

ATTENTION: MRS. SAMORNAY SMIDT – DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

**PROPOSED MIXED USE DEVELOPMENT  
(NEWINBOSCH NEIGHBOURHOOD) ON THE  
REMAINDER OF PORTION 33 OF FARM 81,  
CLOETESDAL, STELLENBOSCH**

**1<sup>ST</sup> DRAFT BASIC ASSESSMENT REPORT**

**DEA&DP REF NO.: 16/3/3/6/7/1/B4/45/1124/19**

**GNEC REF NO.: 20538**

**Prepared for:**

**CLOETESDAL DEVELOPMENT (Pty) Ltd**

**Mr. Pieter du Toit**

A Office 202, Mill Square

Plein Street

Stellenbosch

7600

T 072 436 6929

E [pieter@similan.co.za](mailto:pieter@similan.co.za)

**Prepared by:**

**GUILLAUME NEL ENVIRONMENTAL  
CONSULTANTS**

**Contact Person**

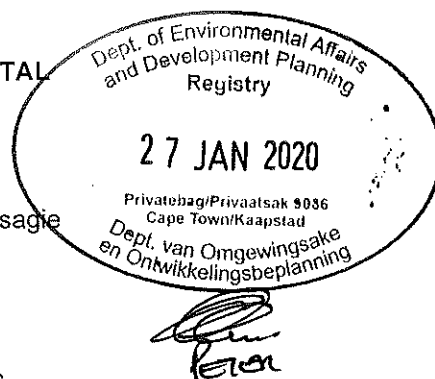
Mr/ Guillaume Nel / Mrs. Euonell Visagie

T 021 870 1874

F 021 870 1873

C 027 157 1321 / 0766846566

E [gn@gnec.co.za](mailto:gn@gnec.co.za) / [eg@gnec.co.za](mailto:eg@gnec.co.za)



**Guillaume Nel**

environmental consultants

27 JANUARY 2020

# Guillaume Nel

environmental consultants



45 Fabriek Street, Paarl, 7646

P.O. Box 2632, Paarl, 7620

T 021 870 1874

F 021 870 1873

W [www.gnec.co.za](http://www.gnec.co.za)

Contact Person: Euel Visagie

C 076 684 6566

E [eg@gnec.co.za](mailto:eg@gnec.co.za)

23 January 2020

## NOTICE OF FIRST PUBLIC PARTICIPATION PERIOD:

27 January 2020 – 28 February 2020

GNEC Code: 20538

DEA&DP REF: 16/3/3/6/7/1/B4/45/1124/19

Dear Interested and Affected Party

### INFORMING OF START OF THE FIRST PUBLIC PARTICIPATION PERIOD FOR THE PROPOSED MIXED USE DEVELOPMENT (NEWINBOSCH) ON THE REMAINDER OF PORTION 33 OF FARM 81, CLOETESDAL, STELLENBOSCH

Stretched on the foothills of the Papagaalberg, RE 33 of Farm 81, Cloetesdal boasts an area of approximately 48ha to the West of the R304. The misshapen triangular site is located approximately 1.5km north of Stellenbosch and is almost bordered to the south by Kayamandi, only separated by one farm. The entire extent of the property has been subject to cultivation and the Eastern border of the site is partially occupied by the Steyn's Nursery. The existing access is located just South of the access to the nursery off the R304 which connects Stellenbosch to the N1. The manor house sits to the South West on the site at an higher altitude than the R304 as the site slopes from West to East from approximately 181m above sea level at its highest point to about 121m above sea level at its lowest point in the South Eastern corner. In addition to the manor house, a few storage sheds are found in close proximity to the access of the site with some labourers housing in the South Eastern corner. Please refer to Figure 1 for a Locality Map.

GNEC was appointed by Cloetesdal Developments (Pty) Ltd to facilitate the EIA process for the development of the proposed site. Due to the current land use being agricultural in nature and the size of the property being larger than 1ha, as well as the proposed filling station, the proposed development will be subject to a Basic Assessment Process.

The developers intend to develop the property mainly for residential use of various typologies including single residential, group housing and town houses, approximately 1 100 units in total. Other intended land uses include a school on approximately 6ha, institutional use (church) on approximately 2ha and a filling station/convenience retail of approximately 5 000m<sup>2</sup>. The filling station will be located just south of the existing access road which will form the access to the proposed development. The Manor House will be converted into a clubhouse which will include recreational uses, HOA management offices and a pre-school or crèche space all while making use of the views from this point on the farm. Large green open spaces running like fingers through the development will

ATTENTION: MR. COR VAN DER WALT – WESTERN CAPE DEPARTMENT OF AGRICULTURE

**PROPOSED MIXED USE DEVELOPMENT  
(NEWINBOSCH NEIGHBOURHOOD) ON THE  
REMAINDER OF PORTION 33 OF FARM 81,  
CLOETESDAL, STELLENBOSCH**

1<sup>ST</sup> DRAFT BASIC ASSESSMENT REPORT

DEA&DP REF NO.: 16/3/3/6/7/1/B4/45/1124/19

GNEC REF NO.: 20538

Prepared for:

CLOETESDAL DEVELOPMENT (Pty) Ltd

Mr. Pieter du Toit

A Office 202, Mill Square

Plein Street

Stellenbosch

7600

T 072 436 6929

E pieter@similan.co.za

Prepared by:

GUILLAUME NEL ENVIRONMENTAL  
CONSULTANTS

Contact Person

Mr/ Guillaume Nel / Mrs. Euonell Visagie

T 021 870 1874

F 021 870 1873

C 027 157 1321 / 0766846566

E [gn@gnec.co.za](mailto:gn@gnec.co.za) / [eg@gnec.co.za](mailto:eg@gnec.co.za)

**Guillaume Nel**

environmental consultants

27 JANUARY 2020



27/01/2020

# Guillaume Nel

environmental consultants

45 Fabriek Street, Paarl, 7646

P.O. Box 2632, Paarl, 7620

T 021 870 1874

F 021 870 1873

W [www.gnec.co.za](http://www.gnec.co.za)

Contact Person: Euronell Visagie

C 076 684 6566

E [eg@gnec.co.za](mailto:eg@gnec.co.za)

23 January 2020

## NOTICE OF FIRST PUBLIC PARTICIPATION PERIOD:

27 January 2020 – 28 February 2020

GNEC Code: 20538

DEA&DP REF: 16/3/3/6/7/1/B4/45/1124/19

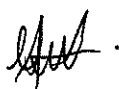
Dear Interested and Affected Party

### INFORMING OF START OF THE FIRST PUBLIC PARTICIPATION PERIOD FOR THE PROPOSED MIXED USE DEVELOPMENT (NEWINBOSCH) ON THE REMAINDER OF PORTION 33 OF FARM 81, CLOETESDAL, STELLENBOSCH

Stretched on the foothills of the Papagaaiberg, RE 33 of Farm 81, Cloetesdal boasts an area of approximately 48ha to the West of the R304. The misshapen triangular site is located approximately 1.5km north of Stellenbosch and is almost bordered to the south by Kayamandi, only separated by one farm. The entire extent of the property has been subject to cultivation and the Eastern border of the site is partially occupied by the Steyn's Nursery. The existing access is located just South of the access to the nursery off the R304 which connects Stellenbosch to the N1. The manor house sits to the South West on the site at an higher altitude than the R304 as the site slopes from West to East from approximately 181m above sea level at its highest point to about 121m above sea level at its lowest point in the South Eastern corner. In addition to the manor house, a few storage sheds are found in close proximity to the access of the site with some labourers housing in the South Eastern corner. Please refer to Figure 1 for a Locality Map.

GNEC was appointed by Cloetesdal Developments (Pty) Ltd to facilitate the EIA process for the development of the proposed site. Due to the current land use being agricultural in nature and the size of the property being larger than 1ha, as well as the proposed filling station, the proposed development will be subject to a Basic Assessment Process.

The developers intend to develop the property mainly for residential use of various typologies including single residential, group housing and town houses, approximately 1 100 units in total. Other intended land uses include a school on approximately 6ha, institutional use (church) on approximately 2ha and a filling station/convenience retail of approximately 5 000m<sup>2</sup>. The filling station will be located just south of the existing access road which will form the access to the proposed development. The Manor House will be converted into a clubhouse which will include recreational uses, HOA management offices and a pre-school or crèche space all while making use of the views from this point on the farm. Large green open spaces running like fingers through the development will



27/01/2020

ATTENTION: STELLENBOSCH PUBLIC LIBRARY

**PROPOSED MIXED USE DEVELOPMENT  
(NEWINBOSCH NEIGHBOURHOOD) ON THE  
REMAINDER OF PORTION 33 OF FARM 81,  
CLOETESDAL, STELLENBOSCH**

**1<sup>ST</sup> DRAFT BASIC ASSESSMENT REPORT**

**DEA&DP REF NO.: 16/3/3/6/7/1/B4/45/1124/19**

**GNEC REF NO.: 20538**

**Prepared for:**

**CLOETESDAL DEVELOPMENT (Pty) Ltd**

**Mr. Pieter du Toit**

A Office 202, Mill Square

Plein Street

Stellenbosch

7600

T 072 436 6929

E [pieter@similan.co.za](mailto:pieter@similan.co.za)

**Prepared by:**

**GUILLAUME NEL ENVIRONMENTAL  
CONSULTANTS**

**Contact Person**

Mr/ Guillaume Nel / Mrs. Euronell Visagie

T 021 870 1874

F 021 870 1873

C 027 157 1321 / 0766846566

E [gn@gnec.co.za](mailto:gn@gnec.co.za) / [eg@gnec.co.za](mailto:eg@gnec.co.za)

**Guillaume Nel**

environmental consultants

27 JANUARY 2020

Stellenbosch Biblioteek  
Stellenbosch Library  
P. O. Box / Posbus 17  
Stellenbosch, 7599

*emv*

ATTENTION: MR S. VAN DER MERWE (STELLENBOSCH MUNICIPALITY – ENVIRONMENTAL MANAGEMENT)

**PROPOSED MIXED USE DEVELOPMENT  
(NEWINBOSCH NEIGHBOURHOOD) ON THE  
REMAINDER OF PORTION 33 OF FARM 81,  
CLOETESDAL, STELLENBOSCH**

1<sup>ST</sup> DRAFT BASIC ASSESSMENT REPORT

DEA&DP REF NO.: 16/3/3/6/7/1/B4/45/1124/19

GNEC REF NO.: 20538

Prepared for:

CLOETESDAL DEVELOPMENT (Pty) Ltd

Mr. Pieter du Toit

A Office 202, Mill Square

Plein Street

Stellenbosch

7600

T 072 436 6929

E [pieter@similan.co.za](mailto:pieter@similan.co.za)

Prepared by:

**GUILLAUME NEL ENVIRONMENTAL  
CONSULTANTS**

**Contact Person**

Mr/ Guillaume Nel / Mrs. Euronell Visagie

T 021 870 1874

F 021 870 1873

C 027 157 1321 / 0766846566

E [gn@gnec.co.za](mailto:gn@gnec.co.za) / [eq@gnec.co.za](mailto:eq@gnec.co.za)

**Guillaume Nel**

environmental consultants

27 JANUARY 2020

*A. Greyling*

23 January 2020

**NOTICE OF FIRST PUBLIC PARTICIPATION PERIOD:**

27 January 2020 – 28 February 2020

GNEC Code: 20538

DEA&DP REF: 16/3/3/6/7/1/B4/45/1124/19

Dear Interested and Affected Party

**INFORMING OF START OF THE FIRST PUBLIC PARTICIPATION PERIOD FOR THE PROPOSED MIXED USE DEVELOPMENT (NEWINBOSCH) ON THE REMAINDER OF PORTION 33 OF FARM 81, CLOETESDAL, STELLENBOSCH**

Stretched on the foothills of the Papagaaiberg, RE 33 of Farm 81, Cloetesdal boasts an area of approximately 48ha to the West of the R304. The misshapen triangular site is located approximately 1.5km north of Stellenbosch and is almost bordered to the south by Kayamandi, only separated by one farm. The entire extent of the property has been subject to cultivation and the Eastern border of the site is partially occupied by the Steyn's Nursery. The existing access is located just South of the access to the nursery off the R304 which connects Stellenbosch to the N1. The manor house sits to the South West on the site at a higher altitude than the R304 as the site slopes from West to East from approximately 181m above sea level at its highest point to about 121m above sea level at its lowest point in the South Eastern corner. In addition to the manor house, a few storage sheds are found in close proximity to the access of the site with some labourers housing in the South Eastern corner. Please refer to Figure 1 for a Locality Map.

GNEC was appointed by Cloetesdal Developments (Pty) Ltd to facilitate the EIA process for the development of the proposed site. Due to the current land use being agricultural in nature and the size of the property being larger than 1ha, as well as the proposed filling station, the proposed development will be subject to a Basic Assessment Process.

The developers intend to develop the property mainly for residential use of various typologies including single residential, group housing and town houses, approximately 1 100 units in total. Other intended land uses include a school on approximately 6ha, institutional use (church) on approximately 2ha and a filling station/convenience retail of approximately 5 000m<sup>2</sup>. The filling station will be located just south of the existing access road which will form the access to the proposed development. The Manor House will be converted into a clubhouse which will include recreational uses, HOA management offices and a pre-school or crèche space all while making use of the views from this point on the farm. Large green open spaces running like fingers through the development will

*A. Geog*

Guillaume Nel

environmental consultants

45 Fabrik Street, Paarl, 7646  
P.O. Box 2632, Paarl, 7620  
T 021 870 1874  
F 021 870 1873  
W [www.gnec.co.za](http://www.gnec.co.za)

Contact Person: Euronell Visagie  
C 076 684 6566  
E [eg@gnec.co.za](mailto:eg@gnec.co.za)

23 January 2020

**NOTICE OF FIRST PUBLIC PARTICIPATION PERIOD:**

**27 January 2020 – 28 February 2020**

**GNEC Code: 20538**

**DEA&DP REF: 16/3/3/6/7/1/B4/45/1124/19**

Dear Interested and Affected Party

**INFORMING OF START OF THE FIRST PUBLIC PARTICIPATION PERIOD FOR THE PROPOSED MIXED USE DEVELOPMENT (NEWINBOSCH) ON THE REMAINDER OF PORTION 33 OF FARM 81, CLOETESDAL, STELLENBOSCH**

Stretched on the foothills of the Papagaaiberg, RE 33 of Farm 81, Cloetesdal boasts an area of approximately 48ha to the West of the R304. The misshapen triangular site is located approximately 1.5km north of Stellenbosch and is almost bordered to the south by Kayamandi, only separated by one farm. The entire extent of the property has been subject to cultivation and the Eastern border of the site is partially occupied by the Steyn's Nursery. The existing access is located just South of the access to the nursery off the R304 which connects Stellenbosch to the N1. The manor house sits to the South West on the site at a higher altitude than the R304 as the site slopes from West to East from approximately 181m above sea level at its highest point to about 121m above sea level at its lowest point in the South Eastern corner. In addition to the manor house, a few storage sheds are found in close proximity to the access of the site with some labourers housing in the South Eastern corner. Please refer to Figure 1 for a Locality Map.

GNEC was appointed by Cloetesdal Developments (Pty) Ltd to facilitate the EIA process for the development of the proposed site. Due to the current land use being agricultural in nature and the size of the property being larger than 1ha, as well as the proposed filling station, the proposed development will be subject to a Basic Assessment Process.

The developers intend to develop the property mainly for residential use of various typologies including single residential, group housing and town houses, approximately 1 100 units in total. Other intended land uses include a school on approximately 6ha, institutional use (church) on approximately 2ha and a filling station/convenience retail of approximately 5 000m<sup>2</sup>. The filling station will be located just south of the existing access road which will form the access to the proposed development. The Manor House will be converted into a clubhouse which will include recreational uses, HOA management offices and a pre-school or crèche space all while making use of the views from this point on the farm. Large green open spaces running like fingers through the development will