

# PROPOSED NEW BEACH HOTEL AND APARTMENT RESORT

## Kei Mouth BACKGROUND INFORMATION DOCUMENT (BID)

### INTRODUCTION

Corpclo 629 cc is proposing the construction of the "New Beach Hotel and Apartment Resort", located in Kei Mouth. It is proposed that a total of 102 rooms will be built on the site of the former Kei Mouth Beach Hotel (Erven 160, 161, 162, and 163 Kei Mouth).

This document constitutes the Background Information Document (BID) and is intended to provide background information on the development proposal and process to be followed.

ARCUS GIBB (Pty) Ltd has been appointed as an independent environmental practitioner to undertake an application for environmental authorisation in the form of a Basic Assessment Report (BAR) for the proposed project. The Basic Assessment Report will conform to the July 2006 Environmental Impact Assessment (EIA) Regulations as promulgated in terms of the National Environmental Management Act (Act 107 of 1998).

### LOCATION OF PROPOSED DEVELOPMENT

The location of the proposed development is the site of the former Kei Mouth Beach Hotel. It is proposed that a total of 102 rooms will be built on the site of the former Kei Mouth Beach Hotel (Erven 160, 161, 162, and 163 Kei Mouth as shown on the locality map below.



**Figure 1: Locality Map**

### SITE DESCRIPTION

The proposed site has a combined area of about 6000m<sup>2</sup>. All erven are owned by the proponent and are well within the Urban Edge as defined by the draft Great Kei Municipality Spatial Development Framework (2005).

The Kei Mouth Beach Hotel was demolished and the site cleared and is currently vacant. A caretaker residence is still located on Erf 160.

A few indigenous trees are found on the site, but no intact indigenous vegetation.

### PROJECT DESCRIPTION

It is the intention of the developer to build upon the site the proposed New Beach Hotel and Apartment Resort. The development will consist of:

- 21 three bedroom flats;
- 13 two bedroom flats;
- 12 hotel rooms;
- 1 caretaker flat; and
- A 25 seat restaurant and conference centre.

The proposed facilities will be accommodated within a 4-storey building plus basement. The site 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).

### LEGAL REQUIREMENTS

The National Environmental Management Act (Act 107 of 1998) Section 24(5) stipulates that "listed activities" require environmental authorization by means of a Basic Assessment. Government Notice No. 386 (July 2006 EIA Regulations) identifies the following listed activities as requiring environmental authorization by means of a Basic Assessment:

*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-*  
(e) stabilising walls;  
(f) buildings; or  
(g) infrastructure.

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*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.*

### ALTERNATIVES TO BE CONSIDERED

The EIA Regulations stipulate that realistic and feasible alternatives must be equally considered and evaluated in the Basic Assessment process. Alternatives can take the form of alternative sites, alternative development proposals and alternative designs.

Since only one site is proposed and no alternative site is to be evaluated in the BA study, an application for exemption from assessing alternative sites will be lodged for consideration with the Department of Economic Development and Environmental Affairs (DEDEA).

### STAGES IN THE BASIC ASSESSMENT

This BA study will commence with a Public Participation Process (PPP) in which Interested and Affected Parties (I&APs) will be given the opportunity to provide input and comment on the development proposal.

All comments will be included in a Comments Report that will be attached to a Basic Assessment Report (BAR), to be prepared by ARCUS GIBB. I&APs will be given the opportunity to view the Report once complete.

The BAR will be submitted to the DEDEA (East London Office) who will consider the application. Should the authorities grant approval via an environmental authorisation, all registered I&APs will be notified accordingly and given the opportunity to appeal against the decision should they so wish.

### KEY ISSUES

Key environmental issues that have emerged to date include:

**Visual Impact and sense of place:** The proposed development may impact visually on the surrounding area.

**Capacity of municipal services:** The municipal services are under stress. The development must therefore not compromise the capacity of such services.

**Compliance to relevant environmental policy and development guidelines:** The development must conform to recent environmental policy such as the Coastal Management Bill, the draft Great Kei Spatial Development Framework, Subtropical Thicket Ecosystem Planning (STEP) project and Eastern Cape Biodiversity Conservation Plan.

### PUBLIC PARTICIPATION PROCESS

Crucial to the Basic Assessment process is the input from Interested and Affected Parties (I&APs) and hence the public are encouraged to register as I&APs for this project.

I&APs are encouraged to send comments regarding the proposed project in writing so that a paper trail can be maintained throughout the BA process. Registered I&APs will be kept informed of project progress throughout the BA process.

A public meeting will be held, where the project proposal will be presented and the public will be given the opportunity to ask questions and provide comments. The details of the public meeting are provided below:

**Date** : Thursday 6<sup>th</sup> March 2008  
**Venue** : Kei Mouth Country Club  
**Time** : 17:30 pm

### REGISTRATION OF AN I&AP

In order to ensure that you are kept up to date with the project, please register as an I&AP with ARCUS GIBB. To register as an I&AP, kindly contact Dirk Prinsloo of ARCUS GIBB at the following address:

ARCUS GIBB (Pty) Ltd.  
P O Box 19844  
Tecoma  
EAST LONDON  
5214  
Tel: (043) 706 3600  
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Please submit your details to the contact person by 21 March 2008 (28 Days from issues of BID on 22 February 2008).