Province of the
EASTERN CAPE
ECONOMIC DEVELOPMENT,
ENVIRONMENTAL AFFAIRS & TOURISM

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Environmental Authorisation

AUTHORISATION NOTICE REGISTER NUMBER	Provincial Reference: ECO8/LN1&3/M/04-2020 NEAS Reference: ECP/EIA/0000885/2020
LAST AMENDED	Not applicable
HOLDER OF AUTHORISATION	Rocky Coast Farm (Pty) Ltd
LOCATION OF ACTIVITY	Portions 78 & 79 of the Farm Ongegunde Vryheid No. 746 immediately towards the west of Cape St Francis. See Figure 1.

DEFINITIONS:

The following definitions are applicable to this Environmental Authorisation:

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Audit" as used in the context of this Environmental Authorisation refers to an audit of compliance with conditions contained in this Environmental Authorisation and the requirements / stipulations of a Construction and / or Operational Environmental Management Programme and not to an Environmental Audit undertaken in terms of an accredited environmental management system by a certified environmental management systems auditor.

"CEMPr" – Construction Environmental Management Programme.

"Commencement" – Any physical activity on site that can be viewed as associated with the construction of the proposed residential development, inclusive of associated infrastructure as described and authorized in this Environmental Authorisation. This includes establishment of a construction site camp and any search and rescue of plants and animals that may have to take place.

"DEFF" – Department of Environmental Affairs, Forestry and Fisheries.

"DWS"- The Department of Water & Sanitation.

"ECO" – Environmental Control Officer.

"EIA regulations" – These are the 2014 Environmental Impact Assessment Regulations as amended and published in Government Notice R326 of 07 April 2017 in terms of Chapter 5 of the National Environmental Management Act, Act 107 of 1998 as amended.

"EMPr" - Refers to the Environmental Management Programme titled: "Draft Environmental Management Programme – Basic Assessment – Rocky Coast Housing Development Proposed Residential Development of a Portion of Portions 78 & 79 of Farm Ongegunde Vryheid No. 746, Cape St Francis, Kouga Municipality" dated March 2020 as prepared by Public Process Consultants and attached to the FBAR as Appendix F.

"FBAR" - refers to the Final Basic Assessment Report with all its appendices titled: "Final Basic Assessment Report Rocky Coast Housing Development Proposed Residential Development of a portion of Potions 78 & 79 of Farm Ongegunde Vryheid No. 746, Cape St Francis, Kouga Municipality" dated March 2020 as prepared by Public Process Consultants.

"NEMA" – National Environmental Management Act, Act 107 of 1998.

"Oceans & Coasts" – The Branch Oceans & Coasts of the National Department of Environmental Affairs, Forestry and Fisheries.

"OEMP" – Operational Environmental Management Programme.

"The Department" – The Department of Economic Development, Environmental Affairs and Tourism, Eastern Cape Province.

"The Property" as used in the context of this Environmental Authorisation refers to Portions 78 & 79 of the farm Ongegunde Vryheid No. 746 adjacent to Cape St Francis in the Kouga Municipality.

1. Decision

The Department is satisfied, on the basis of information available to it and subject to compliance with the conditions of this Environmental Authorisation that the applicant should be allowed to undertake the activity specified below. Details regarding the basis on which the Department reached this decision are set out in Section 4 of this Authorisation.

2. Activities and regulations for which authorisation has been granted

By virtue of the powers conferred on it by the National Environmental Management Act, Act 107 of 1998 and the Environmental Impact Assessment Regulations, 2010 the Department hereby authorises Rocky Coast Farms (Pty) Ltd being the legal or natural person who has applied for this Authorisation, with the following contact details:

Name	**Rocky Coast Farms (Pty) Ltd**		
Address	**PO Box 12568, Centrahill, Port Elizabeth, 6006**		
Telephone	**041 3652844**	**Fax**	**None provided**
Contact Person	**Mr. Piet Van Rooyen**	**Cell**	**083 6562841**
		E-mail	**pvr@rooyen.co.za**

To undertake the following activities (hereafter referred to as "the activity"), in terms of the scheduled activities or activities listed in the table below:

Detailed description of activity

The activity entails the construction of 46 resort units with associated service infrastructure on the property. The 46 erven on which the dwellings will be constructed will each be 950m² in extent and the total development footprint inclusive of associated service infrastructure will be approximately 6.5 ha. The total extent of Portions 78 & 79 is approximately 452ha and the total development footprint of 6.5ha will thus be approximately 1.42% of the total extent.

The development footprint of 6.5ha will be zoned Resort Zone II with the remainder of Portions 78 & 79 being declared as a Private Nature Reserve in terms of the Protected Areas Act, Act 57 of 2003 and zoned accordingly in terms of the relevant planning legislation (Open Space III).

The development footprint on each of the 46 erven will be limited to 50% of the total erf size i.e. 475m², which will include the dwelling and all other infrastructure such as driveways, paved areas etc. In instances where gardens are to be made (i.e. where the natural vegetation will not be retained on the undeveloped portion of each erf), such gardens will be restricted to the use of vegetation indigenous to the area.

The development will include establishment of access roads and infrastructure for the provision of services i.e. internal roads; electricity, water, domestic effluent disposal and stormwater management.

Infrastructure

Roads

Access to the development will be gained from the R330 linking St Francis Bay with Cape St Francis.
Internal roads will consist of:

- A main internal road providing access to individual erven varying in width between 5.5m and 4m;
- Service tracks providing access to the water and sewage infrastructure as well as providing access to the property for fire fighting purposes; and
- Tracks providing pedestrian access to the coastline (one at the eastern boundary of the property adjacent to the coast where the existing car park in Cape St Francis is and two within the development itself.

The Service tracks will mostly follow existing tracks while the pedestrian access tracks will all be along existing tracks. The internal roads will not concentrate storm water in order to accommodate the natural sheet flow of the overland run-off as far as practically possible.

Electricity supply

The existing electrical infrastructure providing electricity to Cape St Francis can

accommodate the additional 200kVA supply required by the development. Internal electrical reticulation and other services (such as Telkom cables) will be underground and follow the internal road system and no overhead powerlines of cables will be used.

In addition to electricity supply via the Eskom grid, individual dwellings will make use of solar panels and solar geysers. The use of gas stoves will be encouraged and the building / architectural guidelines will include other energy saving measures such as the use of energy saving compact fluorescent lamps; optimising natural light within the buildings; insulation of walls and double glazing to reduce heat exchange.

Storm water system

In order to manage storm water drainage in a responsible way under post-development conditions, the storm water overland run-off shall be managed to be the same or less than under current pre-development conditions. The emphasis during the conceptual and detailed storm water design stages shall be to retard and discharge the storm water in a natural way as far as practically possible. In this regard the following is proposed:

- All disturbed open areas to be rehabilitated with indigenous ground cover and vegetation;
- The main internal road system to be designed and constructed such that it will not act as storm water channels but rather accommodate storm water sheet flow in accordance with the natural topography as far as practically possible.
- Where storm water could be concentrated as a result of steeper gradients, natural flow routes across the constructed road areas shall be protected against the transport of sediment (with specific reference to high velocity flow conditions) with nonrigid geo-textile lined Reno mattress and gabion structures that would also enhance the growth of natural ground cover (vegetation) in these affected areas.
- Paved berms to be constructed and maintained on roads to prevent the accumulation of storm water on the road itself with particular reference to steeper longitudinal gradients or where the road lends itself to intercept the natural flow of storm water.
- The construction of solid boundary walls to be avoided as far as possible to avoid the concentration of storm water. Game fencing appropriate for the fencing of a protected area to be used to secure the development.

Refuse Removal

Domestic waste management will focus on sorting and minimising waste at the source through waste reduction, reuse and recycling. Refuse bags will temporarily be stored in an enclosed communal refuse bin at the maintenance / services area located near the main access gate, prior to collection and transportation to the municipal refuse facility by the municipality. The refuse bin will have the capacity to

store 1 weeks' worth of domestic refuse (estimated ~23m³).

Water Supply System

The Annual Average Daily Demand (AADD) of the proposed residential development is 46kl per day which equates to an annual demand of approximately 16800m³. As the existing Cape St. Francis municipal water supply system is over committed, the Rocky Coast Housing Development are to be self-sustainable regarding their own water supply. Water for domestic use will be obtained from a borehole on the property. The borehole has a recommended pump depth of 80m below ground level with a maximum recommended abstraction rate of 1.1ℓ/s over a maximum pumping period of 24 hours. This equates to a daily volume of approximately 95kl which is more than adequate to supply in the daily demand of 46kl.

The water quality of the water from the borehole is suitable for domestic supply provided that it is chlorinated prior to domestic consumption.

The water supply infrastructure required will consist of:

- Upgrading of an existing reservoir at the north west corner of the property to have a minimum storage capacity of 100kl;
- Installation of a water treatment plant (mainly to facilitate chlorination of the water and to allow excess sediment to settle) next to the upgraded reservoir.
- Upgrading of another existing reservoir at the south east corner of the property with a minimum storage capacity of 30kl which will serve as emergency and/or peak domestic demands for the development.
- Installation of an uPVC supply main with a minimum diameter of 110mm diameter which will gravity feed to the main internal water reticulation of the development including the reservoir near the entrance to the property with applicable meter, non-return valves and valves.
- Installation of a small diameter (minimum 32mm diameter) emergency municipal water supply connection off the municipal 200mm diameter uPVC supply main, which is fed by the St Francis reservoirs near Sea Vista with an approximate TWL of 64m. The connection to the site will be connected to the upgraded reservoir at the south east corner of the property with a minimum storage capacity of 30kl.
- Provision for possible future connection of the 110mm diameter supply main to the municipal 200mm diameter supply line from the St Francis reservoir complete with applicable meter, valve, non-return valves etc. subject to the development agreement between the Developer and the Kouga Municipality.
- The main internal reticulation will consist of a looped/branched 110mm diameter uPVC pipe Class 12 in accordance with SANS 966: 1998 Part 1 specification and a non-return valve, fire hydrant and 75mm diameter fire booster connection on the connection line near the upgraded reservoir at the south east corner of

the property.

- Installation of a residential tank/pressure pump system on individual properties (responsibility of each owner) to ensure adequate pressure and water supply for domestic purposes under peak demand conditions.

In addition to the water supply from the borehole, installation of roof rainwater harvesting tanks at each unit will provide a secondary supply of water. Furthermore a number of water-saving products have been proposed by the project engineer that are to be incorporated into the designs of the individual units to further reduce water consumption.

The proposed water pipeline from the water treatment plant will be installed along the fire/service track, until it reaches the the 200m HWM Archaeological exclusion zone, at which point, it will deviate towards the east for approximately 370m, before re-joining the fire/service track.

Foul Sewer System

The anticipated average dry weather flow for domestic effluent is 34.5kl per day for the 46 erven and it will treated with a Clearedge Sewage Treatment System.

The Clearedge Sewage Treatment System will consist of the following components:

- A “communal” two-chamber septic tank with a minimum 24 hour design load capacity of 35kl (approximate size of 5m X 5m X 1,8m deep depending on inlet depth) to receive the raw effluent;
- Two bioreactors which contain the bacteria that break down the organic matter;
- A clarifier tank wherein the sludge will be settled out, drained and be returned to the first chamber of the “communal” septic tank;
- A chlorine contact tank to disinfect the clear treated effluent;
- An irrigation / emergency retention pond to allow for a minimum of 4 days retention time which will make the final effluent free of residual chlorine as a result of isolated overdosing conditions. Additionally, the retention pond will be designed to be able to accommodate up to 15 days of ADWF in the event of unforeseen package plant breakdowns and emergencies, so that it may be re-circulated to the communal septic tank to prevent contamination of ground or surface water sources. The irrigation pond shall be constructed with a plastic lined base covered with a 300mm clay layer to avoid percolation to lower lying ground layers and the approximate size of the irrigation pond to serve the package plant effluent from 46 residential units should be the equivalent of 20m X 26m X 1m deep;
- A 1500 litre and 2500 litre (4000 litre combined capacity) PVC septic tanks to be installed in series at each individual erf to ensure that fatty residue and soil particles does not interfere with the effective working of the Clearage Package Plant in the medium to long term; and

- Installation of six sewer pump stations to facilitate the pumping of sewage effluent to the Clearedge Waste Water Treatment System.

The gravity sewers will mainly consist of 110 PVC-u sewer pipes up to a maximum of 160mm diameter to convey the overflow from each septic tank on each residential erf to the six private underground sewer pump stations respectively. The sewer pumping mains from the pump stations will consist of 75mm diameter or 110mm diameter PVC-U pipes and will convey the sewer overflow effluent to the sewage treatment system. The sewer pump stations will also be provided with emergency overflow facilities with effective storage capacities.

Domestic Waste

The waste management system is to focus on sorting and minimising waste at the source through waste reduction, reuse and recycling. Residents should therefore be encouraged to employ such means (e.g. recycling, composting food waste). Refuse bags will temporarily be stored in an enclosed communal refuse bin at the maintenance / services area located near the main access gate, prior to collection and transportation to the municipal refuse facility by the municipality. The refuse bin will have the capacity to store 1 weeks' worth of domestic refuse (estimated ~23m³).

Fire Management

As Cape St. Francis and St. Francis Bay are high risk areas for fires, fire breaks on the property are legally required to be developed and maintained in accordance with The National Veld and Forest Act of 1998 accompanied by controlled burning of vegetation at regular intervals and fire-fighting equipment on site. This will be done in accordance with provisions for such that are to be incorporated into the reserve management plan for the private nature reserve that will be declared in terms of the Protected Areas Act.

Listed Activities	
GN R 327 (17)	Development – (iii) within the littoral active zone; (v) if no development setback exists, within a distance of 100 meters inland of the high-water mark of the sea In respect of – (e) infrastructure or structures with a development footprint of 50 square meters or more.
GN R 327 (18)	The planting of vegetation or placing of any material on dunes or exposed sand surfaces of more than 10 square metres, within the littoral active zone, for the purpose of preventing the free movement of sand, erosion or accretion.
GN R 327 (19A)	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 of more than **5** cubic metres from – (ii) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea.
GN R 327 (27)	The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation.
GN R 324 (2)	The development of reservoirs, excluding dams, with a capacity of more than 250 cubic metres. **a. Eastern Cape** ii. Outside urban areas, in: (dd) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; (ff) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core area of a biosphere reserve; (hh) Areas seawards of the development setback line or within 1 kilometre from the high-water mark of the sea if no such development setback line is determined.
GN R324 (4)	The development of a road wider than 4 metres with a reserve less than 13,5 metres. **a. Eastern Cape** i. Outside urban areas: (ee) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; (gg) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core areas of a biosphere reserve, **excluding disturbed areas**;" (hh) Areas seawards of the development setback line or within 1 kilometre from the high-water mark of the sea if no such development setback line is determined.
GN R324 (12)	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. **a. Eastern Cape** iii. Within the littoral active zone or 100 metres inland from the high water mark of the sea, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas.

GN R 324 (14)	The development of— (ii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs— (c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse; **a. Eastern Cape** i. Outside urban areas: (ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; (hh) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core area of a biosphere reserve; (ii) Areas seawards of the development setback line or within 1 kilometre from the high-water mark of the sea if no such development setback line is determined.

At the locality defined in the Table below, and hereafter referred to as “the property”:

District	Cacadu
Municipal Area	Kouga Municipal Area
Farm Name	Ongegunde Vryheid
Farm Number and Portion	Farm No. 746; Portions 78 & 79.
Erf Number and Township Extension or Suburb	N/A
Co-ordinates	34°11'40.91"S and 24°48'42.00"E – Represent the approximate midpoint of the property (Portions 78 and 79). 34°12'6.24"S and 24°48'59.52"E – Represent the approximate midpoint of the footprint of the proposed residential component. See Table 1 below for approximate mid-point coordinates of each proposed development footprint and the service infrastructure.
Physical address	N/A

Figure 1: Locality of Rocky Coast Farm as per the FBAR.

Table 1 – List of Coordinates for the various components of the development

			DEGREES MINUTES SECONDS	
LAND USE	**ZONING**	**AREA (m²)**	**LON (X)**	**LAT (Y)**
Footprint 01	Resort Zone II	950,00 m²	24° 49' 13.585" E	34° 12' 10.770" S
Footprint 02	Resort Zone II	950,00 m²	24° 49' 12.604" E	34° 12' 9.759" S
Footprint 03	Resort Zone II	950,00 m²	24° 49' 11.549" E	34° 12' 8.751" S
Footprint 04	Resort Zone II	950,00 m²	24° 49' 10.242" E	34° 12' 8.654" S
Footprint 05	Resort Zone II	950,00 m²	24° 49' 8.383" E	34° 12' 9.040" S
Footprint 06	Resort Zone II	950,00 m²	24° 49' 6.289" E	34° 12' 8.639" S
Footprint 07	Resort Zone II	950,00 m²	24° 49' 4.942" E	34° 12' 8.753" S
Footprint 08	Resort Zone II	950,00 m²	24° 49' 2.105" E	34° 12' 9.873" S
Footprint 09	Resort Zone II	950,00 m²	24° 49' 0.761" E	34° 12' 9.471" S
Footprint 10	Resort Zone II	950,00 m²	24° 48' 59.150" E	34° 12' 8.625" S
Footprint 11	Resort Zone II	950,00 m²	24° 48' 58.305" E	34° 12' 11.086" S
Footprint 12	Resort Zone II	950,00 m²	24° 48' 56.961" E	34° 12' 10.002" S
Footprint 13	Resort Zone II	950,00 m²	24° 48' 55.470" E	34° 12' 9.942" S
Footprint 14	Resort Zone II	950,00 m²	24° 48' 54.137" E	34° 12' 9.085" S

Footprint 15	Resort Zone II	950,00 m²	24° 48' 53.794" E	34° 12' 8.019" S
Footprint 16	Resort Zone II	950,00 m²	24° 48' 54.386" E	34° 12' 6.549" S
Footprint 17	Resort Zone II	950,00 m²	24° 48' 51.817" E	34° 12' 7.500" S
Footprint 18	Resort Zone II	950,00 m²	24° 48' 51.248" E	34° 12' 6.331" S
Footprint 19	Resort Zone II	950,00 m²	24° 48' 50.461" E	34° 12' 5.285" S
Footprint 20	Resort Zone II	950,00 m²	24° 48' 49.964" E	34° 12' 4.172" S
Footprint 21	Resort Zone II	950,00 m²	24° 48' 48.520" E	34° 12' 3.611" S
Footprint 22	Resort Zone II	950,00 m²	24° 48' 48.275" E	34° 12' 1.619" S
Footprint 23	Resort Zone II	950,00 m²	24° 48' 50.003" E	34° 12' 0.708" S
Footprint 24	Resort Zone II	950,00 m²	24° 48' 53.095" E	34° 12' 0.058" S
Footprint 25	Resort Zone II	950,00 m²	24° 48' 54.658" E	34° 12' 0.297" S
Footprint 26	Resort Zone II	950,00 m²	24° 48' 56.165" E	34° 12' 0.955" S
Footprint 27	Resort Zone II	950,00 m²	24° 48' 57.694" E	34° 12' 1.097" S
Footprint 28	Resort Zone II	950,00 m²	24° 48' 59.231" E	34° 12' 2.272" S
Footprint 29	Resort Zone II	950,00 m²	24° 48' 59.039" E	34° 12' 0.246" S
Footprint 30	Resort Zone II	950,00 m²	24° 49' 0.503" E	34° 12' 0.032" S
Footprint 31	Resort Zone II	950,00 m²	24° 49' 0.619" E	34° 12' 2.668" S
Footprint 32	Resort Zone II	950,00 m²	24° 48' 46.901" E	34° 12' 2.137" S
Footprint 33	Resort Zone II	950,00 m²	24° 48' 45.519" E	34° 12' 0.982" S
Footprint 34	Resort Zone II	950,00 m²	24° 48' 44.118" E	34° 12' 1.356" S
Footprint 35	Resort Zone II	950,00 m²	24° 48' 42.791" E	34° 12' 2.157" S
Footprint 36	Resort Zone II	950,00 m²	24° 48' 42.086" E	34° 12' 1.009" S
Footprint 37	Resort Zone II	950,00 m²	24° 48' 41.332" E	34° 12' 2.188" S
Footprint 38	Resort Zone II	950,00 m²	24° 48' 39.988" E	34° 12' 1.577" S
Footprint 39	Resort Zone II	950,00 m²	24° 48' 40.504" E	34° 11' 58.345" S
Footprint 40	Resort Zone II	950,00 m²	24° 48' 38.596" E	34° 12' 1.602" S
Footprint 41	Resort Zone II	950,00 m²	24° 48' 38.152" E	34° 12' 0.502" S
Footprint 42	Resort Zone II	950,00 m²	24° 48' 38.947" E	34° 11' 59.031" S
Footprint 43	Resort Zone II	950,00 m²	24° 48' 37.232" E	34° 11' 59.035" S
Footprint 44	Resort Zone II	950,00 m²	24° 48' 36.822" E	34° 12' 0.565" S
Footprint 45	Resort Zone II	950,00 m²	24° 48' 35.390" E	34° 12' 0.336" S
Footprint 46	Resort Zone II	950,00 m²	24° 48' 35.716" E	34° 11' 58.952" S
Maintenance / Service Area	Services	2500,00 m²	24° 49' 17.245" E	34° 12' 7.784" S
Sewage Treatment Plant	Services	160,00 m²	24° 49' 2.812" E	34° 11' 59.179" S
26m X 20m Irrigation Pond	Services	520,00 m²	24° 49' 3.471" E	34° 11' 59.747" S
Water Treatment Plant	Services	160m²	24° 47' 45.68" E	34° 11' 23.58" S
Reservoir (WR1)	Services	100KL	24° 47' 44.96" E	34° 11' 23.28" S
Reservoir (WR2)	Services	30KL	24° 49' 16.10" E	34° 12' 9.56" S
Sewerage Pump	Services	3m²	24° 49' 14.05" E	34° 12' 10.17" S

Station 1				
Sewerage Pump Station 2	Services	3m²	24° 48' 59.61" E	34° 12' 7.87" S
Sewerage Pump Station 3	Services	3m²	24° 48' 48.17" E	34° 12' 7.70" S
Sewerage Pump Station 4	Services	3m²	24° 48' 43.67" E	34° 12' 2.61" S
Sewerage Pump Station 5	Services	3m²	24° 48' 34.89" E	34° 11' 58.46" S
Sewerage Pump Station 6	Services	3m²	24° 49' 1.22" E	34° 12' 1.63" S

This Environmental Authorisation is granted subject to the conditions set out below.

3. Conditions

The Department of Economic Development, Environmental Affairs and Tourism may from time to time review this Environmental Authorisation and on good grounds and after written notice to the holder thereof, suspend or amend such Environmental Authorisation.

3.1. Duration of authorisation

3.1.1. The residential development as authorized in this Environmental Authorisation inclusive of the associated infrastructure as described in Section 2 of this Authorisation Notice must commence within a period of 24 months from the date of issue of this Authorisation. If commencement of the activity does not occur within this period, this Environmental Authorisation lapses and a new application for Environmental Authorisation must be made in order for the activity to be undertaken.

3.1.2. Construction of all components inclusive of service infrastructure and individual residential dwellings to be completed within 48 months from date of commencement.

3.1.3. Extension of the Environmental Authorisation may be applied for in writing provided that the Environmental Authorisation is still valid at the time of submission of such application. If no request for extension is received prior to the date of expiry of this Environmental Authorisation, the Environmental Authorisation will be deemed to have lapsed.

3.1.4. On receipt of any such application for extension, the Department reserves the right to request such information as it may deem necessary to consider the application for extension which may include but not limited to:

3.1.4.1. An updated EMP; and

3.1.4.2. Such public participation process as may be deemed necessary at the time of the application for extension.

3.1.5. Conditions relating to the operation of the project are valid in perpetuity.

3.2. Standard conditions and declarations

3.2.1. Authorisation is subject to the conditions contained in this Environmental Authorisation which conditions form part of the Environmental Authorisation and are binding on the holder thereof.

3.2.2. This Environmental Authorisation applies only to the activities and property described therein.

3.2.3. This Environmental Authorisation does not negate the holder thereof of his/her responsibility to **comply with any other statutory requirements** that may be applicable to the undertaking of the activity, including but not limited to:

3.2.3.1. The National Water Act, Act 36 of 1998;

3.2.3.2. National Environmental Management: Biodiversity Act, Act of 10 of 2004;

3.2.3.3. Integrated Coastal Management Act, Act of 24 of 2008;

3.2.3.4. National Environmental Management: Protected Areas Act, Act 57 of 2003; and

3.2.3.5. The Heritage Resources Act, Act 25 of 1999.

3.2.4. The holder of this Environmental Authorisation shall be responsible for ensuring compliance with the conditions by any person acting on his or her behalf, including but not limited to, an agent, sub-contractor, employee or person rendering a service to the holder of this Environmental Authorisation.

3.2.5. Should any environmental damage be detected, that in the opinion of this Department, is the result of the development, then the applicant shall be required to make good that damage to the satisfaction of the said authority at his/her own expense.

3.2.6. In the event of any dispute as to what constitutes environmental damage, this Department's opinion will prevail.

3.2.7. This authorisation applies strictly to the project description as outlined in Section 2 of this Authorisation. Should the applicant wish to amend any component or aspect of the project hereby authorised, then approval will be required from this Department. The Department will advise what information is required as well as the process that must be followed in order to apply for an amendment to this Environmental Authorisation or, if needed, for authorisation in terms of the applicable EIA Regulations promulgated in terms of the National Environmental Management Act, Act 107 of 1998.

3.2.8. This Environmental Authorisation is issued to the applicant described above. Should the applicant wish to transfer this Environmental Authorisation to another person (whether legal or natural), such transfer is to be affected by means of an amendment to the Environmental Authorisation. Such amendment to be applied for in terms of the relevant provisions contained in the EIA Regulations that may be applicable at the time.

3.2.9. This Environmental Authorisation must be made available to any interested and affected party who has registered their interest in the proposed development. The applicant is responsible for ensuring that a copy of this Environmental Authorisation is given to any such interested and affected party within 14 (fourteen) days of receiving this Environmental Authorisation.

3.2.10. This Environmental Authorisation or a certified copy thereof must be kept at the property where the activity will be undertaken. The Authorisation must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the authorisation who works or undertakes work at the site.

3.2.11. Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/or telephonic details, the applicant must notify the Department as soon as the new details become known to the applicant.

3.2.12. In all cases, the holder of the Environmental Authorisation must notify the Department, in writing, within 30 days if a condition of this Authorisation is not adhered to. Any notification in terms of this condition must be accompanied by reasons for the non-compliance.

3.2.13. Non-compliance with a condition of this Environmental Authorisation may result in criminal prosecution or other actions provided for in the National Environmental Management Act, Act 107 of 1998 and the regulations.

3.2.14. Rocky Coast (Pty) Ltd will be held liable in the event of non-compliance with any condition of this Authorisation Notice or any stipulation of the CEMP and/or the OEMP by any contractor associated with this activity.

3.3. Conditions specific to the establishment of Resort Infrastructure and dwelling units on Rocky Coast Farm inclusive of planning and construction.

3.3.1. Fourteen days written notice must be given to the Department that the activity will commence. Commencement for the purposes of this condition includes site preparation. The notice must include a date on which it is anticipated that the activity will commence.

3.3.2. An application to be lodged in terms of the National Environmental Management: Protected Areas Act, Act 57 of 2003, to have the property declared as a private nature reserve / protected area within six months of the date of issue of this Environmental Authorisation.

3.3.3. When such proclamation has been effected, the title deeds of the subject properties to be amended to reflect its status as a private nature reserve / protected area.

3.3.4. The property to be rezoned from Agriculture to provide for Resort Zone II to accommodate the resort component (inclusive of the 46 development footprints and service infrastructure) and Private Open Space for conservation purposes in terms of the applicable planning legislation.

3.3.5. The 46 development footprints that will accommodate residential dwellings to be restricted to a maximum of 950m².

3.3.6. A Homeowners Association to be instituted and each owner of an individual Resort Zone II site to be bound as a condition of title to be a member of such.

3.3.7. Ownership of the Open Space III component of the property to vest in Rocky Coast (Pty) Ltd and / or the Homeowners Association to be established in terms of Condition 3.3.6 and such to be maintained in its natural state.

3.3.8. A final detailed site layout plan to be submitted to and approved by the Department prior to the commencement of any construction activities on the property. Such layout plan to be based on Alternative 3 as assessed in the FBAR and to provide for amongst others the following:

3.3.8.1. To be based on the layout presented in the FBAR as Alternative 3 – preferred alternative

3.3.8.2. The final position (after micro siting) of the 46 individual Resort Zone II sites based on the positions as stipulated in Table 1 in this Environmental Authorisation;

3.3.8.3. The position of all infrastructure (inclusive of the service area) associated with the Resort and Private Nature Reserve based on the positions as stipulated in Table 1 in this Environmental Authorisation;

3.3.8.4. The alignment of all internal roads inclusive of the main access from the R330, the service tracks as well as the two internal access tracks to the beach; and

3.3.8.5. Be appropriated referenced with a drawing number and a date.

3.3.9. An Architectural / Building Guideline to be developed to the satisfaction of the Department and implemented for the development and operation of the resort component as authorised in this Environmental Authorisation.

3.3.10. The Architectural / Building Guideline contemplated in Condition 3.3.9 to address amongst others the following:

3.3.10.1. A unified architectural character and building materials that will ensure that any buildings on the property will be in keeping with its location within a protected area and blend in with the natural environment as far as practically possible;

3.3.10.2. The height of the units may not exceed 8.5m from the Natural Ground Level (NGL) or the height restriction as imposed by the Kouga Municipal building regulations in the event that such is less than 8.5m from NGL;

3.3.10.3. The maximum coverage per Resort Zone II site to be restricted to a maximum of 50% (475m²) of the erf inclusive of any outbuildings, paving, decking or other structures. The title deeds of individual Resort Zone II erven to reflect such and to stipulate that no extensions to any dwellings are to be allowed that will increase the maximum coverage to more than 50% of the erf;

3.3.10.4. The exact placement of infrastructure on each erf to minimise disturbance to the natural environment and take into account site specific conditions / constraints;

3.3.10.5. Restriction on the size of any swimming pools to a maximum of 15 000 litres;

3.3.10.6. Installation of and use of solar geysers, energy efficient lighting; alternative sources of energy other than Eskom power and rainwater tanks with a minimum capacity of 10 000 litres; and

3.3.10.7. Visual impacts associated with the provision of service infrastructure and services to the individual erven.

3.3.11. The main access road to the property and internal roads providing access to the individual erven and service infrastructure to be according to the design specifications as contained in the Engineers Report attached to the FBAR as Appendix D(i).

3.3.12. Sewage / effluent disposal for the resort component of the development to be by means of a Clearedge Sewage System with associated components as described in Section 2 of this Environmental Authoristion and in accordance with the design specifications as contained in the Engineers Report attached to the FBAR as Appendix D(i).

3.3.13. Domestic water supply and water supply infrastructure to be by means of the borehole located on the property and as per the design specifications and volumes as described in Section 2 of this Environmental Authorisation and in accordance with design specifications as contained in the Engineers Report attached to the FBAR as Appendix D(i).

3.3.14. Further to Condition 3.3.13 water supply to individual units to be supplemented by rain water harvesting. In addition water supply to individual units to provide for supplementation with grey water (final effluent) from the sewage treatment system for the flushing of toilets.

3.3.15. Any boardwalks that may be contemplated in future to follow such process as the Department may deem necessary and appropriate at time for approval thereof.

3.3.16. Internal reticulation of services (including water, sewage and electricity) to follow the approved road network as far as practically possible (with due consideration of the potable water supply pipeline as per the layout).

3.3.17. Further to Condition 3.3.16 no overhead powerlines are to be used to supply electricity to individual units and any other infrastructure and all electricity to such to be supplied via underground cable.

3.3.18. A comprehensive CEMPR to be compiled and submitted to DEDEAT for approval and implemented for the construction phase of the development. In this regard the section of the EMPr that deals with construction may be used as a framework for compilation of the CEMPR and to include amongst others:

3.3.18.1. Applicable conditions as contained in this Environmental Authorisation;

3.3.18.2. General principals of environmental management as applicable to construction activities including environmental best practice, control and prevention of erosion, minimisation of dust etc;

3.3.18.3. Mitigatory measures and recommendations contained in the FBAR;

3.3.18.4. Clear stipulations as to who is responsible and accountable for what actions;

3.3.18.5. A general code of conduct for any contractor that may be carrying out any work on the relevant development sites; and

3.3.18.6. A clear description of the construction activities to be carried out on each individual construction site inclusive of method statements for the various construction activities as applicable.

3.3.19. General principles of environmental management as contemplated in Condition 3.3.18.2 to include amongst others the following:

3.3.19.1. No cement/concrete mixing to take place on the soil surface. Cement mixers to be placed on large trays to prevent accidental spills from coming into contact with the soil surface;

3.3.19.2. Generators and fuel supply needed during construction must be placed on trays, which rest on clean sand. Once construction has been completed, this sand must be removed from site and disposed of at a registered waste disposal site;

3.3.19.3. Any substrate contaminated by the spillage of hydrocarbons or other pollutants to be removed from the site and disposed of at a registered waste disposal site;

3.3.19.4. No servicing of vehicles and other machinery to take place on site and no fuel or other hazardous material to be stored on site;

3.3.19.5. All excess construction material and any waste generated during construction must be removed from site on an ongoing basis. No waste from construction or otherwise, may be disposed of on site;

3.3.19.6. Adequate waste disposal and sanitation facilities to be provided and the applicant must ensure that these facilities are properly used and maintained. Any containers used for this purpose to be such that dogs and other scavengers (such as baboons) cannot gain access thereto; and

3.3.19.7. No fill material to be brought on site. Excess material remaining after construction to be removed from the site and disposed of at a registered waste disposal site.

3.3.20. An Environmental Control Officer to be appointed for the duration of the construction activities to oversee implementation of the CEMPR as well as adherence to the conditions contained within this Authorisation.

3.3.21. The development footprint of each individual unit as well as the area to be used for the installation of any services to be clearly demarcated with pegs.

3.3.22. Further to Condition 3.3.21 vegetation clearing on individual erven may not in any way extend beyond the boundary of such erf.

3.3.23. No blanket clearing of vegetation is to occur and any vegetation removal must be done in a progressive manner by hand. Furthermore, vegetation clearing on each development site to be restricted to that that has been pegged out. All construction activities to be confined to the area so demarcated inclusive of the storage of any construction material.

3.3.24. Stockpiling of any building material and machinery must be accommodated on individual construction sites in accordance with the CEMPr.

3.3.25. No earthmoving equipment to be used to facilitate the provision of services and / or the construction of individual dwellings. Trenches for the installation of water

pipes, electricity cables and sewage infrastructure as well as any excavations necessary for installation of foundations to be dug by hand and rehabilitated after installation of such.

3.3.26. No earthmoving equipment to be used for the clearing of vegetation on individual construction sites and any clearing that might be necessary to be done by hand held tools (including chain saws and hand held brush cutters).

3.3.27. Soil exposure must be limited to the actual construction sites and no indigenous vegetation may be removed on the remainder of the site.

3.3.28. Any areas disturbed on individual sites due to construction activities, must be rehabilitated with indigenous vegetation immediately after construction on the individual site has been completed.

3.3.29. Construction activities to be restricted to normal working hours being 8:00 to 17:00 on weekdays. No construction to take place on weekends and public holidays.

3.3.30. No mature indigenous trees are allowed to be removed to facilitate construction of individual units.

3.3.31. All sand, gravel stone or other building material to be used are to be obtained from a bona fide source and the building contractor is not allowed to source any such material from the surrounding environment.

3.3.32. The South African Heritage Resources Agency (SAHRA) must be contacted immediately should any noticeable concentration of heritage resources, both archaeological and paleontological, be discovered during the course of the development.

3.3.33. Fencing of the property boundaries are to be restricted to the western, eastern and northern boundaries of the property and no fencing are to be allowed on the seaward (southern) boundary of the property. Furthermore, no internal fences may be established on the property other than to demarcate the 46 individual erven and any of the structures providing services to the development such as the Sewage Treatment System.

3.3.34. Further to Condition 3.3.33 any fencing of the property boundaries are to be such that it allows the passage through it of fauna up to the size of the bushbuck (*Tragelaphus scriptus*).

3.3.35. Specific measures to be implemented to prevent any encroachment onto the dunes as a result of construction activities.

3.3.36. A suitably qualified botanist is to survey the construction areas prior to construction and is to identify any protected species or species of special concern as well as other indigenous plant specimens which can be relocated. Such specimens are to be relocated and appropriately transplanted, including in any rehabilitation initiatives where applicable and practical elsewhere on the property.

3.3.37. Further to Condition 3.3.36 the necessary permits must be obtained from DEDEAT for those species protected under the Cape Nature and Environmental Ordinance (Ordinance 19 of 1974) or NEM:BA. For those species protected under the National Forest Act (Act 84 of 1998), the relevant permits are to be obtained from the Forestry Branch of DEFF.

3.3.38. The construction phase to be audited on an ongoing basis by the ECO and quarterly audit reports are to be submitted to the Department. Furthermore a final post construction audit to be conducted and submitted to this Department within three months of the completion of construction.

3.3.39. Non-compliance with any stipulation in the CEMP will be regarded as non-compliance in terms of this Environmental Authorisation.

3.4. Conditions specific to the ongoing operation and management of the property and the resort development thereon inclusive of the resort component and nature reserve.

3.4.1. A comprehensive OEMPr to be compiled to the satisfaction of DEDEAT and implemented for the duration of the operational phase of the development inclusive of the management of the nature reserve.

3.4.2. The section of the EMPr addressing operational aspects may used as a framework for the OEMPr contemplated in Condition 3.4.1 to provide for amongst others:

3.4.2.1. A comprehensive waste management plan;

3.4.2.2. A general Code of Conduct for all owners, visitors, contractors and or workers;

3.4.2.3. A monitoring Plan for the monitoring of sewage treatment / disposal facilities inclusive of corrective actions;

3.4.2.4. A comprehensive reserve management plan compiled by a suitably qualified and experienced professional;

3.4.2.5. Comprehensive rules to govern the control and management of the Home Owners Association to be established in terms of Condition 3.3.6.

3.4.2.6. Management and control measures to ensure that the primary dunes on the property are not in any way impacted on by human activities inclusive of access to the beach other than along the access points to the beach that are to be approved in terms of the layout plan required in compliance with Condition 3.3.8.

3.4.2.7. A comprehensive storm water management plan to manage storm water during the operational phase of the development;

3.4.2.8. All conditions in this Environmental Authorisation that are applicable to the operational phase of the development; and

3.4.2.9. All mitigatory measures / recommendations contained in the FBAR that are applicable to the operational phase of the development.

3.4.3. The Code of Conduct contemplated in Condition 3.4.2.2 to address amongst others:

3.4.3.1. Appropriate mechanisms to ensure that all owners of individual units formally endorse environmental conservation as the primary point of departure on the site as well as adherence to norms and standards set

by such a code of conduct, the OEMPr as well as the reserve management plan referred to in Condition 3.4.2.4;

3.4.3.2. Appropriate mechanisms to ensure that the conduct of any contractors, service providers, staff as well as any other visitors to the site conduct themselves in a manner which is in keeping with the norms and standards set by the code of conduct, the OEMPr and the reserve management plan referred to in Condition 3.4.2.4;

3.4.3.3. Mechanisms to ensure the on-going overseeing of adherence to the norms and standards set by the code of conduct, the OEMPr and the reserve management plan; and

3.4.4. The reserve management plan referred to in Condition 3.4.2.4 to be submitted to the Department within six months of the date of signature of this Environmental Authorisation and to include amongst others:

3.4.4.1. An alien vegetation control programme for the removal of alien vegetation in a controlled and phased manner, including rehabilitation of areas that have been degraded through invasion by exotic plant material.

3.4.4.2. A comprehensive vegetation management programme inclusive of the rehabilitation of disturbed and degraded areas that will not be developed in terms of this Environmental Authorisation; and

3.4.4.3. A comprehensive fauna management programme.

3.4.5. The waste management plan referred to in Condition 3.4.2.1 to address amongst others:

3.4.5.1. No waste disposal/landfill site to be established and operated on the property;

3.4.5.2. The minimisation and sorting of waste at source;

3.4.5.3. Consideration of the compacting of non-recoverable solid waste prior to it being transported to a registered waste disposal site; and

3.4.5.4. Recycling of recoverable waste.

3.4.6. The Rules of the Homeowners Association as contemplated in Condition 3.4.2.5 to include:

3.4.6.1. Provision for the payment of appropriate levies to the Conservation Trust Fund to be established in terms of Condition 3.4.11 to facilitate management of the protected area; and

3.4.6.2. Appropriate mechanisms to ensure ongoing involvement and participation of the Homeowners Association in the management of the protected area.

3.4.7. The nature reserve, inclusive of all Open Space and Resort Zone II areas, to be managed in accordance with the management plan required in terms of Condition 3.4.2.4.

3.4.8. A dedicated person to be designated/appointed to oversee the implementation of and on-going adherence to the reserve management plan.

3.4.9. Should the reserve management plan referred to in Condition 3.4.2.4 specify that an active veld burning regime must be followed as part of general vegetation management in the reserve, appropriate arrangements must be put in place to render human habitation in accordance with the Resort II zonation compatible with such a regime.

3.4.10. No fauna which does not occur naturally on the property, or in all likelihood did not historically occur on the property, shall be introduced onto the property.

3.4.11. An environmental conservation trust fund to be established within six months of the date of issue of this Environmental Authorisation and such fund to be maintained to facilitate effective implementation of the provisions of the reserve management plan contemplated in Condition 3.4.2.4 and the relevant requirements of this Environmental Authorisation.

3.4.12. Compliance with the OEMPr and reserve management plan to be audited on an annual basis and the results of such audits to be submitted to DEDEAT within one month of such audit being completed.

3.4.13. No private gardening, whether for ornamental, consumptive or any other purpose may take place on the property, inclusive of individual resort zone II sites. Limited landscaping may however be allowed as part of site rehabilitation but such landscaping must be restricted to the use of indigenous plant species and must be in keeping with the natural vegetation found on the property.

3.4.14. No domesticated animals, whether of household, agricultural or any other variety may be kept on the property, inclusive of individual resort zone II sites with the exception of dogs provided that they can be contained within the boundary of the subject erf.

3.4.15. No internal fences/boundary walls may be constructed on the property other than to delineate the extent of individual resort zone II sites and to fence in infrastructure for safety reasons.

3.4.16. Vehicular traffic to be confined to the approved roadways and no vehicles are allowed to travel off such approved roadways.

3.4.17. All fireplaces to be sited in the individual development footprints and no fire places or braai areas to be allowed outside individual development footprints.

3.4.18. No fires are allowed on the property for any reason whatsoever, except in purpose built fireplaces and/or as part of the vegetation management programme contained in the reserve management plan contemplated in condition 3.4.2.4. and / or in accordance with the provisions of condition 3.4.9.

3.4.19. No herbicides to be used for the control of vegetation except for herbicides registered for the control of specific invasive alien plants.

3.4.20. No servicing of vehicles and other machinery to take place on site.

3.4.21. No fuel or other hazardous material other than for domestic use, to be stored on site.

3.4.22. Prior to decommissioning of all or part of the development a decommissioning plan must be submitted to DEDEAT.

3.4.23. All decommissioned areas must be left in a state that is equal to or better than the original environment.

3.4.24. Non-compliance with any stipulation in the OEMPr will be regarded as non-compliance in terms of this Environmental Authorisation.

3.4.25. Notwithstanding the provisions of any of these conditions, all recommendations, guidelines and standard conditions contained in FBAR applicable to the management of operational phase impacts are to be complied with unless such mitigatory measure / recommendation is in conflict with a condition contained in this Environmental Authorisation.

4. Reasons for Decision

4.1. Information considered in making the decision

In reaching its decision, the Department took, *inter alia,* the following into consideration:

4.1.1. The information contained in the following documentation:

- Completed application form dated 27 January 2020 and received on 29 January 2020;
- Completed Draft Basic Assessment Report titled "Draft Basic Assessment Report Rocky Coast Housing Development Proposed Residential Development of a portion of Potions 78 & 79 of Farm Ongegunde Vryheid No. 746, Cape St Francis, Kouga Municipality" dated January 2020 as prepared by Public Process Consultants.
- Completed Final Basic Assessment Report titled Final Basic Assessment Report Rocky Coast Housing Development Proposed Residential Development of a portion of Potions 78 & 79 of Farm Ongegunde Vryheid No. 746, Cape St Francis, Kouga Municipality" dated March 2020 as prepared by Public Process Consultants.
- Additional information submitted by Public Process Consultants via email on 20 March 2020 providing clarification to certain uncertainties raised by the Department as well as a complete list of coordinates in degrees, minutes, seconds format for inclusion into the Environmental Authorisation.

4.1.2. Observations made during a site visit conducted on 25 February 2020 by Mr Andries Struwig from this Department in the company of Ms Wren, Ms Jacoby and Mr Hechter from Public Process Consultants (the EAP) and Mr Rigaard representing the applicant.

4.1.3. The EIA regulations of 2014 as amended and the objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the National Environmental Management Act, Act 107 of 1998.

4.2. Key factors considered in making the decision

4.2.1. The applicant, Rocky Coast Farm (Pty) Ltd, proposes a residential development on a small section of Portions 78 and 79 of Farm Ongegunde Vryheid No. 746, Cape

St. Francis, Kouga Local Municipality. In this regard it is proposed to establish 46 residential erven (950m² each) with associated infrastructure inclusive of potable water supply and domestic effluent disposal facilities. The property is 458.48ha in extent and the portion that will be developed will amount to approximately 6,5ha or 1.42% of the property. The property is currently zoned Agriculture I and the development will result in the developed portion being zoned as Resort Zone II and the remainder being zoned as Open Space III i.e. for conservation purposes.

4.2.2. The property borders onto the high water mark of the sea along the coast and can be regarded as highly sensitive due to its locality and the site specific characteristics. This is echoed by the fact that the entire property is mapped as a Critical Biodiversity Area (CBA) in terms of the Eastern Cape Biodiversity Conservation Plan. Similarly the entire property is also mapped as a CBA in the Garden Route Sector Biodiversity Plan as the property is:

- Critical for maintaining corridors, linkages and ecological processes;
- Critical for maintaining coastal processes; and
- Is an area of potential occurrence of threatened species or habitat important for supporting threatened species.

The objective for land identified as CBA is to maintain natural land and rehabilitate degraded to natural or near natural and manage for no further degradation.

4.2.3. Four distinct vegetation types occur on the property namely Littoral Vegetation; Standveld, Dune Forest-Thicket Mosaic and a Dune Slack Seep. The dominant vegetation type however is Strandveld which consists of a dune fynbos shrubland interspersed with smaller unconsolidated dune thicket clumps and the section of the property on which the Resort Zone II development will be accommodated is located within this vegetation type. Strandveld is threatened at the regional scale with several taxa of conservation concern occurring therein. That being said, the actual proposed development sites have all been selected to be located in such a manner that it will not result in the removal of any plants of conservation concern.

Furthermore, the proposed development sites as represented in Alternative 3 which is the alternative approved in this Environmental Authorisation, have been selected to avoid other areas of high sensitivity such as the 200m exclusion zone between the High Water Mark and the remainder of the property as identified in the Archaeological Study and identified wetlands and their buffers.

4.2.4. Although the property is located within a CBA with the objective to maintain natural land and rehabilitate degraded land with no further degradation to take place it must be borne in mind that the proposed development will only impact on approximately 6.5ha (1.4%) of the total extent of the property of 458.48ha. The property will also be proclaimed as a protected area in terms of the Protected Areas Act, Act 57 of 2003 and provide linkages to other formal and informal protected areas in the immediate area such as the Irma Booysen Local Authority Flora Reserve adjacent to the eastern boundary of the property. The property will thus be managed as a nature reserve with an appropriate management plan that will ensure protection of

the natural environment and at the same time ensuring that the targets of the various applicable conservation planning frameworks are met. Conditions have been included in this Environmental Authorisation that addresses implementation of appropriate management arrangements for management of the protected area.

4.2.5. The proposed development of the site is in line with the requirements of the Kouga Municipality's SDF (2015), which stipulates 1 unit per 10ha that equates to 46 units on the property as authorised in this Environmental Authorisation.

4.2.6. The development will be independent from the Kouga Municipality with regard to the provision of services. Potable water supply to the development will be obtained from an existing borehole on theproperty and be supplemented with rainwater harvesting at individual dwelling units. The assessment has determined that the sustainable yield of the borehole is more than adequate to provide in the average daily demand for potable water – that actual demand is less than 50% of the sustainable yield of the borehole.

Treatment of domestic effluent will be by means of a Clearedge Sewage Treatment System that will deliver a final effluent of a quality that is suitable for release into the natural environment. This effluent will be used to irrigate the road edges, service tracks, areas around service infrastructure as well as any landscape initiatives on individual erven. It can also be used in any rehabilitation initiatives that may be necessary. In addition conditions contained in this Environmental Authorisation require that provision must be made to use this effluent for the flushing of toilets.

4.2.7. The project has been advertised and has been subjected to Public Participation as per the EIA Regulations. Although a number of comments have been received and issues raised during this process it must be noted that there were no objections registered during this process. Main issues identified during this process focussed on continued public access to the coastal zone from the municipal parking area at the south eastern corner of the property (at the end of Maori Drive in Cape St Francis) and appropriate measures to provide for management and prevention of fires. It has been confirmed that public will still be able to access the coastal zone from the parking area albeit subject to certain control measures (amongst others no vehicular access – inclusive of four wheelers will be allowed) pursuant to the property being a protected area. With regard to management and control of fires, the developer will ensure appropriate and practical access for municipal fire fighting vehicles along the internal road network and service tracks.

Generally the development is seen as a positive development in as much as it will result in formal protection of the property.

4.2.6 Impacts associated with the construction phase of the development have been addressed through the requirement for the implementation of a comprehensive CEMPR. Furthermore it is a requirement that a dedicated Environmental Control Officer be appointed for the duration of the construction phase to oversee implementation of and adherence to the stipulations of said CEMPR and conditions contained in this Environmental Authorisation. In addition a number of other measures are stipulated in the conditions contained in Section 3 of this Environmental Authorisation that are intended to ensure that potential impacts associated with the operational phase of the proposed development are kept within

acceptable limits and that are compatible with the proposed use of the property as a nature reserve.

4.2.8. The operational phase of the Rocky Coast development will be managed through the implementation of a comprehensive OEMPr that will include a code of conduct for all residents, visitors, workers, contractors etc. It also requires the development and implementation of a comprehensive reserve management plan to inform and guide management of the property as a protected area.

4.2.8. In general it is believed that all impacts associated with the construction and operation of the resort component of the development will not result in unacceptable / significant negative impacts on the environment, especially if all the stipulated mitigatory measures are implemented. No fatal flaws were discovered during the Basic Assessment Process and from an environmental perspective there is nothing that would preclude an authorisation being issued. In addition a number of other measures are stipulated in the conditions contained in Section 3 of this Environmental Authorisation that are intended to ensure that potential impacts associated with the proposed development are kept within limits that are compatible with the environmental character of the site. It is further believed that this development does not present any impact that could not be successfully mitigated.

4.2.9. The environmental process followed is deemed to be satisfactory. It is the opinion of the Department that the information at hand is sufficient and adequate to make an informed decision. In this regard the Department is satisfied that, subject to compliance with the conditions contained in the Environmental Authorisation, the proposed activity will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the National Environmental Management Act, Act 107 of 1998, and that any potentially detrimental environmental impacts resulting from the proposed activities can be mitigated to acceptable levels.

5. Appeal of authorisation

5.1 In terms of Regulation 4(2) of the Environmental Impact Assessment Regulations, 2014 as amended, you are instructed to notify all registered interested and affected parties, in writing and within 14 (fourteen) calendar days of the date of this letter, of the Department's decision in respect of your application.

5.2 The written notification referred to in Condition 5.1 above must:

5.2.1. Specify the date on which the Authorisation was issued;

5.2.2. Inform interested and affected parties of the appeal procedure provided for in the Appeal Regulations published in GN R993 of 8 December 2014 in terms of Section 44 read together with Section 43 of the National Environmental Management Act, Act 107 of 1998 as amended; and

5.2.3. Advise interested and affected parties that a copy of the Environmental Authorisation and reasons for the decision will be furnished on request.

5.3 Any appeal against the decision contained in this Authorisation must be addressed in writing, to the MEC for Economic Development, Environmental Affairs & Tourism (hereinafter referred to as "the MEC") in terms of Regulation 4(1) of the NEMA Appeal Regulations 2014 and within 20 (twenty) days after the appellant has been notified in terms of paragraphs 5.1 and 5.2 of the decision.

5.4 An Appeal Submission must be made on a form obtainable from the Department Appeal Administrator and/or the Departmental website on www.dedea.gov.za or relevant Regional Office; and

5.5 The Appellant must also serve a copy of the appeal to the regional office that processed the application.

Only appeals on environmental grounds can be considered. All appeals should be accompanied by relevant supporting documentation.

5.6 The address to which the **original** of any appeal and any other documents pertaining to the appeal must be mailed is outlined below. Please note that originals may also be delivered per hand or courier.

Department	Economic Development, Environmental Affairs and Tourism
Attention	General Manager: Environmental Affairs
Postal Address	Private Bag X0054, **BHISHO**, 5605
By Hand	Old Safety and Liaison Building (Global Life Complex) opposite Engen Garage, Bhisho
In order to facilitate efficient administration of appeals **copies** of any appeal and supporting documentation must also be submitted as follows:	
Manager Environmental Affairs: Mr S. Gqalangile by email:	Siyabonga.Gqalangile@dedea.gov.za Phumeza.Gxala@dedea.gov.za

Administrative assistant: Ms P. Gxala	

5.7 In the event that an appeal is lodged with regard to this Authorisation, the listed activities described in this Authorisation may not commence prior to the resolution of the appeal and prior to the Department's written confirmation of compliance with all conditions that must be met before construction can commence, whichever event is the latter.

ANDRIES STRUWIG
MANAGER: EQM
CACADU REGION
DATE 28 July 2020

DAYALAN GOVENDER
DEPUTY DIRECTOR: ENVIRONMENTAL AFFAIRS
CACADU REGION
DATE: 28 July 2020