



LORNAY
ENVIRONMENTAL CONSULTING

APPENDIX F2A: PART 1: PUBLIC COMMENTS

Consultant:

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LORNAY

ENVIRONMENTAL CONSULTING

COMMENTS RECEIVED FROM THE IAPS PART 1

No.	NAME:	COMMENT:	DATE & REF:
1.	Ters Conradie	Email received 04-10-2024 Hi Michelle As discussed last week hereby my contact details and my request to be registered as a formal "Interested and Affected Person" for this intended development. I have many more "I & AP" 's with the same wish , how can I get their contact details to you for registration? 1. Resend this email to your with them copied in one email ? (easiest) 2. Forward their individual email requests to you (but it will be a lot of emails 😊) 3. Send it in an excel file as a "database" Let me know / have a nice weekend. Regards Ters Conradie 0833866133	Date: 04/10/24 Time: 14:04
2.	NPJ & LL Steyn Boegoebos	Email received 30 January 2025 Good day, We hereby register our concern regarding the planned development on the indicated property.	30/01/2025

		The main initial concern is that it is contrary to development within the 100m zone from the High-Water Mark. Please keep us informed and updated regarding the EIA process.	
3.	Chris Taljaard	Subject: Objection to Proposed Spookdraai Residential Development – Farm No. 281, Struisbaai Dear Ms. Naylor, I am writing to formally object to the proposed Spookdraai Residential Development on Farm No. 281, Struisbaai, as outlined in the Basic Environmental Impact Assessment (EIA) Notice. Concerns & Objections: 1. Environmental Impact: The development poses a potential risk to local biodiversity, ecosystems, and natural resources. The area may contain sensitive habitats that require preservation rather than urbanization. 2. Water and Resource Strain: Struisbaai and surrounding areas face water scarcity and infrastructure limitations. An increase in residential demand could place unsustainable pressure on municipal services. 3. Impact on Local Community: The character of the area, known for its natural beauty and tranquillity, may be permanently altered by large-scale development, affecting tourism and local businesses. 4. Flooding and Soil Stability Risks: Given Struisbaai's geographical and environmental conditions, has a comprehensive study been conducted to assess potential risks such as flooding and soil erosion? 5. Public Consultation Process: Transparency and proper engagement with affected stakeholders are crucial. I would like to request further details on how public concerns will be incorporated into the decision-making process. Request for Consideration: • I request that an independent environmental study be conducted to thoroughly assess the ecological and infrastructural impact. • I urge the relevant authorities to halt the approval process until all concerns from the public and environmental experts have been adequately addressed. • Please acknowledge receipt of this objection and provide details on any upcoming public meetings or forums where these concerns can be discussed further. I appreciate your time and consideration in this matter and look forward to your response.	30/01/2025
4.	Jenny Falck	Email received 30 January 2025 Subject: Spookdraai Development Hi Michelle Is there a link to follow to register as IAP?	

		Regards Jenny	
5.	Conrad Taljaard	Email received 30 January 2025 Dear Ms. Naylor, I am writing to formally object to the proposed Spookdraai Residential Development on Farm No. 281, Struisbaai, as outlined in the Basic Environmental Impact Assessment (EIA) Notice. Concerns & Objections: 1. Environmental Impact: The development poses a potential risk to local biodiversity, ecosystems, and natural resources. The area may contain sensitive habitats that require preservation rather than urbanization. 2. Water and Resource Strain: Struisbaai and surrounding areas face water scarcity and infrastructure limitations. An increase in residential demand could place unsustainable pressure on municipal services. 3. Impact on Local Community: The character of the area, known for its natural beauty and tranquility, may be permanently altered by large-scale development, affecting tourism and local businesses. 4. Flooding and Soil Stability Risks: Given Struisbaai's geographical and environmental conditions, has a comprehensive study been conducted to assess potential risks such as flooding and soil erosion? 5. Public Consultation Process: Transparency and proper engagement with affected stakeholders are crucial. I would like to request further details on how public concerns will be incorporated into the decision-making process. Request for Consideration: • I request that an independent environmental study be conducted to thoroughly assess the ecological and infrastructural impact. • I urge the relevant authorities to halt the approval process until all concerns from the public and environmental experts have been adequately addressed. • Please acknowledge receipt of this objection and provide details on any upcoming public meetings or forums where these concerns can be discussed further. I appreciate your time and consideration in this matter and look forward to your response.	
6.	Karien Lambrechts	Email received 30 January 2025 Subject: RE: Notice of Pre-Application Public Participation RE281, Struisbaai Good afternoon	

		Is it possible to please provide me with an approximate map location of the proposed development? Kind regards Karien Lambrechts	
7.	Johan Liebenberg	Email received 30 January 2025 Dear Michelle I hereby wish to register as an affected party regarding the proposed Spookdraai Residential Development (Ref REM-281) Spookdraai can be regarded as "national property" (volksbesit) and as such should be considered heritage area. It is also a very popular attraction for tourists. Please don't harm the character of that area !! Kind regards Johan Liebenberg 083 286 2648	Date: 30/01/25 Time: 16:00
8.	Marius Fuchs	Email received 30 January 2025 Subject: Remainder of Erf 281 Spookdraai(REM 281) Hi Please register me as an Interested and Affected Party Marius Fuchs ID 5610035112086 Eloisestreet (Erfen 2002 and 2744) Struisbaai Please confirm when done Regards	Date: 30/01/25 Time: 16: 04
9.	Fiona Ross	Email received 30 January 2025 Subject: REM281 Good day I wish to register as an IAAP with the proposed development at SpoolDraai, Agulhas. Please acknowledge receipt of this application.	Date: 30/01/25 Time: 18:47

		Thank you Fiona	
10.	Jessica Taljaard	Email received 30 January 2025 Subject: Formal Objection to Spookdraai Residential Development – Farm No. 281, Struisbaai Dear Ms. Naylor, I am writing to formally object to the proposed Spookdraai Residential Development on Farm No. 281, Struisbaai, as outlined in the Basic Environmental Impact Assessment (EIA) Notice. Concerns & Objections: 1. Environmental Impact: The proposed development may pose significant risks to local biodiversity, ecosystems, and natural resources. 2. Water and Resource Strain: Struisbaai and surrounding areas face water scarcity and infrastructure limitations. An increase in residential demand could place unsustainable pressure on municipal services. 3. Impact on Local Community: The development may permanently alter the unique character of the area, known for its natural beauty and tranquillity, affecting tourism and local businesses. 4. Flooding and Soil Stability Risks: Given Struisbaai's geographical and environmental conditions, has a comprehensive study been conducted to assess potential risks such as flooding and soil erosion? 5. Public Consultation Process: Transparency and proper engagement with affected stakeholders are crucial. I would like to request further details on how public concerns will be incorporated into the decision-making process. Request for Consideration: • I request that an independent environmental study be conducted to thoroughly assess the ecological and infrastructural impact. • I urge the relevant authorities to halt the approval process until all concerns from the public and environmental experts have been adequately addressed. • Kindly acknowledge receipt of this objection and provide information regarding any upcoming public meetings or forums where these concerns will be discussed. I appreciate your time and consideration in this matter and look forward to your response.	Date: 30/01/25 Time: 19:54
11.	Heney Malan	Email received 30 January 2025 Subject: Spookdraai development Struisbaai Good day	Date: 30/01/25 Time: 20:14

		I would like to submit a comment / complaint: The buildings will not adhere to the restriction distance above the highwater mark. An important delicate environmental area will be impacted and damaged during construction and even after completion of the project. Spookdraai has forever been an untouched part of nature and should remain that way please. H Malan	
12.	Anita Bagshaw	Email received 30 January 2025 Subject: Spookdraai Development I would like to register as an interested party. I am interested to know how a development like this can be allowed in terms of the Coastal Management Act and the Coastal Management Lines. I object in the strongest terms to a development so close to the coastline in the Littoral Zone. The development will also affect the visual environment and form a barrier between people and the coastal view as well as prevent access to the coastline which all South Africans have a right to. There will be a negative impact on Tourism, a case in Point is the 4-story block of flats which now dominates the coastal view. A concrete eye sore on a once beautiful coastal drive. It is questionable that a Municipality without an environmental overlay can legally make decisions to allow this sort of development. It must be tested with Western Cape Compliances and national environmental laws must be applied. Anita Bagshaw Erf 243 Suiderstrand	
13.	Emmerentia de Kock - Agulhas Heritage	Email received 30 January 2025 Subject: RE: Notice of Pre-Application Public Participation RE281, Struisbaai Dear Michelle Thank you for the notice. We have already distributed it as wide as possible where the Southernmost Tip community is concerned. Take note that Spookdraai is an important heritage site.	Date: 30/01/25 Time: 21:07

		Regards Emmerentia de Kock	
14.	Danica van Zyl	Email received 30 July 2024 Subject: Spookdraai Struisbaai Good evening I would like to registered to the opposition to the proposed Spookdraai development, Farm no 281, Struisbaai. As Interested & Affected Party I would like to go over the Basic Assessment Report that was put together by Lornay Environmental Consulting, Environmental Assessment Practitioners for the area concerned. Please send BAR to above email address. Thank you for your assistance. Kind regards.	Date: 30/01/25 Time: 21:33
15.	Alize van der Merwe	Email received 31 January 2025 Subject: Objection to development of RE281, Struisbaai Good day I would like to submit my objection against the development of this property. I am a trustee of a property that will be directly affected by this development and therefore I strongly object to this as it is in contravention of quite a few environmental and insurance laws. -- Kind regards Alize vd Merwe 082 7810 629	Date: 31/01/25 Time: 09:30
16.	William Eliot	Email received 31 January 2025 Subject: Spookdraai development Good Morning Could you please register me as an Interested and Affected Person re the above.	

		Kindly acknowledge receipt at email address william@eliots.co.za and cell 0828546276 Yours William Eliot	
17.	Johan Lourens	Email received 31 January 2025 Subject: Spookdraai Ontwikkeling - Restant (remainder) van die plaas no. 281 Goeiedag Michelle, Ek wil graag registreer as belanghebbende. Ek is afgetree en woon in Krugersdorp. Ek gaan gereeld na Bredasdorp, Napier, Struisbaai en Agulhas - my voorsate het vir ca. 'n eeu (1740-ca. 1850) daar "ontwikkel" voor 'n aantal na Natal, OVS en die ou Transvaal getrek het. Selfs nou is daar vele Lourens in die omgewing, soveel so dat ek die bekendstelling van my boek oor die Lourens familie in 2019 in Struisbaai gehou het. My stamvader se seun - Matthys Rostok Lourens - het tussen 1746 tot sy afsterwe in 1782 op die plaas Zoetendals Vallei ('n klipgooi noord van Struisbaai en Agulhas) geboer en die plaas was tot ca. 1800 in die Lourens se besit. Tussen ca. 1800 en 1812 is die plaas deur 'n skoonseun (Louis Taljaard) "besit" voordat dit aan ene Reitz verkoop is wat met Michael van Breda in vennootskap met merinoskape geboer het. My wortels lê dus diep in die omgewing en dit is vir my ontstellend om al die ontwikkeling daar te sien - Struisbaai sowel as Agulhas. Spookdraai is vir vele mense spesiaal met 'n geskiedenis. Die restant van die plaas no. 281 lê wat my betref in 'n ongerepte gedeelte van die kus. Dit gaan die omgewing by die draai verewig ontsier. Ek is seker my voorsaat - Matthys Rostok Lourens - en sy kinders wat daar en op ander plase in die onmiddellike omgewing, geboer het, redelik gereeld in die omgewing sou gekom het om o.a. vis te vang. Ek kan my net indink hoe ontsteld hulle sou wees om so 'n ongebreidelde ontwikkeling te moet ervaar. Dus, ek maak beswaar teen enige ontwikkeling by Spookdraai. Die uwe, Johan Gerhardt Lourens.	Date: 31/01/25 Time: 10:26
18.	Alta DuToit	Email received 31 January 2025 Subject: Spookdraai Development Michelle, can you please ad me on your mailing list for all documents and feedback on this Development is Struisbaai please. Alta du Toit Cell: 0795358598	Date: 31/01/25 Time: 10:44
19.	Werny Marais	Email received 31 January 2025 Subject: LORNAY Ref: REM -281 Spookdraai Cape Agulhas	Date: 31/01/25 Time: 12:21

		Michelle Please register me as an interested party Feedback will follow Kind regards W. Marais 0736439917	
20.	PJ le Roux	Email received 31 January 2025 Dear Michelle, Further to your notice regarding the proposed development of the Remainder Erf 281 Struisbaai, can you please add the following entities (property owners in Struisbaai) as interested and affected parties and provide them with all the necessary reports and information regarding the proposed development: All these entities can be contacted at the following email address: jeanette@springfieldestate.com. Please also cc me in any communication with these parties. A Bruwer De Waalstraat 35 Struisbaai Erf 1840 Posbus 770 Robertson 6705 A Bruwer Kindertrust Kusweg 35 Struisbaai Erf 581 Posbus 274 Robertson 6705 Jnana trust Kusweg 33 Struisbaai Erf 580 Posbus 66 Robertson 6705 Please acknowledge receipt hereof and contact me if you have any questions.	Date 31/01/25 Time: 13:14
21.	A Bruwer		
22.	A Bruwer Kindertrust		
23.	Jnana trust		
24.	Paul De Villiers	Email received 31 January 2025 Subject: Comment on BAR application 281, Struisbaai Importance: High Hi Michelle,	Date: 31/01/25 Time: 13:49

		I am a resident of Struisbaai and would like to comment on the attached BAR application for Portion 281, Struisbaai. I would like to object against the approval of this development for the following reasons: 1. The application is for a development to happen within the 100m high-water mark 2. The houses will be build within the Coastal Protection Zone (CPZ) with direct impact/loss of critical vegetation – please refer to Section 4 – Biodiversity77. Furthermore, the development poses a huge risk to the CPZ from human occupation, resulting from littering, brown water overflows or chemical spills. 3. Visually, the site has a very high negative impact from the road leading from Struisbaai to Agulhas (Southernmost tip of Africa), which is a big tourist attraction and big source of local income to the local businesses in the area – please refer to the Visual Impact Assess on page 61 to 77. This development will have a negative visual impact for residents, holiday makers and notably tourists, travelling along this current scenic route along the Spookdraai area that has unobstructed sea views with natural vegetation between Marine Drive and the sea. It will therefor have a negative impact on property prices directly to the north of this development and negative impact on the local economy as explained. 4. The character of the coastline of Struisbaai and Agulhas captures largely an unobstructed green belt of natural habitation between the Sea and the developed areas. This development will clearly encroach all the way to the edge of the rocks and sea – please refer to Figure 11c. The surveyed high water mark is on the boundary of Erf 6 building line and very close to Erf 5,4, 3 and 2 – this will clearly break up the accessibility to the ocean by the general public and especially the fishermen that favours this area due to the elevated nature of the rocks, providing protection from the sea. 5. I fully disagree with the consultants’ rating of the Impact Assessment Process of Alternative 4 (Preferred): a. Socioeconomic impacts – did not take into account the negative impact of the reduced property values of the houses to north or the impact of holiday makers and tourists being impacted by the negative visual impact – should be yellow/red b. Transport – Marine drive is a very busy road with vehicles travelling at 60km/h ... these new road entrances into/out of Marine drive (right at the corner of Spookdraai) poses a big risk to traffic, bicycles and joggers – should be red/yellow c. Visual Impacts – This development will have a significant negative impact on the current beauty of the scenic road at Spookdraai – unobstructed views to the ocean, rocky shores and natural vegetation will be gone!! – this impact should be dark red! d. Botanical – this should be yellow/red for the reasons mentioned in 2,3 and 4 above e. Coastal Environment – this should be red for the reasons mentioned in 2and 4 above 6. With reference to the Visual Impact Assessment and the associated mitigating factors for “Avoidance” and “Minimization” on page 172: a. I totally disagree that the avoidance methods mentioned in Alternative 4 will safeguard the ecological and cultural integrity of the site. The only way keep all intact is not to do the development b. Low profile buildings and naturalistic layouts (which was not shared) cannot mitigate visual intrusion and maintain the aesthetic value of the area! Please ensure to share building limitations (single storey, building lines etc for a proper review) c. I totally disagree that the structures can be “screened from view” by “incorporating landscaping plans that focus on natural vegetation” ... see page 171 7. There is no mention to the negative Visual impact under “Negative Impacts” for Alternative 4 (page 176) by the consultant ... this is clearly a gross oversight and/or misleading the reader of this critical matter! Please confirm receipt of this email	
25.	Johan van der Westhuizen	Email received 31 January 2025 Subject: Register for Public Participation	Date: 31/01/25 Time: 13:55

		Dear Michelle, I hereby register to be part of the PP process. Thank you. Kind Regards Johan van der Westhuizen Managing Director	
26.		Subject: Register for Public Participation: REM-281 Dear Michelle, I hereby register to be part of the REM-281 PP process. Thank you. Kind Regards Johan van der Westhuizen Managing Director	Date: 31/01/25 Time: 13:56
27.	Mike du Toit	Email received 31 January 2025 Subject: LORNAY Ref : REM - 281 Michelle	Date: 31/01/25 Time: 14:05

		Please be so kind as to register me as an interested party re public participation SPOOKDRAAI AGULHAS Kind regards Mike du Toit 0833455430	
28.	Greeff, Gerhard	Email received 31 January 2025 Subject: LORNAY REF: REM-281 APPLICANT: Helemika Number 1 (Pty) Ltd LOCATION: Remainder of the Farm No. 281, Struisbaai PROJECT OVERVIEW: The proposed development involves the establishment of the Spookdraai Residential Development comprising of 6 single residential erven and associated infrastructure on the Remainder of the Farm No. 281, Struisbaai. LISTED ACTIVITIES: The following Listed Activities are applied for in terms of the NEMA EIA Regulations: Listing Notice 1 (GN R983): Activity 17; 19A Listing Notice 3 (GN R985): Activity 12 Att: Planning Department I am writing to formally object to the proposed development at Remainder of the Farm No. 281, Struisbaai with, as outlined in the planning application with ref number DEA&DP REFERENCE: 16/3/3/6/7/1/E1/13/1406/23. After reviewing the details of the proposal, I have serious concerns about the impact this development will have on the local environment, the community and the overall integrity of this seaside area including recreational fishing, hiking etc by public. The proposed development threatens the delicate coastal Ecological system. The area is home to various species of wildlife and plant life that could be negatively impacted by the construction of residential properties within the high-water mark. Within the Government law no construction or building is allowed within 100m of the high-water mark. I am concerned about the impact on the Marine and Avion Life and their habitats. It is my believe that proper investigation and consultation have not been conducted with existing residents who will be affected by the development as well as the public who makes use of the area. I do not belief that the necessary studies have been done with regards to the current usage of the area by residents and visitors. This development will benefit only a few and disadvantage the broader community by restricting access to the Natural beauty of this delicate area. Based on my review of the planning application, it is my believe that this development is only for financial gain to a few, disadvantaging the broader community. It appears that this development may not fully comply with Law and with the established coastal development guidelines and regulations particularly in relation to preserving the natural landscape and mitigating environment damage. Current residential properties who have been built within law will also devalued at a cost. Considering these concerns, I respectfully request that you reconsider the approval of this development. I urge the planning committee to carry out a comprehensive environmental impact assessment and further community consultation before proceeding with any decisions.	Date: 31/01/25 Time: 14:13

		Thank you for considering my objections. I trust you will take these issues seriously and carefully weigh the long-term consequences of such a development on the environment and the community. Gerhard Greeff	
29.	Marelle Botha	Email received 31 January 2025 Subject: Request to Register as an I&AP: Spookdraai Residential Development Dear Michelle, Kindly register me as an Interested and Affected party as part of the Basic Assessment Process for the proposed Spookdraai Residential Development in Struisbaai, Western Cape. Contact information: Name: Marélie Botha Designation: Director – Blue Crane Environmental E-mail: marelle@bcrane.co.za Cell: 082 493 5166 Please send a link to view all draft reports available for review, including appendices. Kind regards,	Date: 31/01/25 Time: 14:52
30.	Dirk van der Merwe	Email received 31 January 2025 Subject: Proposed Spookdraai Residential Development on Remainder of the Farm No. 281, Struisbaai Dear Michelle I would like to register as an I&AP for the above mentioned development in Struisbaai. Please also add all the persons in cc. Some initial questions and comments: 1. Is it normal for a PPP to be only 4 days long? Your notice states 31 January to 3 February 2025. According to law PPP should be at least 30 days, no?	Date: 31/01/25 Time: 15:26

		I believe this is a typing error? - You state that the surrounding housing is in line with this development however, it has a significant visual impact on the adjacent properties which could impact on property values. A socio-economic specialist study should be undertaken to inform and understand this impact. - The visual impact assessment in your specialist assessment appendix G does not load. It seems there is problem with the document. - Is a Coastal assessment planned? You motivate that the development promotes coastal access. Given that this area already has coastal access, it is unclear how the development further promotes this and how that is a benefit to the public? - Was a Faunal study done? The botanical study indicates the area as sensitive and a Faunal study should also be done considering the proximity of sewage conservancy tanks planned for the development. There are many tortoises and other wildlife in the area. - The development of housing in Struisbaai has put the municipal services under immense pressure over the past 10 to 20 years. There is also an over supply of open erven within Struisbaai and if houses are built on these erven it would further intensify the services problem. Further development of erven must be supported by proper services studies that identify the needs in terms of infrastructure upgrade. Simply continuing with the expansion of buildable erven is not feasible and degrades the service delivery to the established housing, specifically water and sewer services. The established property owners are also the ones responsible for tax income to the municipality, so why should their services be degraded through the approval of more housing developments? Thank you and regards,	
31.	Anna-marie groenewald	Email date 31 January 2025 Subject: Public participation in Spookdraai development Good day. As homeowners of a house in Spookdraai, we would like to take part in the public consultation process. We object strongly to this development, as it is on the wrong side of the road, and below high water mark. Surely you should know the dire consequences of development too close to the sea. It will also ruin a very scenic part of the coastline which is detrimental to tourism, our biggest source of income. Development should take nature and mood of a place into consideration, and enhance it, not destroy it. Have sense. Anna-Marie Groenewald seegogga@gmail.com Gert Groenewald, oomgertg@gmail.com Anneke van As anneke@viljoenjewellers.com	Date: 31/01/25 Time: 15:26

		Juliana van der Merwe Julianavdmerwe@gmail.com Gerda Muir pikkepensie@gmail.com	
32.	Gert Groenewald		
33.	Anneke van As		
34.	Juliana van der Merwe		
35.	Gerda Muir		
36.	Frank Weighill	Email received 31 January 2025 Subject: REM-281 Registration I&AP - Suidpunt Bewaringsvereniging Re: Proposed Spookdraai Residential Development Remainder Portion 281, Struisbaai Please register me as an Interested and Affected Party with regard to the proposed development of Spookdraai, Cape Agulhas. Name: Frank Weighill ID: 060954 5152 08 2 Address: Erf 2910 Clionella Street, Langezandt Fishermen's Village, Struisbaai, 7285. Phone: 083 648 0244 I am a member of the management committee of the Suidpunt Bewaringsvereniging (SBV) and will be representing the SBV. If you need any further information please let me know. Frank Weighill	Date: 31/01/25 Time: 16:25
37.	Grant McKinstry	Email received 01 February 2025 Subject: Registration request for Proposed Spookdraai Residential Development on Remainder of the Farm No. 281, Struisbaai, Bredasdorp RD. Hi Michelle	Date: 01/02/25 Time: 03:07

		Please could you register me as an interested and affected party to the following proposed development: LORNAY REF: REM-281 DEA&DP REFERENCE: 16/3/3/6/7/1/E1/13/1406/23 APPLICANT: Helemika Number 1 (Pty) Ltd LOCATION: Remainder of the Farm No. 281, Struisbaai PROJECT OVERVIEW: The proposed development involves the establishment of the Spookdraai Residential Development comprising of 6 single residential erven and associated infrastructure on the Remainder of the Farm No. 281, Struisbaai. Regards Grant McKinstry	
38.	Joey Lourens	Email received 01 February 2025 Subject: STRUISBAAI Spookdraai projek (teen die projek) Goeie Môre Ons as gesin teken beswaar aan met die beplande projek. As julle net kyk hoe die area oor die laaste 10jaar verander het hoe die see hoër opkom kan ek nie sien dat dit goedgekeur of eers oorweeg kan word nie. Die Stormwater is ń groot probleem in daai gebied. Gaan kyk hoe uitgedalwe is dit al daar. Ek dink julle sal baie goed moet heroorweeg. Kom kyk as dit hoogwater is veral spring gety hoe hoog kom die see op, daar is geen manier hoe julle my gaan oortuig dit is 100m vd hoogwater merk af nie. Dan wil ek nie eers weet wat die inpak op verkeer gaan wees nie, daar is net 1 pad in en uit Agulhas/Suiderstrand. En dit is nie dat ons daar naby bly nie maar stap gereëld daar. So uitsig gaan my nie belemmer nie maar dit gaan ń absolute negatiewe impak op die area hê. Dankie JM Lourens	Date: 01/02/25 Time: 10:15

39.	Joreth Duvenhage	Email dated 01 February 2025 Subject: REM-281: Objection to the Spookdraai Residential Development on Struisbaai Farm No. 281 To: Lornay Environmental Consulting Subject: REM-281: Objection to the Spookdraai Residential Development on Struisbaai Farm No. 281 Dear Michelle, I am writing to formally object to the proposed Spookdraai Residential Development on the remainder of Struisbaai Farm No. 281. This development poses significant environmental, aesthetic, and safety concerns that will negatively impact the surrounding area and community. Environmental Impact The land designated for development is located adjacent to the beach, an area rich in biodiversity and natural beauty. The construction of residential units will likely lead to habitat destruction, soil erosion, and long-term ecological damage. This fragile coastal environment should be preserved rather than developed to maintain its natural integrity. Aesthetic Degradation The proposed development will irreversibly alter the scenic value of this pristine coastal land. Currently, this area provides a visually appealing and unspoiled landscape that enhances the character of Struisbaai. Any large-scale residential development would compromise this aesthetic, reducing the natural charm that attracts residents and visitors alike. Loss Views of Property The construction of houses on this land will obstruct the previously uninterrupted sea views of existing properties across the road. Homeowners who invested in these properties for their scenic vistas will suffer a significant decrease in property value and quality of life. The loss of these views is an unfair detriment to current residents.	Date: 01/02/25 Tiem: 10:35
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		4. Traffic and Road Safety Concerns The proposed development will create a hazardous traffic situation. The lack of sufficient turnaround space for vehicles will force drivers to reverse onto the main road, increasing the risk of accidents, particularly on the bend where visibility is limited. This poses a major safety threat to motorists, cyclists, and pedestrians. In light of these serious concerns, I urge the authorities to reconsider approving the Spookdraai Residential Development. Preserving this land in its natural state will ensure the long-term sustainability, safety, and aesthetic appeal of Struisbaai. I kindly request that my objection be taken into full consideration and that alternative development sites be explored that do not compromise the environment or the well-being of the community. Thank you for your attention to this matter. I look forward to your response. Sincerely, Joreth Duvenhage +27 82 893 4130	
40.	Pamela Struthers	Email dated 01 February 2025 Subject: SPOOKDRAAI RESIDENTIAL DEVELOPMENT Good day, I wish hereby to register my strong condemnation of this proposed development. That it is even considered beggars the mind! Struisbaai already has a monstrosity in the form of a block of apartments on what should be public land and now this one on property which would clearly be affected by severe high tides! Do the proposed developers know that the area is known as "Stink Baai" for a	Date: 01/02/25 Time: 11:35

		reason? Is there no end to crass development for economic enrichment at the expense of others and a very special community? Yours sincerely PAMELA -- 15 Camphill Road, L'AGULHAS, Western Cape. Mobile : +27 82 445 9310	
41.	Tertius Groenewald	Email dated 02 February 2025 Subject: Beswaar teen beoogde ontwikkeling Spookdraai Struisbaai Goeiedag, Ek maak hiermee ten sterkste beswaar teen u beoogde ontwikkeling in Spookdraai Struisbaai - U REM-281, Remainder of the Farm No. 281, Struisbaai. Eerstens - U kennisgewing wat teen die draadheining by die perseel vasgemaak is, is heeltemal onopsigtelik. Dit is slegs drawwers/stappers en die vissers wat dit sou opmerk. Die grootste gedeelte van die Struisbaai Eienaars sou dit definitief nie raaksien nie. Tweedens - Die tydperk vir besware is net 4 dae en indien 'n persoon nie 'n foto van die gewraakte kennisgewing op Whatsapp geplaas het nie, sou niemand hiervan geweet het nie. Ek persoonlik het eers gister daarvan te hore gekom. Ek sou graag al die wetlike aspekte wou bestudeer maar daar is eenvoudig net nie genoeg tyd nie. Derdens - Ons permanente inwoners het baie geld spandeer om behuising hier te bekom en die grootste rede waarom ons hier gekoop en kom bly het, is die wonderlike natuurskoon en die feit dat mens vir 'n paar kilometer langs die kus kan afry en stap en ONGESTOORDE uitsig op die see en kuslyn het. Hierdie ontwikkeling en die waarskynlik dubbelverdieping kastele wat nou weer daar opgerig gaan word, gaan die hele aansig van die pad na Agulhas belemmer en dit sal absoluut onooglik wees - soos die woonstelkompleks wat by Skulpiesbaai opgerig word.	Date: 02/02/25 Time: 15:55

		Ek vereis dat u die tydperk van besware verleng om ons inwoners voldoende geleentheid te gee om dieper op die feite en regsaspekte in te gaan. In die lig van deursigtigheid, versoek ek u om die geregistreerde eienaar(s) van die perseel bekend te maak. Hierdie proses MOET ten alle koste gekeer word en ek hoop en vertrou dat u die lig sal sien en dat alles in die lewe nie net om geld gaan nie. Ek verneem graag van u By voorbaat dank Tertius Groenewald Nie-Praktiserende Advokaat Kontak nr 082 7732437	
42.	Emmerentia	Email dated 02 February 2025 Subject: Notice of Pre-Application Public Participation RE281, Struisbaai Good day Please register me as an interested and affected party. Comments to follow. Regards Emmerentia	Date: 02/02/25 Time: 16:58
43.	Alett Bruwer	Email received 03 February 2025 Subject: Sppokdraai	Date: 03/02/25 Time: 09:52

		Dear Michelle, Further to your notice regarding the proposed development of the Remainder Erf 281 Struisbaai, can you please add the following entities (property owners in Struisbaai) as interested and affected parties and provide them with all the necessary reports and information regarding the proposed development: All these entities can be contacted at the following email Alett.bruwer@gmail.com Please also cc me in any communication with these parties. Marius Bruwer trust Nerina 21 Struisbaai Erf 753 Contact 08292 89698 sel Andre Van Dyk Seewier straat 20 STRUISBAAI cell: +27 82 854 3619 Please acc	
44.	Marius Bruwer trust		
45.	Marius Bruwer trust		
46.	Andre Van Dyk		

47.	Alett Bruwer	Email dated 03 February 2025 Subject: Spookdraai development Dear Michelle, Further to your notice regarding the proposed development of the Remainder Erf 281 Struisbaai, can you please add the following entities (property owners in Struisbaai) as interested and affected parties and provide them with all the necessary reports and information regarding the proposed development: All these entities can be contacted at the following email : Alett.bruwer@gmail.com Andrevd@rooiberg.co.za Please also cc me in any communication with these parties. Marius Bruwer trust Nerina 21 Struisbaai Erf 753 Contact 08292 89698 sel Alett Bruwer	Date: 03/02/25 Time: 10:02
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		Andre Van Dyk Seewier straat 20 STRUISBAAI cell: +27 82 854 3619 Please acknowledge receipt of this email	
48.	Giel de Kock	Email received 03 February 2025 Subject: Register as IAP Michelle Ek is totaal en al gekant teen die voornemende ontwikkeling. Kan nie verstaan dat so n gewilde en ongeskonde stukkie kuslyn net vir n sekere groep en vir geld vernietig moet word nie. Dit is van nasionale belang dat ons die kuslyn moet bewaar en oppas. Skep eerder n klein parkie sodat dit toeganklik kan bly vir al die inwoners van die land. Giel de Kock L'Agulhas	Date: 03/02/25 Time: 10:07
49.	Wesley Saunders	Email received 03 February 2025 Subject: registration as an interested and affected party regarding REMAINDER 281 SPOOKDRAAI ESTATE, STRUISBAAI	Date: 03/02/25 Time: 10:08

		Good morning Michelle; Please register me as an interested and affected party regarding the proposed development on REMAINDER 281 SPOOKDRAAI ESTATE, STRUISBAAI. Kind Regards Wesley Saunders	
50.	Alistair Mackie	Email received 03 February 2025 Subject: Pre application basic assessment report request REM-281 Good morning, I'd like to request a copy of the Pre application basic assessment report Lornay reference REM-281. Yours sincerely, Alistair	Date: 03/02/25 Time: 10:26
51.	Stacey CTIC	Email dated 03 February 2025 Subject: Registration as an interested and affected party regarding REMAINDER 281 SPOOKDRAAI ESTATE, STRUISBAAI Good morning Michelle; Please register me as an interested and affected party regarding the proposed development on REMAINDER 281 SPOOKDRAAI ESTATE, STRUISBAAI. Kind regards Stacey	Date: 03/02/25 Time: 10:44
52.	Jap van der Merwe	Email dated 03/02/25 No comment	Date: 03/02/25 Time: 10:53
53.	Suidernuus & Southern Post	Email received 03 February 2025 Subject: I&AP registration: 16/3/3/6/7/1/E1/13/1406/23 Good day Michelle	Date: 03/02/25 Time: 11:27

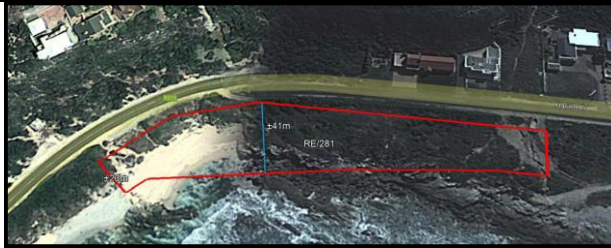
		I would hereby like to register as an interested and affected party (I&AP) for the following project: Proposed Spookdraai Residential Development on Remainder of the Farm No. 281, Struisbaai, Bredasdorp RD. (DEADP REF: 16/3/3/6/7/1/E1/13/1406/23) Kindly acknowledge receipt of this message and confirmation of registration. Thank you. Kind regards Anri Matthee (Suidernuus)	
54.	Colin Tedder	Email received 03 February 2025 Subject: PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT. I would like to register my objection to the proposed development for the following reasons: 1) This section of the coast is set upon a pristine coastline. It stretches from beyond Arniston and up to Pearly beach. The only drawback being a proposed atomic energy station which is very unlikely to take place. There is a roughly 30km stretch of unspoilt white sand beach, which is the longest in the Southern hemisphere. Tourists are attracted in their thousands to the most Southerly point on the African Coast. The reason is because of the unspoilt beauty. 2) Where the proposed site is on unstable ground as there have been a number of collapses around the road and beach areas involving closing of the road due to heavy rains and the inability to drain water. The repair of which costs the municipality excess expenditure. 3) The unsightliness of the dwellings detracting from the seascape is also a definite negative. 4) The sheer impracticality of maintaining dwellings that are that close to the sea is ridiculous. 5) Due residences higher up the slope the seepage of streams down to the sea at Spookdraai has a rather offensive smell which is common knowledge. 6) The handling of traffic in and out of this complex is going to add to the problem of traffic in that area. 7) Anyone in their right mind does not build on the shore line when facing the Antarctic weather and winds of 100 km per hour.	Date: 03/02/25 Time: 13:15

		COLIN TEDDER 15 Camphill Road, L'AGULHAS, Western Cape Mobile: +27 83 519 4437	
55.	Suretha Brits	Email dated 03 February 2025 I would like to register as an interested and affected party of the below mentioned development. How do I go about doing that? Thank you	Date: 03/02/25 Time: 13:52
56.	Jenna Bruwer Kruger	Subject: Interested & Affected Parties - Rem Erf 281: DEA&DP reference 16/3/3/6/7/1/E1/13/1406/23 Dear Michelle Could you please register the following individuals as interested & affected parties for Rem Erf 281: DEA&DP reference 16/3/3/6/7/1/E1/13/1406/23 Jenna Kruger jenna@springfieldestate.com Emma Bruwer emma@springfieldestate.com Pieter Bruwer boyboy@springfieldestate.com Kind regards,	Date: 03/02/25 Time: 14:00

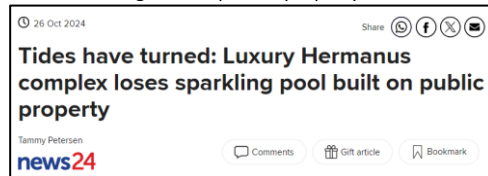
		JENNA BRUWER KRUGER Springfield Estate R317 Road/ PO BOX 770 Robertson 6705 +27 (0)23 626 3661 www.springfieldestate.com	
57.	Emma Bruwer		
58.	Pieter Bruwer		
59.	Wim de Klerk	Email received 03 February 2025 Subject: Development Spookdraai Hi Michelle, Please register me as complainant for above development and keep me updated and informed about the development at Spookdraai. Kind Regards / Vriendelike Groete Wim de Klerk Project Co-ordinator Agulhas Plain Birding Project Cell:0828070904	Date: 03/02/25 Time: 14:42

		E-Mail: doc@agulhasplainbirding.co.za Website: www.agulhasplainbirding.co.za	
60.	Lennie Metcalf	Email dated 03 February 2025 I would like to register my interest in your project REM-281 the Spookdraai Project at Agulhas Despite your notice I Unable to find documents or reference to the project on your website	Date: 03/02/25 Time: 19:45
61.	Geoff Nichols	Email dated 03 February 2025 Please register my interest in the development and public participation process for Remainder Farm No 281 Struisbaai your ref REM-281 DEADPREF 16/3/3/6/7/1/E1/13/1406/23	Date: 03/02/25 Time: 19:55
62.	Marthi Harmse	Email dated 04 February 2025 Subject: REF: REM-281 Goeiedag Michelle, Ek wil graag registreer as 'n Belangstellende en Geaffekteerde Party en wil graag kommentaar lewer op die Vooraanzoek Basiese Assesseringsverslag vir die Voorgestelde Spookdraai Residensiële Ontwikkeling op 'n gedeelte van Plaas Nr. 281, Struisbaai. Kan julle asb vir my die nodige inligting en dokumentasie stuur? Dankie, Marthi Harmse	Date: 04/02/25 Time: 11:31
63.	Johan Falck	Email dated 05 February 2025 RE: PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT ON RE FARM NO. 281, BREDASDORD DIVISION, AT STRUISBAAI I hereby lodge my objection against the above development, in the strongest possible terms. This application goes against all that is supposed to protect the environment and if it is approved, it will make a mockery of the NEMA regulations. In this regard I would like to point out the following: 1. The dangers of rising sea levels are well known and I don't have to elaborate on this. As the property in question is located directly adjacent to the coast, this is a real danger. A recent example of the disasters attached to allowing a building right next to the coast is the Nostra Pub and Grill, located on Struisbaai Main Beach. This had to be demolished after the sea decided to reclaim the land – an excellent example of why not to allow	Date: 05/02/25 Time: 10:31

		the Spookdraai development. - The erection of buildings between the sea and the road will be an abhorrence from a scenic point of view. This route between Struisbaai and Agulhas offers some of the most visually pleasing vistas one can hope for. The residents of the towns already have to contend with the multi-storey apartment block built between the road and the coast recently, despite opposition from various sides. To now even contemplate the development of The Draai is a slap in the face of the residents and visitors who love this area and the natural beauty it offers. - As the name suggests, the Spookdraai development will be located along a stretch of road where numerous vehicle accidents have taken place, in the bend of the busy M319 / Marine Drive. This is the only route between Struisbaai and Agulhas and thus carries high volumes of traffic – pedestrian, bicycle and motor vehicles. To allow vehicle and driveway access to six units here will be irresponsible and will go against all conventional traffic rules. - The ecological sensitivity of the area cannot be emphasized enough! This area is known for the good angling spots and there has hardly been a moment that I have not seen fishing folk on the rocks here. One single sewage spill and all this is lost. The location of the property really does not lend itself to a residential development, where man-made hazards such as septic tanks can jeopardize nature! - The same applies to run-off water and stormwater drainage. With residential development, rain will no longer be able to drain into the soil. Instead, the hard surfaces (roofs, gutters and paving) found in residential development will result in the accumulation of increased amounts of water, only to follow the natural route down into the sea. With this it is inevitable that rubbish and contaminants will ruin the natural environment which plays such a big part of this community. - Inevitably, the development of the land will result in the removal of natural vegetation. This is supposed to be protected by NEMA, and the mere fact that this development proposal is being entertained, makes a mockery of the understanding of the issues at hand. - The shape of the property is not suitable for development. At its widest point, it is only $\pm 41\text{m}$, and this in an area with a severe slope. At its narrowest point, it is only $\pm 23\text{m}$. There should be no reason why the existing town planning prescriptions with regard to building lines and setbacks should be changed to allow development here, this is what will be required to build an efficient and feasible dwelling. The residents of Struisbaai and Agulhas should would be insulted if the local authority grants departures to suite this developer! - The issue of derogation of value to adjoining properties should also be considered. Case law stipulates that derogation can be claimed where the adjoining owner could not reasonably envisage the development of a specific property (such as this portion of RE Farm 281) and this development having a negative effect on the value of his property. The three properties to the north of Marine Drive (Erven 1993, 1994 and 1995) could not have foreseen that their views will be lost by the development of this narrow strip of coastal land and will therefore have a real claim for the derogation in value to their properties. If one looks at the value of sea-front properties such as these three erven, such a claim could run into R millions. - If one looks at the boundary description of the property, it sets “the Sea” as the boundary of the property. Bounded Northward by the quitrent place Zoetendals Vallei. N.W. by the Quitrent Remoster Kop N.E. by the quitrent Brakke Pontein and further surrounded by the Sea. However, in South Africa, this means that the high-water mark is the boundary. In the below Goole Imagery it is clear that the southern boundary of the property is well below the high-water mark. It is essential that, prior to any decisions being made, the site is resurveyed to determine the actual boundary on the southern side. This will in my opinion most likely result in the boundary shifting to the north, resulting in an even more narrow shape and making it unsuitable for development.	
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10. The environmental practitioner should be aware of the recent case in her hometown, Hermanus, where such a shift in the boundary resulted in what was thought to be private property, turned out to be public land – a similar scenario is most likely applicable to the Spookdraai development.



11. The last and most important issue is that of ownership, as discussed in the case between J.d.P. Botha and the Grootklair Community (24611/11, in the High Court of SA, Western Cape). Although Mr Botha and the other applicants had title to the property, it was found that, as the community had uninterrupted use of the property for more than 30 years, they were entitled to continue their use of the property by means of acquisitive prescription. I have been a visitor to Struisbaai since 1989, and my husband has been vacating there from 1970. At no time was there signage prohibiting access or a warning from the owners not to use their land. In fact, the small beach and the areas adjacent to it has always been a picnic and fishing spot for the wider Struisbaai and Agulhas communities. To now claim ownership is ludicrous, as The Draai (as it is known) “belongs” to the people of the town.
12. This is evident on the SG Diagram of the property that was done in 1836. It relates to the “right to the Public of Fishing” – and this almost 200 years ago already. If the Grootklair Case is anything to go by, it should be clear that the proposed Spookdraai development is not only undesirable, but most likely also illegal.

Remarks:
There are several Spots along this Coast which long established custom has constituted the right to the Public of Fishing at them; and therefore although the whole extent has been surveyed for Messrs. Breda & Co. it has been done under their Voluntary offer of the Public retaining the privilege of Unteaming and Fishing, where and whenever they think proper. It is needless to remark that the Aggulla's Point is the Southernmost extremity of Africa, under this Circumstances however the Surveyor much regrets that the weather was such during the measurement as to prevent his ascertain its Latitude correctly. Although generally speaking this Land is badly supplied with water, yet at low Tide, fresh water issues beneath the Rocks at various places along the Coast.
(18th.) W.M.B.
Surveyor.

It can be noted that I will circulate this letter of objection to other owners and residents of Struisbaai and Agulhas, as well as people who holiday here. I will also give them permission to use any / all information contained herein, insofar as it will aid in the halting of this development.

I would like to end this objection with the following, although the above research was not done by me it was discussed at length and I cannot agree more with the contents thereof. I would like to reiterate that it would be very irresponsible of your office to allow for such an ludicrous application to develop this land, and a sad day if approved.

64.	Mariette de Kock	Email dated 05 February 2025 Subject: Registrasie en beswaar teen ontwikkeling van erf 281 Struisbaai Hiermee maak ons ten sterkste beswaar teen die beplande ontwikkeling van erf 281 , gedeelte van oorspronklike plaas 281, te Struisbaai. En wel om die volgende redes. Dit gaan 'n ongelooflik slegte inpak hê op die ekologie , bewaring van natuurlike plante en diere wat daar voorkom. Dis'n unieke stukkie duinegebied wat verwoes sal word, ook die rotse en poele. Nie net die geboue nie, maar ook deur die hoeveelheid mense wat noodwendig daarmee saam kom. Dit is deel van die groen belt wat Struisbaai uniek maak en die estetiese kenmerk van Struisbaai in gedrang bring. Inwoners en vakansiegangers kom graag Struisbaai toe om te hengel en ons pragtige kuslyn te bewonder. Hierdie erwe is waar die meeste hengelaars graag visvang. Die woonstelgebou by Skulpiesbaai ontsier klaar ons pragtige kuslyn. Mense word na Struisbaai toe getrek om hier eiendom te koop juis as gevolg van die groenstrook en onbeskadigde en onontwikkelde natuurskoon van die duinegebied en groenstrook aan die see se kant van Kusweg (Marine drive)tussen Struisbaai en Agulhas. Net soos die hawe, sy kleurvolle bote en pylsterte besoekers lok, net so lok die groen belt langs die pad tussen Struisbaai en Agulhas toeriste en hengelaars na Struisbaai. 'n Ontwikkeling soos wat beplan word net voor Spookdraai gaan uiters gevaarlik wees vir verkeer. Dit gaan 'n geweldige inpak hê op relatiewe nou pad, Marine drive,hê. Dis reeds 'n gevaarlike gedeelte vir voertuie, en kan lewensverlies tot gevolg hê, veral oor vakansies en langnaweke. Om'n veilige inrit vir die ontwikkeling te skep gaan onmoontlik wees. Daar is gaan riool, water of elektriese aansluitings na die erwe. Dit gaan groot onkoste van KAM verg om dit daar te stel, wat uiteraard uit die belastingbetalers se sakke gaan kom. Juis van die mense af wat erg teen die ontwikkeling gekant is. Dit is onregverdig. En dit net omdat daar mense is wat nie respek vir Struisbaai en Agulhas se natuurskoon en estetiese waarde het nie, envir wie dit net oor hul geldgierigheid gaan. Ons wil nie 'n tweede Hermanus word waar dit 'n gesukkel is om net iewers by die see uit te kom om dit te kan bewonder en waardeer nie. Hier op Struisbaai is dit nog moontlik vir senior burgers, afgetredenes en gestemdes om in hul voertuie te ry en steeds die kuslyn kan sien, bewonder en geniet. Hierdie skrywe dien as registrasie en beswaarmaking van die volgende inwoners en grondeienaars van Struisbaai. Ons wil graag op hoogte gehou word van jul bevindings. Mariëtte de Kock Shirwin straat 5 Struisbaai Selno: 0716891629 Email: mariettedekock9@gmail.com Wessel-Jan van Deventer De Waalstraat 30 Struisbaai Selno: 0828712330 Email: wjanvd@yahoo.com Liezl van Deventer Port Jackson Laan 1 Struisbaai Selno: 0748900940 Email: liezl@twk.co.za	Date: 05/02/25 Time: 11:31
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		Jan van Deventer Vasco Da Gama straat Struisbaai Selno: 0824142705 Email: janblydskap@lando.co.za	
65.	Wessel-Jan van Deventer	As above comment	
66.	Liezl van Deventer	As above comment	
67.	Jan van Deventer	As above comment	
68.	Yvonne Hope	Email dated 05 February 2025 Dear Michelle, I have resided in L'Agulhas for 22 years. During that time I have come to understand the specialness of the area. It is not just another piece of coastline. It is the most southern part of the huge African continent. Therefore there should be as little disturbance of the area as possible and certainly not the proposed development. The generations of people who have grown up here, fishing, building, working, holidaying, learn from the land and sea and rocky shores just how to manage this tricky coast. The storms and winds will impact on the proposed development and disturbed land in ways we cannot foresee. How does the 100 metres from the high water mark fit this proposal? The proposed development wants to squeeze apartments – six – into a tiny space, visible to all passing traffic, and which will spoil the natural coast view the eye sweeps over as we walk or drive or cycle past. The traffic problem, during building and thereafter, will be far worse than the report of Dr. Krogscheepers. The cliffs above the road already are crumbling and a retaining fence had to be built to contain rock falls. With jack-hammering and pile driving to build these apartments, more of the side of the Agulhas Mountain may come down. This of course will result in costs to resident and Municipality alike. Where is the sanitation truck going to operate from? Can it get on to the property? Every day the windows will have to be cleaned because in that position the sea is so close and usually a small updraft carries the salty air. We have a water – stressed area. As a resident of L'Agulhas I object most strongly to this proposed development. Please keep me informed.	Date: 05/02/25 Time: 12:21

		Sincerely Yvonne Hope Seashell House 8 Golf Street, L'Agulhas	
69.	Maureen Thompson	Email dated 05 February 2025 Subject: Spookdraai Residential Development Hereby we as Chainouqua Cape Agulhas Request a meeting with Lornay Environmental Consulting regarding above. That area is a heritage site due to the indeginous hunting tools that was found in a cave nearby the sea.That is our indegenous people Heritage. Regards Maureen Thompson Secretary 0656725256	Date: 05/02/25 Time: 16:19
70.	Lizanne & Elizabeth Heydenrych	Email dated 07 February 2025 Subject: Remainder erf 281 Spookdraai Good day Please register us as an interested and affected party. Hilmar & Elizabeth Heydenrych ID: 6312305117080 ID: 6705110121082 Ocean View Drive 180 Ocean View	Date: 07/02/25 Time: 08:38

		Struisbaai Please confirm Regards Hilmar & Elizabeth Heydenrych	
71.	Janice Albertyn	Email dated 07 February 2025 Subject: Spookdraai proposal I, Janice Albertyn, wish to register as an interested and affected party in the Spookdraai development proposal. Regards, J Albertyn 13 High Level Rd., Agulhas.	Date: 07/02/25 Time: 11:00
72.	Maureen Thompson	Email dated 07 February 2025 Subject: Re: Spookdraai Residential Development Good day Michelle Is it possible that u can forward to me the documentation as a I/AP. Regards Maureen Chainouqua Cape Agulhas	
73.	DEADP	Email dated 07 February 2025 Subject: Re: Ackn pre-app DBAR - THE PROPOSED RESIDENTIAL DEVELOPMENT ON THE REMAINDER OF FARM 281, STRUISBAAI_1406/23	Date: 07/02/25 Time: 15:18

		Dear Mr. M. Wurbach, Attached please find the correspondence from this Directorate concerning the Remainder of Farm 281, Struisbaai. Vriendelike Groete / Kind Regards / Ngomkhulu Umbuliso,	
74.	Abraham van der Walt	Email dated 08 February 2025 Please register me as an interested and affected party for the proposed development of the Remainder of Erf 281 Struisbaai (Spookdraai). *Name. A.J. vd Walt *ID number. 5812215096085 *Residential address. 25 De Waalstreet Struisbaai *Phone 083 6287850	Date: 08/02/25 Time: 08:50
75.	Susannie Magerla	Email dated 08 February 2025 Subject: Spookdraai Registreer my asb as ñ belanghebbende en geaffekteerde party vir die beoogde ontwikkeling van die res van erf 281, Struisbaai (Spookdraai) Susannie Magerla 7401220113081 Hoofweg 21	Date: 08/02/25 Time: 15:05

		Agulhas 0718876509	
76.	Rory Allardice	Email dated 08 February 2025 Subject: REM281 EIA remainder if farm 281 I hereby wish to register as an A&I party The dates given for comment on your notice board from the 31st January to the 3rd February are inappropriate and do not comply with EIA procedures. Are comments required by email or have you a template on your website? Rory Allardice	Date: 09/02/25 Time: 09:10
77.	Marthi Harmse	Email dated 08 February 2025 Subject: RE: REM-281 Hallo Michelle, Thanks for your reply. Please register me as an Interested and Affected Party for the proposed development of the Remainder of Erf 281 Struisbaai (Spookdraai) with the following detail: Full name: Martha Fredricka Petronella Harmse ID number: 6509250080086 Residential address: 36 Protea Road, Struisbaai Phone number: 0836273501 I plan to comment on the above proposed development shortly.	Date: 09/02/25 Time: 14:27

		Regards,	
78.	Elizabeth Knobel	Email dated 10 February 2025 Subject: Struisbaai proposed development Good day Please register me as an interested and affected party for the proposed development of the remainder of ERF 281, Struisbaai (Spookdraai) ID # 670401 0014 083 Address: 22 Kusweg Suid Street, Struisbaai 7285 Mobile number 082 654 8130 I would prefer to communicate per email Thank you Elizabeth Knobel	Date: 10/02/25 Time: 14:35
79.	Stephen Knobel	Email dated 10 February 2025 Subject: Registering for Spookdraai development in Struisbaai Good day Please register me as an interested and affected party for the proposed development of ERF 281 in Struisbaai (Spookdraai) All correspondence should be via email. Thank you Stephen Knobel ID 610909 5134 089 Tel 082 6525 891 Address 22 Kusweg Suid Street, Struisbaai 7285	Date: 10/02/25 Time: 14:38
80.	A. Groenewald	Email dated 10 February 2024 Subject: Objections against proposed Spookdraai Residential Development Struisbaai.	Date: 10/02/25 Time: 14:48

		A. INTRODUCTION - I am representing myself, JM Groenewald, ID # 5604290066087 - I have a direct interest in the application as I own property in Struisbaai - 6 Malvern Drive. - I have a close emotional bond with this area for 60 years, as I have been regularly visited since my childhood. - The application is against the law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai and Agulhas area and tourism. - I reserve the right to supplement this letter of Objection with further supporting information and documentation within any extended time permitted for submissions. - The grounds and detail of my objection is included. Regards Mrs JM (Annelie) Groenewald Mobile 0842499902 Email 56275633@mweb.co.za	
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81.	Nantes Kruger	Email dated 10 February 2025 I would like to register to lodge an objection against the proposed development on RE 281 Struisbaai (Spookdraai). Please guide me where to register - I am a resident of Stand 2700. 4 Paalina Cresent Oceanview Heights in Struisbaai.	Date: 10/02/25 Time: 16:33
82.	Eduard H Malan	Email dated 10 February 2025 Subject: Projek te Spookdraai Na aanleiding van die projek wat te spookdraai uitgesit is om erwe op en tot teen die see te bou is onaanvaarbaar. Daai is besondere natuurskoon wat gekend gaan word omdat iemand iets anders wil hê. Daai draai is nie net n wonderlike gebied nie maar geheel en al nie geskik vir bou nie. Iemand wat daar bly sal jul kan sê dat die vog vanaf die see in pomp in daai gedeelte. Dus gaan daai geboue vir die eerste ruk anders wees en sodra hul uitvind die onderhoud is te erg gaan dit van hande verwissel kort kort en gaan dit n gemors raak. Dis onnodig om die kuslyn toe te bou en waardevolle natuur te skend vir die ""iets anders "" van n paar mense Vrisndelike groete Eduard malan	Date: 10/02/25 Time: 18:09
83.	Irmgard Berner	Email dated 11 February 2025 Subject: Registration Good day I want to register as an Interested and Affected Party. Irmgard Berner. E-mail : irmgard.berner@gmail.com Thank you	Date: 11/02/25 Time: 08:12
84.	Marthi Harmse	Email dated 11 February 2025 Comments on the proposed development of the Remainder of Erf 281 Struisbaai (Spookdraai) MFP Harmse Coastal protection zone, coastal public property and coastal access land	Date: 11/02/25 Time: 12:37

		The proposed site layout plan is copied from the proposal: However, the National Environmental Management: Integrated Coastal Management Act of 2008 designates the boundary of the coastal protection zone along the inland edge of the High-Water Mark either as 1 kilometre or 100 metres, depending on the area. The building line in the proposed site layout plan contravenes the Act by being less than 100m from the High-Water Mark. In addition, Erf 8 privatise coastal public property which violates the Act. Furthermore, the proposed coastal access land does not allow for the promotion of access via the provision of appropriate amenities such as parking and toilets as stipulated in the Act. The proposed site layout therefore ignores the littoral active zone stated in the Act. This will hamper the ecological integrity and put people and property at risk due to dynamics coastal processes including sea-level rise, storm surges, and the natural processes of erosion and accretion. Landscapes and Natural Features of Cultural Significance It is stated that the cultural landscape aspects of the proposed development warrant a Grade IIIA significance. However, the proposed development will irrevocably alter the landscape and commercialise it for private use by privileged individuals. As a resident of Struisbaai I strongly agree with the Heritage Impact Assessment that the proposed development will have a high, negative and significant impact on the coastal and scenic landscape in this gateway position through insensitive density, scale and massing of buildings and location of the refuse room. There are indeed no sustainable socio-economic benefits for the community that outweigh the high, negative impacts of the proposed development. Flora It is stated that the proposed development will result in a High Negative direct impact that would be very difficult to mitigate. The only feasible mitigation would be through a biodiversity or conservation offset, but it will be difficult to find a similar habitat for such a purpose. The development is supported by the assessor only if a suitable conservation offset can be secured. Fauna It is stated that the field work for the assessment was carried out on 20 December 2022 and took approximately 2 hours. It was a snapshot in time so that the observations made cannot be taken as definitive. As a resident of Struisbaai I pass Erf 281 during early morning - daily from March to September and weekly from September to March every year. I have noticed numerous birds in this specific area including Cape francolins. I have also witnessed steenbok and porcupine at this spot. Furthermore, I hear plenty of frogs during wet weather. I believe that my observations support the assessment that the proposed development will result in a High Negative direct impact that would be very difficult to mitigate. Water It is stated that "With the water shortages previously experienced in the Western Cape and the possibility of this shortage occurring again in the future, water saving and harvesting measures must be investigated and implemented for the proposed development." However, it is not a possibility of a water shortage which may occur in the future. Water shortages are continuously experienced in Struisbaai especially during	
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		the summer months. The proposed development must be self-sufficient in water provision. Stormwater It is stated that a municipal stormwater outlet exists at the eastern boundary of the proposed development. Furthermore, it is stated that this stormwater system drains onto the proposed development and would need to be redirected around the proposed development as it is currently causing erosion across the proposed SR Erf 1. However, a municipal stormwater outlet also exists towards the west of the proposed development as indicated in the photo below (copied from the proposal). Must this stormwater system also be redirected around the proposed development? Must the municipality carry the costs of these redirections?	
85.	Rozitha Oosthuizen	Email dated 12 February 2025 RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. A. INTRODUCTION I am representing myself Danielle Oosthuizen ID: 8605220078081 • I have a direct interest in the application as I own 2 Properties in Agulhas: Erf 615 & Erf 300. • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the law and undesirable as the development contemplated therein will • have a significant negative impact on the greater Struisbaai & Agulhas area. • I reserve the right to supplement this letter of objection with further supporting information and • documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Refer to Spookdraai Generic Objection 1.	Date: 12/02/25 Time: 08:12
86.	Mabet van Wyk	Email dated 12 February 2025 Subject: Register Affected Party Good morning Michelle Please register me as an individual as an interested and affected party for the proposed development of the Remainder of Erf 281 Struisbaai (Spookdraai). • Name: Mabet Marié van Wyk • ID number: 7903130062084 • Residential address: 16 Bailey Street, Agulhas • Phone number: 0828517284 Regards Mabet	Date: 12/02/25 Time: 09:19

87.	Bennie van Rhyn	Email dated 12 February 2025 Good morning, Please find my objection regarding development in Spookdraai. RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. A. INTRODUCTION I am representing myself Danielle Oosthuizen ID: 8605220078081 • I have a direct interest in the application as I own 2 Properties in Agulhas: Erf 615 & Erf 300. • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Refer to Spookdraai Generic objection 1.	Date: 12/02/25 Time: 09:29
88.	Mabet van Wyk	Email dated 12 February 2025 Subject: Re: Register Affected Party Dear Michelle Thank you. I would just like to add that I am very much against the development. Regards Mabet	Date: 12/02/25 Time: 09:37
89.	Mandi Fuchs	Email dated 12 February 2025 Subject: Remainder of Erf 281 Spookdraai (REM281) Good afternoon Please register me, Maria Magdalena Fuchs ID 6403050234087	Date: 12/02/25 Time: 11:16

		As an interested party in the above matter. Regards Mandi Fuchs 0828568388	
90.	Rozitha Oosthuizen	Email dated 12 February 2025 Subject: Beswaar teen Spookdraai aansoek om ontwikkeling Dear Michelle Attached please find my objection regarding the proposed Spookdraai development RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. A. INTRODUCTION I am representing myself Danielle Oosthuizen ID: 8605220078081 • I have a direct interest in the application as I own 2 Properties in Agulhas: Erf 615 & Erf 300. • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the law and undesirable as the development contemplated therein will • have a significant negative impact on the greater Struisbaai & Agulhas area. • I reserve the right to supplement this letter of objection with further supporting information and • documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Refer to Spookdraai objection generic 1.	Date: 12/02/25 Time: 11:18
91.	CJ Le Roux Oosthuizen	Email dated 12 February 2025 Subject: Beswaar teen Spookdraai aansoek om ontwikkeling Dear Michelle Attached please find my objection regarding the proposed	Date: 12/02/25 Time: 11:18

		Spookdraai development <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> A. INTRODUCTION • I am representing myself CJ LE ROUX OOSTHUIZEN : ID 9606255078086 • I have a direct interest in the application as I own 2 Properties in Agulhas: Erf 615 & Erf 300. • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards CJ LE ROUX OOSTHUIZEN CELL: 0716784858 Email : Jacques.oosthuizen@psg.co.za Refer to Spookdraai generic objection 1.	
92.	Braam Rust	Email dated 12 February 2025 Subject: Registration for OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI Good day I want to register for the above. Name: AA Rust Adress: 1 Adelle Str, Struisbaai ID: 5707075033089 Please confirm receipt of this email. Regards Braam Rust	Date: 12/02/25 Time: 13:11
93.	Deon Fontini	Email dated 12 February 2025 Subject: Objection against proposed Spookdraai development	Date: 12/02/25 Time: 16:31

		Good day Michelle, Please find my objection against the Spookdraai Development. Please confirm receipt of this mail. Groete/Regards Deon C Fontini <u>RE OBJECTION AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> • I have a direct interest in the application, as an angler and nature lover. • I have been fishing this area since childhood with my father and therefore do not wish to see this beautiful piece of coastline destroyed by development as seen in many other developed areas. • I have experienced selfish behaviour by landowners who owns property close to the highwater mark (Betty's bay) where they harass anglers and claim that piece of beachfront as their own – this creates unnecessary conflict • I am no expert in the ICM act but surely this falls within the Coastal Protection Zone • The green belt(between road and highwater mark) between Struisbaai to Aghulas is already under pressure. The purpose of a green belt, which is a Land-use policy, is to preserve wildlife habitats and prevent development. • If this development gets approved, it would make a mockery of our current laws and policies. Regards DC Fontini 	
94.	Toerien du Toit	Email dated 12 February 2025 Subject: Emailing: SPOOKDRAAI OBJECTION	Date: 12/02/25 Time: 17:20

		To Whom It May Concern Please find objection with attachments to further explain subject under discussion. Please acknowledge receipt of this email. Regards Toerien du Toit Your message is ready to be sent with the following file or link attachments: SPOOKDRAAI OBJECTION RE: OBJECTION AGAINST PROPOSED RESIDENTIAL DEVELOPMENT: SPOOKDRAAI STRUISBAAI. I, C.T. du Toiy (ID 6310155158089) represent Robertson Irrigation CC. (Reg Nr 2002/024747/23) who own property in Sturisbaai – 119 Oceanview Drive, Oceanview Heights. Having grown up on a nearby farm and visisint this coastal area on numerous occasions since childhood it s with great concern that such a possibledevelopment stands the chance of ruining our beautiful coastaline. This development next to the only access road on the way to L'Agulhas will have a definite negative impact not only to the beautiful scenery, but to the municipal infrastructure , holiday visitors, current and future investors, sporting activities and also greatly on the present fauna and flora which is already in decline in this area. See futher reasons for objection attached. I therefore stromngly object against such a development, never to be given a chance to go ahead with construction. Regards, C.T (Toerien) du Toit Mobile: 082 8060466	
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		Email: robbespr@barvallei.co.za	
		Refer to Spookdraai generic objection 1.	
95.	Anton Conradie	Email dated 12 February 2025 Email dated 12 February 2025 RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. A. INTRODUCTION • I am representing myself A Conradie, ID # 640616 5053 086 • I have a direct interest in the application as I own property in Struisbaai – 66 De Waal drive. • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards A (Anton) Conradie Mobile 082 894 1349 Email: anton@acvgroup.co.za RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. A. INTRODUCTION I am representing myself Danielle Oosthuizen ID: 8605220078081 • I have a direct interest in the application as I own 2 Properties in Agulhas: Erf 615 & Erf 300. • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions.	Date: 12/05/25 Time: 17:38

		The grounds and detail of my objection is given below. Refer to Spookdraai generic objection 1.	
96.	Johann Mulder	Email dated 13 February 2025 Subject: Re: Notice of Pre-Application Public Participation RE281, Struisbaai Dear Michelle I hereby would like to register as an I&AP for the above mentioned development in Struisbaai. My concerns and comments on the rezoning and proposed development are as follows: - The visual impact that this free standing development will have on the unspoiled coastline is of great concern to me. In my opinion this section of coast falls within the Coastal Protection Zone in terms of the Integrated Coastal Management Act No. 24 of 2008 with a coastal set-back line of 100m from HWM due to its biodiversity and historical importance. The Coastal Management (Set-back) Lines for the Overberg District only applies to land with executable rights. The risk lines indicated on the site plan are therefore misleading when presented to the public as the land is still zoned as farm land. - When the original farm 281 was subdivided in the 1990's this remainder portion was probably considered waste land due to its unsuitable nature. The then Agulhas Municipality made the mistake by not prescribing that it be set aside for public open space. It's almost unthinkable that some greedy people with no respect for biodiversity and preserving the coastline would buy these scraps of land and propose it for development. - The Cape Agulhas Spatial Development Framework Plan 2017-2022 indicates this portion of coastline as "High Rural Coastal Risk Area" with obviously no development proposed or demarcated. I furthermore would like to comment on the submitted "preferred" alternative proposal: - The low risk lines as indicated are suspect as it is supposed to allow for a future rise in sea level by 1 meter. In September 2023 during stormy conditions the impact of the sea water was already at this line and maybe above. - The existing wetland crossing the site at approximately erf 6 has not been addressed. - The development will have a substantial impact on the property values of the adjoining and surrounding erven that needs to be addressed. - Public access to the coastline for fishermen and paths for pedestrians and fauna will be blocked. - The biodiversity of the site has totally been disregarded. - The access, parking and u-turns for trucks for refuse removal, sewer pumping etc. have not been addressed in the planning layout and neither by ITS's Traffic Impact Assessment. Trucks cannot be allowed to park and manoeuvre in the narrow Marine Drive. The steep land slope in relation to these will be challenging and might require unsightly earth retaining structures. - This application will have an additional impact on bulk services as the current water supply does not meet the demand during peak periods even though there are still many undeveloped erven in Struisbaai and Agulhas. The Cape Agulhas Municipality should block all further developments	Date: 13/02/25 Time: 07:41

		until the problem has been resolved. The payment of Bulk services at this stage will not resolve the problem, unless the developer can implement all such upgrades in lieu of the levies which will most probably not be sufficient. Please acknowledge receipt of this e-mail. Kind regards Johann Mulder Tel 0718839497 , erf 2024 Struisbaai	
97.	Yvonne Conradie	Email dated 13 February 2025 Subject: Objection : Proposed Spookdraai Residential Development Hi Michelle Please accept the below summary as my formal <u>objection</u> against the proposed Spookdraai Residential Development. I have studied the Pre-application/draft Basis Assessment Report in detail and the grounds of my objection is set out below. In summary, I would like to emphasize the fact that the development proposal is considered to be completely <u>inappropriate</u> and undesirable from a local and provincial heritage perspective, as well as from an economic and future sustainability point of view. B. <u>INTRODUCTION</u> ✓ I am representing myself, Yvonne Conradie, ID # 9212110183086 ✓ I have a direct interest in the application as my family owns property in Struisbaai – 159 Marine Drive. ✓ I have been visiting this area since my early childhood and I have endless special memories of the area: From fishing in the coastal pools as a young child, walks along the footpath, sunset picnics with family and friends, etc. This area is inseparably part of my heritage and will always be close to my heart. ✓ The proposed development would not be in the interest of the wider community. The application is against the law and is undesirable as the development contemplated therein will have a <u>significant negative impact</u> on the greater Struisbaai & Agulhas community and many generations to come. ✓ It is important to note that the proposed development will spoil the environment <u>as also clearly admitted by the Applicant's own experts</u> – surely this must be considered as a red flag? ✓ I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. ✓ The grounds and detail of my objection is given below. Michelle, grateful if you could please confirm receipt of my objection?	Date: 13/02/25 Time: 11:43

		Regards Yvonne Conradie Mobile 083 203 2939 Email: yvonne.conradie@wtwco.com Refer to Spookdraai generic objection 1.	
98.	Ters Conradie	Email dated 13 February 2025 Hi Michelle What is the process and sequence of mile stone steps and timeframe after 5 March ? Thx / R Ters	Date: 13/02/25 Time: 12:47
99.	Chris Nell	Email dated 13 February 2025 Dear Michelle, Please find attached my objections document regarding the above captioned subject. Kindly acknowledge receipt of the same. Kind regards, Chris Nell To: Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za	Date: 13/02/25 Time: 14:03

		13 FEBRUARY 2025 RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. A. INTRODUCTION • I am representing myself CP Nell, ID # 6908175260080 • I have a close emotional bond with this area and as an avid angler and outdoorsmen have been visiting this area on holidays for the past 35 years. • Despite my personal objections pertaining to the esthetical value this area holds and my undying commitment to uphold the preservation thereof, this residential development application is against the law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Kind regards Chris Nell Mobile: 0788003330 Email: chris.nell@me.com Refer to Spookdraai generic objection 1.	
100.	FD en Ruda Hugo	Email dated 13 February 2025 Subject: RE : ONTWIKKELING BY SPOOKDRAAI AGULHAS Goeie Middag Michelle Hoop dit gaan goed. Na aanleiding van onlangse artikels in die koerant aangaande die nuwe ontwikkeling wat by Spookdraai in Agulhas beplan word, net die volgende. Ek en my man kom al die afgelope 57 jaar Struisbaai en Agulhas toe, wat 'n baie spesiale plek in ons hart het. Die woonstelblok wat tans in aanbou is by Skulpiesbaai is baie onooglik en kan mens nie dink dat so iets goedgekeur is nie, alhoewel jare terug. Dit bly steeds 'n seer oog en sal altyd wees. Daarom maak ons ook beswaar teen die beplande huise wat teen Spookdraai gebou gaan word. In die eerste plek is dit ongrondwetlik en tweedens kan mens nie dink dat so iets daar gebou gaan word nie, dit sal die hele karakter en geskiedenis skend. Ons stem heeltemal saam met Ters Conradie, sien asseblief aangehegte dokument, wat die volledige impakstudie laat doen het en keur dit ten sterkste af. To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za (Bcc terscon@gmail.com?)	Date: 13/02/25 Time: 16:15

		8 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> C. INTRODUCTION • I am representing myself JW Conradie, ID # 610124 5054 085 • I have a direct interest in the application as I own property in Struisbaai – 159 Marine drive. • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards JW (Ters) Conradie Mobile 0833866133 Email ters.conradie@za.lactalis.com Yours faithfully JW (Ters) Conradie Refer to Spookdraai generic objection 1.	
101.	Robert Boonzaier	Email dated 13 February 2025 Subject: Objection Spookdraai Residential Development. Importance: High I, Robert Boonzaier (ID: 5701175016086), formally object to the proposed Spookdraai residential development in Struisbaai. My objection is based on legal, environmental, and socio-economic concerns, as outlined below. 1. Personal Stake in the Matter • I am a property owner in Struisbaai, residing at 5 Carol Street. • I have a long-standing personal and emotional connection to the area, having visited since childhood. • 2. Legal and Procedural Concerns	Date: 13/05/25 Time: 17:52

		- The proposed development violates legal and regulatory frameworks governing land use, environmental protection, and sustainable development in Struisbaai and the surrounding Agulhas area. - It fails to align with responsible urban planning principles and does not adequately address the potential consequences for the existing community. 3. Environmental and Socio-Economic Impact - The development will have a significant negative impact on the local ecosystem, natural landscapes, and overall character of Struisbaai. - It threatens to disrupt the existing residential and tourism balance, which is vital to the local economy. - The strain on infrastructure and services—including water supply, sanitation, and road networks—has not been adequately addressed. 4. Right to Supplement Objection I reserve the right to provide additional supporting documentation and evidence within any extended submission period. Given these concerns, I urge the relevant authorities to reject this application in its entirety. I expect full transparency regarding the decision-making process and request confirmation that my objection has been formally recorded Robert Boonzaier Mobile 0825654440 Email robert@waterbergtoyota.co.za Refer to Spookdraai generic objection 1.	
102.	Ferdi van der Merwe	Email dated 13 February 2025 Subject: Proposed development Erf 281 Dear Michelle Please register me as an interested and affected party for the proposed development of the remainder of Erf 281 Struisbaai (Spookdraai). My personal details are as follows: Ferdie vd Merwe ID number: 6211145051089 Phone number: 0814715224 Email address: frdvandermerwe@gmail.com Residential address: 124 Hoofweg Struisbaai Post code: 7285 Kind regards	Date: 13/02/25 Time: 19:24

		Ferdi vd Merwe Date: 03/02/2025	
103.	Adriaan De Bruyn	Email dated 14 February 2025 Subject: Fwd: Proposed Spookdraai development objection - makliker manier 14 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> A. INTRODUCTION • I am representing myself A De Bruyn, ID # 6807295136081 • I have a direct interest in the application as we are about to invest in Struisbaai • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards ADRIAAN DE BRUYN, CEO - THE DAILY GROUP, adriaan@thedailygroup.africa, 082 7810 899 Refer to Spookdraai generic objection 1.	Date: 14/02/25 Time: 08:55
104.	Johann Rademeyer	Email dated 14 February 2025 Subject: Rem 281 Struisbaai: EIA: Interested and affected party and notices of objection. Your Ref: REM-281 Our Ref: SB Spookdraai Herewith registration as an interested and affected party as to the EIA on the property Portion Rem 281 Struisbaai (Spookdraai). In addition to the EIA, please note the following: 1. I will be representing a number of individuals and parties during the public participation process. 2. As I am of the opinion that the EIA was not correctly noticed and did not reach many affected individuals and parties, I therefore hereby object to the validity of the legal notice and the public participation process followed by you. 3. I herewith inform you that many of the information, opinions and assessments in the EIA documents are false and misleading. Furthermore, I am of	Date: 14/02/25 Time: 10:10

		the opinion that the environmental impact of the proposed development need to be accessed by independent professionals. The application/notice also does not take into account the interest of the affected community. 4. The normal and prescribed period allowed for comments and inputs must be revised for this specific EIA notice since it does not fulfil the aim of informing and participation of the affected community. Please acknowledge receipt of this email. Regards Johann Rademeyer ID 5408315002089 email: johann2@mwweb.co.za Residential adres: Erf 2952 Langezand Estate Struisbaai Cell: 0834143917	
105.	Anita Hill	Email dated 14 FEBRUARY 2025 Subject: RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> A. INTRODUCTION • I am representing myself A Hill, ID # 681121 0101 089 • I have a close emotional bond with this area and have been visiting this area since my childhood and still go on holiday and enjoy the area and what it has to offer. • The application is against the law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. Regards, Anita Hill (Email: adhill.hill@gmail.com) Contact: +27 84 545 3860 Refer to Spookdraai generic objection 1.	Date: 14/02/25 Time: 13:15

106.	Anita Hill	Email dated 14 FEBRUARY 2025 Subject: RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> B. INTRODUCTION • I am representing myself A Hill, ID # 681121 0101 089 • I have a close emotional bond with this area and have been visiting this area since my childhood and still go on holiday and enjoy the area and what it has to offer. • The application is against the law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. Regards, Anita Hill (Email: adhill.hill@gmail.com) Contact: +27 84 545 3860 Refer to Spookdraai generic objection 1.	Date: 14/02/25 Time: 14:04
107.	John Bashkier	Email dated 14 February 2025 To: michelle@lornay.co.za Subject: Objection to Spookdraai residential development. Hi Michelle Please see attached objection to Spookdraai residential development. Please acknowledge receipt. Thanks Best Regards John Bashkier Leda Engineering Services cc 28 Donnington Road, Killarney Gardens	Date: 14/02/25 Time: 14:04

		Cape Town, South Africa, 7441 Tel: +2721 5576774 Email: john@leda.co.za Web: http://www.leda.co.za Mobile: 082 805 3328 RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. INTRODUCTION I am representing myself J L Bashkier (ID: 6902265204082)). I have a very strong emotional bond with this area as I have been a regular holiday maker in this area since my childhood. My children grew up fishing from the rocks where the proposed development will take place (Spookdraai). I find it unthinkable that this development is even under consideration. The application is against the law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. The grounds and detail of my objection is given below. Regards JL (John) Bashkier Mobile 0828053328 Email: john@leda.co.za Please acknowledge receipt of this email Refer to Spookdraai generic objection 1.	
108.	Eben Nel	Email dated 14 February 2025 Subject: Objection against proposed Spookdraai Residential Development (Eben Nel) Michelle, I hereby formally object against the proposed Spookdraai Residential Development. After studying the Pre-application / Draft basic assessment report (https://lornay.co.za/wp-content/uploads/2025/01/Pre-App-Draft-BAR-re281-Struisb-310125.pdf), I strongly believe the proposed development is against the Integrated Coastal Management Act, 2008 and is situated within the Coastal protection zone – This will be an undesirable development from a future sustainability point of view as the coast of Struisbaai/Agulhas needs to be protected and the proposed development would not be in the interest of the wider community. • I am representing myself, Eben Nel, ID # 9203225022087 • I have a direct interest in the application as I visit and regular vacation in Marine Drive where I fish from the coast, walk along the footpaths, have sunset picnics on beaches with family and friends, etc. • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time	Date: 14/02/25 Time: 14:33

		permitted for submissions. Michelle, grateful if you could please confirm receipt of my objection? Regards, Eben Nel Mobile: 086 014 1989 Email: eben.nel@harmonic.ky Refer to Spokdraai generic objection 1.	
109.	Ludick and Erica Munnik	Email dated 14 February 2025 Subject: Spookdraai development located in Struisbaai <i>Dear Michelle,</i> <i>Kindly register myself, Mr Ludick Munnik, and Prof Erica Munnik as an Interested and Affected Party as part of the Spookdraai development located in Struisbaai, Western Cape Province, to ensure that I am informed off all draft reports available for review, invitations to any public engagement meeting of approvals/refusals.</i> <i>My preliminary concerns regarding the project are summarized in the attached Word document.</i> <i>Please acknowledge receipt of this email and please provide feedback on my concerns listed above.</i> <i>Kind regards,</i> <i>Mr Ludick and Prof Erica Munnik</i>	Date: 14/02/25 Time: 14:49

		ludick.munnik@gmail.com emunnik@uwc.ac.za Cell:0722284244 / 0827753221 REF: REM-281 DEADP REF: 16/3/3/6/7/1/E1/13/1406/23 OBJECTION TO REZONING OF SPOOKDRAAI RESIDENTIAL DEVELOPMENT ON REMAINDER OF FARM 281 STRUISBAAI As resident and property owners in Struisbaai we strongly object to the rezoning of the remainder of farm 281 Struisbaai for the Spookdraai residential development and allowance of 6 dwelling units and an access road constructed to the dwellings. <i>Complaints and Objections</i> This rezoning will be detrimental to the whole area of Struisbaai/Agulhas but especially the near neighbours surrounding the development. This Spookdraai residential development will have both short- and long-term consequences. These will be outlined now. 1. Shorter term impact While building is in progress this disruption will have a huge impact on the traffic and residents. Not to mention the environmental damage with truck loading and offloading in the coastal area. The road that needs to be built for the development alone will impact the environment, especially the natural vegetation and the small beach area at Spookdraai negatively. It is also envisaged that filling will be needed on the beach as support to the road in the Cull de sac area. Whilst the contractor and his team are on-site we as the near neighbours will have an increased security risk to our families, pets, properties and possessions. It is a well-accepted fact that theft and burglaries increase when construction work is in progress. These acts of crime are very often accompanied by severe acts of violence against the residents of the property burgled. 2. Longer term impact 2.1. <i>Property Values:</i> This Spookdraai residential development will negatively impact the values of neighbouring properties and as a whole de-value the properties of the surrounding area. Double storey or even three-storey houses will most probably be built de-valuing the properties above Marine Drive. Similar to the three-storey building that is now being constructed near Skilpiesbaai. No building plans have been shared with the community but as this is a 7113 m2 property having six dwelling units and a private access road on the property will mean a severe increase in noise pollution to the direct neighbours and add to the devaluation of the neighbour's properties. Depending on the final construction the development can also have a negative visual impact to surrounding properties. It is also highly likely that a entrance gate will be installed for private access for the six residential properties. The 9m2 refuse room will also be a sore eye for residents and guests visiting Struisbaai/Agulhas, definitely spoiling their view whilst driving the scenic route along Marine Drive. 2.2. <i>Traffic Issues:</i> Marine Drive is the main access road Agulhas and is carrying high traffic volumes during weekends and holiday seasons. Traffic congestion is already a reality especially when vehicles needs to turn toward the ocean from Marine drive. The possible inclusion of a private gate to allow residents access to the built property will definitely contribute to increase traffic and congestion. The proposed development is also close to a "blind" corner at Spookdraai and with a projected increase in traffic volumes, and the number of still standing vehicles as they wait to access their property and waiting to turn towards the ocean side, a significant increase in the risk of an accidents is a reality that needs to be considered. Lack of parking for vehicles of the owners and visitors will also contribute to challenges with traffic. 2.3. <i>Infrastructure Load:</i> Adding six residential properties will increase the load on an already old and struggling infrastructure network. We are already experiencing frequent power outages in the area. We also have constant notices of water outages and shortages as the existing infrastructure is failing and require constant maintenance, especially during peak season. On average we use approximately 150 -180 litres of water per person per day. Assuming four people per residence this adds 18000 to 22 000 litres extra needed per month. This same amount of water then needs to be treated by the local waste water treatment facility increasing the load on very often undersized facilities.	
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		2.5. Rain Water/Sewage and Storm Damage: The natural ground level of the remainder of farm 281 Struisbaai in question is such that the storm water run-off will be towards the ocean. With most of the storm water deposited onto roofs or paving, the properties have to contend with a massive amount of rain water that has to go somewhere. Struisbaai also makes use of septic tanks and this will also have a huge impact on the environment close to the shoreline. In addition to the foreseen challenges with rain water and storm damage the planned development is situated within the 100-meter-high water mark where building is usually restricted. Historically oceanic storms contributes to a rise in water that may be detrimental to the proposed development as sea water have washed over Marine Drive in severe weather conditions previously. Safety and risk would be a huge factor to consider before any development is considered. 2.6. Environmental Impact: This development is a disregard for our beautiful coastline and the environment. As residents of the Struisbaai/Agulhas area we are proud of existing green areas remaining next to our coastline. Contractors generally clear and destroy everything on the property before the development continues. This will leave a major scar in the green area around Spookdraai which is used by every resident and visitor to Struisbaai and Agulhas. This can be proven by the new development near Skilpiesbaai which is an absolute eyesore for the whole of Struisbaai and Agulhas community. Building six residential properties and an access road on this property will result in a significant loss of green area, especially in this area where excessive development has already taken place in recent years. In addition to consideration about the environmental impact it is also well known that this area is used recreationally by fisherman. This will also ultimately have an impact on their ability to enjoy nature and leisure activities such as fishing and even hiking. The Spookdraai area and cave is generally seen as a tourist attraction and the local residents also often take a walk down this scenic route. We are of the opinion that Spookdraai needs to be declared a heritage site due to the natural beauty and indigenous plants that are still inherently part of this route as it stands. To summarise: Development in this area have many possible negative implications. As a community that values democratic decision making, it is important to hear, listen and carefully consider the magnitude of issues that are raised by concerned residents in an attempt to protect a place that they value and love. The decision to build residences that will benefit only a few to the detriment of the majority of residents that calls Struisbaai and Agulhas their home can be considered as a blatant disregard to hear the voice of the Struisbaai community. The Spookdraai area has been utilised by millions of people including tourist from all over the world and is seen as an important attraction to benefit the community, so why destroy it? We urge everyone involved to please consider what is best for our community. Please put an end to this development and any other that is planned that will impact negatively on our towns Kind Regards Ludick and Erica Munnik Cell: 0722284244 / 0827753221	
110.	Tiaan Conradie	Email dated 14 February 2025 Subject: Objection : Proposed Spookdraai Residential Development, Struisbaai/L'Agulhas <u>14 FEBRUARY 2025</u> Hello Michelle, I hope you are well. Please accept the below summary as my formal objection against the proposed Spookdraai Residential Development. I have studied the attached Pre-application/draft Basis Assessment Report in detail and the grounds of my objection is set out below. In summary, I would like to emphasize the fact that the development proposal is considered to be completely inappropriate and undesirable from a local and provincial heritage perspective, as well as from an economic and future sustainability point of view. A. <u>INTRODUCTION</u>	Date: 14/02/25 Time: 15:00

		ü I am representing myself, Johannes Willem (Tiaan) Conradie, ID #9003125087085 ü I have a direct interest in the application as my family owns property in Struisbaai – 159 Marine Drive. ü I have been visiting this area since my early childhood and I have endless special memories of the area: From fishing in the coastal pools as a young child, walks along the footpath, sunset picnics with family and friends, etc. This area is inseparably part of my heritage and will always be close to my heart. ü The proposed development would not be in the interest of the wider community. The application is against the law and is undesirable as the development contemplated therein will have a <u>significant negative impact</u> on the greater Struisbaai & Agulhas community and many generations to come. ü It is important to note that the proposed development will spoil the environment <u>as also clearly admitted by the Applicant's own experts</u> – surely this must be considered as a red flag? ü I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. ü The grounds and detail of my objection is given below. Regards J.W. (Tiaan) Conradie Mobile 071 501 2897 Email: tinkscon@gmail.com Refer to Spookdraai generic objection 1.	
111.	Kobus Burger	Email date 25 February 2025 Subject: RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. Dear Michelle Attached please find my objection letter. Kind regards/Vriendelike groete KOBUS BURGER CEO RIETVALLEI WINE ESTATE (PTY LTD) Robertson, South Africa Tel: +27(0)23 626 3596 Mobile: +27(0)82 338 1495 www.rietvallei.co.za RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. INTRODUCTION • I am representing myself, Mr JF Burger ID:7507065101088 • I have a direct interest in the application as I own property in Agulhas, Main Road 79. • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. There are numerous incorrect statements made by the EAP in the draft Bar document Referring to the NEMA act and ICM Act as “Guidelines “it is legislative	Date: 15/02/25 Time: 11:17

		provisions Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive Assertion by the EAP that the proposed <i>development will have a 'moderate negative visual impact'</i> Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. The grounds and detail of my objection is given below. Regards JF Burger Mobile 0823381495 Email kburger@rietvallei.co.za Refer to Spookdraai generic objection 1.	
112.	Lizelle Munnik & Marlon Griebenow	Email dated 15 February 2025 Subject: Registration as Interested and Affected Party – Spookdraai Development Dear Michelle, I hope this email finds you well. I would like to request the registration of myself, Lizelle Munnik, and my fiancé, Marlon Griebenow, as Interested and Affected Parties for the Spookdraai development in Struisbaai, Western Cape. Kindly ensure that we are kept informed of all available draft reports for review, as well as any invitations to public engagement meetings or notices of approvals/denials. I have outlined my preliminary concerns regarding the project in the attached Word document for your reference. Please confirm receipt of this email and kindly provide feedback on the concerns raised. Thank you for your attention to this matter. Kind regards, Lizelle Munnik & Marlon Griebenow lizelle.munnik@gmail.com 0827112791 15 February 2025	Date: 15/02/25 Time: 11:21

113.	Anthonie Blomerus	Email dated 15 February 2025 Subject: Spookdraai development. Objection attached. <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> D. INTRODUCTION • I am representing the Blomerus Family Trust. I am Antonie Blomerus ID # 4505025102082 • I have a direct interest in the application as I am a trustee of the Blomerus Family Trust which own property in Agulhas, Hoofstraat 96. • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as "Guidelines "it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a 'moderate negative visual impact'</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards Anthonie Blomerus Mobile 0845803987 Email blomerus.a@gmail.com Refer to Spookdraai generic objection 1.	Date: 15/02/25 Time: 15:08
114.	Nicola Kielblock	Email dated 15 February 2025 Subject: Hi Michelle please register me as an interested party thank you. Nicola	Date: 15/02/25 Time: 16:57
115.	Marlize du Toit	Email dated 15 February 2025 Subject: I am sharing 'Condensed Objection 15022025' with you	Date: 15/02/25 Time: 16:57

		Get Outlook for Android Kind Regards, MARLIZE DU TOIT Office: Mobile: +27 824573256 Website: www.dutoitagri.co.za RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. INTRODUCTION • I am representing myself Name, Surname ID # 7804030018087 . I have a direct interest in the application as I own property in Struisbaai – Adress or I vacation here ..or ... • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. There are numerous incorrect statements made by the EAP in the draft Bar document Referring to the NEMA act and ICM Act as "Guidelines "it is legislative provisions Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive Assertion by the EAP that the proposed <i>development will have a 'moderate negative visual impact'</i> Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. The grounds and detail of my objection is given below. Regards Marlize du Toit Mobile 082 457 3256 Email marlize@dutoit.com Refer to Spookdraai generic objection 1.	
116.	Christine van Deventer	Email dated 16 February 2025 Subject: Condensed Objection 15022025.docx	Date: 16/02/25 Time: 12:54

		Lornay Environmental Consulting Att: Michelle Naylor RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. INTRODUCTION • I am representing myself Name, Surname ID # 7804030018087 . I have a direct interest in the application as I own property in Struisbaai – Adress or I vacation here ..or ... • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. There are numerous incorrect statements made by the EAP in the draft Bar document Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. The grounds and detail of my objection is given below. Regards Marlize du Toit Mobile 082 457 3256 Email marlize@dutoit.com Refer to Spookdraai generic objection 1.	
117.	Johan Lourens	Email dated 16 February 2025 Subject: OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI I am representing myself Johan Gerhardt Lourens ID 5409235127089 I have a close emotional bond with this area and have been visiting this area since 2015. I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. The grounds and detail of my objection is given below. Ek wil graag registreer as belanghebbende. Ek is afgetree en woon in Krugersdorp. Ek gaan gereeld na Bredasdorp, Napier, Struisbaai en Agulhas - my voorsate het vir ca. 'n eeu (1740-ca. 1850) daar "ontwikkel" voor 'n aantal na Natal, OVS en die ou Transvaal getrek het. Sels nou is daar vele Lourens in die omgewing, soveel so dat ek die bekendstelling van my boek oor die Lourens familie in 2019 in Struisbaai gehou het.	Date: 16/02/25 Time: 12:13

		My stamvader se seun - Matthys Rostok Lourens - het tussen 1746 tot sy afsterwe in 1782 op die plaas Zoetendals Vallei ('n klipgooi noord van Struisbaai en Agulhas) geboer en die plaas was tot ca. 1800 in die Lourense se besit. Tussen ca. 1800 en 1812 is die plaas deur 'n skoonseun (Louis Taljaard) "besit" voordat dit aan ene Reitz verkoop is wat met Michael van Breda in vennootskap met merinoskape geboer het. My wortels lê dus diep in die omgewing en dit is vir my ontstellend om al die ontwikkeling daar te sien - Struisbaai sowel as Agulhas. Spookdraai is vir vele mense spesiaal met 'n geskiedenis. Die restant van die plaas no. 281 lê wat my betref in 'n ongerepte gedeelte van die kus. Dit gaan die omgewing by die draai verewig ontsier. Ek is seker my voorsaak - Matthys Rostok Lourens - en sy kinders wat daar en op ander plase in die onmiddellike omgewing, geboer het, redelik gereeld in die omgewing sou gekom het om o.a. vis te vang. Ek kan my net indink hoe ontsteld hulle sou wees om so 'n ongebreidelde ontwikkeling te moet ervaar. Dus, ek maak beswaar teen enige ontwikkeling by Spookdraai. Regards, Johan Gerhard Lourens Mobile 076 566 5957 Email johanlourens2309@gmail.com	
118.	BD Vd Merwe	Email dated 16 February 2025 Subject: Spookdraai erf 281 I would like to register as interested and effected party for the proposed development. Belinda van der Merwe 6212170017086 124 Hoofweg Struisbaai 0729086915 BD vd Merwe	Date: 16/02/25 Time: 13:01
119.	Erin Conradie	Email dated 16 Febraury 2025 ' Subject: Spookdraai development. Good day Please find attached my objection letter. Greetings Hendrina To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 15 FEBRUARY 2025	Date: 16/02/25 Time: 13:13

		<u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> E. INTRODUCTION • I am representing myself Henrdrina Conradie 7703150223081I have a direct interest in the application as I own property in Struisbaai – 17 Duikerstreet, 30 Church, 34 Main and Bloekom 10. • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards Name Surname Mobile 0769336333 Email erinconradie29@gmail.com Refer to Spookdraai generic objection 1.	
120.	Pierre Massyn	Email dated 16 February 2025 Subject: OBJECTION AGAINST PROPOSED SPOOKDRAAI DEVELOPMENT, L'AGULHAS Dear Michelle Appended please find my objection against the proposed development at Spookdraai. Thank you. Sincerely. Pierre Massyn Local Resident	

		Founder: Suidpunt Environmental Alliance <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> F. INTRODUCTION • I am representing myself, Pierre Francois Massyn, domiciled on the southern tip of Africa for 25 years and RSA ID no 5311035020086. • I have a direct interest in the application as I own numerous properties in the area. • I have a close emotional bond with this area and have been visiting this area for a quarter of a century. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. It will irrevocably change the character of our pristine coastline and in the process potentially destroy an entire habitat, as well as recorded places of irreplaceable historical interest. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards Pierre Massyn 7 Marklaan, Suiderstrand Mobile 082 900 9253 Email pfmassyn@gmail.com <u>Refer to Spookdraai generic objection 1.</u>	
121.	Manon Mc Donald	Email dated 16 February 2025 Subject: Objection: Spookdraai Development - Helemika PTY Good day Please find attached my objection to the Spookdraai development. Please acknowledge receipt of this email. Manon Mc Donald 074 114 8868	Date: 16/02/25 Time: 13:27

		RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. INTRODUCTION • I am representing myself Manon Mc Donald, ID # 641121 0080 084. • I have a direct interest in the application as I own property in Suiderstrand. • I have visited the Struisbaai/Agulhas/Suiderstrand area since 2000. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. There are numerous incorrect statements made by the EAP in the draft Bar document Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i>” Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. The grounds and detail of my objection is given below. M Mc DONALD Cell No. 074 114 8868 ; Email: manonmcd1964@gmail.com 2 Refer to Spookdraai generic objection 1	
122.	Marjo Meijer	Email dated 16 February 2025 Subject: Objection letter Suidpunt development Please find the following objection letter concerning the proposed development at Spookdraai. Kind regards, Marjo Meijer To Lornay Environmental Consulting Att: Michelle Naylor	Date; 16/02/25 Time: 14:36

		Email: michelle@lornay.co.za 15 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> G. INTRODUCTION • I am representing myself Marjo Meijer, Passport NU3JPPR51 (The Netherlands) • I have a direct interest in the application as I own property in Suiderstrand, Vleilaan 15 • I have a close emotional bond with this area and have been visiting this area since 2003 • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ◦ Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions ◦ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ◦ Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> ◦ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards Marjo Meijer Mobile 0714558305 Email marjomeijer99@gmail.com <u>Refer to Spookdraai generic objection 1.</u>	
123.	Marjo Meijer	Email dated 16 February 2025 ‘ Subject: Objection development Spookdraai Please find my objection on the proposed development at Spookdraai. Kind regards, Marion Verbruggen To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 16 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u>	Date: 16/02/25 Time: 14:41

		A. INTRODUCTION • I am representing myself Marion Verbruggen, passport The Netherlands NYD530877 • I have a direct interest in the application as I own property in Suiderstrand, Vleilaan 15 • I have a close emotional bond with this area and have been visiting this area since 2003 • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards Marion Verbruggen Mobile +31653611837 Email marionv99@gmail.com Refer to Spookdraai generic objection 1.	
124.	Betty Labuschagne	Email dated 16 February 2025 Subject: Registration as interested and affected party Spookdraai development Please register me as as an interested and affected party for the proposed development of the remainder of Erf 281 Struisbaai (Spookdraai) Betty Labuschagne ID 620206 0008 089 Pondokkie street 30, Suiderstrand Mobile: 082 777 6964 -- Betty Labuschagne Pharmacist Mobile phone: 083 290 8431	Date: 16/02/25 Time: 15:05

		082 777 6964	
125.	Tania Theron	Email dated 16 February 2025 Subject: SUBJECT: STRUISBAAI REGISTRATION AS INTERESTED AND AFFECTED PERSON AND OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT . Importance: High Dear Michelle, INTRODUCTION • I am representing myself, Tania Theron, ID 7604020097087, Address: 5 Sunset Drive, Bel'aire Estate, Somerset West • I have a direct interest in the application <u>please register me as an Interested and affected person</u> • I have a close emotional bond with this area and have been visiting this area for years as my son is a keen fisherman. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ◦ Referring to the NEMA act and ICM Act as "Guidelines " .. it is legislative provisions ◦ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ◦ Assertion by the EAP that the proposed <i>development will have a 'moderate negative visual impact'</i> ◦ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is that we visit Struisbaai often due to beautiful scenery and object against this development as we need to protect nature. Refer to Spookdraai generic objection 1.	Date: 16/02/25 Time: 15:05
126.	Moirá Hanekom	Email dated 16 February 2025 Subject: Beswaarde spookdraai Geagte Michelle Registrasie as belanghebbende en geaffekteerde party tot die beoogde ontwikkeling van die res van erf 281, Struisbaai (Spookdraai)	Date: 16/02/25 Time: 15:07

		Registreer my asb. as 'n belanghebbende en geaffekteerder party vir die beoogde ontwikkeling van die res van erf 281, Struisbaai (Spookdraai). My persoonlike gegewens is soos volg: Volle naam en van Maira Stander ID nommer: 6604180238084 Telefoon/Selfoonnommer: 0799362994 E-pos address : redskyecoadventures@gmail.com Vriendelike groete. Maira	
127.	Jan Van Der Merwe	Email dated 16 February 2025 Subject: Spookdraai Geagte Michelle Registrasie as belanghebbende en geaffekteerde party tot die beoogde ontwikkeling van die res van erf 281, Struisbaai (Spookdraai) Registreer my asb. as 'n belanghebbende en geaffekteerder party vir die beoogde ontwikkeling van die res van erf 281, Struisbaai (Spookdraai). My persoonlike gegewens is soos volg: Volle naam en van: jan van der merwe ID nommer: 550215092083 Telefoon/Selfoonnommer: 0764031631 E-pos adres jh.vandermerwe@gmail.com Jan van der Merwe Cell: +27764031631	Date: 16.02.25 Time: 15:32
128.	Chris Brits	Email dated 16 February 2025 Subject: Register my objection against Spookdraai development Please acknowledge receipt of my objection To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 16 FEBRUARY 2025	

		RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. INTRODUCTION • I am representing myself Christiaan Petrus Brits, ID # 591017 5070 080 • I have a direct interest in the application as I own property in Struisbaai – 3 Pamela Crescent, Ocean View Heights. • I believe this development is not suitable for the culture of Struisbaai, Agulhas and Suiderstrand. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. There are numerous incorrect statements made by the EAP in the draft Bar document Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. The grounds and detail of my objection is given below. Regards C BRITS Mobile: 082 775 7015 Refer to Spookdraai generic objection 1.	
129.	Glen	Email dated 16 February 2025 Subject: Spookdraai development objection Kind Regards Glenn To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 16 FEBRUARY 2025	Date: 16/02/25 Time: 16:07

		RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. 16 FEBRUARY 2025 RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. A. INTRODUCTION ☒ I am representing myself Glenn, Castle ID # 6811215117080 ☒ I have a direct interest in the application as I own property in Struisbaai/Agulhas – 7 Cooper Street, Agulhas. ☒ I have a close emotional bond with this area and have been visiting this area For the past 21 years. ☒ The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. ☒ There are numerous incorrect statements made by the EAP in the draft Bar document - o Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions - o Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive - o Assertion by the EAP that the proposed development will have a ‘moderate negative visual impact” - o Blatantly misleading and false statement that the developer has no other options and that the subject property is the only asset available to the developer. ☒ I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. ☒ The grounds and detail of my objection is given below. Regards Name Surname Mobile xxxxxxxxxx Email xxxxxxxx Refer to Spookdraai generic objection 1.	
130.	ANGELIQUE MARIA DU PLESSIS	Email dated 16 February 2025 Subject: Registrasie van ontwikkeling ERF 281 Struisbaai Geagte Michelle Registrasie as belanghebbende en geaffekteerde party tot die beoogde ontwikkeling van die res van erf 281, Struisbaai (Spookdraai) Registreer my asb. as ‘n belanghebbende en geaffekteerder party vir die beoogde ontwikkeling van die res van erf 281, Struisbaai (Spookdraai). My persoonlike gegewens is soos volg: Volle name en van: ANGELIQUE MARIA DU PLESSIS ID nommer: 5204220113081	Date: 16/02/25 Time: 16:26

		Selfoon: 0761022443 E-mail: amdup@mweb.co.za Vriendelike groete. Voorletters en Van: AM du Plessis	
131.	Alte Vermeulen	Email dated 16 February 2025 Subject: Objection - Proposed Spookdraai Residential Development Good day Michelle Attached please find my objection towards the proposed Spookdraai Residential development. Best regards Alet <u>Alet Vermeulen</u> Mobile: +27 83 297 9788 Email: aletmv@gmail.com To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 15 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> C. INTRODUCTION • I am representing myself Alet Vermeulen, ID6906230195085 • I have a direct interest in the application as I own property in L'Agulhas – 62 Main Road and have a close emotional bond with this area and have been visiting this area since my childhood. My great grand parents lived and farmed the area and my grandfather was a fisherman. My children who is now young adults treasure Struisbaai and L'Agulhas and have dreams and hopes to conserve the nature and beauty of this area for their children one day as well. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater	Date: 16/02/25 Time: 17:40

		Struisbaai & Agulhas area. - There are numerous incorrect statements made by the EAP in the draft Bar document - Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions - Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive - Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> - Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> - I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. - The grounds and detail of my objection is given below. Regards Alet Vermeulen Mobile 0832979788 Email aletmv@gmail.com Refer to Spookdraai generic objection 1.	
132.	Piet Neethling	Email dated 16 February 2025 From: Piet <neethling.piet@gmail.com> Sent: Sunday, 16 February 2025 18:38 To: michelle@lornay.co.za Cc: ters conradie <terscon@gmail.com> Subject: Objection Spookdraai development Dear Michelle Attached my objection against the Spookdraai development. Kind regards Piet Neethling 082 443 2088 To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 15 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u>	Date: 16/02/25 Time:

		D. INTRODUCTION • I am representing myself Name, Piet Surname Neethling ID 590730 5093 081 • I have a direct interest in the application as I own property in Struisbaai – Adress 11 Kusweg Oos • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards Name Surname Piet Neethling Mobile 082 443 2088 Email neethling.piet@gmail.com Refer to Spookdraai generic objection 1.	
133.	Johan Nel	Email dated 16 February 2025 Subject: Objection against proposed Spookdraai Residential Development Good Day Michelle, • I have a direct interest in the application as I grew up in Bonnievale and have been vacationing in Struisbaai/Agulhas since childhood, I hereby formally <u>object against</u> the proposed Spookdraai Residential Development – specifically referring to the Pre-application / Draft basic assessment report (https://lornay.co.za/wp-content/uploads/2025/01/Pre-App-Draft-BAR-re281-Struisb-310125.pdf) • The specific part of the purposed development is an iconic heritage spot of Spookdraai (most persons who drive to the most Southern point of Africa will take a photo of the iconic bay just before Spookdraai), which is used by everyone who walk along the footpaths and fish from the coast, many people enjoy the beach here with family and friends for beach days/picnics etc. • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. Michelle, grateful if you could please confirm receipt of my objection as I strongly believe the proposed development is against the Integrated Coastal	Date: 16/02/25 Time: 20:21

		Management Act, 2008 and is situated within the Coastal protection zone – This will be an undesirable development from a future sustainability point of view as the coast of Struisbaai/Agulhas needs to be protected for future generations. Regards, Johan Nel ID # 700719 5026 081 Mobile: 083 378 7984 Email: johannel@reutech.co.za <u>Further detail of my objection below:</u> Refer to Spookdraai generic objection 1.	
134.	Gert Streicher	Email dated 16 February 2025 Subject: Spookdraai Residential development (Objection - G.J. Streicher) Hey Michelle, Please accept the below summary attached as my formal objection against the proposed Spookdraai Residential Development. I have studied the attached Pre-application/draft Basis Assessment Report in detail and the grounds of my objection is set out below. In summary, I would like to emphasize the fact that the development proposal is considered to be completely inappropriate and undesirable from a local and provincial heritage perspective, as well as from an economic and future sustainability point of view. A. <u>INTRODUCTION</u> -I am representing myself, Gert Jacobus Streicher (ID: 8904215272084) - I have a direct interest in the application as my family owns property in Agulhas (Van Breda Street 17). -Apart from my family having visited this area for several generations, I have fond personal recollections of this area which stretch back to early childhood. (Catching small fish and stalking crabs in the small rock pools as a young boy; snorkelling and surfing the local reefs; enjoying the splendour of the local marine landscape in long walks along the coastal footpath with family and friends, etc.). These memories might betray a very personal, and all too subjective sentiment, to mention as an objection to the case of the Residential development at hand. Yet the communal, appreciative attachment to this landscape, which necessarily forms part of its heritage, is at once personal and public (and all the more so if we have sufficient regard for generations to follow). Mentioned above are memories of occasions, which are deeply defined by the place where they occurred. Occasion is to time what place is to space. If the residential development is allowed, it would undermine the area, environmentally as well aesthetically, and might set a precedent for similar developments in the local area in the future. This can not be allowed to happen, as future generations will necessarily lose access to an experiential field deeply defined by a landscape, which implies an inestimable qualitative loss of heritage. -The proposed development would not be in the interest of the wider community. The application is against the law and is undesirable as the development contemplated therein will have a <u>significant negative impact</u> on the greater Struisbaai & Agulhas community and many generations to come. - It is important to note that the proposed development will spoil the environment <u>as also clearly admitted by the Applicant's own experts</u> – surely this must be considered as a red flag?	Date: 16/02/25 Time: 23:35

		- I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. - The grounds and detail of my objection is given below. Regards Gert Streicher Mobile 066 204 2884 Email: gertmagegeba@gmail.com Refer to Spookdraai generic objection 1.	
135.	Conrad du Toit	Email dated 17 February 2025 Subject: OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI Michelle Please find attached my: OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI Kind Regards, CONRAD DU TOIT GM: Wood & Logistics Dutoit Transport Office: +27 23 313 4500 Mobile: +27 825661323 Website: www.dutoitagri.co.za To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 15 FEBRUARY 2025 RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. INTRODUCTION • I am representing myself Willem Conradie du Toit, ID 6908195085087 • I have a direct interest in the application as I own property in Struisbaai – 83 Marine Drive • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. There are numerous incorrect statements made by the EAP in the draft Bar document Referring to the NEMA act and ICM Act as “Guidelines “it is legislative	Date: 17/02/25 Time: 06:56

		provisions Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive Assertion by the EAP that the proposed <i>development will have a 'moderate negative visual impact'</i> Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. The grounds and detail of my objection is given below. Regards Willem Conradie du Toit Mobile 0825661323 Email conrad@dutoit.com 2 Refer to Spookdraai generic objection 1.	
136.	Matthias Streicher	Email dated 17 February 2025 Subject: Objection : Proposed Spookdraai Residential Development Good-afternoon Michelle, Please accept the below summary as my formal objection against the proposed Spookdraai Residential Development. I have studied the attached Pre-application/draft Basis Assessment Report in detail and the grounds of my objection is set out below. In summary, I would like to emphasize the fact that the development proposal is considered to be completely inappropriate and undesirable from a local and provincial heritage perspective, as well as from an economic and future sustainability point of view. A. INTRODUCTION ü I am representing myself, Matthys J. Streicher, ID 8912085200085 ü I have a direct interest in the application as my family owns property in Agulhas – 17 Main Road. ü I have been visiting this area since my early childhood and I have endless special memories of the area: From fishing in the coastal pools as a young child, walks along the footpath, sunset picnics with family and friends, etc. This area is inseparably part of my heritage and will always be close to my heart. ü The proposed development would not be in the interest of the wider community. The application is against the law and is undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas community and many generations to come. ü It is important to note that the proposed development will spoil the environment as also clearly admitted by the Applicant's own experts – surely this must be considered as a red flag? ü I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. ü The grounds and detail of my objection is given below. Regards	Date: 17/02/25 Time: 08:00

		Matthys J. Streicher Mobile 0724766102 Email: matthias@streichers.co.za Refer to Spookdraai generic objection 1.	
137.	Johan Janse van Rensburg	Email dated 17 February 2025 Subject: RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 17 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> E. INTRODUCTION • I am representing myself Johannes Jacobus Janse van Rensburg, ID 670305 5009 081 • I have a direct interest in the application as I own property in Struisbaai , 19 Kus Way North • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ▪ Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below in Part B to G and Addendum of this email. Regards JJ Janse van Rensburg, Pr Eng 950018 Trustee : JJJ van Rensburg Familie Trust Owner Stand 440 Struisbaai Cell :082 413 1192 Email johan@leporogo.co.za Refer to Spookdraai generic objection 1.	Date: 17.02.25 Time: 08:25

138.	Christo Eygelaar	Email dated 17 February 2025 Subject: FW: PERSOONLIKE GUNSIE ASB (as jy wil) Importance: High To : Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 17 FEBRUARY 2025 Dear Michelle, SUBJECT: STRUISBAAI REGISTRATION AS INTERESTED AND AFFECTED PERSON AND OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT . • I am representing myself, AC Eygelaar , ID 6004125014080 Address: 5a Stonehedge Crescent, Beverley Grove, Port Elizabeth • I have a direct interest in the application <u>please register me as an Interested and affected person</u> • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as “Guidelines “.. it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is that we visit Struisbaai often due to beautiful scenery and object against this development as we need to protect nature. Refer to Spookdraai generic objection 1.	Date: 17/02/25 Time: 08:43
139.	Hercules Myburgh	Email dated 17 Febraury 2025 Subject: Sppodraai development To Michelle Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 15 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> F. INTRODUCTION	Date: 17/02/25 Time: 08:50

		• I am representing myself Hercules and Annalize Myburgh • I have a direct interest in the application as I own property in Struisbaai – 119 Marine Ave, Struisbaai. • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards Hercules Myburgh Mobile - 0824431611 Email – hercules@fabfresh.co.za Refer to Spookdraai generic objection 1.	
140.	Lesca De Wet	Email dated 17 February 2025 Subject: Spookdraai More Michelle. Ek het jou nr by Ters Conradie gekry. Ek wil ook graag objeksie aanteken teen die nuwe Uitbreiding wat te Spookdraai beplan is. Kan jy asb vir my se wat my te doen staan? Vriendelike groete Lesca de Wet (Eienaar Oceanview Drive nr 160) Sent from my iPhone	Date: 17/02/25 Time: 08:50
141.	Leon Lubbe	Email dated 17 Febraury 2025 Subject: Spookdraai objections Dear Michelle, Please see attached document for your attention. To Michelle Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za	Date: 17/02/25 Time: 09:29

		17 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> G. INTRODUCTION • I am representing myself Hercules and Annalize Myburgh • I have a direct interest in the application as I own property in Struisbaai – 119 Marine Ave, Struisbaai. • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards Hercules Myburgh Mobile - 0824431611 Email – hercules@fabfresh.co.za Refer to Spookdraai generic objection 1.	
142.	Lauren Knobel	Email dated 17 February 2025 To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 15 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> H. INTRODUCTION • I am representing myself Name, Surname ID # xxxxxx xxxx xxx • I have a direct interest in the application as I own property in Struisbaai/L’Agulhas– Adress or I vacation here ..or ... • I have a close emotional bond with this area and have been visiting this area since my childhood.	

		• The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & L'Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as "Guidelines "it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a 'moderate negative visual impact'</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards Lauren Knobel Mobile 0727030062 Email LaurenK538@gmail.com Refer to Spookdraai generic objection 1.	
143.	Alett Bruwer	Email dated 17 February 2025 From: Alett Bruwer <alett.bruwer@gmail.com> Sent: Monday, 17 February 2025 10:02 To: michelle@lornay.co.za Cc: terscon@gmail.com Subject: Objeksie Spookdraai Beste Michelle, Vind asseblief aangeheg. Met dank Alett Bruwer 082 92 89698 To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 17 FEBRUARY 2025	Date: 17/02/25 Time: 10:02

		<u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> I. INTRODUCTION • I am representing myself Alett Bruwer, Id 7707100090086 • I have a direct interest in the application as I own property in Struisbaai – Adress Nerina street 21. • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards Alett Bruwer Mobile 0829289698 Email alett.bruwer@gmail.com Refer to Spookdraai generic objection 1.	
144.	Christa Visser	Email dated 17 February 2025 Subject: Fwd: Condensed Objection 15022025.docx Nicolaas Visser (die6visser@gmail.com) het die volgende dokument aangeheg: Condensed Objection 15022025.docx To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 17 FEBRUARY 2025 RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. 1. INTRODUCTION	Date: 17/02/25 Time: 10:05

		• I am representing myself. My name is Nicolaas Visser Surname ID # 5309055057087 • I have a direct interest in the application as I own property in Struisbaai – Adress: 33 Port Jackson Ave Struisbaai. • I have a close emotional bond with this area and have been visiting this area since 1984. I stay here permanently since 13 January 2011. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document • Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions • Asserting that the proposed development is in line with existing residential development in this area while it is entirely inconsistent with properties seaward of Marine Drive • Assertion by the EAP that the proposed development will have a ‘moderate negative visual impact’ • Blatantly misleading and false statement that the developer has no other options and that the subject property is the only asset available to the developer. • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards Nic Visser Mobile 08292599205 Email die6vissters@gmail.com Refer to Spookdraai generic objection 1.	
145.	Lauren Knobel	Email dated 17 February 2025 Subject: Re: Objection Spookdraai Development Apologies, resubmitting with Name and ID number filled in To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 15 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> J. INTRODUCTION • I am representing myself, Lauren Knobel ID # 9607050206088 • I have a direct interest in the application as I own property in Struisbaai/L’Agulhas– Adress or I vacation here ..or ... • I have a close emotional bond with this area and have been visiting this area since my childhood.	

		• The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & L'Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as "Guidelines "it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a 'moderate negative visual impact'</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards Lauren Knobel Mobile 0727030062 Email LaurenK538@gmail.com Refer to Spookdraai generic objection 1.	
146.	Laenette Bruwer	Email dated 17 February 2025 Subject: Signed petition To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 15 FEBRUARY 2025 RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. INTRODUCTION I am representing myself Laenette, Bruwer ID 0408130393080 I have a direct interest in the application as I own property in Struisbaai – Nerina str 21 I have a close emotional bond with this area and have been visiting this area since my childhood. The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. There are numerous incorrect statements made by the EAP in the draftBar document Referring to the NEMA act and ICM Act as "Guidelines "it is legislative provisions Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive Assertion by the EAP that the proposed <i>development will have a 'moderate negative visual impact'</i> Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for	

		submissions. The grounds and detail of my objection is given below. Regards Name Surname: Laenette Bruwer Mobile :0797016148 Email: Laenette.bruwer@gmail.com Refer to Spookdraai generic objection 1.	
147.	Christa Visser	To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 17 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> 1. INTRODUCTION • I am representing myself. My name is Christiena Visser Surname ID # 5308270044086 • I have a direct interest in the application as I own property in Struisbaai – Adress: 33 Port Jackson Ave Struisbaai. • I have a close emotional bond with this area and have been visiting this area since 1984. I stay here permanently since 13 January 2011. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document • Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions • Asserting that the proposed development is in line with existing residential development in this area while it is entirely inconsistent with properties seaward of Marine Drive • Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> • Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards Christa Visser Mobile 0823244489 Email die6vissters@gmail.com Refer to Spookdraai generic objection 1.	

148.	Carin Niemand	Email dated 17 February 2025 Subject: Objection - Proposed Spookdraai Residential Development Good morning Michelle, Please find attached hereto an objection letter against the proposed Spookdraai Residential Development from Jeanette Bruwer, owner of property at 35 Kusweg Oos, Struisbaai. Kind Regards Carin Niemand on behalf of Jeanette Bruwer SPRINGFIELD ESTATE T: +27 (0) 23 626 3661 E: www.springfieldestate.com To: Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 17 FEBRUARY 2025 RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. INTRODUCTION • I am representing myself Jeanette Bruwer with ID # 630610 0184 089. • I have a direct interest in the application as I own property in Struisbaai – Adress: 35 Kusweg Oos, Struisbaai. • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. There are numerous incorrect statements made by the EAP in the draft Bar document Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. The grounds and detail of my objection is given below. Regards Jeanette Bruwer	Date: 17/02/25 Tme: 10:25
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		Mobile: 083 626 6940 Email: jeanette@springfieldestate.com 2 Refer to Spookdraai generic objection 1.	
149.	Dinie Vann Niekerk	Email dated 17 February 2025 Subject: Objection to Spookdraai To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 15 FEBRUARY 2025	Date: 17/02/25 Time: 10:46

		<u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> K. INTRODUCTION • I am representing myself Name, Surname ID # xxxxxx xxxx xxx • I have a direct interest in the application as I own property in Struisbaai – Adress or I vacation here ..or ... • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards Name Surname Mobile xxxxxxxxxx Email xxxxxxxx Refer to Spookdraai generic objection 1.	
150.	Amber Stynes	Email dated 17 February 2025 Subject: Objection notice To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 15 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> L. INTRODUCTION	Date: 17/02/25 Time: 11:04

		• I am representing myself Amber Stynes ID 8212280224083 Cellphone 0828982426 • I have a direct interest in the application as I own property in Struisbaai/L'Agulhas– Adress 7 Susan Street, Oceanview Heights, Struisbaai • I have a close emotional bond with this area and have been visiting this area since my childhood. My parents used to own 34 Church Street, Struisbaai and my children have spent many holidays here. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & L'Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards Amber Stynes Mobile 0828982426 Email amberleighstynes@gmail.com Refer to Spookdraai generic objection 1.	
151.	Elsabe Pretorius	Email dated 17 February 2025 Subject: Objection against proposed Spookdraai residential developement Struisbaai Good day, Please find attached my letter of objection. Kind regards, IEM Pretorius To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 15 FEBRUARY 2025 RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. A. INTRODUCTION	Date: 17/02/25 Time: 11:07

		☒ I am representing myself Isabella, Pretorius ID # 69120 0039 089 ☒ I have a direct interest in the application as I own property in Struisbaai – 16 Skulphoek, Landa street, Struisbaai. ☒ I have a close emotional bond with this area and have been visiting this area since my childhood. ☒ The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. ☒ There are numerous incorrect statements made by the EAP in the draft Bar document - o Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions - o Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive - o Assertion by the EAP that the proposed development will have a ‘moderate negative visual impact” - o Blatantly misleading and false statement that the developer has no other options and that the subject property is the only asset available to the developer. ☒ I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. ☒ The grounds and detail of my objection is given below. Regards Isabella Pretorius Mobile 083-231-0668 Email elsabepret1@gmail.com Refer to Spookdraai generic objection 1.	
152.	JC de Clerk	Email dated 17 February 2025 Subject: BEPLANDE SPOOKDRAAI ONTWIKKELING Good day Attached official objection to the Spookdraai Ontwikkeling. Please acknowledge receipt. Regards JC DE CLERK To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 17 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u>	Date: 17/02/25 Time: 11:10

		M. INTRODUCTION • I am representing myself JC de Clerk, ID: 7403275051083 • I have a direct interest in the application as I own property in Struisbaai – Adress: 41 Krom Street, Struisbaai. • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards JC de Clerk Mobile : 082 854 6812 Email : jc@optimumgroup.co.za Refer to Spookdraai generic objection 1.	
153.	Niel Marais	Email dated 17 February 2025 Subject: Struisbaai Registration as interested and affected party to proposed Spookdraai residential Development Good day Michelle, I hope this email finds you well. Please find attached my objection to the proposed residential development in Spookdraai, Struisbaai, Western Cape. If you have any questions, please do not hesitate to contact me. Kind regards, Niel	Date: 17/02/25 Time: 11:31

		-- Niel Marais To: Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 13 FEBRUARY 2025 RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI. A. INTRODUCTION I, NH Marais ID no: 940726 5047 082, hereby submit my formal objection to the proposed development/application concerning the proposed Spookdraai Residential Development Remainder Portion 281. My objection is based on the following grounds: 1. Direct Interest in the Matter I have a vested interest in this application as my family owns property at 159 Marine Drive, Struisbaai. Accordingly, I am directly affected by any developments or decisions impacting this area. 2. Personal and Emotional Connection to the Area I have a deep-rooted, long-standing connection to Struisbaai and its surroundings, having visited the area since my childhood. This strong bond heightens my concern about any proposed developments that could undermine the environmental, aesthetic, or ecological integrity of the region. Further, the land in question holds significant sentimental value, which would be disregarded by this development. 3. Legal and Environmental Concerns The proposed development is contrary to applicable legal and environmental regulations. It is undesirable, as it will likely result in significant adverse effects on the greater Struisbaai and Agulhas areas. Such impacts may include, but are not limited to, environmental degradation, disruption of the coastal ecosystem, and detriment to the cultural and scenic value of the region. 4. Reservation of Rights I expressly reserve the right to supplement this objection with additional supporting documentation, evidence, or expert opinions should further time for submissions be permitted. 5. Grounds for Objection The detailed grounds for my objection are set out below I request that this objection be duly considered in the decision-making process and that I be kept informed of any further developments regarding this application. Niel Hardus Marais Email: niela.marais@gmail.com Cell: +61 448 246 404 Refer to Spookdraai generic objection 1.	
154.	Mermaid Guesthouse	Email dated 17 February 2025 Subject: Objection against development spookdraai	

		Good day, Please see attached document. Thank you Mermaid Staff To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 15 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> N. INTRODUCTION • Mermaid GH representing our staff , Mariet Wessels, Veronica Adams, Lawrence Mupetwa, Madelein Wilschutt • We have a direct interest in the application as we own property in Struisbaai and work in Struisbaai – 8 Protea Rd, Struisbaai and staff residing in Struisbaai, North • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards (See signed page separate) Mermaid Guesthouse Staff Mobile 0797782685 Email info@mermaidguesthouse.com Refer to Spookdraai objection 1.	
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155.	Tertia Castelyn	Email dated 17 February 2025 Subject: Objection - Spookdraai Good day, Please see my objection attached Tertia To Lornay Environmental Consulting Att: Michelle Naylor Email: michelle@lornay.co.za 15 FEBRUARY 2025 <u>RE OBJECTIONS AGAINST PROPOSED SPOOKDRAAI RESIDENTIAL DEVELOPMENT STRUISBAAI.</u> O. INTRODUCTION • I am representing myself Tertia, Castelyn ID # 6705190006088 • I have a direct interest in the application as I own property in Struisbaai – Ocean View Heights • I have a close emotional bond with this area and have been visiting this area since my childhood. • The application is against the Law and undesirable as the development contemplated therein will have a significant negative impact on the greater Struisbaai & Agulhas area. • There are numerous incorrect statements made by the EAP in the draft Bar document ○ Referring to the NEMA act and ICM Act as “Guidelines “it is legislative provisions ○ Asserting that the proposed development is in line with existing residential development in this area while it entirely inconsistent with properties seaward of Marine Drive ○ Assertion by the EAP that the proposed <i>development will have a ‘moderate negative visual impact’</i> ○ Blatantly misleading and false statement that <i>the developer has no other options and that the subject property is the only asset available to the developer.</i> • I reserve the right to supplement this letter of objection with further supporting information and documentation within any extended time permitted for submissions. • The grounds and detail of my objection is given below. Regards	Date: 17/02/25 Time: 11:39

		Tertia Castelyn Mobile 0712801260 Email tertiicastelyn@gmail.com Refer to Spookdraai generic objection 1.	
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