



Cape Environmental Assessment Practitioners (Pty) Ltd

Reg. No. 2008/004627/07

Telephone: (044) 874 0365
Facsimile: (044) 874 0432
Web: www.cape-eaprac.co.za

First Floor, Eagles View Building
5 Progress Street
PO Box 2070, George, 6530

2 December 2010

REF: GEO091/04

Attention: Interested / Affected Party

VIA: EMAIL / MAIL / FAX

RE: PROPOSED GLEN HAVEN RETIREMENT VILLAGE DEVELOPMENT ON PORTION 52 of 195 KRAAIBOSCH, GEORGE

Cape Environmental Assessment Practitioners (Cape EAPrac) have been appointed by the Applicant, **MOONGATE 196 (Pty) Ltd**, to ensure compliance with the regulations contained in the National Environmental Management Act (NEMA, No 107 of 1998 as amended) for the proposed construction of the 'Glen Haven Retirement Village' on Portion 52 of 195 Kraaibosch, George.

The Applicant is proposing the construction of a **retirement village** comprising of approximately **177 units**, a **frailcare centre** (including Alzheimer unit) of approximately **80 beds**, **administration offices**, with internal **private open spaces** (with recreational facilities) and **private roads**.

As a key stakeholder, neighbouring property owner, community representative, ratepayers association or relevant authority, you have been identified by *Cape EAPrac* as a potential "**Interested & Affected Party**" (I&AP) for this proposed development.

The procedures for a Basic Assessment are being followed for this application. The following listed activities in terms of the **2010 EIA Regulations** are applicable:

(544) Activity 9 – *The construction of facilities or infrastructure exceeding 1000m in length for the bulk transportation of water, sewage or storm water with (i) an internal diameter of 0,36m or more or (ii) with a peak throughput of 120ft per second or more [Internal & linking sewage and water network for the proposed development (actual distance and thresholds to be confirmed by the Planner and Civil Engineer)];*

(544) Activity 11 - *The construction of (i) canals (iii) bridges (xi) infrastructure or structures covering 50m² or more, where such construction occurs within a watercourse or within 32m of a watercourse [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]*

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

(546) 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.*

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.

An **Application Form** has been submitted, and approved by the **Department of Environmental Affairs and Development Planning (DEA&DP)**, REF: **EG12/2/4/1-D2/11-0009/10**, authorising *Cape EAPrac* to commence with stakeholder engagement and the **assessment phase** of the Basic Assessment process. An advertisement informing the public of the proposal, the availability of a **Background Information Document (BID)** and the opportunity to become involved in the environmental process (through registering with us) has been placed in the *George Herald* newspaper (issue of **Thursday 2 December 2010**). Hard copies of the BID area available at the **George Municipality (Planning Department)** (c/o York & Victoria Street, Main Building, 5th Floor), the **George Main Library** (Caledon Street) and in a digital format on the website at www.cape-eaprac.co.za/active.

Stakeholders who would like to participate in the Environmental Assessment process, who would like to receive future correspondence and project information and/or who would like to submit comment throughout the remainder of the environmental process, must submit their contact details and preliminary comments/registration notice, **in writing** to the contact details below, within the specified registration & comment period extending from **2nd December 2010 until 24th January 2011**. You can also **register online** at www.cape-eaprac.co.za/active and access the project page.

Only those parties that formally register by responding to this notice in writing and submitting their complete contact details (postal, email, phone and fax) and/or comments during the process will be kept up-to-date with the results of the process and be informed of documents available for public review. Preliminary comments and registrations can be submitted to:

Cape EAPrac
ATT: Siân Holder
 P.O. Box 2070, George, 6530
 Tel.: 044 874 0365 Fax: 044 874 0432
 Fax: 044 874 0432
 Email: sian@cape-eaprac.co.za

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.

If you are aware of any other I&APs that should be consulted, please provide this office with the names **and** contact details of these persons along with your own registration notice.

If you have any enquiries in this regard, or would like any additional information, please do not hesitate to contact this office directly.

Sincerely,
Siân Holder
 For *Cape EAPrac*

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| <p>Registration & Comment Period:</p> <p>Thursday 2th December 2010 - Monday 24th January 2011</p> |
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