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**PROPOSED CONSTRUCTION OF THE 7 OAKS RETIREMENT VILLAGE ON ERF 103, 104 AND A PORTION OF ROTTERDAM STREET, WITTEDRIFT, BITOU LOCAL MUNICIPALITY, WESTERN CAPE.**

Date: 30<sup>th</sup> June 2020

**INTRODUCTION** - *Sharples Environmental Services cc (SES)* has been appointed by the *The Home Market NPC* (the proponent) to compile this Draft Basic Assessment Report in accordance with the National Environmental Management Act (NEMA) Environmental Impact Assessment (EIA) Regulations of 2014, as amended, for the proposed Construction of the 7 Oaks Retirement Village on Erf 103, 104 and a Portion of Rotterdam Street in Wittedrift, Bitou Local Municipality.

SESc is part of a multi-disciplinary team that was put together to ensure that the social, economic as well as biophysical components are considered to create a sustainable development. The team comprise Town Planners, Civil Engineers, Environmental Assessment Practitioners and various specialists; namely Aquatic and Heritage.

**LOCATION DESCRIPTION** – The proposed development site is situated in the settlement of Wittedrift, located to the north of Plettenberg Bay, on the edge of the floodplain of the Bitou River. The preferred site is bordered by residential development, the Bosfontein River Wetland to the North West, and multiple road networks, including, Protea Street along the Eastern boundary, Hoof Road along the Southern boundary, and Kammassie Street along the Western boundary. Rotterdam Street currently separates Erf 103 and Erf 104, from the Western to the Eastern boundary of the site, connecting to Protea Street to the East of the site.



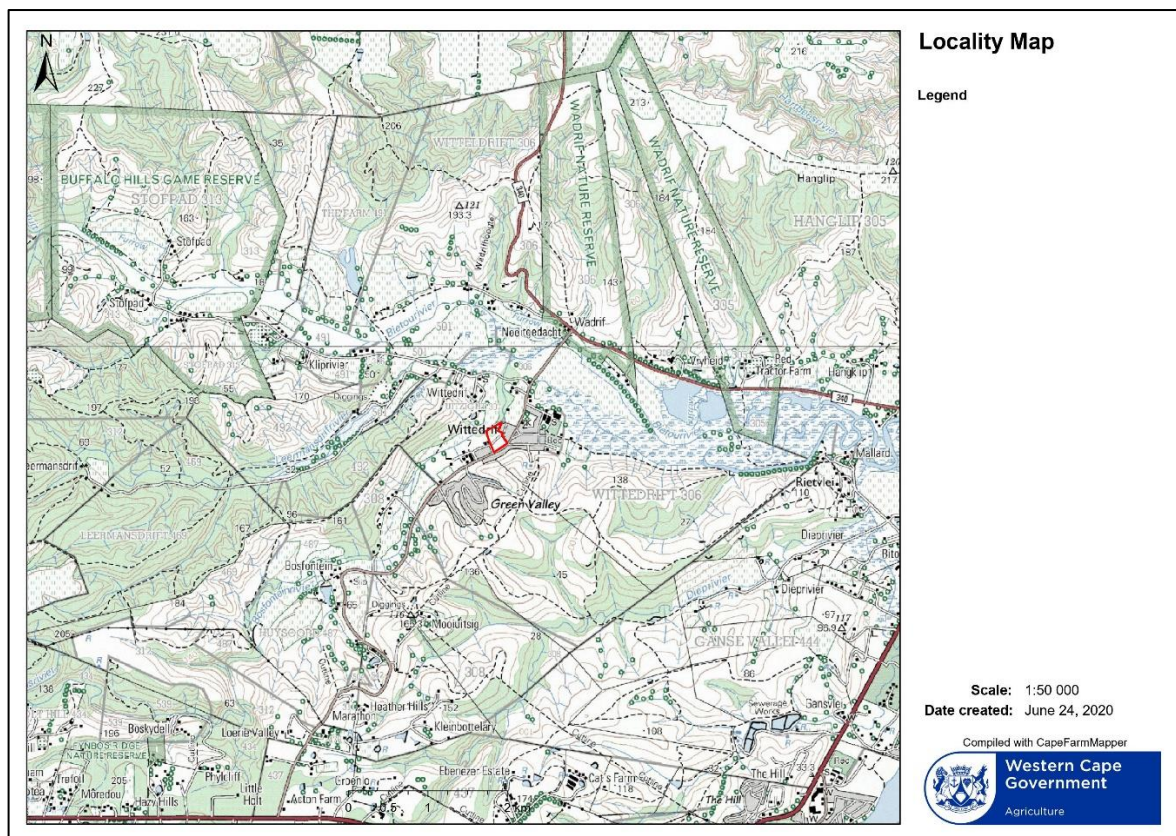


Figure 1: 1:50 000 Locality Map

### DESCRIPTION OF PROPOSED ACTIVITY –

The proposed development of Erf 103 and 104 with a portion of the Rotterdam Street reserve, requires the two erven and reserve portion to be consolidated into one Erf (this also includes the road reserve to be discarded). The consolidated area will then form the development site. The development of the retirement village will entail the following:

- 53 Retirement Units between 104 m<sup>2</sup> and 124 m<sup>2</sup> (Sectional title units)
- A community Centre with the following components:
  - Library
  - Kitchen
  - Utility/storeroom
  - Hair salon
  - Gym
  - Nurses Station
  - Office
  - Wheelchair friendly toilet facilities
  - Events Hall
  - Patio and braai
- An assisted living facility with the following components:
  - Six en-suite bedrooms for those requiring assistance
  - Assisted living quarters
  - Office
  - Kitchen
  - Laundry

- Dining and lounge facility
- Yard
- Open spaces:
  - The preservation of the seven mature oak trees that are found on the southern border
  - The northern section of the consolidated erf adjacent to the Bosfontein River will act as a buffer area.

Two alternative layout options have been assessed for the proposed development, the Preferred Alternative 1 (Appendix A1) and the Alternative 2 Layout (Appendix A2).

## LEGAL REQUIREMENTS

### ***Environmental Authorisation***

#### **National Environmental Management Act 107 of 1998**

In terms of Government Notice No. R. 327, R.325 and R. 324 and listed activities therein, environmental authorization needs to be obtained. As such an application for Environmental Authorisation is being applied for.

### ***Water Use License Application***

#### **National Water Act 36 of 1998**

In terms of Section 21 of the National Water Act, 1998 (Act 36 of 1998) a WULA is required for the following water uses:

Section 21 (c): impeding or diverting the flow of water in a watercourse; and

Section 21 (i): altering the beds, banks, course or characteristics of a watercourse.

## DEVELOPMENT SITE: BIOPHYSICAL CONTEXT

In terms of biodiversity, majority of the site is an ESA 1 with the Northern most section containing a Terrestrial CBA1. However, the area mapped as the ESA has been completely degraded as a result of invasive alien vegetation as well as footpaths and occurrence of grass types such as Kikuyu.

- Terrestrial CBA1: has been mapped along the northern boundary of erf 103, adjacent to the Bosfontein River. This area is also invaded with alien vegetation. The CBA1: Terrestrial area in total is expected to be approximately 0.2ha, of which no area will be cleared for development as this area serves as a buffer area for the Bosfontein river.
- Terrestrial ESA1: covers approximately 2.6 ha of the site. The majority of this area will be "lost" as a result of the proposed development. However, this area has already been transformed being within the Urban Edge of Wittedrift.
- Terrestrial ESA2: represents a small portion of the site approximately 200m<sup>2</sup>.

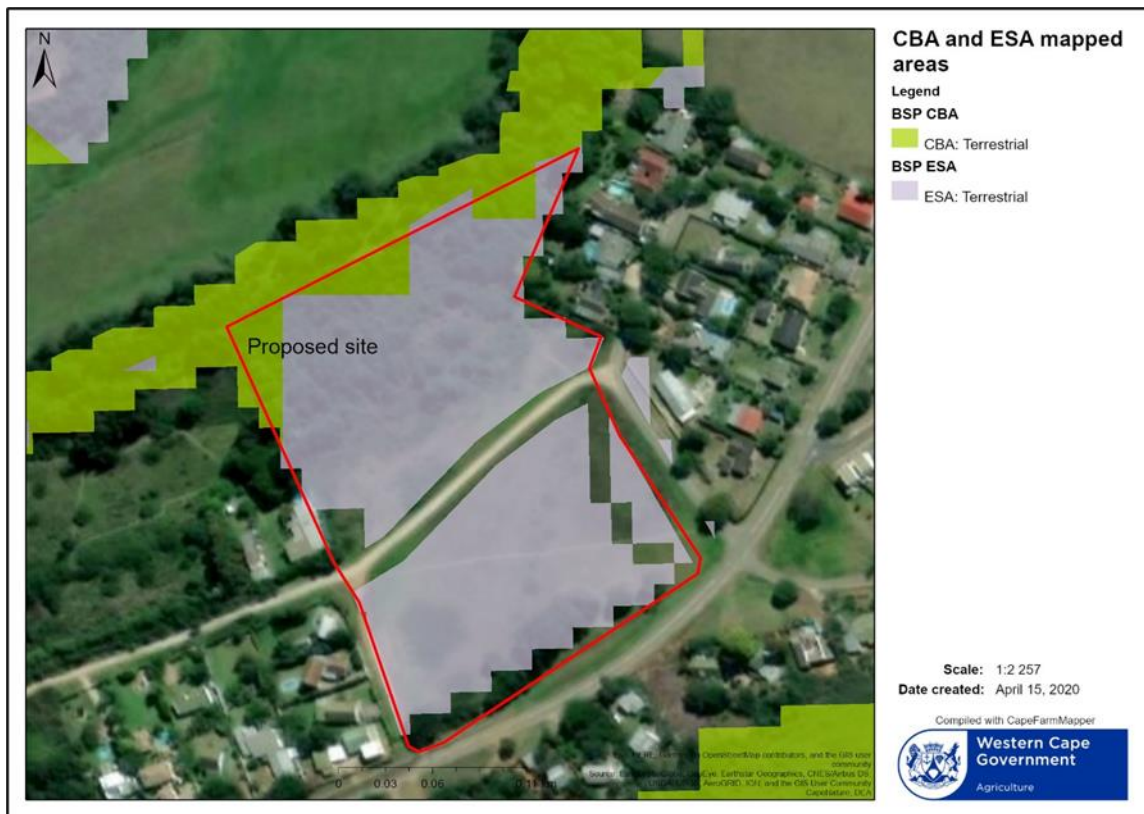


Figure 2: Biodiversity Layout Plan

**PUBLIC PARTICIPATION** - Public participation plays an integral part of the *Wittedrift Retirement Development* process and is required in terms of NEMA. Public participation is initiated by notifying potential Interested and Affected Parties (I&APs) of the proposal and by inviting potential I&APs to register as an I&AP and/or submit initial comment, if they wish to do so.

I&APs are requested to raise any issues of concern or comments on the Environmental Authorisation process during the 30-day registration and commenting period.

**OPPORTUNITY TO REGISTER & COMMENT AS AN I&AP** - You are hereby given an opportunity to register as an I&AP and raising your issues or concerns by responding to this notice and sending it to SES within the designated time periods.

By registering as an I&AP, you will be kept updated as the process continues and will be informed of the decision-making authority, the Department of Environmental Affairs & Development Planning (DEA&DP)'s decision.

Your registration request and or comments on the Environmental Authorisation process must reach us **no later than 17<sup>th</sup> August 2020.** Please provide your name, contact details (preferred method of notification e.g. email address or fax number) and an indication of any direct business, financial, personal or other interest which you have in the application. **Correspondence throughout the remainder of the process will be distributed to Registered I&APs.**

Further information on this application can be obtained from **Ameesha Sanker** at Tel: 021 554-5195 | Fax: 086 575 2869; email: [ameesha@sesc.net](mailto:ameesha@sesc.net) or postal address: PO Box 447, Milnerton, 7435.

**APPENDIX A1: PREFERRED ALTERNATIVE 1 LAYOUT OPTION**



**SEVEN OAKS**

**REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
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10		
11		
12		

**CONTRACTOR & GEN. NOTES**

1. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
2. ALL WORK SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS AND THE STANDARD SPECIFICATIONS FOR THE PROVINCE OF ONTARIO.
3. ALL WORK SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS FOR THE PROVINCE OF ONTARIO.
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12. ALL WORK SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS FOR THE PROVINCE OF ONTARIO.



**PROJECT, METS & DATA**

Project: RETIREMENT VILLAGE FOR L. DEL MONTE ON WITTENDRIFT

Site Layout: 53 UNITS

NO.	DATE	DESCRIPTION	BY	CHECKED
5075-01	01(CD)	53 UNITS	ERIK VOIGT	ERIK VOIGT
5075-02	01(CD)	53 UNITS	ERIK VOIGT	ERIK VOIGT
5075-03	01(CD)	53 UNITS	ERIK VOIGT	ERIK VOIGT
5075-04	01(CD)	53 UNITS	ERIK VOIGT	ERIK VOIGT



# APPENDIX A2: ALTERNATIVE 2 LAYOUT OPTION



## SEVEN OAKS

PROJECT TILES & DATA			
<p><b>PROPOSED</b></p> <p><b>PROP. RETIREMENT VILLAGE FOR L. DEL MONTE ON ERIDON &amp; 104, WATTERDRIFT</b></p> <p><b>SITE LAYOUT</b></p> <p>53 UNITS</p>			
<p>Scale: 1:500</p> <p>Date: MAY 2019</p> <p>Drawn: ERIK VOIGT</p>	<p>Client: Del Monte</p> <p>Project No.: 5075-01</p> <p>Phase: 01(1C)</p>	<p>Project No.: R07</p>	<p>Drawn: ERIK VOIGT</p>



CONTRACTOR & GEN. NOTES	
1	ALL WORK SHALL BE TO THE SATISFACTION OF THE CLIENT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
2	ALL WORK SHALL BE TO THE SATISFACTION OF THE CLIENT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3	ALL WORK SHALL BE TO THE SATISFACTION OF THE CLIENT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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9	ALL WORK SHALL BE TO THE SATISFACTION OF THE CLIENT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
10	ALL WORK SHALL BE TO THE SATISFACTION OF THE CLIENT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

REVISIONS	
NO.	DESCRIPTION



APPENDIX B: LAYOUT AND RECOMMENDED 10M AQUATIC BUFFER

