The Know How – Chand | Executive-Summary-English_FIN | chand.co.za/wp-content/uploads/2021/11/Executive-Summary-English_FINAL-22Nov2021.pdf

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PROPOSED DEVELOPMENT OF A 'NEW RETREAT' AND ASSOCIATED INFRASTRUCTURE AND MAINTENANCE MANAGEMENT PLAN ON A PORTION OF PORTION 11 OF FARM 1674, PAARL

EXECUTIVE SUMMARY OF THE POST-APPLICATION DRAFT BASIC ASSESSMENT REPORT

Introduction
Following the circulation of the pre-application Draft BAR for public review in November 2020, the report has been updated and the application for Environmental Authorisation has been submitted. This is the post-application Draft Basic Assessment Report (BAR) (which has the Heritage Impact Assessment Report appended to it) which is being circulated for public review and comment. This report has been compiled as part of the integrated Basic Assessment process for the application for Environmental Authorisation in terms of the National Environmental Management Act (No. 107 of 1999) (NEMA) and the associated Environmental Impact Assessment (EIA) Regulations, 2014 (as amended) for a proposed "New Retreat" on a portion of Portion 11 of Farm 1674, Paarl.

It provides information on the proposed development, Listed Activities triggered (which determines the need for an Environmental Authorisation), the site and various natural, built, cultural, and social environmental considerations, as well as specialist studies undertaken, their findings and recommendations.

Following this public review period, the BAR will be updated with comments received and will be submitted to the Competent Authority, namely the Department of Environmental Affairs and Development Planning (DEA&DP).

Proposed Development
The proposed development entails the development of a "New Retreat", for the Bertha Foundation which would have the capacity to accommodate up to approximately 34 overnight guests/attendees.

The existing building footprints of the remnant cottages on site would be used, where possible and the proposed development would comprise of the following buildings:

- Accommodation buildings to accommodate up to approximately 34 overnight guests/attendees, which include bedrooms, bathrooms, a lounge/communal living area and covered outdoor areas/deck space;
- A conference facility which includes a small conference venue and up to approximately two breakaway areas;
- A communal dining and lounge area;
- An administration building with a reception and waiting lounge / library;
- Meeting room(s) for community programmes and a communal library; and
- A kitchen area, with space for staff dining, lockers, and ablution facilities.

Up to approximately 24 parking bays (which includes 7 visitors parking bays) would be included. Refer to the site plan for the proposed development below.

ENG 12:41

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VOORGESTELDE ONTWIKKELING VAN 'N "NUWE TOEVLUG" EN VERWANTE INFRASTRUKTUUR EN ONDERHOUD BESTUURSPLAN OP 'N GEDEELTE VAN GEDEELTE 11 VAN PLAAS 1674, PAARL

OPSOMMING VAN DIE POST-AANSOEK KONSEP BASIESE OMGEWING INVLOEDBEPALINGSVERSLAG ("DRAFT BASIC ASSESSMENT REPORT")

NOVEMBER 2021

Inleiding
Na die uitreiking van die pre-aansoek Konsep Basiese Invloedbepalingsverslag ("Draft Basic Assessment Report – DBAR"), is die DBAR opgedateer en die aansoek om Omgewingsmagtiging ingedien.

Hierdie verslag is die post-aansoek DBAR (waaraan die Erfenis Invloedbepalingsverslag geheg is) wat vir openbare hersiening en kommentaar versprei word. Dié verslag was as deel van die geïntegreerde Basiese Invloedbepalingsproses saamgestel, vir die aansoek om Omgewingsmagtiging vir die ontwikkeling van 'n voorgestelde nuwe toevlugsoord op 'n gedeelte van Gedeelte 11, Plaas 1674, Paarl, ingevolge die Wet op Nasionale Omgewingsbestuur (Nr. 107 van 1999), soos gewysig (NEMA), en die gepaardgaande Omgewingsinvloedbepaling(EIA) Regulasies (2014) (soos gewysig).

Hierdie verslag verskaf inligting oor die voorgestelde ontwikkeling, toepaslike Genoteerde Aktiwiteite (wat die behoefte vir 'n Omgewingsmagtiging bepaal), die terrein en verskeie natuurlike, beboude, kulturele en sosiale omgewingsoorwegings, sowel as deskundige studies wat onderneem is, en verwante bevindings en aanbevelings.

Na aanleiding van hierdie openbare hersieningstydperk, sal die DBAR opgedateer word met kommentaar soos ontvang waarna dit ingedien sal word by die Departement van Omgewingsake en Ontwikkelingsbeplanning (DOS&OP) vir besluitneming.

Voorgestelde Ontwikkeling
Die voorgestelde ontwikkeling behels die ontwikkeling van 'n nuwe toevlugsoord, vir die Bertha-stigting, met 'n kapasiteit om tot ongeveer 34 oornag-gaste/bywoners te huisves.

Die tereingrote ("footprints") van die bestaande geboue van die oorblywende kothuise op die terrein, sal gebruik word, waar moontlik, en die beoogde ontwikkeling sal uit die volgende geboue bestaan:

- Akkommodasie geboue om tot ongeveer 34 oornag gaste/bywoners te huisves, met slaapkamers, badkamers, 'n sitkamer/ gemeenskaplike leefarea en bedekte buite areas/dekkunrite;
- 'n Konferensiefasiliteit wat 'n klein konferensiekaoal insluit, en tot ongeveer twee wegbreekareas;
- 'n Gemeenskaplike eetkamer en sitkamer;
- 'n Administrasiegebou met 'n ontvangs en wagsitkamer/biblioteek;
- Vergaderingskamer(s) vir gemeenskapsprogramme en 'n gemeenskaplike biblioteek; en
- 'n Kombuis area, met ruimte vir eetgeriewe vir personeel, met sluitkassies en ablusiegeriewe.

Tot ongeveer 24 parkeerplekke (wat sewe besoekersparkeerplekke insluit) sal ingesluit word. Verwys na die tereinplan hieronder vir die beoogde uitleg van die voorgestelde ontwikkeling.

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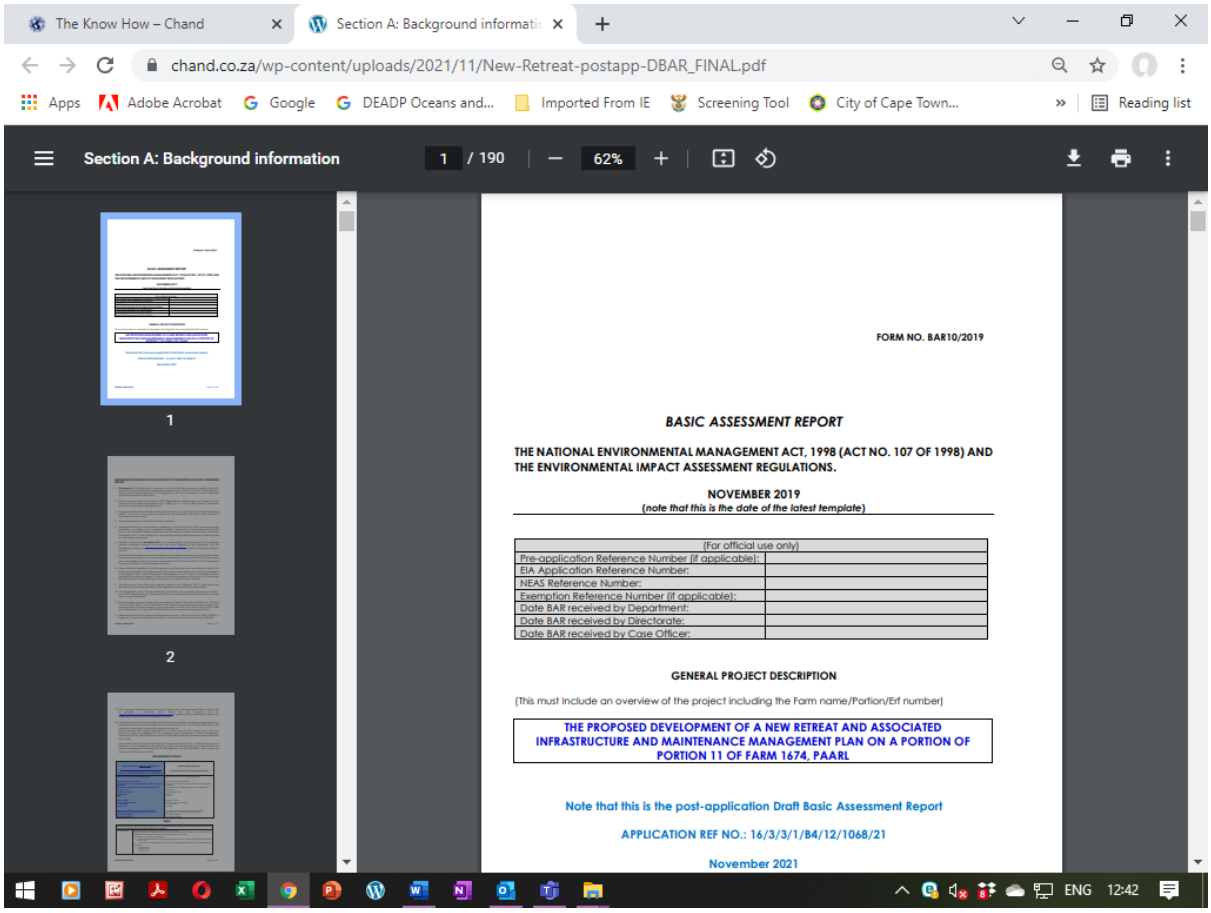
The Know How – Chand
Section A: Background informatic
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Section A: Background information
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FORM NO. BAR10/2019
BASIC ASSESSMENT REPORT
THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS.
NOVEMBER 2019
(note that this is the date of the latest template)
(For official use only)
Pre-application Reference Number (if applicable):
EIA Application Reference Number:
NEAS Reference Number:
Exemption Reference Number (if applicable):
Date BAR received by Department:
Date BAR received by Directorate:
Date BAR received by Case Officer:
GENERAL PROJECT DESCRIPTION
(This must include an overview of the project including the Farm name/Portion/Erf number)
THE PROPOSED DEVELOPMENT OF A NEW RETREAT AND ASSOCIATED INFRASTRUCTURE AND MAINTENANCE MANAGEMENT PLAN ON A PORTION OF PORTION 11 OF FARM 1674, PAARL
Note that this is the post-application Draft Basic Assessment Report
APPLICATION REF NO.: 16/3/3/1/B4/12/1068/21
November 2021
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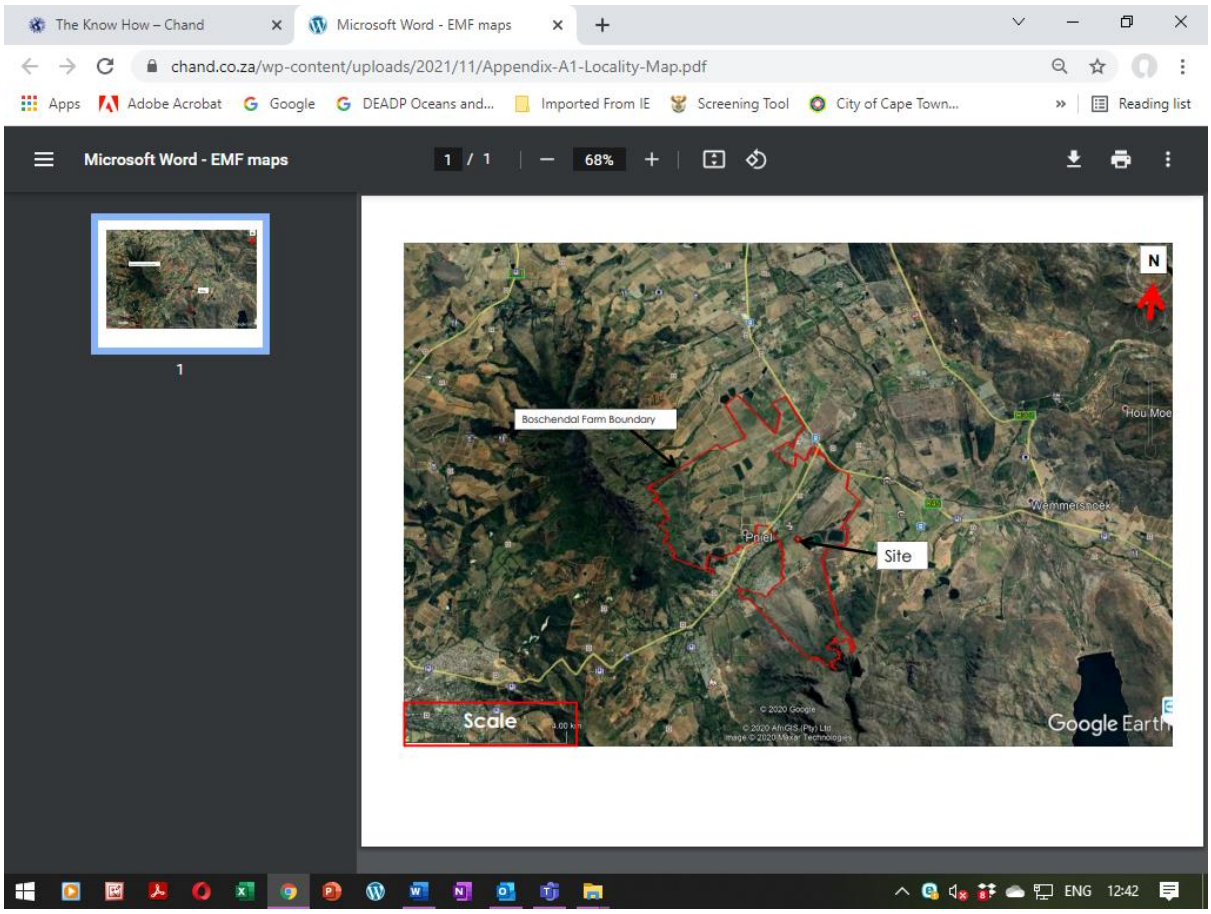
The Know How – Chand
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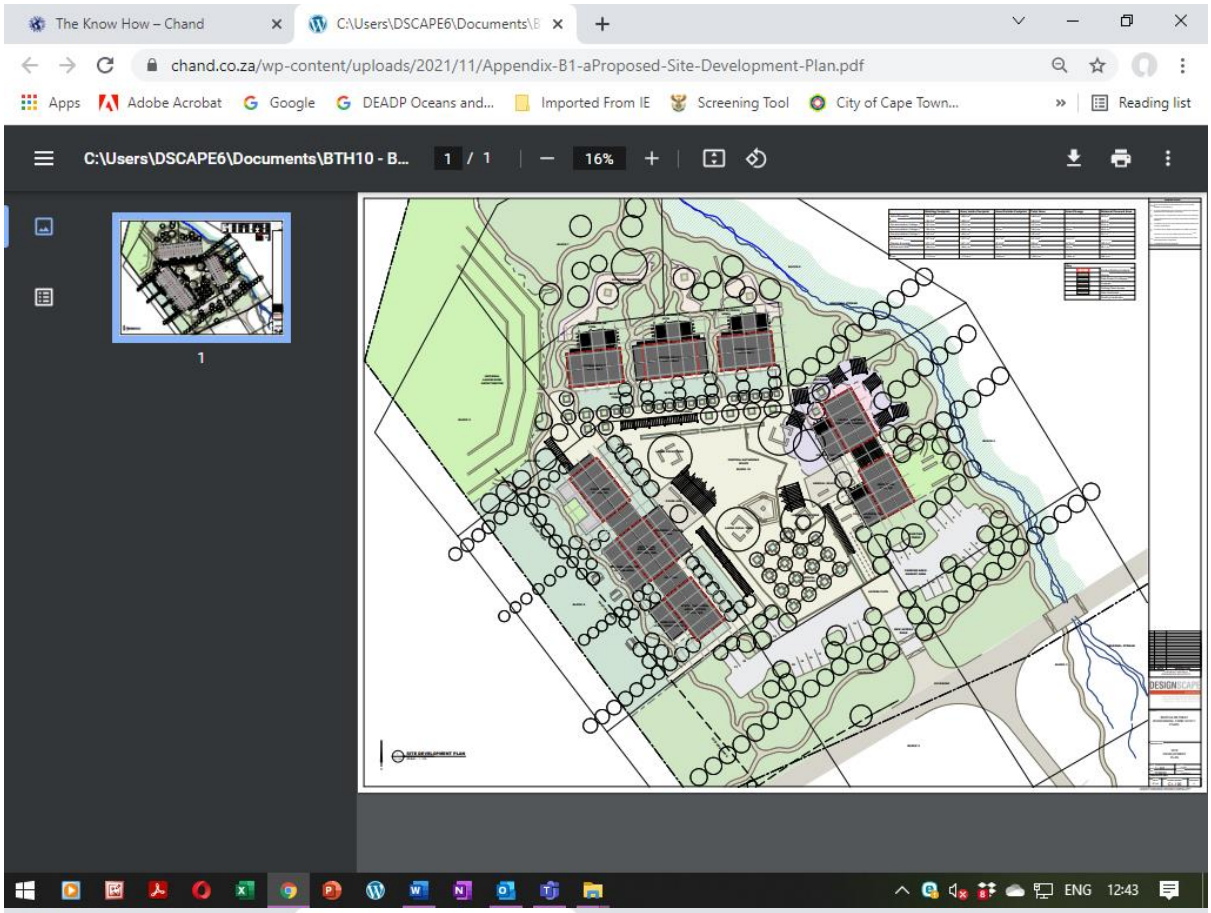
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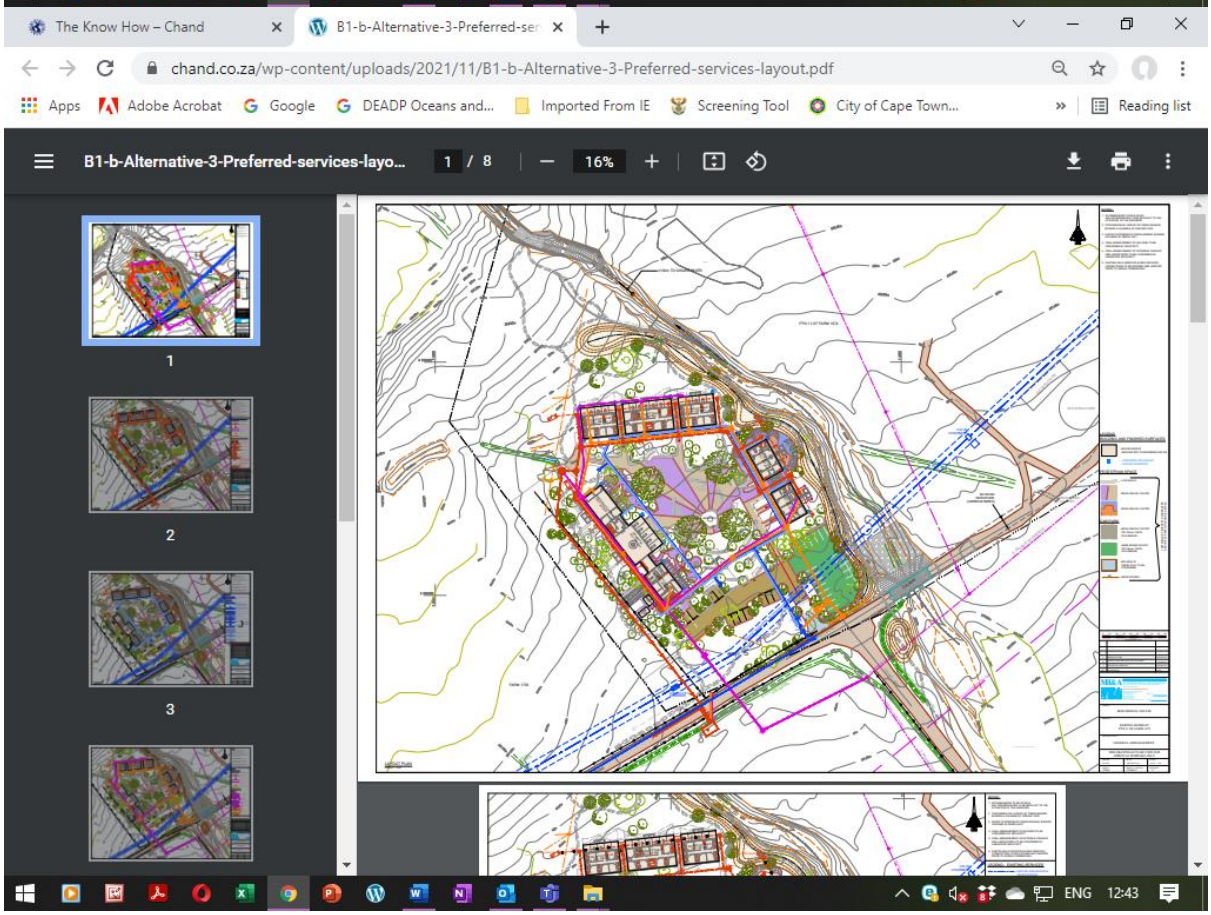
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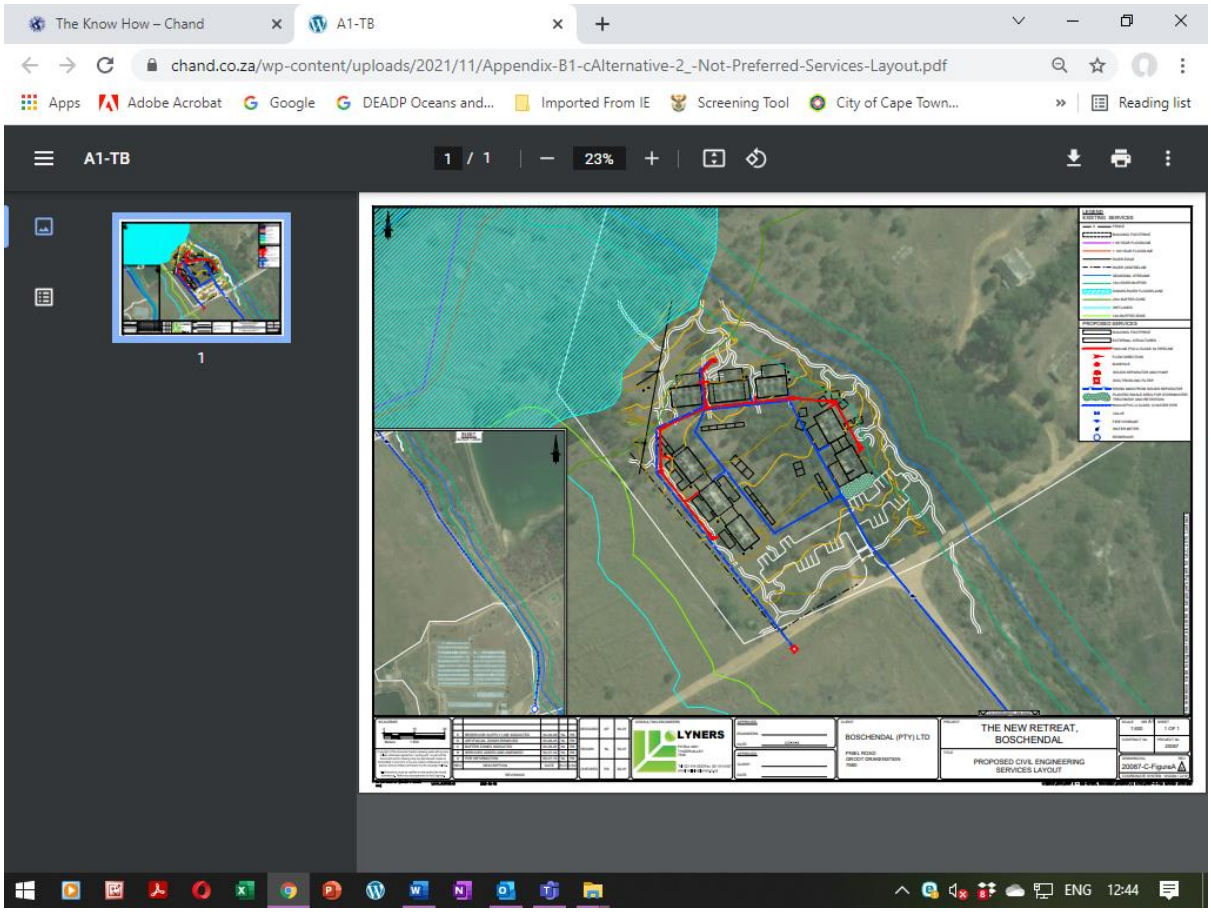
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THE NEW RETREAT, BOSCHENDAL
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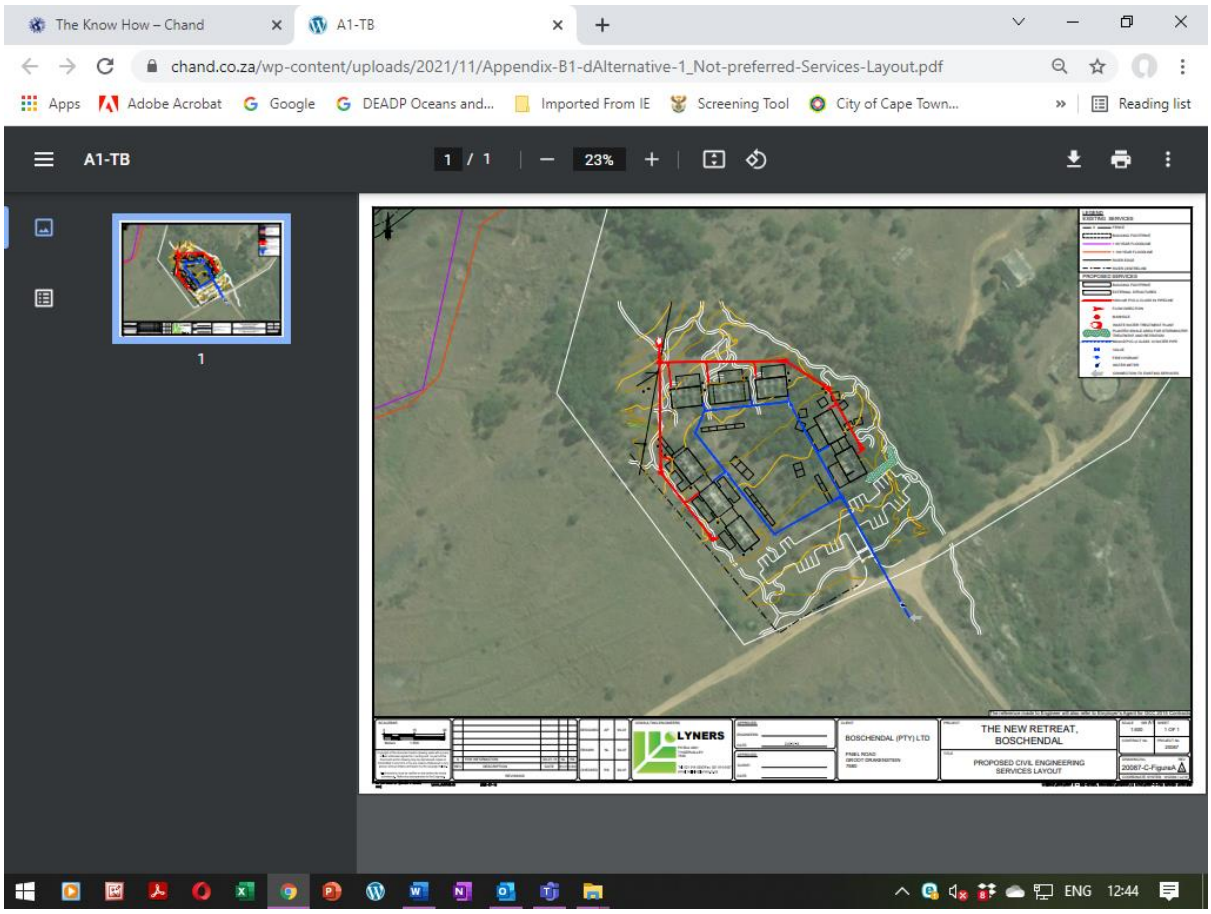
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LYNERS
BOSCHENDAL (PTY) LTD
THE NEW RETREAT, BOSCHENDAL
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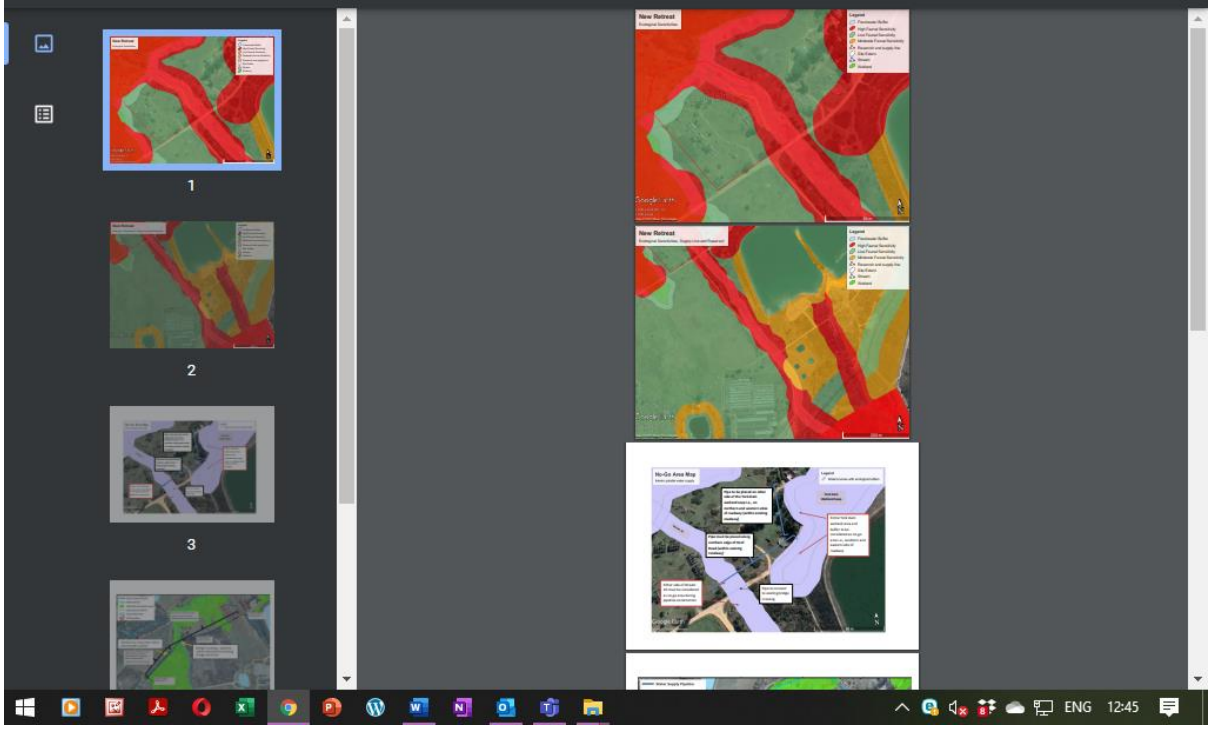

The Know How – Chand | Appendix-C_Photographs.pdf

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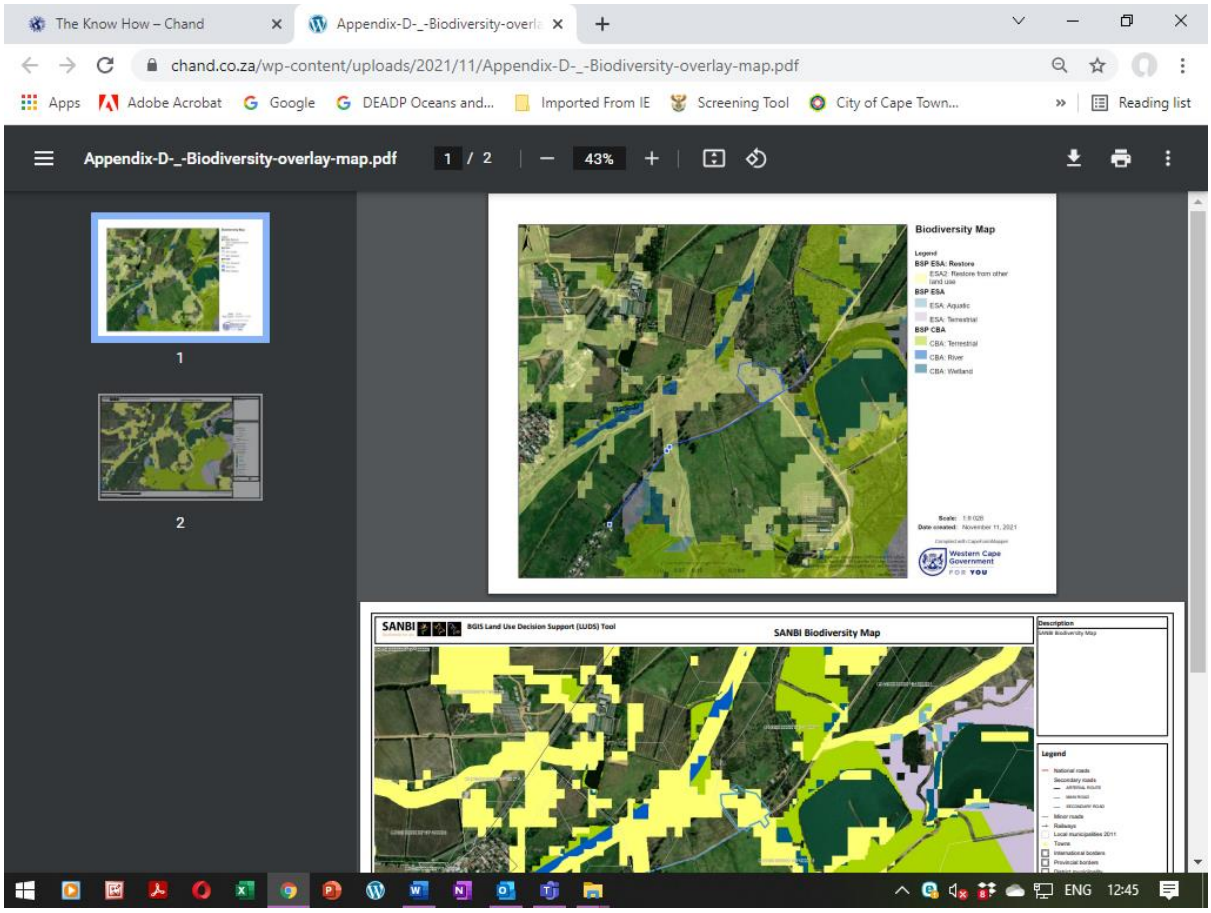
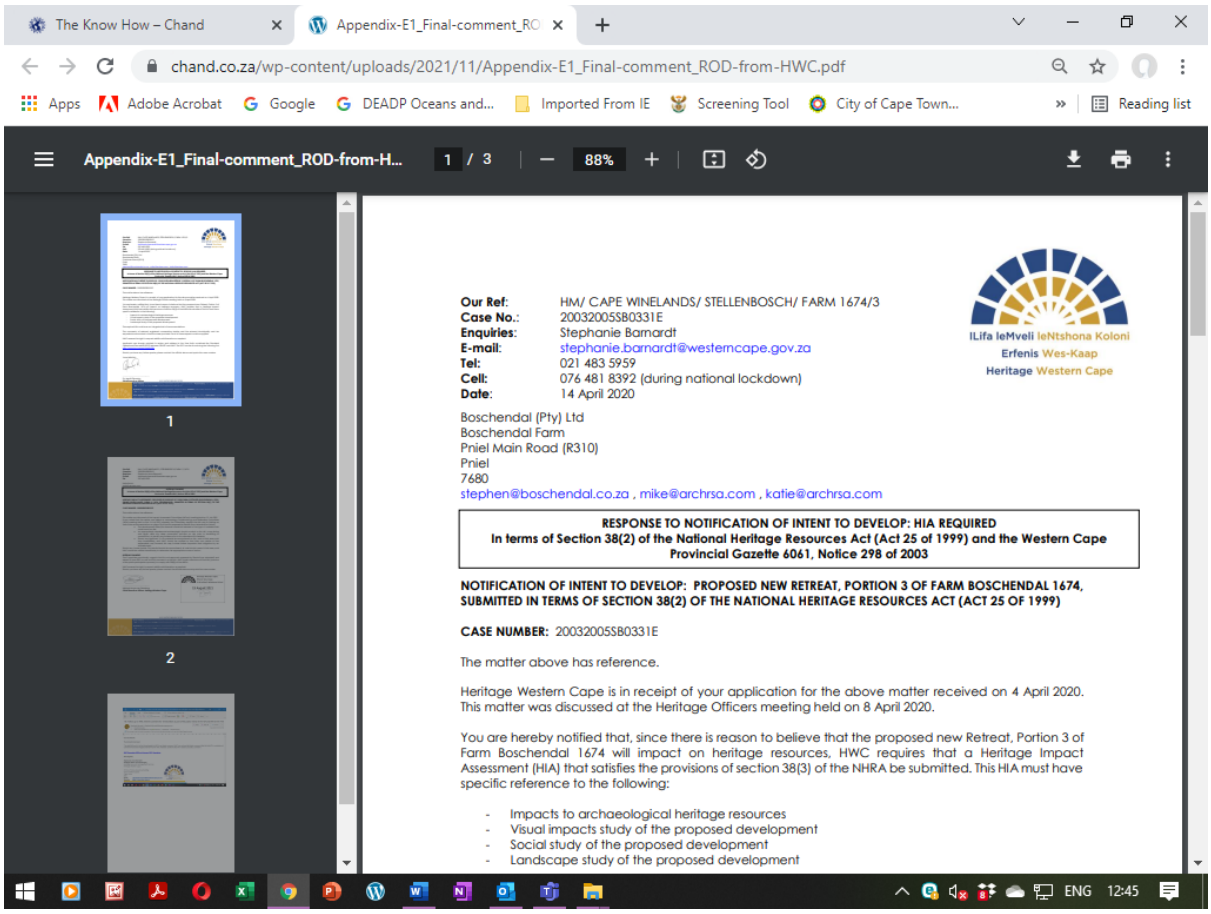
Figure 1 Site with transformed vegetation in the foreground and derelict cottages in the background, as seen from the south-western corner of the site

Figure 10 Ou Wapad

Figure 2 Area Across the Road from the Site

Figure 11 Site with transformed vegetation in the foreground and derelict cottages in the background, as seen from the eastern edge of the site





Our Ref: HM/ CAPE WINELANDS/ STELLENBOSCH/ FARM 1674/3
Case No.: 20032005SB0331E
Enquiries: Stephanie Barnardt
E-mail: stephanie.barnardt@westerncape.gov.za
Tel: 021 483 5959
Cell: 076 481 8392 (during national lockdown)
Date: 14 April 2020

iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Boschendal (Pty) Ltd
Boschendal Farm
Pniel Main Road (R310)
Pniel
7680
stephen@boschendal.co.za , mike@archrsa.com , katie@archrsa.com

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED
In terms of Section 38(2) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED NEW RETREAT, PORTION 3 OF FARM BOSCHENDAL 1674, SUBMITTED IN TERMS OF SECTION 38(2) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

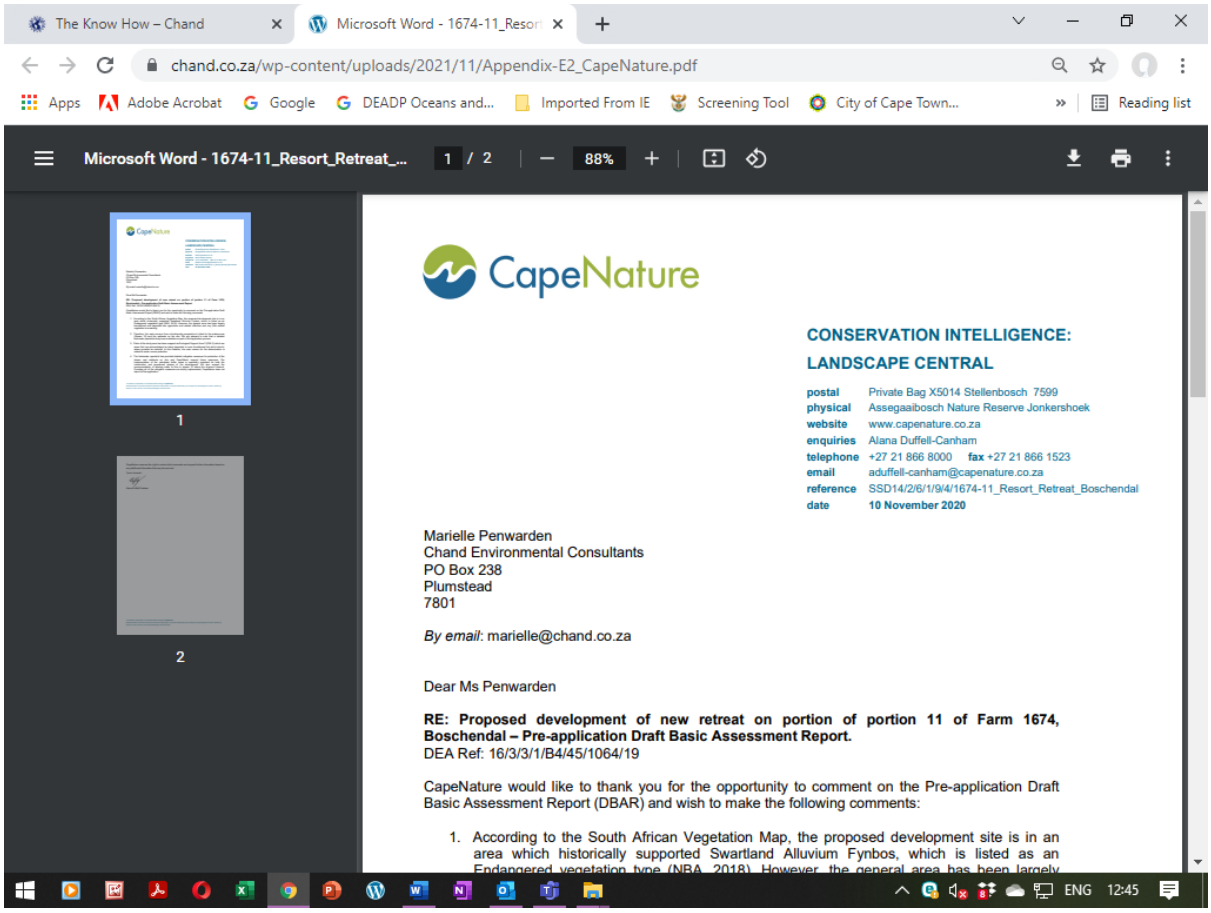
CASE NUMBER: 20032005SB0331E

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 4 April 2020. This matter was discussed at the Heritage Officers meeting held on 8 April 2020.

You are hereby notified that, since there is reason to believe that the proposed new Retreat, Portion 3 of Farm Boschendal 1674 will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of section 38(3) of the NHRA be submitted. This HIA must have specific reference to the following:

- Impacts to archaeological heritage resources
- Visual impacts study of the proposed development
- Social study of the proposed development
- Landscape study of the proposed development


The Know How – Chand
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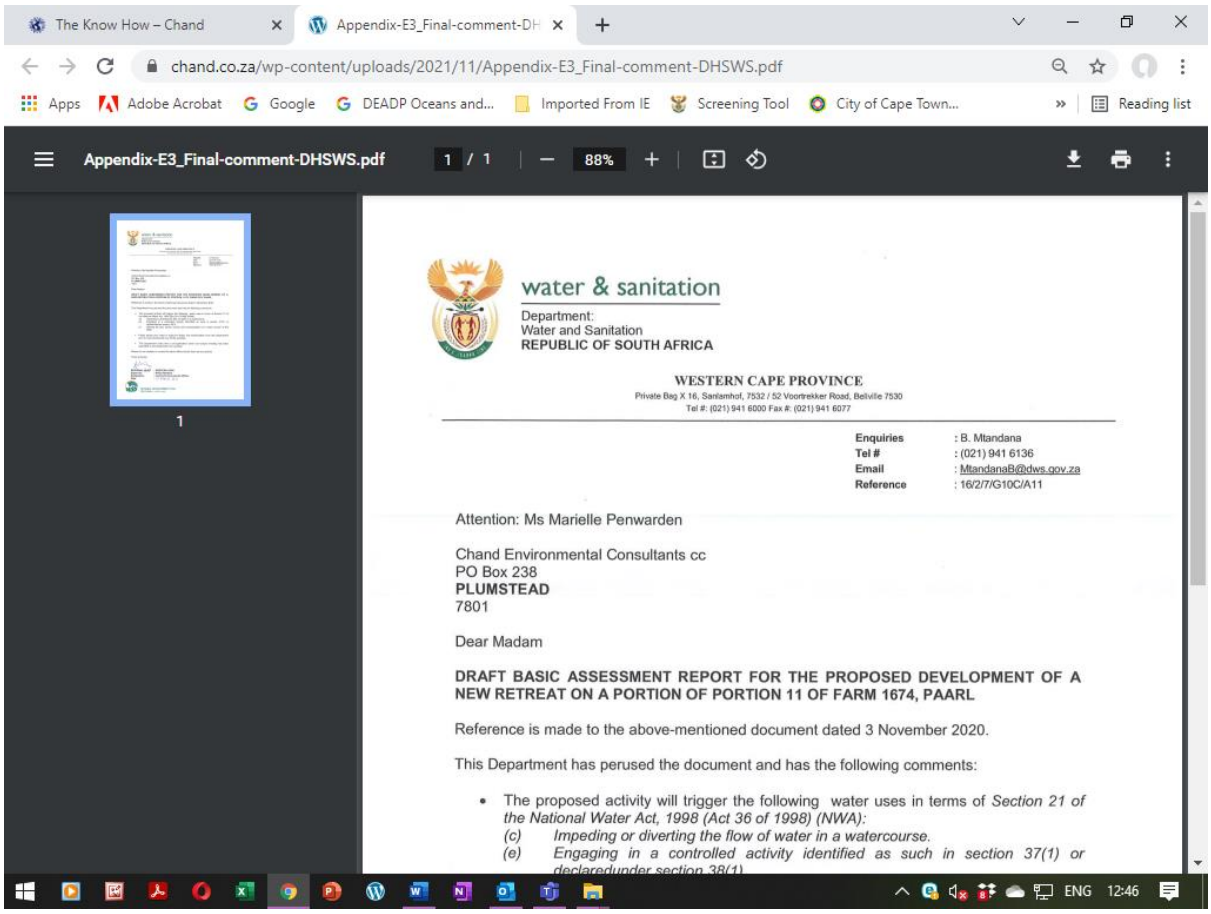
CapeNature
CONSERVATION INTELLIGENCE:
LANDSCAPE CENTRAL
postal Private Bag X5014 Stellenbosch 7599
physical Assegaaibosch Nature Reserve Jonkershoek
website www.capenature.co.za
enquiries Alana Duffell-Canham
telephone +27 21 866 8000 fax +27 21 866 1523
email aduffell-canham@capenature.co.za
reference SSD14/2/6/1/9/4/1674-11_Resort_Retreat_Boschendal
date 10 November 2020
Marielle Penwarden
Chand Environmental Consultants
PO Box 238
Plumstead
7801
By email: marielle@chand.co.za
Dear Ms Penwarden
RE: Proposed development of new retreat on portion of portion 11 of Farm 1674, Boschendal – Pre-application Draft Basic Assessment Report.
DEA Ref: 16/3/3/1/B4/45/1064/19
CapeNature would like to thank you for the opportunity to comment on the Pre-application Draft Basic Assessment Report (DBAR) and wish to make the following comments:
1. According to the South African Vegetation Map, the proposed development site is in an area which historically supported Swartland Alluvium Fynbos, which is listed as an
ENG 12:45


The Know How – Chand
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water & sanitation
Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA
WESTERN CAPE PROVINCE
Private Bag X 16, Sanlamhof, 7532 / 52 Voortrekker Road, Bellville 7530
Tel #: (021) 941 6000 Fax #: (021) 941 6077
Enquiries : B. Mtandana
Tel # : (021) 941 6136
Email : MtandanaB@dws.gov.za
Reference : 16/2/7/G10C/A11
Attention: Ms Marielle Penwarden
Chand Environmental Consultants cc
PO Box 238
PLUMSTEAD
7801
Dear Madam
DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED DEVELOPMENT OF A NEW RETREAT ON A PORTION OF PORTION 11 OF FARM 1674, PAARL
Reference is made to the above-mentioned document dated 3 November 2020.
This Department has perused the document and has the following comments:
• The proposed activity will trigger the following water uses in terms of Section 21 of the National Water Act, 1998 (Act 36 of 1998) (NWA):
(c) Impeding or diverting the flow of water in a watercourse.
(e) Engaging in a controlled activity identified as such in section 37(1) or
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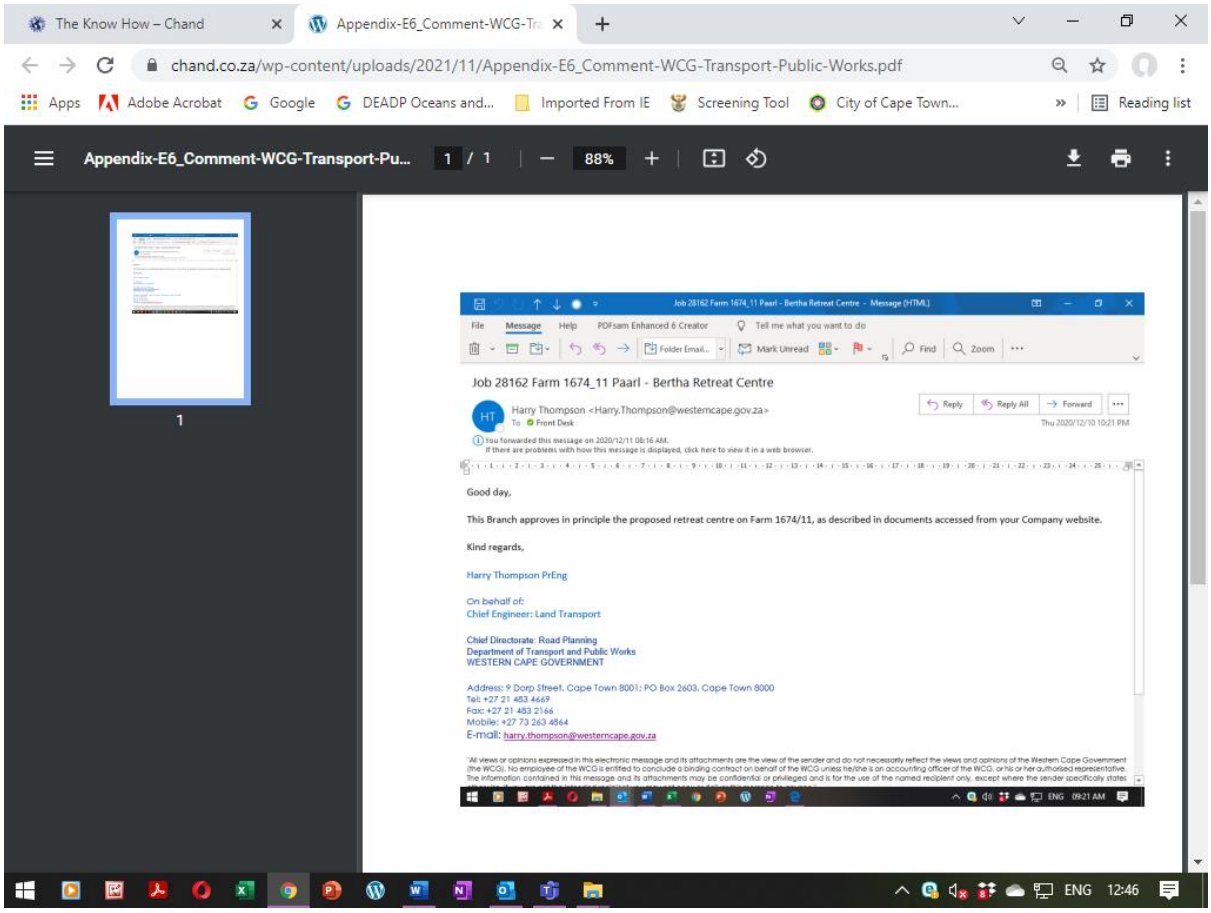
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Job 28162 Farm 1674_11 Paarl - Bertha Retreat Centre - Message (HTML)
Job 28162 Farm 1674_11 Paarl - Bertha Retreat Centre
Harry Thompson <Harry.Thompson@westerncape.gov.za>
Good day,
This Branch approves in principle the proposed retreat centre on Farm 1674/11, as described in documents accessed from your Company website.
Kind regards,
Harry Thompson PrEng
On behalf of:
Chief Engineer: Land Transport
Chief Directorate: Road Planning
Department of Transport and Public Works
WESTERN CAPE GOVERNMENT
Address: 9 Dorp Street, Cape Town 8001: PO Box 2603, Cape Town 8000
Tel: +27 21 483 4669
Fax: +27 21 483 2166
Mobile: +27 73 263 4864
E-mail: harry.thompson@westerncape.gov.za
ENG
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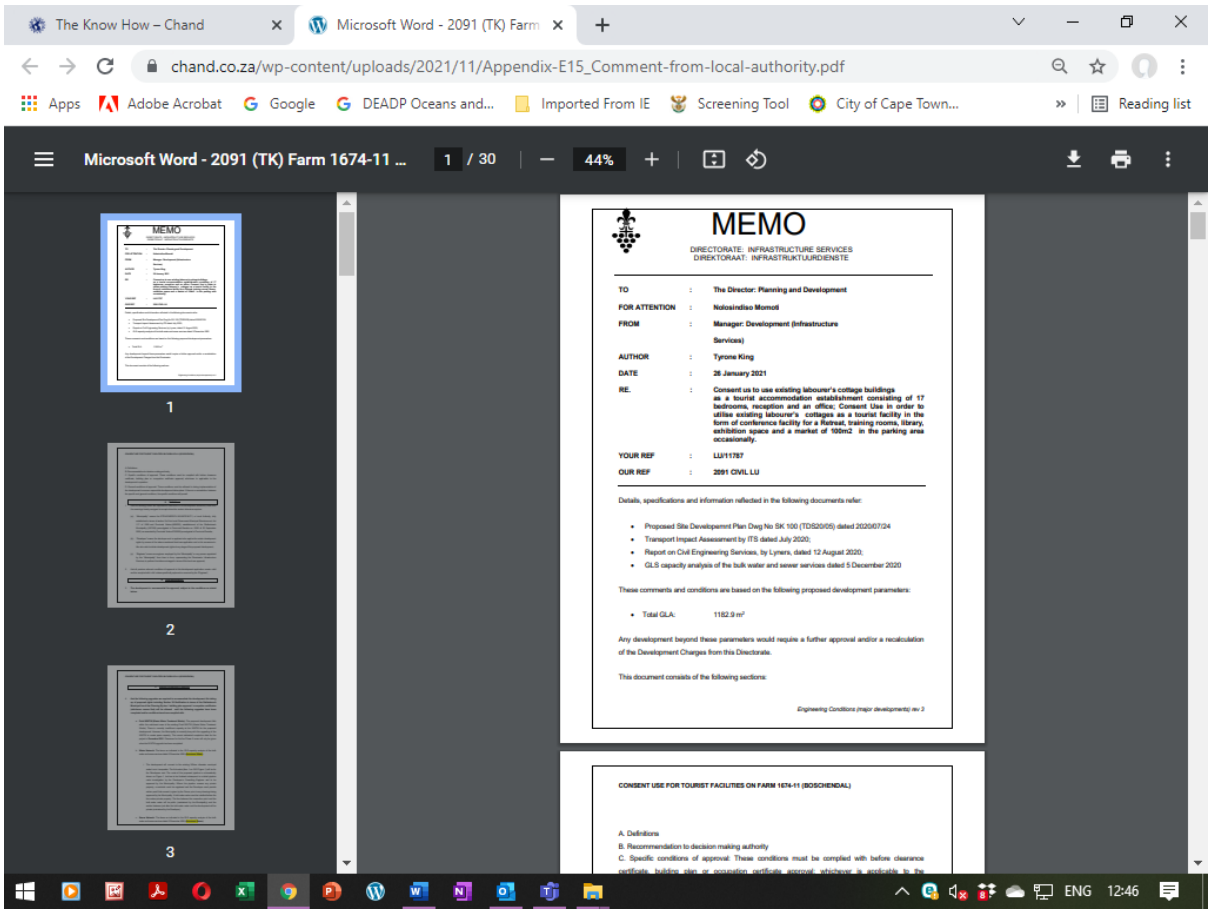
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MEMO
DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE
TO : The Director: Planning and Development
FOR ATTENTION : Nolosindiso Momoti
FROM : Manager: Development (Infrastructure Services)
AUTHOR : Tyrone King
DATE : 26 January 2021
RE. : Consent us to use existing labourer's cottage buildings as a tourist accommodation establishment consisting of 17 bedrooms, reception and an office; Consent Use in order to utilise existing labourer's cottages as a tourist facility in the form of conference facility for a Retreat, training rooms, library, exhibition space and a market of 100m2 in the parking area occasionally.
YOUR REF : LU/11787
OUR REF : 2091 CIVIL LU
Details, specifications and information reflected in the following documents refer:
Proposed Site Development Plan Dwg No SK 100 (TDS20/05) dated 2020/07/24
Transport Impact Assessment by ITS dated July 2020;
Report on Civil Engineering Services, by Lyners, dated 12 August 2020;
GLS capacity analysis of the bulk water and sewer services dated 5 December 2020
These comments and conditions are based on the following proposed development parameters:
Total GLA: 1182.9 m²
Any development beyond these parameters would require a further approval and/or a recalculation of the Development Charges from this Directorate.
This document consists of the following sections:
Engineering Conditions (major developments) rev 3
CONSENT USE FOR TOURIST FACILITIES ON FARM 1674-11 (BOSCHENDAL)
A. Definitions
B. Recommendation to decision making authority
C. Specific conditions of approval: These conditions must be complied with before clearance
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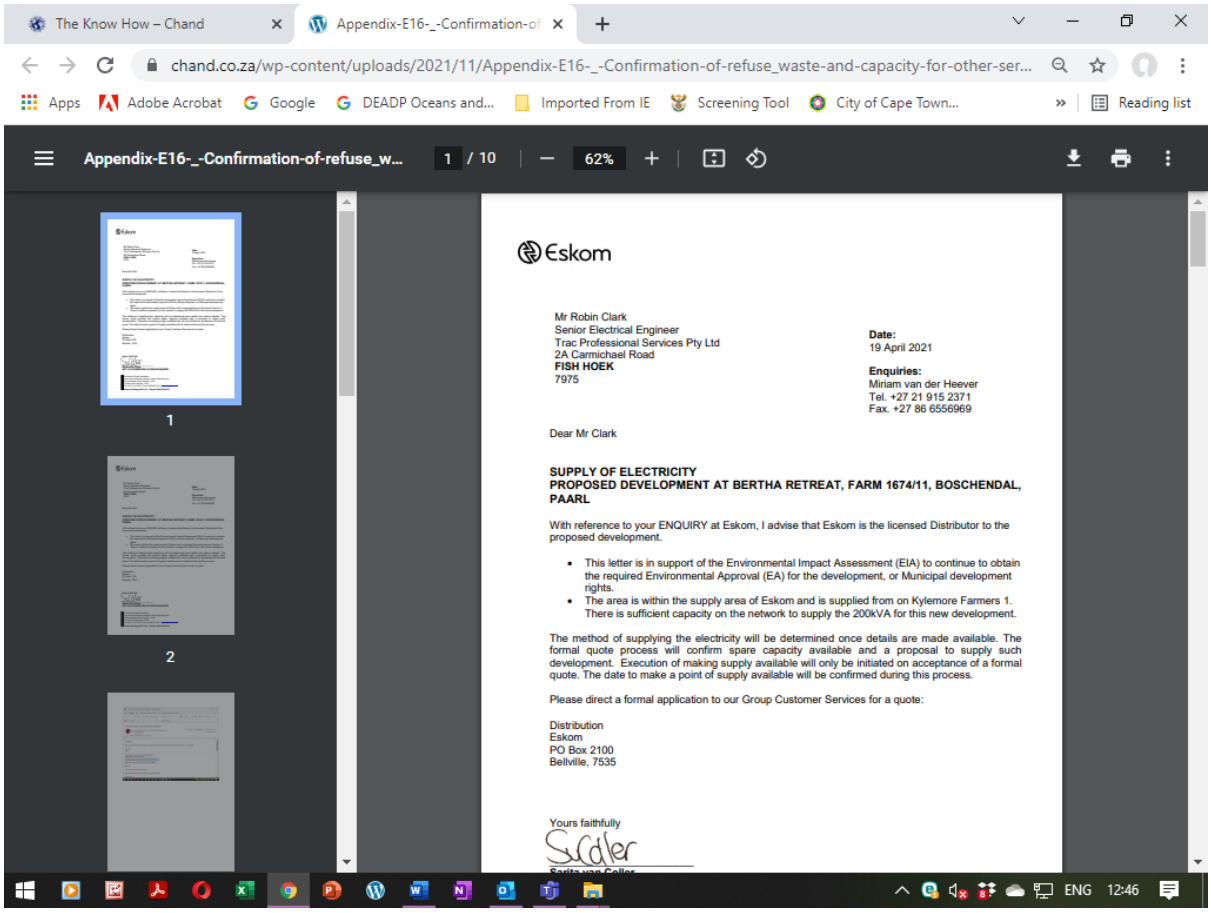
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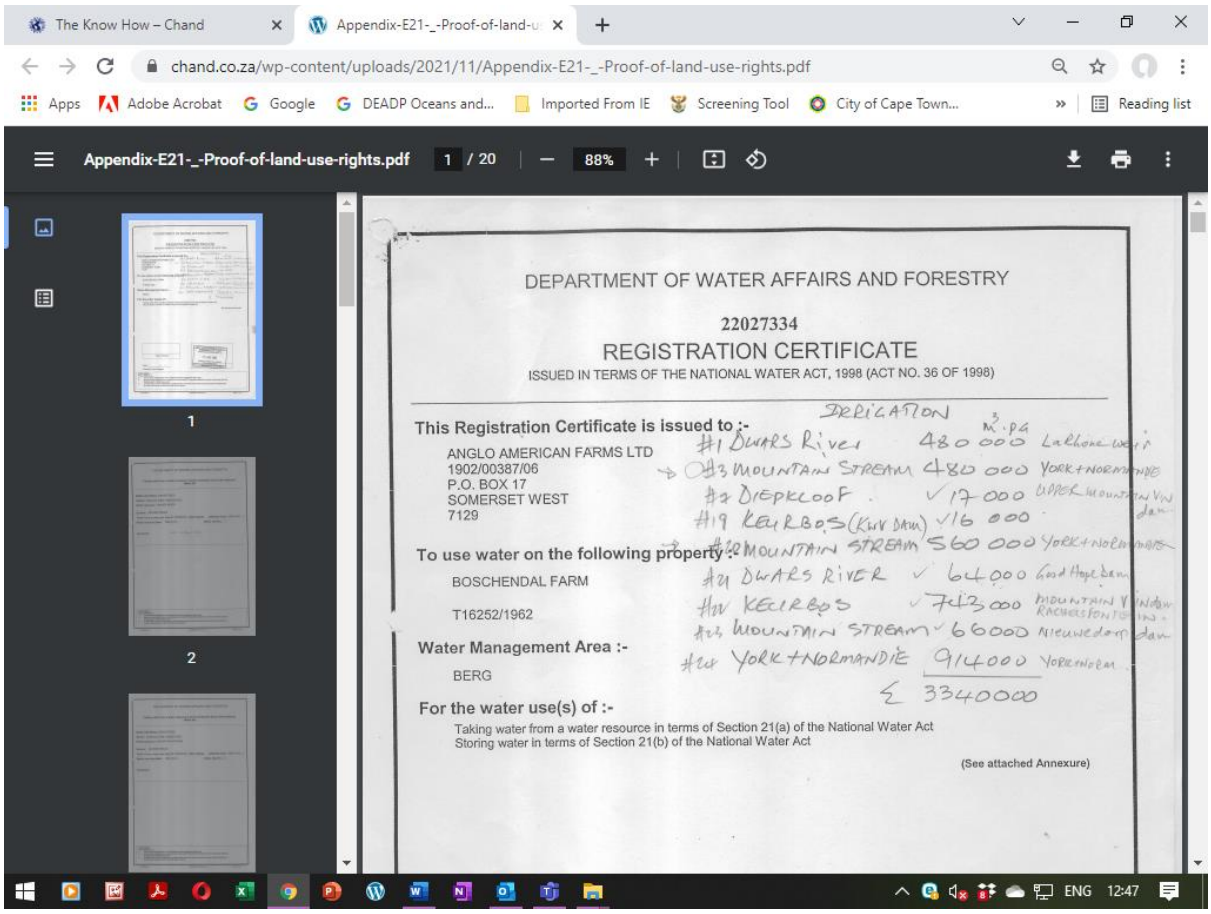
Eskom
Mr Robin Clark
Senior Electrical Engineer
Trac Professional Services Pty Ltd
2A Carmichael Road
FISH HOEK
7975
Date:
19 April 2021
Enquiries:
Miriam van der Heever
Tel. +27 21 915 2371
Fax. +27 86 6556969
Dear Mr Clark
SUPPLY OF ELECTRICITY
PROPOSED DEVELOPMENT AT BERTHA RETREAT, FARM 1674/11, BOSCHENDAL, PAARL
With reference to your ENQUIRY at Eskom, I advise that Eskom is the licensed Distributor to the proposed development.
This letter is in support of the Environmental Impact Assessment (EIA) to continue to obtain the required Environmental Approval (EA) for the development, or Municipal development rights.
The area is within the supply area of Eskom and is supplied from on Kylemore Farmers 1. There is sufficient capacity on the network to supply the 200kVA for this new development.
The method of supplying the electricity will be determined once details are made available. The formal quote process will confirm spare capacity available and a proposal to supply such development. Execution of making supply available will only be initiated on acceptance of a formal quote. The date to make a point of supply available will be confirmed during this process.
Please direct a formal application to our Group Customer Services for a quote:
Distribution
Eskom
PO Box 2100
Bellville, 7535
Yours faithfully
ENG
12:46


The Know How – Chand
Appendix-E21-_-Proof-of-land-u
chand.co.za/wp-content/uploads/2021/11/Appendix-E21-_-Proof-of-land-use-rights.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
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Screening Tool
City of Cape Town...
Reading list
Appendix-E21-_-Proof-of-land-use-rights.pdf
1 / 20
88%
DEPARTMENT OF WATER AFFAIRS AND FORESTRY
22027334
REGISTRATION CERTIFICATE
ISSUED IN TERMS OF THE NATIONAL WATER ACT, 1998 (ACT NO. 36 OF 1998)
This Registration Certificate is issued to :-
ANGLO AMERICAN FARMS LTD
1902/00387/06
P.O. BOX 17
SOMERSET WEST
7129
To use water on the following property :-
BOSCHENDAL FARM
T16252/1962
Water Management Area :-
BERG
For the water use(s) of :-
Taking water from a water resource in terms of Section 21(a) of the National Water Act
Storing water in terms of Section 21(b) of the National Water Act
(See attached Annexure)
IRRIGATION
M³.pa
#1 DWARS RIVER 480 000
#3 MOUNTAIN STREAM 480 000
#2 DRIEPKLOOF 17 000
#19 KEURBOS (KUY DAM) 16 000
#18 MOUNTAIN STREAM 560 000
#21 DWARS RIVER 64 000
#17 KEURBOS 713 000
#22 MOUNTAIN STREAM 66 000
#23 YORK+NORMANDIE 914 000
£ 3340000
ENG
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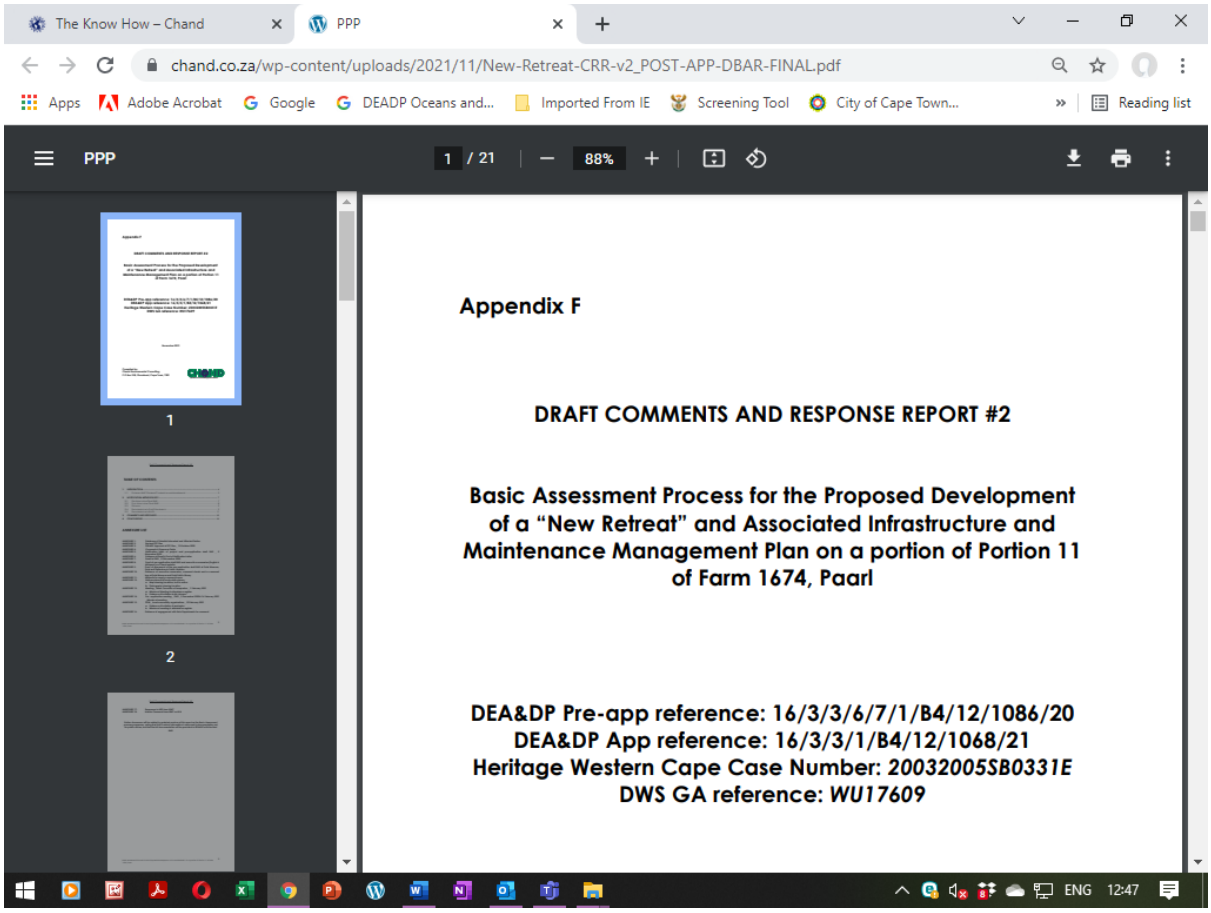
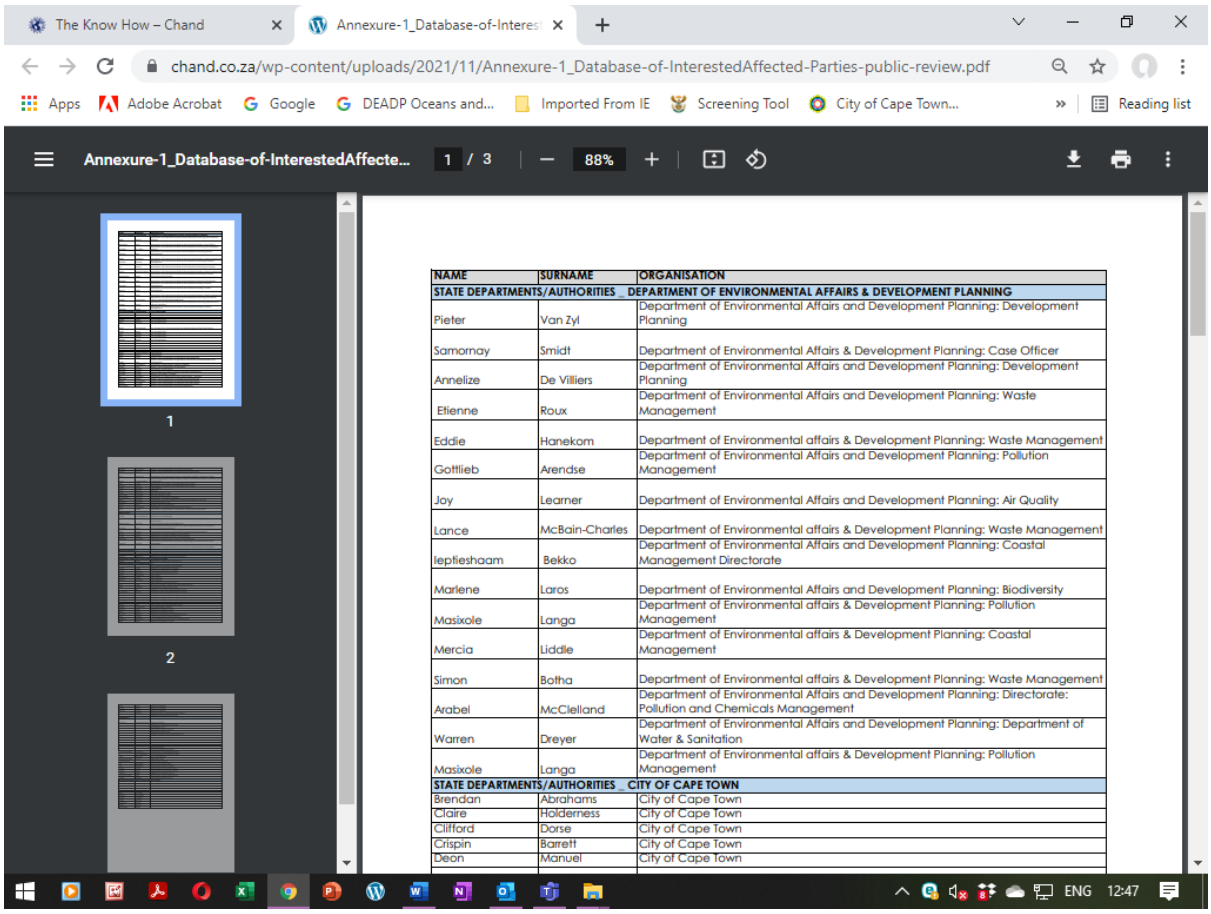
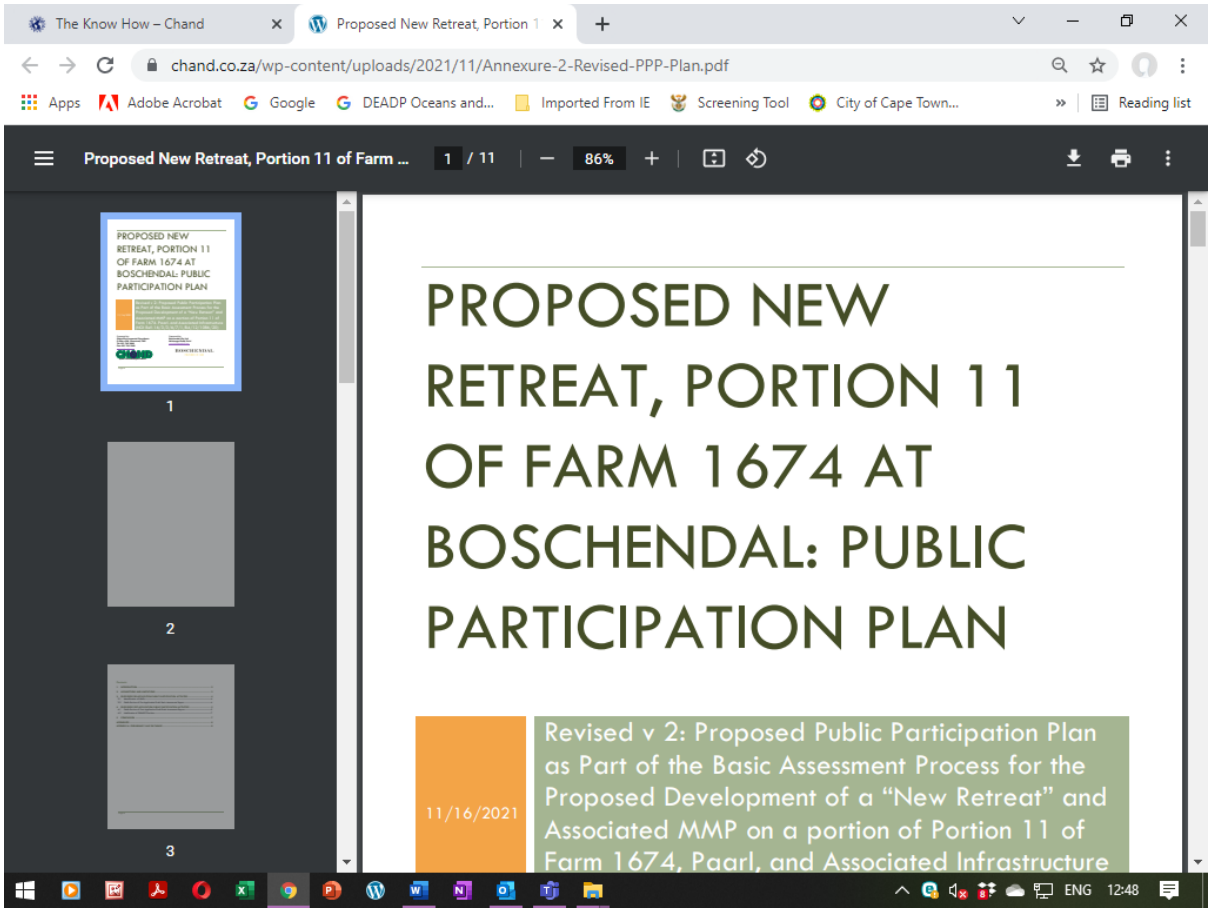
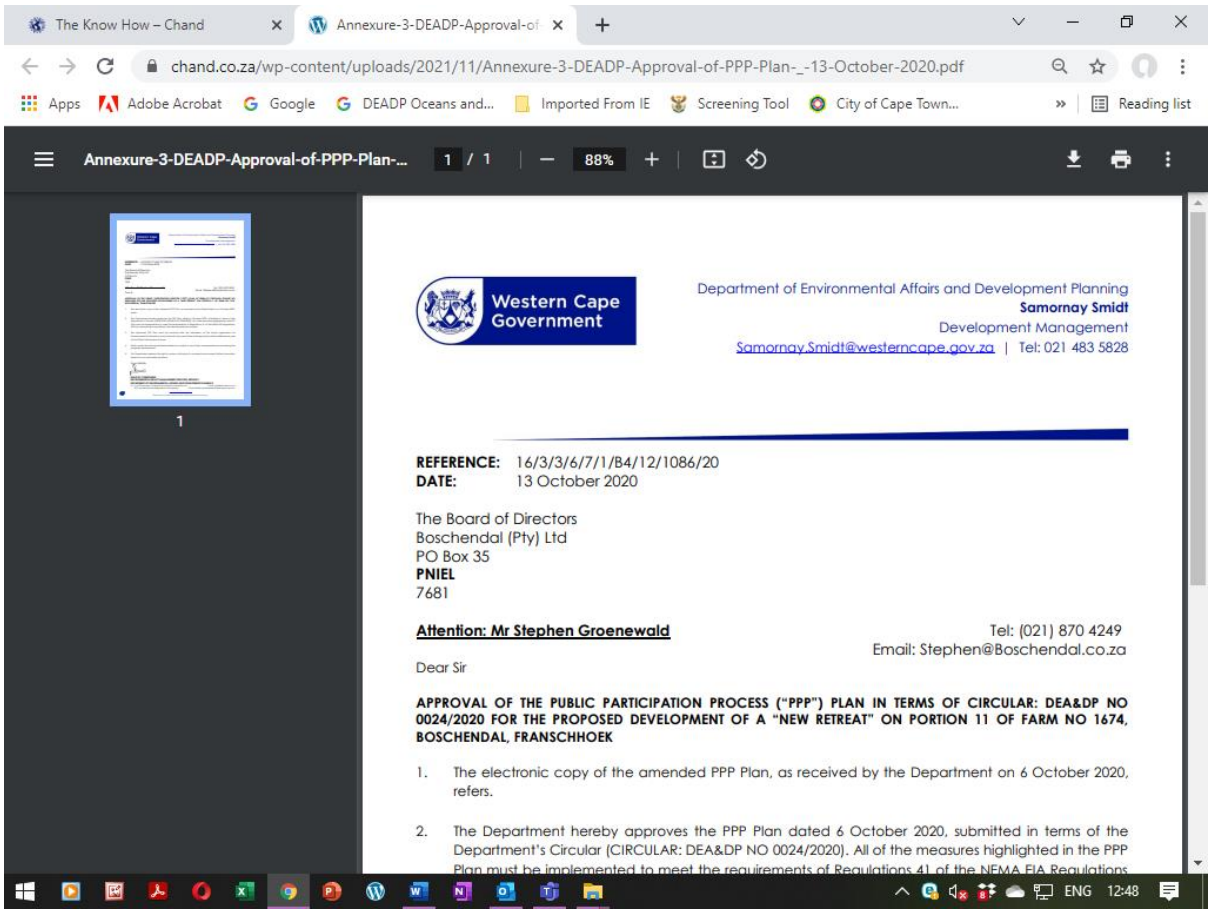




NAME	SURNAME	ORGANISATION
STATE DEPARTMENTS/AUTHORITIES _ DEPARTMENT OF ENVIRONMENTAL AFFAIRS & DEVELOPMENT PLANNING		
Pieter	Van Zyl	Department of Environmental Affairs and Development Planning: Development Planning
Samornay	Smidt	Department of Environmental Affairs & Development Planning: Case Officer
Annelize	De Villiers	Department of Environmental Affairs and Development Planning: Development Planning
Etienne	Roux	Department of Environmental Affairs and Development Planning: Waste Management
Eddie	Hanekom	Department of Environmental affairs & Development Planning: Waste Management
Gottlieb	Arendse	Department of Environmental Affairs and Development Planning: Pollution Management
Joy	Learner	Department of Environmental Affairs and Development Planning: Air Quality
Lance	McBain-Charles	Department of Environmental affairs & Development Planning: Waste Management
Ieptieshaam	Bekko	Department of Environmental Affairs and Development Planning: Coastal Management Directorate
Marlene	Laros	Department of Environmental Affairs and Development Planning: Biodiversity
Masixole	Langa	Department of Environmental affairs & Development Planning: Pollution Management
Mercia	Liddle	Department of Environmental affairs & Development Planning: Coastal Management
Simon	Botha	Department of Environmental affairs & Development Planning: Waste Management
Arabel	McClelland	Department of Environmental Affairs and Development Planning: Directorate: Pollution and Chemicals Management
Warren	Dreyer	Department of Environmental Affairs and Development Planning: Department of Water & Sanitation
Masixole	Langa	Department of Environmental affairs & Development Planning: Pollution Management
STATE DEPARTMENTS/AUTHORITIES _ CITY OF CAPE TOWN		
Brendan	Abrahams	City of Cape Town
Claire	Holderness	City of Cape Town
Clifford	Dorse	City of Cape Town
Crispin	Barrett	City of Cape Town
Deon	Manuel	City of Cape Town


The Know How – Chand
Proposed New Retreat, Portion 1
chand.co.za/wp-content/uploads/2021/11/Annexure-2-Revised-PPP-Plan.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
Proposed New Retreat, Portion 11 of Farm ...
1 / 11
86%
PROPOSED NEW RETREAT, PORTION 11 OF FARM 1674 AT BOSCHENDAL: PUBLIC PARTICIPATION PLAN
11/16/2021
Revised v 2: Proposed Public Participation Plan as Part of the Basic Assessment Process for the Proposed Development of a "New Retreat" and Associated MMP on a portion of Portion 11 of Farm 1674, Paarl, and Associated Infrastructure
ENG
12:48


The Know How – Chand
Annexure-3-DEADP-Approval-of
chand.co.za/wp-content/uploads/2021/11/Annexure-3-DEADP-Approval-of-PPP-Plan-_-13-October-2020.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
Annexure-3-DEADP-Approval-of-PPP-Plan-...
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88%
Western Cape Government
Department of Environmental Affairs and Development Planning
Samornay Smidt
Development Management
Samornay.Smidt@westerncape.gov.za | Tel: 021 483 5828
REFERENCE: 16/3/3/6/7/1/B4/12/1086/20
DATE: 13 October 2020
The Board of Directors
Boschendal (Pty) Ltd
PO Box 35
PNIEL
7681
Attention: Mr Stephen Groenewald
Tel: (021) 870 4249
Email: Stephen@Boschendal.co.za
Dear Sir
APPROVAL OF THE PUBLIC PARTICIPATION PROCESS ("PPP") PLAN IN TERMS OF CIRCULAR: DEA&DP NO 0024/2020 FOR THE PROPOSED DEVELOPMENT OF A "NEW RETREAT" ON PORTION 11 OF FARM NO 1674, BOSCHENDAL, FRANSCHHOEK
1. The electronic copy of the amended PPP Plan, as received by the Department on 6 October 2020, refers.
2. The Department hereby approves the PPP Plan dated 6 October 2020, submitted in terms of the Department's Circular (CIRCULAR: DEA&DP NO 0024/2020). All of the measures highlighted in the PPP
ENG
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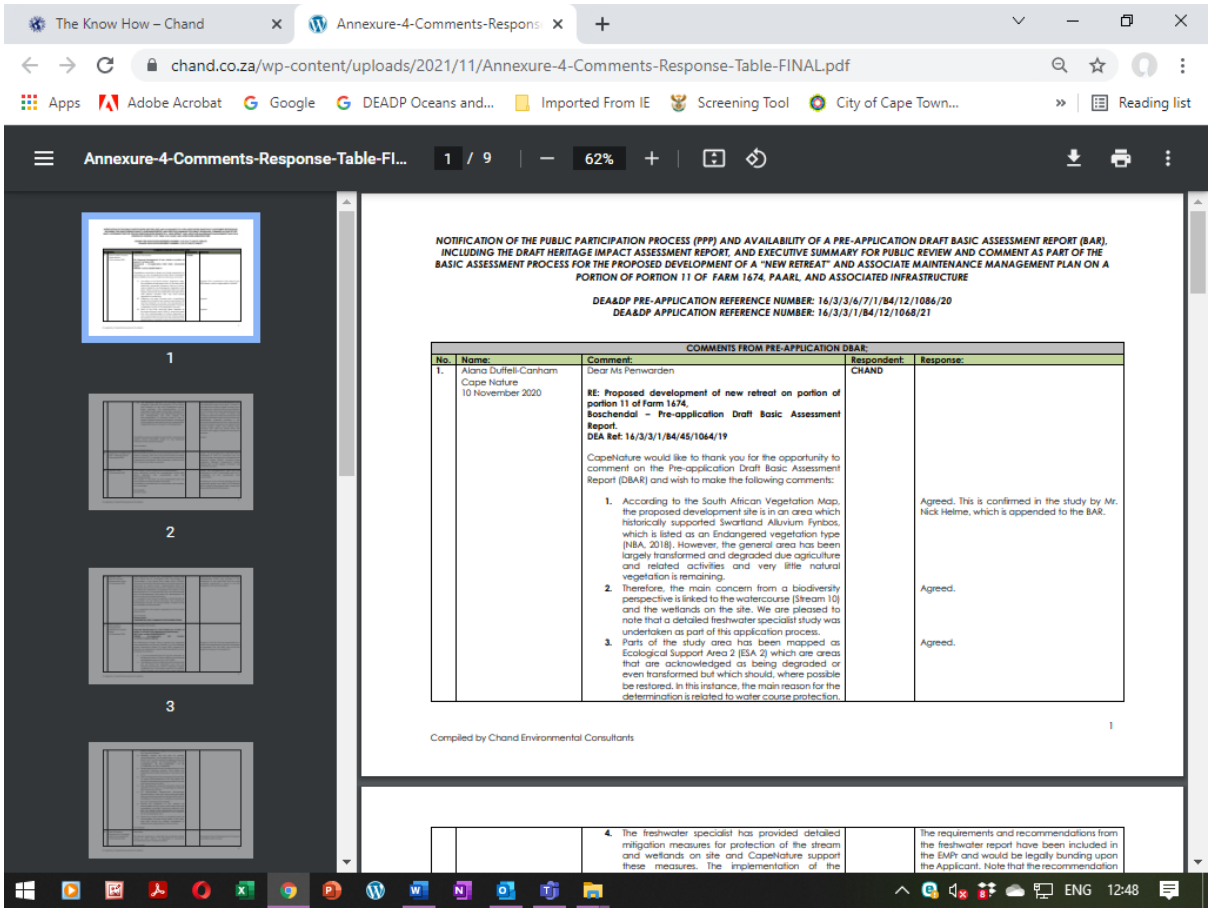
The Know How – Chand
Annexure-4-Comments-Respons
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Apps
Adobe Acrobat
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Imported From IE
Screening Tool
City of Cape Town...
Reading list
Annexure-4-Comments-Response-Table-FI...
1 / 9
62%
NOTIFICATION OF THE PUBLIC PARTICIPATION PROCESS (PPP) AND AVAILABILITY OF A PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT (BAR), INCLUDING THE DRAFT HERITAGE IMPACT ASSESSMENT REPORT, AND EXECUTIVE SUMMARY FOR PUBLIC REVIEW AND COMMENT AS PART OF THE BASIC ASSESSMENT PROCESS FOR THE PROPOSED DEVELOPMENT OF A "NEW RETREAT" AND ASSOCIATE MAINTENANCE MANAGEMENT PLAN ON A PORTION OF PORTION 11 OF FARM 1674, PAARL, AND ASSOCIATED INFRASTRUCTURE
DEA&DP PRE-APPLICATION REFERENCE NUMBER: 16/3/3/6/7/1/B4/12/1086/20
DEA&DP APPLICATION REFERENCE NUMBER: 16/3/3/1/B4/12/1068/21
COMMENTS FROM PRE-APPLICATION DBAR:
No.
Name:
Comment:
Respondent:
Response:
1.
Alana Duffell-Canham
Cape Nature
10 November 2020
Dear Ms Periwarden
RE: Proposed development of new retreat on portion of portion 11 of Farm 1674, Boschendal – Pre-application Draft Basic Assessment Report.
DEA Ref: 16/3/3/1/B4/45/1064/19
CapeNature would like to thank you for the opportunity to comment on the Pre-application Draft Basic Assessment Report (DBAR) and wish to make the following comments:
1. According to the South African Vegetation Map, the proposed development site is in an area which historically supported Swartland Alluvium Fynbos, which is listed as an Endangered vegetation type (NBA, 2018). However, the general area has been largely transformed and degraded due agriculture and related activities and very little natural vegetation is remaining.
2. Therefore, the main concern from a biodiversity perspective is linked to the watercourse (Stream 10) and the wetlands on the site. We are pleased to note that a detailed freshwater specialist study was undertaken as part of this application process.
3. Parts of the study area has been mapped as Ecological Support Area 2 (ESA 2) which are areas that are acknowledged as being degraded or even transformed but which should, where possible be restored. In this instance, the main reason for the determination is related to water course protection.
Agreed. This is confirmed in the study by Mr. Nick Helme, which is appended to the BAR.
Agreed.
Agreed.
Compiled by Chand Environmental Consultants
1
4. The freshwater specialist has provided detailed mitigation measures for protection of the stream and wetlands on site and CapeNature support these measures. The implementation of the
The requirements and recommendations from the freshwater report have been included in the EMPr and would be legally bunding upon the Applicant. Note that the recommendation
ENG
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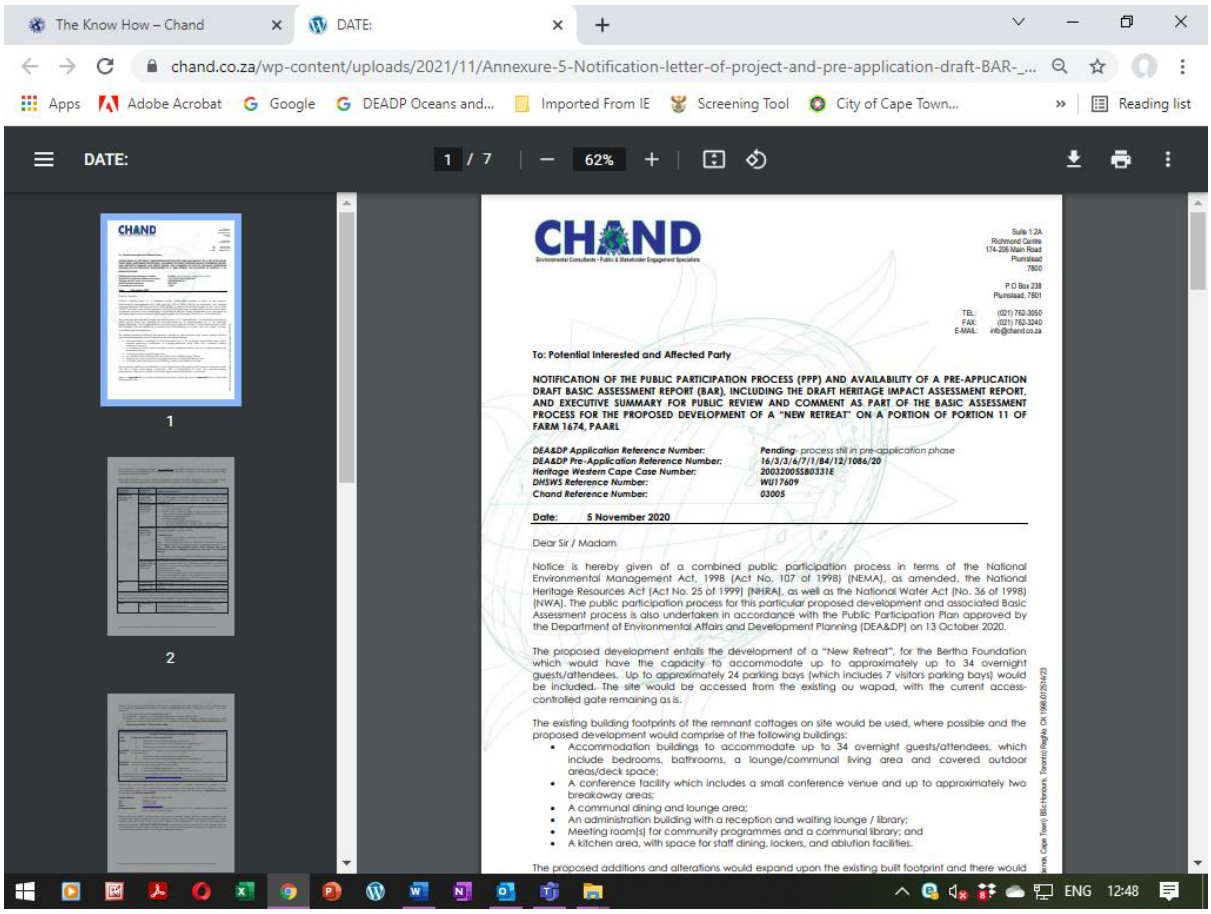
The Know How – Chand
DATE:
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Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
DATE:
1 / 7
62%
CHAND
Environmental Consultants • Public & Stakeholder Engagement Specialists
Suite 1.2A
Richmond Centre
174-206 Main Road
Plumstead
7800
P.O Box 238
Plumstead, 7801
TEL: (021) 762-3050
FAX: (021) 762-3240
E-MAIL: info@chand.co.za
To: Potential Interested and Affected Party
NOTIFICATION OF THE PUBLIC PARTICIPATION PROCESS (PPP) AND AVAILABILITY OF A PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT (BAR), INCLUDING THE DRAFT HERITAGE IMPACT ASSESSMENT REPORT, AND EXECUTIVE SUMMARY FOR PUBLIC REVIEW AND COMMENT AS PART OF THE BASIC ASSESSMENT PROCESS FOR THE PROPOSED DEVELOPMENT OF A "NEW RETREAT" ON A PORTION OF PORTION 11 OF FARM 1674, PAARL
DEA&DP Application Reference Number: Pending- process still in pre-application phase
DEA&DP Pre-Application Reference Number: 16/3/3/6/7/1/B4/12/1086/20
Heritage Western Cape Case Number: 20032005SB0331E
DHSWS Reference Number: WU17609
Chand Reference Number: 03005
Date: 5 November 2020
Dear Sir / Madam
Notice is hereby given of a combined public participation process in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA), as amended, the National Heritage Resources Act (Act No. 25 of 1999) (NHRA), as well as the National Water Act (No. 36 of 1998) (NWA). The public participation process for this particular proposed development and associated Basic Assessment process is also undertaken in accordance with the Public Participation Plan approved by the Department of Environmental Affairs and Development Planning (DEA&DP) on 13 October 2020.
The proposed development entails the development of a "New Retreat", for the Bertha Foundation which would have the capacity to accommodate up to approximately up to 34 overnight guests/attendees. Up to approximately 24 parking bays (which includes 7 visitors parking bays) would be included. The site would be accessed from the existing ou wapad, with the current access-controlled gate remaining as is.
The existing building footprints of the remnant cottages on site would be used, where possible and the proposed development would comprise of the following buildings:
• Accommodation buildings to accommodate up to 34 overnight guests/attendees, which include bedrooms, bathrooms, a lounge/communal living area and covered outdoor areas/deck space;
• A conference facility which includes a small conference venue and up to approximately two breakaway areas;
• A communal dining and lounge area;
• An administration building with a reception and waiting lounge / library;
• Meeting room(s) for community programmes and a communal library; and
• A kitchen area, with space for staff dining, lockers, and ablution facilities.
The proposed additions and alterations would expand upon the existing built footprint and there would
ENG
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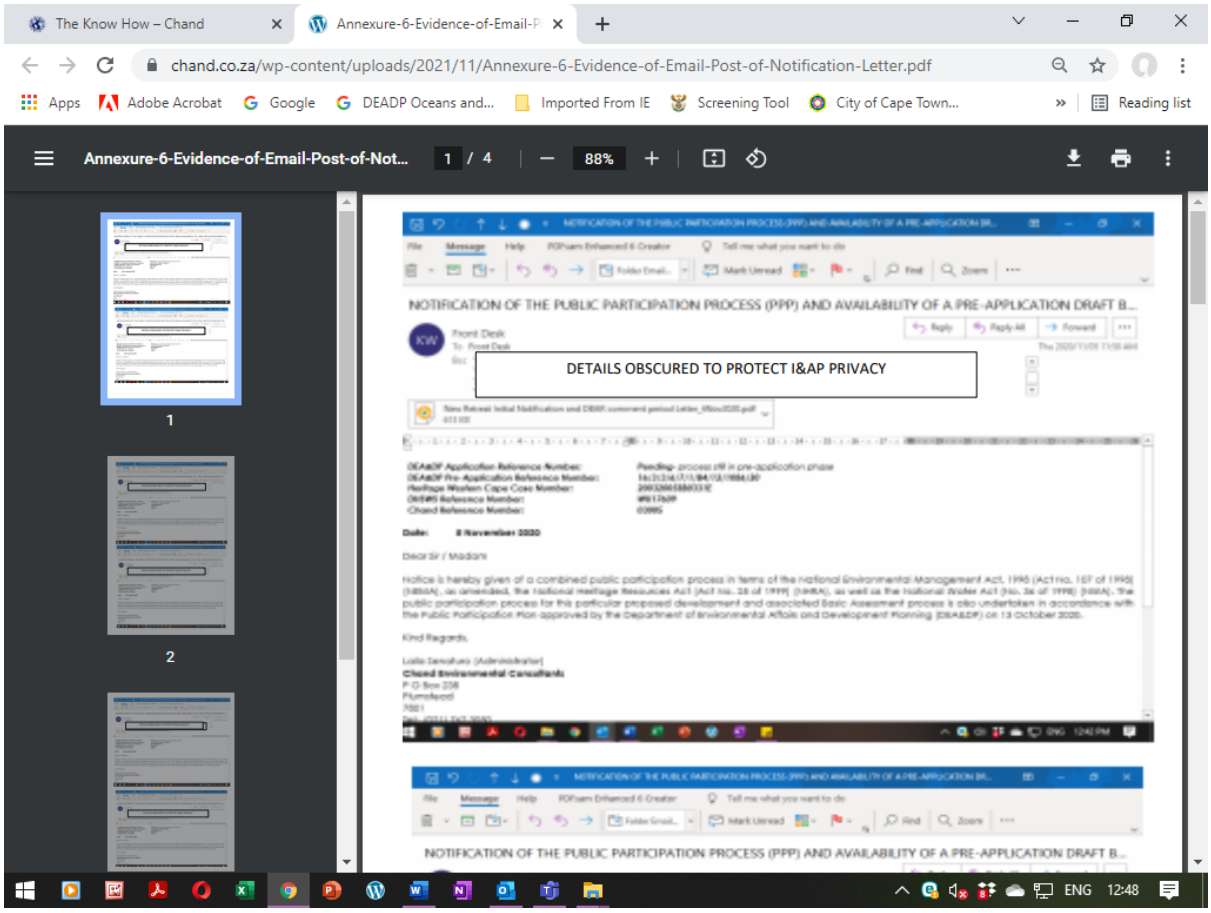
The Know How – Chand
Annexure-6-Evidence-of-Email-P
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Apps
Adobe Acrobat
Google
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City of Cape Town...
Reading list
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NOTIFICATION OF THE PUBLIC PARTICIPATION PROCESS (PPP) AND AVAILABILITY OF A PRE-APPLICATION DRAFT B...
DETAILS OBSCURED TO PROTECT I&AP PRIVACY
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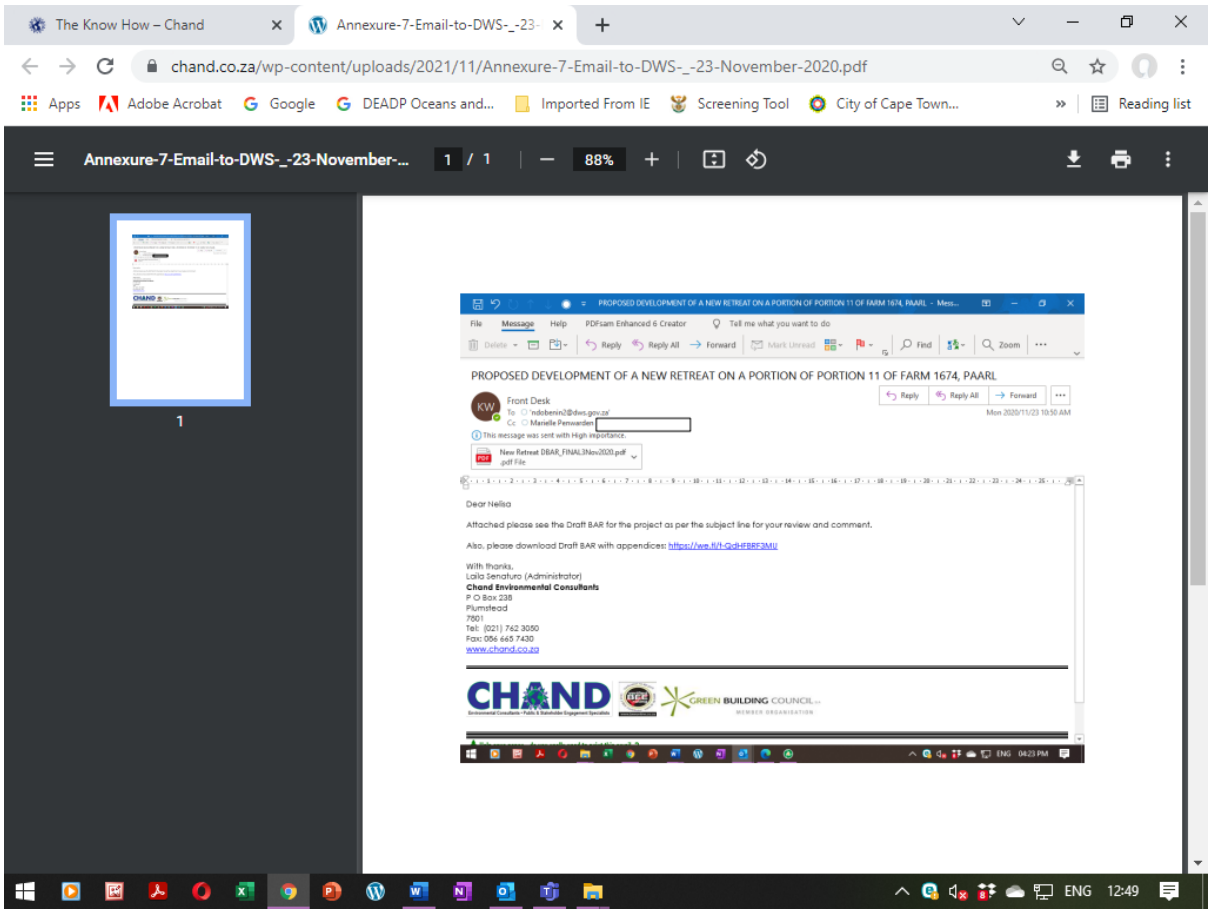
The Know How – Chand
Annexure-7-Email-to-DWS-_-23-
chand.co.za/wp-content/uploads/2021/11/Annexure-7-Email-to-DWS-_-23-November-2020.pdf
Apps
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Reading list
Annexure-7-Email-to-DWS-_-23-November-...
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PROPOSED DEVELOPMENT OF A NEW RETREAT ON A PORTION OF PORTION 11 OF FARM 1674, PAARL
Front Desk
Dear Nelisa
Attached please see the Draft BAR for the project as per the subject line for your review and comment.
Also, please download Draft BAR with appendices: https://we.tl/t-QdHFBRF3MU
With thanks,
Laila Senaturo (Administrator)
Chand Environmental Consultants
P O Box 238
Plumstead
7801
Tel: (021) 762 3050
Fax: 086 665 7430
www.chand.co.za
CHAND
GREEN BUILDING COUNCIL
ENG
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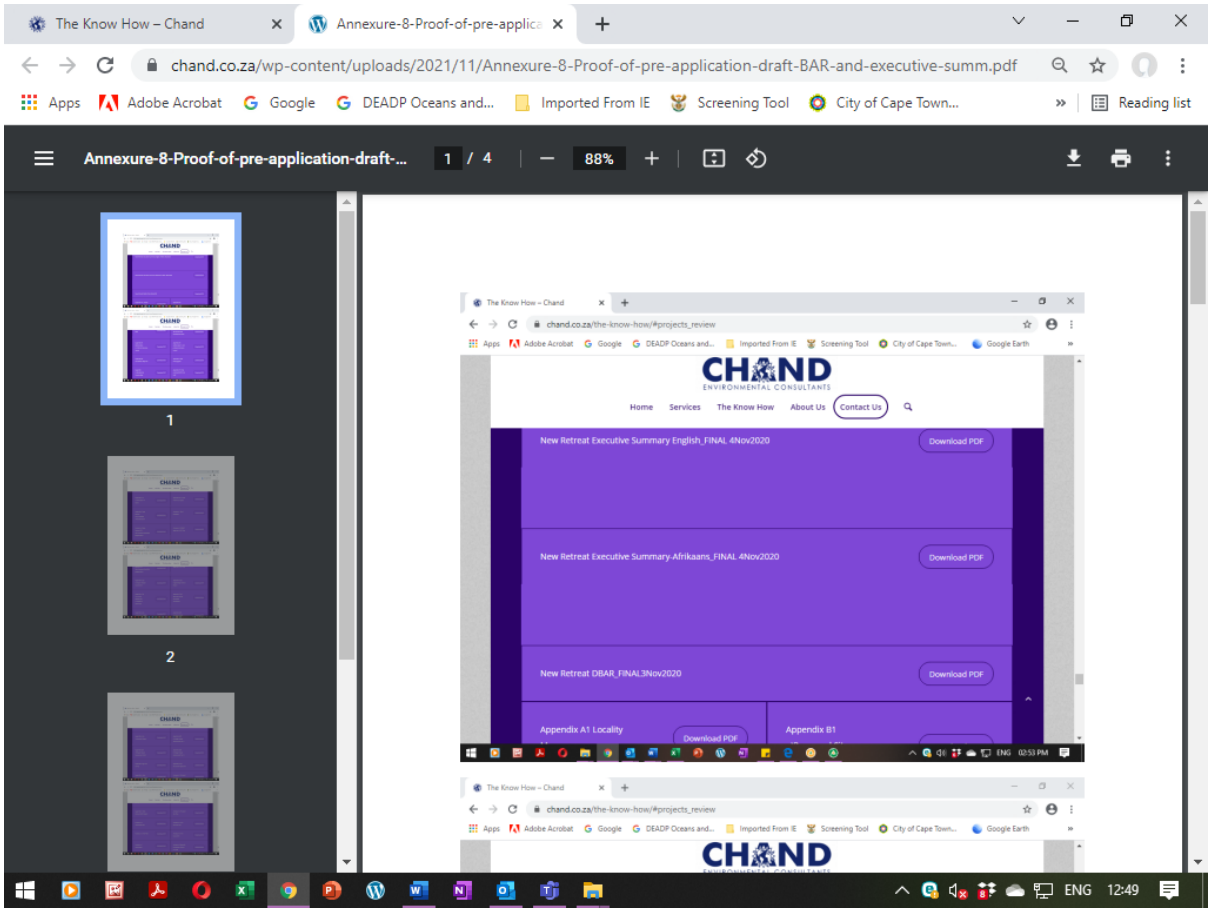
The Know How – Chand
Annexure-8-Proof-of-pre-applica
chand.co.za/wp-content/uploads/2021/11/Annexure-8-Proof-of-pre-application-draft-BAR-and-executive-summ.pdf
Apps
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City of Cape Town...
Reading list
Annexure-8-Proof-of-pre-application-draft-...
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CHAND
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Home
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Contact Us
New Retreat Executive Summary English_FINAL 4Nov2020
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New Retreat Executive Summary-Afrikaans_FINAL 4Nov2020
Download PDF
New Retreat DBAR_FINAL3Nov2020
Download PDF
Appendix A1 Locality
Download PDF
Appendix B1
ENG
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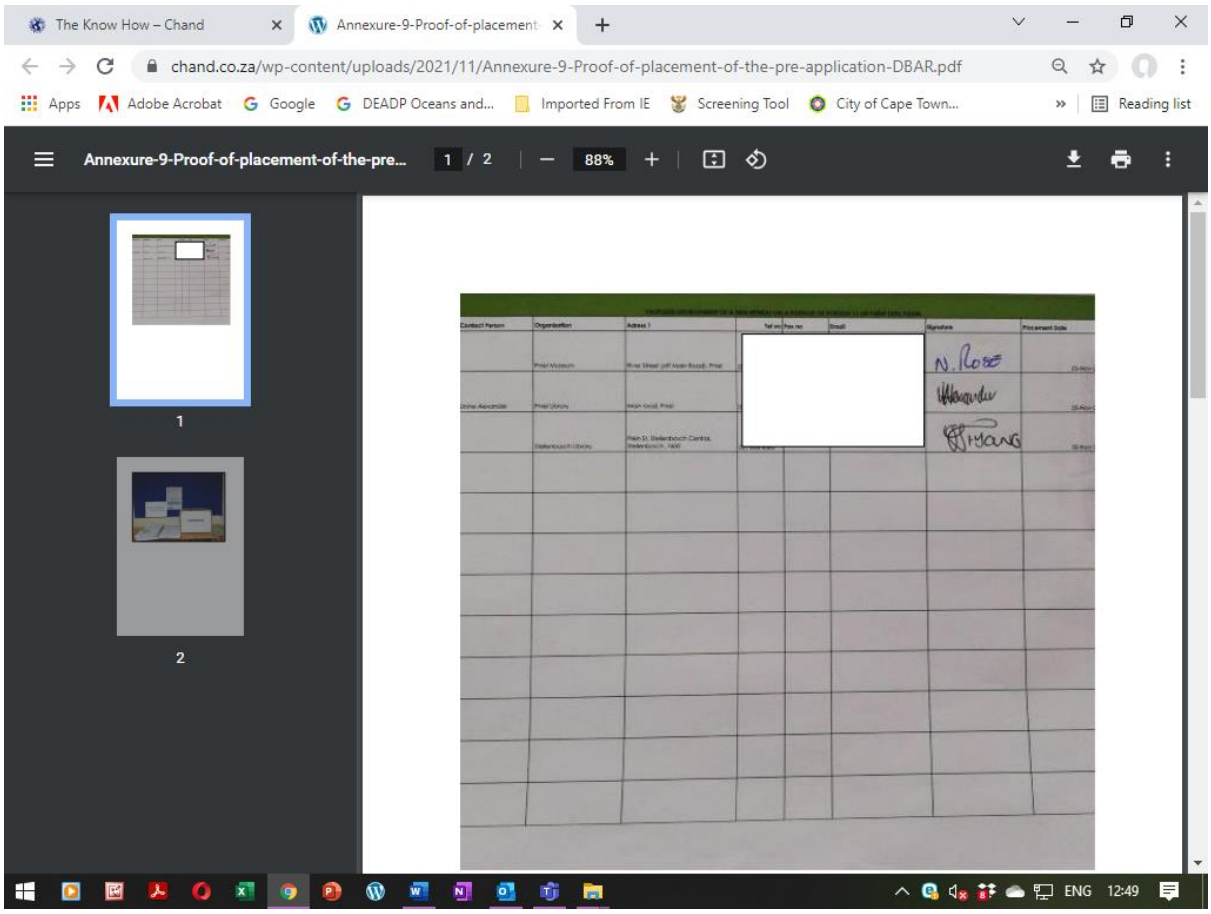
The Know How – Chand
Annexure-9-Proof-of-placement
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Annexure-9-Proof-of-placement-of-the-pre...
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The Know How – Chand | Annexure-10-Evidence-of-ex-sum

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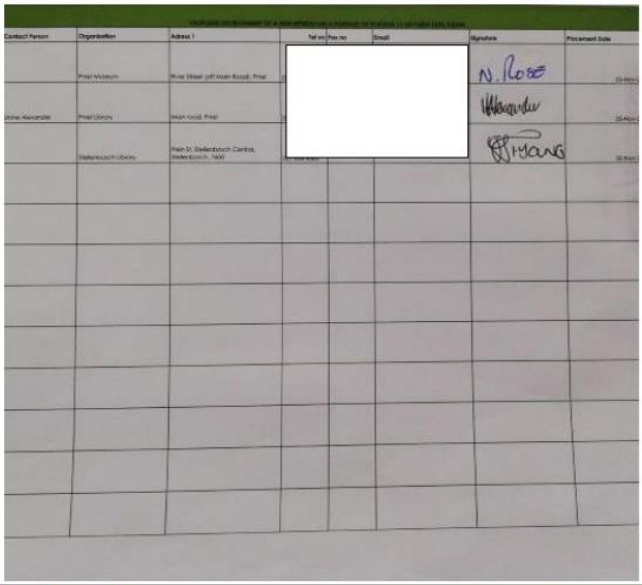

The Know How – Chand | Annexure-11-Affidavits-for-empt

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AFFIDAVIT
SOUTH AFRICAN POLICE SERVICE

I oliver O'Neill ID NO:

AGE 46 SEX male RESIDING AT 2 Plumstead, 7800

TEL: CEL:

EMPLOYED AT self employed

TEL NO:

STATES UNDER OATH / AFFIRM IN ENGLISH THAT

I collected the comment boxes for the Basic Assessment process for the proposed development of the New Retreat on a portion of Portion 11 of Farm 1674, Paarl (DEADP pre-application reference number :16/3/3/6/7/1/BA/12/1086/20) on 11 December 2020. I collected comment boxes from Iniel museum and Iniel Public Library when I collected them they were sealed and I transported them to Chand Environmental Consultants.

The Know How – Chand | Annexure-12-a-_-Notices-at-loca | chand.co.za/wp-content/uploads/2021/11/Annexure-12-a-_-Notices-at-local-places_maps-text-in-notice.pdf

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Annexure-12-a-_-Notices-at-local-places_... 1 / 6 62%

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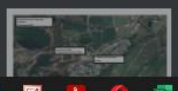

NOTIFICATION OF THE PUBLIC PARTICIPATION PROCESS (PPP) AND AVAILABILITY OF A PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT (BAR), INCLUDING THE DRAFT HERITAGE IMPACT ASSESSMENT REPORT, AND EXECUTIVE SUMMARY FOR PUBLIC REVIEW AND COMMENT AS PART OF THE BASIC ASSESSMENT PROCESS FOR THE PROPOSED DEVELOPMENT OF A "NEW RETREAT" ON A PORTION OF PORTION 11 OF FARM 1674, PAARL

Proposed Development:	Proposed New Retreat at York Cottages, for tourism accommodation
Location:	A portion of Portion 11 of Farm 1674, Paarl (Boschendal)
Date of Placement:	06 November 2020
DEA&DP Application Reference Number:	Pending
DEA&DP Pre-Application Reference Number :	16/3/3/6/7/1/B4/12/1086/20
Heritage Western Cape Case Number :	20032005SB0331E
DHSWS Reference Number :	WU17609
Chand Reference Number:	03005

Notice is hereby given of a combined public participation process in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA), as amended, the National Heritage Resources Act (Act No. 25 of 1999) (NHRA), as well as the National Water Act (No. 36 of 1998) (NWA).

The proposal entails the redevelopment of the York Farm cottages on Boschendal Estate for tourism accommodation, namely for a "New Retreat" for the Bertha Foundation.

Application for Environmental Authorisation (obtainable through a **Basic Assessment** process) will be made for the following activities:

NEMA activities:	GN *R327* ***Listing Notice 1:*** *Activity 19 and48 and GN R324* ***Listing Notice 3:*** *Activity 6 and 12(ii)(i)*
NWA activities:	Section 21 (e), Section 21 (g) and Section 21 (i)
NHRA activities:	Section 38 (1) (c)

Chand Environmental Consultants has been appointed by the applicant as the independent Environmental Assessment Practitioner (EAP) to undertake the Basic Assessment process. This site notice therefore serves to:

- Notify you of the proposed development;
- Invite you to register as an Interested and Affected Party (I&AP);
- Advise you that a pre-application draft Basic Assessment Report (BAR), including the draft Heritage Impact Assessment Report, is available for a statutory 35-day public review period from **30 October 2020** to **3 December 2020** and **advise you on how to take part, even if you have limited or no access to the internet**.

YOUR INVITATION TO PARTAKE IN THE PUBLIC REVIEW PERIOD OF THE DRAFT BASIC ASSESSMENT REPORT, INCLUDING THE DRAFT HERITAGE IMPACT ASSESSMENT REPORT:

COMMENT PERIOD:	**06 November 2020** to **10 December 2020**
LOCATION OF BAR:	1) Pniel Public Library, Main Road, Pniel, Stellenbosch 2) Pniel Museum, River Street (off Main Road), Pniel 3) Stellenbosch Public Library, Plein Street, Stellenbosch

An electronic copy of the documentation will also be made available upon request as well as for download on the website of Chand Environmental Consultants (http://www.chand.co.za/projects.asp).

DETAILS FOR COLLECTION / DOWNLOAD OF AN EXECUTIVE SUMMARY AND SUBMISSION OF WRITTEN COMMENTS IF YOU HAVE LIMITED OR NO ACCESS TO THE INTERNET

Please feel free to take an Executive Summary (in English and Afrikaans) from one of these venues:
1) Pniel Public Library, Main Road, Pniel, Stellenbosch
2) Pniel Museum, River Street (off Main Road), Pniel

A **COMMENT BOX** will be left there until **10 December 2020** for you to put your comments in. We will then collect them and include them in the process. The Executive Summary is also available for download from Chand's website (http://www.chand.co.za/projects.asp).

Should you or your organisation have any comments or queries regarding this project or the documentation, or if you would like to participate in the process and be notified of further opportunities to provide comment, please ensure that you register as an I&AP by writing to **Marielle Penwarden** by no later than **3 December 2020:**

ENG 12:51

The Know How – Chand | Annexure-12-b-_-Photographs-s | chand.co.za/wp-content/uploads/2021/11/Annexure-12-b-_-Photographs-showing-locations.pdf

Apps | Adobe Acrobat | Google | DEADP Oceans and... | Imported From IE | Screening Tool | City of Cape Town... | Reading list

Annexure-12-b-_-Photographs-showing-loc... 1 / 2 88%

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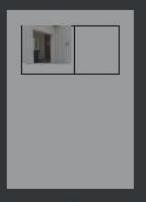


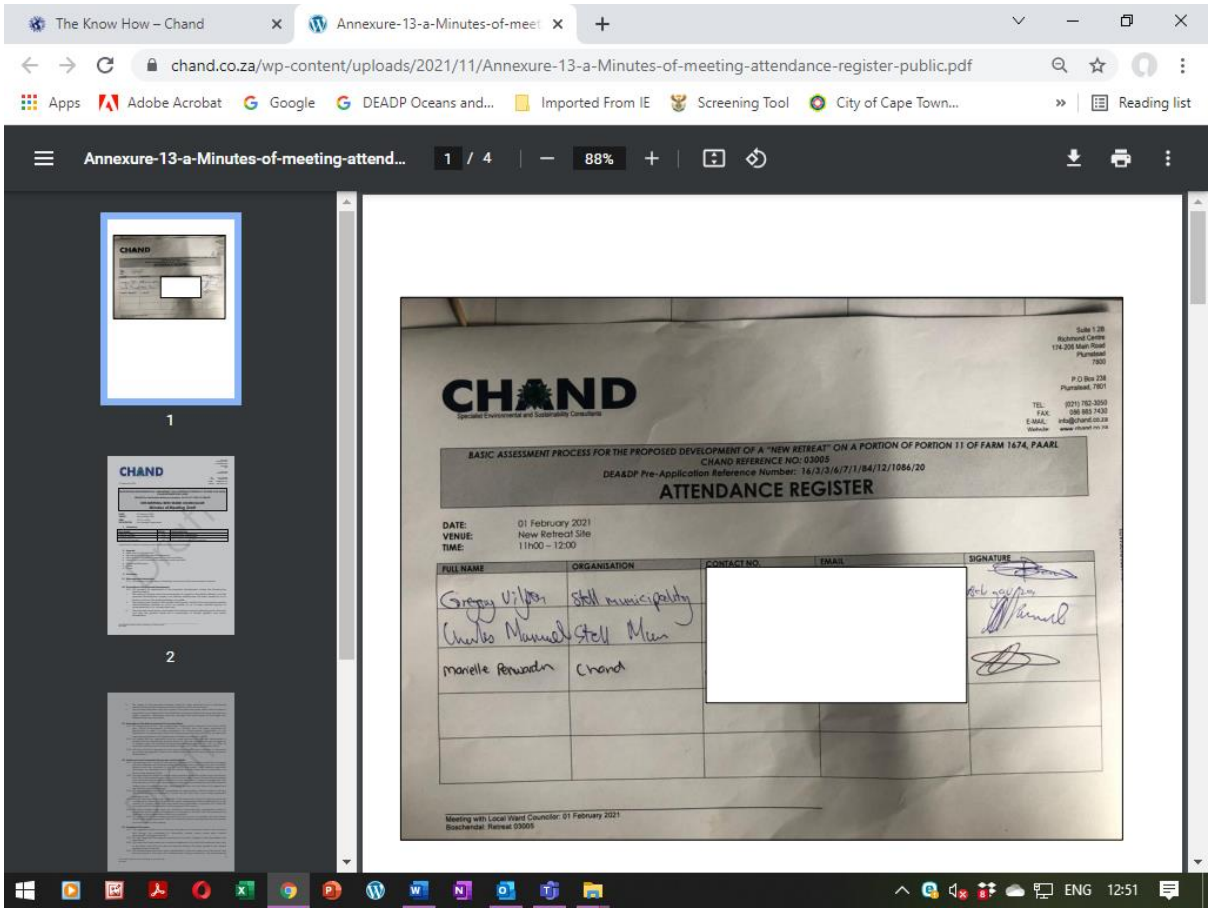
2

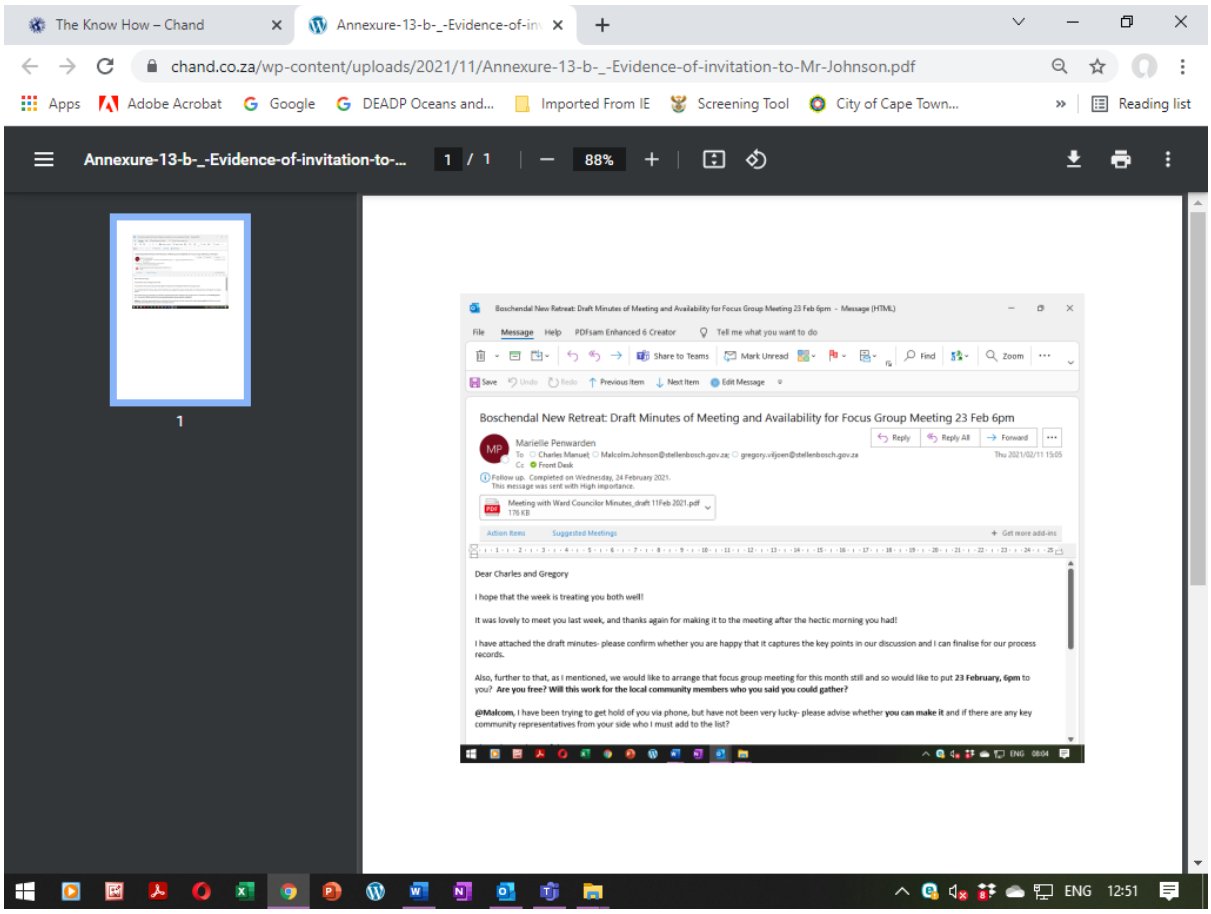
Figure 1 Kylemore Public Clinic

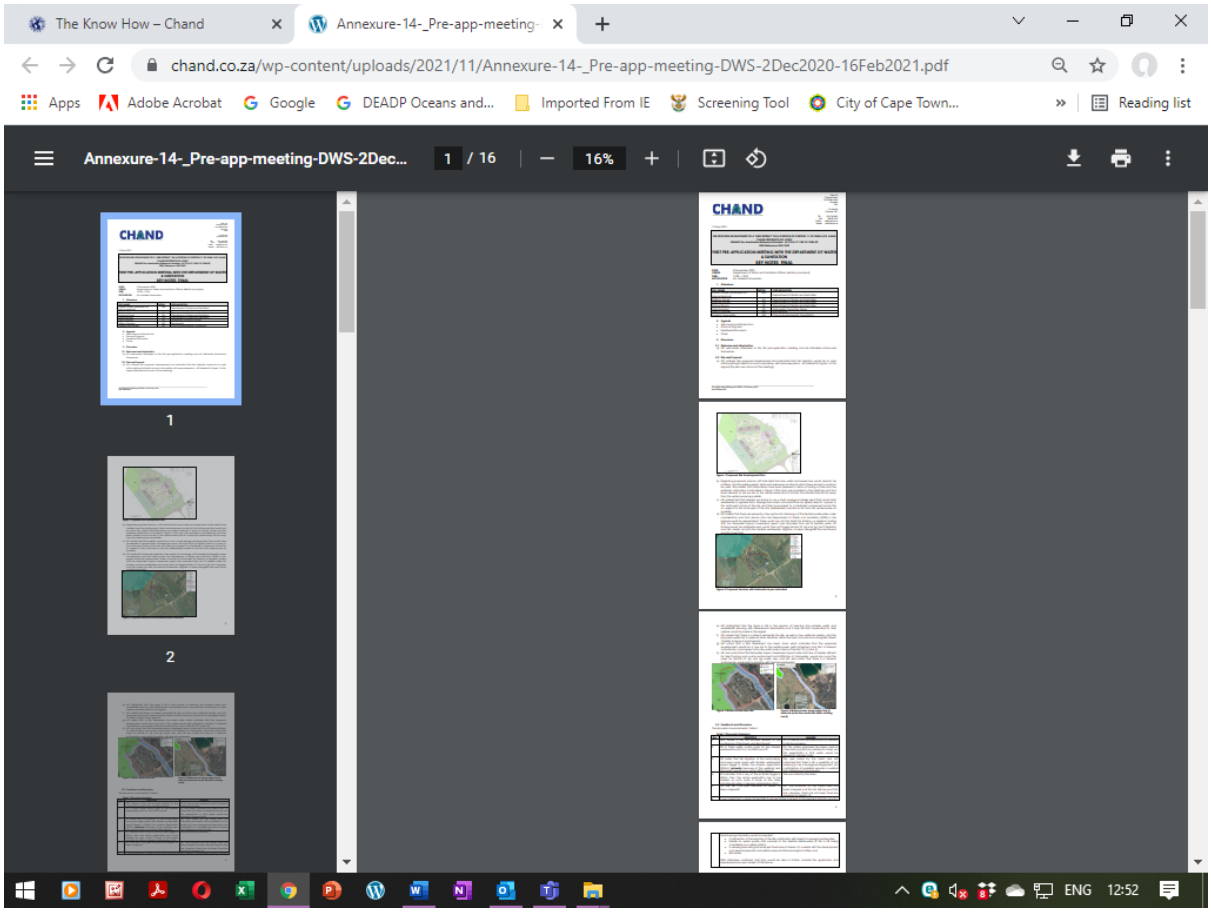
Figure 5 Kylemore Supermarket

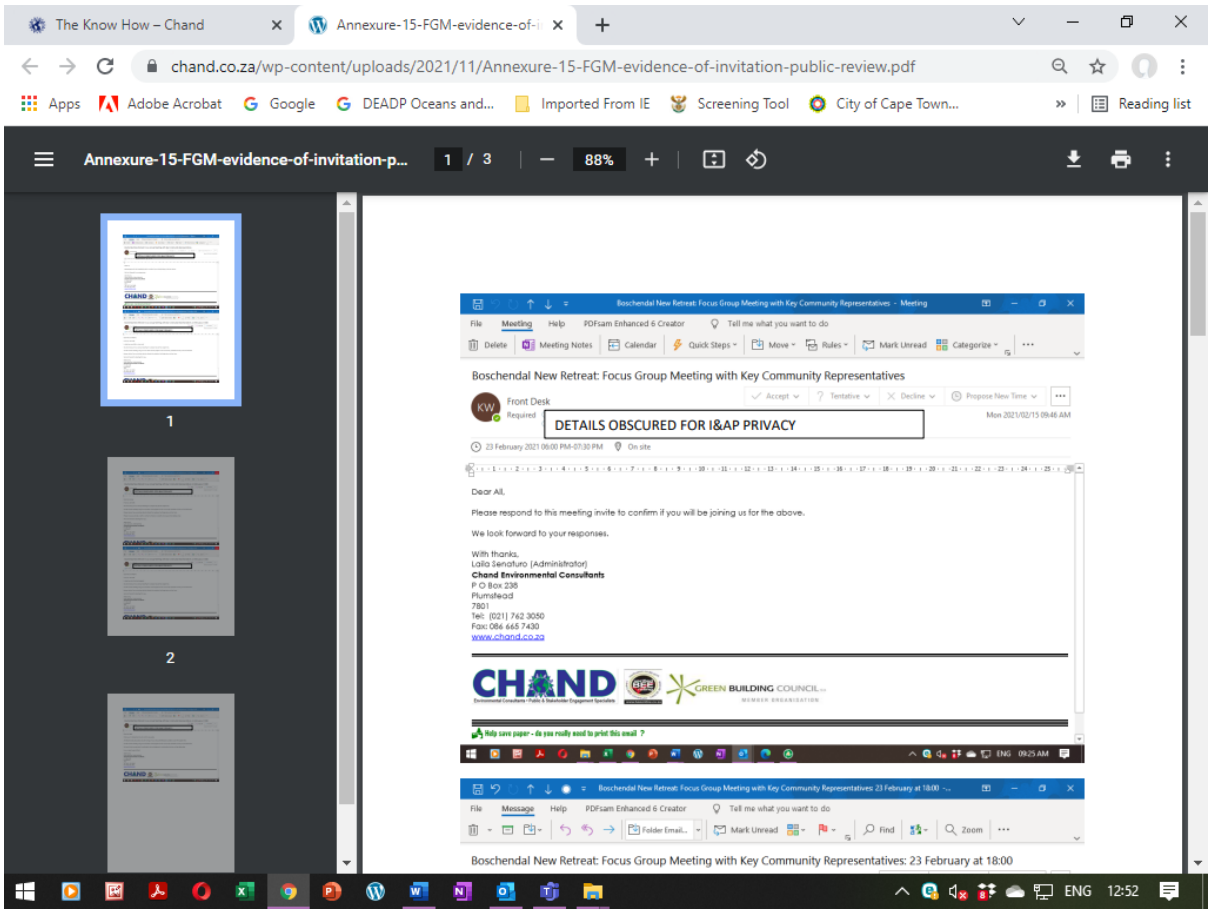
Figure 2 Pniel Congregational Church office

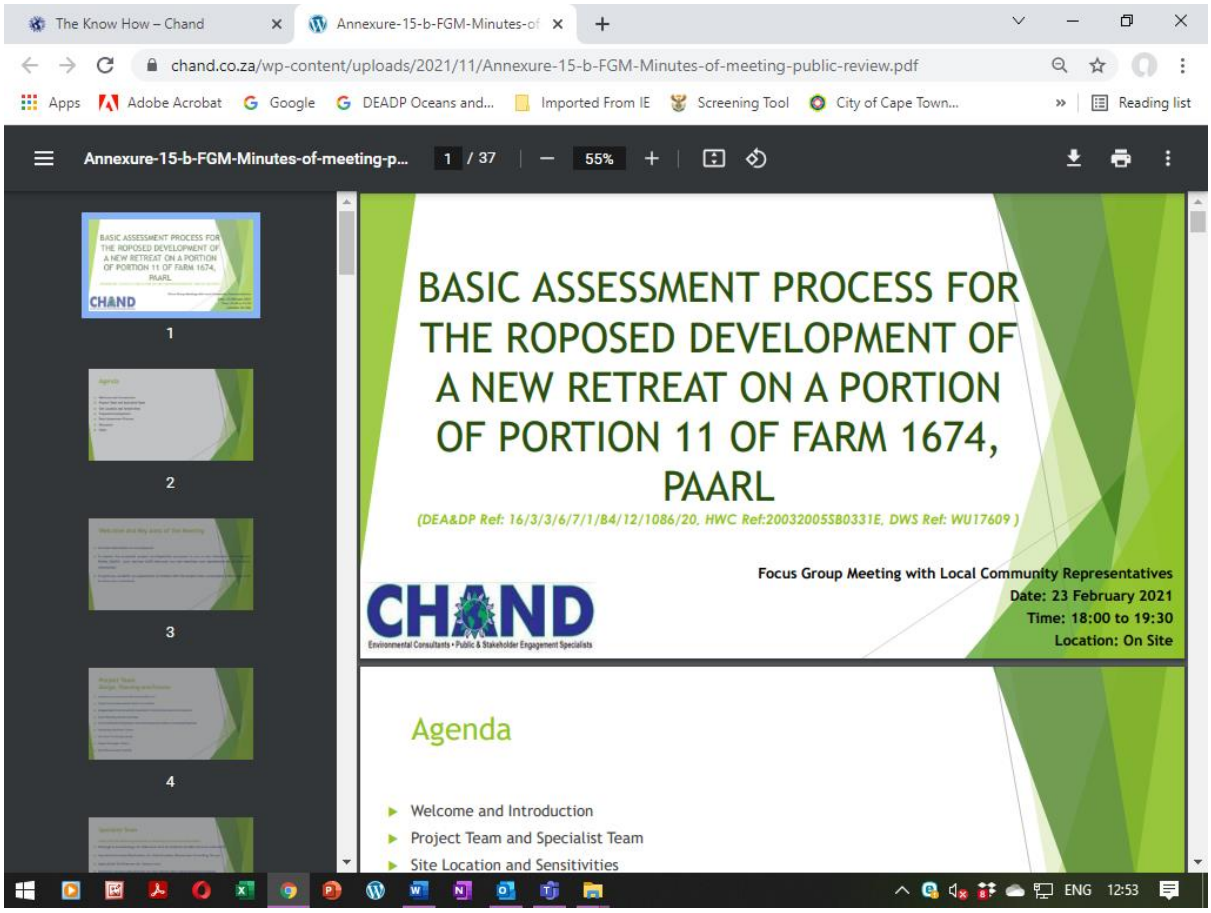
ENG 12:51

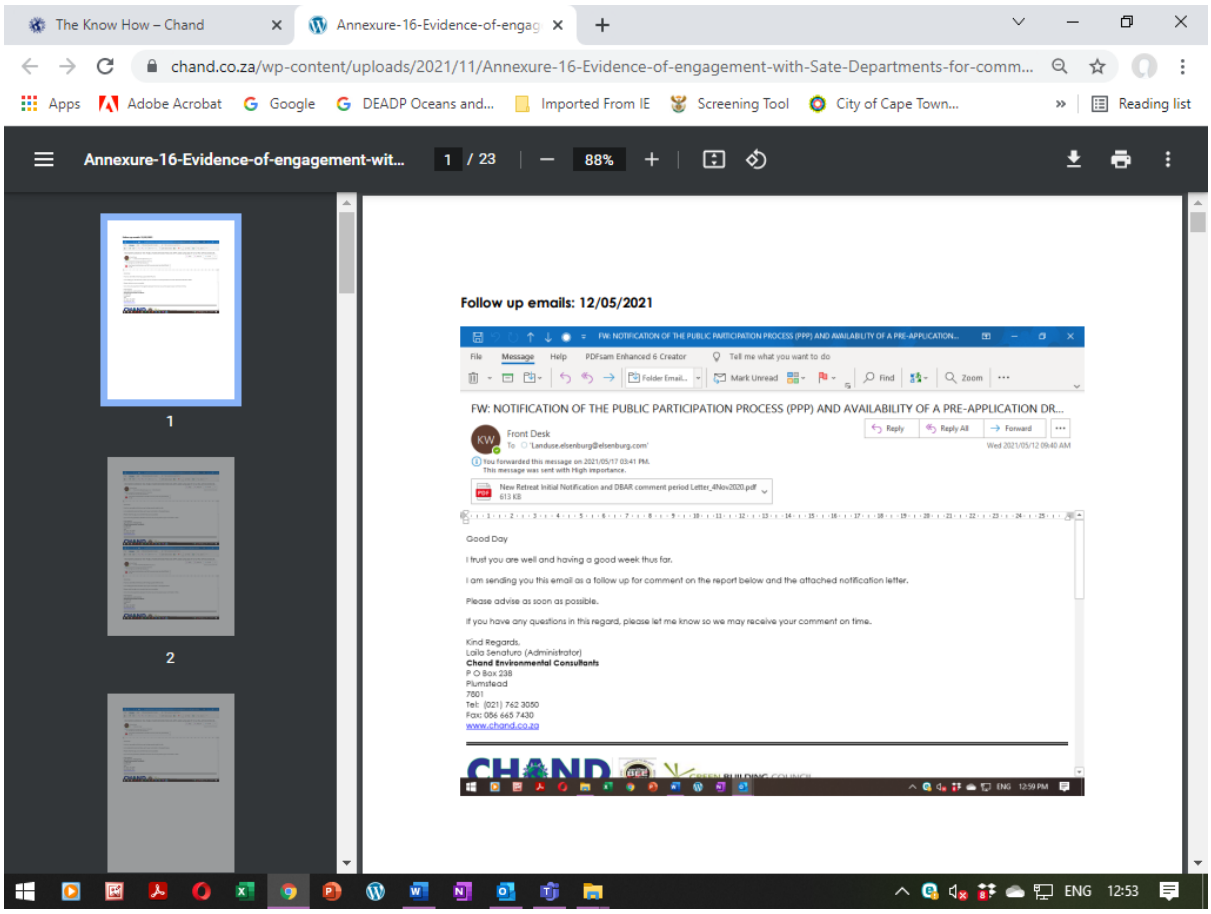

The Know How – Chand
Annexure-13-a-Minutes-of-meet
chand.co.za/wp-content/uploads/2021/11/Annexure-13-a-Minutes-of-meeting-attendance-register-public.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
Annexure-13-a-Minutes-of-meeting-attend...
1 / 4
88%
CHAND
BASIC 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: 01 February 2021
VENUE: New Retreat Site
TIME: 11h00 – 12:00
FULL NAME
ORGANISATION
CONTACT NO.
EMAIL
SIGNATURE
Gregory Viljoen
Stell municipality
Charles Manuel
Stell Mun
Marielle Penwarden
Chand
Meeting with Local Ward Councilor: 01 February 2021
Boschendal Retreat 03005
ENG
12:51

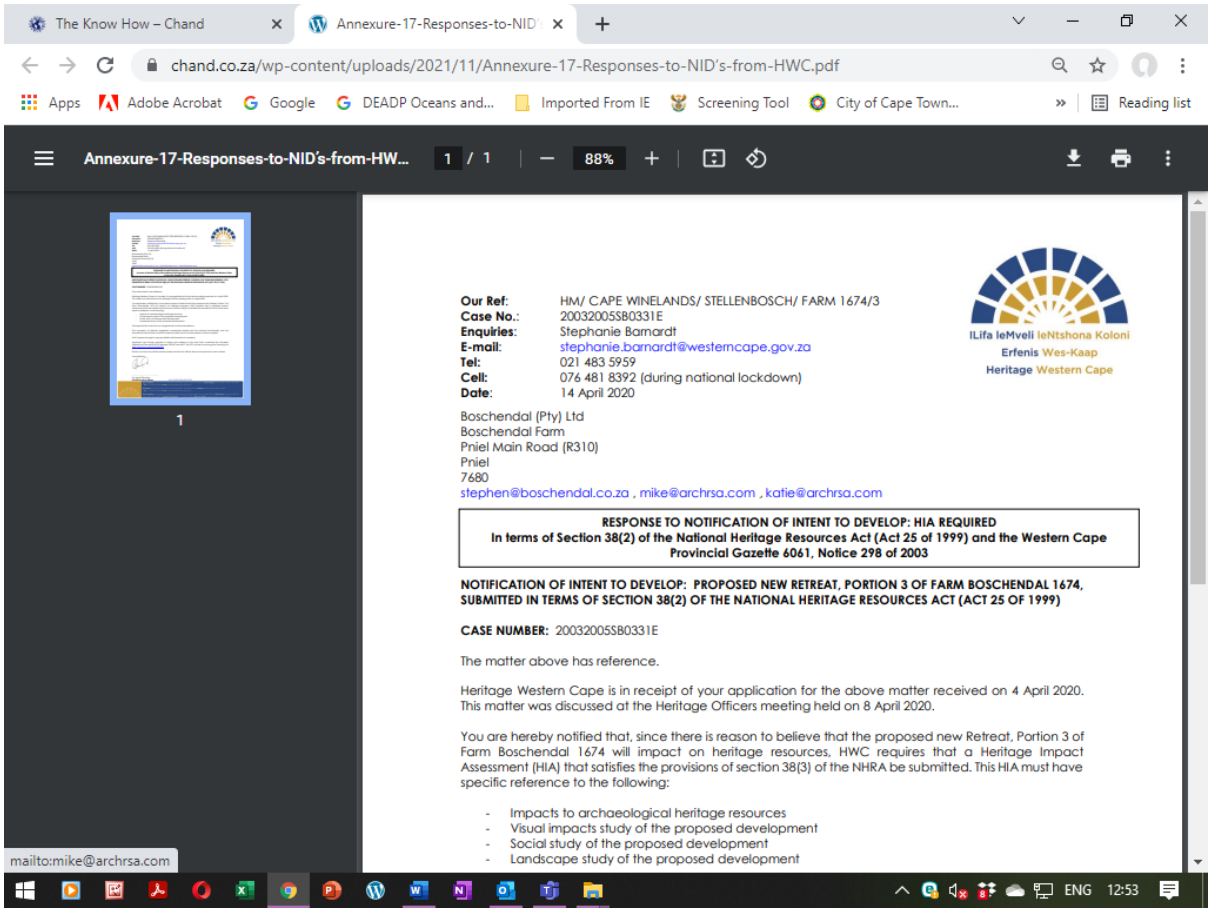

The Know How – Chand
Annexure-13-b-_-Evidence-of-in
chand.co.za/wp-content/uploads/2021/11/Annexure-13-b-_-Evidence-of-invitation-to-Mr-Johnson.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
Annexure-13-b-_-Evidence-of-invitation-to-...
1 / 1
88%
Boschendal New Retreat: Draft Minutes of Meeting and Availability for Focus Group Meeting 23 Feb 6pm
Marielle Penwarden
Dear Charles and Gregory
I hope that the week is treating you both well!
It was lovely to meet you last week, and thanks again for making it to the meeting after the hectic morning you had!
I have attached the draft minutes- please confirm whether you are happy that it captures the key points in our discussion and I can finalise for our process records.
Also, further to that, as I mentioned, we would like to arrange that focus group meeting for this month still and so would like to put 23 February, 6pm to you? Are you free? Will this work for the local community members who you said you could gather?
@Malcom, I have been trying to get hold of you via phone, but have not been very lucky- please advise whether you can make it and if there are any key community representatives from your side who I must add to the list?
ENG
12:51

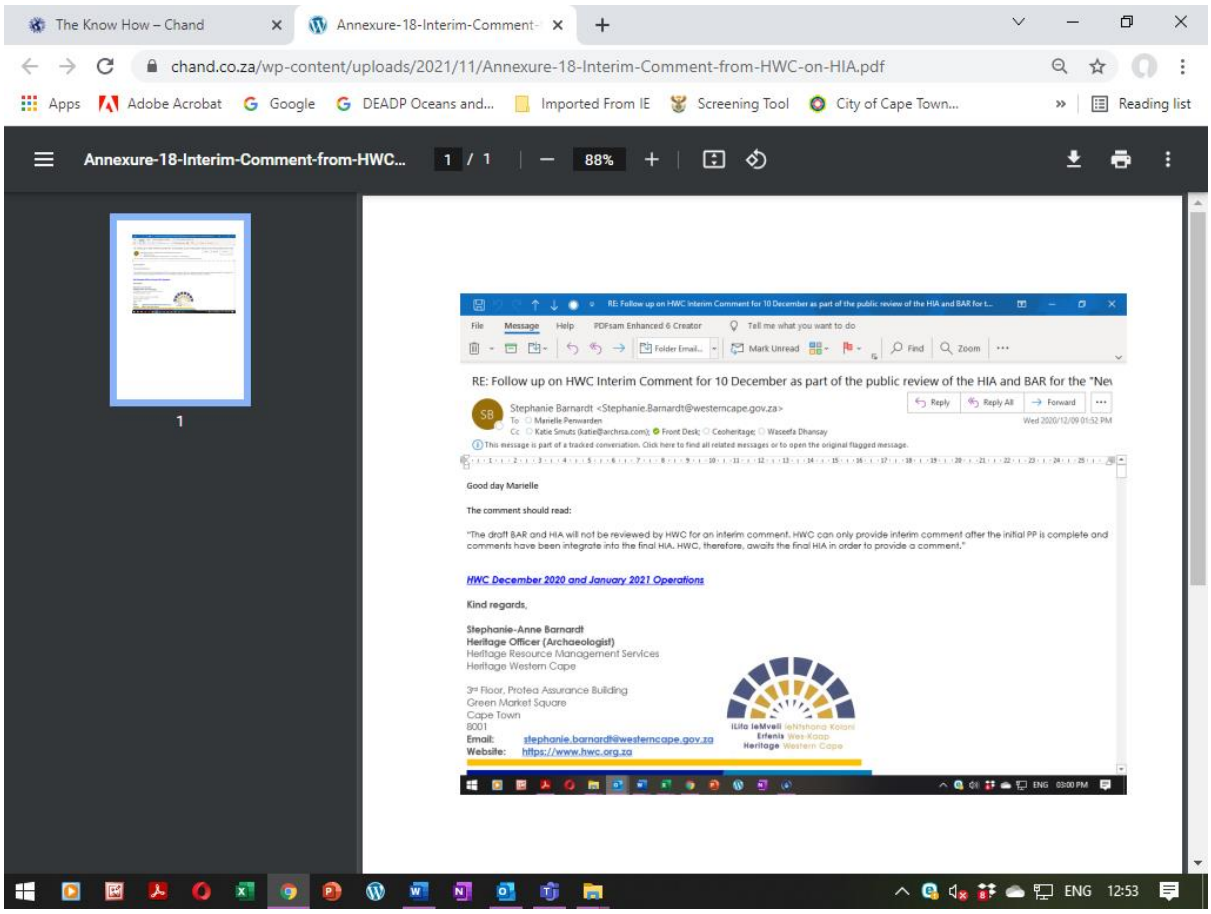

The Know How – Chand
Annexure-14-_Pre-app-meeting-
chand.co.za/wp-content/uploads/2021/11/Annexure-14-_Pre-app-meeting-DWS-2Dec2020-16Feb2021.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
Annexure-14-_Pre-app-meeting-DWS-2Dec...
1 / 16
16%
CHAND
1
2
ENG
12:52

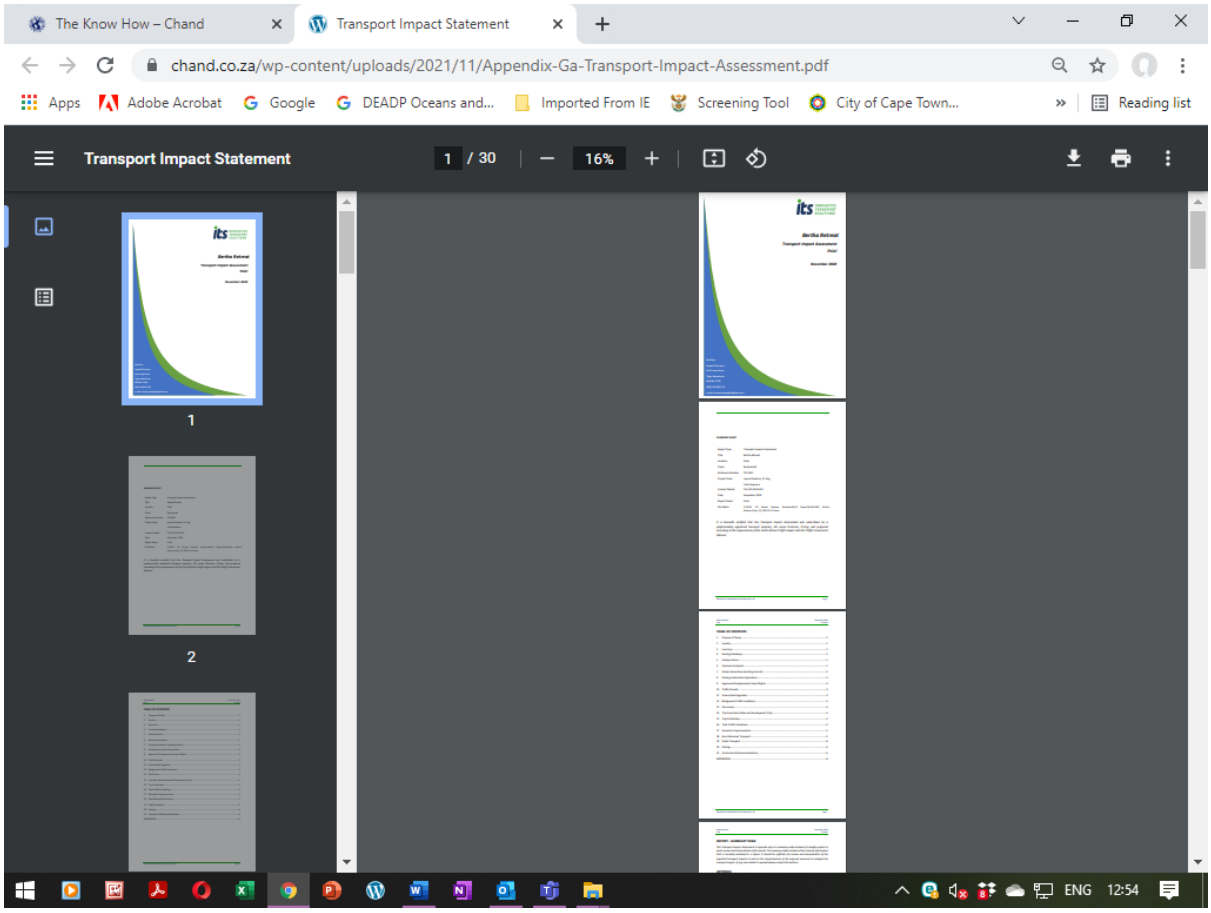

The Know How – Chand
Annexure-15-FGM-evidence-of-
chand.co.za/wp-content/uploads/2021/11/Annexure-15-FGM-evidence-of-invitation-public-review.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
Annexure-15-FGM-evidence-of-invitation-p...
1 / 3
88%
Boschendal New Retreat: Focus Group Meeting with Key Community Representatives
Front Desk
DETAILS OBSCURED FOR I&AP PRIVACY
Dear All,
Please respond to this meeting invite to confirm if you will be joining us for the above.
We look forward to your responses.
With thanks,
Laila Senaturo (Administrator)
Chand Environmental Consultants
P O Box 236
Plumstead
7801
Tel: (021) 762 3050
Fax: 086 665 7430
www.chand.co.za
CHAND
GREEN BUILDING COUNCIL
Boschendal New Retreat: Focus Group Meeting with Key Community Representatives: 23 February at 18:00
1
2
ENG
12:52


The Know How – Chand
Annexure-15-b-FGM-Minutes-of
chand.co.za/wp-content/uploads/2021/11/Annexure-15-b-FGM-Minutes-of-meeting-public-review.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
Annexure-15-b-FGM-Minutes-of-meeting-p...
1 / 37
55%
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)
CHAND
Environmental Consultants • Public & Stakeholder Engagement Specialists
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
ENG
12:53


The Know How – Chand
Annexure-16-Evidence-of-engag
chand.co.za/wp-content/uploads/2021/11/Annexure-16-Evidence-of-engagement-with-Sate-Departments-for-comm...
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
Annexure-16-Evidence-of-engagement-wit...
1 / 23
88%
Follow up emails: 12/05/2021
FW: NOTIFICATION OF THE PUBLIC PARTICIPATION PROCESS (PPP) AND AVAILABILITY OF A PRE-APPLICATION DR...
Front Desk
Good Day
I trust you are well and having a good week thus far.
I am sending you this email as a follow up for comment on the report below and the attached notification letter.
Please advise as soon as possible.
If you have any questions in this regard, please let me know so we may receive your comment on time.
Kind Regards,
Laila Senatura (Administrator)
Chand Environmental Consultants
P O Box 238
Plumstead
7801
Tel: (021) 762 3050
Fax: 086 665 7430
www.chand.co.za
CHAND
ENG
12:53


The Know How – Chand
Annexure-17-Responses-to-NID
chand.co.za/wp-content/uploads/2021/11/Annexure-17-Responses-to-NID's-from-HWC.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
Annexure-17-Responses-to-NID's-from-HW...
1 / 1
88%
1
Our Ref: HM/ CAPE WINELANDS/ STELLENBOSCH/ FARM 1674/3
Case No.: 20032005SB0331E
Enquiries: Stephanie Barnardt
E-mail: stephanie.barnardt@westerncape.gov.za
Tel: 021 483 5959
Cell: 076 481 8392 (during national lockdown)
Date: 14 April 2020
iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape
Boschendal (Pty) Ltd
Boschendal Farm
Pniel Main Road (R310)
Pniel
7680
stephen@boschendal.co.za , mike@archrsa.com , katie@archrsa.com
RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED
In terms of Section 38(2) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003
NOTIFICATION OF INTENT TO DEVELOP: PROPOSED NEW RETREAT, PORTION 3 OF FARM BOSCHENDAL 1674, SUBMITTED IN TERMS OF SECTION 38(2) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)
CASE NUMBER: 20032005SB0331E
The matter above has reference.
Heritage Western Cape is in receipt of your application for the above matter received on 4 April 2020. This matter was discussed at the Heritage Officers meeting held on 8 April 2020.
You are hereby notified that, since there is reason to believe that the proposed new Retreat, Portion 3 of Farm Boschendal 1674 will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of section 38(3) of the NHRA be submitted. This HIA must have specific reference to the following:
- Impacts to archaeological heritage resources
- Visual impacts study of the proposed development
- Social study of the proposed development
- Landscape study of the proposed development
mailto:mike@archrsa.com
ENG 12:53


The Know How – Chand
Annexure-18-Interim-Comment-
chand.co.za/wp-content/uploads/2021/11/Annexure-18-Interim-Comment-from-HWC-on-HIA.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
Annexure-18-Interim-Comment-from-HWC...
1 / 1
88%
1
RE: Follow up on HWC Interim Comment for 10 December as part of the public review of the HIA and BAR for the "Ne
Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>
Good day Marielle
The comment should read:
"The draft BAR and HIA will not be reviewed by HWC for an interim comment. HWC can only provide interim comment after the initial PP is complete and comments have been integrate into the final HIA. HWC, therefore, awaits the final HIA in order to provide a comment."
HWC December 2020 and January 2021 Operations
Kind regards,
Stephanie-Anne Barnardt
Heritage Officer (Archaeologist)
Heritage Resource Management Services
Heritage Western Cape
3rd Floor, Protea Assurance Building
Green Market Square
Cape Town
8001
Email: stephanie.barnardt@westerncape.gov.za
Website: https://www.hwc.org.za
ENG 12:53


The Know How – Chand
Transport Impact Statement
chand.co.za/wp-content/uploads/2021/11/Appendix-Ga-Transport-Impact-Assessment.pdf
Apps
Adobe Acrobat
Google
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Imported From IE
Screening Tool
City of Cape Town...
Reading list
Transport Impact Statement
1 / 30
16%
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ENG
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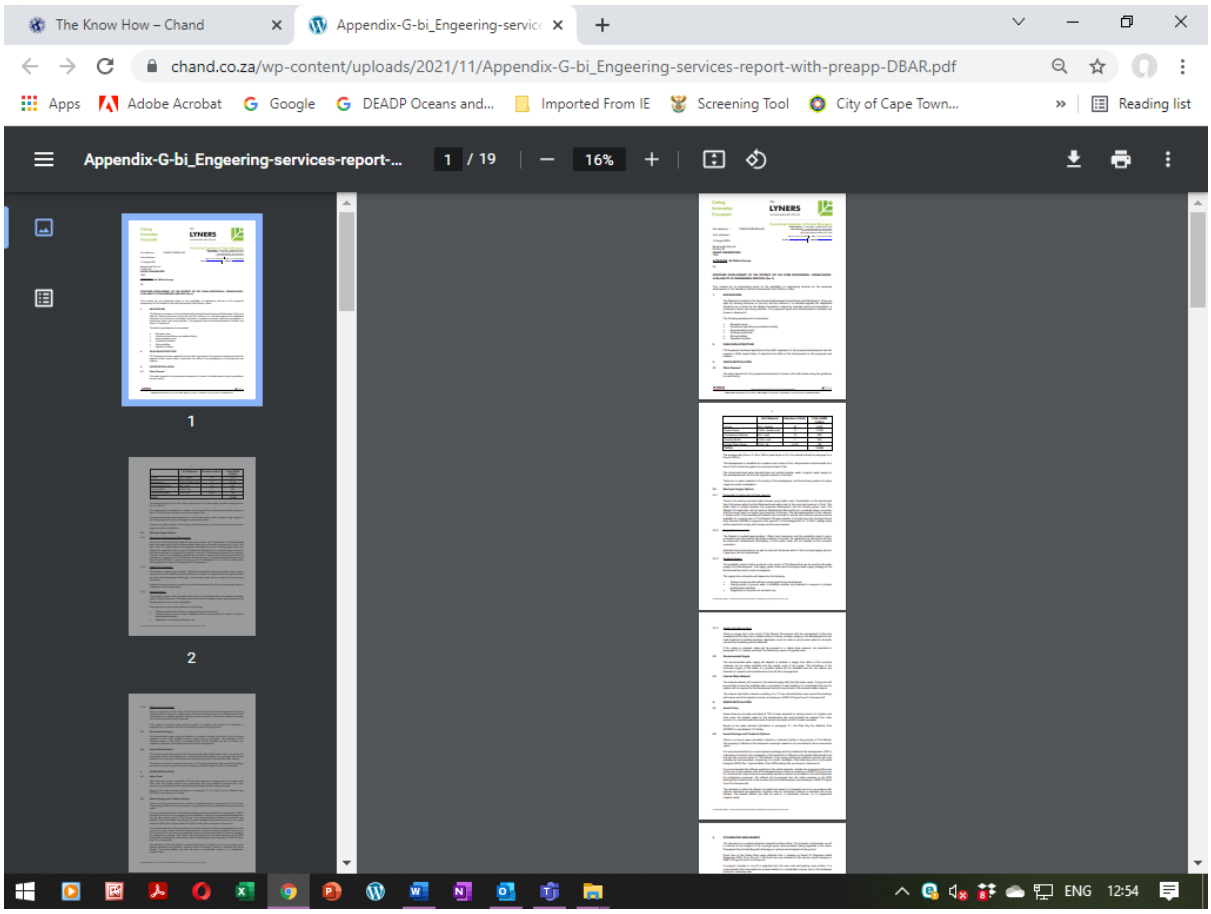
The Know How – Chand
Appendix-G-bi_Engeering-servic
chand.co.za/wp-content/uploads/2021/11/Appendix-G-bi_Engeering-services-report-with-preapp-DBAR.pdf
Apps
Adobe Acrobat
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Screening Tool
City of Cape Town...
Reading list
Appendix-G-bi_Engeering-services-report-...
1 / 19
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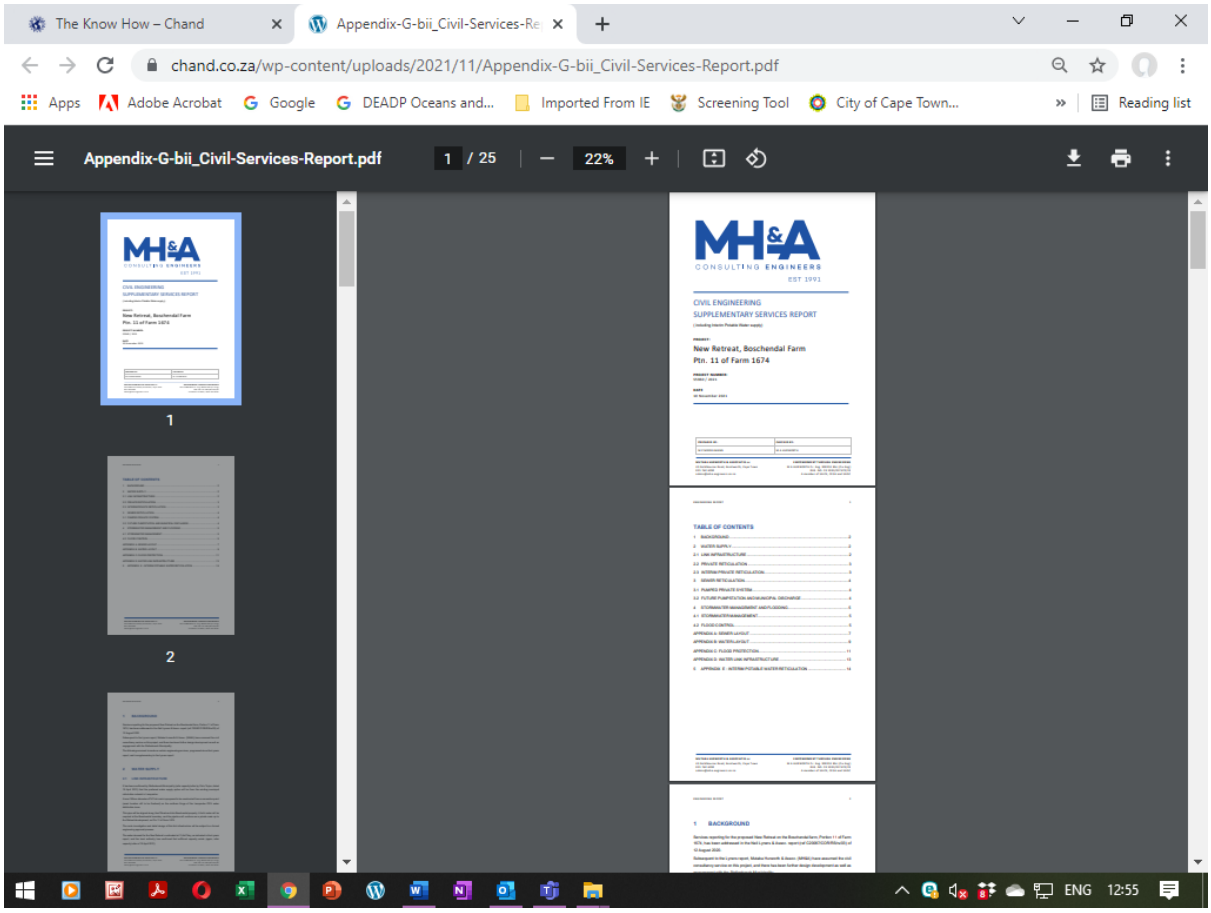
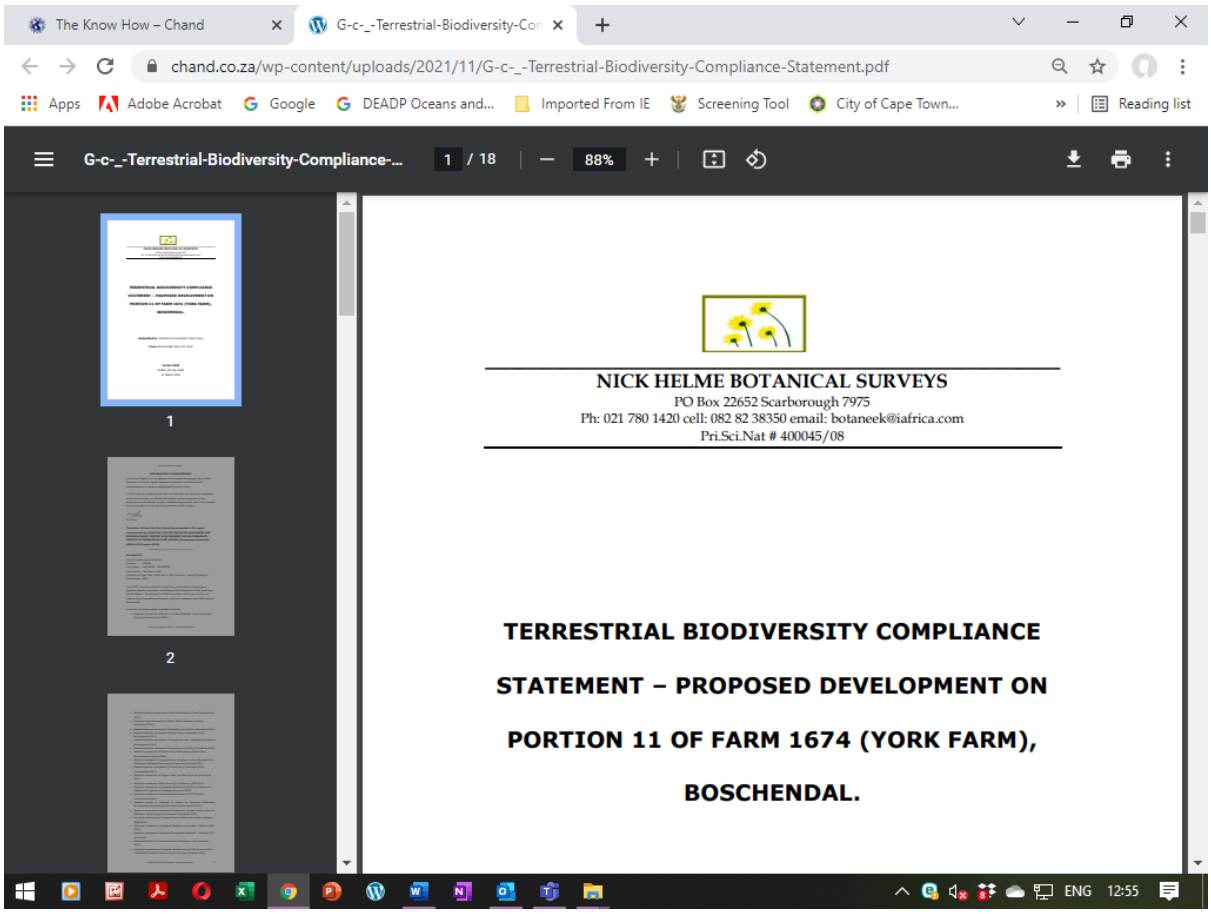

The Know How – Chand
Appendix-G-bii_Civil-Services-Re
chand.co.za/wp-content/uploads/2021/11/Appendix-G-bii_Civil-Services-Report.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
Appendix-G-bii_Civil-Services-Report.pdf
1 / 25
22%
MH&A
CONSULTING ENGINEERS
EST 1991
CIVIL ENGINEERING
SUPPLEMENTARY SERVICES REPORT
New Retreat, Boschendal Farm
Ptn. 11 of Farm 1674
TABLE OF CONTENTS
1 BACKGROUND
ENG
12:55


The Know How – Chand
G-c-_-Terrestrial-Biodiversity-Cor
chand.co.za/wp-content/uploads/2021/11/G-c-_-Terrestrial-Biodiversity-Compliance-Statement.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
G-c-_-Terrestrial-Biodiversity-Compliance-...
1 / 18
88%
NICK HELME BOTANICAL SURVEYS
PO Box 22652 Scarborough 7975
Ph: 021 780 1420 cell: 082 82 38350 email: botaneek@iafrica.com
Pri.Sci.Nat # 400045/08
TERRESTRIAL BIODIVERSITY COMPLIANCE
STATEMENT – PROPOSED DEVELOPMENT ON
PORTION 11 OF FARM 1674 (YORK FARM),
BOSCHENDAL.
ENG
12:55

The Know How – Chand | G-d-_-Agricultural-Site-Sensitivit | chand.co.za/wp-content/uploads/2021/11/G-d-_-Agricultural-Site-Sensitivity-Compliance-Statement-1.pdf

Apps | Adobe Acrobat | Google | DEADP Oceans and... | Imported From IE | Screening Tool | City of Cape Town... | Reading list

G-d-_-Agricultural-Site-Sensitivity-Complia... 1 / 11 88%

Johann Lanz
Soil Scientist (Pr.Sci.Nat.)
Reg. no. 400268/12

Cell: 082 927 9018
e-mail: johann@johannlanz.co.za

1A Wolfe Street
Wynberg
7800
Cape Town
South Africa

SITE SENSITIVITY VERIFICATION
AND
AGRICULTURAL COMPLIANCE STATEMENT
FOR
PROPOSED DEVELOPMENT OF A "NEW RETREAT"
ON PORTION 11 OF FARM 1674, BOSCHENDAL, FRANSCHHOEK.

ENG 12:55

The Know How – Chand | 1 | chand.co.za/wp-content/uploads/2021/11/G-e-_-Freshwater-Report.pdf

Apps | Adobe Acrobat | Google | DEADP Oceans and... | Imported From IE | Screening Tool | City of Cape Town... | Reading list

1 1 / 90 62%

Freshwater Consulting

Baseline and Impact Assessment of Boschendal New Retreat Site, York Farm, Boschendal Estate

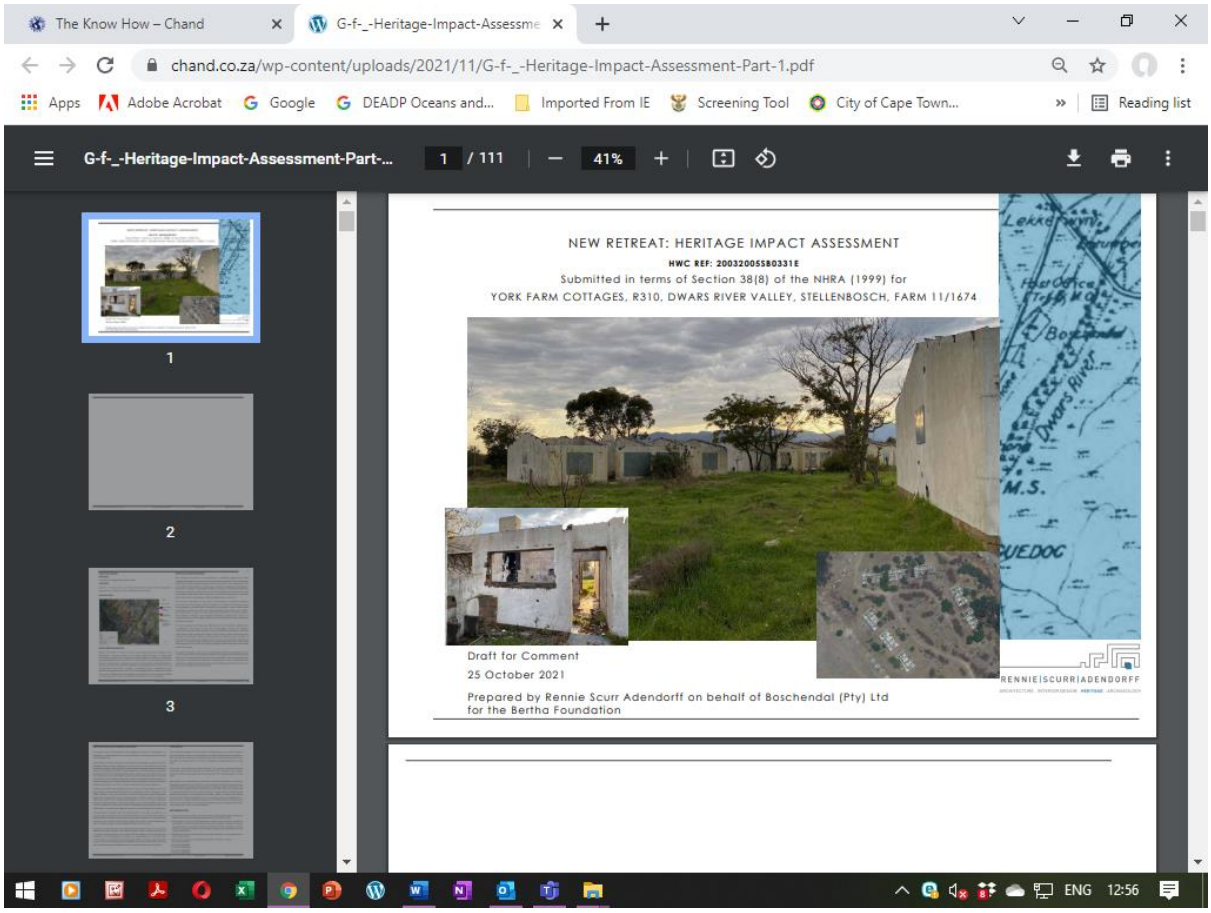
Freshwater ecosystems

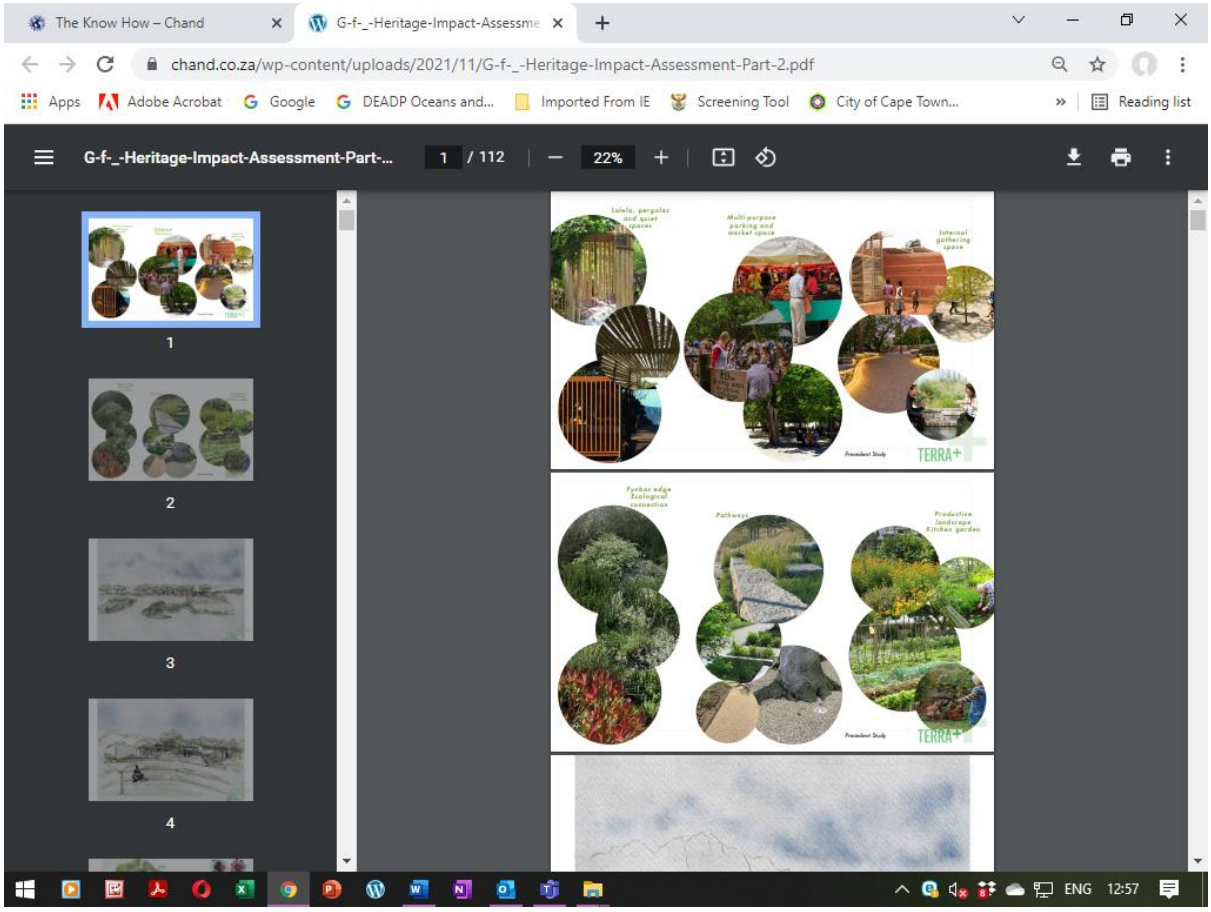
October 2021

DRAFT REPORT

Compiled by: K. Snaddon,
Freshwater Consulting cc, P O Box 43935, Scarborough, 7975

ENG 12:56


The Know How – Chand
G-f-_-Heritage-Impact-Assessme
chand.co.za/wp-content/uploads/2021/11/G-f-_-Heritage-Impact-Assessment-Part-1.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
G-f-_-Heritage-Impact-Assessment-Part-...
1 / 111
41%
NEW RETREAT: HERITAGE IMPACT ASSESSMENT
HWC REF: 20032005580331E
Submitted in terms of Section 38(8) of the NHRA (1999) for
YORK FARM COTTAGES, R310, DWARS RIVER VALLEY, STELLENBOSCH, FARM 11/1674
Draft for Comment
25 October 2021
Prepared by Rennie Scurr Adendorff on behalf of Boschendal (Pty) Ltd
for the Bertha Foundation
RENNIE|SCURR|ADENDORFF
ENG
12:56


The Know How – Chand
G-f-_-Heritage-Impact-Assessme
chand.co.za/wp-content/uploads/2021/11/G-f-_-Heritage-Impact-Assessment-Part-2.pdf
Apps
Adobe Acrobat
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DEADP Oceans and...
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Screening Tool
City of Cape Town...
Reading list
G-f-_-Heritage-Impact-Assessment-Part-...
1 / 112
22%
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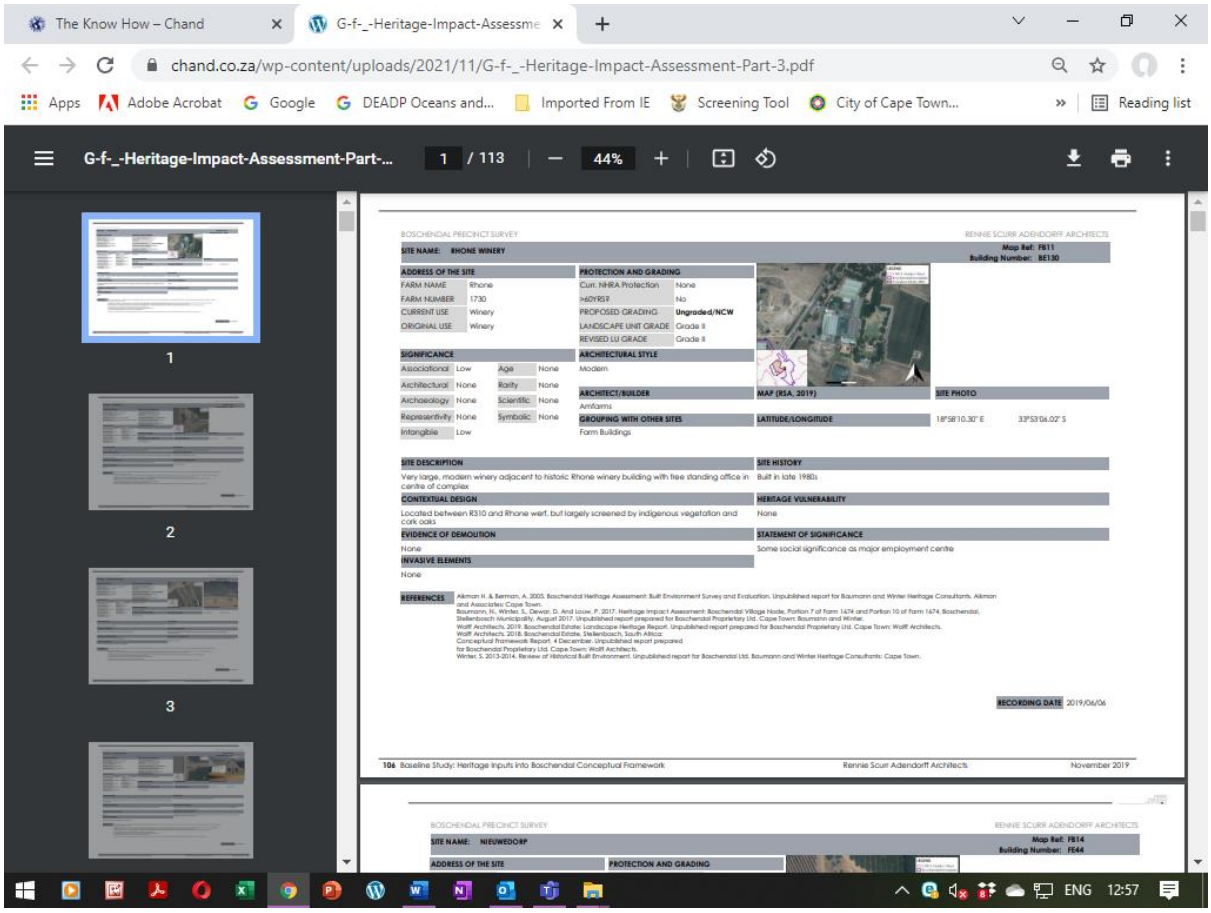
TERRA+
ENG
12:57


The Know How – Chand
G-f-_-Heritage-Impact-Assessme
chand.co.za/wp-content/uploads/2021/11/G-f-_-Heritage-Impact-Assessment-Part-3.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
G-f-_-Heritage-Impact-Assessment-Part-...
1 / 113
44%
BOSCHENDAL PRECINCT SURVEY
RENNIE SCURR ADENDORFF ARCHITECTS
SITE NAME: RHONE WINERY
Map Ref: FB11
Building Number: BE130
ADDRESS OF THE SITE
PROTECTION AND GRADING
FARM NAME Rhone
FARM NUMBER 1730
CURRENT USE Winery
ORIGINAL USE Winery
Curr. NHRA Protection None
>60YRS? No
PROPOSED GRADING Ungraded/NCW
LANDSCAPE UNIT GRADE Grade II
REVISED LU GRADE Grade II
SIGNIFICANCE
ARCHITECTURAL STYLE
Associational Low
Age None
Modern
Architectural None
Rarity None
Archaeology None
Scientific None
Representivity None
Symbolic None
Intangible Low
ARCHITECT/BUILDER
Amfarms
GROUPING WITH OTHER SITES
Farm Buildings
MAP (RSA, 2019)
SITE PHOTO
LATITUDE/LONGITUDE
18°58'10.30" E
33°53'06.02" S
SITE DESCRIPTION
Very large, modern winery adjacent to historic Rhone winery building with free standing office in centre of complex
SITE HISTORY
Built in late 1980s
CONTEXTUAL DESIGN
Located between R310 and Rhone werf, but largely screened by indigenous vegetation and cork oaks
HERITAGE VULNERABILITY
None
EVIDENCE OF DEMOLITION
None
STATEMENT OF SIGNIFICANCE
Some social significance as major employment centre
INVASIVE ELEMENTS
None
REFERENCES
RECORDING DATE 2019/06/06
106 Baseline Study: Heritage Inputs into Boschendal Conceptual Framework
Rennie Scurr Adendorff Architects
November 2019
BOSCHENDAL PRECINCT SURVEY
RENNIE SCURR ADENDORFF ARCHITECTS
SITE NAME: NIEUWEDORP
Map Ref: FB14
Building Number: FE44
ADDRESS OF THE SITE
PROTECTION AND GRADING
ENG
12:57

G(g) issue

The Know How – Chand | G-h-_-Structural-Inspection.pdf

chand.co.za/wp-content/uploads/2021/11/G-h-_-Structural-Inspection.pdf

Apps | Adobe Acrobat | Google | DEADP Oceans and... | Imported From IE | Screening Tool | City of Cape Town... | Reading list

G-h-_-Structural-Inspection.pdf 1 / 4 88%

BOSCHENDAL RETREAT

Farm 1674/11

Paarl

INSPECTION OF EXISTING BUILDINGS.

Following our visual inspection of the 8 existing buildings we comment as follows.

The current status of the buildings is as shown on the photographs below.

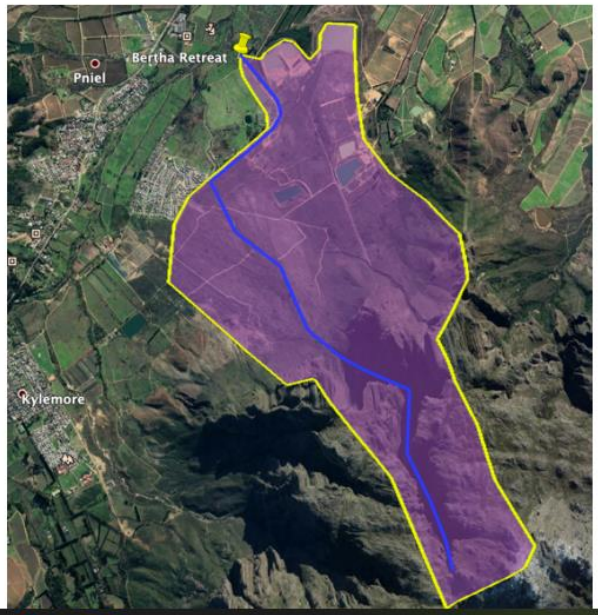
ENG 12:59

The Know How – Chand | Microsoft Word - Berthas-Flood

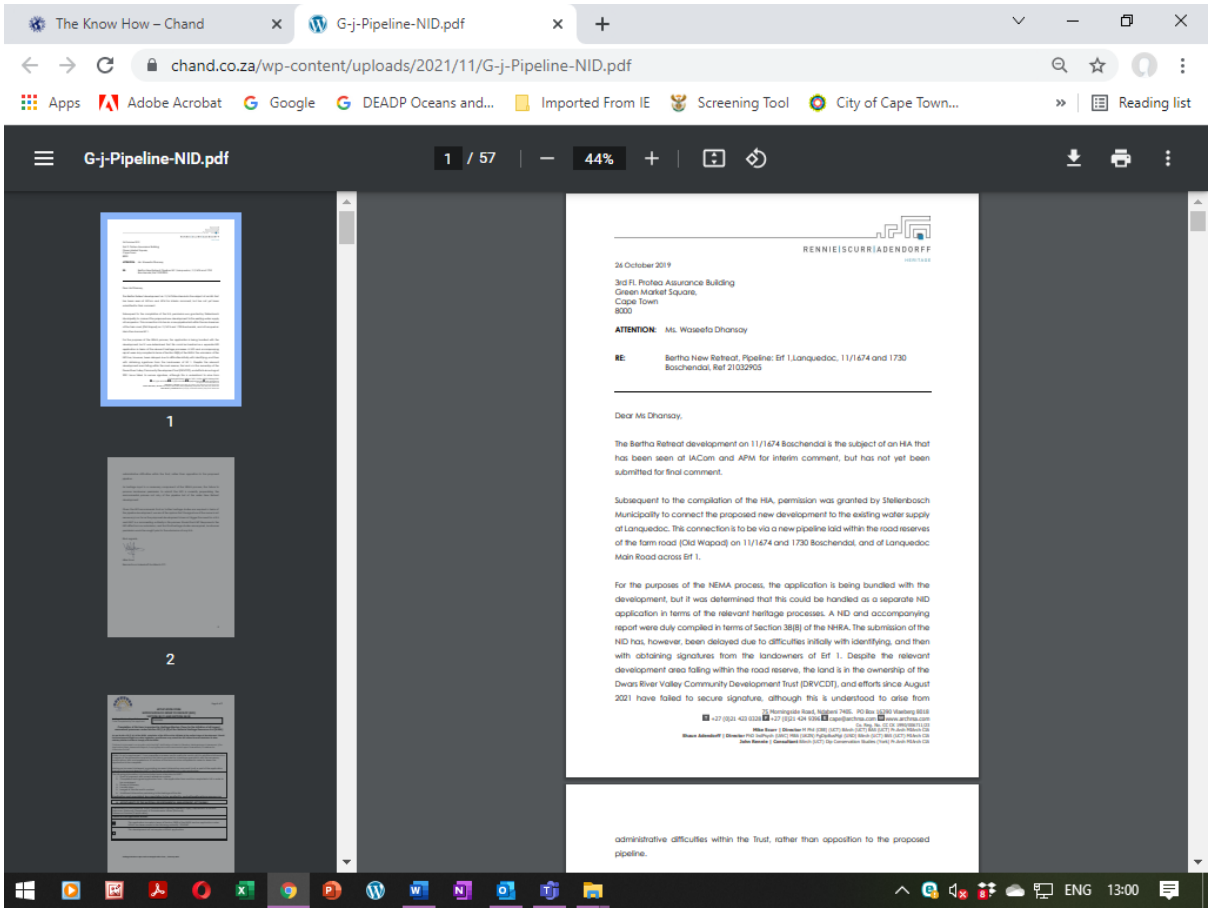
chand.co.za/wp-content/uploads/2021/11/G-i-_-Flood-Report.pdf

Apps | Adobe Acrobat | Google | DEADP Oceans and... | Imported From IE | Screening Tool | City of Cape Town... | Reading list

Microsoft Word - Berthas-Flood Report - 2... 1 / 25 88%



ENG 12:59


The Know How – Chand
G-j-Pipeline-NID.pdf
chand.co.za/wp-content/uploads/2021/11/G-j-Pipeline-NID.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
G-j-Pipeline-NID.pdf
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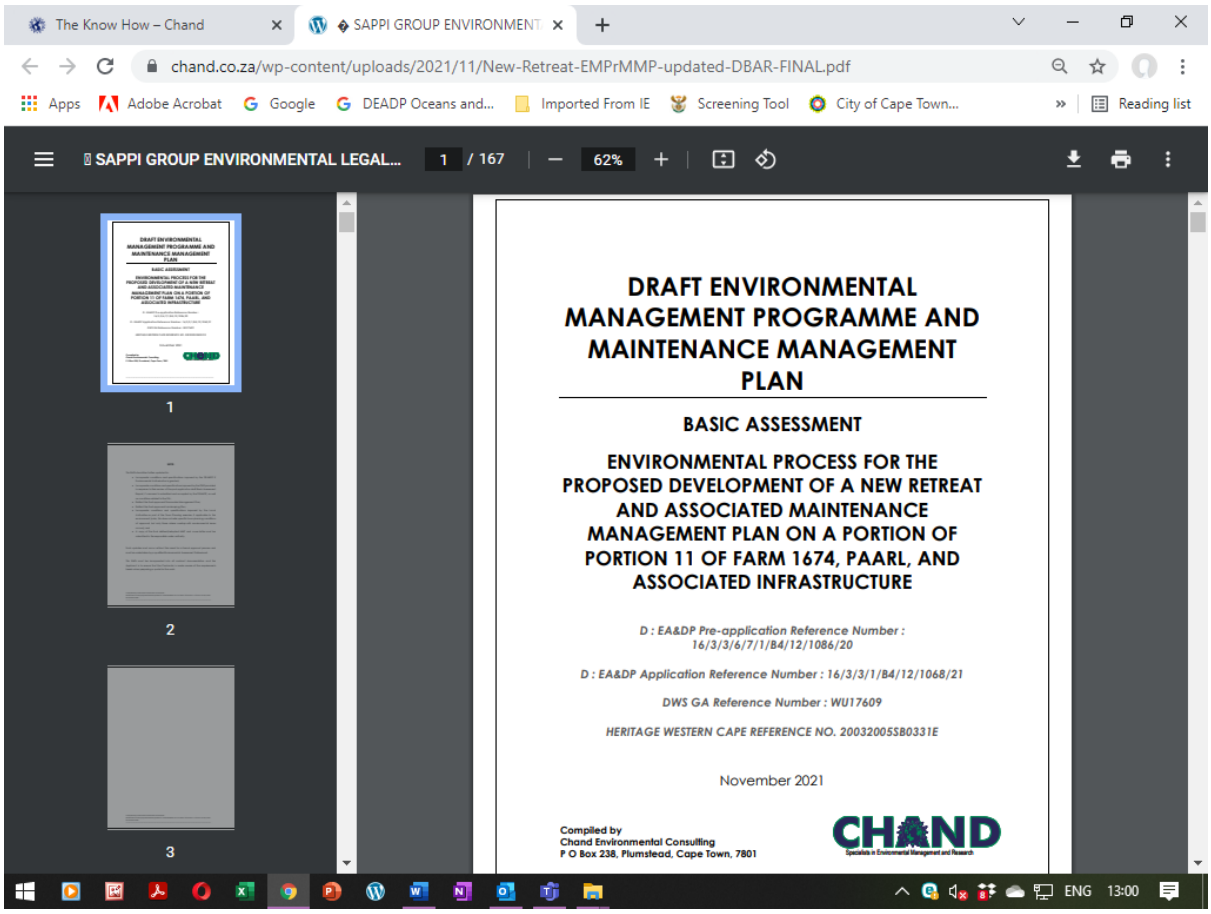
44%
RENNIE|SCURR|ADENDORFF
26 October 2019
3rd Fl. Protea Assurance Building
Green Market Square,
Cape Town
8000
ATTENTION: Ms. Waseefa Dhansay
RE: Bertha New Retreat, Pipeline: Erf 1,Lanquedoc, 11/1674 and 1730 Boschendal, Ref 21032905
Dear Ms Dhansay,
The Bertha Retreat development on 11/1674 Boschendal is the subject of an HIA that has been seen at IACom and APM for interim comment, but has not yet been submitted for final comment.
Subsequent to the compilation of the HIA, permission was granted by Stellenbosch Municipality to connect the proposed new development to the existing water supply at Lanquedoc. This connection is to be via a new pipeline laid within the road reserves of the farm road (Old Wapad) on 11/1674 and 1730 Boschendal, and of Lanquedoc Main Road across Erf 1.
For the purposes of the NEMA process, the application is being bundled with the development, but it was determined that this could be handled as a separate NID application in terms of the relevant heritage processes. A NID and accompanying report were duly compiled in terms of Section 38(8) of the NHRA. The submission of the NID has, however, been delayed due to difficulties initially with identifying, and then with obtaining signatures from the landowners of Erf 1. Despite the relevant development area falling within the road reserve, the land is in the ownership of the Dwars River Valley Community Development Trust (DRVCDT), and efforts since August 2021 have failed to secure signature, although this is understood to arise from
administrative difficulties within the Trust, rather than opposition to the proposed pipeline.
ENG 13:00


The Know How – Chand
SAPPI GROUP ENVIRONMENT
chand.co.za/wp-content/uploads/2021/11/New-Retreat-EMPrMMP-updated-DBAR-FINAL.pdf
Apps
Adobe Acrobat
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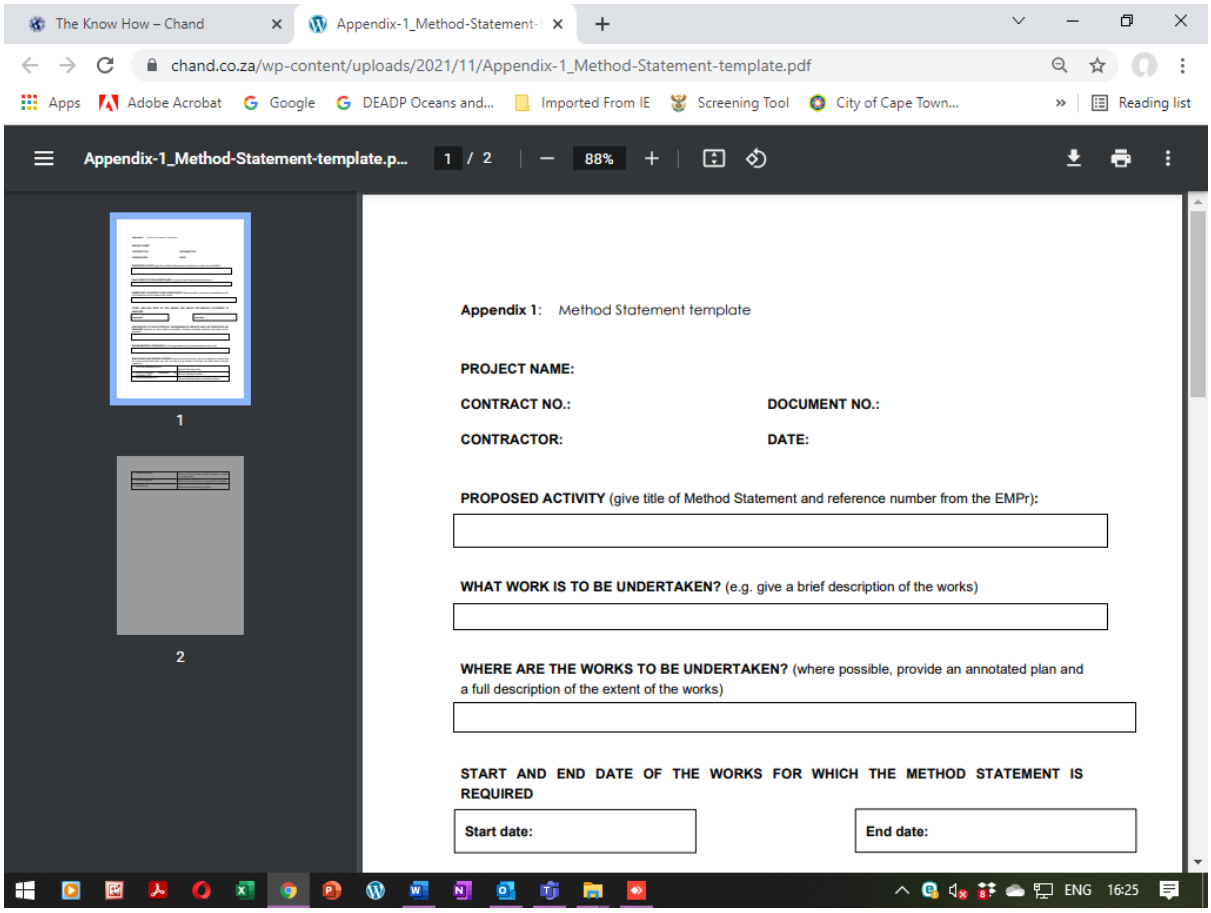
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
SAPPI GROUP ENVIRONMENTAL LEGAL...
1 / 167
62%
DRAFT ENVIRONMENTAL MANAGEMENT PROGRAMME AND MAINTENANCE MANAGEMENT PLAN
BASIC ASSESSMENT
ENVIRONMENTAL PROCESS FOR THE PROPOSED DEVELOPMENT OF A NEW RETREAT AND ASSOCIATED MAINTENANCE MANAGEMENT PLAN ON A PORTION OF PORTION 11 OF FARM 1674, PAARL, AND ASSOCIATED INFRASTRUCTURE
D : EA&DP Pre-application Reference Number : 16/3/3/6/7/1/B4/12/1086/20
D : EA&DP Application Reference Number : 16/3/3/1/B4/12/1068/21
DWS GA Reference Number : WU17609
HERITAGE WESTERN CAPE REFERENCE NO. 20032005SB0331E
November 2021
Compiled by
Chand Environmental Consulting
P O Box 238, Plumstead, Cape Town, 7801
CHAND
ENG 13:00


The Know How – Chand
Appendix-1_Method-Statement-
chand.co.za/wp-content/uploads/2021/11/Appendix-1_Method-Statement-template.pdf
Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
Appendix-1_Method-Statement-template.p...
1 / 2
88%
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2
Appendix 1: Method Statement template
PROJECT NAME:
CONTRACT NO.:
DOCUMENT NO.:
CONTRACTOR:
DATE:
PROPOSED ACTIVITY (give title of Method Statement and reference number from the EMPr):
WHAT WORK IS TO BE UNDERTAKEN? (e.g. give a brief description of the works)
WHERE ARE THE WORKS TO BE UNDERTAKEN? (where possible, provide an annotated plan and a full description of the extent of the works)
START AND END DATE OF THE WORKS FOR WHICH THE METHOD STATEMENT IS REQUIRED
Start date:
End date:
ENG
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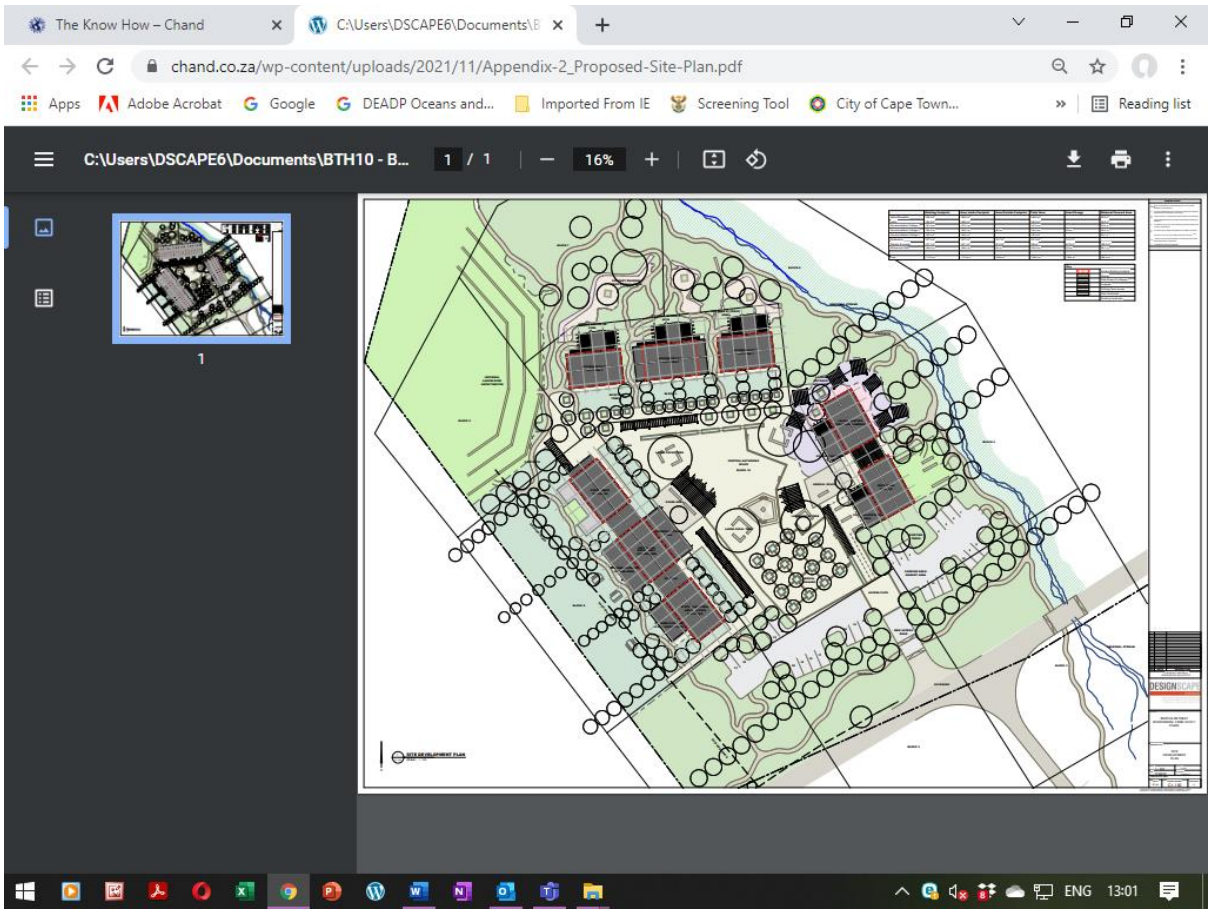
The Know How – Chand
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chand.co.za/wp-content/uploads/2021/11/Appendix-2_Proposed-Site-Plan.pdf
Apps
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City of Cape Town...
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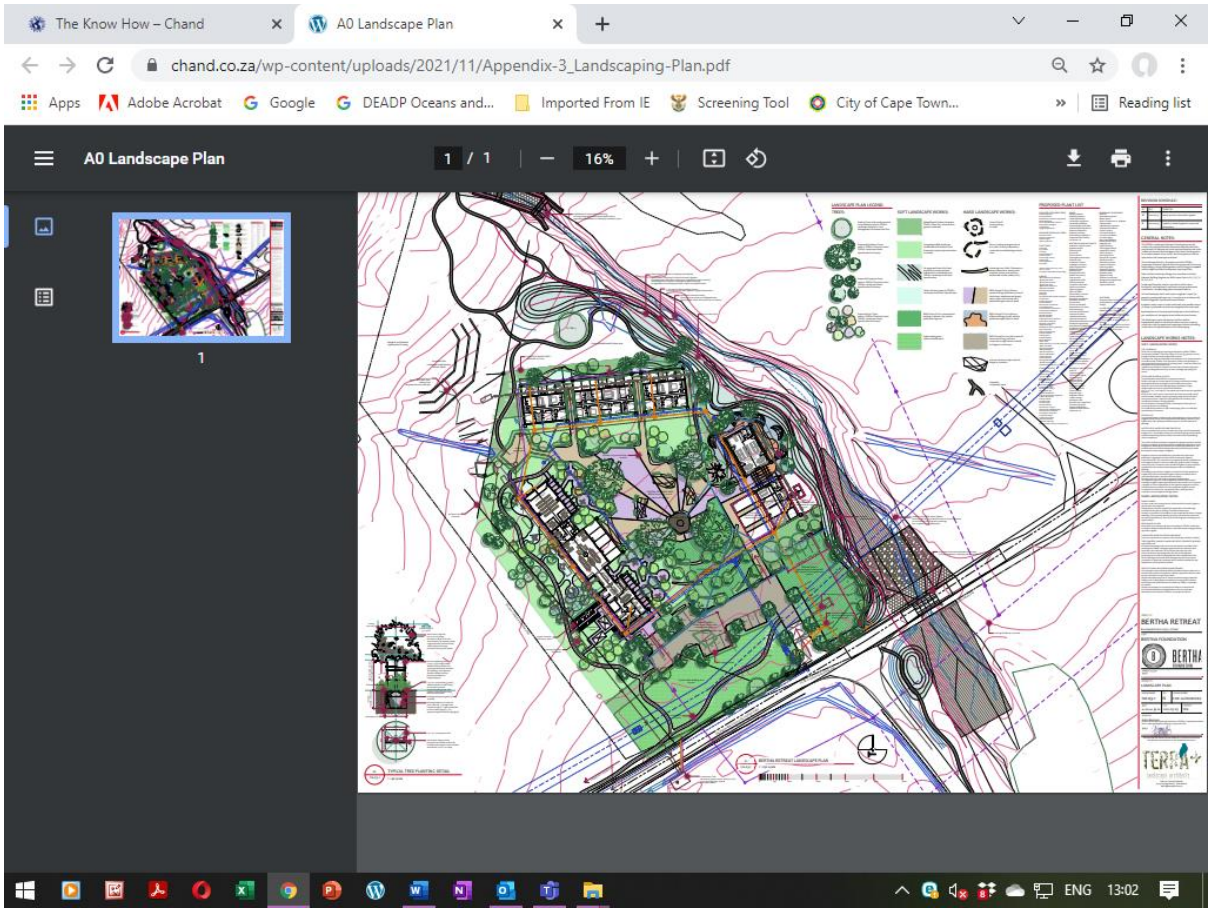
The Know How – Chand
A0 Landscape Plan
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Reading list
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BERTHA RETREAT
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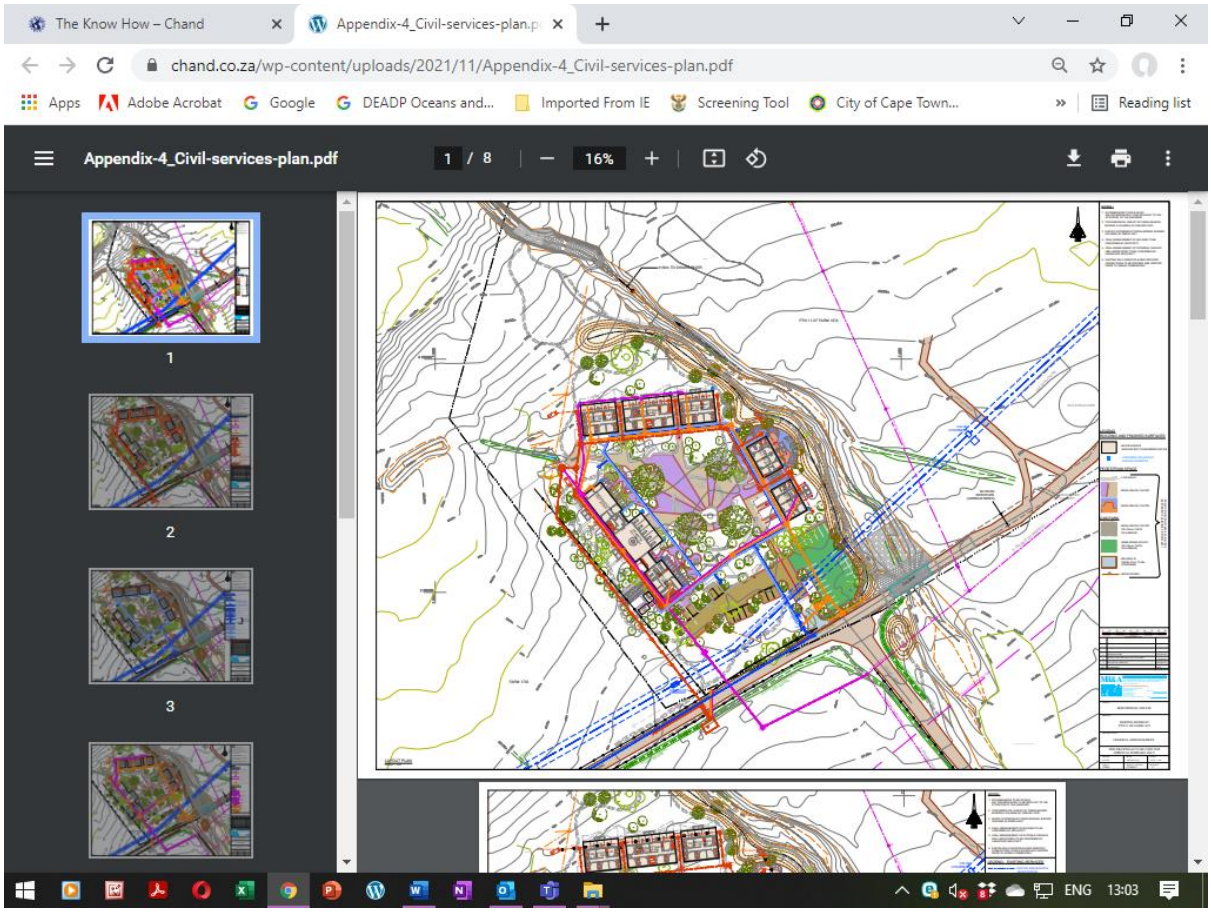
The Know How – Chand
Appendix-4_Civil-services-plan.pdf
chand.co.za/wp-content/uploads/2021/11/Appendix-4_Civil-services-plan.pdf
Apps
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Google
DEADP Oceans and...
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City of Cape Town...
Reading list
Appendix-4_Civil-services-plan.pdf
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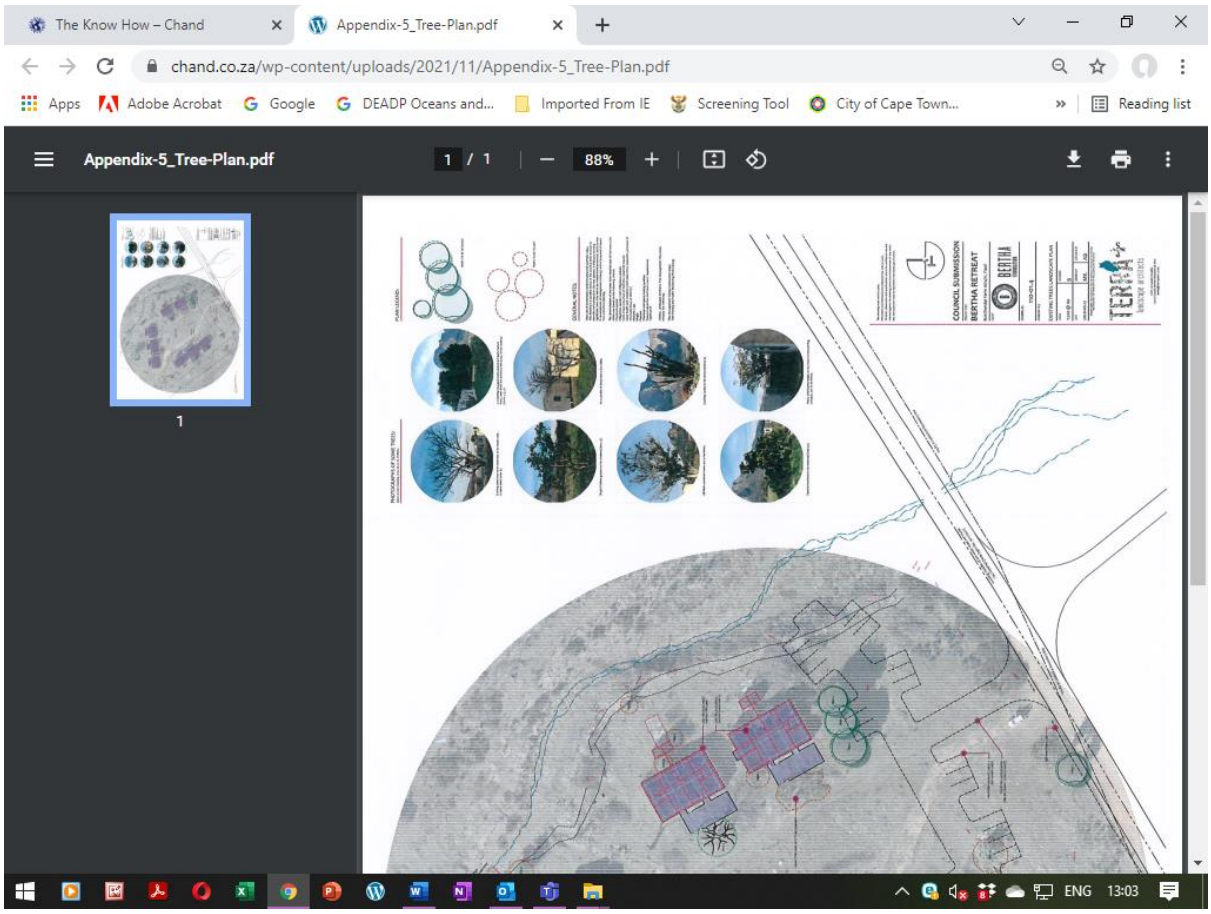
The Know How – Chand
Appendix-5_Tree-Plan.pdf
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Google
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Screening Tool
City of Cape Town...
Reading list
Appendix-5_Tree-Plan.pdf
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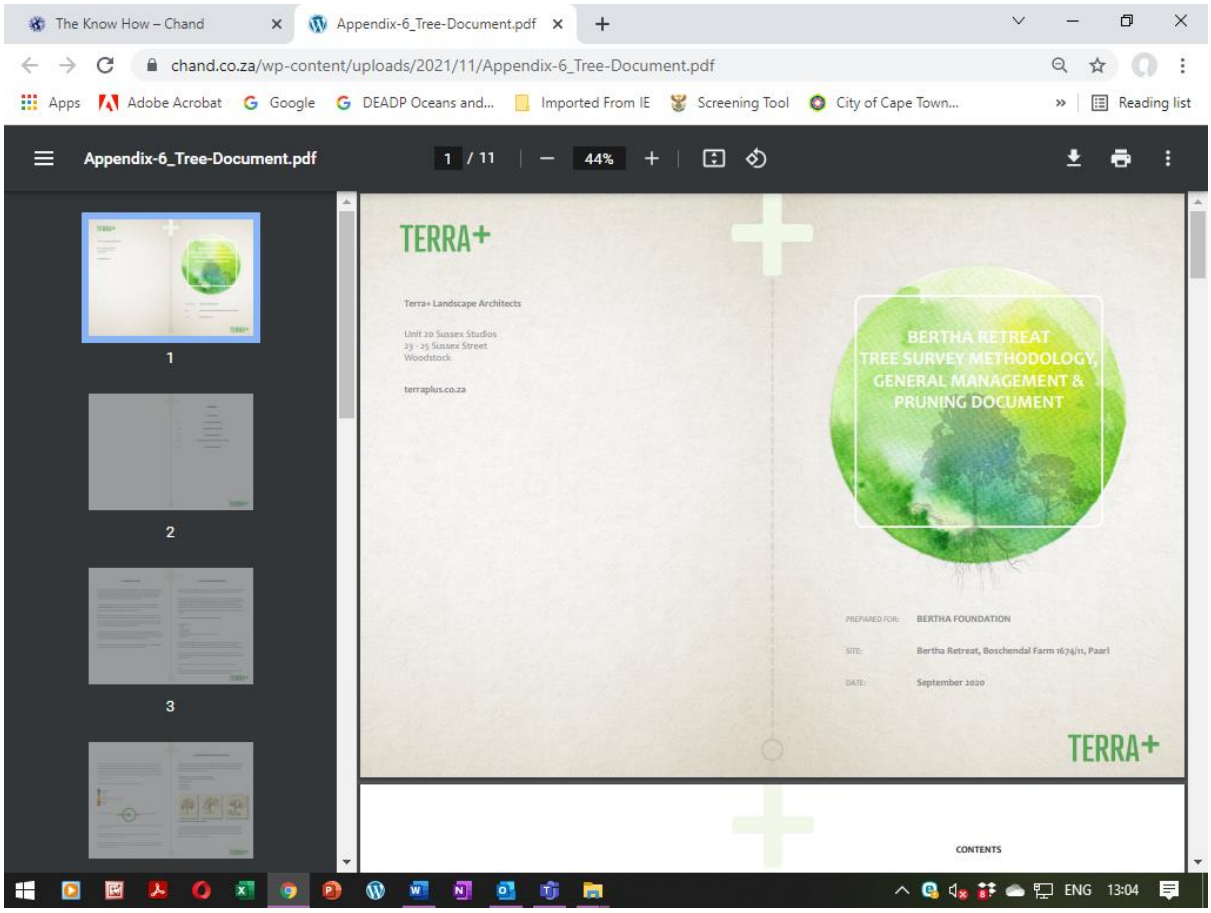
The Know How – Chand
Appendix-6_Tree-Document.pdf
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Apps
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Reading list
Appendix-6_Tree-Document.pdf
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44%
TERRA+
Terra+ Landscape Architects
Unit 20 Sussex Studios
23 - 25 Sussex Street
Woodstock
terraplus.co.za
BERTHA RETREAT
TREE SURVEY METHODOLOGY,
GENERAL MANAGEMENT &
PRUNING DOCUMENT
PREPARED FOR:
BERTHA FOUNDATION
SITE:
Bertha Retreat, Boschendal Farm 1674/11, Paarl
DATE:
September 2020
TERRA+
CONTENTS
ENG
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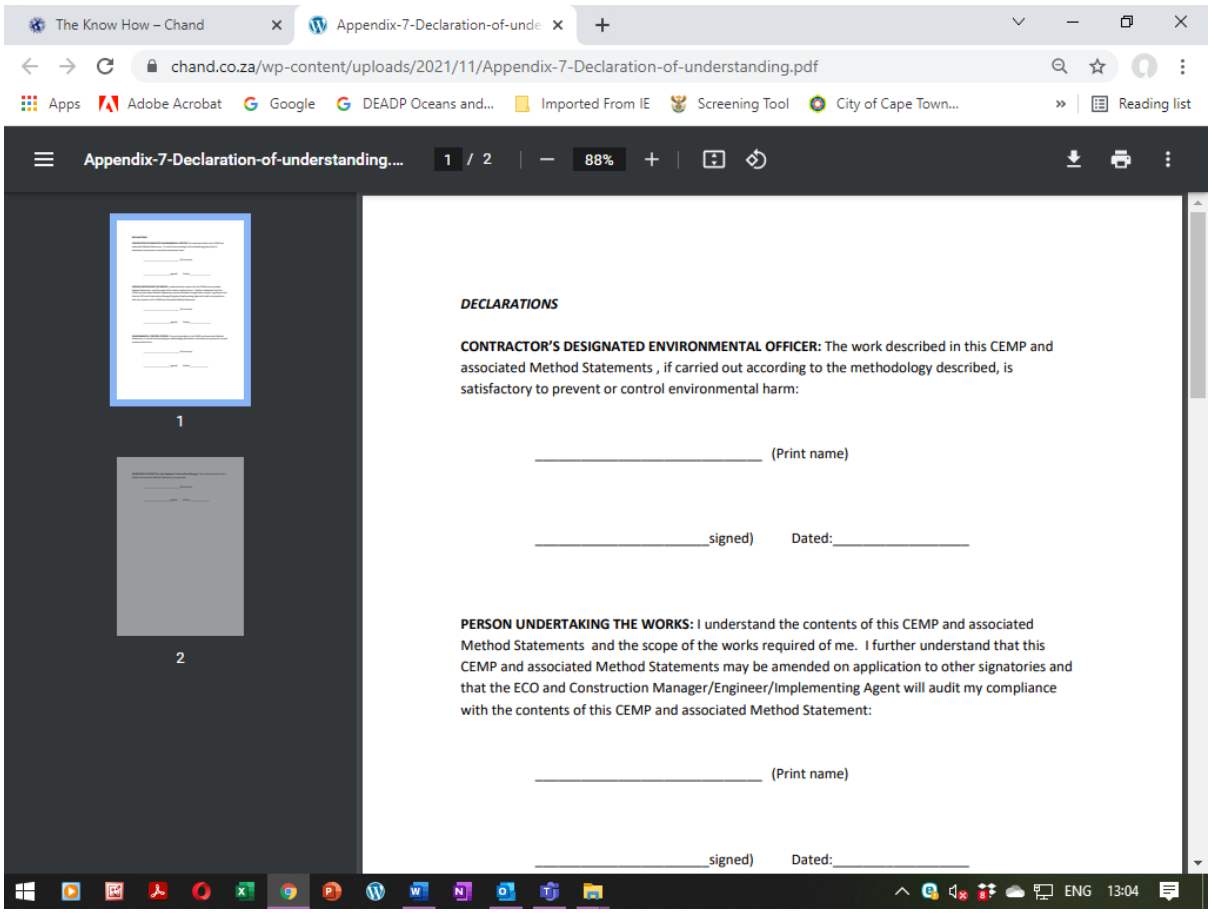
The Know How – Chand
Appendix-7-Declaration-of-unde
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Reading list
Appendix-7-Declaration-of-understanding....
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DECLARATIONS
CONTRACTOR'S DESIGNATED ENVIRONMENTAL OFFICER: The work described in this CEMP and associated Method Statements , if carried out according to the methodology described, is satisfactory to prevent or control environmental harm:
_____ (Print name)
_____signed) Dated:_____
PERSON UNDERTAKING THE WORKS: I understand the contents of this CEMP and associated Method Statements and the scope of the works required of me. I further understand that this CEMP and associated Method Statements may be amended on application to other signatories and that the ECO and Construction Manager/Engineer/Implementing Agent will audit my compliance with the contents of this CEMP and associated Method Statement:
_____ (Print name)
_____signed) Dated:_____
ENG
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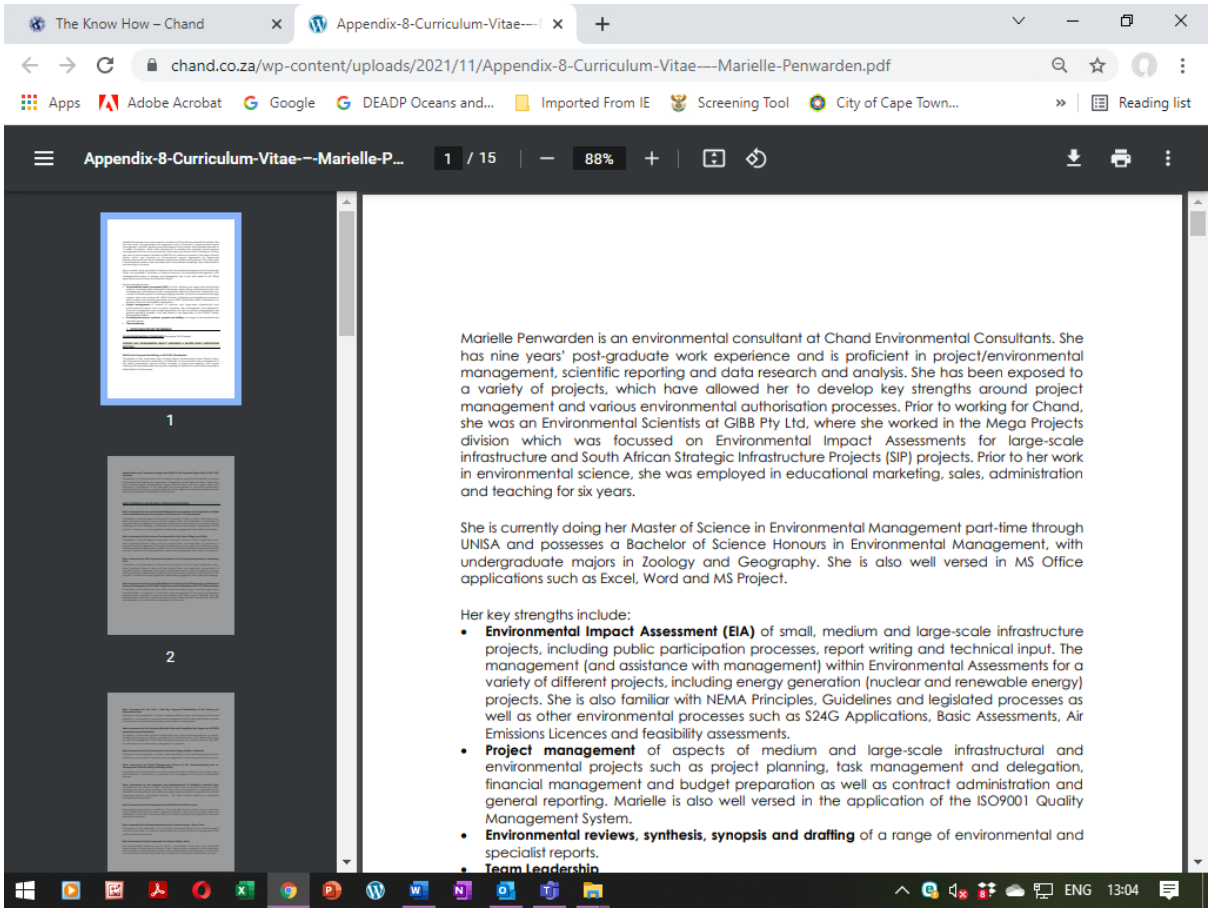
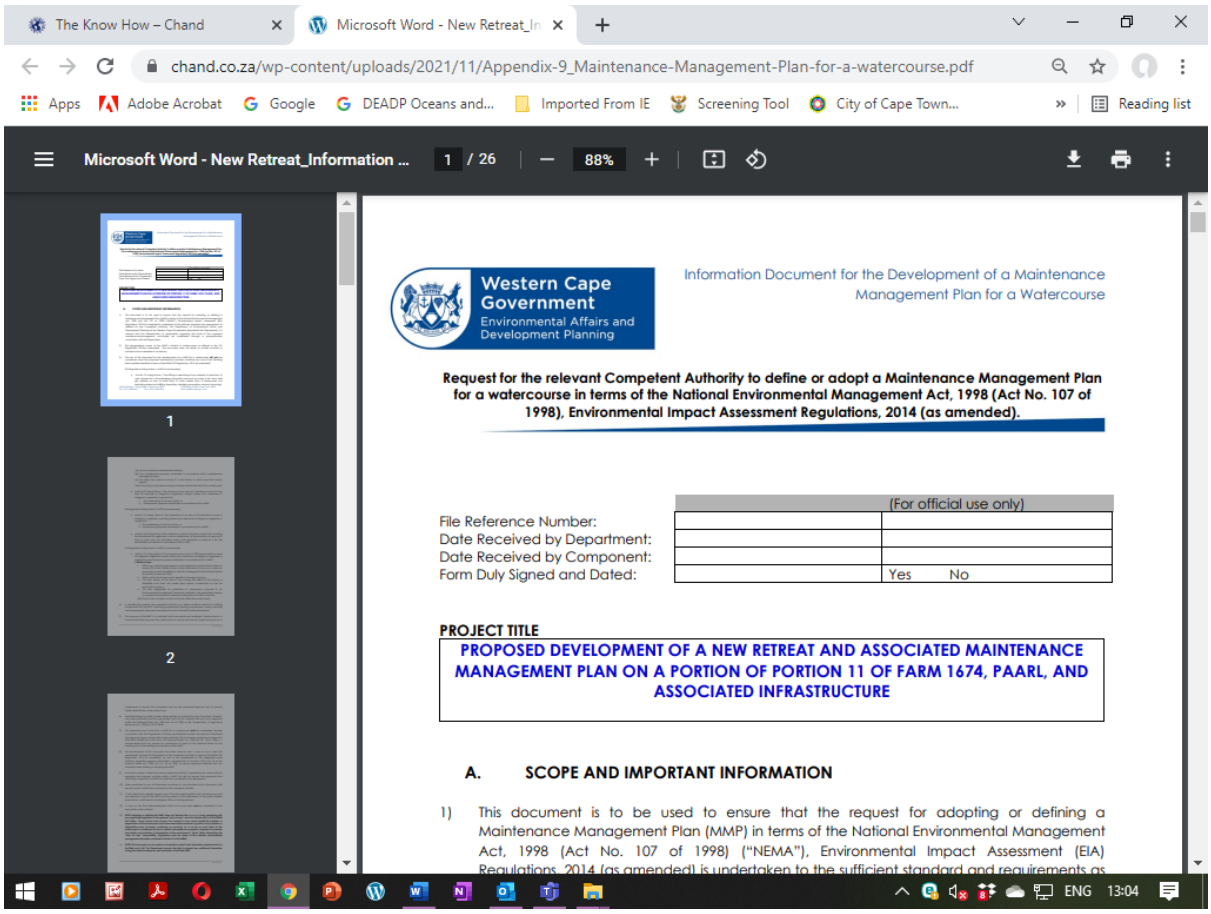

The Know How – Chand
Appendix-8-Curriculum-Vitae-–-Marielle-Penwarden.pdf
Appendix-8-Curriculum-Vitae-–-Marielle-P...
1 / 15
88%
Marielle Penwarden is an environmental consultant at Chand Environmental Consultants. She has nine years' post-graduate work experience and is proficient in project/environmental management, scientific reporting and data research and analysis. She has been exposed to a variety of projects, which have allowed her to develop key strengths around project management and various environmental authorisation processes. Prior to working for Chand, she was an Environmental Scientists at GIBB Pty Ltd, where she worked in the Mega Projects division which was focussed on Environmental Impact Assessments for large-scale infrastructure and South African Strategic Infrastructure Projects (SIP) projects. Prior to her work in environmental science, she was employed in educational marketing, sales, administration and teaching for six years.
She is currently doing her Master of Science in Environmental Management part-time through UNISA and possesses a Bachelor of Science Honours in Environmental Management, with undergraduate majors in Zoology and Geography. She is also well versed in MS Office applications such as Excel, Word and MS Project.
Her key strengths include:
Environmental Impact Assessment (EIA) of small, medium and large-scale infrastructure projects, including public participation processes, report writing and technical input. The management (and assistance with management) within Environmental Assessments for a variety of different projects, including energy generation (nuclear and renewable energy) projects. She is also familiar with NEMA Principles, Guidelines and legislated processes as well as other environmental processes such as S24G Applications, Basic Assessments, Air Emissions Licences and feasibility assessments.
Project management of aspects of medium and large-scale infrastructural and environmental projects such as project planning, task management and delegation, financial management and budget preparation as well as contract administration and general reporting. Marielle is also well versed in the application of the ISO9001 Quality Management System.
Environmental reviews, synthesis, synopsis and drafting of a range of environmental and specialist reports.
Team Leadership
ENG 13:04


The Know How – Chand
Microsoft Word - New Retreat_Information ...
chand.co.za/wp-content/uploads/2021/11/Appendix-9_Maintenance-Management-Plan-for-a-watercourse.pdf
Microsoft Word - New Retreat_Information ...
1 / 26
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Western Cape Government
Environmental Affairs and Development Planning
Information Document for the Development of a Maintenance Management Plan for a Watercourse
Request for the relevant Competent Authority to define or adopt a Maintenance Management Plan for a watercourse in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), Environmental Impact Assessment Regulations, 2014 (as amended).
(For official use only)
File Reference Number:
Date Received by Department:
Date Received by Component:
Form Duly Signed and Dated:
Yes No
PROJECT TITLE
PROPOSED DEVELOPMENT OF A NEW RETREAT AND ASSOCIATED MAINTENANCE MANAGEMENT PLAN ON A PORTION OF PORTION 11 OF FARM 1674, PAARL, AND ASSOCIATED INFRASTRUCTURE
A. SCOPE AND IMPORTANT INFORMATION
1) This document is to be used to ensure that the request for adopting or defining a Maintenance Management Plan (MMP) in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment (EIA) Regulations, 2014 (as amended) is undertaken to the sufficient standard and requirements as
ENG 13:04

The Know How – Chand | Appendix-10-FCG-Boschendal-N

chand.co.za/wp-content/uploads/2021/11/Appendix-10-FCG-Boschendal-New-Retreat-Baseline-and-Impact-Assessm...

Apps | Adobe Acrobat | Google | DEADP Oceans and... | Imported From IE | Screening Tool | City of Cape Town... | Reading list

Appendix-10-FCG-Boschendal-New-Retrea... 1 / 95 62%

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Appendix: Risk assessment matrices

Stream 10:

Dwars River Valley-Bottom Wetland:

ENG 13:05

The Know How – Chand | Microsoft Word - Berthas-Flood

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Apps | Adobe Acrobat | Google | DEADP Oceans and... | Imported From IE | Screening Tool | City of Cape Town... | Reading list

Microsoft Word - Berthas-Flood Report - 2... 1 / 25 88%

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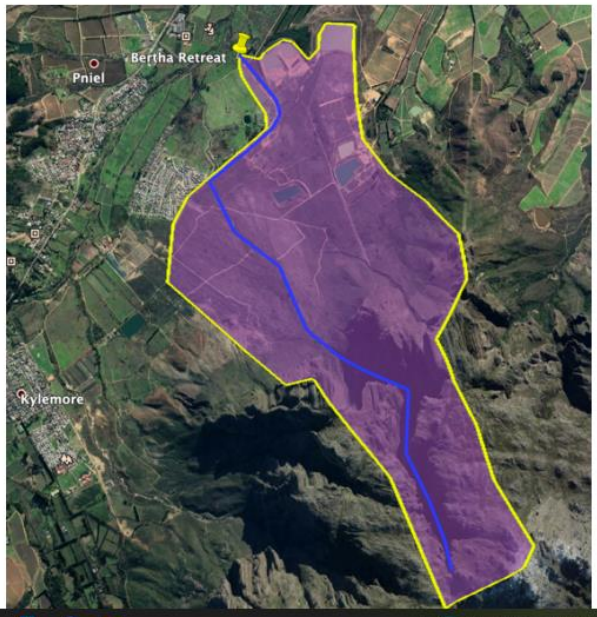

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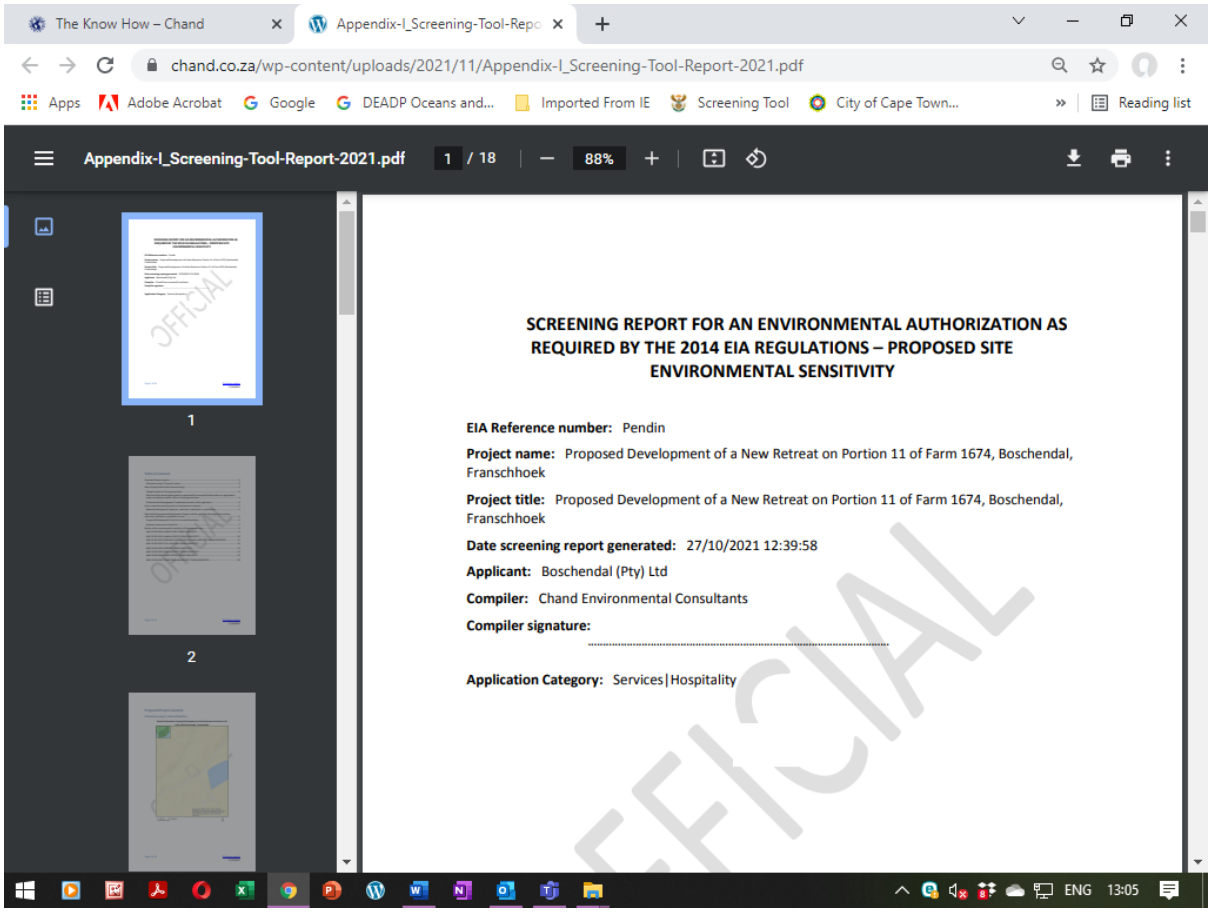
The Know How – Chand
Appendix-I_Screening-Tool-Repo
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Apps
Adobe Acrobat
Google
DEADP Oceans and...
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Screening Tool
City of Cape Town...
Reading list
Appendix-I_Screening-Tool-Report-2021.pdf
1 / 18
88%
SCREENING REPORT FOR AN ENVIRONMENTAL AUTHORIZATION AS REQUIRED BY THE 2014 EIA REGULATIONS – PROPOSED SITE ENVIRONMENTAL SENSITIVITY
EIA Reference number: Pendin
Project name: Proposed Development of a New Retreat on Portion 11 of Farm 1674, Boschendal, Franschhoek
Project title: Proposed Development of a New Retreat on Portion 11 of Farm 1674, Boschendal, Franschhoek
Date screening report generated: 27/10/2021 12:39:58
Applicant: Boschendal (Pty) Ltd
Compiler: Chand Environmental Consultants
Compiler signature:
Application Category: Services|Hospitality
OFFICIAL
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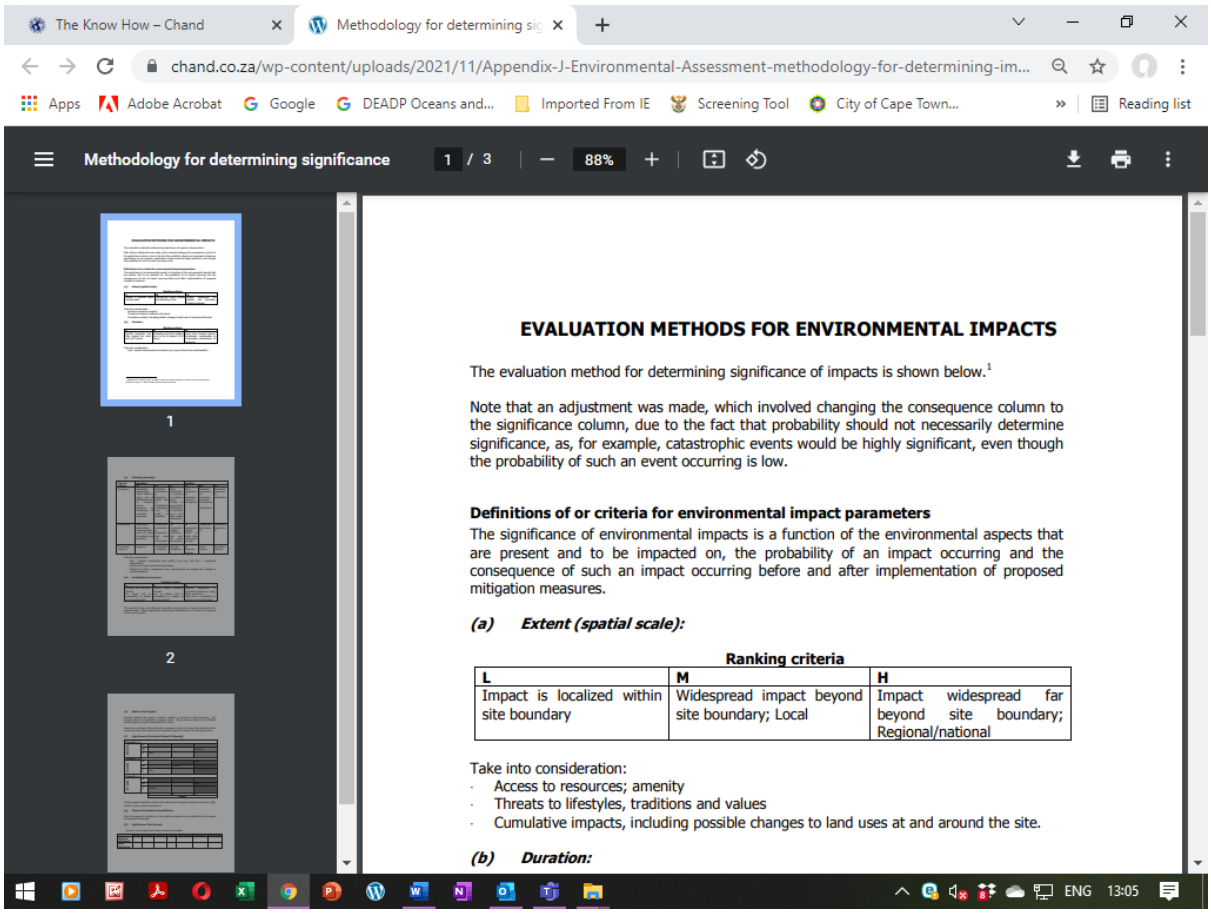
The Know How – Chand
Methodology for determining sig
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Apps
Adobe Acrobat
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City of Cape Town...
Reading list
Methodology for determining significance
1 / 3
88%
EVALUATION METHODS FOR ENVIRONMENTAL IMPACTS
The evaluation method for determining significance of impacts is shown below.[1]
Note that an adjustment was made, which involved changing the consequence column to the significance column, due to the fact that probability should not necessarily determine significance, as, for example, catastrophic events would be highly significant, even though the probability of such an event occurring is low.
Definitions of or criteria for environmental impact parameters
The significance of environmental impacts is a function of the environmental aspects that are present and to be impacted on, the probability of an impact occurring and the consequence of such an impact occurring before and after implementation of proposed mitigation measures.
(a) Extent (spatial scale):
Ranking criteria
L
Impact is localized within site boundary
M
Widespread impact beyond site boundary; Local
H
Impact widespread far beyond site boundary; Regional/national
Take into consideration:
Access to resources; amenity
Threats to lifestyles, traditions and values
Cumulative impacts, including possible changes to land uses at and around the site.
(b) Duration:
ENG
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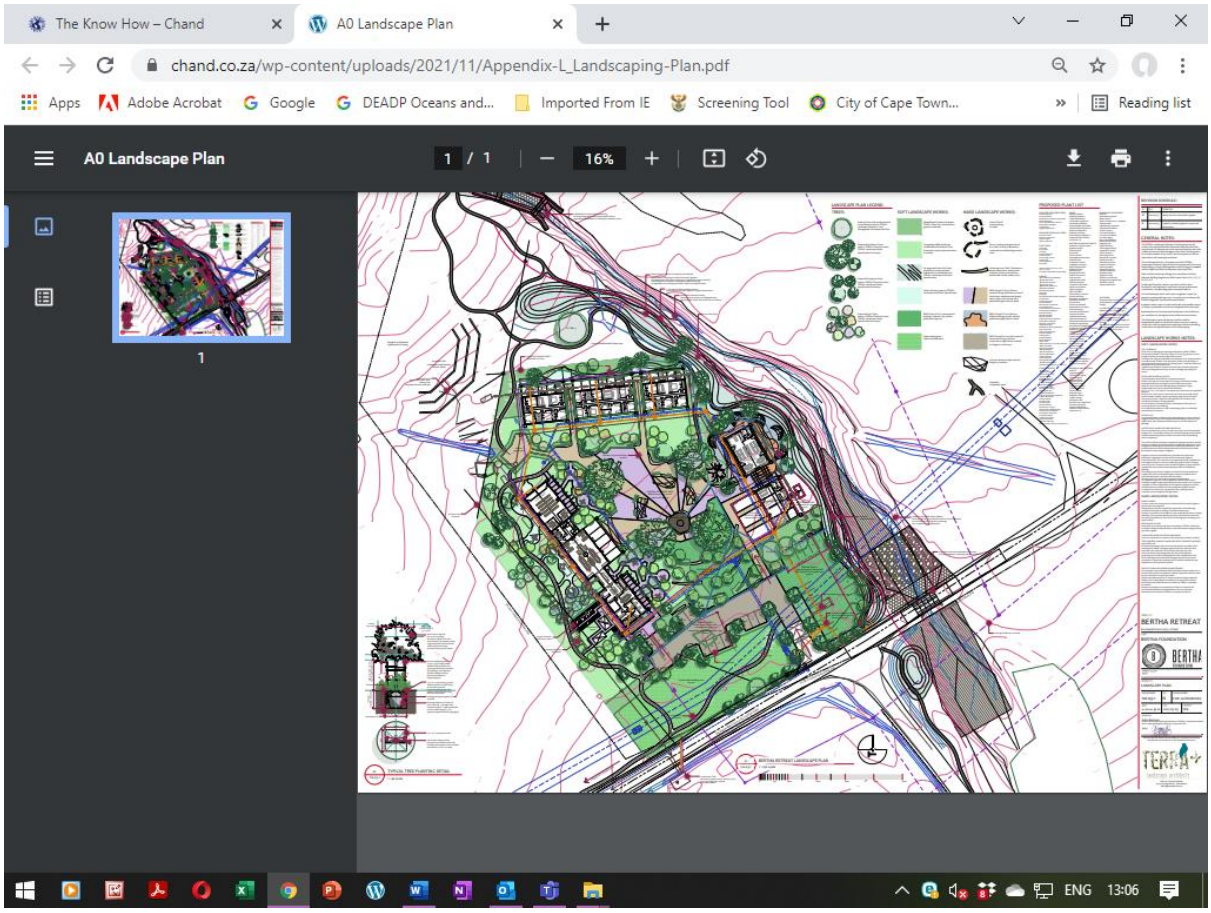
The Know How – Chand
A0 Landscape Plan
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City of Cape Town...
Reading list
A0 Landscape Plan
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BERTHA RETREAT
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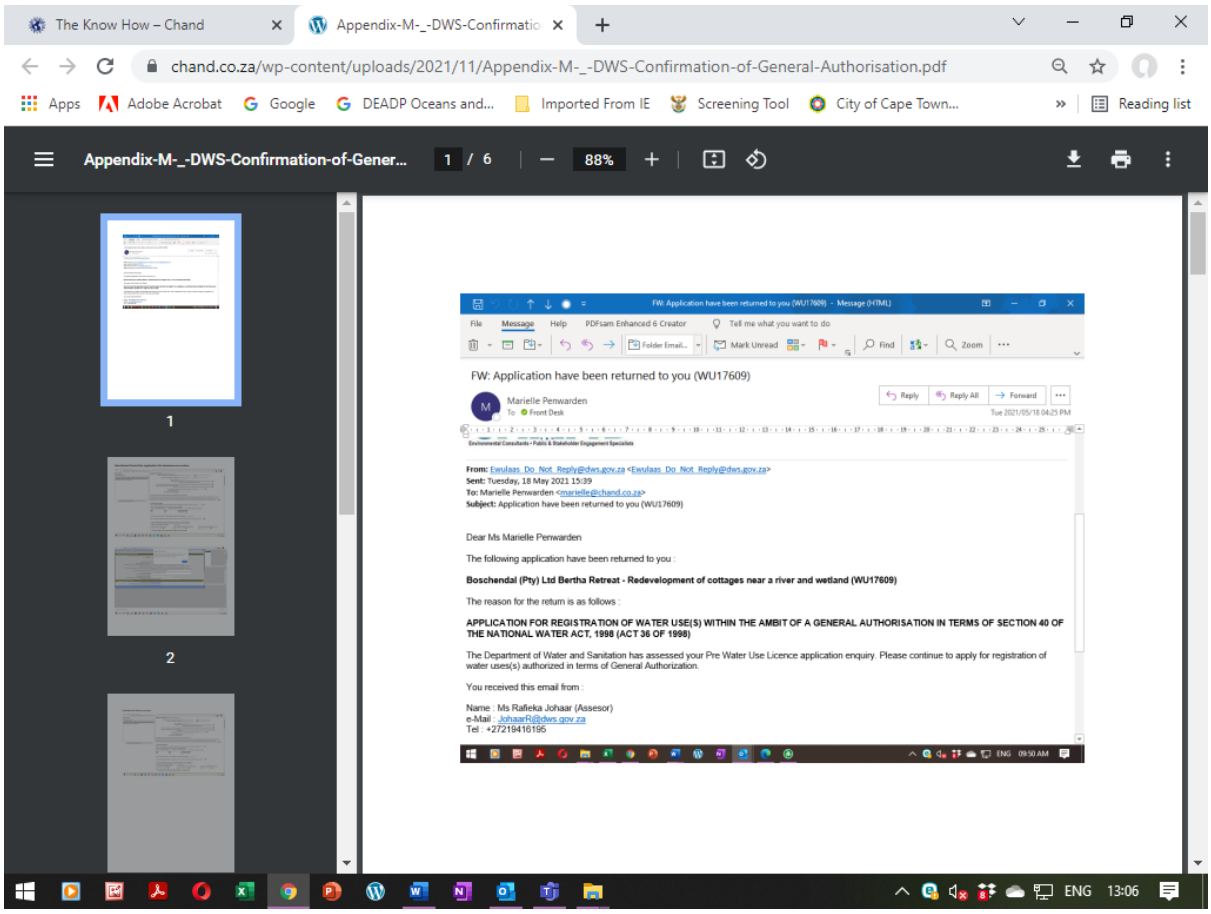
The Know How – Chand
Appendix-M-_-DWS-Confirmatio
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Apps
Adobe Acrobat
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City of Cape Town...
Reading list
Appendix-M-_-DWS-Confirmation-of-Gener...
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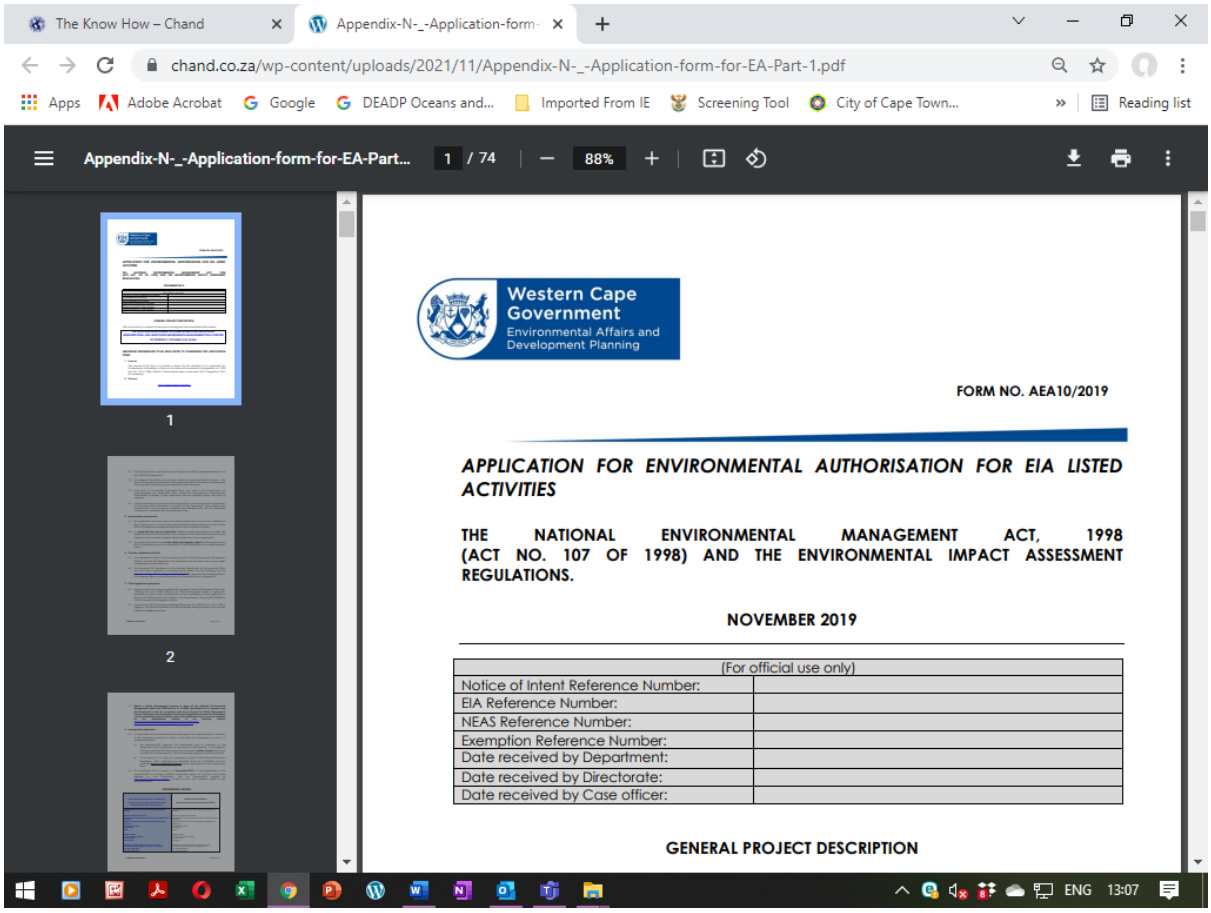
2
FW: Application have been returned to you (WU17609)
Marielle Penwarden
Front Desk
From: Ewulaas_Do_Not_Reply@dws.gov.za
Sent: Tuesday, 18 May 2021 15:39
To: Marielle Penwarden
Subject: Application have been returned to you (WU17609)
Dear Ms Marielle Penwarden
The following application have been returned to you :
Boschendal (Pty) Ltd Bertha Retreat - Redevelopment of cottages near a river and wetland (WU17609)
The reason for the return is as follows :
APPLICATION FOR REGISTRATION OF WATER USE(S) WITHIN THE AMBIT OF A GENERAL AUTHORISATION IN TERMS OF SECTION 40 OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998)
The Department of Water and Sanitation has assessed your Pre Water Use Licence application enquiry. Please continue to apply for registration of water uses(s) authorized in terms of General Authorization.
You received this email from :
Name : Ms Rafieka Johaar (Assesor)
e-Mail : JohaarR@dws.gov.za
Tel : +27219416195
ENG
13:06


The Know How – Chand
Appendix-N-_-Application-form-
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Apps
Adobe Acrobat
Google
DEADP Oceans and...
Imported From IE
Screening Tool
City of Cape Town...
Reading list
Appendix-N-_-Application-form-for-EA-Part...
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Western Cape Government
Environmental Affairs and Development Planning
FORM NO. AEA10/2019
APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR EIA LISTED ACTIVITIES
THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS.
NOVEMBER 2019
(For official use only)
Notice of Intent Reference Number:
EIA Reference Number:
NEAS Reference Number:
Exemption Reference Number:
Date received by Department:
Date received by Directorate:
Date received by Case officer:
GENERAL PROJECT DESCRIPTION
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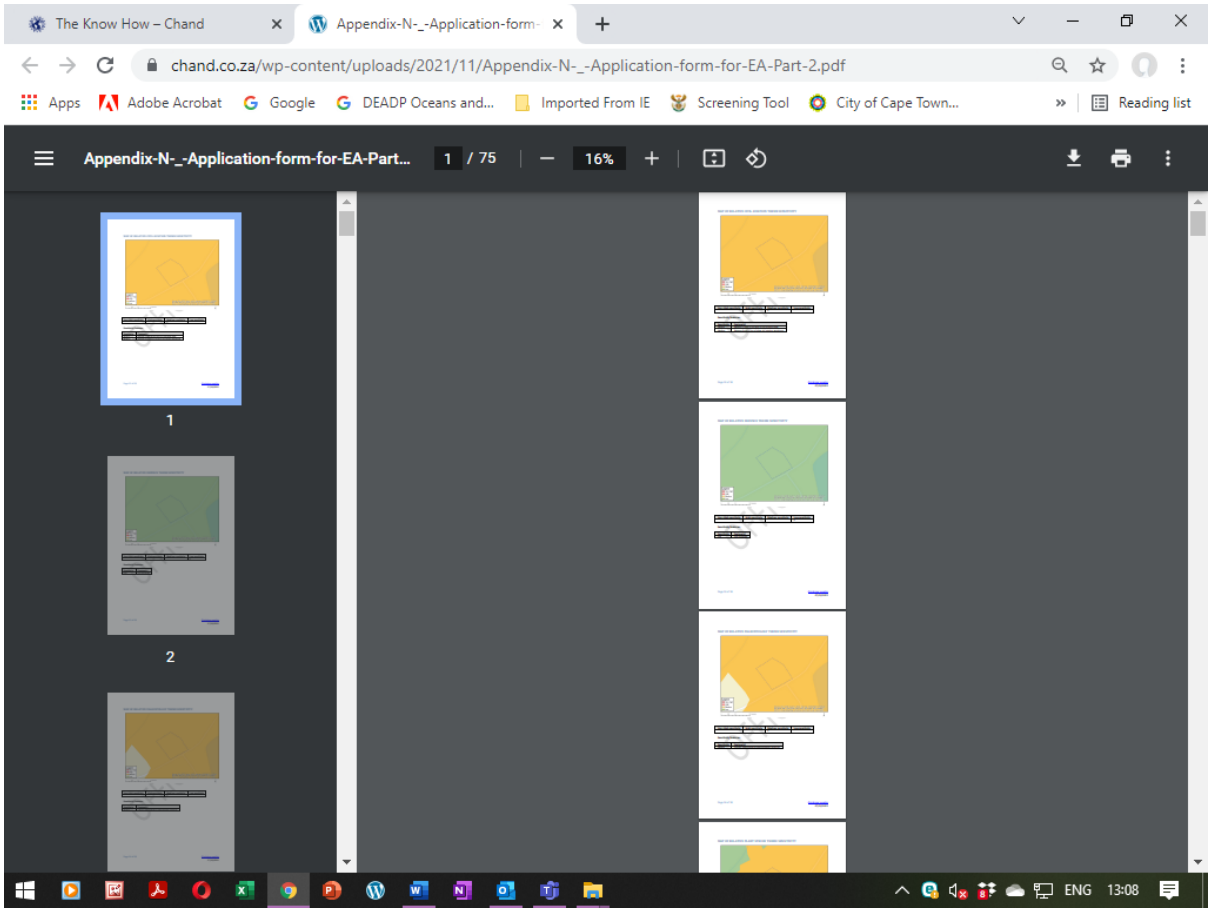
The Know How – Chand
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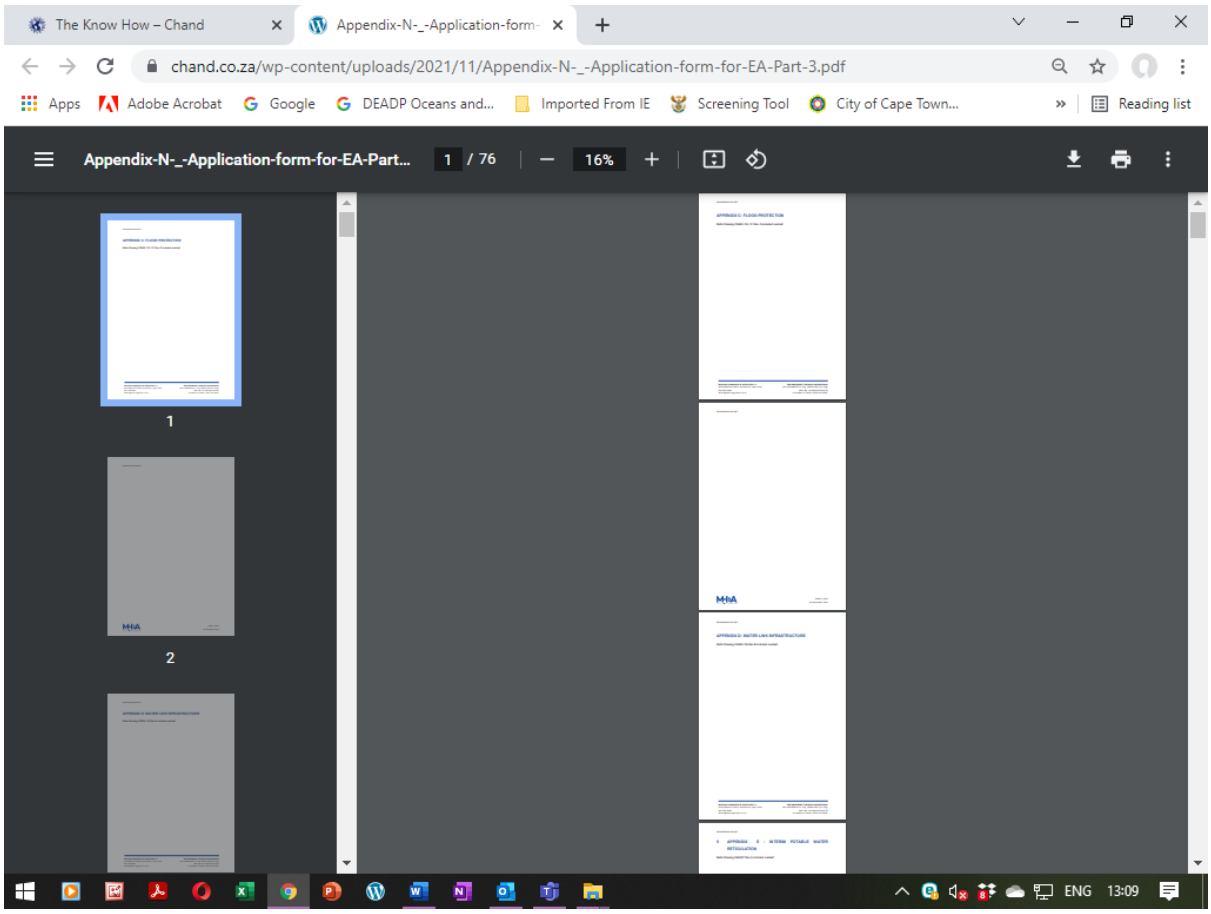
The Know How – Chand
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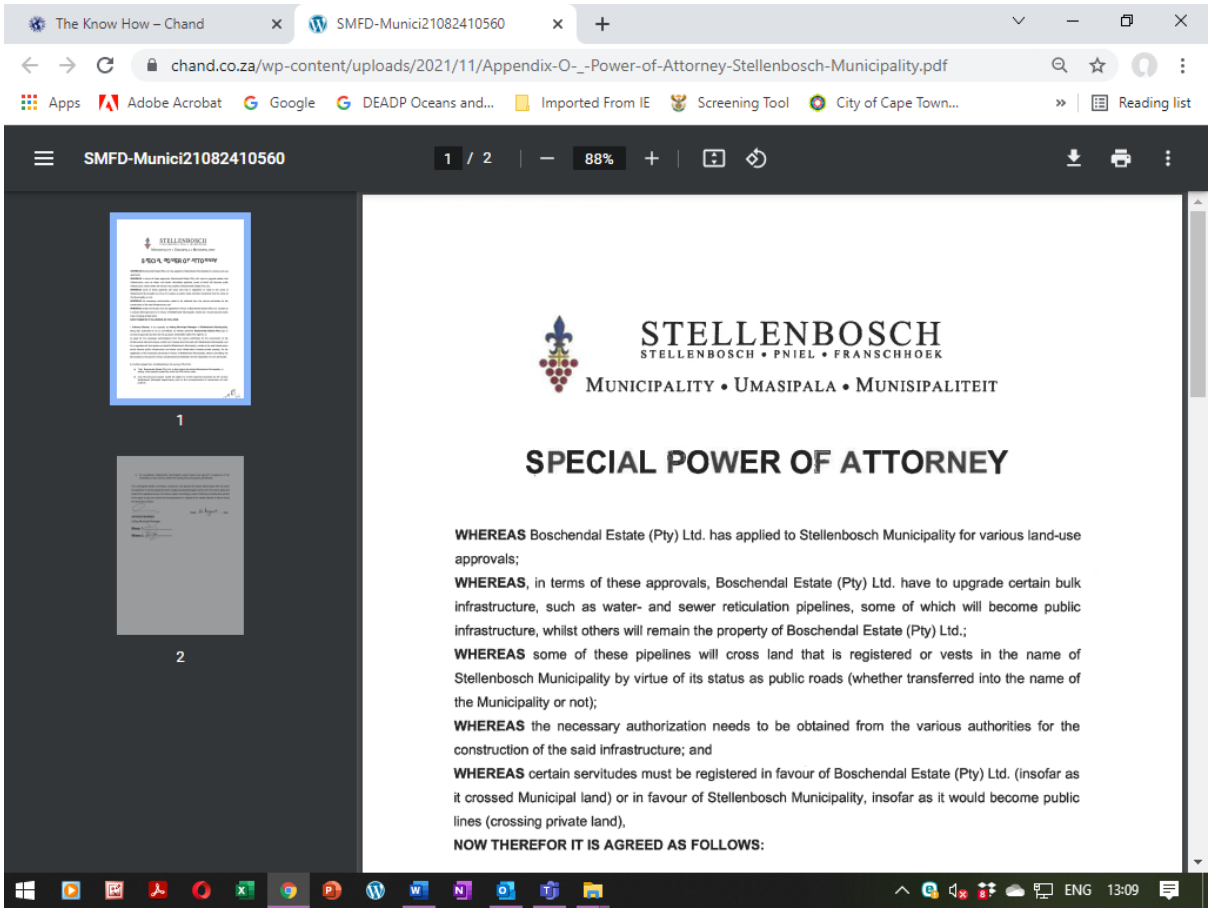
The Know How – Chand
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chand.co.za/wp-content/uploads/2021/11/Appendix-O-_-Power-of-Attorney-Stellenbosch-Municipality.pdf
Apps
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STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT
SPECIAL POWER OF ATTORNEY
WHEREAS Boschendal Estate (Pty) Ltd. has applied to Stellenbosch Municipality for various land-use approvals;
WHEREAS, in terms of these approvals, Boschendal Estate (Pty) Ltd. have to upgrade certain bulk infrastructure, such as water- and sewer reticulation pipelines, some of which will become public infrastructure, whilst others will remain the property of Boschendal Estate (Pty) Ltd.;
WHEREAS some of these pipelines will cross land that is registered or vests in the name of Stellenbosch Municipality by virtue of its status as public roads (whether transferred into the name of the Municipality or not);
WHEREAS the necessary authorization needs to be obtained from the various authorities for the construction of the said infrastructure; and
WHEREAS certain servitudes must be registered in favour of Boschendal Estate (Pty) Ltd. (insofar as it crossed Municipal land) or in favour of Stellenbosch Municipality, insofar as it would become public lines (crossing private land),
NOW THEREFOR IT IS AGREED AS FOLLOWS:
ENG
13:09