

NOTIFICATION OF ENVIRONMENTAL IMPACT ASSESSMENT PROCESS
DEA&DP Reference No: 16/3/3/6/7/1/84/45/1202/24
GNEC Reference No: 20976

THE PROPOSED RESIDENTIAL DEVELOPMENT ON REMAINDER OF FARM BRANDWACHT NO. 1049, STELLENBOSCH, WESTERN CAPE

Project Proposal: *Guillaume Nel Environmental Consultants (GNEC)* has been appointed by the *Brandwacht Land Development (Pty) Ltd*, to facilitate the Basic Assessment process for the proposed residential development, with an accompanying commercial pocket on the remaining piece of property abutting the existing *Brandwacht* Office Park to the one side and *Ben du Toit Drive* to the other. The proposed development will be constructed in two phases, with Phase I comprising of a total of 150 erven, which accumulates to a total of 18.43ha located on the western side of the erf, and Phase II of 10 erven which accumulates to 11.74ha located on the eastern side of the erf. The Basic Assessment is applying for both phases: Phase I: a total of 146 Conventional Residential Housing opportunities of 7.21ha in size; a Local Business Zoned erf of 0.27ha in size; Private Open Space of 7.60ha in size; Private Open Space on the form of Private Roads of 3.09ha in size; and Public Roads and Parking of 0.26ha in size. Phase II: A total of 9 Conventional Residential housing opportunities of 11.20ha in size; and Private Open Space in the form of Private Roads of 0.54ha in size.

Application for environmental authorization to undertake the following activity:

EIA activities: Listing Notice 1 (GN No. R. 985, as amended) Activity 12, 19, 27 & 28 and Listing Notice 3 (GN No. R. 985, as amended) Activity 4 & 12. An application for a Water Use Licence will also be submitted to the Department of Water and Sanitation (DWS) in terms of Section 21 of the National Water Act, 1998 (Act 36 of 1998).

Location: The subject property is situated between *Paradysekloof* and *Brandwacht* (*Brandwacht-Aan-Rivier* and *Brandwacht 'Propor'*), Stellenbosch. The subject property is currently not included in the urban edge and is zoned agriculture. Conceptual alignments of the 'Eastern Link Road', of which a section is a proclaimed Provincial Main Road (MR 169), traverses the subject property, resulting in two portions – one to the east- and one to the west of the said link road. Please note that this EIA does not include application for the much discussed "Eastern Link Road" but does make partial accommodation for the possibility of its development in the future.

Invitation for Public Participation Registration and Comment (*Friday 14 March 2025 – Wednesday 16 April 2025*): To register and comment as an Interested and Affected Party and to be notified of any developments in the proposed application, please contact: *Guillaume Nel Environmental Consultants*, attention: Mrs. Euonell Visagie or Mr. Steve September, P.O. Box 2632, Paarl, 7620, Tel: 021-870 1874, Fax: 021-870 1873, e-mail: eg@g nec.co.za / steve@g nec.co.za Please make use of the GNEC Reference No. 20976 in all correspondence. A copy of the First Draft Basic Assessment Report will be available on GNEC's website (www.g nec.co.za) from the *14th of March 2025*. A hard copy or an electronic copy of the document can be made available on request.

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