

THE PROPOSED CONSTRUCTION OF A RETIREMENT VILLAGE ON THE FARM SWEETVALE NO. 15257, MARGATE, KZN

INTRODUCTION

The purpose of this Background Information Document (BID) is to provide information to interested and affected parties (I&APs) regarding the proposed construction of a retirement village on the Farm Sweetvale No. 15257 (Previously Sweetdale No. 14176), located within the Ugu District Municipality-KZN. Green-Scene Environmental was appointed as the Independent Environmental Assessment Practitioner for the proposed project.

Any person, company, authority or other entities that might be directly or indirectly affected by the proposed activity can register as an Interested or Affected Party (I&AP). This includes, but is not limited to landowners, tenants, municipal and provincial authorities, interest groups, NGOs and conservation groups. This document further indicates how you can become involved in the project, receive information, or raise issues which may concern and/or interest you.

STUDY AREA

The proposed project is located on the Farm Sweetvale No. 15257, Ugu District Municipality, KZN. The proposed project site can be accessed directly off the P200 Gamalakhe Road. Existing infrastructure on the site comprises of a farmstead complex associated with the historical usage of the site, as well as a skills centre and a restaurant that forms part of the more recent components of development. The bulk of the remainder of the site comprises of former grazing/paddock lands and crop lands that are separated by defining hedges and trees.

Location	Latitude /Longitude	Degrees	Minutes	Seconds
Proposed Site (the Farm Sweetvale No. 15257)	South	30	49	49.72
	East	30	20	35.96

Figure 1: Google Image showing the proposed site



PROJECT DESCRIPTION

The proposed development of the Retirement Village will comprise of the following distinct infrastructure:

Section	No of units	Area per unit (m ²)
High end units	129	150-180
Middle class units	285	90-110
Apartments	132	70-85
Service apartments	16	55-65
(Existing)		Occupancy
Offices and skills centre		60 staff
Restaurant and farm stall		100 patrons

Current access to the properties is directly off the P200 Gamalakhe Road. The existing entrances will remain, with the eastern-most, lower access point possibly serving the restaurant and skills centre more directly. The proposed internal roads would consist of formal asphalt or brick-paved, kerbed roads constructed.

The existing restaurant and skills centre located on the east of the property will remain and will be supplemented by a farm stall/tourist centre. These three facilities (skills centre, restaurant and farm stall) will comprise, for the purpose of engineering services, a single node. A second node would comprise units on the south-eastern, high-lying area of the property. A third node would comprise residential and service units on the lower-lying central and northern are of the property. The fourth node would comprise the majority of the residential units and would be located along the western, high-lying areas of the site.

Waste Water Treatment Works (WWTW)

It is proposed that four separate plants be established to accommodate the distinct geographical nodes of development and to mitigate the costs and inherent risks of reticulation of sewage about the site. These plants are suitable for underground construction, typically beneath parking areas, to allow for ease of access and to economise on the use of developable space.

The project triggers at least Listing Notice 1 Activity 12, Activity 19, Activity 27 and Activity 28. Listing Notice 3, Activity 4, Activity 12 and Activity 14 of the NEMA 2017 EIA Regulations. As per Section 21 of the National Water Act, 1998 (Act no. 36 of 1998) the following water uses will be triggered by the proposed development: Section 21 (c) and 21 (i).

GREEN-SCENE ENVIRONMENTAL

YOUR CONTRIBUTIONS ARE IMPORTANT

You can get involved in the process by:

1. Responding (by phone, fax or e-mail) to our invitation for your involvement in the process;
2. Completing the attached comment form and e-mailing, posting or faxing it to Green-Scene Environmental;
3. In writing contacting or telephoning consultants if you have a query, comment or require further project information
4. Reviewing and commenting on the Draft BA Report within the allowed 30-day review period.

In terms of the NEMA Regulations (GN 549), you are invited to formally register as an I&AP.

REGISTRATION AND COMMENT FORM

KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN IT TO:

E-mail: admin@green-scene.co.za

PERSONAL DETAILS

Title (Mr/Mrs/Ms)		Phone	
Name		Fax	
Organisation / Interest		E-mail	
Signature			

Please tick the appropriate circle and confirm your contact details above:

I would like to register as an Interested and Affected Party for the Environmental process for this project.	YES	NO
Non-stakeholder: I would like you to take me off your distribution sheet for the Proposed. I would not like to receive any further information regarding this process.	YES	NO

If Yes. Please answer the questions below.

<p>What is your main area of interest with regards to the proposed project?</p>
<p>Do you have any points of concern regarding the proposed project? If "yes", please describe below</p>
<p>Are there any additional stakeholders who you feel should be consulted with regards to the proposed project? If "yes" please list their names and contact details below:</p>

Please note that in terms of Regulation 56 (c), I&AP's need to disclose any direct business, financial, personal or other interest which they may have in the approval or refusal of the application. Please register by completing the enclosed registration and comment sheet and please declare the interest with regard to the project with your comments.

Please add more pages or supporting documentation if necessary