

**GENERAL NOTICE 160 OF 2025****WILD COAST COASTAL DEVELOPMENT PLAN**

I, **Nonkqubela Pieters**, in my capacity as the Member of the Executive Council (MEC) responsible for Economic Development, Environmental Affairs and Tourism in the Province of the Eastern Cape, hereby give notice of my intention to publish this plan pertaining to Coastal Development in the Wild Coast of the Province of the Eastern Cape under Section 4(1) read with section 39(2) of the Environmental Conservation Decree (Decree No. 9 of 1992).

Members of the public are hereby invited to submit written representations on this Wild Coast Coastal Development Plan within 30 days of publication of this notice in the Provincial Gazette before the final Wild Coast Coastal Development Plan is published in the Gazette. All written representations to be submitted at the following addresses:

By post to:

The Chief Director
Environmental Affairs
Private Bag X0054
Bisho
5605
Attention: Xolani Nikelo

By hand at:

Department of Economic Development, Environmental Affairs & Tourism
Lilitha House (Global Life Complex)
Corner of Phalo Avenue and Circular Drive
Bhisho, 5605
Attention: Xolani Nikelo

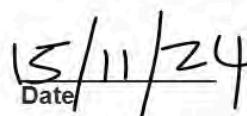
By email to: Xolani.Nikelo@dedea.gov.za

For enquiries, kindly contact Mr X. Nikelo on 073 097 5827 alternatively by email on Xolani.Nikelo@dedea.gov.za

Representations received after the closing date may not be considered.



HON. N. PIETERS
MEMBER OF THE EXECUTIVE COUNCIL
EASTERN CAPE DEPARTMENT OF ECONOMIC DEVELOPMENT, ENVIRONMENTAL
AFFAIRS AND TOURISM


Date

**TABLE OF CONTENTS**

DEFINITIONS.....	43
SECTION 1	4
STATUS, PURPOSE AND UTILIZATION OF THE PLAN.....	4
Status 4	
1.1. Purpose of the plan.....	4
1.2. Utilization of this plan in Departmental decision-making	4
1.3. Policy principles underpinning this coastal development plan.....	5
1.4. Relationship with legislation governing a coastal area such as the Wild Coast	65
LEGISLATIVE MANDATES OF THE DEPARTMENT OF ECONOMIC DEVELOPMENT, ENVIRONMENTAL AFFAIRS AND TOURISM PERTAINING TO ENVIRONMENTAL MANAGEMENT ON THE WILD COAST OF THE PROVINCE OF THE EASTERN CAPE.....	6
National Environmental Management Act, 1998 (Act No. 107 of 1998) [NEMA]	6
National Environmental Management: Integrated Coastal Management Act, 2014 (Act No. 36 of 2014) [NEM: ICMA].....	6
National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) [NEM:BA] 6	
National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) [NEM: PAA] 6	
Other Departmental mandates.....	7
Key implication of Departmental legislative mandates on the Wild Coast.....	7
Legislative basis for this coastal development plan for the Wild Coast.....	7
2.1. Geographical applicability of this plan	7
SECTION 3	7
LAND-USE MANAGEMENT CATEGORIES AND GUIDELINES PERTAINING TO THE SPATIAL ASPECTS OF ENVIRONMENTAL MANAGEMENT ON THE WILD COAST.....	7
3.1. Land-use management categories.....	7
3.2. Development Nodes on the Wild Coast	8
3.3. The establishment of Resort Towns	8
3.5. Second Order Nodes	10
3.6. Third Order Nodes	10
3.7. Coastal Settlements.....	11
3.8. Holiday cottages held under the former Permission to Occupy [PTO] system of land tenure 1244	1244
3.9. Camping and Picnic Areas.....	12
3.10. Hiking and Horse Trails	13
3.11. Use of vehicles in the Coastal Conservation Area	13
3.12. Boat Launching Sites	14
3.13. Mari-culture, Aquaculture and Fish Processing Facilities.....	14
	2



3.14. Biodiversity and Land-use Management Areas [B&LMA's]	15
3.15. Protected Areas, Identified Protected Area Expansion Areas and Indigenous State Forests	15
SECTION 5	1817
DEVELOPMENT AND MAINTENANCE OF ROADS INFRASTRUCTURE.....	1847
SECTION 6	1948
ENERGY	1948
SECTION 7	19
WATER SERVICES: WATER SUPPLY, SEWERAGE AND SANITATION.....	19
SECTION 8	21
MINING IN THE WILD COAST COASTAL CONSERVATION AREA.....	21
SECTION 9	2224
WASTE MANAGEMENT IN THE WILD COAST COASTAL CONSERVATION AREA	2224
SECTION 10	23
HERITAGE ISSUES	23



DEFINITIONS

“Decree” means the Environmental Conservation Decree (Decree No. 9 of 1992) of the former Republic of Transkei

“Department” means the Department of Economic Development, Environmental Affairs & Tourism

“MEC” means the Member of the Executive Council responsible for Economic Development, Environmental Affairs and Tourism in the Province of the Eastern Cape

“Boat Launching Site” means either a Public Launch Site or a Privately Used Launch Site as defined in the Public Launch Site Regulations, as published in Government Notice 37761 of 2014.

SECTION 1

STATUS, PURPOSE AND UTILIZATION OF THE PLAN

Status

This plan is promulgated under section 4(1) read with section 39(2) of the Environmental Conservation Decree (Decree No. 9 of 1992) (the Decree).

1.1. Purpose of the plan

The purpose of this coastal development plan for the Wild Coast is for the Department to:

- In terms of its dual mandate of both economic development and environmental management, establish a planning instrument to guide and facilitate development and sustainable use of the Wild Coast.
- Create a balance between the development of an under-developed, high poverty region and the protection of an environment which is nationally and internationally recognized as being of exceptional value and importance.
- “Guide the decision-making process when reviewing development applications related to the Coastal Conservation Area that require a permit in terms of the Decree”
- Review and replace the following previous Coastal Development plans for the Wild Coast / Coastal Conservation Area:
 - a) Wild Coast Tourism Development Policy (2001).
 - b) Coastal Development Control Plan (1979) of the former Republic of Transkei.

1.2. Utilization of this plan in Departmental decision-making

The Eastern Cape Department of Economic Development, Environmental Affairs and Tourism shall apply this coastal development plan in all decisions that it is required to make in terms of its legislative mandates, including:

- 1.2.1. Applications in terms of the NEMA EIA Regulations as well as applications in terms of the National Environmental Management Waste Management Act.
- 1.2.2. Boat Launching Site applications, the use of vehicles in the Coastal Conservation Area and Off-Road Vehicle use in the coastal zone applications.
- 1.2.3. Decisions regarding the designation of coastal management lines, in terms of the National Environmental Management: Integrated Coastal Management Act [ICM Act] and the National Environmental Management Act [NEMA]: EIA Regulations, respectively.



- 1.2.4. Decisions regarding the designation of Coastal Access Points in terms of the ICM Act.
- 1.2.5. Decisions regarding applications in terms of the Decree
- 1.2.6. Any applications for coastal development and use that may be submitted to the Department in terms of provincial legislation.

1.3. Policy principles underpinning this coastal development plan

In terms of this coastal development plan the following policy principles will guide sustainable development of the Wild Coast:

- 1.3.1. Development on the Wild Coast and in Wild Coast communities must take place and at an accelerated rate. If endemic poverty persists, efforts to protect the environment will in the long term not succeed.
- 1.3.2. In order to facilitate essential development more development nodes must be created, and the size of some nodes increased.
- 1.3.3. Development should be nodal in nature, meaning that there should also be areas that remain undeveloped. Development nodes should cater for a range of types and scale of development.
- 1.3.4. Infrastructure provision must be focussed on development nodes.
- 1.3.5. Developments and economic activities that do not specifically need to be in a coastal location should be located outside the Coastal Conservation Area, in this case more than 1 kilometre from the coast.
- 1.3.6. Estuaries that are still pristine and undeveloped should be retained in that state and all development should have a suitable buffer with estuaries, at least 100 metres in most cases. Developments and economic activities that are potentially polluting should not be located near rivers and estuaries.
- 1.3.7. The immediate coastal zone is a resource common to all and should not be exclusively occupied by large developments that prevent public use of the coastal area.
- 1.3.8. The rights of communities that have historically occupied and used the Coastal Conservation Area must be acknowledged. Such settlements should however not expand within the Coastal Conservation Area.
- 1.3.9. Environmental management must attempt to redress imbalances of the past and must promote equity.
- 1.3.10. Existing formal Protected Areas must be expanded, and new formal Protected Areas established. In this regard the targets set in the Presidential Program of Action, and specifically Outcome 10, should be pursued.
- 1.3.11. Remaining Indigenous Forest on the Wild Coast must be protected and forest clearing of any kind should only be permitted under exceptional circumstances. Indigenous Forest rehabilitation projects should be strongly encouraged.
- 1.3.12. Environmental management for the Wild Coast should as far as possible be aligned with existing plans and policies, including the Eastern Cape Biodiversity Conservation Strategy and Action Plan, Eastern Cape Provincial Spatial Development Plan and the Spatial Development Frameworks of coastal municipalities.

**1.4. Relationship with legislation governing a coastal area such as the Wild Coast**

- 1.4.1. This plan does not replace any legislation, plans or processes that might have been put in place by other agencies, including municipalities. It simply outlines the approach that the Department will take in taking decisions on matters under its jurisdiction.

It is especially important to emphasize that in an environmentally sensitive coastal area such as the Wild Coast there will always be activities that are subject to the NEMA Environmental Impact Assessment Regulations, this plan is also intended to assist in that regard.

SECTION 2

**LEGISLATIVE MANDATES OF THE DEPARTMENT OF ECONOMIC DEVELOPMENT,
ENVIRONMENTAL AFFAIRS AND TOURISM PERTAINING TO ENVIRONMENTAL
MANAGEMENT ON THE WILD COAST OF THE PROVINCE OF THE EASTERN CAPE**

National Environmental Management Act, 1998 (Act No. 107 of 1998) [NEMA]

The Department is the Competent Authority for the implementation of the National Environmental Impact Assessment Regulations, promulgated under the National Environmental Management Act [NEMA], as amended. These Regulations provide for a 1 km Coastal Conservation Area, which is identified as an environmentally sensitive geographical area.

National Environmental Management: Integrated Coastal Management Act, 2014 (Act No. 36 of 2014) [NEM: ICMA]

The Department is the designated lead agent for the implementation of the National Integrated Coastal Management Act [ICM Act] in the Province of the Eastern Cape. The ICM Act *inter alia* provides for a 1 km Coastal Protection Zone, which applies to the whole RSA Coast, including the Wild Coast.

National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) [NEM:BA]

The Department is responsible for the implementation of the National Environmental Management Biodiversity Act [NEMBA] in the Eastern Cape, inclusive of the Wild Coast.

National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) [NEM: PAA]

The Eastern Cape Parks and Tourism Agency [ECPTA] manages the four existing formal Protected Areas on the Wild Coast and proposed expansions to these areas in terms of the Eastern Cape Protected Areas Expansion Strategy.

Environmental Conservation Decree (Decree No. 9 of 1992)

The Department is responsible for the implementation of the Environmental Conservation Decree (Decree No. 9 of 1992).

Sea Shore Act, 1935 (Act No. 21 of 1935) read with the Environmental Laws Rationalisation Act, 1997 (Act No. 51 of 1997)

The Department is responsible for the implementation of the Sea Shore Act, No. 21 of 1935., excluding those sections repealed by NEM: ICMA.

Climate Change Act, 2024 (Act No. 22 of 2024)



The Department is responsible for the implementation of the Climate Change Act, No. 22 of 2024, as well as the Eastern Cape Provincial Climate Change Response Strategy and Climate Change Adaptation Action Plan.

Other Departmental mandates

Other Departmental mandates include Air Quality Management and Waste Management, which are no less important than those listed above. The Department obviously also has a major mandate regarding economic development in the Province, with the Wild Coast as a priority area.

Key implication of Departmental legislative mandates on the Wild Coast

All the above mandates make it imperative for the Department to provide frameworks, plans and policies that will facilitate essential development, in balance with environmental protection and management.

Legislative basis for this coastal development plan for the Wild Coast

The Department has approved this Wild Coast Coastal Development Plan in order to give effect to section 39(2) of the Environmental Conservation Decree (Decree No. 9 of 1992).

2.1. Geographical applicability of this plan

This coastal development plan for the Wild Coast applies to the 1km Coastal Conservation Area, as defined in section 39(1) of the Decree, between the Great Kei and Mtamvuna Rivers but excluding the tidal reaches of estuaries outside the Coastal Conservation Area and formal towns.

SECTION 3

LAND-USE MANAGEMENT CATEGORIES AND GUIDELINES PERTAINING TO THE SPATIAL ASPECTS OF ENVIRONMENTAL MANAGEMENT ON THE WILD COAST

3.1. Land-use management categories

CATEGORY	COLOUR CODE	DEFINITION
First Order Nodes/Formal Coastal Towns	RED	Areas that in terms of low environmental sensitivity and existing infrastructure and/or the feasibility of providing infrastructure can accommodate intensive development. Actual or proven potential supply of municipal services such as bulk water, sewerage and waste management is a basic condition for any area to have 1 st Order Node status. Developments that do not need to be in the coastal zone should however still wherever possible be placed outside the immediate coastal zone, inclusive of a buffer with estuaries. Any First Order Node can be considered for formal town establishment.
Second Order Nodes	ORANGE	Areas with significant constraints to development, e.g. and which can accommodate moderate levels of tourism, resort and cottage development. One key difference between a Second Order Node and a Third Order Node would be that in a Second Order Node more than one fairly substantial development could take place, while in a Third Order Node only one development will generally be permitted.
Coastal Settlements	PINK	Areas in which coastal communities were historically settled, i.e. occupied before 1992 when the Transkei Decree took effect. Only local residential and agricultural use permitted, subject to a Local Area Plan agreed between the Department and the community.
Third Order Nodes	PURPLE	Areas within Biodiversity and Landscape Management Areas that have been specifically identified as suitable for tourism/resort developments. The scale of development will be determined by the nature of the receiving environment, but 3 rd Order Nodes should not be located in green-fields areas. Excepting in areas that



		already contain substantial existing development, e.g. cottages, there should not be more than one resort/tourism development in a specific 3 rd Order Node.
Biodiversity and Landscape Management Areas	GREEN [HATCHED]	Areas in which no development or land-use other than live-stock grazing is permitted, excepting in identified 3 rd Order Nodes. Some Biodiversity and Landscape Management Areas will contain one or more 3 rd Order Nodes and in other B&LMA's no development will be permitted, as there are no areas suitable for development.
Protected Areas	GREEN [HATCHED]	Formally proclaimed Protected Areas. These areas are included for mapping purposes, but are not subject to this CDP, but to the policies of the applicable Protected Area Management Agency.
Protected Area Expansion Areas	GREEN [HATCHED]	Areas that are formally approved by a Protected Area Management Agency for the purposes of either expanding existing Protected Areas or the establishment of new formally proclaimed Protected Areas. Generally, the provisions applicable to a B&LMA will apply to these areas. Should Protected Area Expansion for such an area not be successful, it will revert to the status of a Biodiversity and Landscape Management Area.
Indigenous State Forests	GREEN [HATCHED]	Areas that are under the jurisdiction of DFFE and therefore not the sole mandate of the Department or ECPTA. Any development in these areas generally requires two authorizations, one from DFFE and one from the Department. In the interim these forests have been included in the B&LMA and Protected Area Expansion categories in the table above.

IMPORTANT NOTE:

The maps attached to this document as Annexure 1 indicate the **overall** boundaries of various nodes, **THIS DOES NOT MEAN THAT THE WHOLE AREA INDICATED FOR A SPECIFIC NODE IS DEVELOPABLE**. At the scale of these maps it is not possible to adequately indicate attributes such as buffers with the sea and estuaries, the presence of wetlands and small water courses or slopes that may be too steep for development. The Department has developed maps for each node which can be obtained from any office of the Department.

3.2. Development Nodes on the Wild Coast

Based on considerations such as environmental sensitivity, strategic location and feasibility of infrastructure provision, the development nodes demarcated in the maps attached to this plan as Annexure 1 are recognized in this CDP. The MEC must review the maps every 5 years but may review the maps as the need may arise, subject to appropriate stakeholder and public consultation.

3.3. The establishment of Resort Towns**Background:**

In terms of this CDP the following areas may be considered for formal town establishment: Qolora, Qora Mouth, Hole-in-the-Wall/Coffee Bay, Mthatha Mouth/Mdumbi and Mzamba. This will be subject to infrastructure development of the required scale and standard. This is an economic development issue rather than an environmental one and will therefore be driven by the appropriate economic development agencies in Provincial Government and especially by Municipalities. There is already a priority in a few Municipalities to upgrade some nodes on the Wild Coast to resort towns, and such proposals are supported in this plan, provided that this takes place in the areas designated for that purpose. An important reason for this is that, if a few nodes could be created that will attract large numbers of residents and holiday-makers, this would increase the viability of eco-tourism and adventure tourism ventures, such as e.g. horse-trails, hiking trails, guided fishing and many other activities.

Planning provisions

- 3.3.1. The nodes that in this plan are proposed as suitable for town development are Qolora Mouth, Qora Mouth, Mthatha Mouth/Mdumbi, Hole-in-the-Wall/Coffee Bay and Mzamba.
- 3.3.2. Where a development is proposed within an area earmarked as a Coastal Towns, First and Second Order Nodes, the Department will require the following requirements to be met, **BEFORE** an investment is invited, or development is approved.



- Credible Water Services Development Plans, with special emphasis on bulk water supply for the relevant node where the development is proposed to take place.
 - Clear reflection in the IDP's and SDF's of relevant Local Authorities, with credible evidence of associated budget.
 - Integrated Waste Management Plans for Local Authorities, with credible evidence of feasibility in terms of funding.
- 3.3.3. Where it has not been possible to obtain the information required in 3.3.2. above, the developer / applicant must submit the following information to the Department in order for their application to be considered:
- A written confirmation from the relevant local authority indicating that it does not have the information required in 3.3.2. for the node where the development is proposed.
 - The location of the proposed development and the use thereof.
 - A plan detailing the following information, as a minimum:
 - The details of site preparation that is necessary for the proposed development.
 - An indication of whether there are existing roads to the proposed site. If not, details of how access to the proposed site will be gained and how it will be maintained.
 - The type of waste likely to be generated by the development and how such waste will be managed.
 - The type of sanitation system to be utilized by the development and how it will be managed and serviced. **Note:** Open sanitation systems such as septic tanks, that discharges into the environment will not be permitted by the Department in the coastal zone.
 - Measures to be taken by the developer / applicant to avoid the degradation (e.g. soil erosion, pollution etc.) of the coastal environment as a result of the activities to be undertaken on site.
- 3.3.4. In the event of proposals to undertake infrastructure development via Public Private Partnerships [PPP's] suitable models must be developed and approved **before** private sector investment is sought.
- 3.3.5. It is recognized that the establishment of Resort Towns has land-tenure and land-management implications, but such implications are outside the scope of this coastal development plan.
- 3.3.6. Once an area has been formalized as a Resort Town it will no longer be subject to this plan and will then essentially become a local authority responsibility.
- 3.3.7. Once an area has been formalized as a Resort Town it will be an urban area for the purposes of the NEMA EIA Regulations.
- 3.3.8. With reference to Mzamba the area indicated on the attached maps as a First Order Node/Town only includes the area within the 1km Coastal Conservation Area, which is essentially the Wild Coast Casino Area. It is accepted and supported that the adjacent inland portions of Mzamba will be formalized and developed as a small-town revitalization project.



3.4. First Order Nodes

Background:

These are areas that due to low environmental sensitivity and existing infrastructure and/or the feasibility of providing infrastructure can accommodate intensive development. Actual or proven potential supply of municipal services such as bulk water, sewerage and waste management is a basic condition for any area to have 1st Order Node status. Developments that do not need to be in the coastal zone should however still wherever possible be placed outside the immediate coastal zone, inclusive of a buffer with estuaries.

Planning provisions

- 3.4.1. The only real difference between a Resort Town and a First Order Node is that the former would be a formally proclaimed town with the implications that this has. Any First Order node could be developed into a Resort Town, should there be a need and desire to do so.
- 3.4.2. The same general provisions as outlined for Resort Towns under Section 3.3 above shall therefore also apply to First Order Nodes.

3.5. Second Order Nodes

Background:

Areas with significant constraints to development and which can accommodate moderate levels of tourism, resort and cottage development. One key difference between a Second Order Node and a Third Order Node would be that in a Second Order Node more than one fairly substantial development could take place, while in a Third Order Node only one development should generally be permitted.

Planning provisions

- 3.5.1. Second Order Nodes will generally require substantial provision of infrastructure and services, including roads, bulk water, waste water treatment and waste management systems and facilities. The Department will not authorize development in Second Order Nodes unless there is convincing proof that infrastructure can and will be provided.
- 3.5.2. In this regard the same provisions as outlined in Point 3.3.2 to 3.3.3 will apply.

3.6. Third Order Nodes

Background:

These are areas within Biodiversity and Landscape Management Areas that have been specifically identified as suitable for tourism/resort development. The scale of development will be determined by the nature of the receiving environment, but in general 3rd Order Nodes should not be located in green-fields areas. Excepting in areas that already contain substantial existing development, e.g. cottages, there should not be more than one resort/tourism development in a specific 3rd Order Node.

Planning provisions:

- 3.6.1. The emphasis in Tourism/Resort development in a third order node should be towards keeping facilities as small as financial viability will allow, in harmony with the environment and limiting negative environmental impacts [including visual impact] as far as possible. It is not possible to set thresholds in terms of scale, as conditions vary too much from site to site.
- 3.6.2. Where a Third Order Node currently consists of a single resort development no other developments will be considered in that particular node. Expansion of current facilities will only



be considered if there is credible, independent evidence that the current scale of the development is no longer financially viable.

- 3.6.3. Where a Third Order Node consists of a group of holiday cottages, the establishment of one resort/tourism development in addition to the cottages will be considered in that node. In this case the establishment of additional cottage sites will also be considered, provided that this takes place within the defined nodal area and takes place in the interests of promoting equity.
- 3.6.4. In all Third Order Nodes the limitation and mitigation of negative visual impact on the surrounding scenic environment is of critical importance. The construction of double-story structures will not be permitted, while structures such as small wind-turbines and solar panels must be carefully camouflaged and located on sites where visual impact will be minimized.
- 3.6.5. No architectural guidelines are specified in this plan, but the design of all development in Third Order Nodes must attempt to be in keeping with the surrounding natural environment.
- 3.6.6. In Third Order Nodes no development setback-lines in terms of the EIA Regulations will be determined, meaning that all new structures and expansions to existing structures will remain fully subject to normal authorization processes.
- 3.6.7. All reports, including EIA's, submitted in support of applications for development in Third Order Nodes must address the matters raised above, and must also contain credible, independent assessments of the scale of development in relation to financial viability.

3.7. Coastal Settlements

Background:

These are areas in which coastal communities were historically settled, i.e. occupied before 1992, when legislation regulating development in the Wild Coast 1km Coastal Conservation Area first took effect. Only local residential and agricultural uses are permitted, subject to a Local Area Plan agreed between the Department, the local community and other relevant authorities.

Planning provisions

- 3.7.1. In terms of this CDP local community Coastal Settlement areas that were in existence in 1992, when the Decree took effect will be legalized, within a defined settlement edge.
- 3.7.2. Such settlement areas will be formally, but conditionally, recognized and authorized by the Department, subject to Local Area Plans to be drawn up in consultation with coastal communities. Local Area Plans must as a minimum requirement limit the further spread of settlement in the Coastal Conservation Area.
- 3.7.3. In authorized Coastal Settlements, development shall not be subject to further authorization by the Department, provided that structures to be constructed do not trigger a listed activity in terms of the EIA Regulations.
- 3.7.4. The establishment of village-based accommodation facilities will only require the Departmental authorization if listed activities in the EIA Regulations are triggered.
- 3.7.5. Outside the boundaries of authorized Coastal Settlements agricultural use of the 1km Coastal Conservation Area shall be limited to live-stock grazing only, crop farming must take place inside settlement boundaries and/or outside the Coastal Conservation Area.
- 3.7.6. Coastal settlements will remain subject to the 100m buffers between development and estuaries and the sea, unless for extremely good reasons parts of the buffer areas have been included in the settlement under a Local Area Plan [see also 3.7.2. above].



3.8. Holiday cottages held under the former Permission to Occupy [PTO] system of land tenure

Background

These cottages are found in all the land-use categories discussed in 3.1. to 3.7 above and are sites in the 1km Coastal Conservation Area that are held under previous tenure regimes, and which are deemed by the Department of Land Reform and Rural Development [hereafter referred to as DLRRD] to be lawfully occupied.

Planning provisions

Land-tenure does not fall under the jurisdiction of the Department, as this is currently the competency of the DLRRD. As far as this coastal development plan is concerned the following shall apply:

- 3.8.1. Where groups of cottages of this nature are located within development nodes recognized in this coastal development plan, any program by the Department responsible for land matters (currently DLRRD) to formalize land-tenure related to such cottages will be compatible with the objectives of the plan.
- 3.8.2. Should more secure tenure be offered to cottage-owners, a basic precondition should be that an appropriate system of generating local community involvement and benefit should be put in place.
- 3.8.3. Exact provisions that will apply to a specific group of cottages will be determined by the class of node in which they are located, i.e. cottages must comply with the land-use management provisions applicable to the nodes in which they are located.
- 3.8.4. Where existing cottages are located outside development nodes recognized in this coastal development plan, such cottages must be phased out over time. In this regard it is recommended that the bona fide holders of such sites should be allocated sites in any node of their choice.
- 3.8.5. The approach of the Department to cottages outside nodes would be to suggest that the existing primary holders of any use rights should retain such rights for their life-time. This right may not be transferred to anyone else.
- 3.8.6. It must be noted that every node in which cottages are located has been enlarged to allow for additional cottages. Since the current holders of cottages are virtually exclusively whites, it is necessary to promote equity in rights and additional cottage sites should be allocated to people from previously disadvantaged groups.

3.9. Camping and Picnic Areas

Background:

Legislation promulgated by the former Republic of Transkei established a number of formalized Camping Areas. This legislation is still applicable and has not been repealed yet. These Camping Areas have thus not been disestablished and therefore technically still fall under the jurisdiction of the Department. Even if the former Transkei Decree is repealed it is possible that these camping areas will retain legal status as a separate land-use area, in terms of the Eastern Cape Environmental Bill which must still be enacted. These are still the only areas in which camping on the Wild Coast is formally permitted and this CDP recognizes that there is still a need for areas of this nature.

In addition, there is a need for day picnic/braai areas with basic infrastructure such as braai places, ablution facilities and waste bins.

**Planning provisions:**

- 3.9.1. The purpose of a camping area is to enable low budget recreational use of the Wild Coast by people who prefer to use tents and caravans.
- 3.9.2. As such the only permanent infrastructure attached to a large camping area should be an office, ablutions and washing facilities. Large camping areas with such infrastructure should only be located in Formal Towns, First or Second Order Nodes and in Protected Areas.
- 3.9.3. There is also a place for very small camping areas with no permanent facilities at all, excepting braai places, waste bins and portable toilets in season. Camping Areas of this nature will have a strict limitation on numbers and may be located outside development nodes.
- 3.9.4. The Department will therefore consider applications for the establishment of camping areas in accordance with normal authorization procedures.
- 3.9.5. Facilities for day picnic/braai should only be established in Formal Towns, First or Second Order Nodes or in Protected Areas.

3.10. Hiking and Horse Trails**Background:**

Legislation promulgated by the former Republic of Transkei established a formal, legislated hiking trail over the length of the Wild Coast, with a large number of overnight huts. This trail has long ceased to function, and infrastructure has mostly disintegrated. It is important to note that hiking or riding of horses in itself does not require government approval, but activities such as the construction of trails, clearing of indigenous vegetation for trail purposes, steps, boardwalks, overnight accommodation and ablution facilities may require authorization. In this CDP, it is recognized that there is still a need for trails of various types.

Planning provisions:

- 3.10.1. New hiking or horse trails that require the construction of new permanent infrastructure such as trails, steps, boardwalks, overnight huts and ablution facilities **outside development nodes** will not be permitted.
- 3.10.2. Overnight facilities and ablution facilities that are located inside development nodes will however be permitted and encouraged.
- 3.10.3. Some tour operators still run successful trails, often based on "hotel hopping", where people are dropped at one hotel, hike, sleep over in one or more hotels and are then collected at the end of the route. Trails such as these should be encouraged, with all overnight accommodation taking place in recognized nodes. This will also support existing backpacker lodges located in nodal areas.

3.11. Use of vehicles in the Coastal Conservation Area**Background:**

The use of vehicles on beaches is regulated via the Control of use of vehicles in the Coastal Area Regulations promulgated under the NEM: National Integrated Coastal Management Act, while the use of vehicles off declared roads in the 1km Coastal Conservation Area is regulated by the Department via provincial legislation.

**Planning provisions:**

- 3.11.1. Some sections of the Wild Coast will be closed to driving off declared roads, excepting for emergency purposes, both within the Coastal Conservation Area and on beaches. In specifically identified areas vehicle access to tourism facilities, residential homesteads, scenic points, fishing spots and picnic and camping areas may be permitted, under strict conditions.
- 3.11.2. The establishment of 4X4, Quad Bike and Motorcycle trails shall generally not be permitted within the Wild Coast 1km Coastal Conservation Area, unless such can be established utilizing declared roads.
- 3.11.3. The use of Off-road Vehicles in the Coastal Conservation Area shall be regulated as per section 40 of Decree No. 9 (Environmental Conservation) of 1992.

3.12. Boat Launching Sites**Background:**

The establishment and management of boat launching sites are regulated via the Public Launch Site Regulations promulgated under the National Integrated Coastal Management Act. The use of jet-skis in the sea or an estuary is for the purposes of this CDP regarded as a boating activity and therefore subject to the provisions below.

Planning provisions:

- 3.12.1. Historical boat-launching sites that do not form part of the provincial list of Public Launch Sites must be decommissioned by the respective management body / management authority.
- 3.12.2. The location of public launch sites should be aligned to the nodal development framework contained in this document.

3.13. Mari-culture, Aquaculture and Fish Processing Facilities**Background:**

From time to time there have been proposals to develop major mariculture projects, such as abalone farms, on the Wild Coast, but no implementation has occurred, probably for logistical reasons. The number of sites that meet basic criteria is also very limited. The same applies to proposals to establish oyster farms in some Wild Coast estuaries. In addition, there have been projects to establish fish-processing plants to package sea-food purchased from subsistence fishers.

There have also been proposals to develop fresh-water aquaculture facilities, e.g. for farming of various Tilapia or Oreochromis species, but not necessarily located in the Coastal Conservation Area. It must be noted that the introduction of fresh water fish that are not indigenous to the Wild Coast requires permits under the National Environmental Management Biodiversity Act. Such permits are not readily granted.

Planning provisions:

- 3.13.1. The development of large mari-culture ventures such as finfish and abalone farms should only take place within or very closely aligned to Towns and First Order Nodes, especially where major infrastructure such as roads and electricity is already in place or could readily be provided.
- 3.13.2. Mari-culture ventures such as oyster-farming on floating rafts should not be considered in pristine estuaries that are located in Protected Areas, Protected Area Expansion Areas or Biodiversity and Land-use Management Areas [B&LMA's].



- 3.13.3. Freshwater aquaculture facilities do not need to be in the Coastal Conservation Area and should therefore be located in appropriate inland sites.
- 3.13.4. Sea-food purchasing, packaging and processing plants should be aligned to Towns and First and Second Order nodes, or otherwise be located outside the 1km Coastal Conservation Area.

3.14. Biodiversity and Land-use Management Areas [B&LMA's]

Background:

These are areas that are located within the 1 km Coastal Conservation Area, but outside Development Nodes, Coastal Settlements or Protected Areas. Generally, these areas are still in a relatively natural state, without significant settlement. In terms of this CDP no development or land-use other than live-stock grazing will be permitted, except in identified 3rd Order Nodes. Some Biodiversity and Landscape Management Areas will contain one or more 3rd Order Nodes and in other B&LMA's no development will be permitted, as there are no areas deemed to be suitable for development.

Planning provisions:

- 3.14.1. These areas should be maintained in a state as near natural as possible. They act as the basic "draw-card" for tourism on the Wild Coast, while also providing the primary resource for eco-tourism activities such as hiking trails, horse trails and camping.
- 3.14.2. It is accepted that coastal communities have always utilized these areas, but this plan stipulates **that land-use in all these areas within the 1 km Coastal Conservation Area be restricted to live-stock grazing** and perhaps harvesting of thatching grass. The spread of settlements and cultivated lands into these areas must be avoided. **Local Area Plans** must be developed, in consultation with communities, in order to agree on the use of these areas.
- 3.14.3. The establishment of permanent infrastructure in a B&LMA will not be permitted, unless this takes place within a Third Order Node or within a Protected Area Expansion Area with the formal written concurrence of a Protected Area Management Agency, such as the Eastern Cape Parks & Tourism Agency (ECPTA).
- 3.14.4. Where hiking trails, horse-trails and similar traverses a B&LMA infrastructure such as overnight huts and ablution facilities must comprise of temporary structures, such as tents or screens, unless existing structures [e.g. old trail huts] are renovated and utilized for this purpose.
- 3.14.5. The construction of new roads and tracks in a B&LMA will not be permitted, unless this is to serve a recognized development node, a camping area or a recognized tourist attraction.
- 3.14.6. The development of new recreational infrastructure such as picnic spots, braai-areas, beach ablutions and the like will not be permitted in a B&LMA, unless such facilities are located within or immediately adjacent to a Third Order Node, in an approved camping area or are serviced by existing declared roads into the coastal zone.
- 3.14.7. Small resort developments that comprise tented camps and other non-permanent structures will be considered in a B&LMA, subject to normal authorization processes.

3.15. Protected Areas, Identified Protected Area Expansion Areas and Indigenous State Forests

Background:

Protected Areas: these areas are included for mapping purposes but are not subject to this CDP as they are subject to the legislation and policies of the applicable Protected Area Management Agency.



Protected Area Expansion Areas: these are areas that are formally approved by a Protected Area Management Agency for the purposes of either expanding existing Protected Areas or the establishment of new formally proclaimed Protected Areas. Generally, the provisions applicable to a B&LMA will apply to these areas. Should Protected Area Expansion for such an area not be successful, it will revert to the status of a Biodiversity and Landscape Management Area.

Indigenous State Forests: Areas that are under the jurisdiction of the Department of Forestry, Fisheries and Environment [DFFE] and therefore not the sole mandate of the Department or ECPTA. Any development in these areas generally requires two authorizations, one from DFFE and one from the Department. These DFFE forests have been included in the B&LMA and Protected Area Expansion categories in this coastal development plan.

Planning provisions:

- 3.15.1. Formal Protected Areas proclaimed under the National Environmental Management Protected Areas Act and managed by Eastern Cape Parks and Tourism Agency [ECPTA], are governed in terms of protected area legislation and are therefore not subject to the provisions of this CDP.
- 3.15.2. Areas formally included in the Eastern Cape Parks and Tourism Agency Protected Area Expansion Strategy have for spatial planning purposes been included under Biodiversity and Land-use Management Areas and the same land-use provisions as for a B&LMA therefore apply.
- 3.15.3. Indigenous State Forests managed by the Department of Forestry, Fisheries and Environment [DFFE] are not Protected Areas as contemplated by the National Environmental Management Protected Areas Act but are subject to the National Forests Act. For spatial planning purposes these forests have also been included under Biodiversity and Land-use Management Areas and the same land-use provisions as for a B&LMA therefore apply.
- 3.15.4. Any development or utilization of Indigenous State Forests is subject to this CDP, but in addition requires authorization by DFFE. **It must be noted that DFFE only grants approval for clearing of or damage to natural forests under exceptional circumstances** and that such exceptional circumstances does not include e.g. clearing for residential or resort purposes. Concurrent processes can be followed to facilitate such processes.
- 3.15.5. DFFE has developed policies and guidelines to facilitate their decision-making on license applications, and it is of critical importance that prospective developers should follow these policies and guidelines.



SECTION 4

WILD COAST DEVELOPMENT IN RELATION TO CLIMATE CHANGE

Background:

The impacts of climate change manifest themselves in various and insidious ways along the coastal environment, which require comprehensive and risk-averse development planning. Communities along the Wild Coast are some of the most vulnerable in the province as they have the least capacity to adapt to climate change impacts in a manner that protects their property, lives and livelihoods. As such, the provisions of the Climate Change Act (Act 22 of 2024); Eastern Cape Provincial Climate Change Response Strategy; Climate Change Adaptation Action Plan; as well as other climate change related planning tools have been considered in the development of this plan. This is to ensure climate smart sustainable development in the Wild Coast with resilient communities.

Planning Provisions:

From a planning perspective the best proactive way in which climate change threats, such as sea level rise, storm surges and flooding in the Coastal Conservation Area can be managed is to create buffer areas between the sea and infrastructure. It is therefore, recommended that wherever still possible, a 100m buffer between the sea or an estuary and any development should generally be adopted.

- 4.1. Climate Change implications must be considered in all spatial planning and economic development initiatives affecting the Wild Coast. This would include the use of buffers, ecological infrastructure, carbon sequestration areas; and adaptation measures with respect to location and design of each development.
- 4.2. In certain areas municipal infrastructure will be especially at risk and must as far as possible be located at safe distances from estuaries or the High-Water Mark of the sea.
- 4.3. Pristine estuaries and river mouths that are not developed on either bank should be retained in that state, with a 100-meter buffer between the estuary and any development. Where one bank of an estuary is currently developed, the 100-meter buffer should apply to the undeveloped bank.
- 4.4. Provision 4.3 also applies to structures such as jetties, floating decks, slip-ways, boardwalks, viewing decks, boathouses and floating boathouses. Outside Resort Towns, First Order Nodes and Second Order Nodes no structures of this nature will be permitted. Inside these nodes, applications submitted in accordance with the correct procedures will be considered.
- 4.5. Existing infrastructure that is threatened by flooding, storm surges and movement of sand dunes poses a particularly difficult challenge. All authorities need to carefully consider the economic feasibility and environmental sustainability of keeping and maintaining infrastructure in threatened areas. The same applies to swimming beaches that are eroded or even totally destroyed by natural processes. Proposals to attempt to rehabilitate or recreate such beaches must be very carefully considered and assessed through EIA processes, as very expensive initiatives can prove to be fruitless and sometimes even counter-productive.



SECTION 5

DEVELOPMENT AND MAINTENANCE OF ROADS INFRASTRUCTURE

Background

- 5.1. It stands to reason that high quality, formally declared roads that are maintained in a good condition are essential for economic development and for the social needs of communities. However, badly conceived, constructed and maintained roads can also have very negative environmental impacts.
- 5.2. In addition, the Wild Coast climate, geology and topography make it both expensive and technically difficult to construct and adequately maintain high quality roads. This especially applies to gravel roads that can become unusable extremely quickly.
- 5.3. Negative environmental impacts are particularly severe where roads are constructed in areas with steep slopes, and even more so when the route goes through indigenous forest areas.
- 5.4. For the reasons outlined above all authorities involved in roads planning must approach the issue in a very responsible and sensible manner, the Wild Coast environment cannot handle a proliferation of roads into the Coastal Conservation Area.

Planning provisions

- 5.5. The use of existing declared roads is not subject to the provisions of this CDP.
- 5.6. In general roads planned and developed by all authorities should be aligned to the spatial framework outlined in Section 3 of this plan and indicated in the maps attached as Annexure 1. The development of new roads that do not serve a very specific purpose or need, aligned to the spatial framework, must be avoided. Roads that are simply intended to "open up the coast" should specifically be avoided.
- 5.7. The Department will apply the provisions of this CDP in all its decisions on EIA applications for the construction of new declared roads on the Wild Coast.
- 5.8. Where road construction will require damage to and/or destruction of indigenous forest authorization is also required from the Department of Forestry, Fisheries and Environment [DFFE], and such authorization is only granted under exceptional circumstances.
- 5.9. In planning of new roads routing that will require damage to, or destruction of indigenous forest must be avoided almost at all costs. In this respect also refer to Section 3.15.3 to 3.15.5. Whenever it is clear that road construction will necessitate destruction of or damage to natural forest DFFE must be approached as early as possible in planning processes.
- 5.10. Although the final route of the green-fields section of the N2 Road through the Pondoland area is outside the 1km Coastal Conservation Area which is the subject of this CDP, any parallel access roads to the coast should be planned in accordance with the spatial planning framework of this CDP. In addition, any access roads to the coast must consider the Biodiversity Off-set that is a condition of the environmental authorization issued for the N2.
- 5.11. The main route of the proposed Wild Coast Meander should not intrude into the Coastal Conservation Area, and parallel access roads to the coast should be aligned with the spatial framework outlined in Section 3 of this CDP. If approved and implemented this road should as far as possible follow the route of existing declared roads.
- 5.12. Provisions related to vehicle use off declared roads in the Wild Coast Coastal Conservation Area are addressed in Section 3.11 and are not repeated here.

**SECTION 6****ENERGY****Background**

- 6.1. Access to energy is a fundamental developmental and social need which must be met by Government, but the shift towards encouraging renewable energy development must be noted.
- 6.2. Energy infrastructure, such as overhead power lines and wind turbines, has the potential to impact negatively on the environment, including scenic landscapes that are part of the heritage of the Eastern Cape Province and of the Wild Coast region. The high visual impact of some infrastructure can also impact negatively on some tourism related activities.

Planning provisions:

- 6.3. In order to mitigate visual impact **overhead power-lines** should only enter the Coastal Conservation Area in Resort Towns and at First and Second Order Nodes, as well as in recognized, mapped Coastal Settlements. Developments in "green areas" should be supplied via under-ground cables, at the cost of applicants.
- 6.4. In the immediate coastal zone average wind-speeds are often below optimal levels. Large scale **wind-farms** should not be located in the Coastal Conservation Area itself, but rather on inland sites outside visual distance from the coast and from environmentally sensitive areas.
- 6.5. In the Coastal Conservation Area itself small wind turbines, with low visual impact can contribute to energy supply and should be encouraged, especially if used in combination with other forms of renewable energy. In such a case every effort should be made to camouflage the turbines and to locate them on sites with the lowest possible visual impact. This must be addressed in all EIA and other authorization processes.
- 6.6. The use of solar energy should be especially encouraged, as should the use of bio-digesters to generate energy from human and animal waste.

SECTION 7**WATER SERVICES: WATER SUPPLY, SEWERAGE AND SANITATION****Background:**

- 7.1. The availability of potable water is a key consideration in development initiatives on the Wild Coast. In many areas ground water from boreholes is brackish and not fit for human consumption without treatment, which requires expensive desalination plants. The construction of dams and weirs in Wild Coast rivers is also often problematic from an environmental point of view.
- 7.2. In the RSA sewerage pollution of water resources, including wetlands and coastal systems such as estuaries and beaches, represents one of the most serious and costly threats facing Government. Not only is human health at risk, but sewerage pollution can have a devastating impact on tourism in coastal areas. The Wild Coast is not exempt from this challenge and it is believed that this is one aspect of development which should not be compromised, more especially in sensitive coastal environments.
- 7.3. It is important to note that any discharge of effluent of any kind into the marine environment, both estuaries and the sea, requires authorization from the Oceans and Coast Branch of DFFE and may be subject to additional authorisations from the Department in terms of its legislative mandate.



- 7.4. Even where Government authorization processes function efficiently, it is impossible to plan, authorize and deliver water services without thorough and sometimes lengthy processes. It is therefore essential for water services planning to take place pro-actively and well in advance of future development that might be desired.
- 7.5. At times development agencies and/or individual proponents of development only consult the Department of Water and Sanitation (DWS) late in their planning processes, only then to discover that water services are serious obstacles to implementation.

Planning provisions [Please also refer to Section 3 of this CDP]

- 7.6. Before the Department can agree to the **establishment of new formal towns** and can authorize **intensive development in such towns and in First and Second Order Nodes**, the following measures must be in place:
 - 7.6.1. The local Water Service Provider and or the Local Municipality in which a particular node is located must have an approved Water Services Development Plan which addresses the planned provision of both bulk water and sewerage and sanitation services.
 - 7.6.2. Proposed development must be in line with the council approved Spatial Development Framework of the affected municipality, as well as with any other approved land-use planning and management frameworks that are applicable to the area in question.
 - 7.6.3. Provision of bulk water and sewerage and sanitation infrastructure and services must be reflected in the Integrated Development Plan [IDP] of the municipality, with a clear indication of budget.
 - 7.6.4. There must be convincing evidence that the municipality has applied for Municipal Infrastructure Grant funding and/or any other available sources of infrastructure funding for the provision of bulk water and sewerage and sanitation services, and that such funding is likely to be forthcoming.
 - 7.6.5. Any authorizations issued by the Department will include as a condition that any authorized development may only be occupied and/or utilized once the required supply of potable water and sewerage and sanitation infrastructure and services are actually in place. As an example, construction of a new resort may commence and be completed, but it may only begin to accommodate guests once sewerage management infrastructure and services are actually in place. This principle will apply to all types of development.
- 7.7. In the case of authorized **local community settlements** in the Coastal Conservation Area:
 - 7.7.1. Local municipalities are constitutionally responsible to deliver bulk water and sewerage and sanitation services to communities and are therefore also responsible to ensure that sewerage and sanitation practices in communities are both lawful and environmentally acceptable.
 - 7.7.2. Bulk water and sewerage and sanitation services should not be planned and provided to communities in the 1km Coastal Conservation Area without first consulting the Department.
- 7.8. With reference to **Third Order Nodes, including facilities such as Resorts, Lodges, Backpackers and Cottage Clusters** it is very unlikely that a municipality will be able to deliver bulk water and sewerage infrastructure, also as owners/managers generally do not pay rates and taxes to the local authority. In this regard:
 - 7.8.1. Any authorizations issued by the Department will include as a condition that any authorized development may only be occupied and/or utilized once the required supply of potable water and sewerage and sanitation infrastructure and services are actually in place. As an example construction of a new resort may commence and be completed, but it may only begin to accommodate guests if sewerage management infrastructure and services are actually in place. This principle will apply to all types of development.



- 7.8.2. The owners, managers and/or occupant associations of such facilities are responsible to ensure that sewerage management practices are both lawful and environmentally acceptable.
- 7.8.3. Sewerage infrastructure may not be located within 100m of the High-Water Mark of an estuary or sea, except in the case of a fully sealed conservancy tank. In such a case proof must be provided that contractual arrangements are in place with regard to the periodic removal of effluent and disposal at an authorized waste water treatment works.
- 7.8.4. Where a so-called sewerage treatment package plant is to be used the developer must enter into a contractual agreement with a specialist service provider regarding the servicing, maintenance and repair of the plant, which agreement must also provide for periodic testing of the quality of the effluent in relations to national standards.

SECTION 8

MINING IN THE WILD COAST COASTAL CONSERVATION AREA

Background:

The Department is not the primary regulatory authority for mining activities, as this is the competency of the Department of Mineral Resources and Energy, hereafter referred to as DMRE. This means that the Department cannot in this plan institute binding provisions related to mining, what follows here are therefore policy recommendations and proposed guidelines.

- 8.1. With reference to **large scale mining** for titanium group minerals:
 - 8.1.1. There are no areas on the Wild Coast that could be considered to be less environmentally sensitive and therefore more suitable for large-scale mining than other areas. It is therefore not possible to in this plan "zone" certain areas for mining purposes.
 - 8.1.2. Any proposals for large-scale mining of titanium group minerals should therefore be considered and assessed on a case-by-case basis. In all cases a comprehensive Environmental Impact Assessment must provide all the information needed to weigh up economic benefit against adverse environmental impacts.
 - 8.1.3. It is suggested that, as per the Provincial Growth and Development Plan (PGDP) and the Provincial Spatial Development Framework (PSDF), Tourism and Conservation should remain the priority land-uses for the Wild Coast.
- 8.2. With regards to **sand-mining for construction** and related purposes:
 - 8.2.1. There are numerous small to medium size "sand-mining" sites on the Wild Coast, which is beginning to have devastating negative environmental impacts, while also impacting adversely on tourism in certain areas. At the same time there is a large and growing demand for building sand on the Wild Coast itself and in the hinterland.
 - 8.2.2. Some of these existing sand-mining sites are in environmental terms totally unacceptable and must be closed, while it is proposed that some strategically located sites should be legalized and properly managed.
 - 8.2.3. It has thus far been difficult, and in some cases impossible, for the Department of Mineral Resources and Energy to legalize sites, as it invariably proves to be difficult to get agreement on who the holder of a mining license should be, and to whom and how benefits from sale of sand should accrue.



- 8.2.4. The Department must continue to monitor this matter, must liaise with DMRE and must on an on-going basis submit recommendations to DMRE regarding sites that are regarded as environmentally unacceptable, as well as sites that might be considered for legalization.

SECTION 9

WASTE MANAGEMENT IN THE WILD COAST COASTAL CONSERVATION AREA

Background

- 9.1. The Wild Coast faces a number of very serious challenges in relation to Waste Management, including:
- 9.1.1. Current licensed land-fill sites are inadequate to service proposed Resort Towns and First Order Nodes.
- 9.1.2. Due to funding constraints municipalities at times find it difficult to develop credible Integrated Waste Management Plans [IWMP's], which makes medium- and longer-term planning difficult.
- 9.1.3. Government policy favours the establishment of larger regionalized landfill sites and does not encourage small decentralized sites. This means that waste has to be transported over long distances to licensed sites and this has cost implications for *inter alia* lodges and resorts on the coast.
- 9.1.4. There is growing evidence that increases in the standard of living of rural communities are leading to the generation of significantly more solid waste than was the case until fairly recently.
- 9.1.5. Recycling and reuse of waste do not commonly take place on the Wild Coast, meaning that a large proportion of solid waste needs to go to landfill sites.
- 9.1.6. Waste disposal methods routinely used in the past by local communities, resorts, cottages, lodges and hotels [such as burying or burning waste on or near site] are illegal and cannot be condoned. This is even more so given the increase in volumes of solid waste generated.
- 9.1.7. Due to limitations in capacity local authorities find it difficult, and at times even impossible, to maintain waste collection services in remote areas, such as the Wild Coast.
- 9.1.8. The establishment of waste management infrastructure generally requires a license issued under the National Environmental Management Waste Act and for this purpose an Environmental Impact Assessment [EIA] must normally be undertaken, depending on whether or not certain thresholds are exceeded. There are significant costs attached to such an EIA process, while the preparation and submission of EIA reports by the applicant do take time to complete.
- 9.1.9. For development on the Wild Coast to be sustainable these challenges must be addressed. Ideally substantial new development on the coast should only be authorized if the required waste management infrastructure and services are already in place. Such an approach would however in effect mean that no new development could be authorized, which is not a feasible situation.

Planning provisions

- 9.2. Before the Department can agree to the establishment of new formal towns and can authorize intensive development in such towns and in First and Second Order Nodes, the following measures must be in place:



- 9.2.1. The local municipality in which a particular node is located must have an approved Integrated Waste Management Plan [IWMP] which complies with legal requirements and which *inter alia* addresses the issues highlighted in 9.1.1 to 9.1.9 above.
- 9.2.2. Proposed development must be in line with the council approved Spatial Development Framework of the affected municipality, as well as with any other approved land-use planning and management frameworks that are applicable to the area in question.
- 9.2.3. Provision of waste management infrastructure and services must be reflected in the Integrated Development Plan [IDP] of the municipality, with a clear indication of budget provision.
- 9.2.4. There must be convincing evidence that the municipality has applied for Municipal Infrastructure Grant funding and/or any other available sources of infrastructure funding in order to address waste management challenges and that such funding is likely to be forthcoming.
- 9.2.5. Any authorizations issued by the Department will include as a condition that any authorized development may only be occupied and/or utilized once the required waste management infrastructure and services are actually in place. As an example, construction of a new resort may commence and be completed, but it may only begin to accommodate guests if waste management infrastructure and services are actually in place. This principle will apply to all types of development.
- 9.3 In the case of authorized **local community settlements** in the Coastal Conservation Area:
 - 9.3.1. Local municipalities are constitutionally responsible to deliver waste management services to communities and are therefore also responsible to ensure that waste management practices in communities are both lawful and environmentally acceptable.
 - 9.3.2. Practices such as burying and/or burning of waste are illegal and unacceptable and both the relevant municipalities and the communities themselves will be held accountable.
 - 9.3.3. In terms of current government policy the best option would be for a municipality to establish transfer stations in strategic locations and to collect waste from these transfer stations at appropriate times.
- 9.4. With reference to **Third Order Nodes, including facilities such as Resorts, Lodges, Backpackers and Cottage Clusters** it is very unlikely that a municipality will be able to deliver waste management infrastructure, especially as owners/managers generally do not pay rates and taxes to the local authority. In this regard:
 - 9.4.1. The owners, managers and/or occupant associations of such facilities are responsible to ensure that waste management practices are both lawful and environmentally acceptable.
 - 9.4.2. Practices such as burying and/or burning of waste are illegal and unacceptable and may not take place under any circumstances. All solid waste must be transported to and disposed of at a licensed landfill site.
 - 9.4.3. It is recommended that agreements be entered into between municipalities and communities, legal cottage owners and/or business establishments such as hotels, resorts and lodges regarding the establishment of transfer stations to service nodes of this nature.

SECTION 10

HERITAGE ISSUES

- 10.1. There are a few paleontological sites on the Wild Coast, where important fossils have been found. Palaeontologists however tend to feel that these sites are best protected by not making locations known. Similarly, there are archaeological sites, including shell middens, on the Wild Coast, but the same considerations apply.



- 10.2. There are a number of heritage routes that include portions of the Wild Coast. All development initiatives planned for the Wild Coast must consider possible impacts, both positive and negative on these routes.

ANNEXURE 1:**MAPS DEMARCATING THE NODAL AREAS OUTLINED IN SECTION 3 OF THIS WILD COAST COASTAL DEVELOPMENT PLAN**

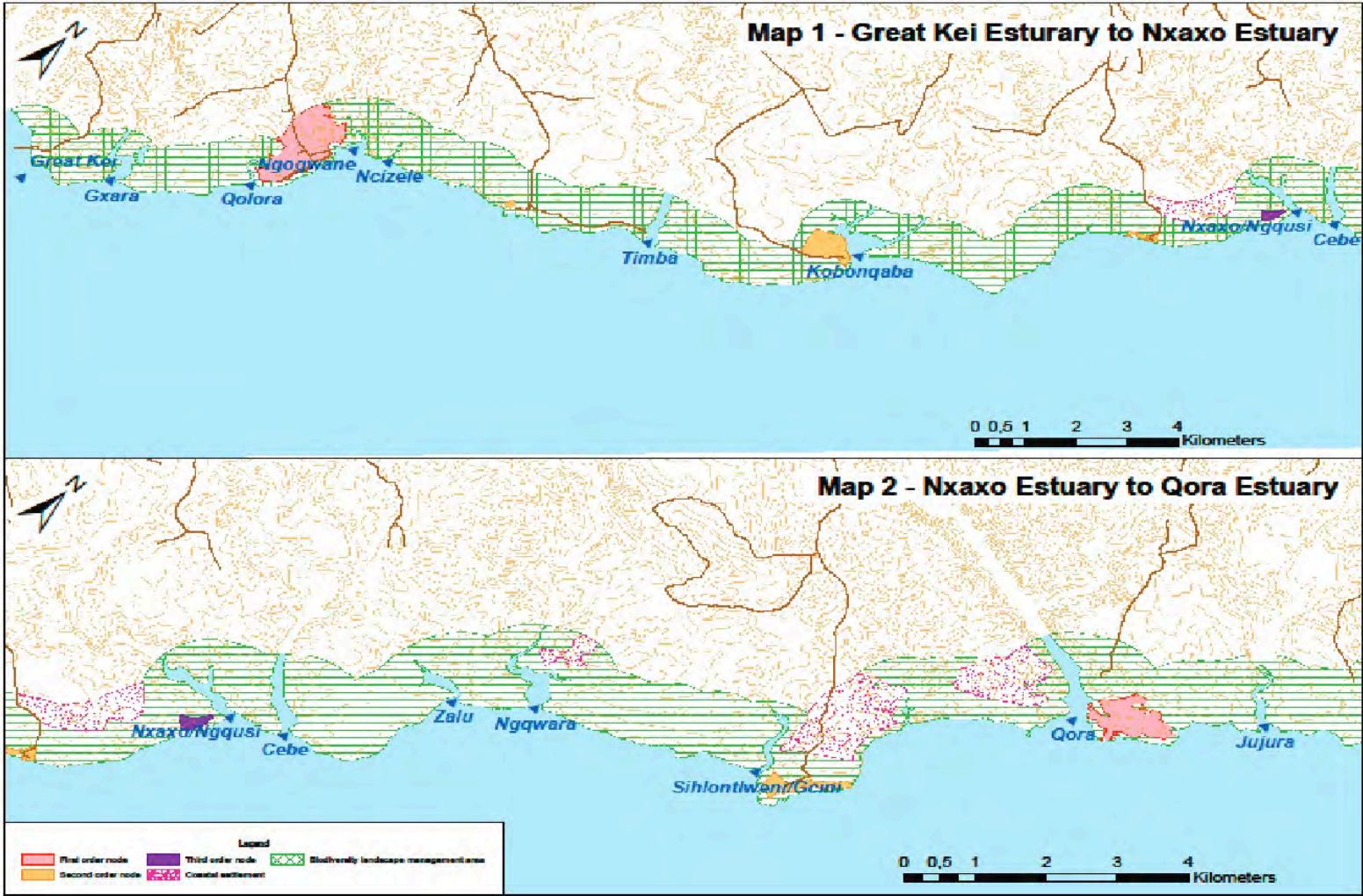
Explanatory notes regarding the interpretation and use of the maps attached to the following 6 pages of this Coastal Development Plan.

1. The maps must be viewed together with the definitions and guidelines contained in Section 3 of this Coastal Development Plan.
2. The maps indicate the **overall** boundaries of various nodes, **THIS DOES NOT MEAN THAT THE WHOLE AREA INDICATED FOR A SPECIFIC NODE IS DEVELOPABLE**. At the scale of these maps it is not possible to adequately indicate attributes such as buffers with the sea and estuaries, the presence of indigenous forest patches, wetlands and small water courses or slopes that may be too steep for development. The Department has developed detailed maps for each node which can be obtained from any office of the Department.
3. With reference to Map 14 which deals with the coast from the Kwanyana Estuary to the Mtamvuna Estuary, this area forms part of the Pondoland Centre of Endemism which is of international concern as a hotspot for conservation of biodiversity:
 - 3.1. To emphasize the extreme environmental importance of this coast no development node has been identified for this area. This CDP however recognizes that there will then be no development node in the coastal area of the Winnie Madikizela Mandela Local Municipality.
 - 3.2. This Coastal Development Plan therefore makes allowance for consideration of strictly limited development at Mnyameni, subject to a detailed local development plan to be approved by the Department.
4. The maps referred to above are available on the website of the Department of Economic Development, Environmental Affairs and Tourism at www.dedea.gov.za. The CDP and maps can also be obtained from the following offices of the Department. **Personal discussions with officials in these offices are strongly recommended, given the fact that the issues at hand are often complex:**

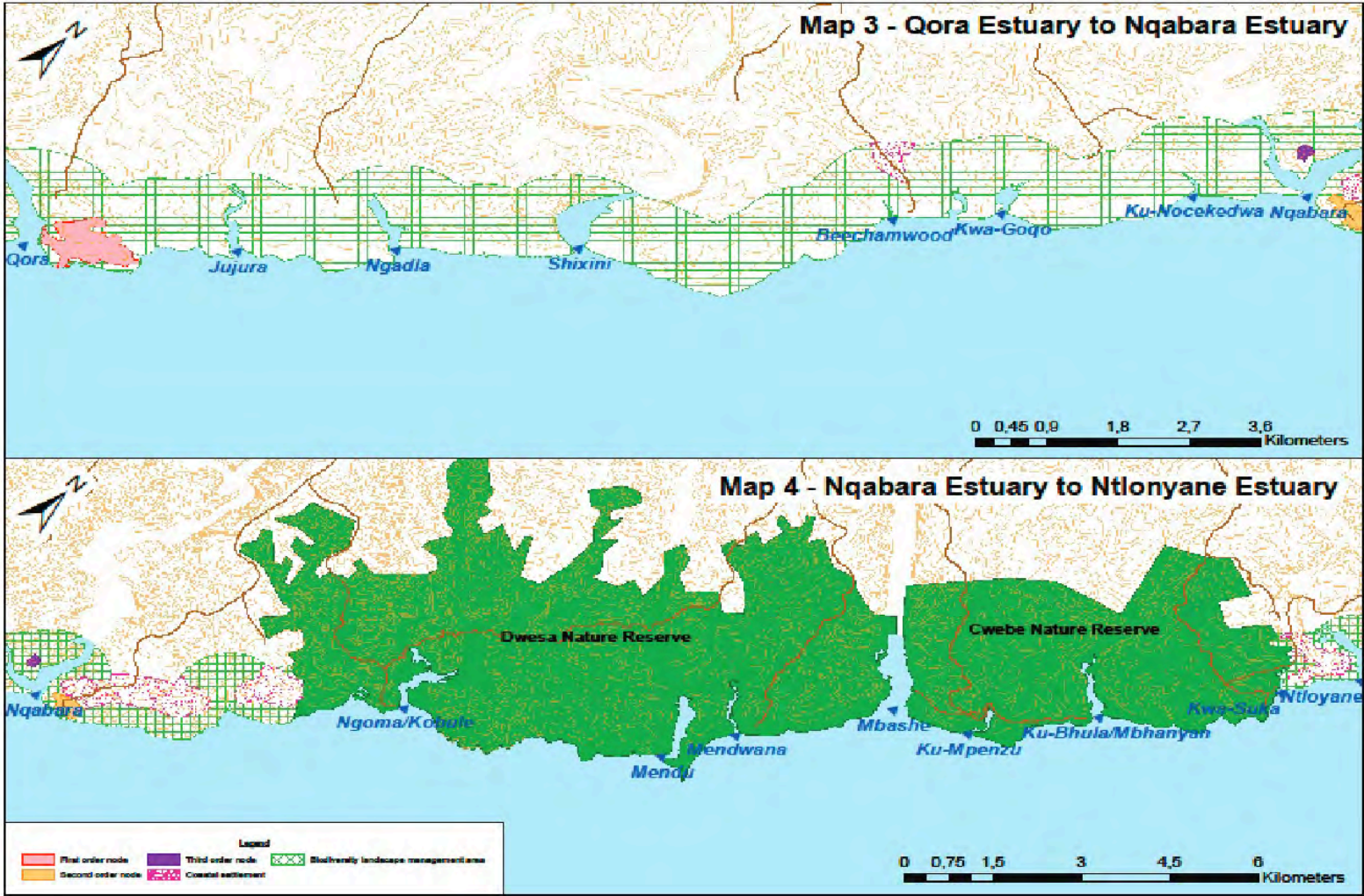


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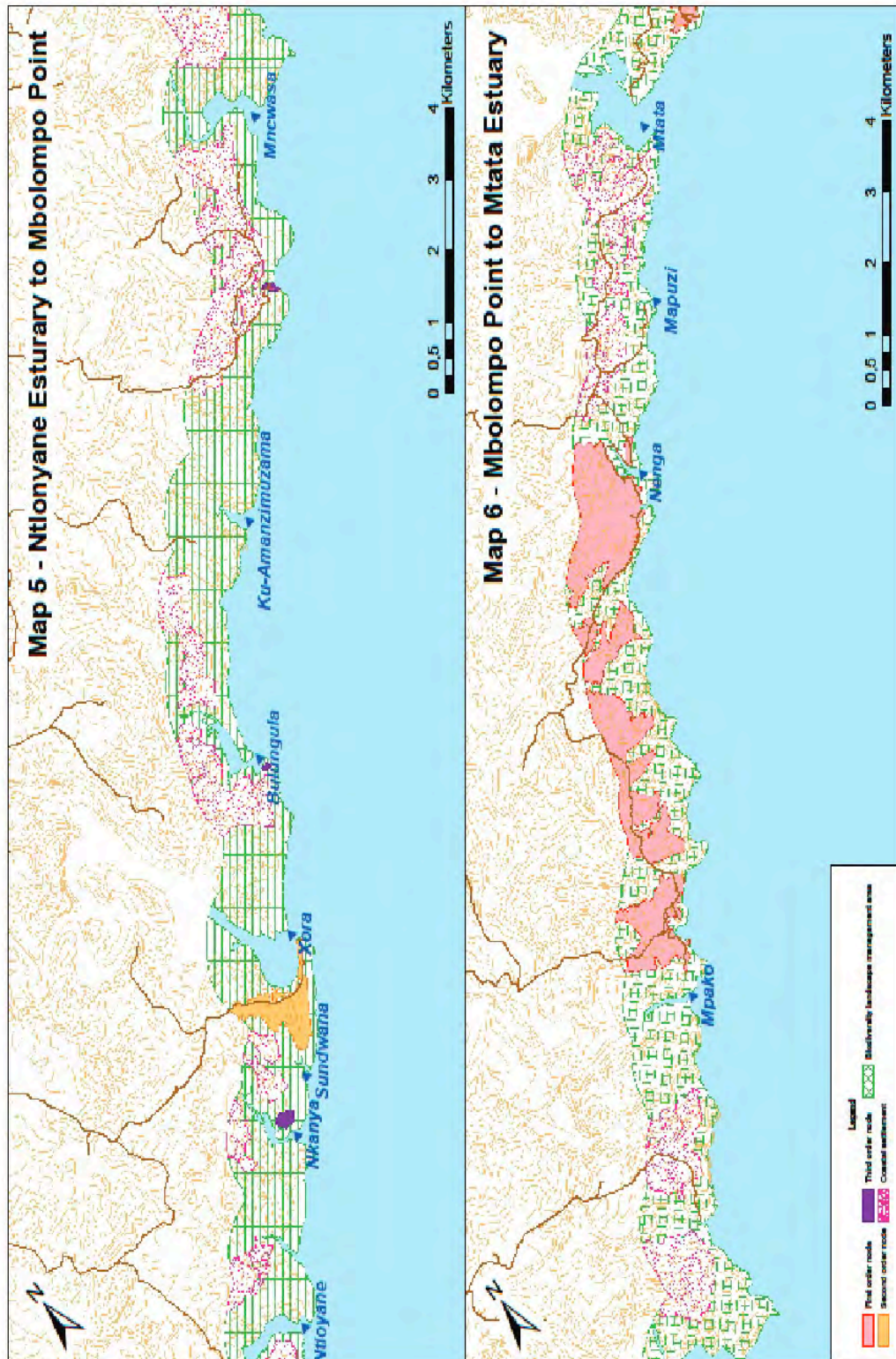
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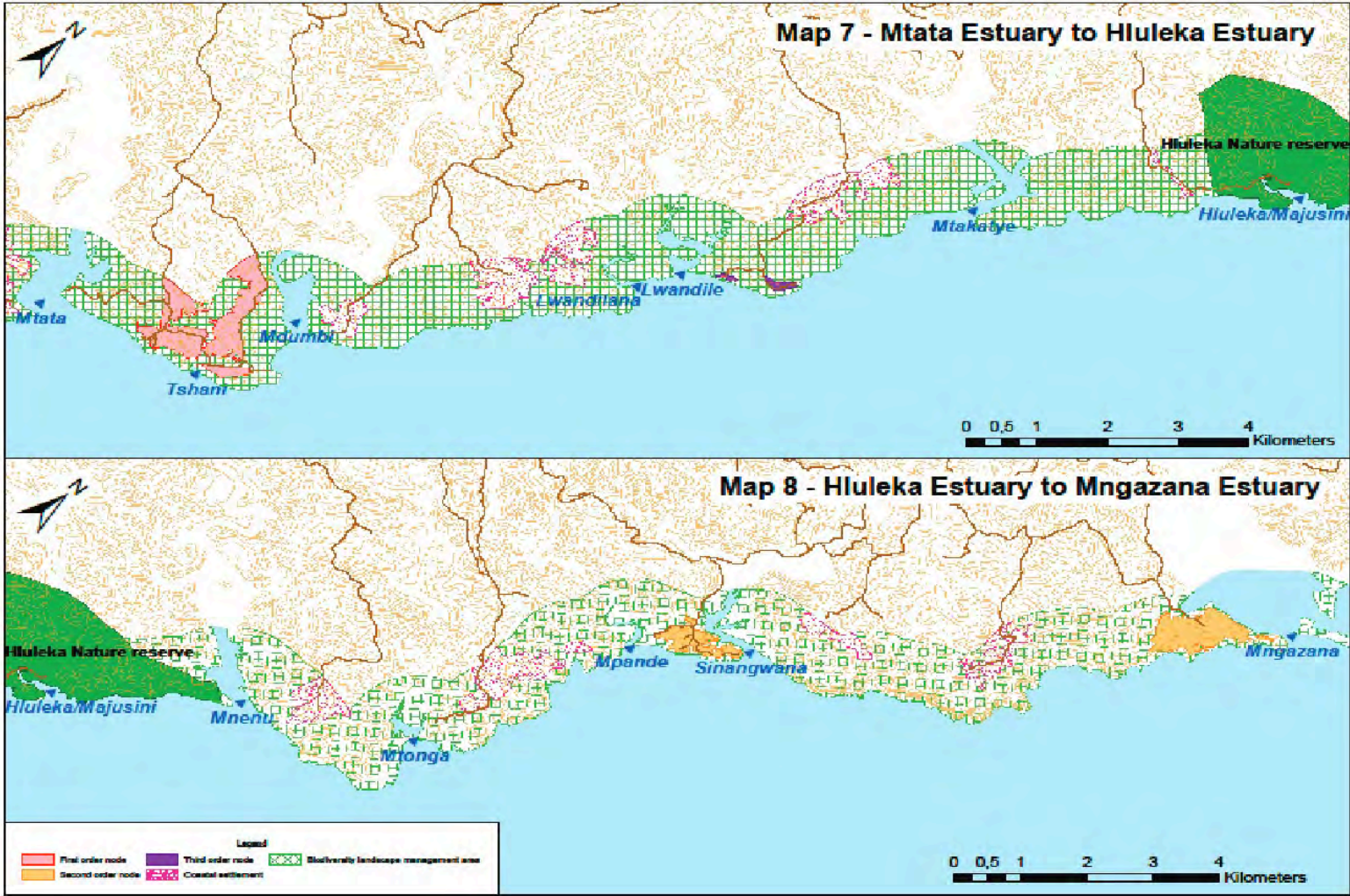


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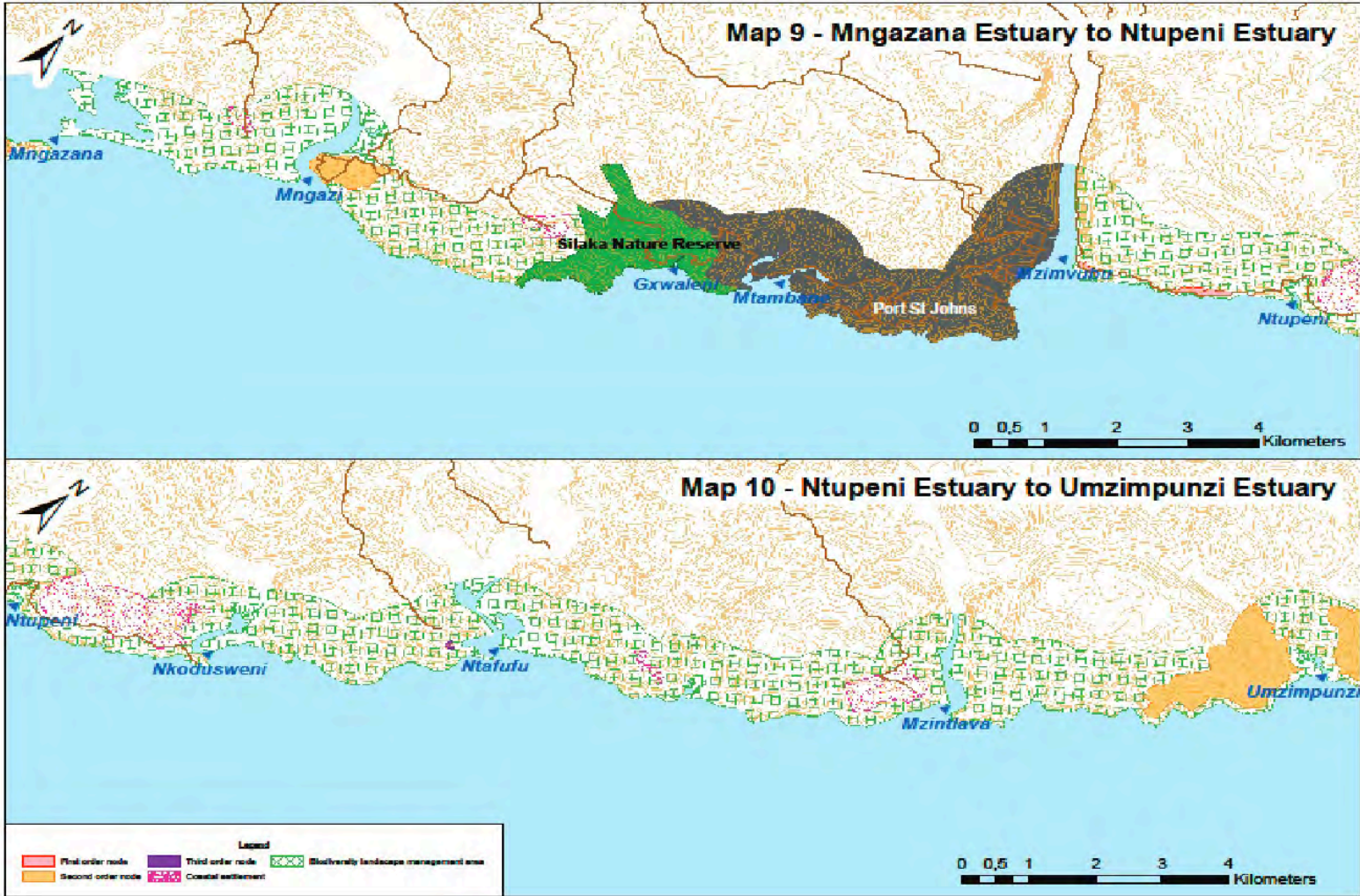


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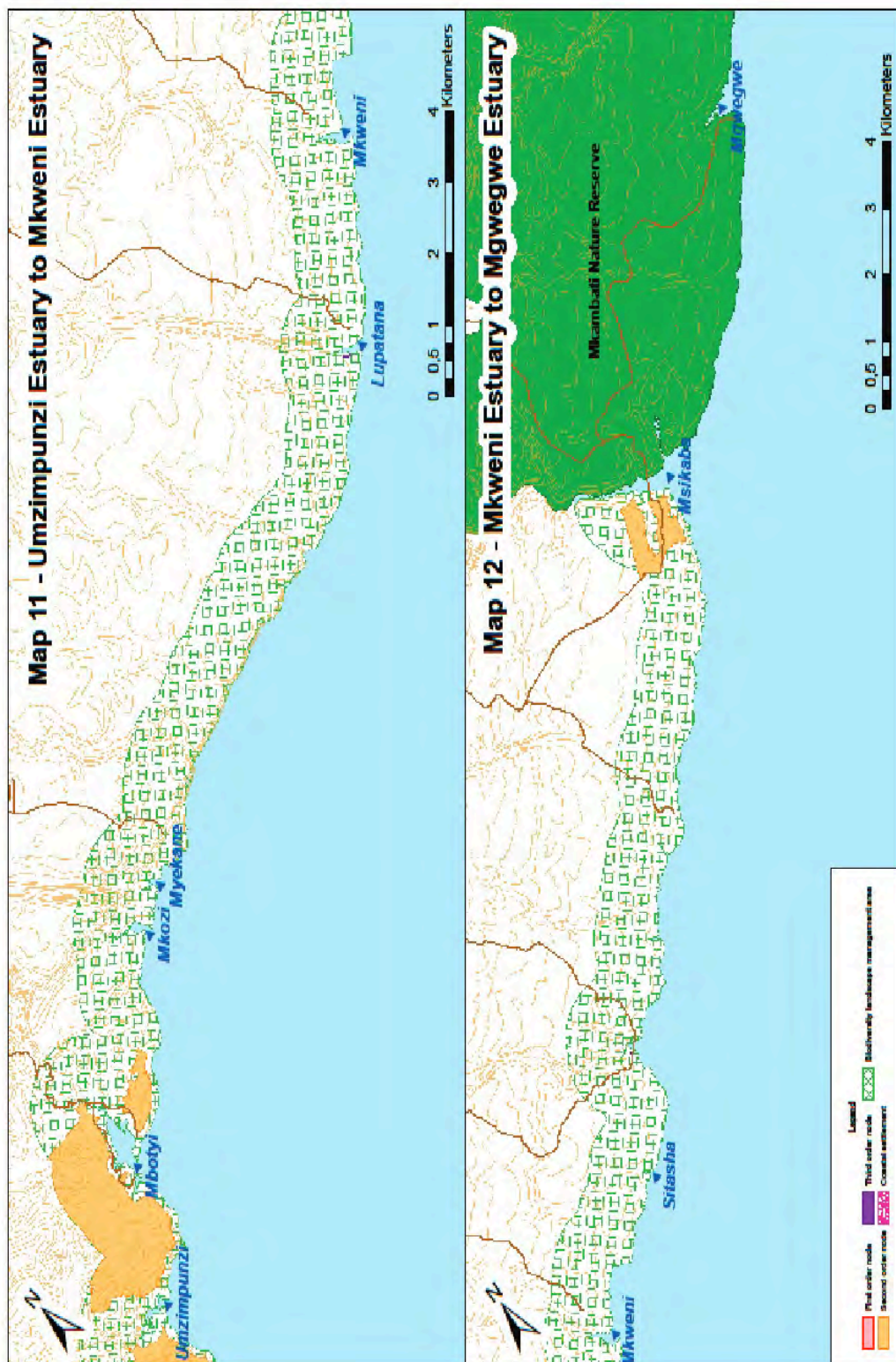




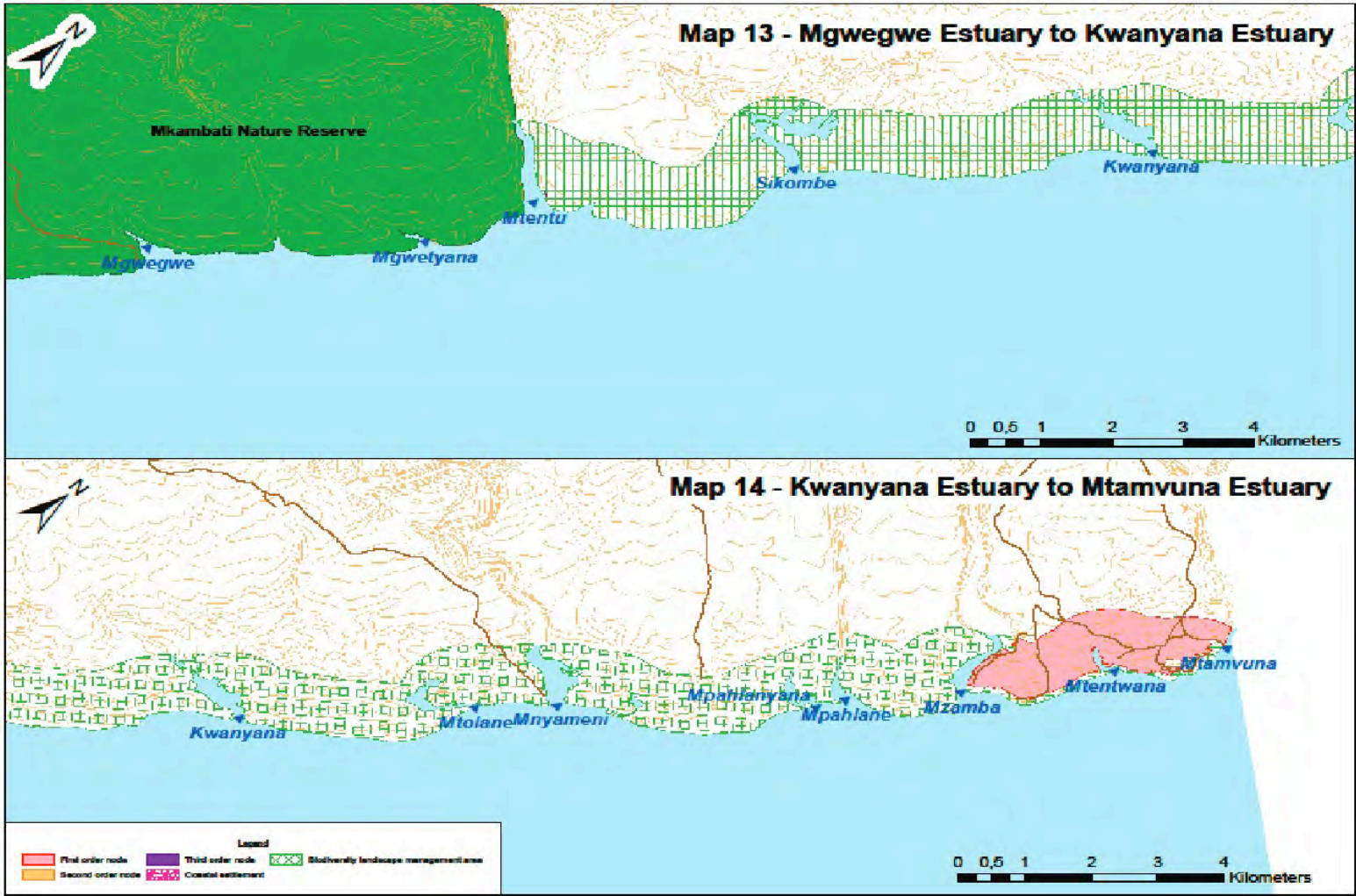
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