 2000: Steffen, Robertson and Kirsten (SRK Consulting) – Associate Director, Manager Environmental Section, SRK Cape Town.

#### LECTURING

- University of Cape Town: Resource Economics; SEA and EIA (1991-2004);
- University of Cape Town: Social Impact Assessment (2004-current);
- Cape Technikon: Resource Economics and Waste Management (1994-1998);
- Peninsula Technikon: Resource Economics and Waste Management (1996-1998).

#### RELEVANT EXPERIENCE AND EXPERTISE

Tony Barbour has undertaken in the region of 200 SIA's, including SIA's for infrastructure projects, dams, pipelines, and roads. All of the SIAs include interacting with and liaising with affected communities. In addition he is the author of the Guidelines for undertaking SIA's as part of the EIA process commissioned by the Western Cape Provincial Environmental Authorities in 2007. These guidelines have been used throughout South Africa.

Tony was also the project manager for a study commissioned in 2005 by the then South African Department of Water Affairs and Forestry for the development of a Social Assessment and Development Framework. The aim of the framework was to enable the Department of Water Affairs and Forestry to identify, assess and manage social impacts associated with large infrastructure projects, such as dams. The study also included the development of guidelines for Social Impact Assessment, Conflict Management, Relocation and Resettlement and Monitoring and Evaluation.

Countries with work experience include South Africa, Namibia, Angola, Botswana, Zambia, Lesotho, Swaziland, Ghana, Mozambique, Mauritius, Kenya, Ethiopia, Oman, South Sudan and Sudan.

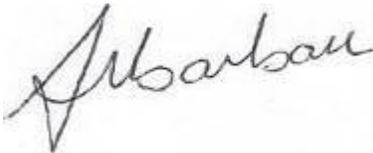
# ANNEXURE D: DECLARATION OF INDEPENDENCE

The specialist declaration of independence in terms of the Regulations\_

I, Tony Barbour \_\_\_\_\_, declare that -- General

declaration:

I act as the independent social specialist in this application;  
I will perform the work relating to the application in an objective manner, even if this results in views and findings that are not favourable to the applicant;  
I declare that there are no circumstances that may compromise my objectivity in performing such work;  
I have expertise in conducting the specialist report relevant to this application, including knowledge of the Act, Regulations and any guidelines that have relevance to the proposed activity;  
I will comply with the Act, Regulations and all other applicable legislation;  
I have no, and will not engage in, conflicting interests in the undertaking of the activity;  
I undertake to disclose to the applicant and the competent authority all material information in my possession that reasonably has or may have the potential of influencing - any decision to be taken with respect to the application by the competent authority; and - the objectivity of any report, plan or document to be prepared by myself for submission to the competent authority;  
all the particulars furnished by me in this form are true and correct; and  
I realise that a false declaration is an offence in terms of regulation 48 and is punishable in terms of section 24F of the Act.



\_\_\_\_\_  
Signature of the specialist:

Tony Barbour Environmental Consulting and Research

\_\_\_\_\_  
Name of company (if applicable):

6 August 2017

\_\_\_\_\_  
Date: