

# BACKGROUND INFORMATION DOCUMENT

## Proposed development of the Bullida Grounds properties, Erf 2 & Farm 112/22, Robertson

OCTOBER 2019

### 1. INTRODUCTION

The Langeberg Municipality has appointed CK Rumboll and Partners to undertake a Feasibility Study for the proposed development of Erf 2 Robertson and Portion 22 of the Farm Over-Het-Roodezand No. 112, also known as the Bullida Grounds, in Robertson.

The purpose of the appointment is to provide guidance to the Municipality on the utilization of the properties in question that are currently undeveloped, and have been identified in the Spatial Development Framework (SDF) for future development. The consideration of various aspects during the development process will include socio-economic factors, town planning matters, environmental considerations as well as geotechnical aspects, etc.

A further aim of this exercise is to draft a report that will contextualise future development of the properties, and present potential options. It is envisaged that this property will facilitate economic growth and job-creation, and will ultimately ensure a positive and sustainable socio-economic impact for the area.

Lukhozi Consulting Engineers (Pty) Ltd have been appointed to assist with the public participation process and engage as widely as possible, in order to obtain constructive input and take the process further.

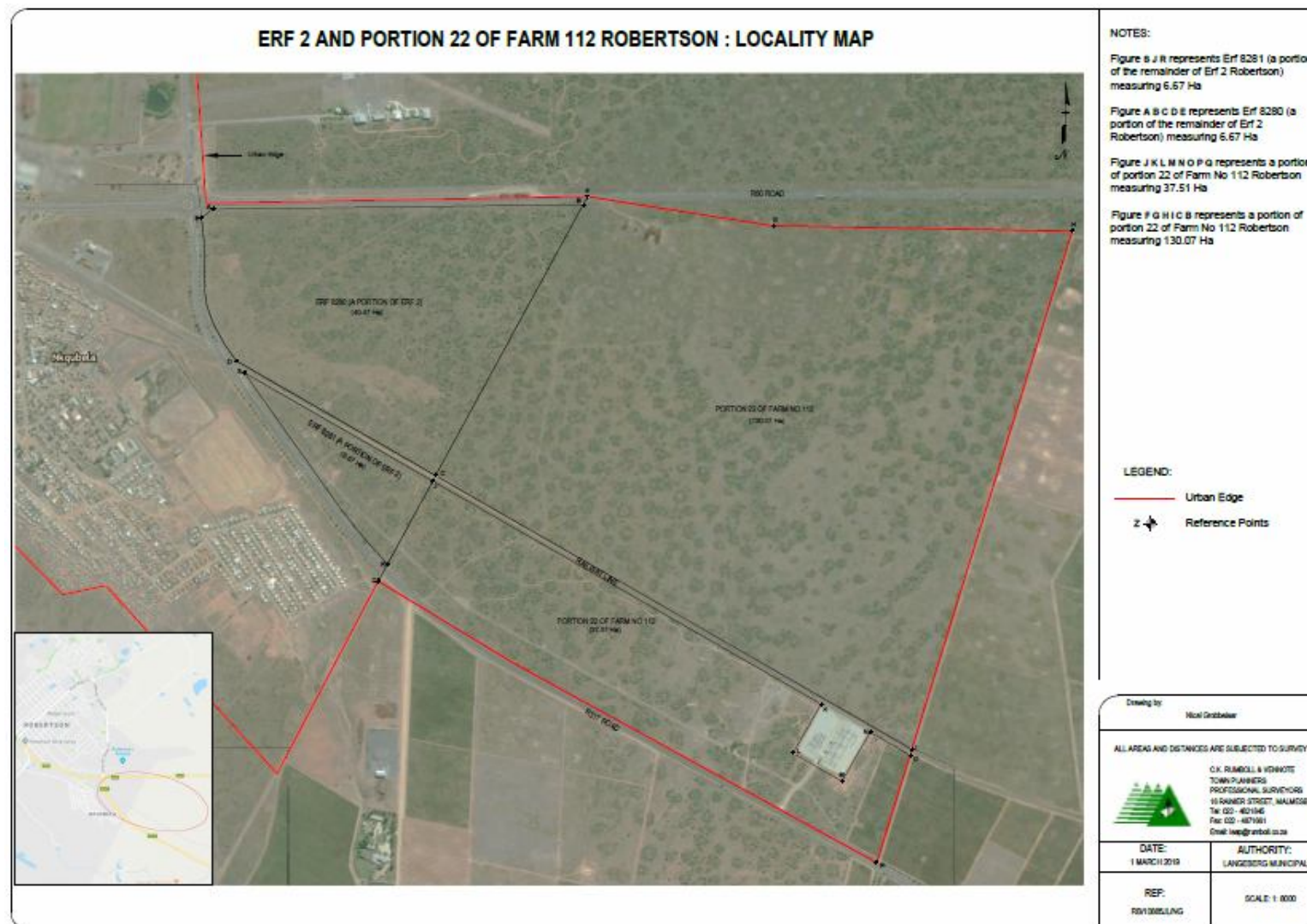
### 2. LOCALITY AND PROPERTY DESCRIPTIONS

The properties are located south-east of Robertson, south of the R60, leading towards Ashton, and north of R317 leading towards Bonnievale (refer to **Locality map** below). Surrounding land-uses include agricultural activities, the existing Robertson airstrip, an existing settlement named Nkqubela, as well the railway line and industrial corridor along the R60. These uses will be taken into account when the options are considered for development.

The **properties** being considered for development include the following:

ERF 2 ROBERTSON	
<b>Owner</b>	Langeberg Municipality
<b>Property description</b>	A portion of Erf 2, Robertson
<b>Extent</b>	40.47ha
<b>Title Deed</b>	T 5092 / 1895
<b>Zoning</b>	Undetermined

FARM 112/22	
<b>Owner</b>	Langeberg Municipality
<b>Property description</b>	Portion 22 of Farm Over-Het-Roodezand, No.112 Robertson RD ( <i>also known as the Bullida Grounds</i> )
<b>Extent</b>	167.57ha
<b>Title Deed</b>	T 8390 / 1979
<b>Zoning</b>	Agricultural

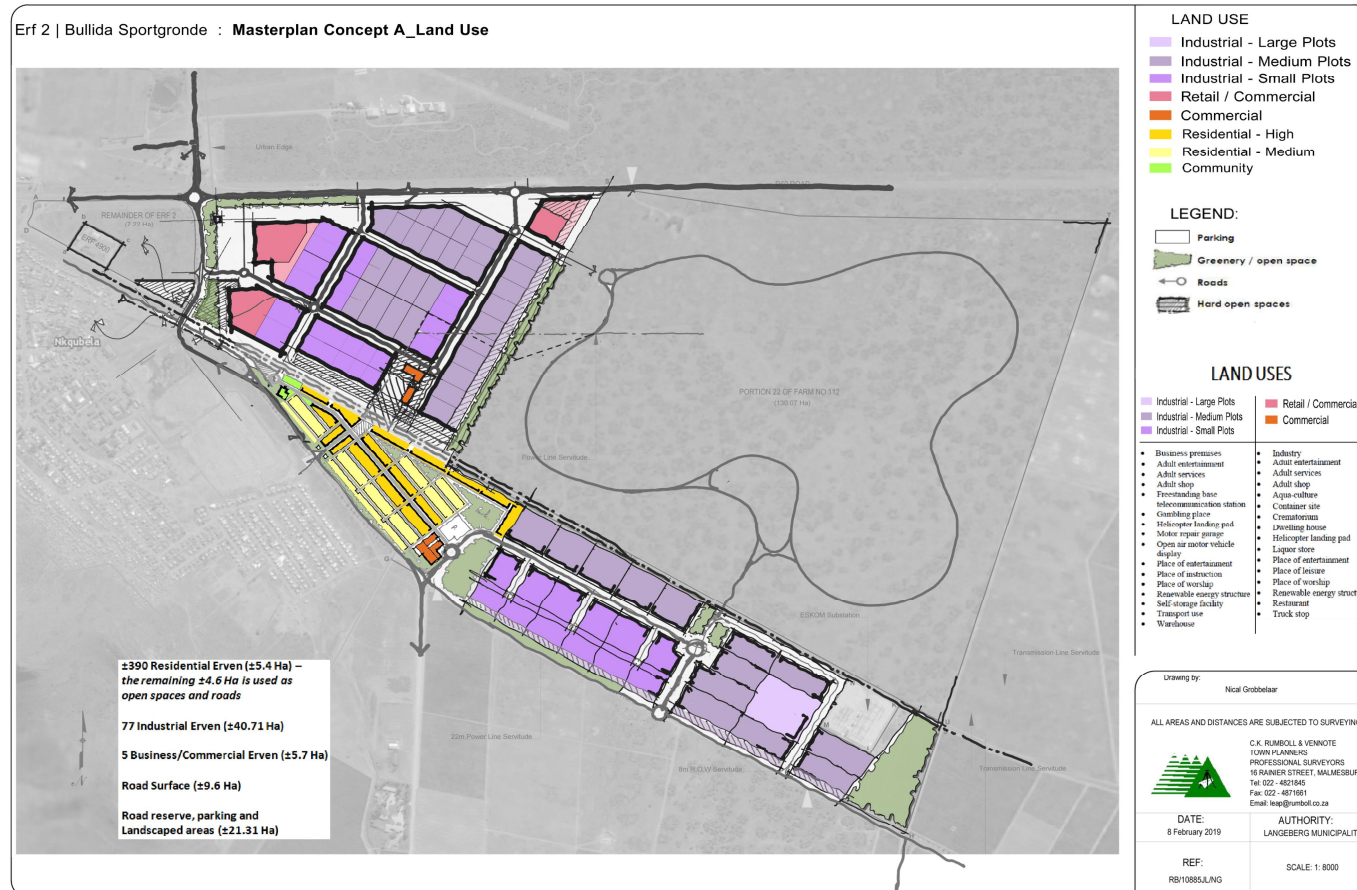


**Figure 1:** Locality map showing the properties being considered

### 3. PROJECT DESCRIPTION

The properties concerned, as mentioned above, are currently undeveloped, and are subject to ongoing disturbances from the surrounding area and land-uses. The Langeberg Municipality is therefore proposing to develop these properties in line with sustainable principles and policies, taking into account the various aspects such as socio-economic-, planning-, environmental- and geotechnical considerations. Initial discussions held as well as initial constraints identified have resulted in **a draft option** being considered, taking the precinct approach.

The following development precinct option is currently being considered and available for comment:



**Figure 2:** Development proposal

A mixed use development consisting of the following uses as indicated in Figure 2 is proposed:

1. **Industrial erven:** 77 erven comprising ±40.71ha
2. **Retail/commercial erven:** 5 erven comprising ±5.7ha
3. **Residential erven:** ± 390 opportunities comprising ±5.4ha (excluding roads and public open spaces)
4. **Open spaces, roads, parking and landscaped areas:** ±30.91ha

**PLEASE NOTE:** The option recommended above, is based on initial inputs and constraints identified. This is your **opportunity** as a resident, landowner, community organisation etc to provide your inputs / comments / concerns regarding the development of the Bullida Grounds.

The Langeberg Municipality would like to encourage you to participate, get involved and use the opportunity to contribute to the development of a sustainable proposal which will result in economic development, job creation and conservation of resources.

#### 4. ENVIRONMENTAL CONSIDERATIONS

As part of the development process, an **identification of the potential constraints** has been undertaken, which focussed on some of the **environmental considerations** that need to be taken into account. These include the following:

- Consideration of botanical constraints of the properties (flora);
- Consideration of heritage value of the properties.

##### **Botanical considerations:**

An assessment has been done of the affected properties. It is confirmed that the vegetation is mapped as Breede Alluvium Renosterveld which is endangered. This type of vegetation corresponds closely to the locally recognised fine-scale vegetation type **Bonnievale Renosterveld Thicket (Gwarrieveld)**, comprising thicket, renosterveld and karroid elements. The site is currently undeveloped, and in varying degrees of degradation due to ongoing disturbances from neighbouring properties and illegal dumping.

Certain habitats have been identified, and the entire site has been classified as a terrestrial Critical Biodiversity Area (CBA) based on endangered vegetation. No water courses are present on the site, except for a seepage area / small drainage line which is evident from historical imagery within the eastern portion of the site.

Various corridors were considered but are no longer recognised due to connectivity being lost, i.e. due to agricultural expansion and ongoing informal expansion of the Nkqubela Settlements. More than 100 plant species were recorded onsite, and three of special concern is noted: ***Euphorbia nesemanii*, *Lotononis rigida* and *Ixia vanzijliae***. Due to the constraints identified, Cape Nature was contacted for input, and certain 'developable areas' were identified, and development concentrated within disturbed / degraded areas.



**Figure 3:** Aerial photograph showing the target area (yellow), as well as the various features of the site.

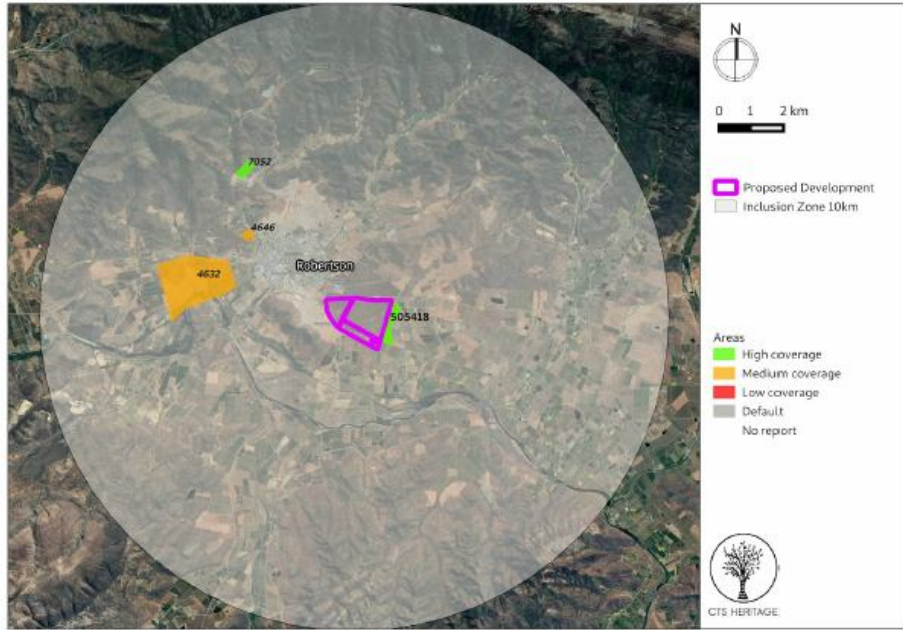
Based on the botanical assessment, a recommended development area has been put forward (shown below):



**Figure 4:** Aerial photograph showing the recommended Development area (red) and proposed conservation area (green).

### ***Heritage considerations***

An initial Heritage screening exercise has been undertaken which has confirmed that it is likely that significant heritage resources may be impacted on by the proposed development, and would need to be considered in more detail. Previous archaeological assessments undertaken in the area, specifically on neighbouring properties identified archaeological artefacts spread unevenly and thinly over the surrounding landscape which is covered in thick natural veldt. Due to the nature of the archaeological resources identified, it is likely any proposed development will have an impact and this needs to be considered.



**Figure 5:** Aerial map showing previous HIA's undertaken in a 10km zone that needs to be considered.

## 5. HOW CAN YOU GET INVOLVED?

The Langeberg Municipality would like your constructive input whilst considering these properties for development. To this end, Lukhozi, in conjunction with CK Rumboll & Partners will be holding an Information Sharing Session, in order to ensure that the potential comments / inputs / concerns / options are captured and considered. It is envisaged that this session will take the form of an Open Day that will allow the public, members of various organisations, neighbouring and surrounding landowners, etc the opportunity to engage with the project team responsible for the options being considered at this time.

Details regarding the **Information Session** are as follows:

**Where:** Callie de Wet Stadium

**When:** 21 October 2019

**Time:** 10h00 – 17h00

Comment forms will be available at the session to capture verbal and written input, and assistance will be provided where required. A comment sheet is also attached to this BID, and can be forwarded electronically should you not be able to attend.

Interested & Affected Parties who are not able to attend the session are assured that the same information will be made available to everyone. The draft report will also be made available in public venues such as the local library, and posted on the Municipalities website.

A comment period of **30 days** will be allowed from the date of the advert placed to notify the public of the proposed Information Session. Please provide your input on or before **22 November 2019**, in order for these comments or inputs to be captured and responded to.

## 6. WAY FORWARD

Once the comment period has closed (**22 November 2019**), CK Rumboll & Partners together with Lukhozi will capture the comments and inputs received, and compile a **Stakeholder Engagement Report (SER)**, reflecting the process undertaken, comments received, as well as responses to the comments raised. This SER will be made available to the registered interested and affected parties to allow for further input where required, before being submitted to the Langeberg Municipality for consideration. The Municipality will be involved throughout the process, in order to ensure that issues raised can be responded to as clearly as possible.

**Lukhozi**, along with **CK Rumboll & Partners** will be available to take any queries or questions about the proposals presented, as well as the process being undertaken to obtain the required input. Please feel free to get in touch with us at the details included in the comment sheet below.

## PUBLIC ENGAGEMENT PROCESS

### *Proposed development of Bullida Grounds, Robertson*

## REGISTRATION AND COMMENT SHEET

Should you have any preliminary comments or input and would like to be registered as an Interested and Affected Party, please complete this form and return to **Lukhozi Consulting Engineers (Pty) Ltd.** At PO Box 23725, Claremont, 7735. Tel: 021 686 2550, Fax: 086 663 7202. Email: [n.ritsch@lukhozi.co.za](mailto:n.ritsch@lukhozi.co.za).

TITLE & NAME	
REPRESENTING	
POSTAL ADDRESS	
TEL NO.	
FAX NO	
CELL NO.	
E-MAIL	

***\*Please ensure that the form is completed correctly and clearly in order to ensure that you are successfully registered.***

a) List any **key issues or concerns** relating to the proposed development of the Bullida Grounds, Robertson.

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b) List any potential (reasonable and / or feasible) **alternatives** for the activity and state why you are recommending the alternatives.

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c) List Interested and Affected Parties (I&Aps) or Stakeholders that you feel should be registered (provide their full contact details) and who they represent in order that Lukhozi may get in touch with them.

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d) Any other inputs / comments / concerns?

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**Thank you for your participation.**