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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	Sharples Environmental Services cc
CONSULTANT:	Ameesha Sanker
SES REFERENCE NUMBER:	40
DATE:	July 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.

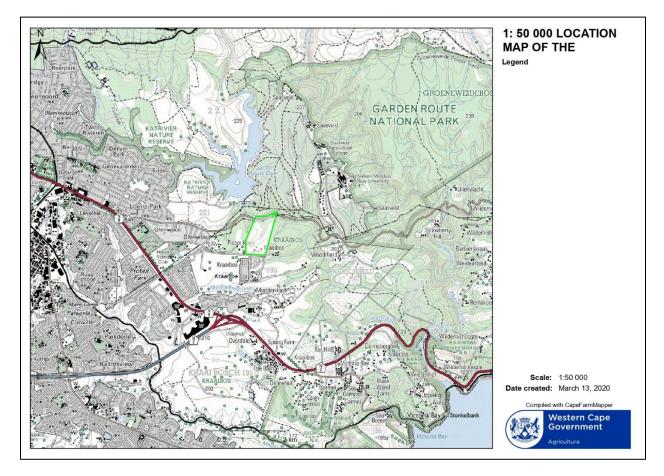


Figure 1: Locality of proposed development.



#### 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 amendment submission discusses 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 210m<sup>2</sup> to 634m<sup>2</sup> 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. One of these erven will be used for purposes as mentioned above, relating to the provision for private open space, including the



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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.

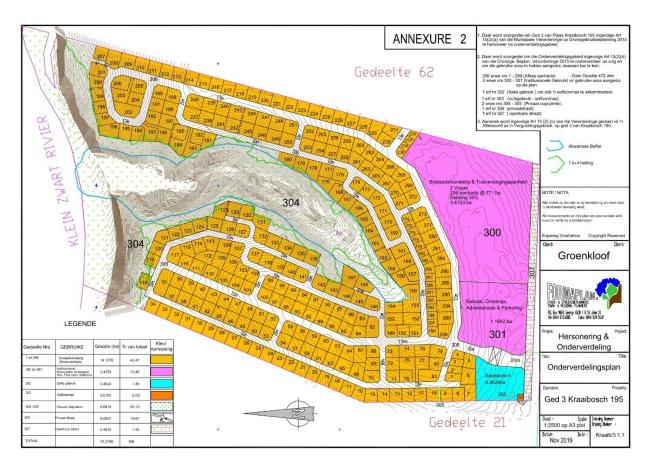


Figure 2: Proposed layout.



# 2. Public Participation Plan

Activity in accordance with regulation 41(2)(a) to (d)	Requirements	Proposed
of the EIA Regulations		
	RequirementsProponents/applicants,EAPs,specialists and professionals, whererelevant, must:- ensure that all reasonable measuresare taken to identify potential I&APs forpurposes of conducting publicparticipation on the application; and- ensure that, as far as is reasonablypossible, taking into account thespecific aspects of the application-(a) information containing all relevantfacts in respect of the application orproposed application is madeavailable to potential I&APs and(b) participation by potential orregistered I&APs has been facilitated insuch a manner that all potentialor registered I&APs are provided with areasonable opportunity to commenton the application or proposedapplication.	<ul> <li>Proposed</li> <li>Notice boards fixed at the following locations: <ul> <li>Proposed entrance located off of Glenwood Avenue.</li> </ul> </li> <li>A copy of the On-Site Notice has been attached in Appendix A.</li> </ul> <li>An extensive I&amp;AP database has been compiled, which identifies affected adjacent landowners, authorities, organs of state and other affected parties. The original I&amp;APs who were listed as I&amp;APs in the initial application will also be given an opportunity to register and comment.</li> <li>A summary of the means proposed to notify the various I&amp;APs has been included in the section below. These include email notification, direct telephonic calls, Whatsapp Broadcasts, site notices and advertisement.</li> <li>A BID will be distributed to all existing I&amp;AP's (as per the table below of section 3: Interested and Affected Parties), via email. Should any new</li>
<ul> <li>(iv) the municipality which has jurisdiction in the area;</li> <li>(v) any organ of state having jurisdiction in respect of any aspect of the activity;</li> <li>and</li> <li>(vi) any other party as required by the competent</li> </ul>	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 :	I&AP request a copy, we will forward this through to them, provide a link to and request they access the SES website for further details.
authority; (c) placing an advertisement in—	emails, websites, Zero Data Portals,	An advertisement has been placed in the
(i) one local newspaper; or	Cloud Based Services, or similar	•

<ul> <li>(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</li> <li>Regulations;</li> <li>(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)</li> </ul>	platforms, direct telephone calls, virtual meetings, newspaper notices, radio advertisements, community representatives, distribution of notices at places that are accessible to potential I&APs.	<ul> <li>public of the commencement of public participation as of 03rd July 2020 – 17th August 2020.</li> <li>A copy of this advert has been included in Appendix B.</li> <li>I&amp;AP's will be made aware that the public participation period will be extended, on agreement of this document by the Department.</li> <li>In addition, I&amp;AP's will be advised that if additional commenting time is required as per GN 650, they are to submit a request with appropriate motivation to SES, and the EAP will consider the merits of the extension, in consultation with the Department.</li> <li>I&amp;AP's will be updated on the following: <ul> <li>"Notice period" (3 days) (dates);</li> <li>Commenting period (30 days)(dates);</li> <li>Request preferred method of receiving notifications; and</li> <li>Request preference for receiving reports and other correspondence</li> </ul> </li> </ul>
		Request preference for receiving
(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;		<ul> <li>I&amp;AP's who do not have access to email will be notified of the process via an sms or Whatsapp medium if appropriate.</li> <li>Information containing all relevant facts in respect of the application or</li> </ul>



(ii) disability; or	proposed application will also be
(iii) any other disadvantage	circulated in this way if appropriate.
	<ul> <li>If we are made aware of any I&amp;AP with</li> </ul>
	illiteracy, disability or other
	disadvantage or restriction, we will
	engage with such I&AP on their unique
	situation, to ensure their issues are noted.



#### **RECOMMENDED TIMEFRAMES**

As per Government Notice No. 650 of 5 June 2020, Directions Regarding Measures to Address, Prevent and Combat the Spread of Covid -19 Relating to National Environmental Management Permits and Licences, direction 4.4. states that, "The prescribed timeframes of any services and actions referred to in the Annexures initiated after the date of publication of these Directions are extended or deemed to be extended by a period of 30 days, on condition that where a service or action can be concluded within a shorter timeframe, it may be concluded within such shorter timefrarhe and on condition that the relevant authority may determine that a specific action must be performed by a specific date."

Action Item	Recommended Timeframe (Days)	Comment
EAP to make Pre-Application Impact Report available to potential Interested and Affected Parties (I&Aps), all organs of state / state departments as well as the competent authority for comment.	30	<ul> <li>A 3 day notice period will be observed prior to the commencement of the 30 day period, once an agreement is established on the Public Participation Plan, with the Competent Authority.</li> <li>The start and end date will be finalized thereafter.</li> <li>In the case of Kraaibosch Ptn 3 development, public participation for the Part 2 Amendment, from the 03<sup>rd</sup> of July 2020 to the date of agreement of this Public Participation Plan, will not be considered a part of the legislated public participation period.</li> <li>All I&amp;AP's registered/requested registration in this time, will be notified of the new public participation dates, and will still be included as an I&amp;AP.</li> <li>Regulation 41 application and compliance.</li> </ul>
EAP to consider comments, respond to comments, complete Comments and Response Report and update the Register.	30	No additional time will be requested at this point, we believe this timeframe will be satisfactory.
EAP to complete Application Form and submit to Department.	10	No additional time will be requested at this point, we believe this timeframe will be satisfactory.
Department to acknowledge the application.	10	No extension will be sought as this plan has been discussed and amended, therefore the Department is aware of it, and should not require additional time.
EAP to make Post-Application Draft Impact Report available	≤ 30	Based on the comments received during the Pre-Application Public Participation,

In this regard the timeframes for all necessary processes are recommended as follows:

to potential Interested and Affected Parties (I&Aps), all organs of state / state departments as well as the competent authority for comment (may not be required if comments/responses/changes are minor as this is an amendment not a BAR).		<ul> <li>these 30 days may not be required for the following reasons: <ul> <li>This is a Part 2 Amendment.</li> <li>It is not anticipated that I&amp;AP's would require the extension to make their comments and concerns known.</li> </ul> </li> <li>Should this step be undertaken, I&amp;AP's will be informed as such, via email, as the database would have been update through Pre-App Public Participation</li> </ul>
EAP to submit Final Part 2 Amendment Report to Department.	1	No additional time will be requested at this point, we believe this timeframe will be satisfactory.
DEA&DP Decision on the Part 2 Amendment	107±	No additional time will be requested at this point, as this is an amendment, not a BAR, therefore we believe this timeframe will be satisfactory. Unless the competent authority brings any concerns to our attention.
DEA&DP Notification to Applicant on Decision	5	No additional time will be requested at this point, we believe this timeframe will be satisfactory.
Applicant to Alert I&AP's of Decision	12	<ul> <li>No additional time will be requested at this point, we believe this timeframe will be satisfactory.</li> <li>Notification to registered I&amp;APs of a decision made on the application and providing access to the decision will be provided via their preferred method of notification and preferred method of document receipt, which at this stage, will be updated.</li> </ul>

The recommended timeframes above are public holidays, as well as excluding the period of  $15^{th}$  December –  $5^{th}$  January.

In the case of the Part2 Amendment for Kraaibosch Ptn 3 development, this application will not be allotted an additional 30 days during any of the processes for the following reasons:

- This is an amendment of an existing environmental authorization.
- There is an existing I&AP database, due to this being an amendment, as well as the water use license being undertaken just prior to this.



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- No letter-drops were required, as all I&AP's had functioning contact email addresses, therefore online platforms prove sufficient for distribution purposes, and reduce the need for physical contact or documentation.

All I&AP's will be notified of the new public participation period. In addition all I&AP's will be advised that should they require additional time to comment, they may submit this request through to SES within the allotted public participation period, with appropriate motivation, on why they require this extension, and this will be determined by the EAP in consultation with the Department.

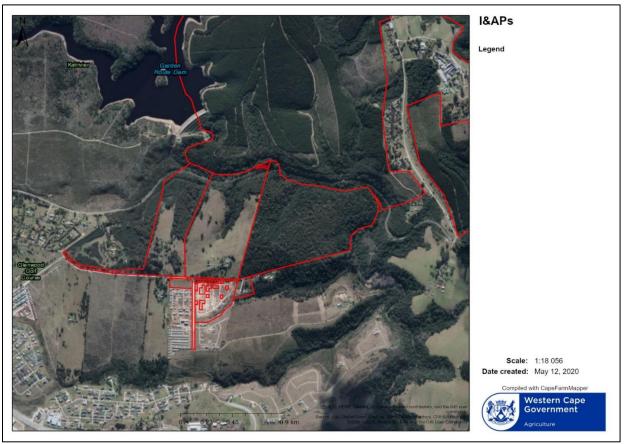
#### **AVAILABILITY OF REPORTS FOR REVIEW & COMMENT**

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. Any person(s) wishing to register as an I&AP, who may not be able to obtain documents via WeTransfer or the SES website, are encouraged to contact us within the allotted public participation period, and we will make alternative arrangements where necessary.

#### 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&A



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#### **AUTHORITIES AND ORGANS OF STATE**

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

STATE DEPARTMENTS				
		MEANS OF NOTIFICATION		
AUTHORITY	CONTACT PERSON	INITIAL NOTIFICATION	PREFERRED METHOD OF NOTIFICATION	PREFERRED METHOD OF DOCUMENT RECEIPT
Eskom: Land Development	Mr O Peters	Email notification with link to download documents	•	•
Breede-Gouritz Catchment Management Agency	Mr C Abrahams	Email notification with link to download documents	•	•
Western Cape Government: Department of Environmental Affairs and Development Planning - Development Management (Region 3)	Ms J Christie	<ul> <li>Email notification with link to download documents</li> </ul>	•	•
Western Cape Government: Department of Transport and Public Works	Mr J Prodehl	Email notification with link to download documents	•	•
	Ms GD Swanepoel	Email notification with link to download documents	•	•
	Mr S Carstens	Email notification with link to download documents	•	•



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Western Cape Government: Department of Agriculture	Mr C van der Walt	Email notification with link to download documents	•	•
Heritage Western Cape	Ms S Barnardt	<ul> <li>Email notification with link to download documents</li> </ul>	•	•
		ORGANS OF STATE		
			MEANS OF NOTIFICATION	
AUTHORITY	CONTACT PERSON	INITIAL NOTIFICATION	PREFERRED METHOD OF NOTIFICATION	PREFERRED METHOD OF DOCUMENT RECEIPT
CapoNaturo	Mr C Fordham	<ul> <li>Email notification with link to download documents</li> </ul>	•	•
CapeNature	Megan Simons	<ul> <li>Email notification with link to download documents</li> </ul>	•	•
Garden Route District Municipality: Community Services	Ms N Viljoen	Email notification with link to download documents	•	•
Garden Route District Municipality: Roads	Mr J Daniels	Email notification with link to download documents	•	•
George Municipality: Municipal Manager	Mr Trevor Botha	Email notification with link to download documents	•	•
George Municipality: Community and Social Development Services	Mr W Hendricks	Email notification with link to download documents	•	•



Ward Councillor -		Email notification with	•	•
Ward 11	Ms Cokiswa Lesele	link to download		
		documents		

#### ADJACENT LANDOWNERS / OCCUPIERS AND INTERESTED AND AFFECTED PARTIES

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

	INTERESTED AND AFFECTED PARTIES					
	REGISTERED I&APS					
			MEANS OF NOTIFICATION			
AUTHORITY	CONTACT PERSON	INITIAL NOTIFICATION	PREFERRED METHOD OF NOTIFICATION	PREFERRED METHOD OF DOCUMENT RECEIPT		
Wildlife and Environment Society of South Africa	Mr Steve Pettoiffe	Email notification with link to download documents	•	•		
	ADJA	CENT LANDOWNERS / OCCU	PIERS			
			MEANS OF NOTIFICATION			
DESCRIPTION/NAME	IDENTIFICATION	INITIAL NOTIFICATION	PREFERRED METHOD OF NOTIFICATION	PREFERRED METHOD OF DOCUMENT RECEIPT		
Neighbouring landowners	Name: KRAAI BOSCH Farm Nr: 62/195 SG Code: C02700000000019500062	Email notification with link to download documents	•	•		
Neighbouring Iandowner	Name: n/a Farm Nr: RE/336 SG Code: C0270000000033600000		•	•		
Neighbouring landowner	Name: KRAAI BOSCH Farm Nr: 20/195 SG Code: C02700000000019500020		•	•		
Neighbouring landowner	Name: KRAAI BOSCH Farm Nr: 319/195		•	•		



	SG Code:
	C0270000000019500319
Neighbouring	Name: KRAAI BOSCH
landowner	Farm Nr: RE/21/195
	SG Code:
	C0270000000019500021
Neighbouring	Erf Nr: 27735
landowner	SG
	Code:C02700020002773500000"
Neighbouring	Erf Nr: 27736
landowner	SG
	Code:C02700020002773600000
Neighbouring	Erf Nr: 27737
landowner	SG
	Code:C02700020002773700000
Neighbouring	Erf Nr: RE/26267 SG
landowner	Code:C02700020002626700000
Neighbouring	Erf Nr: 27739
landowner	SG
	Code:C02700020002773900000
Neighbouring	Erf Nr: 27740
landowner	SG
	Code:C02700020002774000000
Neighbouring	Erf Nr: 27741
landowner	SG
	Code:C02700020002774100000
Neighbouring	Erf Nr: 27742
landowner	SG
	Code:C02700020002774200000
Neighbouring	Erf Nr: 27743
landowner	SG Code:C02700020002774300000
	COUR.CUZ/00020002//4300000



Neighbouring	Erf Nr: 27744	•	•
landowner	SG		
	Code:C02700020002774400000		
Neighbouring	Erf Nr: 26013	•	•
landowner	SG		
	Code:C02700020002601300000		
Neighbouring	Erf Nr: 27735	•	•
landowner	SG		
	Code:C02700020002773500000		

### 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.



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#### APPENDIX A: COPY OF ISSUED OSN



#### **APPENDIX B: COPY OF ADVERT**





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