



Cape EAPrac

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17 Progress Street, George
PO Box 2070, George 6530

14 September 2020

Our Ref: HES592/03

Dear Potential Interested & Affected Party,

VIA EMAIL

RE: ENVIRONMENTAL APPLICATION FOR 'STILBAAI LIFESTYLE VILLAGE' DEVELOPMENT ON ERF 4784 & 4785 (public road), STILBAAI WEST (HESSEQUA MUNICIPAL DISTRICT)

Cape EAPrac has been appointed as independent environmental assessment practitioner (EAP) responsible for facilitating the environmental application for the proposal to develop Erf 4784/4785 Stilbaai West.

Erf 4784 (a portion of Erf 657 – not registered yet) is owned by the Hessequa Municipality. The property was alienated through a process dating back to 2015 when the most suitable land use was considered (retirement use), followed by a tender process in which **Ellenrust Properties (Pty) Ltd** was awarded the tender.



Figure 1: Location of property next to Palinggat Resort and Municipal offices/SAPS.

Erf 4784 is +/-5.7ha in size and the proposal is to develop a **lifestyle village** with **retirement facilities**, including a **frail care centre** with **communal amenities**. Access is proposed directly off Main Road via Erf 4785 (existing gravel access to the municipal building /community hall / police station).

The development is proposed in three (3) phases:

Phase 1:	42 residential units (free hold title) and 16 frail care beds
Phase 2:	38 residential units (free hold title) and the service/communal centre
Phase 3	40 residential units (free hold title), eight (8) assisted living units, six (6) frail care units and the remainder of the service/communal centre

Thus, a total of **120 residential units** (General Residential zone III), **eight (8) assisted living units**, **22 frail care beds** with supporting service/communal centre (please refer to Figure 1 of this notice) with **Open Space II** (private open space) to accommodate recreational areas/roads/parking etc. The overall density is 22.6 units/ha, which is less than the maximum density of 35 units/ha for developments that are situated within the central parts of a township.

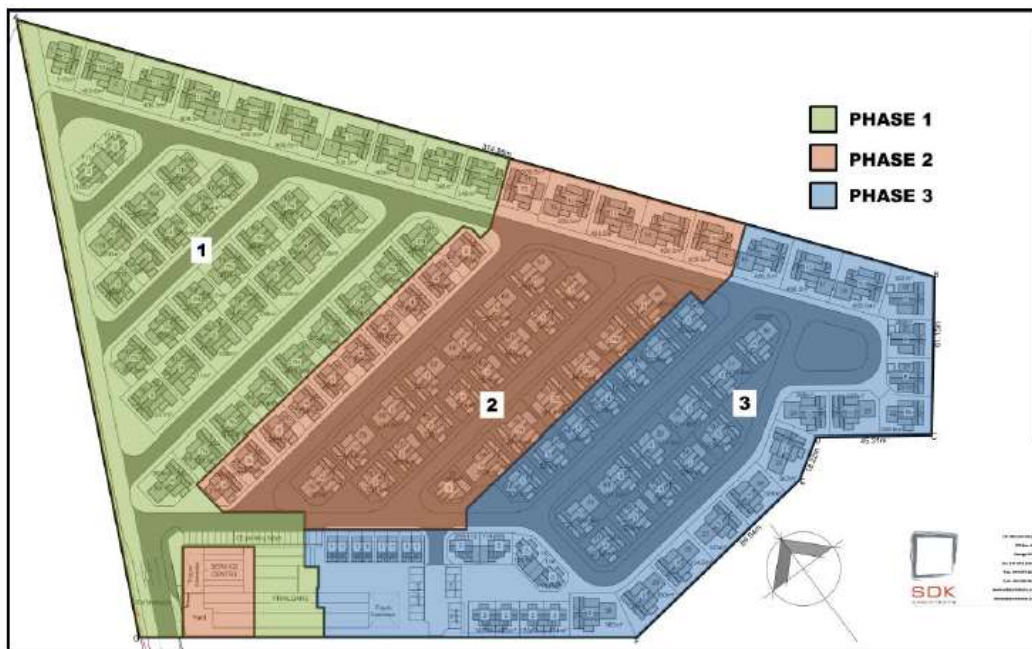


Figure 2: Phased plan for proposed lifestyle village.



Figure 3: Artist impression of the proposed lifestyle village.

A **Basic Assessment process** must be followed in terms of the Environmental Regulations (2014 as amended) to investigate and assess the potential impacts (positive and negative) that may be associated with the development.

Studies already undertaken to inform the environmental application include **botanical, heritage/archaeological, freshwater, planning, geotechnical, civil and electrical engineering, as well as traffic impact.**

Public participation and stakeholder engagement are an important component of the Basic Assessment process and you have been identified as a key stakeholders / authority / organ of state / member of the public, to give input to the process.

You are invited to **review the information** about this proposal and to supply input and input that can be considered and/or used to inform decision-making by the competent authority (Provincial Department of Environmental Affairs & Development Planning, George).

To this end the Draft Basic Assessment Report is available for 30-days, extending from **17 September 2020 – 19 October 2020**. The complete document can be downloaded from www.cape-eaprac.co.za (find the projects in alphabetical order under 'active projects'). Hard copies of the report will also be available at the **Stilbaai Municipal office** (ask Reception / Leandra at reception for the copy) and at the **Riversdale Municipal Planning office** (ask Reception / Hendrik Visser for the copy).

Due to the COVID restrictions, I&APs are invited to confirm (before 17 September 2020) should they not be able to inspect hard copies at the specified venues, or if they cannot download electronic files. Under such circumstances the report can be made available on CD/flash drive. Alternatively, please contact the undersigned by no later than 17 September 2020, to make alternative arrangements. I&APs are informed that all documentation used to inform inputs during the Basic Assessment process must be available for no less than 30-days. Additional 30-days have not been applied for.

Comments received by 19 October 2020 will be considered by the project team and Applicant and will be responded to in writing. All comments received during the formal commenting period will be incorporated into the Final Basic Assessment Report that must be submitted to the competent authority for consideration and decision-making.

Should you have any queries about the process or the proposal in the meantime or during the course of the ongoing environmental assessment process, you are invited to please contact the undersigned directly.

All comments on the draft BAR must be submitted to the undersigned, in writing, to reach us no later than **19 October 2020**, to the following address:

Attention: Louise-Mari van Zyl / Cape EAPrac

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