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PUBLIC PARTICIPATION PLAN

FOR THE

THE PROPOSED DEVELOPMENT OF A RETIREMENT VILLAGE AND ASSOCIATED INFRASTRUCTURE ON PORTION 3 OF THE FARM KRAAIBOSCH 195, GEORGE, WESTERN CAPE.



APPLICANT:	Groenkloof Ontwikkelings (Pty) Ltd
ENVIRONMENTAL CONSULTANT:	Sharples Environmental Services cc Ameesha Sanker
SES REFERENCE NUMBER:	40
DATE:	June 2020



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1. Introduction

Sharples Environmental Services cc (SES) was appointed by Groenkloof Ontwikkelings (Pty) Ltd (the proponent) to compile this impact report for the proposed amendment of the Record of Decision (Ref: EG12/2/4/1-D2/11-0010/11), dated 25 November 2011. The original authorization was related to the establishment of a residential development with associated open spaces to the extent of 33.21Ha, including the development of 124 single Residential Units and 254 units of Group Housing. Following this approval an amendment was undertaken to transfer the EA to Groenkloof Ontwikkelings (Pty) Ltd who purchased the property from the Adonai Shammah Trust, the previous owners, and to extend the validity period of the EA. A copy of the amended RoD can be found in Appendix A2 (16/3/3/5/D2/19/005/16). The current RoD is valid until the 21st of November 2021.

The new proposed development will not be subject to a basic assessment as there are no new triggered activities in terms of the National Environmental Management Act, (107 of 1998), in accordance with the EIA Regulations, 2014 (as amended 2017). Therefore, a Part 2 Amendment will be undertaken to address the changes to the scope of works and layout.

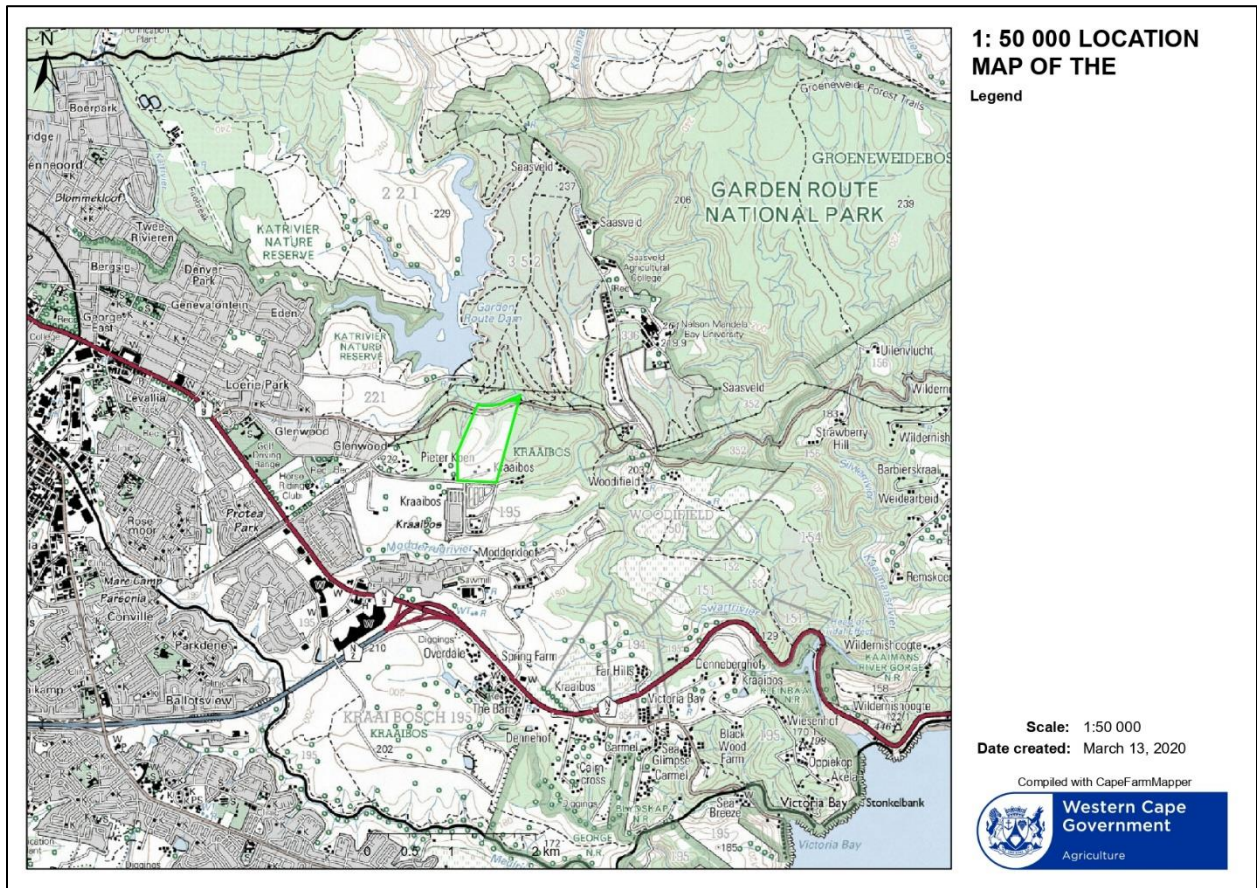


Figure 1: Locality of proposed development.



LOCATION DESCRIPTION

The property is located approximately 4km east of the centre of George along Glenwood Avenue and approximately 1km north-east of the new Kraaibosch Residential Estate. The northern boundary of the property is adjacent to the existing Saasveld Road. The property is located opposite the Groenkloof Retirement Village, and along with the adjacent sites, such as Portion 62 to the East, is being earmarked for development. The property is located within the designated urban edge of George.

The proposed site is classified as a Greenfield site as the proposed site is has not been developed. The surrounding properties have been developed or are in the process of being developed, with an existing retirement development to the South of the property. The site is accessible off of Glenwood Avenue, George.

DESCRIPTION OF PROPOSED ACTIVITY

The latest RoD discussed the biophysical and socio-economic component of the project and states that the development can only occur on slopes less steep than 1:4 and should be restricted to the flat areas above the valley. The 1:5 slope was determined as reference to serve as setback for the development footprint from the 1:4 slope. This development setback line is visible on the new proposed layout (see Figure 2).

The original property is approximately 33.2127ha in size as per the deed of transfer. According to the amended proposal, approximately 26% of the property will be allotted for open space. The new proposed development of the property is as follows:

- 299 group housing erven for retirement resort purposes - General Res. Zone II. The sizes of these erven will vary from 210m² to 634m² to accommodate a variety of housing types that will be erected on these erven.
- 1 erf will be developed as assisted living flats and home-care facilities - Community Zone III. The size of this property is approximately 3,4753ha and it is proposed to make provision for 256 units (assisted living & home nursing) at a density of 77 units per ha in a double storey building with a coverage of 35%.
- 1 erf will be developed as a dining area, reception and administration as well as parking - Community Zone III. The property size will be 1,1842ha.
- 1 erf will be zoned as Business Zone II and the proposed size is 0,4624ha. The proposed entrance gate will be located on this Erf as indicated on the proposed lay-out plan.
- 2 erven as private open space - Open Space Zone II. The one erf will be used for purposes as mentioned before, relating to the provision for private open space, including the area exhibiting

slopes steeper than 1:4 and falls in the valley that run from south to north through the property almost bisecting it. The other being an erf allocated to make provision to accept storm water from a future development on the adjacent property.

- The streets within the proposed development will all be private streets - Transport Zone III.
- One Erf for public street purpose - Transport Zone II. This erf is required for future widening of Glenwood Avenue.

The property will be developed in phases. At this stage the phasing has not been finalized and can therefore not be indicated on the plan.

The average proposed density of the development for the whole property including the assisted living flats, admin/dining facilities and business erf, will be 16,8 units per ha. However, if the private open space, which consists of 8,6 ha of the property, is not included in the calculations for the above density (16,8), the density increases to 23.03 units per ha.

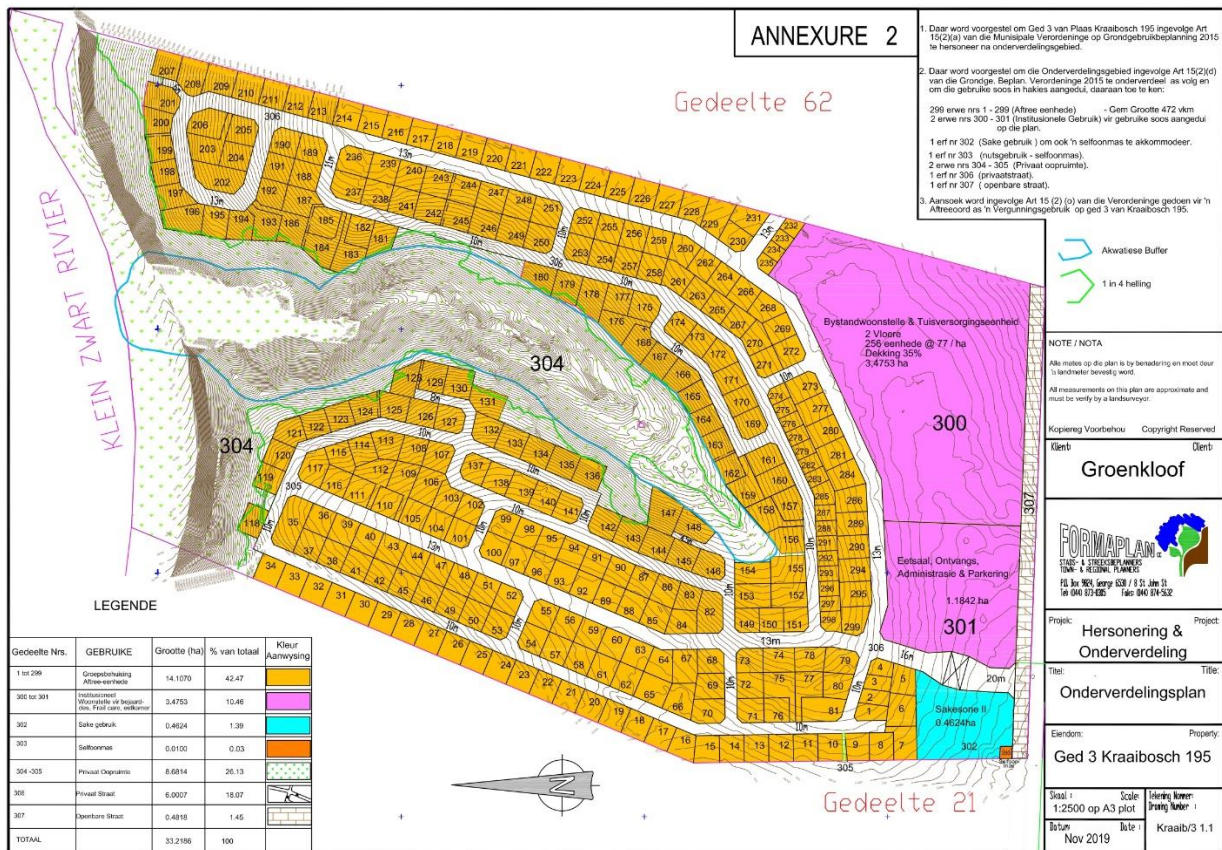


Figure 2: Proposed layout.



2. Public Participation Plan

Activity in accordance with regulation 41(2)(a) to (d) of the EIA Regulations	Requirements	Proposed
<p>(a) fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of—</p> <p>(i) the site where the activity to which the application or proposed application relates is or is to be undertaken; and</p> <p>(ii) any alternative site;</p>	<p>Proponents/ applicants, EAPs, specialists and professionals, where relevant, must:</p> <ul style="list-style-type: none"> - ensure that all reasonable measures are taken to identify potential I&APs for purposes of conducting public participation on the application; and - ensure that, as far as is reasonably possible, taking into account the specific aspects of the application- 	<p>Notice boards fixed at the following locations:</p> <ul style="list-style-type: none"> • Proposed entrance located off of Glenwood Avenue.
<p>(b) giving written notice, in any of the manners provided for in section 47D of the Act, to—</p> <p>(i) the occupiers of the site and, if the proponent or applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken and to any alternative site where the activity is to be undertaken;</p> <p>(ii) owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken and to any alternative site where the activity is to be undertaken;</p> <p>(iii) the municipal councillor of the ward in which the site and alternative site is situated and any organisation of ratepayers that represent the community in the area;</p> <p>(iv) the municipality which has jurisdiction in the area;</p> <p>(v) any organ of state having jurisdiction in respect of any aspect of the activity;</p> <p>and</p> <p>(vi) any other party as required by the competent authority;</p>	<p>(a) information containing all relevant facts in respect of the application or proposed application is made available to potential I&APs; and</p> <p>(b) participation by potential or registered I&APs has been facilitated in such a manner that all potential or registered I&APs are provided with a reasonable opportunity to comment on the application or proposed application.</p> <p>In ensuring the above, applicants and EAPs, in addition to the methods contained in Chapter 6 of the EIA Regulations, or as part of reasonable alternative methods proposed in terms of regulation 41(2)(e) of the EIA Regulations, may make use of the following non-exhaustive list of methods :</p> <p>emails, websites, Zero Data Portals, Cloud Based Services, or similar platforms, direct telephone calls, virtual meetings, newspaper notices, radio advertisements, community representatives, distribution of notices at places that are accessible to potential I&APs.</p>	<p>An extensive I&AP database has been compiled, which identifies affected adjacent landowners, authorities, organs of state and other affected parties. The original I&APs who were listed as I&APs in the initial application will also be given an opportunity to register and comment.</p> <p>A summary of the means proposed to notify the various I&APs has been included in the section below. These include email notification, direct telephonic calls, Whatsapp Broadcasts, site notices and advertisement.</p> <p>Hand delivery may also occur as it seems that the post office is not operational and may not be optional for some time.</p>
<p>(c) placing an advertisement in—</p> <p>(i) one local newspaper; or</p>		<p>An advertisement will be placed in the George Herald.</p>

<p>(ii) any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;</p>		
<p>(d) placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken: Provided that this paragraph need not be complied with if an advertisement has been placed in an official Gazette referred to in paragraph (c)(ii)</p>		
<p>(e) using reasonable alternative methods, as agreed to by the competent authority, in those instances where a person is desirous of but unable to participate in the process due to— (i) illiteracy; (ii) disability; or (iii) any other disadvantage</p>		<ul style="list-style-type: none"> • I&AP's who do not have access to email will be notified of the process via an sms or Whatsapp medium if appropriate. • Information containing all relevant facts in respect of the application or proposed application will also be circulated in this way if appropriate. • If we are made aware of any I&AP with illiteracy, disability or other disadvantage we will engage with such I&AP to ensure their issues are noted.



AVAILABILITY OF REPORTS FOR REVIEW & COMMENT

All documents / reports with annexures will be uploaded onto the SES website for download, review and comment. The SEScc website is designed to be mobile friendly, allowing those with only mobile internet the availability to view the relevant reports. On request, reports will also be shared via bulk online sharing sites such as WeTransfer.

PUBLIC INFORMATION MEETING

Should the need arise for an information sharing session, a virtual meeting will be set up during which the EAP, Engineer, Client and any required specialist will present on the findings of the Impact Assessments. Participants will be given the opportunity to post questions to the presenters, which will be answered in a Q&A session. Any virtual meetings held will be recorded and made available to all registered I&AP's.



3. Identified Interested and Affected Parties.

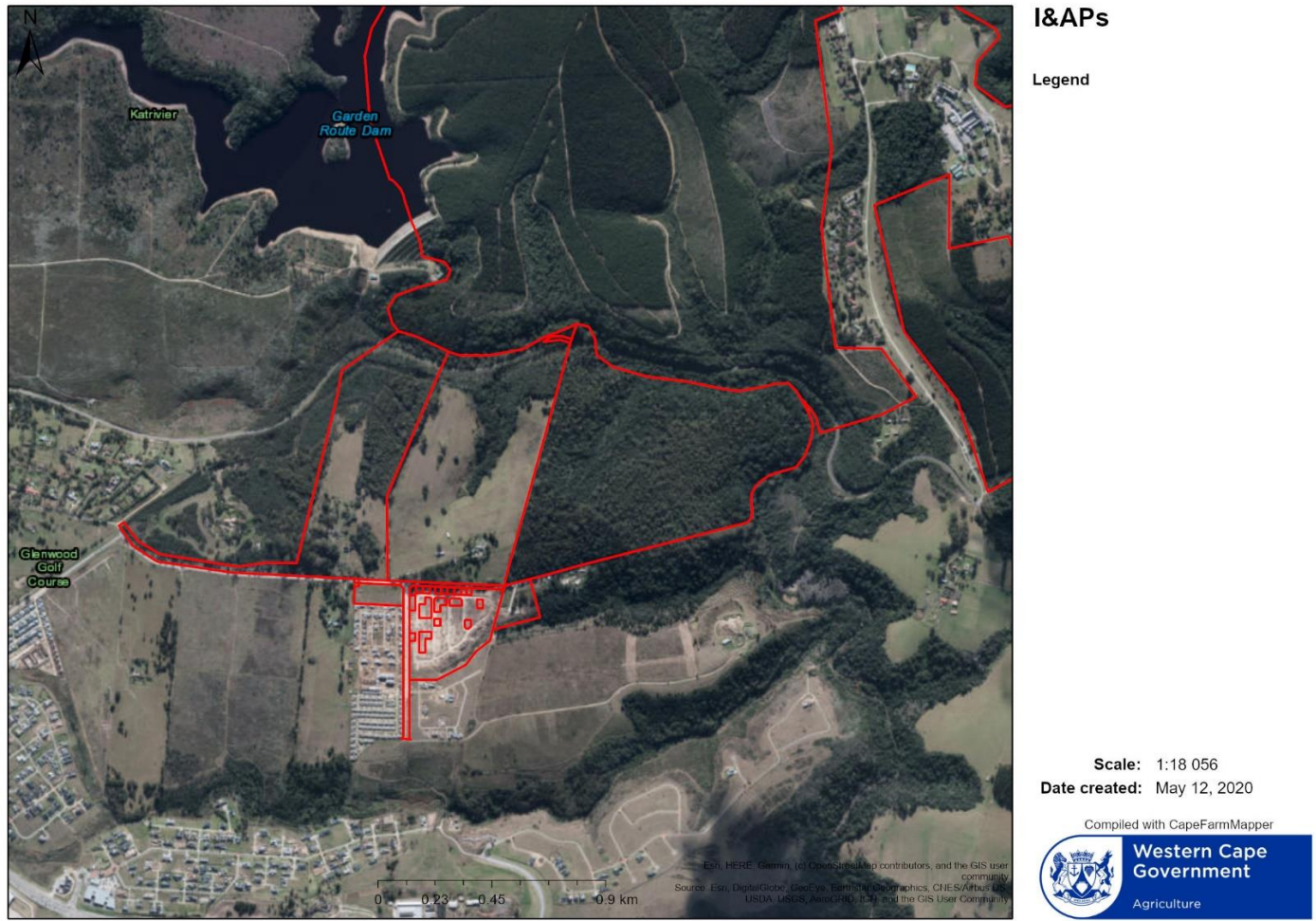


Figure 3: Identified neighbouring I&APs

- Environmental Impact Assessments • Basic Assessments • Environmental Management Planning
- Environmental Control & Monitoring • Water Use License Applications • Aquatic Assessments



AUTHORITIES AND ORGANS OF STATE

The following Authorities and Organs of State will be consulted during Public Participation:

AUTHORITY	CONTACT PERSON	MEANS OF NOTIFICATION
STATE DEPARTMENTS		
Eskom: Land Development	Mr O Peters	<ul style="list-style-type: none"> Email notification with link to download documents
Breede-Gouritz Catchment Management Agency	Mr C Abrahams	<ul style="list-style-type: none"> Email notification with link to download documents
Western Cape Government: Department of Environmental Affairs and Development Planning - Development Management (Region 3)	Mr G Benjamin / Ms J Christie	<ul style="list-style-type: none"> Email notification with link to download documents
Western Cape Government: Department of Transport and Public Works	Mr J Prodehl	<ul style="list-style-type: none"> Email notification with link to download documents
	Ms GD Swanepoel	<ul style="list-style-type: none"> Email notification with link to download documents
	Mr S Carstens	<ul style="list-style-type: none"> Email notification with link to download documents
Western Cape Government: Department of Agriculture	Mr C van der Walt	<ul style="list-style-type: none"> Email notification with link to download documents
Heritage Western Cape	Ms S Barnardt	<ul style="list-style-type: none"> Email notification with link to download documents
ORGANS OF STATE		
CapeNature	Mr C Fordham	<ul style="list-style-type: none"> Email notification with link to download documents
	Megan Simons	<ul style="list-style-type: none"> Email notification with link to download documents
Garden Route District Municipality: Community Services	Ms N Viljoen	<ul style="list-style-type: none"> Email notification with link to download documents
Garden Route District Municipality: Roads	Mr J Daniels	<ul style="list-style-type: none"> Email notification with link to download documents



George Municipality: Municipal Manager	Mr Trevor Botha	<ul style="list-style-type: none"> Email notification with link to download documents
George Municipality: Community and Social Development Services	Mr W Hendricks	<ul style="list-style-type: none"> Email notification with link to download documents
Ward Councillor - Ward 11	Ms Cokiswa Lesele	<ul style="list-style-type: none"> Email notification with link to download documents

ADJACENT LANDOWNERS / OCCUPIERS AND INTERESTED AND AFFECTED PARTIES

The following Interested & Affected Parties will be notified during Public Participation:

	CONTACT PERSON	MEANS OF NOTIFICATION
INTERESTED AND AFFECTED PARTIES		
Registered I&APs		
Wildlife and Environment Society of South Africa	Mr Steve Pettoiffe	<ul style="list-style-type: none"> Email notification with link to download documents
Adjacent landowners / Occupiers		
Neighbouring landowners	Name: KRAAI BOSCH Farm Nr: 62/195 SG Code: C02700000000019500062	<ul style="list-style-type: none"> Physical Letter drop of Background Information Document and information on how to register. All Covid-19 precautions will be undertaken during the letter drop, including sanitation of hands, wearing of masks and social distancing.
Neighbouring landowner	Name: n/a Farm Nr: RE/336 SG Code: C02700000000033600000	
Neighbouring landowner	Name: KRAAI BOSCH Farm Nr: 20/195 SG Code: C02700000000019500020	
Neighbouring landowner	Name: KRAAI BOSCH Farm Nr: 319/195 SG Code: C02700000000019500319	
Neighbouring landowner	Name: KRAAI BOSCH Farm Nr: RE/21/195 SG Code: C02700000000019500021	



4. Conclusion

SES confirms that exceptional measures will be taken to identify potential I&APs for purposes of conducting the public participation on this application.

As far as is reasonably possible all information in respect of this application will be made available to potential I&APs and participation by potential or registered I&APs will be facilitated in such a manner that all potential or registered I&APs will be provided with a reasonable opportunity to comment.

This public participation plan, once agreed with the competent authority, will be adhered to and any deviations, where relevant, will be identified and discussed, with the authority.

