



Comments and Response Report

Proposed Construction of a Residential Dwelling on Erf 1510, St Francis Bay, Kouga Municipality, Eastern Cape

DEDEAT Ref. No: EC08/C/LN1&3/M/51-2022

Pre-Application comments received

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The Department of Forestry, Fisheries, and the Environment (DFFE), Branch Oceans & Coasts (O&C) – 15/06/2022

Comments

SUBJECT: COMMENTS ON THE BACKGROUND INFORMATION DOCUMENT PRE-APPLICATION ENVIRONMENTAL PROCESS FOR THE PROPOSED CONSTRUCTION OF A RESIDENTIAL DWELLING ON ERF 1510, SEA VISTA, ST FRANCIS BAY, EASTERN CAPE.

The Department of Forestry, Fisheries, and the Environment (DFFE), Branch Oceans & Coasts (O&C) appreciates the opportunity granted to comment on the Background Information Document (BID) Pre-Application Environmental Process for the Proposed Construction of a Residential Dwelling on Erf 1510, Sea Vista, St Francis Bay, Eastern Cape. The Branch O&C has provided recommendations in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), ("NEMA") and the National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) ("ICM Act").

The Branch O&C has the mandate to ensure the holistic management of the coast and estuarine areas as an integrated system and promote coordinated coastal management. It ensures that the ecological integrity, natural character, and economic, social, and aesthetic value of coastal zones are maintained to ensure that people, properties, and economic activities are protected against the impacts of dynamic coastal processes.

Response

Noted, thank you.

Guided by the principles of integrated coastal management, this Branch promotes developments that promote socially justified sharing of benefits derived from a resource-rich coastal area and strives to ensure that the principles of sustainable development are upheld. The Branch O&C further requests to be registered as an Interested and Affected Party for the proposed construction of a residential dwelling on Erf 1510, Sea Vista, St Francis, Eastern Cape.

Please note the following recommendations for your considerations:

1. The proposed construction of a residential dwelling on the Erf 1510 project is in its initial stages and having conducted a site inspection for the proposed construction, the Branch O&C would like to bring to the attention of the EAP recommendations to consider while embarking on the environmental process.
2. In terms of the specialist studies to be conducted, a Biodiversity Assessment should be undertaken to identify the types of fauna and flora available on the property and confirm whether any indigenous or alien species need to be maintained and/or protected, including, advising on any applicable permits which need to be applied for. It was noted as part of the inspection conducted that the terrain on Erf 1510 is irregular with gentle access from the street level, but then sloping steeply downwards (northwards from the street). As such, significant earthworks are anticipated to clear, level, and compact the site surface in preparation for construction.
3. A Geotechnical Assessment / Geotechnical Soil Test Report is required to understand the physical characteristics of the soil to inform the construction method that should be applied to clear, level, and compact the site surface.
4. Given the complexities associated with this site (irregular, steep slopes, and compressible sands, which will require attention from the structural engineer and contractor), an accredited structural engineer and contractor, with proven knowledge, experience and expertise should be employed to undertake the proposed work and implement specialist recommendations.
5. Further information relating to stormwater and stormwater management system should be included in the subsequent report. If the applicant intends to utilize municipal services such as electricity connections, water services, stormwater connections, building plan approvals, etc., all relevant authorisations should be obtained from the relevant departments before commencement with any/all construction-related activities. The applicant should strive to ensure sustainable development and that all building-related activities, leveling, landscaping, and construction are in line with all relevant environmental laws and legislation to avoid hindrance.
6. All construction-related activities should be limited to the construction footprint. The utilisation of public open space for the storage of construction-related material will not be supported.

Noted. The Branch O&C has been registered as I&AP for the proposed development.

A Biodiversity specialist was appointed, and a compliance statement has been attached to the Draft BAR in appendix D.

A Geotechnical Soil Test Report is attached to this Draft BAR in appendix D.

Noted and agreed. This has been stipulated as a condition in the Draft BAR and the EMPr.

The development will rely on municipal connections for electricity and water; however, solar panels will be incorporated into the design and functionality of the home to decrease usage from the main grid. Stormwater management will be site specific, and an engineer will need to provide the appointed contractor and ECO with a method statement outlining the specific stormwater management strategy. This condition has been included in the EMPr.

Public open space and any other adjacent properties are regarded as no-go areas and this has been stipulated in the EMPr.

7. The Basic Assessment Report or EMP should clearly articulate how waste material will be managed during and post-construction to avoid any pollution entering the marine and coastal environment.

8. Since the property is within 100m inland from the high-water mark of the sea and thus falls within the Coastal Protection Zone, should there be driving on the coastal area needed for this project, the applicant is therefore advised to apply for a permit to Use of Vehicle in the Coastal Areas as per National Environmental Management: Integrated Coastal Management Act (24/2008): Control of use of vehicles in the Coastal Area , regulation (4)(1)(h). The application form can be requested through ORVPermitting@dffe.gov.za

9. All construction-related activities should be limited to the construction applicant's property boundary. The storage of all construction related material should be within the applicant's property boundaries, unless written permission to utilize space outside the property boundaries has been obtained from the relevant authorities and/or landowners.

Kindly note that the Department reserves the right to revise its comments and request further information based on any additional information received. All correspondence, documentation, and/or requests (hard copy or electronic copy) should be submitted to our office via OCEIA@dffe.gov.za / or Physical Address: Department of Forestry, Fisheries & the Environment (DFFE), Branch: Oceans and Coast, 2 East Pier Building, East Pier Road, Victoria and Alfred Waterfront, Cape Town, 8001.

This has been undertaken.

As the proposed development property is adjacent to municipal land, the owner is not allowed to go beyond his property; therefore, this permit should not be required.

Agreed. Public open space and any other adjacent properties are regarded as no-go areas and this has been stipulated in the EMPr

Noted. Thank you.