

## Background Information Document

Environmental Assessment for the Proposed Development of a Small-Boat Harbour in the Piesang River and residential and commercial nodes on adjacent land, Plettenberg Bay

13 June 2012

### CEN Integrated Environmental Management Unit

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#### Purpose of the Background Information Document

The purpose of this Background Information Document (BID) is to provide stakeholders with the opportunity to register as interested and affected parties in the environmental assessment process and to obtain their initial comments on the proposed construction of a small-boat harbour in the Piesang River and residential and commercial nodes on adjacent land in Plettenberg Bay in the Western Cape.

The purpose of the environmental assessment is to identify potential impacts associated with the proposed development and to recommend measures to avoid or reduce adverse impacts and enhance beneficial or positive impacts.

The environmental decision making authority is the Department of Environmental Affairs and Development Planning in accordance with the Regulations published in Terms of Chapter 5 of the National Environmental Management Act 107 of 1998 as amended (Government Notice R.543 in Government Gazette 33306 of 10 December 2010)

If you would like to participate in the process please register yourself and or your organization as an interested and affected party. Submit issues that you feel need to be addressed in the assessment by completing the response form or in a letter or by email to:

**Dr Mike Cohen  
CEN IEM Unit  
36 River Road  
Walmer  
Port Elizabeth  
6070**

[mailto: steenbok@aerosat.co.za](mailto:steenbok@aerosat.co.za)

**All comments must be submitted within 40 days of the date of this notice**

**Date of Notice – 13 June 2012  
Closing Date for Registration – 23 July 2012**

## **Background Information Document**

CEN Integrated Environmental Management Unit has been appointed by the Western Cape Marina Investments (Pty) Ltd to undertake the necessary environmental assessments for the proposed construction of a small-boat harbour in the Piesang River and residential and commercial nodes on adjacent land in Plettenberg Bay in the Western Cape.

### **Property Description**

Activities are proposed on Erf 237, 248, 2132, 255, 387, 2309, 4371, 4372, 4115, 4117, 256, and 410, Plettenberg Bay (approximate central GPS co-ordinates: 34°003.631'S 23°022.686'E).

Figure 1 and 2 are an extract from a 1:50 000 topographical map and an aerial image respectively indicating the relative location of the properties.

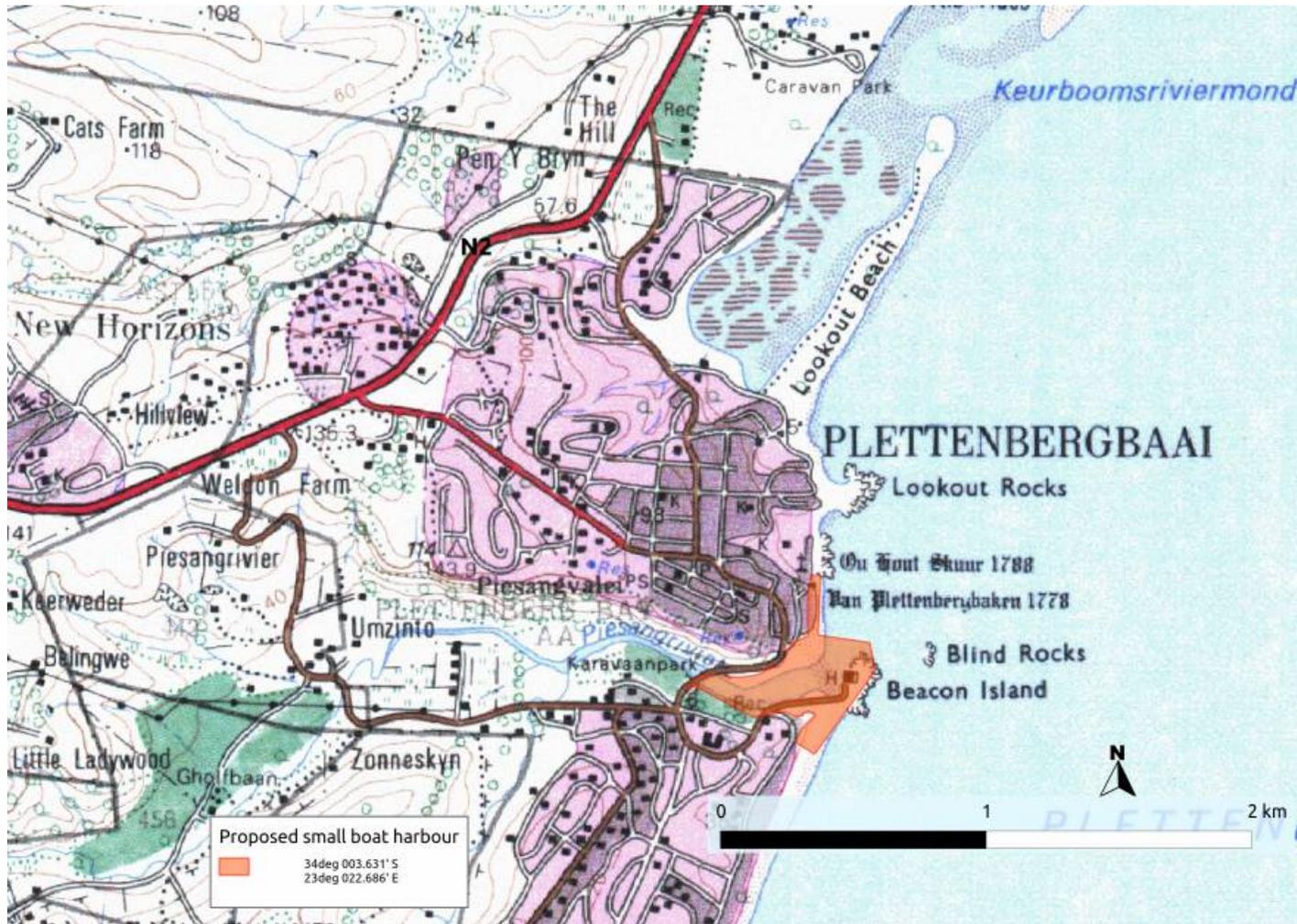


Figure 1: An extract of a 1:50 000 topographical map indicating the study area (in orange shading).



Figure 2: Aerial image showing the location of erven that form part of this application.

## **Development Proposal**

The following components are proposed as part of the harbour development:

### **Central Beach area:**

A combination of commercial and residential activities is proposed in the central beach area, consisting of various multi-storey buildings (stepping from three to seven storeys in height).

### **Northern Bank of Piesang River:**

This area is proposed primarily for residential activities in separate buildings stepping from three to four storeys in height.

### **Southern Bank of Piesang River:**

This area is proposed primarily for residential activities in separate multi-storey buildings from three to seven storeys

### **Commercial Harbour:**

The harbour is proposed in the area between the existing bridge crossing the Piesang and the coastal zone

### **Re-Established Dune Area:**

This area is proposed for a combination of commercial and residential uses.

It is anticipated that the total development will comprise approximately 80 000 m<sup>2</sup> of floor space (commercial area represents approximately 20% and the residential area ~ 80% of the total area).

Once information and recommendations from detailed environmental studies are available, a site layout plan will be produced and sent to the public and authorities for comment.

## Preliminary List of Listed Activities in Terms of the EIA Regulations

The Minister of Environmental Affairs and Tourism has in terms of sections 24 and 24D of the National Environmental Management Amendment Act (Act No. 107 of 1998), listed the activities that require an environmental assessment.

In terms of the Environmental Impact Assessment Regulations, 2010, made under section 24(5) of the Act and published in Government Notice R.543 in Government Gazette 33306 of 10 December 2010 the following activities are subject to an assessment.

Government Notice R544 Activity No(s):	Activity Description
9	<p>The construction of facilities or infrastructure <b>exceeding 1000 metres in length</b> for the bulk transportation of water, sewage or storm water -</p> <p>(i) with an internal diameter of <b>0,36 metres</b> or more; or</p> <p>(ii) with a peak throughput of <b>120 litres per second</b> or more, excluding where</p> <p>(a) such facilities or infrastructure are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or</p> <p>(b) where such construction will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of the watercourse</p>
10	<p>The construction of facilities or infrastructure for the <b>transmission and distribution of electricity</b> -</p> <p>(ii) inside urban areas or industrial complexes with a capacity of 275 kilovolts or more.</p>
11	<p>The construction of:</p> <p>(i) canals;</p> <p>(ii) channels;</p> <p>(iii) bridges;</p> <p>(iv) bulk storm water outlet structures;</p> <p>(v) marinas;</p> <p>(vi) jetties exceeding 50 square metres in size;</p> <p>(vii) slipways exceeding 50 square metres in size;</p> <p>(viii) buildings exceeding 50 square metres in size; or</p> <p>(ix) infrastructure or structures covering 50 square metres or more where such construction occurs within a watercourse or <b>within 32 metres of a watercourse</b>, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line</p>

13	The construction of facilities or infrastructure for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with a combined capacity of <b>80 but not exceeding 500 cubic metres</b> ;
14	The construction of structures in the <b>coastal public property</b> where the development footprint is <b>bigger than 50 square metres</b> , excluding (ii) the construction of a port or harbour, in which case activity 24 of Notice 545 of 2010 applies;
16	Construction or earth moving activities in the sea, an estuary, or within the littoral active zone or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever is the greater, in respect of – (i) fixed or floating jetties and slipways; (ii) tidal pools; (iii) embankments; (iv) rock revetments or stabilising structures including stabilising walls; (v) buildings of 50 square metres or more; or (vi) infrastructure covering 50 square metres or more – but excluding (a) if such construction or earth moving activities will occur behind a development setback line; where such construction or earth moving or (b) where such construction or earth moving activities is related to the construction of a port or harbour, in which case activity 24 of Notice 545 of 2010 applies.
18	The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock or more than 5 cubic metres from: (i) a watercourse; (ii) the sea; (iii) the seashore; (iv) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater
23	The transformation of undeveloped, vacant or derelict land to – residential, retail, commercial, recreational, industrial or institutional use, <b>inside an urban area</b> , and where the total area to be transformed is 5 hectares or more, but less than 20 hectares,
24	The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial use, where, at the time of the coming into effect of this Schedule or thereafter such land was <b>zoned open space, conservation or had an equivalent zoning</b> .
26	Any process or activity identified in terms of section 53(1) of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004).
Government Notice R546 Activity No(s):	
4	The construction of a road wider than 4 metres with a reserve less than

	<p>13,5 metres.</p> <p>(a) In Western Cape:</p> <p>(i) In an estuary;</p> <p>(iii) In urban areas:</p> <p>(aa) Areas zoned for use as public open space within urban areas; and</p> <p>(bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose</p>
12	<p>The clearance of an area of 300 square metres or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation.</p> <p>(b) Within critical biodiversity areas identified in bioregional plans;</p> <p>(c) Within the <b>littoral active zone or 100 metres inland from high water mark of the sea or an estuary</b>, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas.</p>
13	<p>The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation</p> <p>(a) Critical biodiversity areas and ecological support areas as identified in systematic biodiversity plans adopted by the competent authority.</p> <p>(b) National Protected Area Expansion Strategy Focus areas.</p> <p>(c) In Western Cape:</p> <p>(i) in an estuary</p> <p>(iii) In urban areas, the following:</p> <p>(aa) Areas zoned for use as public open space;</p> <p>(bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority or zoned for a conservation purpose;</p> <p>(cc) Areas seawards of the development setback line;</p> <p>(dd) Areas on the watercourse side of the development setback line or within 100 metres from the edge of a watercourse where no such setback line has been determined</p>
16	<p>The construction of:</p> <p>(i) jetties exceeding 10 square metres in size;</p> <p>(ii) slipways exceeding 10 square metres in size;</p> <p>(iii) buildings with a footprint exceeding 10 square metres in size; or</p> <p>(iv) infrastructure covering 10 square metres or more</p> <p>where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse</p> <p>(a) In Western Cape:</p> <p>(i) In an estuary;</p> <p>(iii) inside urban areas:</p> <p>(aa) Areas zoned for use as public open space;</p> <p>(bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority or zoned for a conservation purpose;</p> <p>(cc) Areas seawards of the development setback line or within 100 metres of the high water mark where no setback line.</p>

Government Notice R545 Activity No(s):	
14	The construction of an island, anchored platform or any other permanent structure on or along the sea bed excluding construction of facilities
24	Construction or earth moving activities in the sea, an estuary, or within the littoral active zone or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater, in respect of: (i) facilities associated with the arrival and departure of vessels and the handling of cargo; (ii) piers; (iii) inter- and sub-tidal structures for entrapment of sand; (iv) breakwater structures; (v) coastal marinas; (vi) coastal harbours or ports; (vii) structures for reclaiming parts of the sea; but excluding — (a) activities listed in activity 16 in Notice 544 of 2010

## **National Environmental Management: Integrated Coastal Management Act (2008)**

In terms of Section 27 of the National Environmental Management: Integrated Coastal Management Act (2008), an application will be submitted to the Minister of Water and Environmental Affairs to reclaim of a portion of the estuary.

### **Some Identified Issues**

As we progress with the environmental investigations we will identify potentially beneficial and adverse impacts. All identified issues will be subjected to an assessment to determine if they are significant and if they require additional investigation. Based on our preliminary investigations we have identified the following issues:

- ✿ Coastal sediment dynamics
- ✿ Soil disturbance and erosion
- ✿ Stormwater management
- ✿ Biodiversity impacts – terrestrial, estuarine, nearshore marine

- ✿ Visual impacts
- ✿ Pollution: noise, air, surface and groundwater contamination
- ✿ Cultural/Heritage impacts
- ✿ Socio-economic impacts
- ✿ Climate change impacts – particularly related to the coastal zone (e.g. storm surges, setback lines)

The following specialist studies have been initially identified to address these impacts (as the assessment progresses, additional studies may be done):

- ✿ Terrestrial fauna and flora
- ✿ Avifauna
- ✿ Sediment dynamics
- ✿ Services
- ✿ Traffic Impact Assessment
- ✿ Heritage (built environment) and archaeological
- ✿ Palaeontological
- ✿ Wetlands and estuaries
- ✿ Nearshore marine ecology
- ✿ Socio-economic

## How Do I Participate

Every proposed project and / or development has the potential to significantly affect the natural and social environments, both at, as well as surrounding the proposed development site. While some of the impacts will have an adverse impact on the environment others will have a beneficial impact. For this reason it is imperative that you as an interested and / or affected party comment on the proposed development and raise issues or concerns that /you feel need to be considered during the proposed planning and implementation process. This can be done by completing the attached registration form and submitting it to the contact details below.

Upon submission of the registration form to CEN IEM Unit, you will be registered as an I&AP, and be included on an I&APs database which will ensure that you receive future project information.

If you intend to register as an I&AP or forward comments regarding the proposed development, please submit your completed registration form to CEN IEM Unit by 23 July 2012.

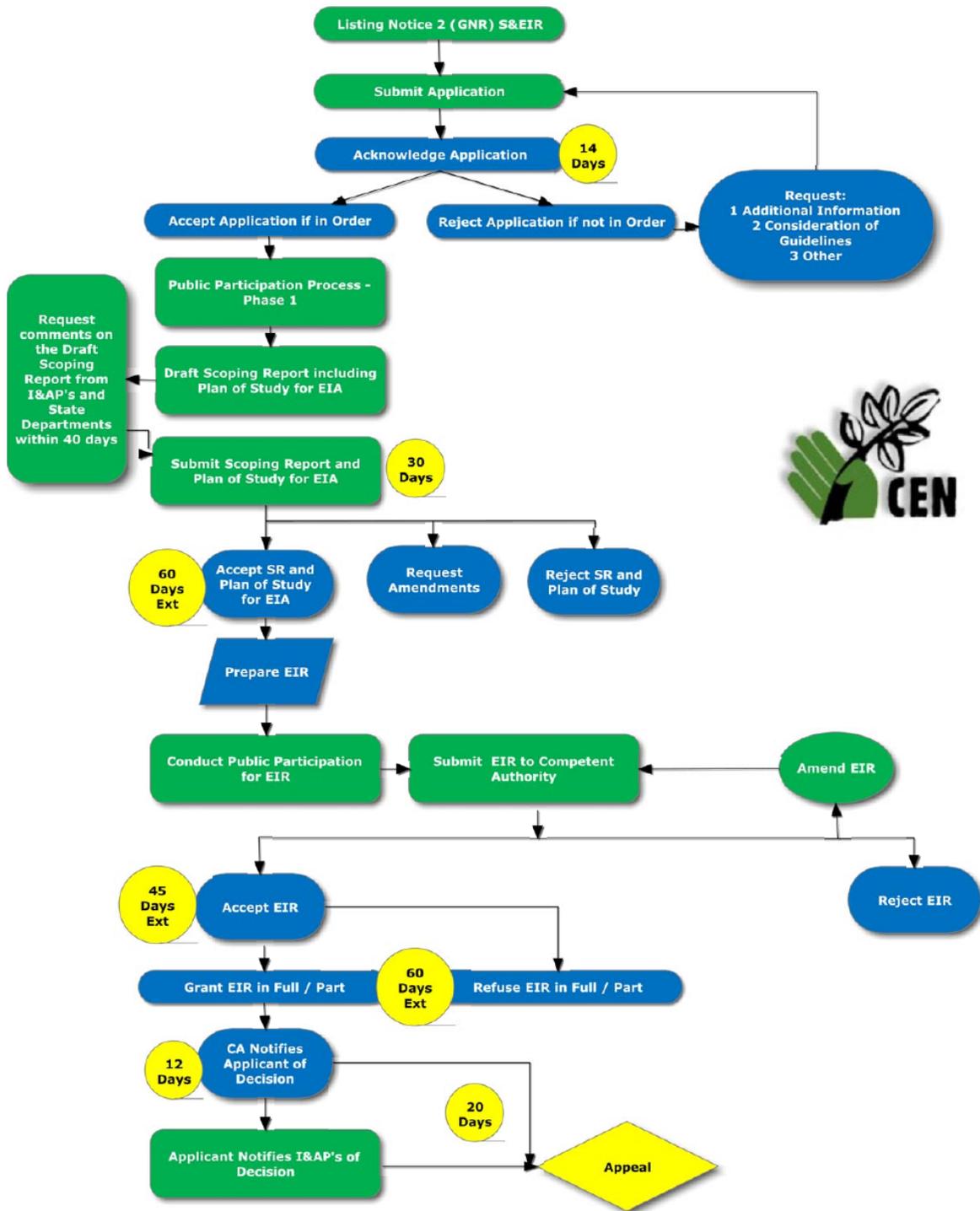
## **Description of Tasks to be Performed**

This BID is being distributed to stakeholders who are directly affected by the application.

- ✿ The DEADP will be notified that the assessment will be undertaken.
- ✿ All other stakeholders, including the relevant government departments will be notified of the proposed project.
- ✿ Advertisements will be placed under the legal section of *The Herald, Die Burger, The Cape Times* and *What's New*.in Plett
- ✿ Six notice boards advertising the application have been placed at visible locations on and surrounding the site.
- ✿ Once this initial stage of public participation is complete, a Draft Scoping Report will be compiled and submitted for public comment. Figure 3 details the EIA application process, and highlights key areas for public involvement.

**If you intend to register as an I&AP or forward comments regarding the proposed development, please submit your completed registration form to CEN IEM Unit by 23 July 2012**

## Scoping and EIR Process



➤ Figure 3: Flowchart of the EIA process.



CEN IEM UNIT

36 River Road, Walmer, Port Elizabeth 6070

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Email

[steenbok@aerosat.co.za](mailto:steenbok@aerosat.co.za)

**Registration / Comment Sheet**

**Environmental Assessment for the Proposed Construction of a Small-Boat Harbour and Residential and Commercial Nodes in Plettenberg Bay**

**13 June 2012**

I wish to register as an Interested and / or Affected Party and request that the following issues receive attention during the assessment process

**Closing Date for Comments: 23 July 2012**

Name of Respondent: \_\_\_\_\_

Organisation / Company: \_\_\_\_\_

Address: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Tel Number: \_\_\_\_\_

Email: \_\_\_\_\_

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Please use additional sheets as necessary

Signature: \_\_\_\_\_

Date: \_\_\_\_\_