



EASTERN CAPE PROVINCE BACKGROUND INFORMATION DOCUMENT (BID)

JUNE 2026

**THE PROPOSED DEVELOPMENT OF A NEW DWELLING
ON ERF 3806 (PORTION OF ERF 2916), SEA VISTA, ST
FRANCIS BAY, WITHIN THE KOUGA LOCAL
MUNICIPALITY, EASTERN CAPE**

DEDEAT REF: TO BE CONFIRMED

REPORT PREPARED ON BEHALF OF: MR PEARTON

Submitted in preparation for the application for Environmental Authorisation in terms of Section 24(5) of the National Environmental Management Act, Act 107 of 1998, as amended 07 April 2017.



REPORT PREPARED BY: HORT-COUTURE LANDSCAPE ARCHITECTS & PLANNING CC
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BACKGROUND INFORMATION DOCUMENT (BID) FOR THE ENVIRONMENTAL IMPACT ASSESSMENT (EIA) PROCESS

BASIC ENVIRONMENTAL ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PROGRAMME FOR THE PROPOSED DEVELOPMENT OF A NEW DWELLING ON ERF 3806 (PORTION OF ERF 2916), SEA VISTA, ST FRANCIS BAY, WITHIN THE KOUGA LOCAL MUNICIPALITY, EASTERN CAPE

The purpose of this document

A Background Information Document, BID, is an initiating document which provides Interested and Affected Parties, I&APs, including relevant competent authorities and organs of state, with information regarding the proposed project and the Environmental Basic Assessment process to be followed.

The BID is intended to provide a summary of the proposed development, identify the environmental authorisation process being undertaken, describe the anticipated listed activities, provide an overview of potential environmental considerations and invite I&APs to register and participate in the process.

Project background

The Applicant, Mr Pearton, proposes to develop a new residential dwelling and associated infrastructure on Erf 3806 (Portion of Erf 2916), Sea Vista, St Francis Bay, within the Kouga Local Municipality, Eastern Cape Province.

Hort Couture Landscape Architects and Environmental Planning has been appointed as the independent Environmental Assessment Practitioner, EAP, to undertake the required Basic Assessment process and associated environmental assessment work in support of an application for Environmental Authorisation.

The proposed development entails the construction of a new multi storey brick and mortar residential dwelling and associated infrastructure within the established St Francis Bay canal development. The property is currently an undeveloped residential erf with no existing dwelling or other permanent built structures. The site has, however, historically been maintained as a landscaped garden and therefore does not represent an intact or undisturbed natural coastal vegetation area.

The proposed development will be located within 100 metres of the high-water mark of the estuary or canal system and therefore occurs within a sensitive coastal and estuarine setting. As a result, the proposal requires environmental assessment in terms of the National Environmental Management Act, Act 107 of 1998, as amended, and the Environmental Impact Assessment Regulations, 2014, as amended.

Description of the proposed activity

The proposed activity entails the development of a new private residential dwelling and associated infrastructure on Erf 3806, St Francis Bay. The development components are anticipated to include the following:

- A multi storey brick and mortar residential dwelling with a total floor area of approximately 500 square metres.
- Associated decks, patios and external entertainment areas linked to the dwelling and canal frontage.
- A swimming pool and associated hard landscaped areas.

- An enclosed pergola or similar covered structure along the canal frontage.
- Solar power generation and backup infrastructure.
- Rainwater harvesting tanks and associated water storage infrastructure.
- Connection to existing Kouga Local Municipality bulk services, including water, electricity, sewerage or approved sanitation infrastructure and municipal solid waste services, where applicable.
- Landscaping, garden rehabilitation, access, parking and service areas associated with the residential use of the property.

The total development footprint, inclusive of the dwelling footprint, decks, patios, pool, pergola, access, services, hard landscaping and associated external areas, is anticipated to be approximately 600 square metres.

Vegetation clearing is expected to be limited, as the site consists predominantly of maintained landscaped garden areas rather than intact natural coastal vegetation. No unnecessary removal of indigenous vegetation will be undertaken. Any disturbed areas will be stabilised and rehabilitated through appropriate landscaping, erosion control and environmental management measures.

The proposed development will be assessed through a Basic Assessment process, during which potential impacts on the estuarine environment, canal frontage, stormwater management, biodiversity, visual character and broader receiving environment will be identified and addressed through appropriate avoidance, mitigation and management measures.

Study area

The approximate central coordinates of the study area are:

Latitude: 34°08'46.5"S

Longitude: 24°50'13.4"E

The subject property comprises Erf 3806 (Portion of Erf 2916), Sea Vista, St Francis Bay, situated within the Kouga Local Municipality, Eastern Cape Province.

The property is located within the established St Francis Bay canal development and occurs within close proximity to the estuarine and canal environment. The surrounding land use context is predominantly residential in nature, with properties developed around the canal system and associated coastal urban infrastructure.

The site itself is currently undeveloped in terms of permanent residential buildings, but has historically been maintained as a landscaped garden. The site therefore consists largely of transformed and managed garden areas rather than intact natural vegetation.

The study area for the environmental assessment will include the proposed development footprint, the broader erf, the canal frontage, adjacent residential properties, access and service areas, stormwater pathways and the receiving coastal and estuarine environment that may potentially be influenced by the proposed activity.

The location of the property within the St Francis Bay canal environment requires careful consideration of stormwater management, erosion control, construction phase disturbance, canal frontage management, visual character and potential impacts on the estuarine receiving environment.



Figure 1 Locality map of the site

EIA requirements

In terms of the National Environmental Management Act, 1998, Act 107 of 1998, as amended, and the Environmental Impact Assessment Regulations, 2014, as amended, Environmental Authorisation must be obtained from the Department of Economic Development, Environmental Affairs and Tourism, DEDEAT, before any listed activity may commence.

The proposed development on Erf 3806 (Portion of Erf 2916), Sea Vista, St Francis Bay, triggers a Basic Assessment process due to the nature and location of the proposed residential development within 100 metres of the high-water mark of the sea or an estuary, where no development setback line has been adopted. Based on the current project description, the following listed activities are anticipated to be triggered:

GN R.327, Listing Notice 1, Activity 17(v)(e)

The development of infrastructure or structures with a development footprint of 50 square metres or more, where such development occurs within 100 metres inland of the high-water mark of the sea or an estuary, where no development setback line has been adopted.

This activity is applicable as the proposed residential dwelling and associated infrastructure will exceed 50 square metres and will occur within 100 metres of the high-water mark of the estuary or canal system.

GN R.327, Listing Notice 1, Activity 19A(ii)

The infilling or depositing of any material of more than 5 cubic metres, or the excavation, removal or moving of soil, sand, pebbles or rock of more than 5 cubic metres from within 100 metres inland of the high-water mark of the sea or an estuary.

This activity is anticipated to be triggered by site preparation, excavation, foundation preparation, service installation, pool construction, landscaping, stormwater infrastructure and other associated earthworks required for the proposed development within the regulated coastal or estuarine proximity zone.

The above list of activities is preliminary and may be refined during the Basic Assessment process following confirmation of the final development layout, specialist input, site sensitivity verification and authority engagement. Additional listed activities may be included, or activities may be removed, should the detailed assessment confirm that they are not applicable.

No listed activity may commence until Environmental Authorisation has been granted by DEDEAT and the relevant appeal process has been concluded, where applicable.

Potential environmental impacts associated with the proposed project

The proposed development has the potential to result in environmental impacts during both the construction and operational phases due to its location within the established St Francis Bay canal development and within proximity to the estuarine environment.

The Basic Assessment process will identify, assess and evaluate relevant environmental risks, sensitivities and management requirements associated with the proposed development. Potential impacts may include, but are not limited to, the following:

Terrestrial biodiversity and vegetation impacts

Vegetation clearing is expected to be limited due to the historically landscaped and transformed nature of the site. However, any remaining indigenous vegetation or suitable habitat features must be identified and avoided or managed where possible. Construction activities must be confined to approved disturbance areas in order to prevent unnecessary disturbance to surrounding areas.

Estuarine and canal frontage impacts

Due to the proximity of the property to the canal and estuarine system, there is potential for sediment, polluted runoff, construction waste, cement wash water or other contaminants to enter the receiving environment if construction activities are not properly managed. Appropriate buffer management, stormwater control and pollution prevention measures will therefore be required.

Stormwater, erosion and sedimentation impacts

Site preparation, excavation, hard landscaping and building construction may alter local stormwater flow paths and increase erosion or sedimentation risk if not properly designed and managed. The assessment will consider appropriate stormwater management measures to ensure that runoff is controlled and that the canal or estuarine environment is protected.

Construction related disturbance

Construction activities may result in temporary impacts such as dust, noise, vehicle movement, building material storage, waste generation and general disturbance to neighbouring residential properties. These impacts are expected to be temporary and manageable through the implementation of an Environmental Management Programme, EMPr.

Visual and sense of place impacts

The proposed dwelling will be located within an established residential canal development. The visual impact is therefore expected to be associated with the introduction of a new residential structure on an undeveloped erf within an already developed urban coastal environment. Building scale, materials, landscaping and architectural design will influence the degree of visual integration with the surrounding residential and canal setting.

Pollution and waste management risks

There is potential for soil and water contamination through accidental hydrocarbon spills, cement washout, littering, sewage leaks or poor waste management during construction and operation. The EMPr will include measures for waste handling, spill response, material storage, sanitation and site housekeeping.

Aquatic and faunal disturbance

Construction activities may result in temporary disturbance to birds, small fauna or species utilising the canal frontage or landscaped garden areas. Any fauna encountered during construction should be allowed to move away from the construction area, and no fauna may be harmed, trapped or deliberately disturbed.

Cumulative impacts

The proposed development must be considered within the broader context of residential development within the St Francis Bay canal system. Cumulative considerations may include increased hard surface coverage, stormwater runoff, canal edge activity, visual change and incremental pressure on the estuarine receiving environment. These matters will be considered during the Basic Assessment process.

Socio economic impacts

Positive socio-economic impacts may arise through temporary employment opportunities during construction, local procurement of materials and services, and continued residential investment within the St Francis Bay area. The development will also contribute to the continued use of an existing residentially zoned and serviced erf within an established urban coastal settlement.

The need for a Basic Assessment process

The proposed development on Erf 3806, St Francis Bay, requires Environmental Authorisation as it triggers listed activities in terms of the Environmental Impact Assessment Regulations, 2014, as amended, promulgated under Section 24(5) of the National Environmental Management Act, Act 107 of 1998, as amended.

The need for the Basic Assessment process arises primarily because the proposed residential development and associated earthworks will occur within 100 metres of the high-water mark of the sea or

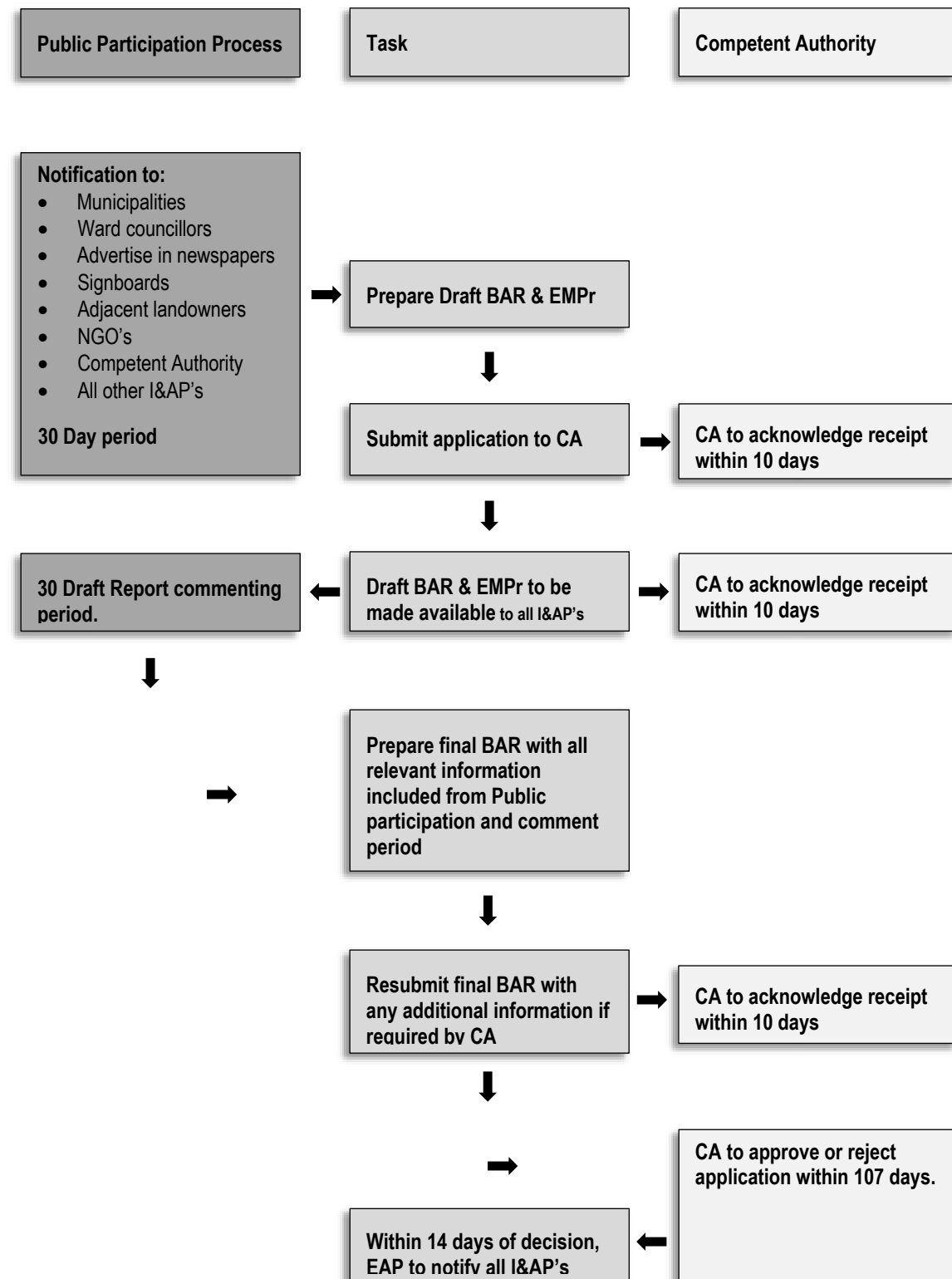
an estuary, where no development setback line has been adopted. The site is located within the St Francis Bay canal development and is therefore associated with a sensitive coastal and estuarine receiving environment.

The Basic Assessment process is required to ensure that:

- The environmental sensitivities and constraints associated with the site and receiving environment are identified and considered.
- Potential impacts on the canal frontage, estuarine environment, stormwater management, vegetation, visual character and surrounding land uses are assessed.
- Appropriate avoidance, mitigation, rehabilitation and management measures are identified.
- Interested and Affected Parties are provided with an opportunity to register and submit comments.
- The competent authority is provided with sufficient information to make an informed decision.
- The development is assessed in accordance with the principles of sustainable development and integrated environmental management contained in NEMA.

The Basic Assessment process will culminate in the preparation and submission of a Basic Assessment Report and Environmental Management Programme to DEDEAT. These documents will include the project description, site context, listed activities, public participation process, environmental assessment findings, specialist input where required, mitigation measures and the EAP's reasoned opinion regarding the environmental acceptability of the proposed development.

EIA Process



Acronyms:

BAR - Basic Assessment Report.
EMPr - Environmental Management Program.
CA - Competent Authority (DEDEAT).
I&AP - Interested & Affected Parties
PP - Public Participation.

Public Participation Process

The Public Participation Process (PPP) forms an integral component of the Environmental Impact Assessment (EIA) process and is undertaken in accordance with the requirements of the National Environmental Management Act (Act 107 of 1998), as amended, and the Environmental Impact Assessment Regulations, 2017.

The purpose of the Public Participation Process is to ensure that all Interested and Affected Parties (I&APs), including organs of state, neighbouring landowners, local authorities, conservation bodies, community members and other stakeholders, are afforded a reasonable and meaningful opportunity to participate in the environmental assessment process and provide input regarding the proposed development.

The Public Participation Process aims to:

- Provide stakeholders with sufficient and transparent information regarding the proposed development and associated environmental assessment process;
- Identify potential concerns, issues, opportunities and site-specific considerations associated with the proposed activity;
- Facilitate informed participation by Interested and Affected Parties throughout the environmental assessment process;
- Ensure that comments and concerns raised by stakeholders are appropriately captured, assessed and responded to within the Basic Assessment process;
- Assist the competent authority in making an informed and transparent decision regarding the application for Environmental Authorisation.
- The Public Participation Process for the proposed development will include, but not necessarily be limited to, the following activities:
 - Identification of Interested and Affected Parties and relevant organs of state;
 - Distribution of Background Information Documents (BIDs) and notification letters to surrounding landowners, authorities and stakeholders;
 - Placement of site notices at appropriate and visible locations in and around the site;
 - Publication of notices in local or regional newspapers in accordance with regulatory requirements;
 - Direct notification of relevant municipal departments, state authorities and environmental bodies;
 - Registration of Interested and Affected Parties wishing to participate in the process;
 - Provision of an opportunity for stakeholders to submit written comments, concerns and recommendations;
 - Compilation and maintenance of an Interested and Affected Parties database and Comments and Responses Report (CRR);
 - Release of the Draft Basic Assessment Report (DBAR) and Environmental Management Programme (EMPr) for a statutory public review and comment period of 30 days;
 - Incorporation and consideration of comments received during the public review period within the Final Basic Assessment Report (FBAR);
 - Notification to registered Interested and Affected Parties regarding the outcome of the Environmental Authorisation application and associated appeal procedures.

All comments, concerns and recommendations received during the Public Participation Process will be documented and incorporated into the environmental assessment process where relevant. Responses to issues raised will be included within the Comments and Responses Report, which will form part of the Basic Assessment Report submitted to the competent authority.

The Public Participation Process is intended to promote transparency, accountability and inclusive decision making throughout the environmental authorisation process. Stakeholder input is regarded as an important component of integrated environmental management and assists in identifying local knowledge, environmental sensitivities and potential site-specific issues that may require consideration during the assessment.

Registered Interested and Affected Parties will be provided with ongoing opportunities to participate throughout the process and will be notified of the availability of the Draft Basic Assessment Report and Environmental Management Programme for review. Registered stakeholders will further be informed of the competent authority's final decision regarding the application and their rights in terms of the appeal process.

The Public Participation Process will be undertaken by Hort Couture Landscape Architects and Environmental Planning, acting as the independent Environmental Assessment Practitioner for the proposed development.

Your Opportunity to Get Involved

The Environmental Impact Assessment process is intended to provide all Interested and Affected Parties (I&APs) with a meaningful opportunity to participate in the assessment and decision-making process.

Stakeholder participation forms an important component of integrated environmental management and assists in identifying local environmental concerns, site specific issues, opportunities and potential impacts associated with the proposed development. Input received from stakeholders will contribute toward informing the environmental assessment process and the final decision making by the competent authority.

Interested and Affected Parties are therefore encouraged to register and participate in the process by submitting comments, concerns, recommendations or requests for additional information relating to the proposed development.

By registering as an Interested and Affected Party, stakeholders will:

- Receive information and updates regarding the Environmental Impact Assessment process;
- Be provided with an opportunity to review and comment on the Draft Basic Assessment Report (DBAR) and Environmental Management Programme (EMPr);
- Have their comments, concerns and recommendations formally recorded and responded to within the Comments and Responses Report;
- Be notified of the final decision issued by the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT);
- Be informed of any applicable appeal procedures associated with the Environmental Authorisation process.

Stakeholders are encouraged to submit any relevant comments or concerns as early as possible in the process to assist in informing the environmental assessment and specialist investigations. All comments received during the Public Participation Process will be considered as part of the overall assessment.

Should you wish to register as an Interested and Affected Party, submit comments or obtain additional information regarding the proposed development, please contact the Environmental Assessment Practitioner at the details provided below:

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All registered Interested and Affected Parties will be included on the project database and will receive notification regarding the availability of the Draft Basic Assessment Report for public review and comment.

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