



BACKGROUND INFORMATION DOCUMENT (BID) **Basic Assessment Environmental Process**

Proposed GLEN HAVEN RETIREMENT VILLAGE, Kraaibosch, George

December 2010

Introduction & Background

MOONGATE 196 (Pty) Ltd (the Applicant), intends to develop the „Glen Haven Retirement Village’ on Portion 52 of 195, Kraaibosch. The property is 12.8220 hectares in size, triangular in shape and located in the **Greater Kraaibosch Area**, approximately five kilometres east of the Central Business District of George. It is bounded on its western boundary by Kraaibosch Country Estate, while the residential estate of Blue Mountain is situated further to the west, on the other side of Knysna Road (N9). The residential suburb of Glenwood is situated directly to the north, while the residential estate of Kraaibosch Manor is sited directly to the south east and the Garden Route Mall to the south. The land immediately to the east of the property, Portion 53/195 (bordering on the eastern boundary), has received approval for a residential development, namely Glen Haven Country Estate, which is due to be constructed shortly. **Figure 1** shows the location of the site.

The property is currently zoned **Agriculture 1**, although no agricultural activities are currently taking place. In 2007 the George Environs Structure Plan was amended, from „Agriculture / Forestry’ to „**Township Development**’, to permit residential development to take place on 52/195. The site falls within the jurisdictional area of the

George Municipality and is within the urban edge of George.

An Application for a **Basic Assessment** in terms of the **National Environmental Management Act** (NEMA, Act 107 of 1998, as amended) has been submitted to and accepted by the Department of Environmental Affairs and Development Planning (DEA&DP).

Why is an environmental process necessary?

In order to determine whether the Applicant [**MOONGATE 196 (Pty) Ltd**] may commence with the proposed activity, and to ensure that the proposal will not result in any significant detrimental impacts to the receiving environment, and ultimately to inform the Department of Environmental Affairs decision about this application, a **Basic Assessment** (BA) environmental process must be followed. This is due to the fact that the proposed development triggers several “listed activities” as stipulated in the National Environmental Management Act (NEMA) Act No. 107 of 1998 (including the 2010 Environmental Regulations).

Cape Environmental Assessment Practitioners (Cape EAPrac) has been appointed, as independent environmental assessment practitioners (EAP), to facilitate the legally required BA

environmental process. This process provides opportunity for specialist input, as well as for the public and key roleplayers to participate in the process.

What is the purpose of this document?

The main purpose of this **Background Information Document (BID)** is to:

- Provide potential “Interested and Affected Parties” (I&APs) with information regarding the proposed development;
- Describe the environmental process being undertaken;
- Provide I&APs with the opportunity to raise issues or concerns regarding the environmental process and/or the proposal;
- Identify possible Alternatives; and
- Provide information on the way-forward for the environmental process.

Description of the site & environment

The site is currently zoned Agriculture 1, and will be rezoned to Subdivisional Area and subsequent subdivision in accordance with approved site development plan to accommodate a residential development and associated facilities.

The property falls within the **Garden Route Granite Fynbos** vegetation type, which has an ecosystem status described as “Endangered” (SANBI’s Land Use Decision Support system). However, little of this indigenous vegetation remains on the property due to past ploughing practices and extensive invasion of alien species: *Kukuyi* grass, *Battle Wattle* trees and *Pampas* grass. Small areas, possibly partially excluded from past clearing activities, have allowed the establishment of some Fynbos species, including *Erica*, *Restio* and *Helicrysum*. These are very young, scattered and interspersed by *Black Wattle* saplings.

The site can be accessed off Glenwood Avenue, as well as the road past the Kraaibosch Estate entrance. According to the Kraaibosch Roads Master Plan, this road is to link Knysna Road to Glenwood Avenue.

The property slopes gently to the southwest towards a small drainage line (Modderkloof) which runs just outside its western boundary (on Kraaibosch Estate property). The Modderkloof links to the Modderrug River to the southeast of the southern point of the property, which drains to the east into the Swart River.

What is being proposed?

The development proposal includes the following:

- The establishment of a **retirement village** comprising of approx. **177 units**;
- A **frailcare centre** (including Alzheimer unit) of approx. **80 beds**;
- **Administration offices**;
- **Private open space** (with **recreational facilities**);
- **Private roads**; and
- **Transport zone** (section of Link road between Knysna Road & Glenwood Avenue).

The proposed ‘Glen Haven Retirement Village’ is to integrate with the adjacent ‘Glen Haven Country Estate’ (Portion 53 of 195), in so far as the internal road and open space network.

Figure 2 provides a layout plan of the proposed development.

Need & Desirability:

- The site is located within the urban edge, in close proximity to existing and planned major transport routes;

- The property falls within the area considered by the Kraaibosch / Glenwood Local Structure Plan (KG-LSP), in so far that it aligns with guidelines principles therein: character, density and residential mix, spatial reconstruction & integration, open spaces, natural areas and visual impacts;
- The site forms part of the Greater Kraaibosch Area, which is a rapidly developing residential node, with various residential developments in various stages of development (including Kraaibosch Estate & Manor, Blue Mountain, Glen Haven Country Estate etc.);
- The proposed Retirement Village and Frailcare Unit will cater mainly for the elderly seeking proximity to the Garden Route Mall and major transport routes (N2 & Knysna Road); and
- The development site is designated for residential development (has been allocated for Township Development purposes).

What legislation applies?

The environmental process is undertaken in terms of NEMA, (Act No.107 of 1998 as amended) including the 2010 Environmental Regulations.

Ito the above Act, the following listed activities are applicable:

R544 Activity 9 – *The construction of facilities or infrastructure exceeding 1000m in length for the bulk transportation of water, sewage or storm water (i) with an internal diameter of 0.36m or more; or (ii) with a peak throughput of 120lt per second or more – within 32m of a watercourse, measured from the edge of the watercourse {Internal & linking sewage and water network for the proposed development (actual distance*

and thresholds to be confirmed by the Planner and Civil Engineer)}.

R544 Activity 11 - *The construction of infrastructure or structures covering 50m² or more, where such construction occurs within a watercourse or within 32m of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line {A small drainage line runs off-site, along the western boundary of the proposed development – within the boundary fence of the neighbouring Kraaibosch Estate. The actual distance of development to this drainage line will be confirmed}.*

R544 Activity 23 - *The transformation of undeveloped, vacant or derelict land to (ii) residential, retail, commercial, recreational, industrial or institutional use, inside an urban area and where the total area to be transformed is 5ha or more, but less than 20ha {The majority of the 12.8049 hectare property is to be transformed by the proposed development}.*

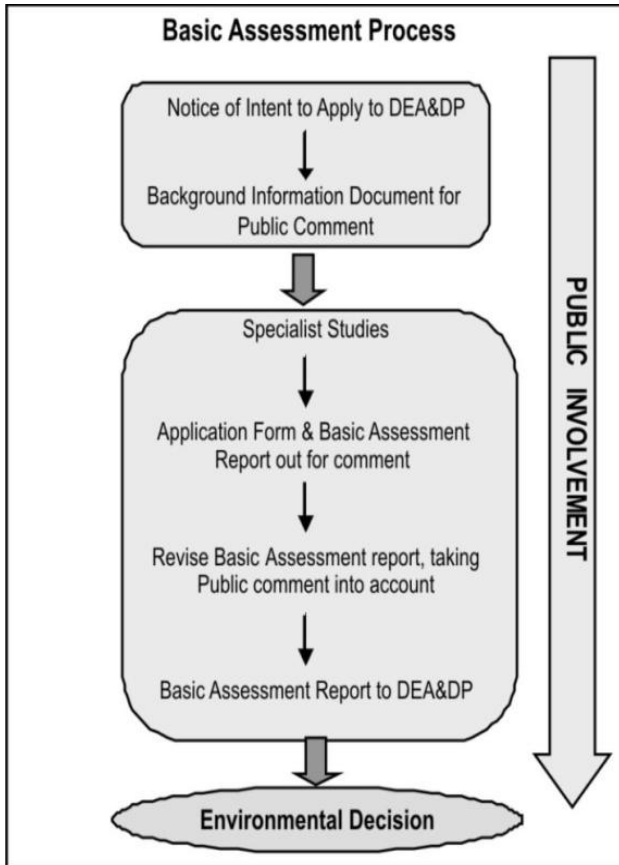
R546 Activity 16 – *The construction of buildings with a footprint of 10m² or more; or infrastructure covering 10m² or more within 32m of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line*

Before these listed activities may be undertaken, the necessary authorisation must be obtained from the relevant authority - the provincial Department of Environmental Affairs and Development Planning (**DEA&DP**).

In addition to the environmental process, the **planning process** (for rezoning) will be undertaken in terms of the *Land Use Planning Ordinance, 1985*, and an application will be submitted to the

relevant Local Authority. A Notice of Intent to Develop (NID) and Heritage Statement has been submitted to Heritage Western Cape for the relevant **Heritage approvals** required in terms of the *National Heritage Resources Act*.

What process will be undertaken?



Steps completed as part of the process:

- Submission of the **Application Form** to DEA&DP on 31 August 2010 (accepted by DEA&DP on 28 October 2010, Reference number EG12/2/4/1-D2/11-0009/10)
- Identify & notify key **stakeholders, authorities** and relevant **Interested and Affected Parties (I&AP's)**;
- Availability of the **BID**, briefly explaining the process and project (*this document*);
- **Advertise** the project in the relevant local newspaper **calling for I&APs to register** for the environmental process (*advert placed in the George Herald, issue of 02 December 2010*);
- Open a **Register** for Stakeholders who will continue to participate in the environmental process (*only those parties*

who react to notices, adverts, attend meetings etc. will be kept informed throughout the remainder of the environmental process);

- Appoint **specialists** to determine development constraints and evaluate/assess potential issues of concern;

Activities still to be undertaken as part of process:

- Undertaking of various **specialist investigations and studies** to inform the process;
- Availability of the draft **Basic Assessment Report (BAR) and Environmental Management Programme (EMP) for public review and comment**, highlighting all issues identified by the project team and specialists, alternatives considered, with specialist responses and mitigations;
- Compilation of the final **BAR and EMP**, incorporating all comments received, and **submit to DEA&DP** for consideration and decision-making; and
- Inform **registered I&APs** of DEA&DP's decision by means of correspondence.

Which parties were informed of this proposal?

In compliance with the regulations on Public Participation, the following property owners, state departments, local authorities, Non-Governmental Organizations and other parties have been provided with written notification of the proposal, as well as a copy of this BID, as per Regulation 54 – 57:

- All directly adjacent **property owners** including: Kraaibosch Manor, Kraaibosch Estate, George Riding Club, Glen Haven Country Estate);
- Local Authority (George Municipality) & Local Councillor;

- Eden District Municipality;
- Department of Environmental Affairs & Development Planning (planning);
- Provincial Department of Health;
- Provincial Department of Transport & Public Works;
- South African National Road Agency (SANRAL)
- Provincial Department of Water Affairs;
- Department of Agriculture, Forestry & Fisheries;
- Heritage Western Cape
- Kraaibosch & Glenwood Conservancy;
- Cape Nature

These parties are requested to inform Cape EAPrac if (i) they have preliminary issues/concerns, (ii) know additional I&APs we should contact.

Why and how should I get involved?

In the event that you have an **interest** in the project, or feel that you **may be affected** by the proposed development, you are invited to **register** as an I&AP for the environmental process. An important component of the EIA Process is **public consultation** as it provides the opportunity to get a better understanding of what is being proposed and to actively participate in the Environmental process.

How does one register for the Basic Assessment process?

This notice does not mean that the party receiving this notice has been automatically registered as an "Interested & Affected Party".

In order to be Registered it is necessary to respond to the Advert, BID or Notification letter by forwarding your **full contact details** (name, postal address, email address, fax and telephone number) to *Cape EAPrac* within the provided registration period, **no later than Monday, 24th January 2011.**

Alternatively, register online at www.cape-eaprac.co.za/active and access the project page.

ONLY THOSE PARTIES THAT FORMALLY REGISTER WITH CAPE EAPRAC or SUBMIT COMMENT WILL BE KEPT INFORMED (RECEIVE PROJECT RELATED INFORMATION) THROUGHOUT THE REMAINDER OF THE PROCESS.

In order to be registered, any direct business, financial, personal or other interest which you may have in the approval or refusal of the proposed project must be disclosed.

If you have any preliminary comments on the proposed development or environmental process, please complete the attached form and return it to *Cape EAPrac* at the address or fax number provided below, or register online at www.cape-eaprac.co.za/active.

Submissions must reach *Cape EAPrac* **no later than Monday 24th January 2011.**

What issues have been identified to date?

Potential issues that have already been identified by the Project team include but are not limited to:

- Need & desirability of a retirement development;
- Increased traffic flows;
- Stormwater management and quality control (pollution & erosion prevention) & potential impact on Modderkloof / Modderrug drainage system.

ALL NEW AND RELEVANT ISSUES OR CONCERNS RAISED DURING THE PROCESS WILL BE CONSIDERED AS PART OF THE ENVIRONMENTAL PROCESS AND WILL BE ADDRESSED PRIOR TO COMPLETING THE ENVIRONMENTAL PROCESS.

Alternatives

In terms of the NEMA legislation, alternatives must be considered during an

assessment. These may be site, activity, operational or technological alternatives. As such, alternatives to the development concept and layout will be developed / investigated throughout the environmental process.

The No Go Alternative (Status Quo) must be considered as a baseline against which to measure the impacts of any other Alternatives.

Stakeholders are requested to provide details of any reasonable and / or feasible Alternatives that they may be aware of. This will provide the Specialists an opportunity to include them in their assessments.

Application for Deviation / Exemption

Deviation has been applied for from the following requirements of Regulation 54(2) of the Public Participation process:

- *fixing a notice board at a place conspicuous to the public at the boundary or on the fence of any alternative site mentioned in the application - **The proposed development is specific to Portion 52 of Kraaibosch 195. Although other alternatives (technology, layout etc.) will be considered, no alternative sites are available for consideration.***
- *giving written notice to –the occupiers of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken - **No persons occupy or are living on the property in question.***
- *placing an advertisement in 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 - **No Gazette exists in the Southern Cape.***
- *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 local municipality in which it is or will be undertaken - **Activity will not impact beyond the boundary of the local municipality – Advert has been placed in the George Herald newspaper.**

No Exemptions have been applied for from any provisions of the NEMA and/or NEMA EIA regulations. The process will be done in accordance with the relevant requirements of the environmental Regulations.

Way Forward

On completion of all the required Specialist Studies and the comment period timeframe, the Draft Basic Assessment Report (DBAR) will be finalised and made available to all **registered** I&APs for their input.

Please quote the Department's Reference Number for this application, on all correspondence: EG12/2/4/1-D2/11-0009/10

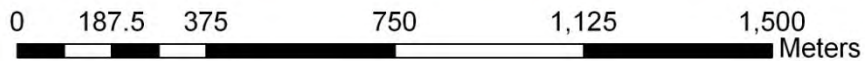
Please make sure to send your registration notice and any comment you would like to submit at this stage, in writing, to:

Cape EAPrac
ATT: Siân Holder
PO Box 2070, George, 6530
Telephone: 044 874 0365
Facsimile: 044 874 0432
E-mail: sian@cape-eaprac.co.za
Website: www.cape-eaprac.co.za



Location Portion 52 of 195 Kraaibosch

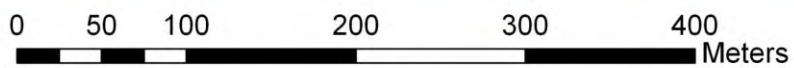
- Property Boundary
- George Erf Boundaries_LO23



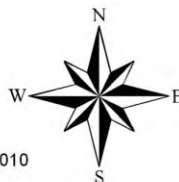
Map Scale is 1 : 10 000 when printed on A4.
Data Source: Aerial image courtesy of Google Earth Pro 2010



Location Plan
Glen Haven Retirement Village
Portion 52 of 195 Kraaibosch
George
Ref: GEO091



Map Scale is 1 : 3 000 when printed on A3
 Data Source: Aerial image courtesy of Google Earth Pro 2010



Layout

Glen Haven Retirement Village
Portion 52 of 195 Kraaibosch
George
Ref: GEO091
Date: December 2010

BASIC ASSESSMENT ENVIRONMENTAL PROCESS
FOR THE PROPOSED GLEN HAVEN RETIREMENT VILLAGE,
KRAAIBOSCH, GEORGE

COMMENT / RESPONSE SHEET on BID

Should you have any preliminary comments and would like to be registered as an Interested and Affected Party ("I&AP"), please complete this form and return it to *Cape EAPrac* at P O Box 2070, George, 6530. Tel: 044 874 0365, Fax: 044 874 0432, Email: sian@cape-eaprac.co.za, **on or before, Monday, 24th January 2011**. Registration may also be done online at www.cape-eaprac.co.za/active.

TITLE & NAME	
ADDRESS	
ORGANISATION	
TEL / FAX NUMBER	
CELL NUMBER	
E-MAIL	

COMMENTS

1. List any **key issues or concerns** relating to the proposed development:

3. Describe your **reason/motivation** for participating in this environmental process (disclose any interest):

4. List any potential (reasonable and / or feasible) **alternatives** for the site:

5. List **interested & affected parties** (I&APs) that you feel should be registered (provide their **full contact details** and who they represent in order that we may contact them):

SHOULD YOU REQUIRE ADDITIONAL SPACE FOR YOUR COMMENTS, PLEASE FEEL FREE TO ADD
ADDITIONAL PAGES TO THIS FORM.

THANK YOU FOR YOUR PARTICIPATION IN THE ENVIRONMENTAL PROCESS