

**Virdus Works Environmental  
(Pty) Ltd (Reg. No. 2019/133896/07)**

Environmental Management, Assessment and Administration

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30 May 2024

«Reference»

«Salutation» «Initials» «Surname»

«Address\_01»

«Address\_02»

«Address\_03»

«Address\_04»

Per: «Registration»

Dear Sir / Madam      Geagte Heer / Dame

**NOTICE OF PRE-APPLICATION PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT AND DRAFT HERITAGE IMPACT ASSESSMENT:**

**THE PROPOSED DEVELOPMENT OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, STELLENBOSCH DIVISION (DEA&DP CASE REFERENCE: 16/3/3/6/7/1/B4/45/1247/23)**

Notice is hereby given of a combined public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998) (NEMA), and the National Heritage Resources Act, 1999, Act 25 of 1999) (NHRA) the proposed development of Welmoed Village on Portion 28 of Farm Welmoed Estate No. 468, Stellenbosch RD (see Annexure A). The farm has an area of 45,5 ha that is inside of the delineated urban edge of Lynedoch, but it is outside of the Lynedoch Village (established on a subdivided portion of Portion 28 in 2003) urban area.

The proposal is a phased development, by rezoning of the property to a subdivisinal area that provides for mixed uses (see Annexure B), including, but not limited to:

- multi-unit housing zone for medium and high-density residential units, inclusive of a retirement village, blocks of flats, group housing, townhouses, inclusionary housing, private roads, and renewable energy structures;
- private open space zone for conservation of the natural features, access and circulation, and open spaces;
- transport facilities zone for transport purposes (goods and passengers);
- public roads and parking zone for public roads and streets;
- local business zone with a small retail outlet, restaurant, medical consulting rooms, and offices;
- community zone for the establishment of a place of assembly, place of worship, day care facilities, place of education, indoor and other sporting, and related facilities; and
- utility services zone for the accommodation of private infrastructure and utility services as required for the proposed development.

The external services infrastructure (none of which requires environmental authorisation) consists of the following:

- Widening of the Vlotenburg service road by 4m to create turning lanes for access to the development;
- An 11kV overhead feeder of approximately 4km from Lynedoch substation to the development and upgrading of the Lynedoch Substation transformer;
- A bulk potable water line of approximately 2,3km with a capacity of 20,47 kl/d and peak flow rate of 17,415 l/s (fire flow requirement 25 l/s); and
- A rising sewer main (pump line) of approximately 4km with peak wet weather flow 14,019 l/s in a 160mm Class 34 uPVC pipes.

The activities which trigger the environmental authorisation application are listed in Annexure C.

Dupré Lombaard (Mobile: +27 82 895 6362 // Email: [dupre.lombaard@virdus.com](mailto:dupre.lombaard@virdus.com)) of Virdus Works Environmental (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the Basic Assessment environmental authorisation process on behalf of the applicant (Uniqon Developers (Pty) Ltd).

This letter serves as notification of the proposed development, the availability of the pre-application Draft Basic Assessment Report (DBAR), including the draft Heritage Impact Assessment (HIA) report, and the opportunity to register as an Interested and Affected Party (I&AP) for the process.

Any person wishing to register, or participate in the process, or submit comment on the DBAR may submit written comment by email to the EAP. All correspondence must refer to the subject and DEA&DP case reference number (THE PROPOSED DEVELOPMENT OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, STELLENBOSCH DIVISION (DEA&DP CASE REFERENCE: 16/3/3/6/7/1/B4/45/1247/23)), and must contain the name, address, preferred contact details, and sufficient details regarding the subject matter to allow for a rational response.

The DBAR, inclusive of a full description of the proposed development, specialist reports, and proposed draft environmental management programme (EMPr) and the HIA can be accessed on the Virdus website: <https://www.virdus.com>. Copies of the DBAR containing 1 175 pages will not be made available in hard copy. If alternative access to the DBAR is required, then special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // Email: [nico.williams@virdus.com](mailto:nico.williams@virdus.com)).

The DBAR will be available for a period of 40 days for public access and comment, from 14 June 2024 – 24 July 2024.

Virdus Works Environmental respects the right to privacy of all I&AP's and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP, and participation in the process, I&AP's agree that their names, limited details, and comments may be made available in the public domain. This information will only be used for reporting on the public participation process as part of the environmental authorisation application process.

**KENNISGEWING VAN VOOR AANSOEK OPENBARE DEELNAME PROSES EN BESIKKBAARHEID  
VAN VOOR AANSOEK KONSEP BASIESE ASSESSERINGS VERSLAG EN KONSEP ERFENIS-IMPAK  
BEOORDELING: DIE VOORGESTELDE ONTWIKKELING VAN GEDEELTE 28 VAN PLAAS  
WELMOED ESTATE NR. 468, AFDELING STELLENBOSCH (DEA&DP VERWYSING:  
16/3/3/6/7/1/B4/45/1247/23)**

Hiermee word kennis gegee van 'n gekombineerde openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998) (NEMA), en die Wet op Nasionale Erfenishulpbronne, 1999, Wet 25 van 1999) (NHRA) die voorgestelde ontwikkeling van Welmoed Village op Gedeelte 28 van Farm Welmoed Estate No. 468, Stellenbosch RD (sien Bylae A). Die plaas het 'n oppervlakte van 45,5 ha wat binne-in die afgebakende stedelike grens van Lynedoch is, maar dit is buite die Lynedoch Village (gestig op 'n onderverdeelde gedeelte van Gedeelte 28 in 2003) stedelike gebied.

Die voorstel is 'n gefasseerde ontwikkeling deur die eiendom te hersoneer na 'n onderverdelingsgebied wat voorsiening maak vir gemengde gebruike (sien Bylae B), insluitend, maar nie beperk nie tot:

- multi-eenheid behuising sone vir medium- en hoëdigtheid wooneenhede, insluitend 'n aftreeoord, woonstelblokke, groep behuising, meenthuise, inklusiewe behuising, privaat paaie en hernubare energie strukture;
- privaat oopruimte sone vir bewaring van die natuurlike kenmerke, toegang en sirkulasie, en oop ruimtes;
- vervoer fasiliteite sone vir vervoer doeleindes (goedere en passasiers);
- openbare paaie en parkeer sone vir openbare paaie en strate;
- plaaslike sake sone met 'n klein winkel, restaurant, mediese spreekkamers en kantore;
- gemeenskap sone vir die vestiging van 'n plek van samekoms, plek van aanbidding, dagsorg fasiliteite, plek van opvoeding, binnenshuise en ander sport, en verwante fasiliteite; En
- nutsdienste sone vir die akkommodasie van private infrastruktuur en nutsdienste soos benodig vir die voorgestelde ontwikkeling.

Die infrastruktuur vir eksterne dienste (waarvan nie een omgewingsmagtiging vereis nie) bestaan uit die volgende:

- Verbreding van die Vlotenburg-dienspad met 4m om draai-bane te skep vir toegang tot die ontwikkeling;
- 'n 11kV oorhoofse toevoer van ongeveer 4 km vanaf Lynedoch-substasie na die ontwikkeling en opgradering van die Lynedoch-substasie transformator;
- 'n Grootmaat drinkbare waterlyn van ongeveer 2,3 km met 'n kapasiteit van 20,47 kl/d en piekvloei tempo van 17 415 l/s (brand-vloei vereiste 25 l/s); En
- 'n Stygende riool stygleiding (pomp lyn) van ongeveer 4km met piek nat weer vloei 14,019 l/s in 'n 160mm Klas 34 uPVC pype.

Die aktiwiteite wat die omgewingsmagtiging aansoek aktiveer, word in Bylae C gelys.

Dupré Lombaard (Selfoon: +27 82 895 6362 // E-pos: dupre.lombaard@virdus.com) van Virdus Works Environmental (Edms) Bpk is aangestel as die onafhanklike omgewings assesserings praktisyn (EAP) om die basiese assessering omgewingsmagtiging proses namens die aansoeker (Uniqon Developers (Edms) Bpk) te onderneem.

Hierdie brief dien as kennisgewing van die voorgestelde ontwikkeling, die beskikbaarheid van die voor-aansoek konsep-basiese assesserings verslag (DBAR), insluitend die konsep erfenis impak assessering verslag (HIA), en die geleentheid om as 'n belanghebbende en geaffekteerde party (I&AP) vir die proses te registreer.

Enige persoon wat wil registreer, of aan die proses wil deelneem, of kommentaar op die DBAR wil indien, kan skriftelike kommentaar per e-pos by die EAP indien. Alle korrespondensie moet verwys na die onderwerp en DEA&DP-saak verwysingsnommer (THE PROPOSED DEVELOPMENT OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, STELLENBOSCH DIVISION (DEA&DP CASE REFERENCE: 16/3/3/6/7/1/B4/45/1247/23)), en moet die naam, adres, voorkeur kontakbesonderhede en voldoende besonderhede rakende die onderwerp bevat om 'n rasonale reaksie moontlik te maak.

Die DBAR, insluitend 'n volledige beskrywing van die voorgestelde ontwikkeling, spesialis verslae en voorgestelde konsep-omgewingsbestuursprogram (EMPr) en die HIA, kan op die Virdus-webwerf verkry word: <https://www.virdus.com>. Afskrifte van die DBAR wat 1 175 bladsye bevat, sal nie in harde kopie beskikbaar gestel word nie. Indien alternatiewe toegang tot die DBAR vereis word, kan spesiale reëlings getref word met die EAP of Nico Williams (Selfoon: +27 76 564 8569 // E-pos: [nico.williams@virdus.com](mailto:nico.williams@virdus.com)).

Die DBAR sal beskikbaar wees vir 'n tydperk van 40 dae vir openbare toegang en kommentaar, vanaf 14 Junie 2024 – 24 Julie 2024.

Virdus Works Environmental respekteer die reg op privaatheid van alle I&AP's en sal voldoen aan die vereistes van die Wet op die Beskerming van Persoonlike Inligting, 2013, Wet 4 van 2013. Deur as 'n I&AP te registreer en aan die proses deel te neem, stem I&AP's in dat hul name, beperkte besonderhede en kommentaar in die openbare domein beskikbaar gestel kan word. Hierdie inligting sal slegs gebruik word vir verslagdoening oor die openbare deelname proses as deel van die aansoekproses vir omgewingsmagtiging.

Yours faithfully / Die uwe

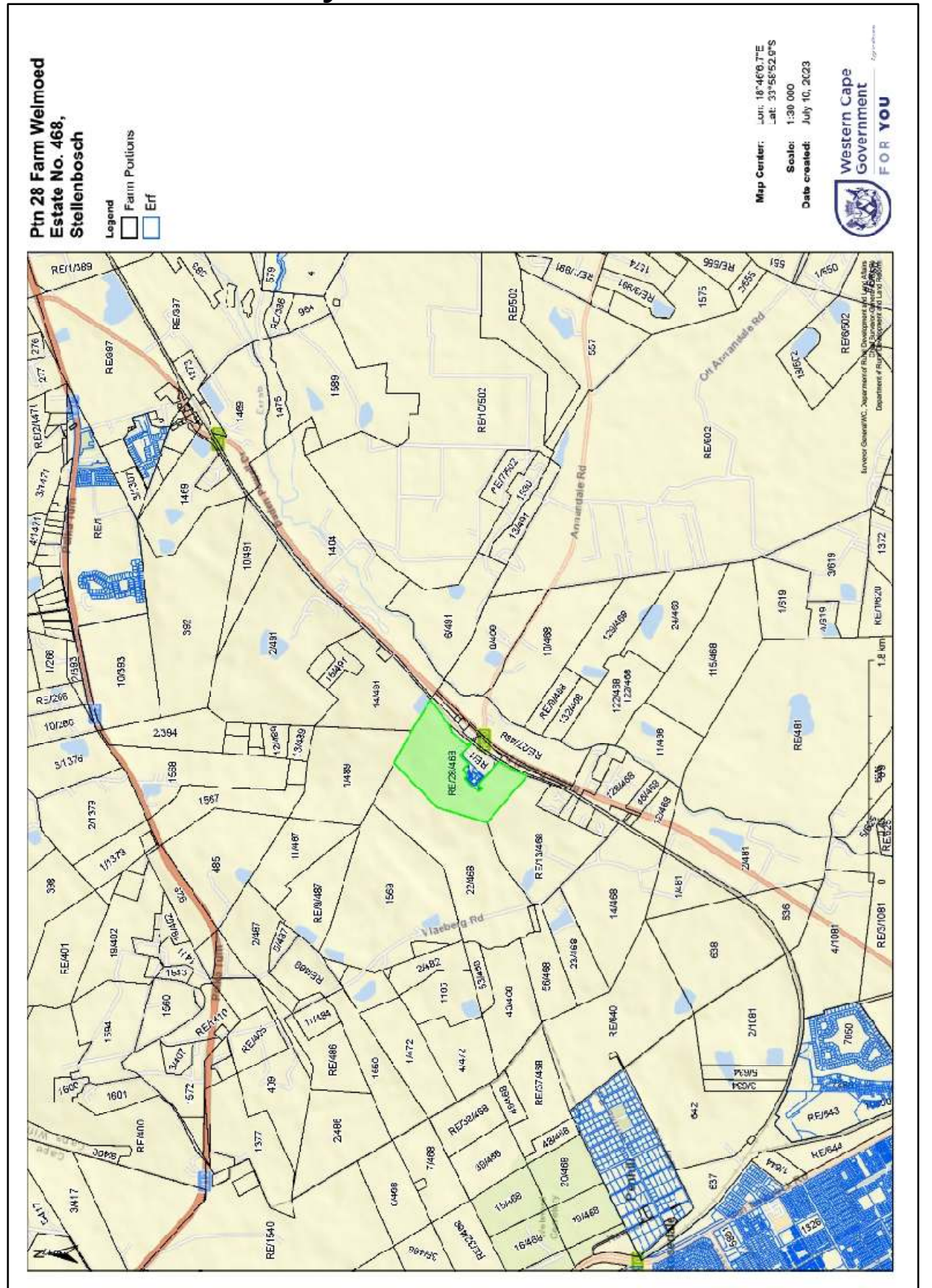


**Dupré Lombaard**

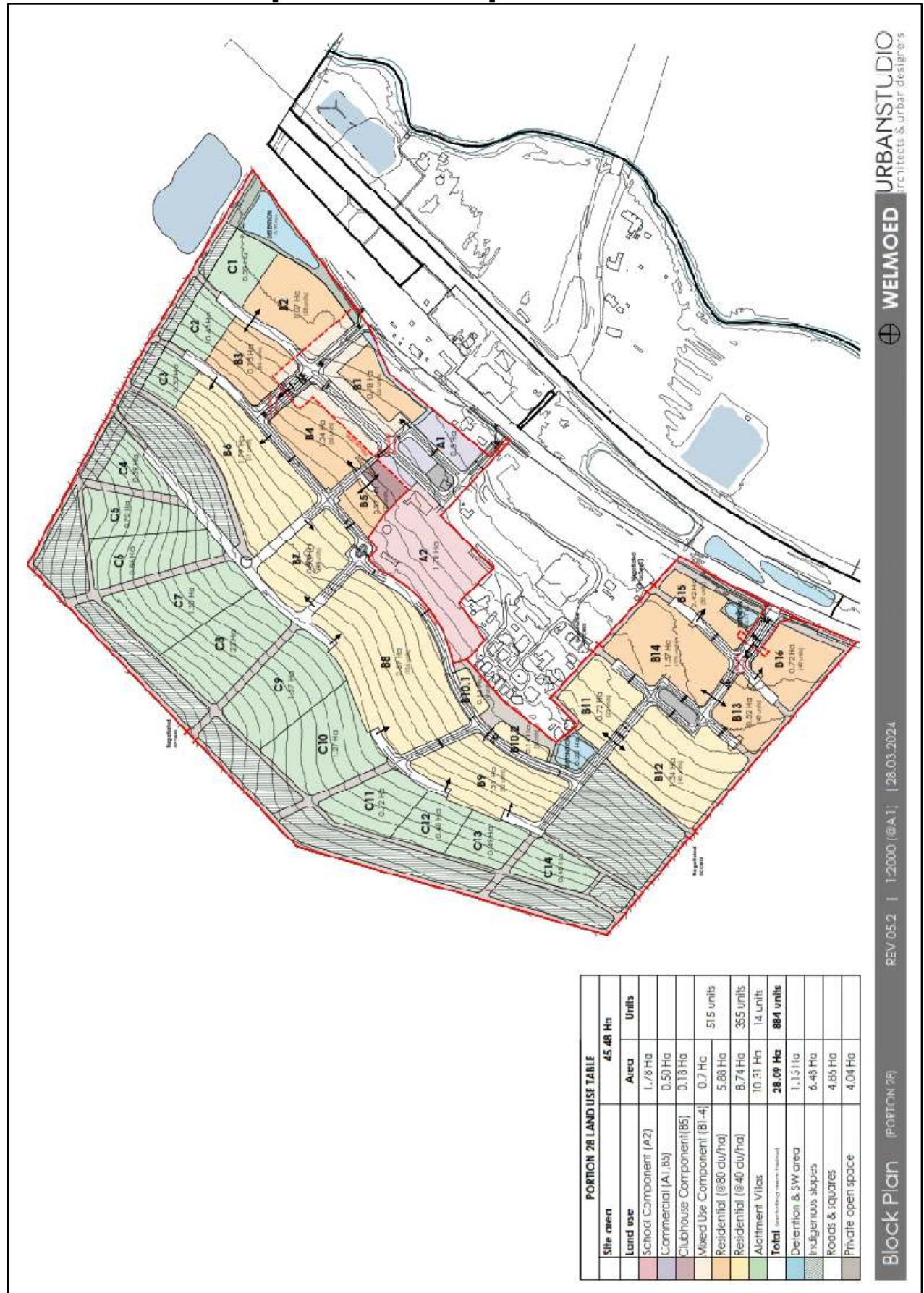
**Technical Planner and Environmental Assessment Practitioner**

SACPLAN B/8076/1998 // EAPASA 2019/304

# Annexure A: Locality



# Annexure B: Proposed development



PORTION 28 LAND USE TABLE		45.48 Ha
Site area	Area	Units
School Component (A2)	1.78 Ha	
Commercial (A, B3)	0.50 Ha	
Clubhouse Component (B5)	0.18 Ha	
Mixed Use Component (B1-4)	0.7 Hc	515 units
Residential (880 au/ha)	5.88 Ha	
Residential (840 au/ha)	8.74 Ha	355 units
Allocation Villas	10.31 Ha	14 Units
<b>Total</b>	<b>28.09 Ha</b>	<b>884 units</b>
Detention & SW area	1.15 Ha	
Irregular shapes	6.43 Ha	
Roads & squares	4.85 Ha	
Private open space	4.04 Ha	

Block Plan (PORTION 28) | REV 05.2 | 1-2000 (@A1) | 28.03.2024  
 WELMOED | URBANSTUDIO architects & urban designers

## Annexure C: Listed activities

Activity No(s):	Provide the relevant <b>Basic Assessment Activity(ies)</b> as set out in <b>Listing Notice 1</b>	Describe the portion of the proposed development to which the applicable listed activity relates.
24	The development of a road— (i) [a road] for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or (ii) [a road] with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres; but excluding a road— (a) [roads] which [are] is identified and included in activity 27 in Listing Notice 2 of 2014; (b) [roads] where the entire road falls within an urban area; or (c) which is 1 kilometre or shorter.	Internal main roads exceed the parameters.
28	Residential, mixed, retail, commercial, industrial, or institutional developments where such land was used for agriculture, game farming, equestrian purposes, or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial, or institutional purposes.	The proposed development will contain residential, mixed use and institutional development components on land used for agriculture after 1998. The proposed development footprint will be larger than 5 hectares.
Activity No(s):	Provide the relevant <b>Basic Assessment Activity(ies)</b> as set out in <b>Listing Notice 3</b>	Describe the portion of the proposed development to which the applicable listed activity relates.
4	The development of a road wider than 4 metres with a reserve less than 13,5 metres. Western Cape i. Areas zoned for use as public open space or equivalent zoning; ii. Areas outside urban areas; (aa) Areas containing indigenous vegetation; (bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or iii. Inside urban areas: (aa) Areas zoned for conservation use; or (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.	Internal roads will exceed the limits.
18	The widening of a road by more than 4 metres, or the lengthening of a road by more than 1 kilometre.	Upgrading of the Vlotenburg service road as confirmed in the TIA to create turning lanes.