

**CLIENT** : **Corpclo 629cc**  
**PROJECT** : **New Kei Beach Hotel and Apartment Resort**  
**PROJECT No** : **J27362**  
**PURPOSE** : **Public Meeting**  
**PLACE** : **The Kei Mouth Country Club**  
**DATE** : **06<sup>th</sup> March 2008**

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**PRESENT**

See Attached Attendance Register

ITEM NO	DESCRIPTION	ACTION & DEADLINE DATES
1.	<p><b>WELCOME/INTRODUCTIONS – DIRK PRINSLOO</b></p> <p>The Meeting commenced at 17h40. DP welcomed all to the Public Meeting.</p>	
2.	<p><b>PROJECT DESCRIPTION – DIRK PRINSLOO</b></p> <p>DP informed the floor of the nature of the project <i>(See attached PowerPoint Presentation slides)</i>.</p>	
3.	<p><b>BASIC ASSESSMENT PROCESS – DIRK PRINSLOO</b></p> <p>DP presented an outline of the Basic Assessment Report (BAR) process. <i>(See attached PowerPoint Presentation slides)</i>.</p>	
4.	<p><b>PROCESS – DIRK PRINSLOO</b></p> <p>DP informed the floor of the nature of the BAR process and its objectives <i>(See attached PowerPoint Presentation slides)</i>.</p>	
4.1	<p><b>KEY ISSUES IDENTIFIED – DIRK PRINSLOO</b></p> <p>DP highlighted the key issues identified at the public meetings held throughout the BAR process to date <i>(See attached PowerPoint Presentation slides)</i>.</p>	
5.	<p><b>QUESTIONS – DIRK PRINSLOO</b></p> <p>DP opened the floor for questions <i>(See attached issues table)</i>.</p>	
6.	<p><b>WAY FORWARD – DIRK PRINSLOO</b></p> <p>DP stated that all comments would be noted in the BAR, which would be distributed to all Interested and Affected Parties (I&amp;AP's).</p>	
7.	<p><b>CLOSURE – DIRK PRINSLOO</b></p> <p>DP thanked all for attending.</p> <p>Meeting closed at 18h35.</p>	

### Proposed Kei Mouth Beach Hotel and Apartments

COMMENT / ISSUE RAISED	DATE	COMMENTATOR	RESPONSE
<p>National Heritage Recourses Act (NHRA) Issues:</p> <p>Sections of the NHRA indicate that a Heritage Impact Assessment might be required.</p> <p>It is believed that the hotel was protected under the National Heritage Act and was demolished without permits.</p>	<p>280308</p> <p>060308</p>	<p>S Dugmore</p> <p>G Strom C Francis</p>	<p>Although the Environmental consultant is of the opinion that the development will not change the character of the site as defined in Section 38 1 (c) of the Act, the South African Heritage Resources Agency, which is the compliance authority, was notified about the project and will determine whether a Heritage Impact Assessment is required.</p> <p>The original boarding house/hotel was constructed out of corrugated iron. This building was demolished in the 1960's and the former Kei Beach Hotel was constructed on the site. Additional buildings were constructed after this. The former Kei Beach Hotel was thus not older than 60 years and was not protected by the Act.</p>
<p>Current Zoning for erven 160/1/2 and 163</p>	<p>020308</p>	<p>B &amp; E Church</p>	<p>The area is zoned as Residential 5. An application for Consent use (flats) has been submitted to the Great Kei Municipality.</p>
<p>Dune destabilization and excavation</p> <p>High seas of March 2007</p>	<p>020308 040308 100308 210308</p>	<p>B &amp; E Church J Hagemann S Hodson W Harrison</p> <p>&amp; various other commentators.</p> <p>W Harrison</p>	<p>The dune at the proposed development site is a static dune with no exchange of sand. The dune has been static since prior to the establishment of Kei Mouth. The greater part of Kei Mouth is built upon a Quaternary sand dune which is approximately 40000 years old and it is more than likely that all static dunes in the area originated during this geological period.</p> <p>The National Environmental Management: Integrated Coastal Management Bill (Bill40 of 2007) highlights the importance of ensuring the natural functioning of dynamic coastal processes and of extending the coastal boundaries of coastal public property to include the littoral active zone. Moving primary dunes also referred to as foredunes are part of the littoral zone and generally defined as the area where sand is shifted between different compartments such as beaches, frontal dunes, sand bars/banks, river mouths and estuaries. These dunes, which are influenced by changes in climate and sea level, are natural sand reservoirs for the replenishment of beaches during periods of erosion and serve as an important buffer zone which protects coastal development from flooding and wave action. The sand dune at the proposed development site is not part of the sand replenishment cycle and is not susceptible to wave action.</p> <p>The proposed development site is situated on an unvegetated sand dune and the environmental consultant does not consider the habitat to be sensitive.</p> <p>The high seas of March 2007 are acknowledged by many local residents to have been the highest in more than 60 years. The storm damage to the base of the dune (at steps leading to site) at the proposed development site is not extensive (see Figure 3). It is further acknowledged that due to changing climatic conditions and rising sea</p>

			levels, damage caused to all coastlines will become more extensive. Mitigation measures to protect all coastal infrastructure against storm damage will become the norm in the near future.
Issues related to building height:			
Height restrictions	020308 160308 210308	B & E Church J Keil W Harrison	Issues related to height restrictions are part of the town planning process. For the purpose of providing information, herewith brief discussion. The site of the old hotel is zoned as residential 5 in terms of the Great Kei Municipality Council's Zoning scheme and the Land Use Planning Ordinance (No 15 of 1985). The existing user rights of the erf on which the hotel was situated does therefore allow that a building, of at most four storeys may be built.
Discussion with Municipal representative (Mr Heaton) regarding height of new building will be same as old hotel.	040308	J Hagemann	Discussions with Mr Heaton regarding height of proposed development are not part of this EIA process, as discussed above.
Architects impression	070308	B & E Church	This Basic Assessment report will address visual impacts and sense of place of the increased height of the new building compared to the old.
Visual Impact	060308 070308 210308	D Mundell B & E Church W Harrison	The Basic Assessment report will address visual impacts and sense of place of the increased height of the new building compared to the old.
Parking and parking bays	060308	J Labuschagne	The zoning of Residential 5 requires at least 0,7 parking bays per bedroom, plus an additional 20. The development will provide 100 bays. See page 2 of Motivation report, by Nzelenzele, Preston and Medcalf (Appendix D – 4 and D – 3 Land Use Control)
Municipal Land – The swimming pool is on municipal land	020308	B & E Church	Correct, the swimming pool is situated on municipal land. This matter is outside the scope of the BAR.
Services:	020306 060308 210308	B&E Church Colin Francis Wayne Harrison	It is acknowledged that there are problems related to infrastructure and services provision
Electricity: Would Eskom be able to supply electricity to development			There is an existing 75 kVA 3-phase Eskom connection at the site. An application was submitted to Eskom during 2006, on behalf of the applicant to upgrade the existing supply.
Water: Sustainability of Kei Mouth water supply			The proposed development will use 1900 litres per day more than the Old Kei Beach Hotel. These figures are based on (Appendix D -1 accepted engineering design parameters. With additional water saving measures, this amount will be reduced further. It is also important to note that the additional rates and taxes which the proposed development could generate, might contribute to the upgrading of facilities.
Sewage: Increased volume and would Water Treatment works be able to cope			<i>The Engineering report (Appendix D-1) recommends that the water borne sewage connection to the Caravan Park Pump station be upgraded. This will alleviate problems experienced at the pump station.</i>
Are the palm trees, which appear in architectural plan within the erven to be developed	060308	Bryan Church	The palm trees are on municipal land. See Figure 1
Public Access – will local inhabitants be able to visit the facilities such as restaurant & Is the development a hotel. There are only 12 bedrooms and a restaurant / conference facility	060308 070308 210308	B Roebert B & E Church W Harrison & Various	It is acknowledged that Kei Mouth does not need another development such as the Kei Sands development (also a former hotel site) which only allows residents to use facilities. It is essential that the proposed development

that seats 25. The development is more like Bed and Breakfast and does not meet the needs of the community.		commentators	does not exclude user groups such as day visitors or local residents. It is important to note that the former Kei Beach Hotel was not well supported / visited by local inhabitants. A Hotel only financial model is <b>not</b> viable and will not create sustainable employment opportunities.
Obstruct View	060308 160308	J & M Sheard J Keil	Issues regarding the legal concept of a "right to a view" fall outside the scope of this BAR and would have to follow a legal process outside of the BAR. There have been considerable legal precedents regarding the concept of a right to a view, which has no legal standing. The site of the old hotel is zoned as residential 5 Zoning in terms of the Great Kei Municipality Council's Zoning scheme and the Land Use Planning Ordinance (No 15 of 1985). The existing user rights of the erf on which the hotel was situated does therefore allow that a building, of at most four storeys may be built.
All legislative requirement to be met	060308	C Freitag	Noted. All legislative requirements relevant to the Basic Assessment process will be met.
A detailed EIA is required	210308	W Harrison	<p>The proposed development only triggers the need for a Basic Assessment Report.</p> <p>The National Environmental Management Act (Act 107 of 1998) Section 24(5) stipulates that "listed activities" require environmental authorization..</p> <p>Government Notice No. 386 (July 2006 EIA Regulations) identifies the following listed activities as requiring environmental authorization by means of a Basic Assessment:</p> <p><i>Listed Activity No. 2 - Construction or earth moving activities in the sea or within 100 metres inland of the high-water mark of the sea, in respect of-</i>  <i>(e) stabilising walls;</i>  <i>(f) buildings; or</i>  <i>(g) infrastructure.</i></p> <p><i>Listed Activity No 6 - The excavation, moving, removal, depositing or compacting of soil, sand, rock or rubble covering an area exceeding 10 square metres in the sea or within a distance of 100 metres inland of the high-water mark of the sea.</i></p> <p>The proposed development does not trigger the need for a Scoping and Environmental Impact Assessment.</p>