

Farm 1049 Brandwacht

1 Partial chronology of development history on Farm 1049 Brandwacht

The chronology regarding the application for development as presented by SRK in the Plan of Study for Scoping, the Background Information Document, the Draft Scoping Report as well as its Executive Summary version are all gross misrepresentations. A more complete chronology is presented here, reconstructed from various sources.

1965	Mazatlan Estates, owner of Farm 1049, is sold to the present applicant (du Toit, Puddu, Gildenhuys).
17 Aug 1967	Mazatlan Estates develops part of the farm into what is now Brandwacht township.
19 Dec 1989	Application for amendment of the then Cape Metropolitan Guide Plan to allow township development on the farm.
20 Feb 1990	Stellenbosch Municipality supports amendment to the Guide Plan.
13 Mar 1990	This resolution was rescinded; Municipality opposed to the amendment of the Guide Plan.
20 Apr 1995	Application to Winelands Regional Services Council for incorporation of farm into Stellenbosch Municipality, as well as subdivision and rezoning.
25 May 1995	Application for consent in terms of the Agricultural Land Act No 70 of 1970.
19 Jun 1995	Letter WRSC to applicant saying it would handle application for the amendment of the Guide Plan, the rezoning application and the application for incorporation.
21 Jun 1995	Letter Department Agriculture to applicant turning down application for subdivision
5 Jul 1995	Letter Cape Metropolitan Council to Municipality asking for the application to be advertised.
25 Aug 1995	Application on Inclusion, Rezoning, Subdivision (NOT amendment of Guide Plan) advertised.
4-12 Oct 1995	Lots of objections received, supplied to applicant
5 Oct 1995	Winelands supports inclusion into Municipal Area
undated 1995:	Memo by Mazatlan to Director General of Agriculture Pretoria asking for revision of negative Dept Agriculture decision (no copy of letter was supplied to the Municipality).
8 Dec 1995	Dept Agriculture to applicant: Department is now willing to review decision.
14 Dec 1995	Applicant writes to Municipality asking for information on studies
19 Dec 1995	also 8 Jul 1996: Dept Agriculture to Applicant: guide plan decision must be made by Western Cape Province (PAWC)
19 Dec 1995	Agriculture to Municipality asking for IAP comment
9 Feb 1996	Agriculture to Municipality: Guide Plan is proclaimed Structure Plan; comments should therefore be sent to Provincial Administration (PAWC) Planning.
14 Feb 1996	Meeting between Municipality, WDC, PAWC, Agriculture on principles of new structure plan
21 Apr 1996	Minister of Agriculture to applicant: Application may not be considered until new planning policy for environment has been approved.
1 Jul 1996	First written reply by applicant to objections received in October 1995. Inclusion of Agriculture 21 April letter.

5 Aug 1996	Municipality to PAWC asking for comment (given the “ongewone betrokkenheid van PAWC”) on issues
19 Sept 1996	WC Planning to Municipality: advertise amendment of Structure Plan separately
1 Nov 1996	SECOND advertisement after PAWC request, lots of objections received.
31 Jan 1997	Applicant's replies to objections given to Municipality
25 Mar 1997	Stellenbosch Council accepts recommendations on higher densities, limiting loss of agricultural land, limiting urban sprawl, Urban Area, SMZ. (p. A.11)
7 May 1997	Meeting Municipality-TV3-Agriculture-PAWC: present application does not conform to principles. Applicant given chance to change his application.
3 Jun 1997	Council turns down application. Refusal is motivated in detail on many grounds. Applicant must show that the farming unit is not economically viable. Officials want proof that agricultural land is NOT high potential: “dat die aansoek ... vir afkeuring aanbeveel word tensy die aansoeker ... bewys kan lewer dat die betrokke plaas nie 'n ekonomiese landbou-eenheid is nie, in welke geval die Raad die aansoek in herooring sal neem.” There is a big difference between SUPPORT and RE-CONSIDERATION.
May 1998	Soil survey report by Lambrechts and Schloms
28 May 1998	Applicant to Municipality: claim that farm is not economically viable. Asks for application be considered in conjunction with Paradyskloof Golf Resort.
7 Jul 1998	Mazatlan sells Brandwacht to Brandwacht Land Development; both companies are owned by the du Toit/Puddu/Gildenhuys clan.
3 Nov 1998	Provincial Dept of Planning to TV3: Scoping exercise required.
11 Nov 1998	Mazatlan to Municipality: embarking on scoping exercise.
12 Nov 1998	Mazatlan to Provincial Planning: SRK engaged to carry out EIA and scoping.
18 Jan 1999	Memo Hardcastle (CNC) to Pretorius (Dept Planning) regarding Brandwacht: relation with Stellenbosch SDF
Apr 1999	Specialist studies: Traffic, others
Mar 1999	River specialist study by Ractliffe
30 Mar 1999	Period of comment ends
24 May 1999	Declaration of Conflict by Stellenbosch Save the Mountain Alliance (SSMA) against SRK in terms of NEMA
12 Jun 1999	Retief Olivier of IMSSA appointed as mediator in conflict
17 Jun 1999	second scoping feedback meeting held by SRK
29 Jun 1999	Meeting Olivier — SRK
Jul 1999	Draft Scoping Report available for public comment
27 Jul 1999	Meeting Olivier — SSMA
19 Aug 1999	Mediation session, centering on revision of the Executive Summary of the DSR
5 Oct 1999	Final version of Executive Summary made available to SSMA
21 Oct 1999	Meeting Olivier — SSMA: SSMA says that the Executive Summary was inconsistent with the revisions agreed on on 19 Aug and that trust had now broken down.
26 Oct 1999	Report on conflict resolution by R Olivier: It was therefore deemed that the conflict has not been resolved and that the Executive Summary does not reflect and represent IAP's concerns in any fair and unbiased way ...
Oct 1999	Final Scoping Report submitted by SRK to DECAS (formerly CNC)
Jul 2000	DECAS requires recommendation from Dept of Agriculture

May 2001	Dept of Agriculture requires soil study
Sep 2001	Soil survey completed
Feb 2002	Reduced application submitted to Dept of Agriculture by TV3
19 Feb 2002	Dept of Economic Affairs accepts conditionally the proposed development of 18.5 ha
17 Apr 2002	Dept Agriculture agrees to 18.5 ha development proposal
28 Aug Nov 2002	Stellenbosch Town Engineer requires infrastructural upgradings and pro rata participation
Sep 2002	Checklist and documentation submitted as required by DEA& DP
14 Feb 2003	Reduced application advertised, then aborted
18 Feb 2003	Comment by Director Regional Planning recommending that the proposed development is not desirable in terms of LUPO.
13 Mar 2003	Chennells Albertyn to TV3: takes up again the declared conflict and its issues, as well as agricultural land and other matters
Aug 2003	Heritage study completed, required by DEA& DP
15 Sep 2003	Heritage Western Cape to Albertyn: application for declaration as a provincial heritage site should include the historic farm and remaining agricultural land. 200 units considered inappropriate.
Nov 2003	New scoping process required
2 Nov 2003	Stellenbosch Town Engineer satisfied by Traffic Impact study methodology
25 Jun 2004	Submission of EIA Application Form and Checklist; Submission of Plan of Study for Scoping (PoSS)
20 July 2004	1:50 floodline set out
13 Aug 2004	Advertisement of EIA process in Eikestadnuus.
15 Oct 2004	Release of Draft Scoping Report by SRK
3 Nov 2004	"Open House" held by SRK. No formal presentations are made as, according to SRK, "people have had two previous opportunities (in 1998) to participate in public meetings."
10 November 2004	Brandwacht Action Group to Dept Agriculture re soil potential
15 Nov 2004	End of period for comment on Draft Scoping Report; many IAP comments submitted
16 November 2004	Hearing by municipal Planning and Economic Development
19 April 2005	SRK Final Scoping Report available (dated December 2004, re all of Farm 1049)
April 2005	Further correspondence between SRK and Chennells Albertyn Attorneys acting on behalf of Brandwacht Action Group; complaints why the Scoping Report was submitted to DEADP but had not been made available to IAPs
7 December 2006	Record of Decision issued by DEADP authorising 3ha office park, 2.5ha rural hotel, remaining 43ha to remain agricultural land. Residential component refused.
22 December 2006	Appeal lodged at DEADP by Brandwacht Land Development against Record of Decision
29 January 2007	Letter from Brandwacht Action Group to MEC Essop opposing BLD appeal
5 February 2007	Letter from Stellenbosch Interest Group to MEC opposing appeal
21 March 2007	Article in <i>Die Burger</i> about the Western Cape Department of Agriculture opposing development even of low-potential agricultural land
30 March 2007	Letter from Stellenbosch Ratepayers' Association opposing the appeal

15 October 2008	Letter from new MEC for Environmental Affairs, Pierre Uys, to Brandwacht Action Group informing the BAG that he has “varied the decision of the delegated officer of DEADP dated 8 December 2006”. 120 residential units to be allowed on 18.5ha; the remaining 30ha to remain agricultural land.
29 October 2008	Brandwacht Action Group requests Uys to provide reasons
November 2009	TV3 LUPO application for structure plan amendment, rezoning, subdivision and departure on 18.5ha
12 December 2008	Letters Brandwacht Action Group to Municipality and to Agriculture MEC Cobus Dowry re Uys variation decision
10 March 2009	Stellenbosch Planning and Development Services recommends change of structure plan and subdivision after 84 objections received (2.5ha hotel, 120 residential units 5.9ha, open space 7.1ha)
10 March 2009	Appeal by Stellenbosch Ratepayers' Association against the change of structure plan and subdivision
6 April 2009	Ratepayers' Association request for reasons
30 April 2009	MEC Pierre Uys amends Stellenbosch structure plan; remainder remains zoned Agriculture
4 July 2009	LUPO Appeal sent by Chennells Albertyn on behalf of Brandwacht Action Group to MEC for Environmental Affairs
11 October 2010	DEADP MEC Anton Bredell extends the validity period of the authorisation of 15 October 2008 by two years
26 May 2015	Traffic Impact Assessment re 1049/2 (hospital)
2015	Rezoning from Business Zone II to Institutional Zone (hospital)
3 March 2016	Farm 1049/2 applies for change in environmental authorisation (hospital building)
10 May 2016	EIA report for F1049/2 available
2016	Directorate Infrastructure Services commissions detailed maps including Eastern Link Road (drawn by ICE)
2017	Infrastructure Services, TV3 and ICE push plans for the Western Bypass and Eastern Link Road
April 2017	DTPW letter to Stellenbosch Municipality explicitly requires construction of Schuilplaats to Trumali connector
April 2017	<i>DTPW strongly supports the suggested extension of Wildebosch Road to link with the extension of Trumali Road to be a priority for implementation by the Municipality</i>
2018	Preparations for development of the remainder of Farm 1049 commence.
November 2017	ICE gives public presentations on bypass roads at the MSDF meetings on behalf of Stellenbosch Municipality. FSM complains about conflicts of interest.
February 2018	F1049 Heritage Impact Assessment (Lize Malan)
February 2018	F1049 Detailed site development plans already developed by TV3
February 2018	F1049 OABS Agricultural Potential Study
March 2018	Traffic Impact Statement and detailed alignment of Eastern Link Road compiled by ICE
April 2018	F1049 Bloom economic study
April 2018	Roads Master Plan completed
May 2018	Letter Dept Agriculture to TV3, no objection
June 2021	Attempts to include F1049/RE into the urban edge of the MSDF
November 2021	Final MSDF puts F1049/RE outside the urban edge

4 April 2022	TV3 submits application LU/13953 for rezoning
28 April 2022	Roads Master Plan “approved” by Council, includes bypass roads
1 September 2022	Notice given to IAPs
30 September 2022	Published deadline for IAP comments
24 October 2022	Extended deadline for comments
October 2022	Roads Master Plan again “approved” by Council