

**PUBLIC MEETING FOR THE PROPOSED REFURBISHMENT AND CONSTRUCTION OF
COASTAL INFRASTRUCTURE AT COFFEE BAY AND HOLE IN THE WALL, EASTERN CAPE**

Date : 26 November 2021

Time : 09h00 – 12h00

Venue : Ocean View Hotel, Coffee Bay

AGENDA:

1. Welcome and introduction
2. Purpose of the meeting
3. Coffee Bay – proposed development
4. Hole in the wall – proposed development
5. Environmental Impact Statement at Coffee Bay
6. Environmental Impact Statement at Hole in the Wall.
7. Current status and way forward
8. Q & A session for Coffee Bay
9. Q & A session for Hole in the Wall
10. Closure

Attendance:

Name	Acronym	Designation
Onemiso Notobela	ON	Department of Forestry, Fisheries and the Environment (DFFE)
Noluvo Mtwana	NM	Department of Forestry, Fisheries and the Environment (DFFE)
Giles Churchill	GC	ACER (Africa) Environmental Consultants
Cameron Singh	CS	ACER (Africa) Environmental Consultants
Wayne Williams	WW	I&AP/ Resident (Hole in the Wall)
Jeff Brown	JB	I&AP/ Resident (Hole in the Wall)
Alex Brett	AB	I&AP/ Ocean View Hotel manager (Coffee Bay)
Mandy Williams	MW	I&AP/ Resident (Hole in the Wall)
Oscar Willemse	OW	I&AP/ Resident/ Pet Animal Safeline
S. Sidelo	SD	Coffee Bay Development Forum
Allet Lewis	AL	I&AP (Coffee Bay)
Belinda Malherbe	BM	I*AP (Coffee Bay)
Thekezane Sekhela	TS	Hole in the Wall Hotel

1. Welcome and introduction

- CS introduced ACER (Africa) Environmental Consultants (ACER) and welcomed everyone to the meeting.

2. Purpose of the meeting

- CS indicated that the purpose of the meeting was to discuss the proposed developments at Coffee Bay and Hole in the Wall and address key issues with Interested and Affected Parties (I&APs) following the 30-day comment period for the projects.
- MBB Consulting Services (MBB) was appointed by the Department of Forestry, Fisheries and the Environment (DFFE) (project funders) on behalf of the King Sabata Dalindyebo Local Municipality (KSDLM). ACER (Africa) Environmental Consultants were appointed as the environmental consultant for the proposed developments and the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT) will be the competent authority responsible for approving the project.
- CS introduced ON as a representative from DFFE and welcomed her to outline the project history.
- ON introduced herself and apologized for arriving late. ON provided the project history/background:
 - In 2016, a land summit was held in Coffee Bay after the proposal was received to declare it a coastal town. Part of the motivation centered around coastal access and ways to improve coastal access along the coastline. ON explained that coastal access promotes tourism and the municipality wants to promote tourism within the area.
 - When the project was approved, the Minister of Environmental Affairs intended to improve coastal access in the Eastern Cape. Numerous developments have been proposed along the coastline, with similar motivations.
 - The purpose of the improvement of coastal access is linked to the Integrated Coastal Management Act (Act 24 of 2008).
 - The purpose of the meeting was to respond to comments received by Interested and Affected Parties (I&APs) (e.g. a floodline assessment was undertaken after comments were received). ON thanked the I&APs for being a part of the process and confirmed that the project is funded by the government.

3. Proposed development at Coffee Bay

- CS stated that the proposal at Coffee will include the following components:
 - Dedicated parking area.
 - Three viewing decks at strategic locations along the dune.
 - Renovation of the existing braai/ picnic facilities.
 - Introduction of a playground area.
 - Decommissioning and repositioning of the existing ablution facility – the existing facility is within the 1:50 and 1:100 floodlines.
 - Formalised walkways accessing the viewing decks from the parking bays/ dedicated parking area.
 - Conservation of the artificial wetland.
 - Replacement of the existing lifeguard tower.

4. Proposed development at Hole in the Wall

- CS stated that the proposal at Hole in the Wall will include the following components:
 - Two dedicated parking areas.
 - Picnic and braai areas located at six strategic locations along the existing foot path.
 - The introduction of one viewing deck.
 - Maintain and preserve the existing sense of place.
 - Introduction of steps to a local fishing spot.
 - Upgrade of existing track outside the Hole in the Wall Hotel.
 - Upgrade to the existing boat launch site at Hole in the Wall Hotel.
 - Introduction of streetlights between Coffee Bay and Hole in the Wall.
 - Introduction of signage at the entrance to Coffee Bay and Hole in the Wall.

5. Environmental Impact Statement at Coffee Bay

☐ CS outlined the following impacts:

- Socio-economic environment – short term employment and skills development opportunities during the construction and operational phase of the development. Long term benefits will include tourism within the various nodes.
- Biophysical environment (Coffee Bay):
 - All physical disturbances (introduction of the viewing decks, walkways will either be avoided or mitigated.
 - Sensitive dune habitat – the viewing decks have been located away from the disruptive dune systems. Barrier caps/ bollards will be installed to prevent vehicle access onto the dune environment.
 - Floodline – the existing facility is within the 1:100-year floodline and the facility will therefore need to be relocated.
 - Health, safety and security – localized impacts may be anticipated during the construction and operational phase of the development. However, these impacts may be mitigated by the measures outlined in the Draft Basic Assessment Report (DBAR) and Environmental Management Programme (EMPr).
 - Existing land use, services and infrastructure – the new facilities will be designed to cater for the increased volumes.
 - Pollution – waste receptacles will be introduced to manage waste.

6. Environmental Impact Statement at Hole in the Wall

☐ CS outlined the following impacts:

- The socio-economic and biophysical impacts expected at Hole in the Wall are similar to Coffee Bay.
- Biophysical environment
 - The proposed development at the Hole in the Wall will avoid the sensitive coastal dune forest.
 - Sensitive habitats – the presence of the unstable sand sharing system.
 - Health, safety and security – localized impacts may be anticipated during the construction and operational phase of the development. However, these impacts may be mitigated by the measures outlined in the Draft Basic Assessment Report (DBAR) and Environmental Management Programme (EMPr).
 - Existing land use, services and infrastructure – the proposed infrastructure will replace the existing, dilapidated braai/ picnic areas. Parking area no. 01 will be positioned adjacent to an existing ablution facility.
 - Pollution – waste receptacles will be introduced along the existing tracks to manage waste.

7. Status and way forward

☐ CS outlined the status of the project, stating that the project is currently in the 30-day commenting period (16 November 2021 – 07 January 2022).

- The project was announced between 23 March 2021 – 26 April 2021. This period was used to identify stakeholders and I&APs.
- Following the comments received from I&APs, the Draft BARs will be finalized and submitted to the competent authority for approval.

8. Question and answer session

- CS opened the floor to questions.
- AB – conveyed his support of the development of the area but wanted to highlight the following concerns:
 - *Volume of traffic* – the current access road into Coffee Bay presently cannot handle the volume of traffic.
 - *Development within the floodline* – the site of the existing ablution facility is frequently flooded and it may still continue after the project has been completed.
 - *Position of the ablution block* – the new ablution facility will be constructed on the dune environment.
 - ON enquired about the specialists' involvement in identifying an appropriate location for the ablution facility.
 - CS responded that the specialist will be requested to confirm the position.
- AB suggested that the applicant should approach the traditional authority to purchase another portion of land (opposite the existing ablution facility, next to the Nenga River Lodge) for the placement of parking areas and other infrastructure components.
 - JB agreed that the additional land may also be used to construct restaurants and other income generating facilities.
 - CS advised that the applicant will be approached to confirm its position on purchasing additional land for the proposed developments.
- AH expressed her concern on the possible damage of Milkwood species within the dune environment at Coffee Bay.
 - CS confirmed that a specialist was appointed to identify the vegetation within the development footprint. The proposed development will not remove and/ or damage any vegetation (viz. Milkwood species) within the area.
- AH also expressed her concern on the pollution problem being faced within the area at Coffee Bay.
- MW enquired if the proposed development will fence off the dune environment.
 - CS indicated that bollards will be used to minimise disturbance along the dune.
 - AB advised that fences should be erected to direct traffic away from the dune environment and onto the beach environment.
- AH highlighted the importance of sanitation facilities to accommodate the needs of people using the area.

9. Question and answer session for Hole in the Wall

- JB expressed his concern on the placement of braai/ picnic areas within the coastal forest. There is a possibility that over time, these facilities will be vandalized.
 - CS confirmed that the number of picnic benches, tables and braai areas have not been confirmed. The purpose of the layout plan was to indicate the position of these areas. The number of benches, tables and braai areas will be determined during the construction phase of the development.
- JB wanted the project team to note that there is existing ablution facilities at Hole in the Wall which are not being utilized. JB suggested that the facility be refurbished and commissioned for public use.
 - CS advised that the existing ablution facility falls under the jurisdiction of the municipality and they will be approached for comment.
- ON raised the issue of informal tour guides within the area and expressed her concern on the regulation of tour guides.
- ON also expressed her concern on the use of trees within the coastal forest for braaing and firewood. The development aims to provide dedicated braai and picnic areas to try and mitigate the harvesting of firewood.
- AB stated that the municipality needs to be more supportive of the area and needs to take responsibility for the water, sanitation and refuse issues being experienced.
- JB enquired why the proposal to include a walkway opposite the Hole in the Wall Hotel (for the community to access the area over the Mtojane estuary) was rejected.

- ON advised that the National Department of Tourism has additional funds for future developments within the area. These concerns should be covered for future developments.
- ☐ CS confirmed that the viewing deck at the Boiling Pot has been removed from the initial proposal.
- ☐ AH enquired on the presence of the streetlights and the possible impacts it may cause to insects.
 - CS advised that the specialists will be approached to provide a response.

10. Meeting Closure

- ☐ The meeting closed at 12H00 and it was requested that the project team undertake short visit to Coffee Bay to discuss the concerns raised at the meeting.

Drafted by : ACER (Africa) Environmental Consultants

Approved by : Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT)