



INFORMATION DOCUMENT

APPLICATION FOR ENVIRONMENTAL AUTHORISATION

DWARSWEGSTRAND HOLIDAY RESORT ERF 720 MOSSEL BAY DISTRICT

22 AUGUST 2023

Introduction

Cape Environmental Assessment Practitioners (Cape EAPrac) has been appointed as the independent Environmental Assessment Practitioner (EAP) to facilitate the legally required Environmental Application Process in terms of the **National Environmental Management Act (NEMA, Act No 107 of 1998 as amended)** and the 2014 Environmental Impact Assessment (EIA) Regulations, for the proposed development of a **holiday resort** on Erf 720 Mossel Bay District.

Kaapland Onderwys Trust (KOT) is the applicant.

The competent authority is the Western Cape Department of Environmental Affairs & Development Planning (DEA&DP): George office.

Project Proposal (Preferred Alternative)

The Applicant intends to apply for environmental authorisation (EA) to develop 26 x holiday units on the upper, level portion of Erf 720.

The proposed development will consist of a combination of eight (8) x duette units and ten (10) x two-bedroom units.

As part of the development proposal, the KOT intends to provide the following amenities and services for private use:

- Conference Room / Lapa
- Pool with ablution facilities

Services will include:

- On-site conservancy tank (underground)
- Municipal water connection along H.C. Botha Street
- Municipal electrical connection along Morrison Road

- Controlled access (fence along the western and northern boundary). No fencing on southern boundary.

Location

Erf 720 is located on the corner of Morrison Road and H.C. Botha Street.



Figure 1: Preliminary Site Development Plan.

Planning Context

The property is zoned 'Open Space' and will be subject to rezoning application to accommodate the resort development.

Environmental Context

The site is indicated mostly as an Ecological Support Area (ESA) with a narrow portion of Critical Biodiversity Area (CBA) along Morrison Road against the northern boundary.

The vegetation type is indicated as Hartenbos Dune Thicket with an 'Endangered' conservation value.

The area contains natural vegetation, with a number of protected tree species throughout. Invasive alien vegetation is present albeit at low density.

A protected tree survey has been completed to avoid as many protected trees as possible. The preliminary layout has been informed with input from a botanist and micro-siting of individual units must be done in a sensitive manner.

A 10m setback applies from the edge of the valley to the south, which is considered highly sensitive.

The proposal is for footprints to be permitted with limited disturbance for roads, amenities and infrastructure.

What is the purpose of this document?

The main purpose of this **Information Document** is to:

- Provide potential “Interested and Affected Parties” (I&APs) and Stakeholders with information regarding the proposed development;
- Explain the way forward for the environmental process;
- Provide information on the mechanism for I&APs to receive information and to provide input into the process.

Basic Impact Assessment process:

The development triggers certain listed activities in terms of the National Environmental Management Act (NEMA, Act No.107 of 1998 as amended) and 2014 NEMA Regulations (as amended) which, if exceeded requires prior Environmental Authorisation from the provincial authority. A number of so-called ‘listed activities’ will be triggered that necessitate specialised assessment and investigation to inform public opinion and decision-making.

The procedures for a **Basic Impact Assessment (BAR)**, as per the 2014 EIA Regulations (as amended), will be undertaken to apply for Environmental Authorisation for the abovementioned activities.

Stakeholder Engagement

This Information Document forms part of the pre-application public participation process (PPP) allowing stakeholders to register as ‘Interested & Affected Parties (I&APs)’ and consider / comment on the proposal.

Going forward, registered I&APs will be provided an opportunity to review & comment on the BAR when it becomes available.

Input/comments received during process will be considered and responded to in the final reports, to be submitted to the competent authority for review and decision-making.

The following steps, amongst others, will be undertaken as part of the formal BAR Process:

- Identifying potential Interested and Affected Parties (“I&AP’s”);
- Placement of **Site Notices** at the site calling for Registration of I&APs;
- Issue written notifications to neighbours, key stakeholders and relevant Authorities informing of the process and their right to participate;
- Open and maintain a **Registered Stakeholder database**;
- Undertaking of specialist impact assessments and project team reports;
- Compilation and public availability of the **BAR and Environmental Management Plan** in draft format (30-day commenting period);
- **Submit** the final reports to the DEA&DP for **decision-making** (authorisation with conditions, or refusal);
- Notification of registered I&APs and Stakeholders of **Environmental Decision**, and details of appeal process / period.

Issues & Concerns

The following preliminary issues and concerns were raised by the project team for the proposed site, as well as in consultation with the project team, key authorities and/or specialists:

- Loss of habitat / vegetation;
- Access to the beach;
- Impact on protected trees;
- Traffic and access;
- Potential for impact of stormwater management;
- Management of the on-site conservancy tank;
- Services availability;
- Land use suitability.

Alternatives

In terms of the NEMA legislation, alternatives must be considered during an environmental assessment. These may be site, activity, or technological alternatives.

The No-Go Alternative (no activities undertaken) must be considered as a baseline against which the impacts of any other Alternatives are measured.

Any other reasonable and/or feasible alternatives identified during the course of this environmental process will be considered and measured against development proposals for the site and the no-go alternative.

I&APs are requested to provide details of any reasonable and/or feasible alternatives that they may be aware of to ensure that such alternatives can be considered prior to submission of the formal Application to the DEA&DP.

Why and how should you get involved?

- Names and full contact details of any stakeholder must be submitted to *Cape EAPrac* to be captured on the project **Stakeholder Register**.
- I&APs must declare their interest in the process;
- I&APs must confirm what their preferred form of communication, as well as any specific needs or restrictions for future correspondence.

All written comments provided will be recorded. According to the Guidelines on Public Participation, only those parties that submit their full contact details for registration purposes and/or who submit comment, will be registered. Documentation containing incomplete, or no contact details, may not be considered.

In the event that you (or any other party you may be aware of) have an **interest** in the environmental process, or feel that you **may be affected** by the proposed development, you are invited to **register** as an I&AP for the environmental process. I&APs are requested to submit their full contact details, in writing, to *Cape EAPrac* at the address provided at the end of this document.

In order to register for the BAR process, either submit your registration notice or preliminary comments to the contact details provided below. All preliminary submissions must be received within the stipulated 30-day period extending from **22 August 2023 till 21 September 2023**.

NOTE that this is the first step in a series of steps in the BAR process. Further opportunities will be available for comment and more details about the proposal, as well as specialist and technical studies, will be circulated as it becomes available during the process. Preliminary inputs at this early stage helps to identify issues and concerns that may require attention and we invite all stakeholders to please participate in the process.

**TO REGISTER AS AN I&AP, PLEASE
SEND YOUR REGISTRATION REQUEST,
NAME & FULL CONTACT DETAILS or
ANY PRELIMINARY COMMENTS by no
later than 21 September 2023:
*Cape-EAPrac***

ATT: Mr Francois Byleveld
PO Box 2070 George 6530
Telephone: 044 874 0365
E-mail: francois@cape-eaprac.co.za



BACKGROUND INFORMATION DOCUMENT (BID)

APPLICATION FOR ENVIRONMENTAL AUTHORISATION

KYK'IE C HOLIDAY RESORT ERF 720 MOSSEL BAY DISTRICT

DECEMBER 2020

Introduction

Cape Environmental Assessment Practitioners (Cape EAPrac) has been appointed as the independent Environmental Assessment Practitioner (EAP) to facilitate the legally required Environmental Application Process in terms of the **National Environmental Management Act (NEMA, Act No 107 of 1998 as amended)** and the 2014 Environmental Impact Assessment (EIA) Regulations, for the proposed development of a **holiday resort** on Erf 720 Mossel Bay District. The property was part of the Dwarswegstrand development and Kaapland Onderwys Trust (KoT) is the Applicant.

The competent authority in this case is the Western Cape Department of Environmental Affairs & Development Planning (DEA&DP): George office.

Project Proposal (preferred alternative)

The KoT intends to apply for environmental authorisation (EA) to develop 27 footprint holiday units on the top, level portion of the study area.

The typology for this development includes a combination of single (18x) and two-bedroom (9x) units.

As part of the development proposal, the KoT intends to provide the following amenities and services for private use:

- Conference Room / Lapa
- Pool with ablution facilities

Services will include:

- On-site package plant for sewage in the south-western corner of the property (discharge of treated effluent to be confirmed)
- Municipal water connection along HC Botha Street

- Municipal electrical connection along Morrison Road
- Controlled access (fence along the northern boundary bordering Morrison Road)



Fig. 1: Preliminary site development proposal

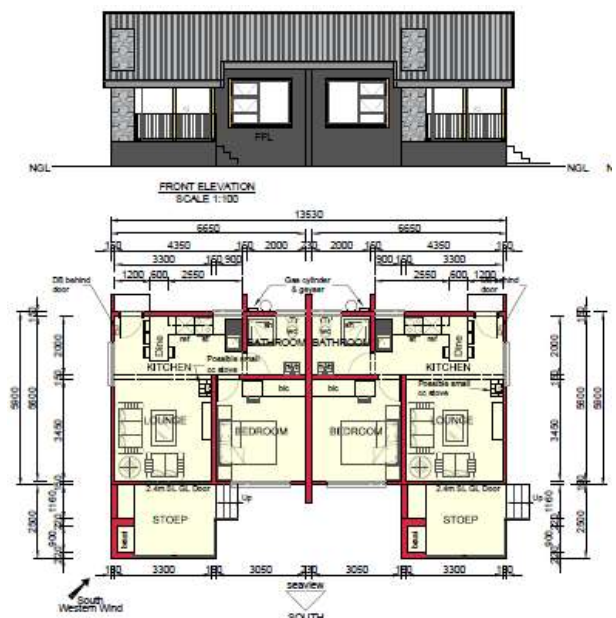


Figure 1: Example of duet unit.

Location & Site Context

See Location / SDP Plans attached.

The development site used to be part of the larger, open space area of Dwarswegstrand. The KoT intends to manage the development separate from the existing Dwarswegstrand development.

Planning Context

The property is zoned 'Open Space' and will be subject to rezoning application to accommodate the resort development.

Environmental Context

The site is indicated mostly as an Ecological Support Area (ESA) with a narrow piece Critical Biodiversity Area (CBA) along Morrison Road along the northern boundary.

The vegetation type is indicated as Grootbrak Dune Strandveld with an 'Endangered' conservation value.

The area contains natural vegetation, with a number of protected tree species throughout. Invasive alien vegetation is present albeit at low density.

A protected tree survey has been recommended to avoid as many protected trees as possible. The preliminary layout has been informed with input from a botanist and micro-siting of individual units must be done in a sensitive manner.

A 10m setback applies from the edge of the valley to the south, which is considered highly sensitive.

The proposal is for footprints to be permitted only with limited disturbance for roads, amenities and infrastructure.

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) and Stakeholders with information regarding the proposed development;
- Explain the way forward for the environmental process;
- Provide information on the mechanism for I&APs to receive information and to provide input into the process.

Basic Impact Assessment process:

The development triggers certain listed activities in terms of the National Environmental Management Act (NEMA, Act No.107 of 1998 as amended) and

2014 NEMA Regulations (as amended) which, if exceeded requires prior Environmental Authorisation from the provincial authority. A number of so-called 'listed activities' will be triggered that necessitate specialised assessment and investigation to inform public opinion and decision-making.

The procedures for a **Basic Impact Assessment (BAR)**, as per the 2014 EIA Regulations (as amended), will be undertaken to apply for Environmental Authorisation for the abovementioned activities.

Stakeholder Engagement

This BID forms part of the pre-application public participation process (PPP) allowing stakeholders to register as 'Interested & Affected Parties (I&APs)' and consider / comment on the proposal.

Going forward, registered I&APs will be provided an opportunity to review & comment on the BAR when it becomes available.

Input/comments received during process will be considered and responded to in the final reports, to be submitted to the competent authority for review and decision-making.

The following steps, amongst others, will be undertaken as part of the formal BAR Process:

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- Placement of **Site Notices** at the site calling for Registration of I&APs;
- Issue written notifications to neighbours, key stakeholders and relevant Authorities informing of the process and their right to participate;
- Open and maintain a **Registered Stakeholder database**;
- Undertaking of specialist impact assessments and project team reports;
- Compilation and public availability of the **BAR and Environmental Management Plan** in draft format (30-day commenting period);
- **Submit** the final reports to DEA&DP for **decision-making** (authorisation with conditions, or refusal);
- Notification of registered I&APs and Stakeholders of **Environmental Decision**, and details of appeal process / period.

Issues & Concerns

The following preliminary issues and concerns were raised by the project team for the proposed site, as well as in consultation with the project team, key authorities and/or specialists:

- Loss of habitat / vegetation;
- Access to the beach;
- Impact on protected trees;
- Traffic and access;
- Potential for impact of stormwater management;
- Management of the on-site sewage package plant and discharge of treated effluent;
- Services availability;
- Land use suitability.

Alternatives

In terms of the NEMA legislation, alternatives must be considered during an environmental assessment. These may be site, activity, or technological alternatives.

The No-Go Alternative (no activities undertaken) must be considered as a baseline against which the impacts of any other Alternatives are measured.

Any other reasonable and/or feasible alternatives identified during the course of this environmental process will be considered and measured against development proposals for the site and the no-go alternative.

I&APs are requested to provide details of any reasonable and/or feasible alternatives that they may be aware of to ensure that such alternatives can be considered prior to submission of the formal Application to the DEA&DP.

Why and how should you get involved?

- Names and full contact details of any stakeholder must be submitted to *Cape EAPrac* to be captured on the project **Stakeholder Register**.
- I&APs must declare their interest in the process;
- I&APs must confirm what their preferred form of communication, as well as any specific needs or restrictions for future correspondence.

All written comments provided will be recorded. According to the Guidelines on Public Participation, only those parties that submit their full contact details for registration purposes &/or who submit comment, will be registered. Documentation containing incomplete, or no contact details, may not be considered.

In the event that you (or any other party you may be aware of) have an **interest** in the environmental process, or feel that you **may be affected** by the proposed development, you are invited to **register** as an I&AP for the environmental process. I&APs are requested to submit their full contact details, in

writing, to *Cape EAPrac* at the address provided at the end of this document.

Why and how should you get involved?

In order to register for the BAR process, either submit your registration notice or preliminary comments to the contact details provided in this BID. All preliminary submissions must be received within the stipulated 30-day period extending from **14 December 2020 till 4 February 2021**.

NOTE that this is the first step in a series of steps in the BAR process. Further opportunities will be available for comment and more details about the proposal, as well as specialist and technical studies, will be circulated as it becomes available during the process. Preliminary inputs at this early stage helps to identify issues and concerns that may require attention and we invite all stakeholders to please participate in the process.

TO REGISTER AS AN I&AP, PLEASE SEND YOUR REGISTRATION REQUEST, NAME & FULL CONTACT DETAILS or ANY PRELIMINARY COMMENTS TO by no later than 4 February 2021:
Cape-EAPrac

ATT: Ms Louise-Mari van Zyl
PO Box 2070 George 6530
Telephone: 044 874 0365
Fax: 044 874 0432
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