

**GEORGE****TEL:** +27 (0) 44 873 4923 **FAX:** +27 (0) 44 874 5953**EMAIL:** info@sesc.net **WEBSITE:** www.sesc.net**ADDRESS:** 102 Merriman Street, George 6530**PO BOX:** 9087, George, 6530**CAPE TOWN****TEL:** +27 (0) 21 554 5195 **FAX:** +27 (0) 86 575 2869**EMAIL:** betsy@sesc.net **WEBSITE:** www.sesc.net**ADDRESS:** Tableview, Cape Town, 7441**PO BOX:** 443, Milnerton, 7435

THE PROPOSED SECTION 31 AMENDMENT OF ENVIRONMENTAL AUTHORISATION FOR THE DEVELOPMENT OF A RETIREMENT VILLAGE AND ASSOCIATED INFRASTRUCTURE ON PORTION 3 OF THE FARM KRAAIBOSCH 195, GEORGE, WESTERN CAPE

Date: 30th June 2020

INTRODUCTION - *Sharples Environmental Services cc (SES)* has been appointed by the *Home Market NPC* (the proponent) to compile this Impact Assessment Report for a Section 31 Amendment of Environmental Authorisation, in accordance with the National Environmental Management Act (NEMA) Environmental Impact Assessment (EIA) Regulations of 2014, as amended, for the proposed Retirement Village and Associated Infrastructure on Portion 3 of Farm Kraaibosch 195, George.

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 an Aquatic Specialist.

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.



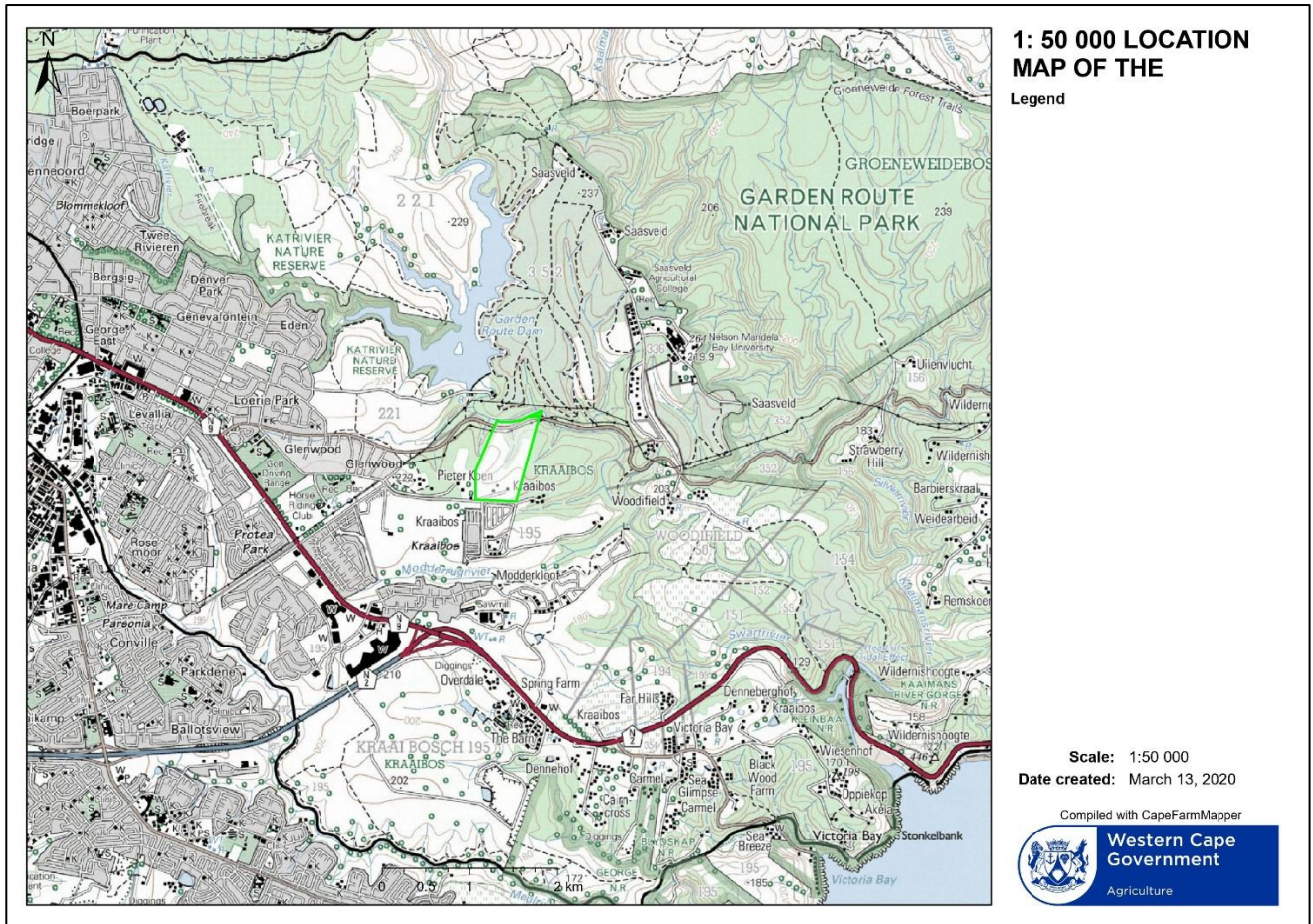


Figure 1: 1:50 000 Locality Map

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 Appendix A).

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:

General Residential Zone II:

- 99 group housing erven for retirement resort purposes. The sizes of these erven will vary from 210m² to approximately 634m² to accommodate a variety of housing types that will be erected on these erven.

Community Zone III:

- 1 erf will be developed as assisted living flats and home-care facilities. The size of this property is approximately 3,4753ha and it is proposed to make provision for approximately 256 units (assisted

living & home nursing) at a density of 77 units per ha in a double storey building with an approximate coverage of 35%.

- 1 erf will be developed as a dining area, reception and administration as well as parking. The property size will be 1,1842ha.

Business Zone II:

- 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.

Private Open Space II:

- 1 erf will be used for the provision of 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.
- 1 erf is allocated to make provision to accept storm water from a future development on the adjacent property.

Transport Zone III:

- The streets within the proposed development will all be private streets

Transport Zone II:

- 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.

LEGAL REQUIREMENTS

Environmental Authorisation

National Environmental Management Act 107 of 1998

In terms of Government Notice No. R. 326, Section 31, Application for a Part 2 Amendment of the Environmental Authorization, will be undertaken to assess the change of scope of works and layout, of the Record of Decision (Ref: EG12/2/4/1-D2/11-0010/11), dated 25 November 2011, amended on the 26th of August 2016 (EIA Ref:16/3/3/5/D219/0000105/2016), however the change does not, on its own, constitute a listed or specified activity in terms of the EIA Regulations, 2014 (amended 2017).

DEVELOPMENT SITE: BIOPHYSICAL CONTEXT

The following areas have been mapped within the development footprint of the proposal:

Critical Biodiversity Area 1: Aquatic/Wetland - The Swart River is classified as a CBA1 river. The data does not indicate any strictly aquatic areas within the property. However, water resource protection is provided as a reason for classifying parts of the property as important biodiversity areas. No wetland habitat was found on site.

Critical Biodiversity Area 1: Terrestrial - From Figure 2 below it can be observed that there is a terrestrial CBA that



runs in a narrow corridor from the east down the mid-section of the site. The Swart River is classified as a CBA1 river. The area north of the Seven Passes Road (old Saasveld Road) is classified as Forest CBA1, with the small drainage area of the property mainly being terrestrial CBA1. The majority of the property is terrestrial ESA1.

Critical Biodiversity Area 2: - Two small patches on the proposed development property have been delineated as Terrestrial CBA 2, meaning that this area on the site is potentially degraded or represents secondary vegetation.

Ecological Support Area 1 and 2: - Most of the site is categorised as an ecological support area, either terrestrial or restoration area. ESAs are not essential to meet biodiversity targets, but play an important role in supporting protected areas and CBAs and ESAs are often critical in providing ecosystem functions.

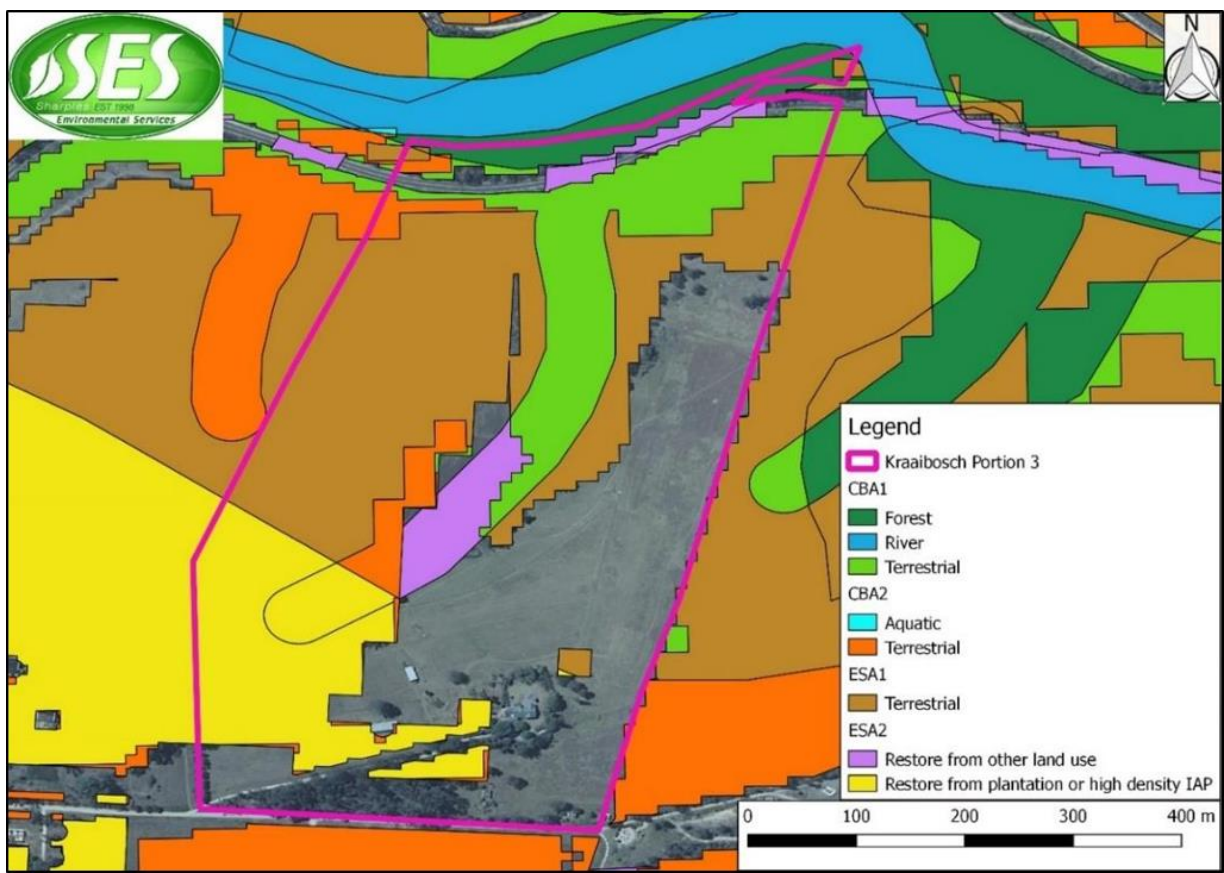


Figure 2: Biodiversity Layout Plan.

PUBLIC PARTICIPATION - Public participation has been requested for this amendment 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.

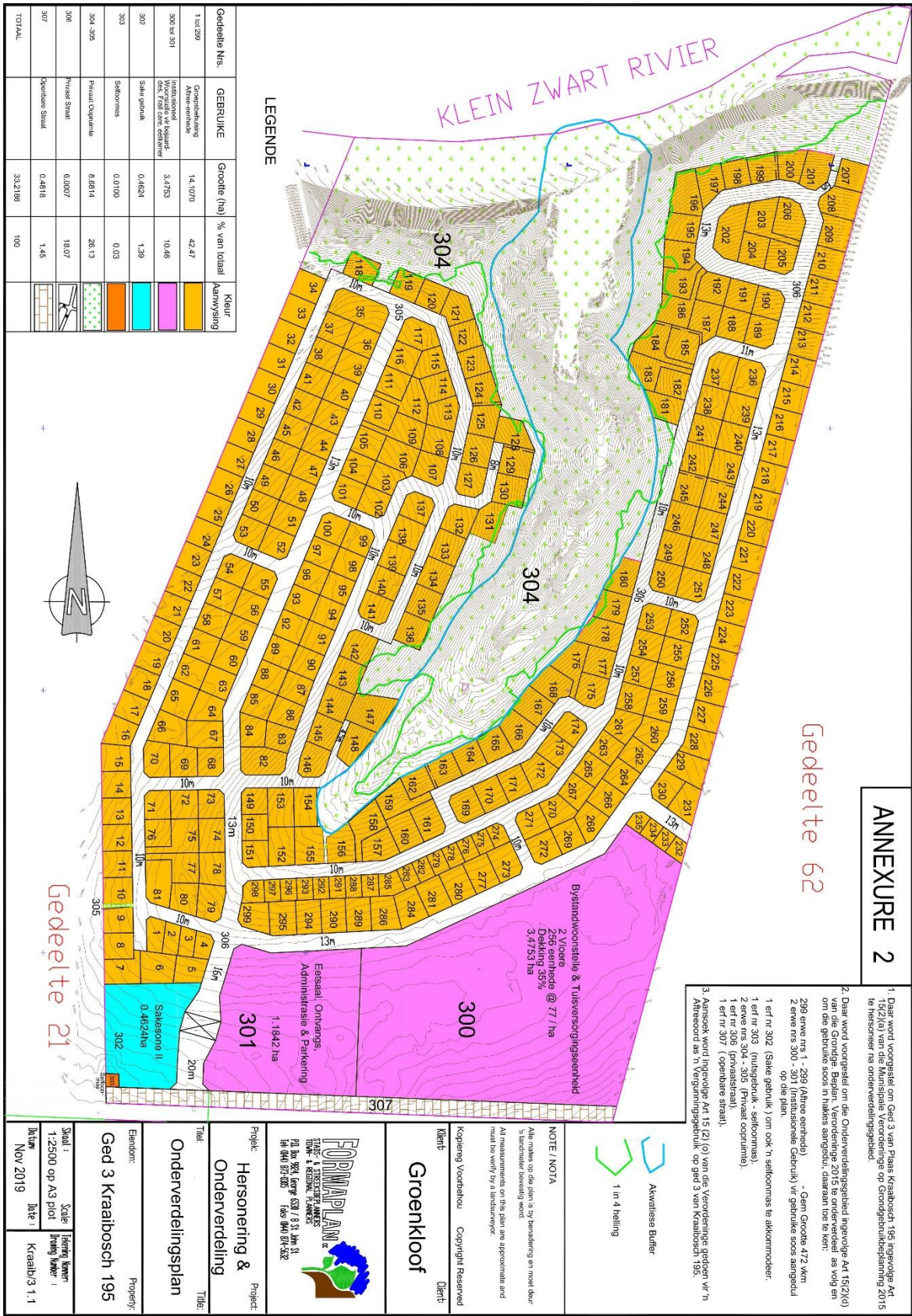
By registering as an I&AP, you will be kept updated as the process continues and will be informed of the decision-making authority, the Department of Environmental Affairs & Development Planning (DEA&DP)'s decision.

Your registration request and or comments on the Amendment to the Environmental Authorisation process must reach us **no later than 17th 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@sescs.net or postal address: PO Box 447, Milnerton, 7435.



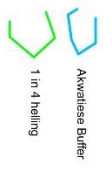
APPENDIX A: PROPOSED NEW AMENDED LAYOUT



ANNEXURE 2

1. Daar word voorgestel om Ged 3 van Plaas Kraaibosch, 185 ingevolge Art 15 (2) (a) van die Grondwet, 2015 te hersoneer na onderverdelingsplan.
2. Daar word voorgestel om die Onderverdelingsplan inwoners Art 15(2)(a) van die Grondwet, 2015 te hersoneer na onderverdelingsplan 2015 te hersoneer na onderverdelingsplan.
3. Aansoek word ingevolge Art 15 (2) (a) van die Verordeninge gedenk vir 'n Aansoek van 'n Verdelingsplan, op ged 3 van Kraaibosch, 185.

Bystandwoonstelle & Tuinvoorsieningsheid
 2 Vloere
 256 eenhede @ 77 ha
 Dekking 35%
 3,4753 ha



NOTE / NOTA

All measurements on the plan is by benchmark on most dear to benchmark surveyed work.
 All measurements on the plan are approximate and must be verify by a land surveyor.

Groenkleof



FORMPLAN
 LANDSCAPE ARCHITECTURE
 118 000 074-000 186 000 074-382

Project: Hersoneering & Onderverdeling
 Title: Onderverdelingsplan

Eienoms: Ged 3 Kraaibosch 195
 Skaal: 1:2500 op A3 plot
 Date: Nov 2019

