

APPLICATION FORM NOTIFICATION OF INTENT TO DEVELOP SECTION 38 (1) AND SECTION 38 (8)

Heritage Western Cape Reference No:

To be completed by
applicant

19101406

Completion of this form is required by Heritage Western Cape for the initiation of all impact assessment processes under Section 38 (1) & (8) of the National Heritage Resources Act (NHRA).

Whilst it is not a requirement, it may expedite processes and in particular avoid calls for additional information if certain of the information required in this form is provided by a heritage specialist/s with the necessary qualifications, skills and experience.

A. APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA)

DEADP/ DMR Reference Number:

This application is made in terms of Section 38(8) of the NHRA and an application under NEMA has been made to the following authority:

This development will not require a NEMA application.

NOTE: Making an incorrect statement or providing incorrect information in this part of the form may result in all or part of the application having to be reconsidered by HWC in the future, or submission of a new application.

B. BASIC DETAILS

PROPERTY DETAILS:

Name of property: *Portion 3 of the Farm Kraaibosch 195*

Street address or location (eg: off R44): 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 the existing Saasveld Road.

Erf or farm number/s: 103 and 104 and a section of Rotterdam Road	Coordinates: 33° 58' 16.44"S 22°30'59.02"E (A logical centre point. Format based on WGS84.)
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Town or District: George	Municipality: George Municipality
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Extent of property: 329 144.43 m ²	Current use: Land is vacant still zoned as Agricultural
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Predominant land use/s of surrounding properties: Vacant or Residential and in process of being developed to Residential

REGISTERED OWNER OF PROPERTY:

Name and Surname: Groenkloof Ontwikkelings (Pty) Ltd		
Address Po Box 1935, George, 6530		
Telephone 044 874 7614	Cell -	E-mail info@greenrouteprop.com

APPLICANT/ AUTHORISED AGENT:

Name and Surname: Niel Murray		
Address: Groenkloof Retirement Village Groenkloof Avenue George 6530		
Telephone 044 874 7614	Cell 082 373 5349	E-mail niel@groenkloof.net

By the submission of this form and all material submitted in support of this notification (ie: 'the material'), all applicant parties acknowledge that they are aware that the material and/or parts thereof will be put to the following uses and consent to such use being made: filing as a public record; presentations to committees, etc; inclusion in databases; inclusion on and downloading from websites; distribution to committee members and other stakeholders and any other use required in terms of powers, functions, duties and responsibilities allocated to Heritage Western Cape under the terms of the National Heritage Resources Act. Should restrictions on such use apply or if it is not possible to copy or lift information from any part of the digital version of the material, the material will be returned unprocessed.

I confirm that I enclose with this form two hardcopies of all material submitted together with a CD/ USB containing digital versions of all of the same.

Signature of Environmental Assessment Practitioner:

Date: _____

Signature of Applicant/ Authorised Agent: _____ Date: _____

(Applicants/ agents must attach copy of power of attorney to this form.)

C. DEVELOPMENT DETAILS:

Please indicate below which of the following Sections of the National Heritage Resources Act, or other legislation has triggered the need for notification of intent to develop.

<input checked="" type="checkbox"/> S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.	S38(1)(c) Any development or activity that will change the character of a site -
<input type="checkbox"/> S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length.	<input checked="" type="checkbox"/> (i) exceeding 5 000m ² in extent;
<input checked="" type="checkbox"/> S38(1)(d) Rezoning of a site exceeding 10 000m ² in extent.	<input type="checkbox"/> (ii) involving three or more existing erven or subdivisions thereof;
<input checked="" type="checkbox"/> Other triggers, eg: in terms of other legislation, (ie: National Environment Management Act, etc.) Please set out details:	<input type="checkbox"/> (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years. If you have checked any of the three boxes above, describe how the proposed development will change the character of the site: The site is currently vacant, undeveloped. The proposed development will add all the required infrastructure and structure for a residential retirement village to to function. The character therefore changes from undeveloped to developed.

If an impact assessment process has also been / will be initiated in terms of other legislation please provide the following information:

The Basic Assessment process is triggered in terms of the National Environmental Management Act (NEMA) 7 April 2017, and GNR 327 in terms of NEMA.

Authority / government department (ie: consenting authority) to which information has been /will be submitted for final decision:

Western Cape Department of Environmental Affairs and Development Planning

Present phase at which the process with that authority stands:

Preliminary phase, we are currently in the process of compiling the Notice of Intent to DEA&DP

Provide a full description of the nature and extent of the proposed development or activity including its potential impacts:

The proposed development will include the following land uses:

- *Administrative Building- including cafeteria, reception and parking (1.1842 Ha)*
- *Assisted Living Units- approx. 256 units, 77 units per Ha (3.4753 Ha)*
- *Business Zone- approx. 0.4742 Ha*
- *Private open space- 8.4031 Ha*
- *Group Housing (retirement units)- approx. 290 units*
- *Private road*

Water

The availability of water has been confirmed by the George Municipality. The availability of potable water will be from the South via an existing 200 mm diameter pipe along the main access road, Glenwood Avenue. New internal 160 mm diameter pipelines will connect to the existing 200 mm diameter supply pipeline.

Waste Water

The George Municipality confirmed in writing that the proposed sewage discharge can be accommodated and that sufficient effluent treatment capacity at the treatment plant will be available by mid 2020.

Impact	Extent
Loss of vegetation, due to site clearance during site preparation for development to take place.	Localised- on site
Increase in traffic due to construction activities as well as operation of retirement village.	Localised-surrounding the site's immediate vicinity
Increased socio-economic activity due to property sales caused by the development and as well as job creation during construction and operational phase	Regional
Loss of faunal habitat due to clearance of site vegetation, this is likely to be most significant along a corridor in the centre of the site which is part of a Terrestrial Critical Biodiversity area. This area is however kept development free within the layout.	Localised- on site

D. ANTICIPATED IMPACTS ON HERITAGE RESOURCES

Section 3 of the National Heritage Resources Act sets out the following categories of heritage resource as forming part of the national estate. Please indicate the known presence of any of these by checking the box alongside and then providing a description of each occurrence, including nature, location, size, type

Failure to provide sufficient detail or to anticipate the likely presence of heritage resources on the site may lead to a request for more detailed specialist information.

(The assistance of relevant heritage professionals is particularly relevant in completing this section.)

Provide a short history of the site and its environs (Include sources where available):

Site History:

A Basic Assessment for development of the property was conducted in 2011. The proposed activity involved change in land use from Agricultural to Residential I, II (Group Housing) and Open Space with all the associated infrastructure normally required for such a project. An Environmental Authorisation (EA) was issued in the same year and approved the proposed development subject to certain conditions and excluding transformation to residential use of the portion of Erf 131 (on the then approved layout, that falls below the 184 meter contour line. The EA was valid for a period of 5 years, therefore expiring in 2016. The 2011 layout entailed the establishment of 124 Residential I units and a Group housing components of approximately 254 units and an associated open Space of 11.3 ha.

In 2016 an amendment of the EA was applied for and granted. The amendment entailed two adjustments. Firstly, the holder of the EA needed to change from Adonai Shammah Trust to Groenkloof Ontwikkelings (Pty) Ltd since the latter had since bought the property and indicated that they would like the rights and obligations stipulated in the EA. The second adjustment was to extend the EA by 5 years in order to allow the new landowner time to plan and make the required changes to the layout and the Environmental Management Programme (EMPr). The amended EA is valid until 25 November 2021.

Regional context:

Generally, the Kraaibosch area is an emerging residential development area and is described in the Municipal SDF as a development node in terms of George's space economy. There are multiple developments currently underway within Kraaibosch. This development itself will be across from the Groenkloof Retirement Village.

Vegetation:

Currently on the site two vegetation types occur as Classified by Mucina and Rutherford 2006 namely the Garden Route Granite Fynbos FFg5 and Garden Route Shale Fynbos FFh9.

Garden Route Shale Fynbos (FFh9):

According to Mucina et al (2006) this vegetation unit is found on undulating hills and moderately undulating plains on the coastal forelands in the Western and Eastern Cape Provinces. Patches can be found at altitudes between 0 and 500m along the coastal foothills of the Langeberg at Grootberg, the Outeniqua Mountains from Cloete's Pass via the Groot Brak River Valley, Hoekwil, Karatara, Barrington and Knysna to Plettenberg Bay. In the wetter areas the vegetation consists of tall, dense proteoid and ericaceous fynbos and graminoid fynbos (or shrubby grassland) in drier areas. Fynbos appears confined to flatter more extensive landscapes that are exposed to frequent fires and most of the shales are covered with afrotemperate forest. Wide belts of *Virgilia oroboides* (keurboom) occur on the interface between fynbos and forest. Fire-safe habitats nearer the coast

have small clumps of thicket, and valley-floors have scrub forest.

The Garden Route Shale Fynbos is currently listed as critically endangered ecosystem, the current state of the site is however transformed.

Garden Route Granite Fynbos (FFg5):

Patches along the coastal foothills of the Langeberg at Grootberg (northeast of Heidelberg), the Outeniqua Mountains from Cloete's Pass via the Groot Brak River Valley, Hoekwil, Karatara, Barrington and Knysna to Plettenberg Bay. Patches from the Bloukrans Pass along coastal platform shale bands south of the Tsitsikamma Mountains via Kleinbos and Fynboshoek to south of both Clarkson and the Kareedouw Mountains. Altitude 0–500 m. More than half of the area has already been transformed for cultivation and pine plantations. Much of the remaining veld has been converted to pasture. Remnants are found largely on steep inclines and in areas unsuitable for agriculture. Alien plants such as *Hakea sericea* and various species of *Acacia* locally infest natural remnants. Erosion very low and moderate.

Please indicate which heritage resources exist on the site and in its environs, describe them and indicate the nature of any impact upon them:

<input type="checkbox"/>	<p>Places, buildings, structures and equipment of cultural significance</p> <p>Description of resource: None</p> <p>Description of impact on heritage resource: N/A</p>
<input type="checkbox"/>	<p>Places to which oral traditions are attached or which are associated with living heritage</p> <p>Description of resource: None</p> <p>Description of impact on heritage resource: N/A</p>
<input type="checkbox"/>	<p>Historical settlements and townscapes</p> <p>Description of resource: None</p> <p>Description of impact on heritage resource: N/A</p>
<input type="checkbox"/>	<p>Landscapes and natural features of cultural significance</p> <p>Description of resource: None</p> <p>Description of impact on heritage resource: N/A</p>
<input type="checkbox"/>	<p>Geological resources of scientific or cultural importance</p> <p>Description of resource: None</p> <p>Description of impact on heritage resource: N/A</p>
<input type="checkbox"/>	<p>Archaeological resources (including archaeological sites and material, rock art, battlefields & wrecks):</p> <p>Description of resource: None</p> <p>Description of impact on heritage resource: N/A</p>

<input type="checkbox"/>	<p>Palaeontological resources (ie: fossils):</p> <p>Description of resource: None</p> <p>Description of impact on heritage resource: N/A</p>
<input type="checkbox"/>	<p>Graves and burial grounds (eg: ancestral graves, graves of victims of conflict, historical graves & cemeteries):</p> <p>Description of Resource: None</p> <p>Description of Impact on Heritage Resource: N/A</p>
<input type="checkbox"/>	<p>Other human remains:</p> <p>Description of resource: None</p> <p>Description of impact on heritage resource: N/A</p>
<input type="checkbox"/>	<p>Sites of significance relating to the history of slavery in South Africa:</p> <p>Description of resource: None</p> <p>Description of impact on heritage resource: N/A</p>
<input type="checkbox"/>	<p>Other heritage resources:</p> <p>Description of resource: None</p> <p>Description of impact on heritage resource: N/A</p>

Describe elements in the environs of the site that could be deemed to be heritage resources:
None

Description of impacts on heritage resources in the environs of the site:

Summary of anticipated impacts on heritage resources:
None

E. ILLUSTRATIVE MATERIAL (This form will not be processed unless the following are included):

Attach to this form a minimum A4 sized locality plan showing the boundaries of the area affected by the proposed development, its environs, property boundaries and a scale. The plan must be of a scale and size that is appropriate to creating a clear understanding of the development.

Attach also other relevant graphic material such as maps, site plans, satellite photographs and photographs of the site and the heritage resources on it and in its environs. These are essential to the processing of this notification.

Please provide all graphic material on paper of appropriate size and on CD/ USB in JPEG format. It is essential that graphic material be annotated via titles on the photographs, map names and numbers, names of files and/or provision of a numbered list describing what is visible in each image.

F. RECOMMENDATION

In your opinion do you believe that a heritage impact assessment is required? Yes No

Recommendation made by:

Name Barbara Raubneheimer

Capacity Environmental Assessment Practitioner

PLEASE NOTE: No Heritage Impact Assessment should be submitted with this form or conducted until Heritage Western Cape has expressed its opinion on the need for such and the nature thereof.

G. INFORMATION TO BE PROVIDED AND STUDIES TO BE CONDUCTED AS PART OF THE HERITAGE IMPACT ASSESSMENT (HIA)

If it is recommended that an HIA is required, please complete this section of the form.

DETAILS OF STUDIES TO BE CONDUCTED IN THE INTENDED HIA

In addition to the requirements set out in Section 38(3) of the NHRA, indicate envisaged studies:

<input type="checkbox"/>	Heritage resource-related guidelines and policies.
<input type="checkbox"/>	Local authority planning and other laws and policies.
<input type="checkbox"/>	Details of parties, communities, etc. to be consulted.
<input type="checkbox"/>	Specialist studies, eg: archaeology, palaeontology, architecture, townscape, visual impact, etc. Provide details:
<input type="checkbox"/>	Other. Provide details:

PLEASE NOTE: Any further studies which Heritage Western Cape requires should be submitted must be in the form of a single, consolidated report with a single set of recommendations. Specialist studies must be incorporated in full, either as chapters of the report, or as annexures thereto.