

BASIC ASSESSMENT PROCESS FOR THE ROPOSED DEVELOPMENT OF A NEW RETREAT ON A PORTION OF PORTION 11 OF FARM 1674, PAARL

(DEA&DP Ref: 16/3/3/6/7/1/B4/12/1086/20, HWC Ref:20032005SB0331E, DWS Ref: WU17609)

Focus Group Meeting with Local Community Representatives

Date: 23 February 2021

Time: 18:00 to 19:30

Location: On Site

Agenda

- ▶ Welcome and Introduction
- ▶ Project Team and Specialist Team
- ▶ Site Location and Sensitivities
- ▶ Proposed Development
- ▶ Basic Assessment Process
- ▶ Discussion
- ▶ Close

Welcome and Key Aims of the Meeting

- ▶ To share information on the proposal.
- ▶ To explain the proposed project and legislative processes to you as key Interested and Affected Parties (I&APs) (you are key I&APs because you are members and representatives of the local community)
- ▶ To give you, as I&APs, an opportunity to interact with the project team and project information and to share your comments.

Project Team

Design, Planning and Process

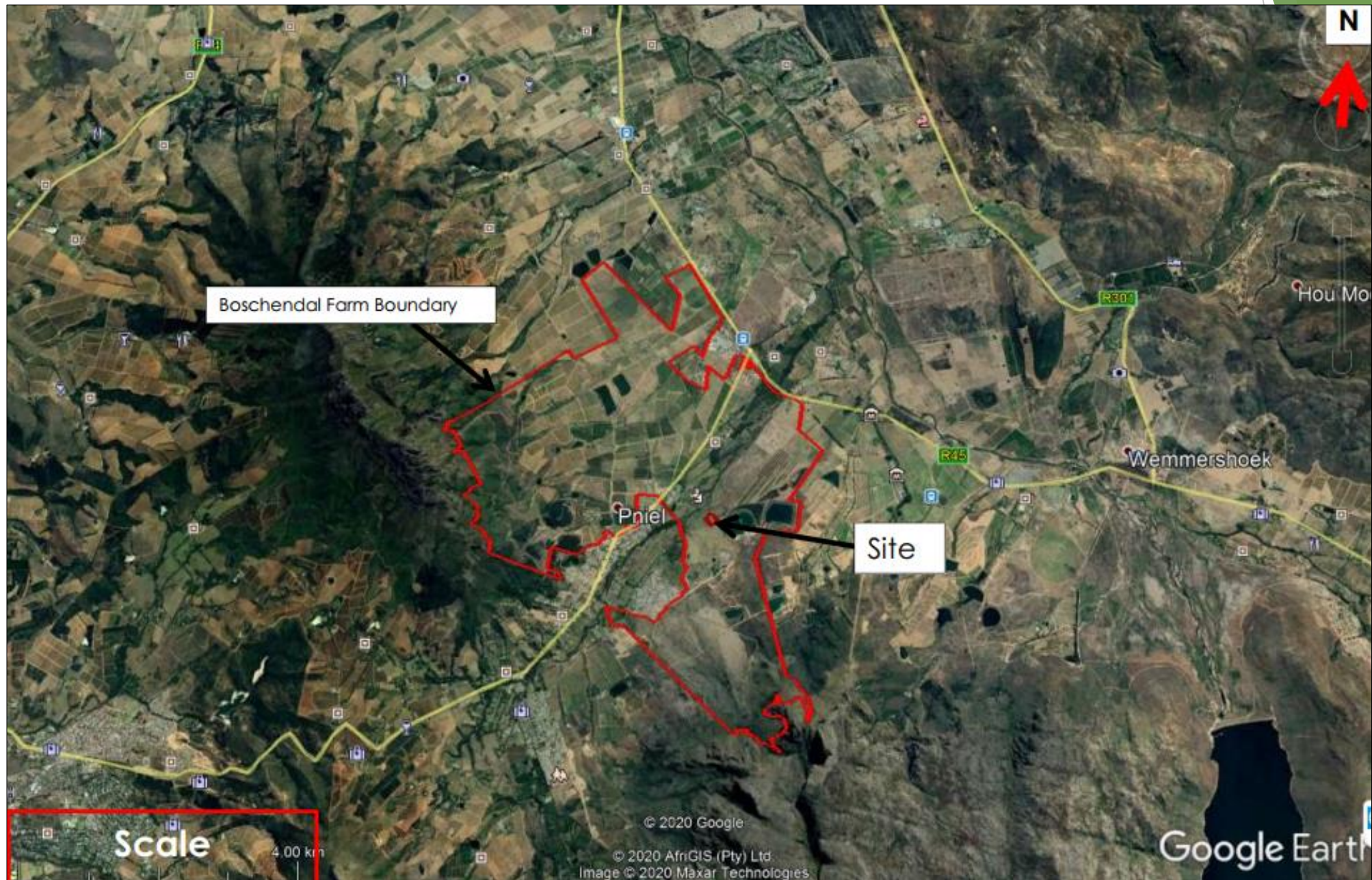
- ▶ Applicant & Landowner: Boschendal (Pty) Ltd
- ▶ Project Owner/Developer: Bertha Foundation
- ▶ Independent Environmental Consultants: Chand Environmental Consultants
- ▶ Town Planning: NM & Associates
- ▶ Civil and Electrical Engineers/ Structural Inspection: MH&A Consulting Engineers
- ▶ Landscape Architect: Terra+
- ▶ Architect: Tsai Design Studio
- ▶ Project Manager: Profica
- ▶ Quantity Surveyor: Multi QS

Specialist Team

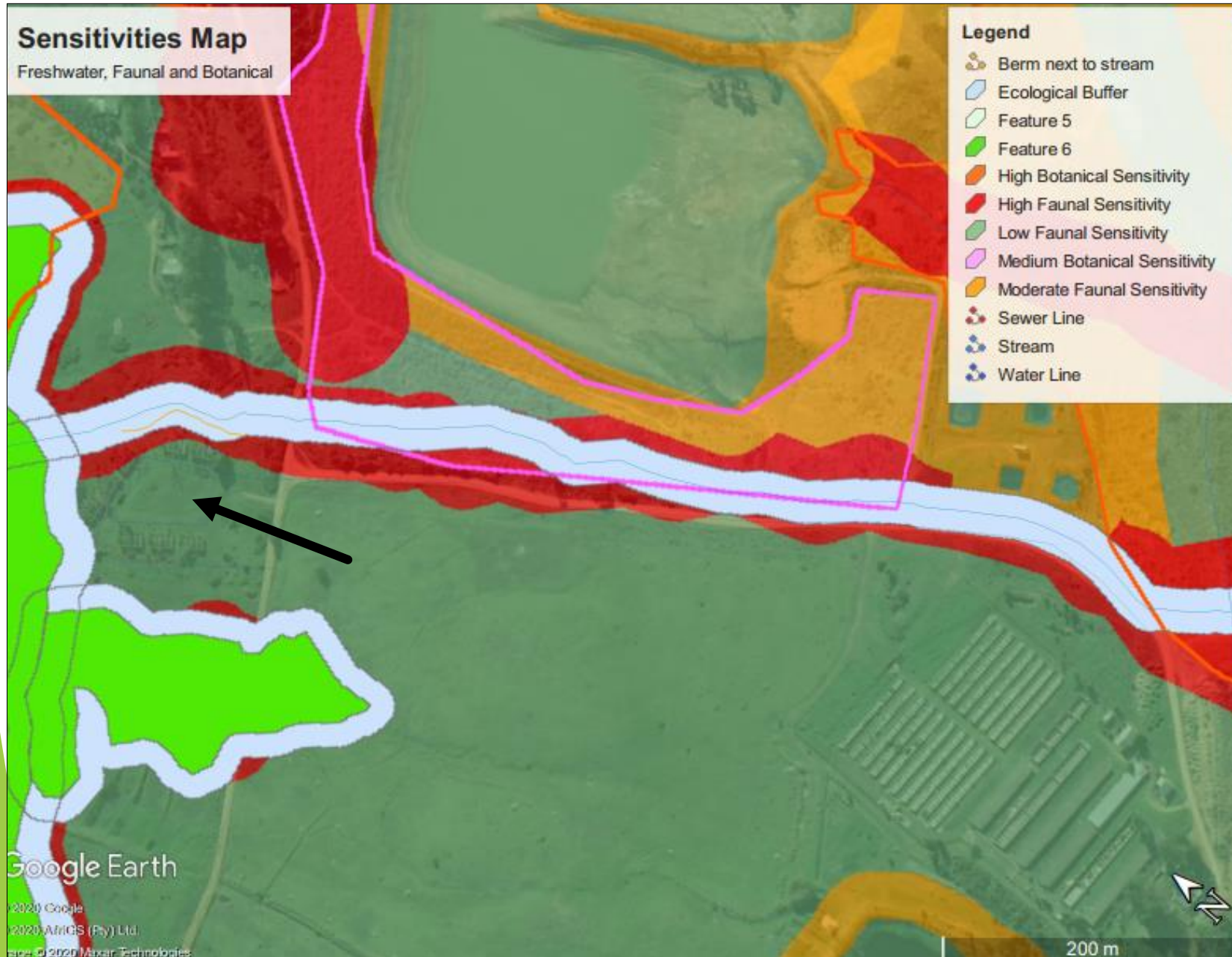
Input from the following specialists is informing the environmental study:

- ▶ Heritage & Archaeology: Mr. Mike Scurr and Ms. Katie Smuts (Rennie Scurr Adendorff)
- ▶ Aquatic/Freshwater Biodiversity: Ms. Kate Snaddon (Freshwater Consulting Group)
- ▶ Agriculture/ Soil Science: Mr. Johann Lanz
- ▶ Terrestrial/ Botanical Biodiversity: Mr Nick Helme (Nick Helme Botanical Surveys)
- ▶ Transport: Ms. Lynne Pretorius (ITS Engineers)
- ▶ Fauna (*note that an assessment on the high-level faunal areas for the entire farm has been used to identify faunal sensitivities on and near the site*): Ms. Amber Jackson (Coastal and Environmental Services)

Site Location and Sensitivities (1)



Site Location and Sensitivities (2)



- ▶ Freshwater- stream and wetlands
- ▶ Fauna- faunal corridor
- ▶ Botanical- areas containing indigenous vegetation/ conservation importance
- ▶ Agricultural- soils with farming potential (none on site)
- ▶ Heritage & Archaeology- tangible (ou wapad), cultural landscape (Grade I CWCL), intangible social history (of farm and site)

Proposed Development

- ▶ See plans included herein:
 - ▶ Proposed Site Development Plan
 - ▶ Proposed Landscape Plan
 - ▶ Proposed Sewer and Water Reticulation Plans
 - ▶ Proposed Rehabilitation Works at Stream

Basic Assessment Process Overview

► **Why is this being done?** There are laws governing the protection and management of various natural and human made assets in South Africa. Certain developments (given either their nature or location) require approval from government to carry out the development. This project is located in an area of heritage importance, as well as near environmental aspects of importance, namely the streams and wetlands, and also the Protected Area (the nature reserves on the mountain slopes) within 5km of the site. The laws applicable to heritage resources, environmental management and water apply to this project and so the processes to apply for necessary approval are being followed. Hence this process, which is called a Basic Assessment process, which has combined public participation for the heritage and water use aspects as well.

We are
here

Submission of Notice of Intent to Department of Environmental Affairs and Development Planning (DEA&DP) (May 2020) and receipt of temporary reference number (3 June 2020)

Pre-Application engagement with heritage and water authorities:

- 1) Submission of Notification of Intent to Develop (NID) to **Heritage Western Cape (HWC)**: NID submitted on 4 April 2020 and HWC response provided on 14 April 2020
- 2) Pre-application Submission to **Department of Water and Sanitation (DWS)** as well as meetings with DWS: Pre-application submitted on 7 September 2020, Meetings held on 2 December 2020 and 16 February 2021

Compilation of pre - application Draft Basic Assessment Report which includes Heritage Impact Assessment (HIA) and other specialist studies/inputs

Public Review of Pre-Application Draft Basic Assessment Report, HIA and all Specialist Studies (29 October 2020)

Public Review Period: 30 October 2020 to 3 December 2020

Additional stakeholder engagement activities following the above public comment period:

- 1) Site Meeting with Ward Councillor on 1 February 2021
- 2) Focus Group Meeting with Community Representatives on 23 February 2021

Update pre-application Draft Basic Assessment Report, HIA and other documentation as necessary following engagement with I&APs

Compilation and Submission of Application Form to DEA&DP and receipt of reference no./ Water use registration/application to be made at the same time (approx. 26 March 2021)

Public Review of Post -Application draft Basic Assessment Report and HIA (approx. April/May 2021)

Finalisation of Basic Assessment Report and HIA to include latest public comments and submission of the Final Basic Assessment Report to the DEA&DP for decision - making (approx. end-June 2021)

DEA&DP decision - making period (107 days)
DEA&DP notifies Applicant of decision (5 days)

I&APs are notified of the decision and the opportunity to appeal

Basic Assessment Process

Public Participation Process

Steps to-date:

- ▶ **NID to HWC with feedback received.**
- ▶ **Pre-application Draft Basic Assessment Report, including Heritage Impact Assessment Report, was available for public review from 30 October 2020 to 3 December 2020.**
 - ▶ Copies of reports and “take-home” Executive Summary were left at Pniel Public Library, Pniel Museum and Stellenbosch Public Library.
 - ▶ Comment boxes were left at Pniel Museum and Pniel Public Library for drop-off of comments.
 - ▶ Copies of reports and Executive Summaries were made available for download from Chand’s website.
 - ▶ Notices explaining the availability of the above were placed throughout the community (i.e. Kylemore public clinic, Kylemore Supermarket, Pniel Congregational Church office, Pniel tourism office, Simondium Clinic, Saint John’s Anglican Church).
 - ▶ Notification letters explaining the availability of the above were sent to Ward Councillors and the preliminary I&AP database.
- ▶ **Site Meeting was held with Councillor Manuel (noting that Councillor Johnson was also invited) on 1 February 2021.**
- ▶ **Pre-application and meetings with DWS.**

Next Steps:

- ▶ **Post-Application Draft Basic Assessment Report, including Heritage Impact Assessment Report will be made available for public review around April/May 2021**, as per the above, with the addition of notification letters being emailed or posted to attendees of this meeting (so please complete the attendance register), site notices to be placed on site and at the entrance to the farm, and newspaper adverts to be placed in the Eikestad Nuus and Cape Times.
- ▶ I&APs will also be notified of the **DEA&DP decision on the application**. They will received a letter via email or post and the decision will be made available for download or sent to any registered I&AP who requests it. Anticipated for **end-September 2021**.

Discussion

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Thank you for your attention, the meeting is now closed.

- ▶ Please hand in your completed comment sheets to Marielle Penwarden after this meeting if you have provided additional written comment.
- ▶ Please ensure that you have completed your details in the attendance register so that you can be kept informed and notified on the status of the project and future opportunities to participate in this Basic Assessment process.
- ▶ Chand contact information:
 - ▶ Email: info@chand.co.za
 - ▶ Tel: 021 762 3050
 - ▶ Fax: 086 665 7430

Thank
You

Suite 1.20
Richmond Centre
174-206 Main Road
Plumstead
7800

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Plumstead, 7801

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FAX: (021) 762-3240
E-MAIL: info@chand.co.za
Website: www.chand.co.za



Specialist Environmental and Sustainability Consultants

ASIC ASSESSMENT PROCESS FOR THE PROPOSED DEVELOPMENT OF A "NEW RETREAT" ON A PORTION OF PORTION 11 OF FARM 1674, PAARL

CHAND REFERENCE NO: 03005

DEA&DP Pre-Application Reference Number: 16/3/3/6/7/1/B4/12/1086/20

ATTENDANCE REGISTER

DATE: 23 February 2021
VENUE: New Retreat Site
TIME: 18:00 – 19:30

FULL NAME	ORGANISATION	CONTACT NO.	EMAIL	SIGNATURE
Janine Nyburgh	Riel Heritage	0		
Mike Sear	RSA SECURITIES	0		
Katie Smuts	RSA ARCHITECTS	8		
MERLIN ROSE	RIEL CDF	0		
LILBURN GYSTER	RIEL CDF	0		

**DETAILS
OBSCURED TO
PROTECT I&AP
PRIVACY**





ASIC ASSESSMENT PROCESS FOR THE PROPOSED DEVELOPMENT OF A "NEW RETREAT" ON A PORTION OF PORTION 11 OF FARM 1674, PAARL

CHAND REFERENCE NO: 03005

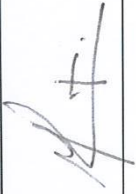


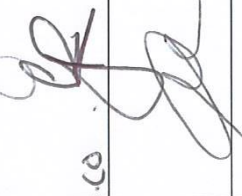


DEA&DP Pre-Application Reference Number: 16/3/3/6/7/1/B4/12/1086/20

ATTENDANCE REGISTER

DATE: 23 February 2021
VENUE: New Retreat Site
TIME: 18:00 – 19:30

FULL NAME	ORGANISATION	CONTACT NO.	EMAIL	SIGNATURE
BRANDON ROBYN	Priel Comm. Forum			
Ashley Williams	Priel Comm Forum			
Malcolm Johnson	Hard Call			
Anna Berman	Retreat			

**DETAILS
OBSCURED
TO PROTECT
I&AP
PRIVACY**

FULL NAME	ORGANISATION	CONTACT NO.	EMAIL	SIGNATURE
Mark Petersen	NIEL CDF	<div>DETAILS OBSCURED TO PROTECT I&AP PRIVACY</div>		
Harry Sibole	BERTHA FOUNDATION			
David Morris	NIEL CDF			
Glehard Peter DRNC				
Manelle Renswain	Chard			
Sadia chard	Chard			
Lerato Stole	Betha Foundation			
William George	Betha Foundation			

BASIESE OMGEWINGS- INVLOEDBEPALINGSPROSES VIR DIE BEOOGDE ONTWIKKELING VAN 'N NUWE TOEVLUUGSOORD OP N GEDEELTE VAN GEDEELTE 11 VAN PLAAS 1674, PAARL

(DEA&DP Verw: 16/3/3/6/7/1/B4/12/1086/20, HWC Verw:20032005SB0331E, DWS Verw:
WU17609)

Fokusgroepvergadering met Plaaslike Gemeenskapsverteenwoordigers

Datum: 23 Februarie 2021

Tyd: 18:00 tot 19:30

Plek: Op terrein

Agenda

- ▶ Welkom en inleiding
- ▶ Projekspan en span van deskundiges
- ▶ Terreinligging en sensitiweite
- ▶ Voorgestelde ontwikkeling
- ▶ Basiese invloedbepalingsproses
- ▶ Gesprek
- ▶ Aflsuiting

Welkom en hoofdoel van hierdie vergadering

- ▶ Om inligting oor die voorstel te deel
- ▶ Om die voorgestelde projek en verwante wetlike proses aan u, die hoof Belanghebbende en Geaffekteerde partye te verduidelik ('I&Aps')(omdat julle lede, en verteenwoordigers, van die plaaslike gemeenskap is)
- ▶ Om vir u 'n geleentheid te gun om die projekspan te ontmoet, oor die projekinligting te praat en om julle insig en kommentaar te deel

Projekspan

Ontwerp, beplanning en proses

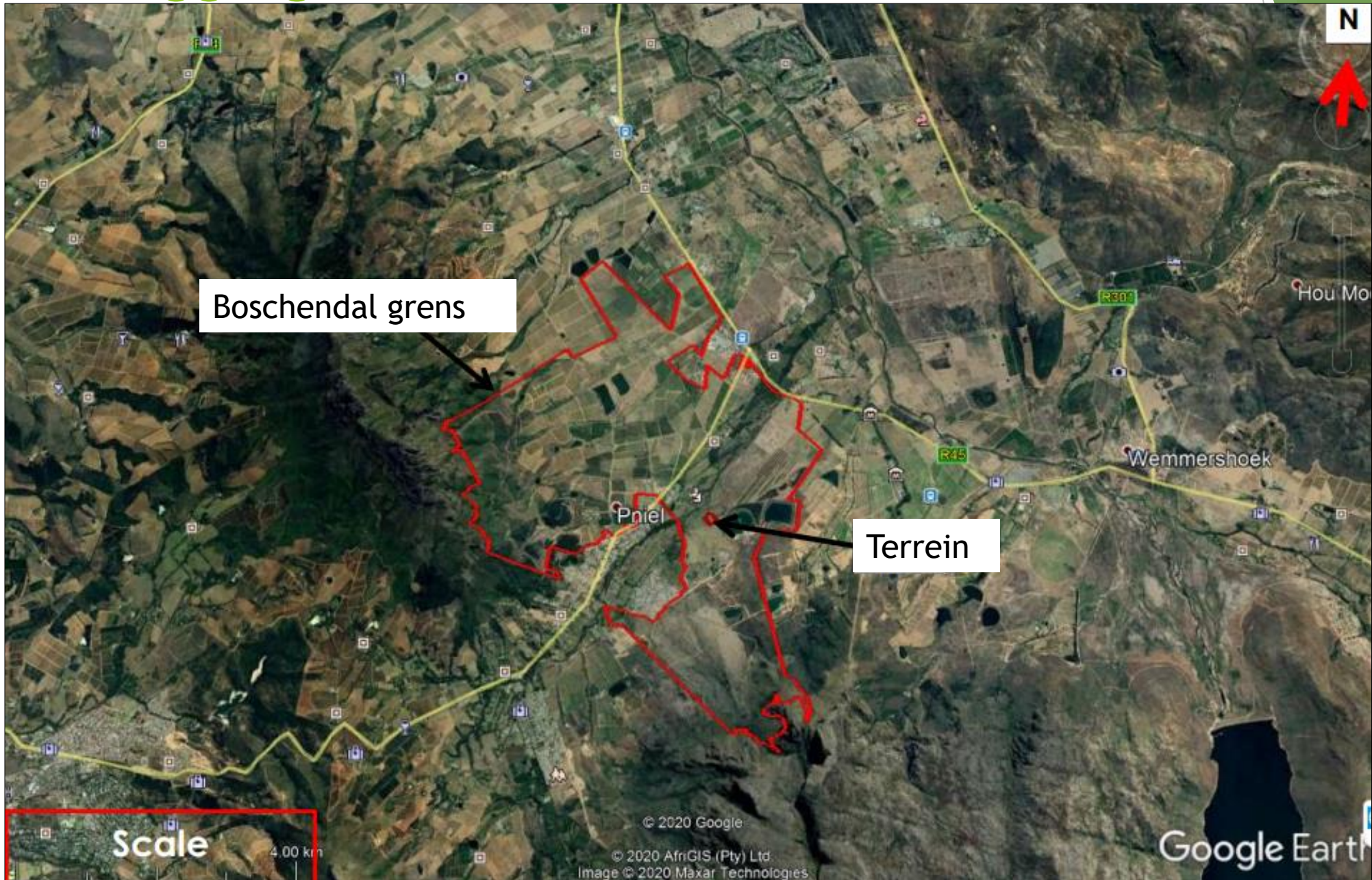
- ▶ Aansoeker en grondeienaar: Boschendal (Edms) Bpk
- ▶ Projekeienaar en ontwikkelaar: Bertha-stigting
- ▶ Onafhanklike omgewingspraktisyne: Chand Environmental Consultants
- ▶ Stadsbeplanning: NM & Associates
- ▶ Siviele en elektriese ingenieurs / Strukturele ondersoek: MH&A Consulting Engineers
- ▶ Landskapargitek: Terra+
- ▶ Argitek: Tsai Design Studio
- ▶ Projekbestuurder: Profica
- ▶ Landmeter: Multi QS

Span van deskundiges

Insette van die onderstaande spesialiste ondersteun die omgewingstudie:

- ▶ Erfenis en argeologie: Mnr. Mike Scurr and Me. Katie Smuts (Rennie Scurr Adendorff)
- ▶ Akwatiese / Varswater biodiversiteit: Me. Kate Snaddon (Freshwater Consulting Group)
- ▶ Landbou en grondwetenskap: Mnr. Johann Lanz
- ▶ Aardse en botaniese/plante biodiversiteit: Mnr Nick Helme (Nick Helme Botanical Surveys – botaniese opname)
- ▶ Vervoer: Me. Lynne Pretorius (ITS Engineers)
- ▶ Fauna/diere (*let op dat 'n studie op die hoëvlak diere areas vir die hele plaas uitgevoer is, en dat dit gebruik is om die diere sensitiviteit op, en naby, die terrein, te bepaal*): Me. Amber Jackson (Coastal and Environmental Services)

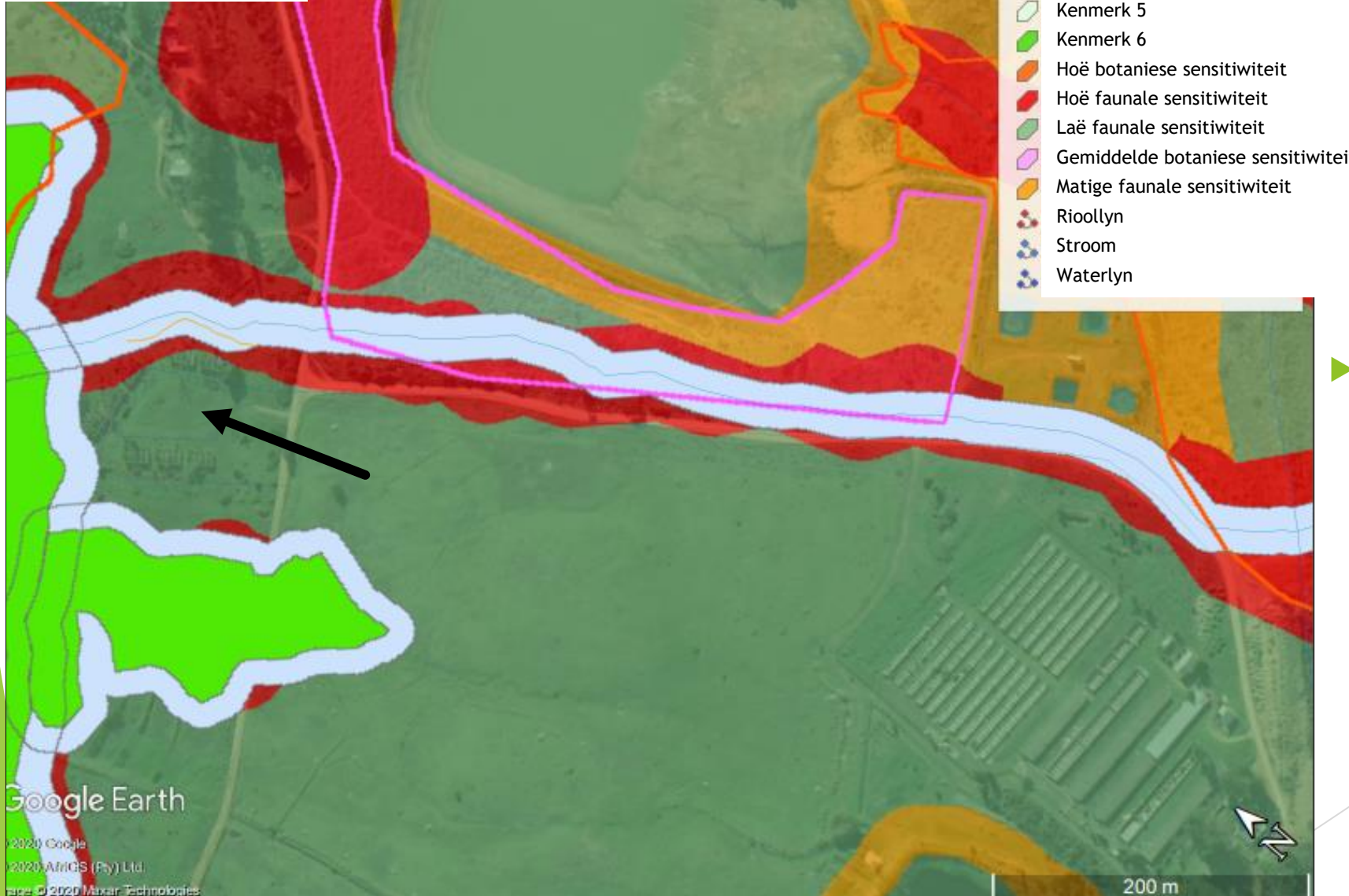
Terreinligging en sensitiwiteit (1)



Terreinligging en sensitiviteit (2)

Sensitiwiteitskaart

Varswater, diere en plante



Varswater - stroom en vleilande

Fauna/diere - faunale strook

Botaniese/planteryk - areas wat inheemse plante bevat, of plante met beskermingsbelang

Landbou - grond wat landbou aktiwiteite kan ondersteun (geen op terrein)

- Erfenis en argeologie - tasbare (ou wapad), kulturele landskap (Graad I CWCL), ontasbare sosiale geskiedenis (van die plaas en die terrein)

Voorgestelde ontwikkeling

- ▶ Verwys na planne hierby ingesluit:
 - ▶ Voorgestelde terreinontwikkelingsplan
 - ▶ Voorgestelde landskap-plan
 - ▶ Voorgestelde riool- en waterretikulasie planne
 - ▶ Voorgestelde opknappingswerk by die stroom

Basiese invloedbepalingsproses

Oorsig

- **Hoekom word hierdie proses gevolg?** Suid-Afrika het wetgewing wat die beskerming en bestuur van verskeie natuurlike en mensgemaakte bates handhaaf. Sekere ontwikkelings (as gevolg van hulle aard of ligging) moet eers deur die staat goedgekeur word voordat die projek voort kan gaan. Hierdie projek is binne 'n area van erfenisbelang geleë en ook naby belangrike omgewingsaspekte soos strome, vleilande en Beskermde Areas (dws die natuurreservate op die berghange) binne 'n omvang van 5km van die terrein. Die wetgewing wat toepaslik is op erfenisbronne, omgewingsbestuur en water, is van toepassing op hierdie projek, en dus word die nodige prosesse gevolg om aansoek te doen vir goedkeuring. Dit het daartoe gelei dat hierdie proses, genoem 'n Basiese Invloedbepalingsproses, onderneem word, wat die openbare deelname prosesse vir die erfenis en watergebruik aspekte tesame uitvoer.

Ons is hier

Indiening van Kennisgewing van Voorneme om te Ontwikkel, aan Departement van Omgewingsake en Ontwikkelingsbeplanning (DEA&DP) (Mei 2020) en ontvangs van tydelike verwysingsnommer (3 Junie 2020)

Voor-aansoek betrokkenheid met erfenis- en waterowerhede:

- 1) Indiening van Kennisgewing van Voorneme om te Ontwikkel (NID) by **Erfenis Wes-Kaap** (HWC): NID op 4 April 2020 ingedien en HWC terugvoering op 14 April 2020 ontvang
- 2) Voor-aansoek ingedien by **Departement Water and Sanitasie** (DWS) sowel as vergaderings met DWS: Voor-aansoek op 7 September 2020 ingedien, vergaderings op 2 Desember 2020 en 16 Februarie 2021 plaasgevind

Samestelling van Voor-Aansoek Konsep Basiese Verslag wat ook die Erfenis Invloedbepaling (HIA) insluit, sowel as ander deskundige insette/studies

Openbare kommentaar op Voor-Aansoek Konsep Basiese Verslag, Erfenisverslag en ander deskundige studies (29 Oktober 2020)
Openbare kommentaarperiode: 30 Oktober 2020 tot 3 Desember 2020

Addisionele belanghebbende betrokkenheid opvolgend die bogenoemde kommentaarperiode:

- 1) Terreinvergadering met Wyksraadslid op 1 Februarie 2021
- 2) Fokusgroepvergadering met gemeenskapsverteenvoerders op 23 Februarie 2021

Hersien/opdateer van Voor-Aansoek Basiese Verslag, Erfenisverslag en ander dokumentasie, soos benodig, na afloop van gesprekke met, en kommentaar van, I&APs

Opstel en indiening van Aansoekvorm by DEA&DP en ontvangs van verwysingsnommer/ Aansoek vir registrasie van watergebruik sal terselfdetyd gedoen word
(om en by 26 Maart 2021)

Openbare kommentaar op Na-Aansoek Konsep Basiese Invloedbepalingsverslag en Erfenisverslag
(om en by April/Mei 2021)

Finalisering van Basiese Invloedbepalingsverslag en Erfenisverslag om nuutste kommentaar in te sluit, en indiening van Finale Basiese Invloedbepalingsverslag by DEA&DP vir oorweging en besluitneming
(om en by einde Junie 2021)

DEA&DP besluitnemingsperiode (binne 107 dae)
DEA&DP stel Aansoeker in kennis van besluit (binne 5 dae)

I&APs word in kennis gestel van die besluit, en die geleentheid gegun om te appelleer

Basiese Invloedbepalingsproses

Openbare Deelnameproses

Stappe geneem tot nou toe:

- ▶ **NID (Kennisgewing van Voorneme om te Ontwikkel) aan HWC, en hul terugvoering**
- ▶ **Voor-Aansoek Konsep Basiese Invloedbepalingsverslag, insluitend Erfenis Invloedbepalingsverslag, was beskikbaar vir openbare kommentaar vanaf 30 Oktober 2020 tot 3 Desember 2020.**
 - ▶ Afskrifte van verslae en “wegneem” Uitvoerende Samestelling was by die Pniel Openbare Biblioteek, Pniel Museum en die Stellenbos Openbare Biblioteek, beskikbaar gemaak.
 - ▶ Kommentaarbokse was by die Pniel Museum en Pniel Openbare Biblioteek geplaas om geskrewe kommentaar te ontvang.
 - ▶ Afskrifte van verslae en Uitvoerende Samestellings was ook beskikbaar vir aflaai vanaf Chand se webwerf.
 - ▶ Kennisgewings oor die bogenoemde beskikbaarheid was regdeur die gemeenskap geplaas (bv. by Kylemore openbare kliniek, Kylemore supermark, Pniel Gemeentelike Kerkkantoor, Pniel toerismekantoor, Simondium kliniek, Saint John's Anglikaanse Kerk).
 - ▶ Kennisgewingbriewe, wat die bogenoemde beskikbaarheid verduidelik, is aan die Wykraadslede en aan die voorlopige I&APs op die databasis gestuur.
- ▶ **Terreinvergadering het op 1 Februarie 2021 met Raadslid Manuel plaasgevind (let dat Raadslid Johnson ook uitgenooi was)**
- ▶ **Voor-aansoek vergaderings met DWS**

Volgende stappe:

- ▶ **Na-Aansoek Konsep Basiese Invloedbepalingsverslag, insluitend Erfenis Invloedbepalingsverslag, sal om en by April/Mei 2021 beskikbaar wees vir openbare kommentaar**, soos voorheen (sien bostaande), maar kennisgewingbriewe sal dan ook per epos of gewone pos gestuur word aan diegene wat hierdie vergadering bygewoon het (voltooi dus asseblief die bywoningsregister), en kennisgewings sal op terrein geplaas word en by die ingang van die plaas, asook in die Eikestad Nuus and Cape Times koerante.
- ▶ I&APs sal verder in kennis gestel word van **DEA&DP se besluit oor die aansoek**, per epos of gewone pos, en die besluit sal aflaaibaar wees vanaf Chand se webwerf, of sal gestuur word aan enige I&AP wat 'n versoek indien. Verwag **eind-September 2021**.

Gesprek

The background features several white speech bubble ornaments of different shapes (oval, rectangular, cloud-like) hanging from thin silver chains against a light green background. A dark green geometric overlay with sharp, angular shapes is positioned on the right side of the image.

Dankie vir julle tyd en aandag - die vergadering is nou gesluit.

- ▶ Handig asseblief **voltooide kommentaarvorme** aan Marielle Penwarden na afsluiting van hierdie vergadering, indien u enige addisionele geskrewe kommentaar wil lewer.
- ▶ Maak asseblief seker dat u die **bywoningsregister voltooi** het, sodat ons vir u op hoogte kan hou van die status van die projek en van toekomstige geleenthede om betrokke te wees met hierdie Basiese Invloedbepalingsproses.
- ▶ **Chand kontakdetails:**
 - ▶ Epos: info@chand.co.za
 - ▶ Tel: 021 762 3050
 - ▶ Faks: 086 665 7430

Thank
You

19 March 2021

THE PROPOSED DEVELOPMENT OF A "NEW RETREAT" ON A PORTION OF PORTION 11 OF FARM 1674, PAARL
CHAND REFERENCE NO: 03005
DEA&DP Pre-Application Reference Number: 16/3/3/6/7/1/B4/12/1086/20

FOCUS GROUP MEETING

Minutes of Meeting_DRAFT FOR BOSCHENDAL

DATE: 23 February 2021
VENUE: New Retreat Site (York Farm Cottages, Boschendal)
TIME: 18:00 – 19:30
ARRANGED BY: Chand
FACILITATOR: Ms. Sadia Chand

1. Attendees

FULL NAME	INITIAL	ORGANISATION
Janine Myburgh	JM	Pniël Heritage and Cultural Trust
Grechard Peter	GP	Dwarsriver Valley Community Trust
Malcom Johnson	MJ	Ward Councillor – Pniel
Merlin Rose	MR	Pniel Community Development Forum
Lilburne Cyster	LC	Pniel Community Development Forum
Mark Petersen	MPe	Pniel Community Development Forum
David Morris	DM	Pniel Community Development Forum
Brandon Robyn	BR	Pniel Community Development Forum
Ashley Williams	AW	Pniel Community Development Forum
Lerato Sitole	LS	Bertha Foundation
Harry Sitole	HS	Bertha Foundation
William George	WG	Bertha Foundation
Mike Scurr	MS	RSA Architects
Katie Smuts	KS	RSA Architects
Ankia Bormans	AB	Terra+
Sadia Chand	SC	Chand Environmental Consultants
Marielle Penwarden	MP	Chand Environmental Consultants

2. Apologies (i.e., parties who accepted the invitation and did not attend/cancelled)

- Michael Fraser - Dwarsriver Valley Community Trust
- Eva Williams - Kylemore Community Development Forum
- Charles Manuel – Lanquedoc Ward Councillor
- To be connected through Mr. Manuel- Previous residents or their nearest living/available relatives of the existing cottages on the site

3. Agenda

- Welcome and Introduction
- Project Team and Specialist Team
- Site Location and Sensitivities
- Proposed Development

- Basic Assessment Process
- Discussion
- Close

4. Discussion

Note that the discussion was guided by the presentation attached as Appendix A and note that an Afrikaans translated version of the presentation has now also been included post-meeting, as Appendix B.

4.1 Welcome and Introduction

- SC welcomed attendees to the meeting and thanked everyone for making the time to attend.
- SC introduced the project team members in attendance.
- SC acknowledged that Chand is aware that there are other issues that the attendees may wish to raise with Boschendal or the Bertha Foundation which are unrelated to the proposed development and these would be noted, but that it should be noted that all attendees have availed themselves to discuss the project at hand (i.e. the proposed New Retreat) and the team would appreciate hearing the feedback on the proposal from the community representatives present so that it may be fed through the proposed development.

4.2 Project Team and Specialist Team

- SC referred to the presentation (see Appendix A) and explained that there are many members in the project team (noting that not all are in attendance at the meeting) and the proposed development has been considered on many levels, by a multi-disciplinary team when devising the scope of the proposal.
- SC also noted that Boschendal is the Applicant for the proposed development because they are the landowner but clarified that the project is a Bertha Foundation project.
- SC then handed over to MP to continue with the presentation.
- Over and above the data provided in the presentation in this regard, MP explained that, in addition to the project team, there is a team of specialists who are renowned in their respective fields and who hold substantial expertise who have also assessed the site conditions and the impact that the proposed development would have on the environmental sensitivities related to their various disciplines. MP added that it is important to know what the possible impacts on the environment would be.

4.3 Site Location and Sensitivities

- Beyond the information provided in the presentation, MP noted the following regarding the site location and sensitivities:
 - The various sensitivities depicted on slide 7 have been mapped and assessed by the relevant specialists in order to determine the baseline conditions on site and what the impact of the proposed development would be on those aspects.
 - There is no mapped agriculturally sensitive area because it has been found that the site does not hold any agricultural sensitivity.

4.4 Proposed Development

- With reference to the presentation provided in Appendix A, MP noted the following regarding the proposed development:
 - There is an existing Retreat on the Boschendal farm, and it would move to the proposed location, hence the name "New Retreat". The function of the New Retreat would be similar to that of the current one, which serves as a conferencing/gathering space for various human rights and environmental activists, as well as for use by local community groups. **Post-meeting note:** The proposed development would have capacity to accommodate up to 34 overnight guests/attendees.
 - The design approach has been to respond to the existing cottages and to keep any new elements/ extensions required as close to the existing cottages as possible.

- iii) The existing cottages would be subject to a combination of demolition and rebuild, refurbishment or partially keeping certain components (like a floor slab), depending on the present state and how structurally sound each cottage is.
- iv) Proposed landscaping would respond to the surroundings as well as to the story of the site through planting indigenous vegetation such as that found in the area, planting of kitchen/vegetable gardens behind the buildings and making use of the central space for a gathering space (as was done in the past). Trees would also be planted to provide shade.
- v) Service lines for sewage and water would be installed, noting that these lines would also be kept as close to the existing building footprints as possible.
- vi) Sewage would gravitate to the lowest point of the site, to a pump-station (intended to be located in a disturbed area), which would then pump up to a small treatment tank on the eastern side of the road (ou wapad), opposite the site. The sewage would be treated in the system and then collected by a honeysucker for removal from the site.
- vii) There are also rehabilitation works proposed for the stream to provide flood protection. This would include re-instatement of the existing berms on the site. **Post-meeting note:** Note that this would also include works to the road and culvert underneath the road at the north-east corner of the site.

4.5 Basic Assessment Process

- a) When presenting the Basic Assessment process component of the presentation (refer to Appendix A), MP highlighted the following key points:
 - i) This current process has to be done in terms of the heritage, environmental and water laws, and a specific process or series of steps has to be followed. One of the important steps is public engagement (referred to as "public participation"), which is the reason for holding this Focus Group Meeting, because feedback from the local community is important.
 - ii) A Draft version of the Basic Assessment Report (which also contained all the detailed specialist studies, including the Heritage Impact Assessment) has already been published for public comment, with notices and report copies having been left at the Pniel Museum, the Pniel Public Library and the Stellenbosch Public Library as well as notices throughout the community. There were also comment boxes at the Pniel Museum and Pniel Public Library for people to place their comments in, particularly where they cannot access internet or emails. However, extensive comment/feedback from the community was not received.
 - iii) The application for Environmental Authorisation has not yet been submitted and this Focus Group Meeting is being held *before* the submission of the application form in order to engage the key community leaders before this is submitted.
 - iv) There will be another iteration of the Basic Assessment Report (and specialist studies) published for the public to review and the same approach will be followed that was done for the first draft, with the addition of a site notice at the farm entrance and an advert in the Eikestad Nuus. All registered I&APs will receive a letter notifying them of the availability of the reports for their review and comment. **Post-meeting note:** There will also be an advert in the Cape Times.
 - v) There would be set timeframes allowed for comment and so all registered I&APs (noting that attendees were encouraged to complete their details in the attendance register so that they can receive further communication about this proposed development and associated Basic Assessment process) are encouraged to comment on the reports within the time period provided.

4.6 Discussion

- a) Following the delivery of the presentation by MP, SC opened the floor for discussion. The questions and answers are captured in Table 1 below.

Table 1 Questions and Answers delivered during the Discussion

No.	Question/Comment	Response
1.	JM: Is this a UNESCO heritage site?	KS: The site is located within the Cape Winelands Cultural Landscape (CWCL) and the CWCL is proposed for consideration as a World Heritage Site (WHS), but the South African Heritage Resources Agency (SAHRA)

		<p>has graded it as a Grade I heritage site, and this is the highest level of heritage significance that can be applied in this country. However, it is not currently a World Heritage Site in terms of UNESCO. In general, it would not be a good idea to develop in a way that would detract from that grading and the context. The site and proposed development has been assessed from a heritage perspective with that grading (and proposal as a WHS) in mind, therefore the recommendations contained in the Heritage Impact Assessment are aligned with the principles associated with the grading.</p> <p>SC: Therefore, the CWCL is not yet recognised as a WHS, but the Heritage Impact Assessment recommendations align as if it were.</p> <p>KS: Furthermore, it should be noted that the Stellenbosch Municipality has also graded the area and it is recognised as a particularly special place. Post-meeting note: To provide further clarity on this comment, note that the entire municipal area of Stellenbosch has been graded at the level of landscape units, and so different landscape elements/areas within Boschendal carry different gradings.</p>
2.	JM: Will the specialists in the team take all the heritage grading requirements into account?	<p>KS: Yes, indeed this has already taken place because the heritage specialists have given input into the design, which has considered three levels, namely the buildings (although not sensitive as structures, they tell an important story), the site scale as well as the farm scale. All of these aspects have been integrated into the Heritage Impact Assessment Report and the impact of the proposed development has been assessed against all heritage sensitivities. The design has been found to conform to our understanding of the heritage sensitivities at all three levels mentioned previously. Therefore, the proposed design meets the applicable heritage criteria and has been based on our (post-meeting note: this is referring to the heritage practitioners) advice.</p> <p>In terms of process, the Heritage Impact Assessment Report is published as part of the environmental process/ Basic Assessment Report and all the reports go to the Department of Environmental Affairs and Development Planning (DEA&DP) for decision-making toward the end of the process. So, they also make the decision which considers the very high heritage sensitivity of the area.</p>
3.	GP: There may be a World Heritage Site on the other side of the valley.	<p>This is noted.</p> <p>KS added: Our office has been involved in</p>

		<p>other projects on the farm and Boschendal is relooking at how to approach heritage on the farm in terms of identifying what is important and how to address it in future development and conservation management and maintenance. There are many more important features beyond those which are typically recognised (such as Cape Dutch houses, the farm Werf, and Rhone Cottages) and these include the workers that have been involved in the life of the farm, there are other stories which have informed the history of Boschendal and these buildings on the site of the proposed development are part of a bigger story.</p> <p>SC: To summarise, the Heritage Impact Assessment has gone beyond the usual assessment methodology and considerations applied because of this broader approach at considering heritage.</p>
4.	<p>DM: I am concerned about issues relating to the environment. How do we manage the environment and how do we make sure that what we are promised is how the project is developed and managed?</p>	<p>MP: The specialist studies assess the impacts of the proposed development and they give a list of things that the developer has to do to combat negative impacts (post-meeting note: these are referred to as "mitigation measures"). These requirements are all compiled together into an Environmental Management Programme (EMPr) and the EMPr also has a layer of auditing and reporting built into it whereby the developer must employ an Environmental Control Officer (ECO) to conduct regular audits against the requirements of the EMPr and write audit reports that go to the various authorities. The EMPr is also made publicly available through the Basic Assessment process so that anyone can know what the requirements are.</p> <p>SC: Furthermore, there is a legal mechanism to make sure that the project is developed and managed appropriately and that would be through the Environmental Authorisation, if approval is given, because this comes with a list of conditions that have to be adhered to otherwise the Environmental Approval can be taken away.</p>
5.	<p>GP: What is the meaning of sensitive? There are many environmentally sensitive areas around the farm and the site, and we are being told about the sensitive areas such as streams, the wetlands, and the buffer zones. There would be disturbance to these areas as there would be lots of human footprints and fauna and flora would be disturbed.</p>	<p>MP: The issue of what is sensitive and how this is addressed starts with conservation targets and high-level spatial planning data which is put together by independent collaborators at a provincial and national level. For the Western Cape we have what is called the Western Cape Biodiversity Spatial Plan (WCBSP) and this breaks down the various areas of conservation importance that the Western Cape (and South Africa) would need in order to meet the biodiversity targets for conservation. These areas are ranked</p>

		<p>with Protected Areas being the most sensitive and limited development can occur in those. Then there are Critical Biodiversity Areas (CBAs) which are key areas that need to be managed for conservation to meet biodiversity conservation targets. After that you get Ecological Support Areas, which are not as important as CBAs, but are needed to provide buffers between development and CBAs to protect CBAs from impacts of development that spill over the immediate boundaries of the development. Then there are Other Ecological Support Areas (OESA), which also provide a buffering role. Post-meeting note: The WCBSP allows for various types of development within the different conservation areas which would be deemed appropriate for each and this is used as a guide to tell whether development under consideration in one of these areas would be acceptable.</p> <p>SC: There are also other sensitives in terms of what would be considered as sensitive or important by the local communities. The locals in the area have knowledge of an area and that is very important to know and feed into the Basic Assessment process.</p>
6.	<p>GP: The whole community is upset with Boschendal. We are still waiting for them to fulfil promises that they have made. Then we struggle because when we go to DEA&DP, they say that a necessary process was followed and then they do not want to appeal. How can the community trust Boschendal again?</p>	<p>SC: There is no easy answer to this issue. Trust is something that is built between parties and it takes time. The journey has to be started somewhere and this is the start. LS and HS are working for the Bertha Foundation with the communities and they are here to show that they want to continue building on the relationships with the communities. Post-meeting note: This is a Bertha Foundation project and so issues that relate to Boschendal in general are beyond the scope of this project and Basic Assessment process.</p> <p>SC: Also, as you mentioned in your comment, you also do not seem to trust the DEA&DP.</p> <p>SC: You could use your relationship with LS and HS as a Community Liaison mechanism. You could form an Environmental Monitoring Committee (EMC) which could meet every month or so, or at different intervals depending on what is happening. You could then even walk the site during one of those meetings to see how things are progressing. The intention would not be to tie anyone to something burdensome, you could decide how frequently you would want to meet.</p> <p>SC: An example of how this was successfully employed is at the Cape Town Film Studios</p>

		<p>who formed a committee of officials and other stakeholders to learn, share and collaborate.</p> <p>LS: We are looking at building a community committee with representatives from the community to work together going forward.</p> <p>Post-meeting note provided by the Bertha Foundation: There appears to be a misunderstanding amongst the local communities regarding the various entities active in the area and on the Boschendal Estate. There are three separate entities, namely the Bertha Foundation, Boschendal, and the Community Advice Office (CAO). The Bertha Foundation is a philanthropic organization that provides funding to human rights and social justice organizations around the world. The CAO is one such grantee (of many others). The CAO is a community based organization that offers basic legal advice and information to residents of the Valley that are unable to afford it. The CAO also offers legal advice to community development organisations that represent the interests of poorer individuals and groups. A diagram has been provided which demonstrates these entities, refer to Appendix C.</p>
7.	GP: How can I trust that something illegal would not happen here? I know of illegal things that have happened before. For example, Boschendal has built illegal tracks in the mountain and they are being paid by people to use them.	SC: The team has come here in good faith to engage the community on this project. This meeting is not a legal requirement of the process but is being held as the engagement with the local community is important. I hear that there is a trust issue and cannot offer future guarantees, but the team is here, and a mechanism has been set up to engage the communities.
8.	LC: So, to clarify, the team is doing us a favour by being here, by doing a meeting that is not legally required?	SC: That is not the motivation for the meeting, the intention is to start a relationship and obtain feedback on the proposed project.
9.	LC: Please clarify the proposed management of sewage because there is a problem with the Pniel Wastewater Treatment Works at the moment.	<p>MP: The intention is to have gravity-fed lines to a pump station on site, which would then be pumped to a small treatment tank and the treated sewage would be removed by a honeysucker, so it would not connect to the municipal system.</p> <p>MP: There are long-term intentions to connect to the municipal Wastewater Treatment Works, but this can only occur when there is available capacity in the system, and the capacity has to be confirmed by the Municipality.</p>
10.	LC: Where will the water for the landscaping come from?	AB: The plants that would be used would be indigenous and would be well adapted to the natural conditions in the area and so their

		<p>water demand is not going to be very large. However, there would be an establishment period when they are planted, and water would be needed to water them regularly during this time.</p> <p>AB: Water would not be used illegally, and the team is considering ways to make sensible use of water like capturing rainwater, using stormwater, and possibly using treated waste-water for irrigation. Post-meeting note: Note that it is not presently intended to use treated waste-water for irrigation because the site is near to a wetland and river. Furthermore, irrigation water can also be provided from the existing irrigation network on the farm.</p>
11.	GP: Would the New Retreat use water?	<p>Post-meeting note: The discussion moved past this question without provision of an adequate response, hence the inclusion of one in the minutes. The intention is to make use of potable water from the Stellenbosch Municipality. In-principal confirmation of capacity for this has been provided by the Stellenbosch Municipality. Details of the capacity requirements were included in the draft Basic Assessment Report that went out for public review and are duplicated herein for ease of reference. The total Average Annual Daily Demand (AADM) for the proposed development is estimated at 13,400L/day.</p>
12.	DM: When organisations/people get licenses, they think that they can just do anything, but organisations with licenses still cannot abuse natural resources. The problem is that the community feels like they cannot say anything about abuse of natural resources when someone has a license, but they can.	<p>MP: This is noted, and it is important to note that licenses come with conditions of approval and so the holder of a license cannot do anything beyond what is allowed in the license.</p>
13.	LC: You mentioned we would have a right to see the site?	<p>SC: Not a right, this could be achieved through a mechanism arranged between the Bertha Foundation and the community, and such a mechanism is something that the Bertha Foundation would like to establish, and is, as per the response from LS, in process.</p>
14.	<p>LC: The community have engaged with the Bertha Foundation before and it went okay for the first few years, but then things went sour, I do not know why. The Bertha Foundation should, however, look after communities and bring communities together, but at the moment it seems to us that the Bertha Foundation is dividing the community and they are even supporting people who are trying to steal our land.</p> <p>SC: Please clarify who you are referring to that you say are stealing your land?</p>	<p>SC: It is understood that this is a barrier to the community trusting the Bertha Foundation.</p> <p>Post-meeting note, provided by the Bertha Foundation: Further to the response above, it is noted that the above barrier is a perception by certain community members or groups. To clarify the context of the comment, note there is a difference between Bertha Foundation and the CAO. While the CAO is funded by the Bertha Foundation (as a grantee and in order for the CAO to fulfill its mandate to support the</p>

	<p>LC: The Bertha Foundation is supporting people in Lanquedoc who are putting up shacks on our community land and the Bertha Foundation is supporting them.</p>	<p>community with legal matters related to human rights issues), it was not Bertha Foundation supporting this group of people, but rather the CAO. The Bertha Foundation supports the CAO through grant funding but do not make any strategic or managerial decisions. Such decisions rest solely with the CAO.</p> <p>In terms of the specific comment made by LC, for information purposes (although not related to this project or Basic Assessment process), the CAO is currently supporting a group of people who were evicted from the trust land. These people are recipients of the trust and not "people trying to steal land". The comment by LC is their perception of the issue and is not a full representation of what transpired among the community, trust members and CAO.</p>
15.	<p>SC: What do you need as a community with regard to the issues around trust?</p> <p>SC: The issue of trust has come up a lot in this meeting and it is understood that the community feels like they have not had that trust and is an important issue. The question is now "how do we move forward?" and you want to hear about that.</p>	<p>DM: We need to see integrity and transparency; we need people with integrity and transparency. For example, Boschendal has said "our pockets are deep" and they can get lawyers, but we do not want to fight, we want to work together.</p> <p>LC: The key word is "respect". I do not think that the community gets respect from Boschendal.</p> <p>SC: Respect will work both ways and it is important to become aware of what each other's needs are and what the legal requirements are. This is the beginning of establishing that trust relationship and should be used as an opportunity for collaboration and moving forward in this shared space.</p>
16.	<p>JM: The community is largely a group of individuals as we do not have organisations representing us or one WhatsApp group for Pniel. We need to work on making a community group.</p> <p>JM: We used to use the church as a way to connect and communicated, but that has not been possible due to COVID-19.</p> <p>JM: It is important that we stay involved in the project throughout. The people of the want to be informed and must stay informed.</p>	<p>SC: We would be delighted to add more Interested and Affected Parties (I&APs) to the database to keep that group informed of this process.</p> <p>SC: Note that whenever we start a new environmental process, we approach the Ward Councillors first and find out from them who the local community groups and leaders are for further engagement. We take on identification of I&APs and engagement with community representatives in a structured way. We are delighted to be here with you at this meeting.</p>
17.	<p>LC: When the first meeting was held by the Bertha Foundation, we were not involved in it. Then I wrote an email to MP and that is how I got involved, which again shows that respect from the Bertha Foundation is an issue.</p>	<p>Post-meeting note: This comment was not clarified in terms of a specific meeting held and who organised it, however LC was invited to the current Focus Group Meeting in response to his registration as an I&AP. No further comment can be provided as any previous meeting is not part of this Basic</p>

	<p>LC: The Bertha Foundation has been instrumental in establishing all the forums in the Dwars River Valley and they have the addresses and information for all these forums, but I gave the information on the other forums to MP to invite them to this meeting.</p>	<p>Assessment process.</p> <p>SC: You are making an assumption that the Bertha Foundation has all these details.</p> <p>LS: To correct the misconception, it is the Community Advice Office which is who you are referring to. They are a grantee of the Bertha Foundation, but we have not yet had the opportunity to sit down with them and go through their information and the Bertha Foundation does not have this information.</p> <p>Post-meeting note: Note further than the Bertha Foundation and the CAO, as mentioned previously in these minutes, are not the same organisation.</p> <p>SC: If there are additional parties who are interested in the proposed development, we are open to adding them to the I&AP database. You will still have an opportunity to co-operate.</p>
18.	<p>LC: Next time there is opportunity for engagement, please tell us if it is advertised or on a forum group.</p>	<p>SC: We engage with the leaders of the community, such as yourselves, and you are then empowered to share the information with your community group. That being said, individuals from the community can also send a comment or register in their personal capacity.</p> <p>KS: It is also worth noting that you can send a comment and we have to address them in the process and respond specifically to each item in the report before the report is finalised and submitted to the heritage authorities and DEA&DP. Post-meeting note: Anyone can submit a comment during the comment period.</p> <p>MP: Furthermore, as registered I&APs, you will receive a letter notifying you of when the next report will be available for review. There will also be comment boxes left for people to place their written comments if they cannot access internet or email.</p>

4.7 Close

- a) SC thanked all attendees for their honesty and acknowledged the importance of sharing even when it feels uncomfortable to do so. SC encouraged all parties present to move forward together and consider this meeting and initiation of a new relationship.
- b) SC also thanked all attendees for giving of their time and then closed the meeting at 19:30.