

**PROPOSED DEVELOPMENT OF A RESIDENTIAL DWELLING
ON ERF 1363, PARADYS STRAND, KOUGA LOCAL
MUNICIPALITY, SARAH BAARTMAN DISTRICT
MUNICIPALITY, EASTERN CAPE**

BACKGROUND INFORMATION DOCUMENT

January 2026



OVERVIEW OF PROPOSAL

Introduction

Erf 1363 is a residential erf and is an estimated 741.6m² in extent and is situated on de Jager street in Paradys Strand; the site falls within 100 meters of the high-water mark of the sea. The owner of the property is proposing to develop a dwelling with an estimated footprint of 298.9m² (including 43.8m² decking area) and a lookout deck (area to be confirmed) .

Approximate central coordinates: 34° 6'21.00"S; 24°53'16.07"E

ACTIVITIES REQUIRE NEMA ENVIRONMENTAL AUTHROISATION

The proposed development triggers activities in Listing Notice 1 and Listing Notice 3 of the Environmental Impact Assessment Regulations, 2014 (as amended, 2017) published in terms of the national Environmental Management Act (Act 107 of 1998) (NEMA) and therefore requires an environmental authorisation to be issued by the competent authority before development can commence. The competent authority for the application is the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism.

Listed activities (to be confirmed by competent authority prior to submission)

GN R. 327 (Listing Notice 1)

Activity 17. Development— (v) if no development setback exists, within a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever is greater in respect of (d) rock revetments or stabilizing structures including stabilizing walls; or (e) infrastructure or structures with a development footprint of 50 square metres

Activity 18. The Planting of vegetation or placing of any material on dunes or exposed sand surfaces of more than 10 square meters, within the littoral active zone, for the purpose of preventing the free movement of sand, erosion or accretion.

Activity 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 highwater mark of the sea or an estuary, whichever distance is the greater;

GNR 324 (Listing Notice 3)

Activity 12. The clearance of an area of 300 square metres or more of indigenous vegetation...

Activity 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. Inside urban areas:(cc) Areas seawards of the development setback line.(tbc)

ENVIRONMENTAL SENSITIVITIES

A screening tool has been developed by the Department of Forestry, Fisheries and Environmental Affairs (DFFE). The Screening Tool identifies related exclusions and/ or specific requirements including specialist studies applicable to the proposed site and/ or development, based on the national sector classification and the environmental sensitivity of the site.

The National DFFE screening tool report for the site indicates the following sensitivities:

- Agricultural – High
- Animal – Medium
- Aquatic – Low
- Archaeology and heritage – Low
- Civil aviation – High
- Defense - Low
- Paleontology – Very High
- Plant – Medium
- Terrestrial biodiversity – Low

Specialist assessments included in the DFFE STR are provided below. Specialist verification is required in most cases where site sensitivity is medium or higher. In some cases (low sensitivity) the EAP can verify the sensitivities.

	Specialist assessment	EAP comment for confirmation by DEDEAT at preapplication meeting
1	Landscape/Visual Impact Assessment	May be required – preapplication meeting with DEDEAT will advise; mitigation measures will be included in the EMPR
2	Archaeological and Cultural Heritage Impact Assessment	No specialist study deemed necessary by EAP for proposed development prior to construction; desktop study recommended and if necessary, palaeontologist and archaeologist recommended to be on site during excavations to inspect materials excavated and report to the ECPRA as required; NID to be submitted to ECHRA for confirmation.
3	Palaeontology Impact Assessment	
4	Terrestrial Biodiversity Impact Assessment	No specialist study deemed necessary; EAP to assess; mitigation measures will be included in the EMPR
5	Aquatic Biodiversity Impact Assessment	No specialist study deemed necessary; EAP to assess; mitigation measures will be included in the EMPR
6	Marine Impact Assessment	Recommend specialist input by Bennie de Waal: Historical aerial imagery for that section of beach to indicate the variability of the system Prevailing wind directions, wave directions, sea level rise, sand transport and recommendations to deal with these issues.
7	Avian Impact Assessment	No specialist study deemed necessary; EAP to assess; mitigation measures will be included in the EMPR
8	Geotechnical Assessment	Engineering input will be required for required foundations of the structures.

9	Socio-Economic Assessment	No specialist study deemed necessary; EAP to assess; mitigation measures will be included in the EMPR
10	Plant Species Assessment	No specialist study deemed necessary; EAP to assess; mitigation measures will be included in the EMPR
11	Animal Species Assessment	No specialist study deemed necessary; EAP to assess; mitigation measures will be included in the EMPR

OVERVIEW OF THE EA PROCESS

An application for an environmental authorisation (EA) will be submitted to the DEDEAT and on acceptance of application (10 days) the draft basic assessment report (BAR) will be distributed to interested and affected parties for a 30-day comment and review period.

The BAR will then be updated with all comments received and responses, as required. The Final BAR will then be submitted to the DEDEAT for a 107-day decision making by the competent authority.

Public participation – how do you participate

A public participation process will be conducted according to Regulation 41 of the NEMA 2014 EIA Regulations (as amended, 2017). All interested and affected parties (IAPs) are encouraged to participate in the process.

Kindly note that relevant organs of state and adjacent landowners are automatically registered for the process.

Registration date for interested and affected parties: **15 January 2026 – 16 February 2026**

Environmental Assessment Practitioner appointed for the NEMA environmental authorisation application process:

Claire De Jongh (EAPASA registration: 2021/3519)

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