



# Cape EA Prac

Cape Environmental Assessment Practitioners (Pty) Ltd

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01 April 2022

Our Ref: GEO691/02

**DEA&DP Ref: 14/1/1/E3/5/2/3/L1181/21**

Potential Interested & Affected Party,

VIA: EMAIL / MAIL / FAX / POST

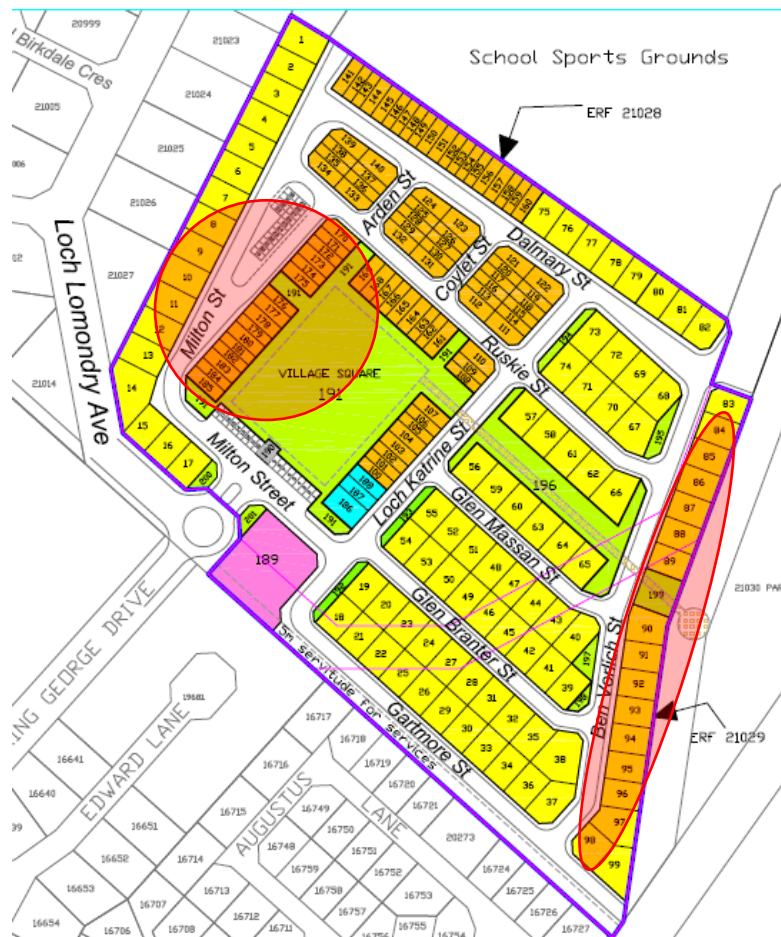
**RE: DRAFT 24G RECTIFICATION APPLICATION & WATER USE LICENSE ON ERVEN 21028 & 21029, KING GEORGE PARK, GEORGE**

This letter serves to notify potential interested & affected parties (I&APs) of the **Section 24G Rectification process** (retrospective environmental investigation into unregulated activities, Listing Notice 1-19 and Listing Notice 3-12), alongside a **water use license** (WULA, Section 21 c&i) for clearing of erven 21028 & 21029, as well as infilling/excavation of a watercourse.

You, or your organisation, has been identified as a potential stakeholder who may have an interest, or potentially be affected in these application processes. The processes are being undertaken by Cape Environmental Assessment Practitioners (as the independent environmental assessment practitioner) and Confluent Consulting (freshwater specialists) in terms of the National Environmental Management Act (NEMA, as amended) and the National Water Act (NWA).

The erven in question were previously owned by the Department of Transport & Public Works. These erven form part of the greater Die Bult subdivisional area, with primary zoning rights to establish Group Housing (General Residential zone (ii)) allowing approximately 144 housing opportunities on the site (35units/ha density). In 2018 Power Group (Pty) Ltd was awarded the tender to develop inclusive housing on these properties.

A municipal planning application followed for the rezoning to further densify and develop 99 single residential erven, 86 general residential erven (town housing), 3x business zone erven, a creche, cell phone mast/clock tower, streets/services and internal open spaces. Following the outcome of the planning application in 2018/2019, final approval was granted in September 2020 at an average density of 41 units/ha (185 units). The approved development extended across the on-site wetland and into the Camphersdrift Wetland (areas indicated by red circles). Details on then planning process and outcome associated stakeholder and authority consultation process are detailed in the S24G assessment report.



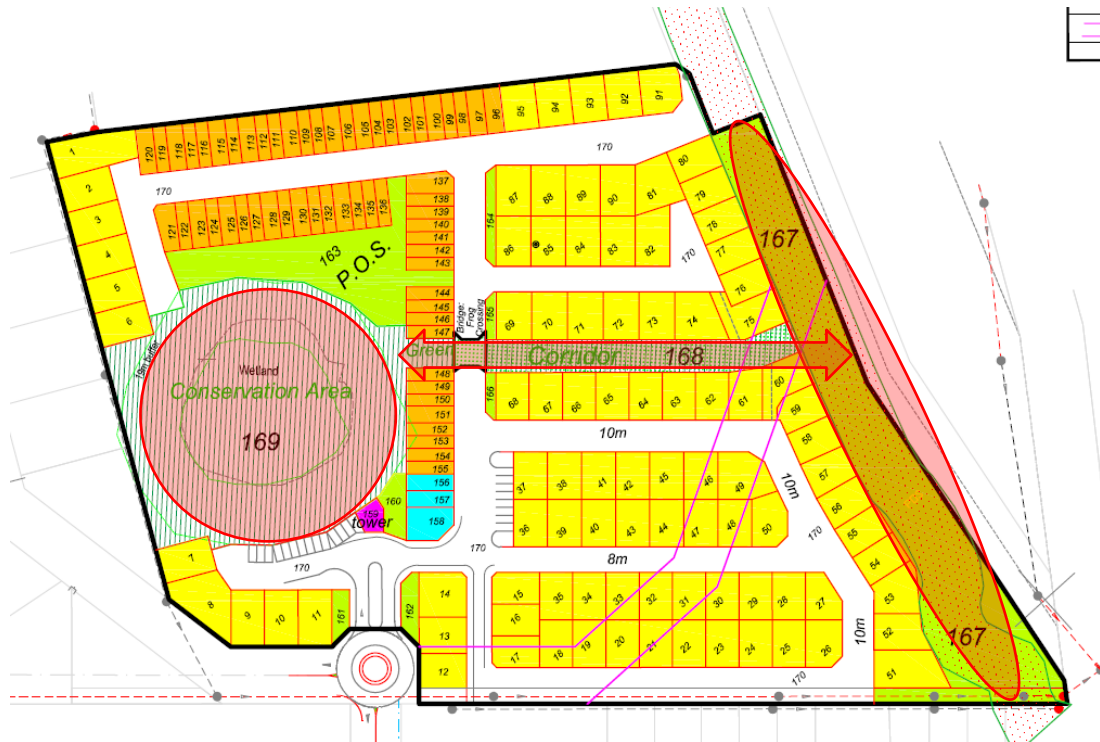
**Figure 1: Approved layout plan for the study site extending into the on-site and Camphersdrift Wetland (2018).**

Subsequent instructions from the Provincial Department of Environmental Affairs & Development Planning (DEA&DP), as well as the Breede-Gourits Management Catchment Agency (BGCMA) aiding Department of Water Affairs, resulted in Power Group (Pty) Ltd halting construction activities in August 2021.



**Figure 2: Study site under construction with overlay of wetland areas identified by specialists (Confluent Consulting, 2022).**

Various specialist studies were undertaken to re-assess site sensitivity, most notably the on-site wetland and riparian habitat along Campersdrift Wetland, and a **revised site development plan (SDP)** has been compiled which **avoids the on-site wetland** (with an additional no-go buffer area surrounding it), as well as a **setback on the Campersdrift Wetland** from where even had to be removed and a **10m wide linking ecological corridor** provided **between the two wetland systems**.



**Figure 3: Revised layout plan whereby the on-site wetland is excluded as a No-Go area (inclusive of a 19m buffer) and riparian corridor along Campersdrift Wetland also set aside as a No-Go area (Source: FormaPlan 2022).**

The revised SDP allows for 95 single residential (instead of the approved 99), 60 town housing units (instead of the approved 86), three (3) business erven (as previously approved), cell phone tower/clock tower, streets and services (as per revised layout) and considerable internal open spaces (conservation areas and functional open areas) at a reduced density of 34.3units/ha compared to the approved overall density of 41units/ha.

All potential I&APs are hereby notified to contact the undersigned in writing, should they wish to register and participate in the processes, by commenting on these applications/changes.

Detailed documentation in the form of the S24G Impact Assessment Report (with all specialist reports) and WULA Technical Report can be viewed/downloaded from the Cape EAPrac website ([www.cape-eaprac.co.za](http://www.cape-eaprac.co.za)) or on request (you'll find the project in alphabetical order under 'Active Projects' on the website). Electronic copies / links can also be emailed upon request. Please contact the undersigned for any other arrangements. The documentation will be available from **Monday, 4 April 2022 extending to 9 June 2022**.

In order to be **registered** as an I&AP, individuals are requested to either respond to this notice by submitting with their full contact details, or submit any comment you may have, to Cape EAPrac in writing (to address below) on or before **9 June 2022**.

Note that Section 24(O)2 & 3 of the National Environmental Management Act (NEMA), requires State Departments/Organs of State, to submit their comment within 30-days, however the One-Integrated-System approach is being followed for an integrated environmental and water use process which necessitates a 60-day commenting period.

Future correspondence, throughout the remainder of the investigative processes will be distributed to registered I&APs.

Should you have any queries either about the investigative processes, or the proposed amendments to the development proposal, you are most welcome to contact the undersigned during normal office hours. All registration requests and/or comments must be submitted, in writing, to reach us by the stipulated deadline date:

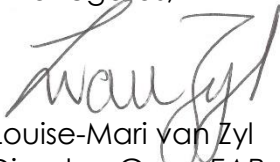
**Cape EAPrac (Attention: Louise-Mari van Zyl)**

P O Box 2070 George 6530

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**ALL COMMENTS/REGISTRATION REQUESTS MUST BE SUBMITTED BY 9 June 2022**

Kind regards,



Louise-Mari van Zyl  
Director: Cape EAPrac  
071 603 4132