



REFERENCE: 16/3/3/5/D6/29/0003/25
DATE OF ISSUE: 17 April 2025

The Managing Director
Exact Trade 139 (Pty) Ltd
23 Hibernia Street,
GEORGE
6530

Attention: Mr PW Steinberg

Tell: 061 431 4312

E-mail: pw@steinbergs.co.za

Dear Sir,

COMMENT ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR PROPOSED EAGLES CREEK RESIDENTIAL DEVELOPMENT ON PORTIONS 187, 188 AND THE REMAINDER OF PORTION 47 OF THE FARM VYF BRAKKENFONTEIN 220, MOSSEL BAY

1. The abovementioned Draft Environmental Impact Report ("DEIR") compiled by the registered Environmental Assessment Practitioner ("EAP"), Mr. Michael Bennett (EAPASA No: 2021/3163) of *Sharples Environmental Services* ("SES") and assisted by Candidate Environmental Assessment Practitioner ("Candidate EAP") Ms. Lu-anne de Waal (EAPASA No: 2024/7962), which document was received by this Department on 14 March 2025 for comment until 17 April 2025, refers.
2. This Directorate has reviewed the document and provides the following comment:

2.1. The EIR does not fully comply with all the regulatory requirements set out in Regulation 32(1)(a) of the Environmental Impact Assessment Regulations, 2014 (Government Notice No. R. 982 of 4 December 2014, as amended) ("*EIA Regulations, 2014*").

2.2. It is noted that the approved Environmental Authorisation entailed the establishment of 111 group housing units and that the proposed amendment is to reduce the total number of group housing units to a total number of 103. The impact report does not contain a clear comparative assessment between what is approved and the change that are proposed.

Regulation 32(i)(a)(i) requires that you to clearly demonstrate what the change in impact will be and how it compares with what is approved. In this regard an assessment with the total number of units vs. the amended layout with 103 group housing units should be provided. Together with this requirement, the advantages and disadvantages associated with the proposed change must be described.

2.3. Further to the above, considering the changes to the layout and the roads, specific attention must be given to the changes to the storm water infrastructure designs, even though storm water will be channelled into natural drainages according to the approved engineering drawings, it is expected that the previous layout will need to be changed.

2.4. The report must also clearly detail any changes to the EMPr.

3. In accordance with Regulation 32, the Department hereby stipulates that the report must be submitted to this Department for decision within **90 days** from the date of receipt of the application by the Department. If however, significant changes have been made or significant new information has been added to the report, the applicant/Environmental Assessment Practitioner must notify the Department that an additional 50 days (i.e. 140 days from the date of receipt of the application) will be required for submission of the report. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report/additional information.

The report must contain the information as prescribed by Regulation 32 of EIA Regulations, 2014.

If the report is not submitted within 90 days, or 140 days where an extension is applicable, the application shall lapse in terms of Regulation 45 of Government Notice Regulation No. 982 of 4 December 2014 and your file will be closed. Should you wish to continue, a new Application Form must be submitted and the prescribed application fee paid.

4. Please note that the proposed amendment may not be implemented prior to the granting of this application for amendment by this Directorate.
5. This Directorate awaits the submission of the final EIR for decision-making purposes.
6. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any information received.

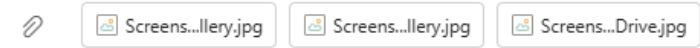
Yours faithfully

pp **Francois Naudé** Digitally signed by Francois Naudé
Date: 2025.04.17 07:41:46 +02'00'

HEAD OF DEPARTMENT
ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Copied to: EAP: Michael Bennett
Candidate EAP: Lu-anne de Waal

E-mail: michael@sescs.net
E-mail: luanne@sescs.net



NS Nardo Spies
To: You

Reply Reply all Forward ...
Wed 16 Apr 2025 21:34

You forwarded this message on Thu 17 Apr 2025 11:54



3 attachments (6 MB) Save All Attachments

I, as a permanent resident of Vogelsang in my private and personal capacity, hereby appeal that the approval of above development not be granted for the following reasons.

The access road connecting the eastern and western parts of the development is a major concern and will put the whole environmental area at unnecessary risk.

- This is the only part of the construction plan that still falls inside the important 15m buffer, which was introduced to make the impact of the construction less. Erwen or plots that fell in the 15m buffer was moved out, but why not the road? Surely if it is this important, the road should also be moved out of the buffer zone.
- The buffer should be viewed as a valuable green space, supporting local biodiversity and only low impact recreational activities (e.g. walking or bird watching) are permitted. Building a road in the buffer area is totally contradictory.
- Given the close proximity of the road to the watercourse and the steepness of the banks, fill will most likely extend into the channel of the watercourse which would require that the channel be diverted further to the north. The impact of this will have negative consequences to the surrounding fragile environment and wetlands downstream and is not a good option as stated in the Freshwater Assessment.
- The other option given in the report is the stabilization of the river-bank using gabions or a concrete retaining wall. This will result in a hardened surface along that section of the river bank. This results in a localized change in flow hydrodynamics (e.g. deflection of energy, increased flow speed during high flow events) which can result in unanticipated scouring and erosion of the unprotected opposite banks.

Both of the above mentioned options holds an unnecessary risk for the river, wildlife and the greenbelt area as a whole.

- A road alongside the watercourse with steep retaining walls eliminates access for animals like bushbuck, tortoises, porcupines, monkeys, mongoose ect. to the rest of the wetland via the southern bank and narrows an already very narrow greenbelt even further (see attached photo of bushbuck where road is intended). With the resulting narrowing of the greenbelt, along with the multiple houses that is planned, these animals will be totally lost to the eastern area of Vogelsang.
- Assimilative capabilities of the wetland are fairly limited, thus any pollutants or waste from construction of a road or nearby houses will have a detrimental effect on the environment.
- The Freshwater Assessment report states that there is no other alternate option for access to the western section of the development, but there is.

Windsrael str can easily be used as an alternate access road (as marked in red on attached photo - see figure 11).

This will eliminate all of the above mentioned issues and dangers to the environment.

The sole reason I bought my property in Vogelsang was to enjoy the peace and tranquility it has to offer through the beauty of nature and to raise my children in such a great environment. Not to mention the loss of privacy we will suffer from the daily commute of countless cars past my peaceful property in a day. My family and mostly all other residents of Vogelsang, Island View and Twee Kuilen, across the N2, does not want to see this be lost, as many other natural areas in Mossel Bay has been.

I hope that, for a change, the correct decision will be made in favor of our dwindling environment.

Thank you

Mathys Leonard Spies

(preferred way of correspondence)

Public participation Eagle Creek

SG Simone Gauche [redacted]
To: You

Reply Reply all Forward ...
Wed 16 Apr 2025 20:38

You forwarded this message on Thu 17 Apr 2025 11:56

To whom it may concern

As a permanent resident of Vogelsang, in Mossel Bay, I am writing to formally object the proposed development in Vogelsang, Mossel Bay, due to its significant potential impact on the adjacent watercourse and wetland and the environmental impact thereof.

To quote James Dabroski from Confluent Environmental Pty (Ltd) : The proposed Eagle Creek development is bordered by a perennial stream and channelled valley bottom wetland along its northern boundary. The Present Ecological State (PES) of the wetland is Moderately Modified (C). The watercourse is confined by a very steep embankment which is **vulnerable** to disturbance typically associated with urban developments (e.g. stormwater runoff and erosion, clearing of natural vegetation for lawns which reduced bank stability, establishment of alien invasive plant species etc.).

Based on the provided report, my grounds for objection are as follows:

1. The Impact Assessment on the watercourse and Wetland seems inadequate: The report mentions that the development will take place within the regulated area of a wetland and triggers Section 21(c) and (i) water uses. The initial building plans sent to the municipality and approved in 2021 did not include this access road connecting the eastern and western part of the development. The housing has been moved out of the 15 m buffer zone but this road will still be in this buffer zone.
2. Regarding the proposed mitigation measures they seem insufficient (Table 4). I would like to argue that they are not robust enough to adequately protect the watercourse and wetland. The measures for controlling erosion and sedimentation during construction are not detailed or stringent enough. Both options mentioned will still cause significant erosion and sedimentation and increase the risk of flooding in an already sensitive ecosystem as well as disrupt the delicate ecosystem and biodiversity supported by the perennial stream.
3. With regards to the 15m Buffer Zone: The report heavily relies on the 15m buffer zone for protection. But this buffer is not adequate to protect the ecological functioning of the watercourse and wetland, especially considering the scale of the development and the potential for edge effects. Also it should be noted that as recently as 1994 the area which the proposed development will be built has flooded. Why was a development of this size and scale been approved at all in a protected wetland area?
4. Potential for Erosion and Pollution from the proposed stormwater management: The development proposes to discharge stormwater into the watercourse. The wetland is very sensitive to waste and pollution and this will have a detrimental effect on the environment, especially given the scale of the proposed plans.
5. Discharge onto Steep Slopes: The report mentions that stormwater must not be discharged directly onto the steep slopes of the southern embankment. But how will this will be guaranteed and what measures will be in place to prevent it? Who will be accountable to monitor this and mitigate the effects if it should occur?
6. The construction phase will significantly impact and disturb the natural habitat of multiple animals. The report acknowledges the potential for loss of instream and riparian habitat during construction. I would like to argue that the measures to minimize this disturbance are insufficient. The wetland is classified as "sensitive" and sustains antelope, tortoises, turtles, mongoose, several types of birds and indigenous flora, including milkwood trees. The area was re-zoned from agricultural to housing which will destroy the green belt as well as disrupt the delicate ecosystem and biodiversity supported by the perennial stream. According to the municipal Spatial Development Framework, the area should be conserved, not developed.
7. Sedimentation of the watercourse during construction is a significant risk. It is impossible to know whether the proposed measures to control sedimentation, such as silt fences and check dams, are adequate.
8. Construction activities should not be permitted within the buffer zone especially given the fact that there is a existing road which can and should rather be used that will not have such a significant impact on the environment and increase the flood risk. Implementation of an adequate sized buffer is therefore considered important for the long-term protection of the watercourse. The access road connecting the eastern and western portion of the development however remains in the buffer. Given the close proximity of the road to the edge of the very steep embankment, infilling along the embankment or an engineered retaining wall will be required, which will most likely extend into the banks and bed of the watercourse – possibly requiring a partial diversion of the channel of the watercourse. This activity represents a Medium risk to the watercourse, prompting the need for

Modification to instream habitat and channel morphology caused by construction of a section of the access road connecting the western and eastern portion of the development.

Some infrastructure – or part thereof - (sewage pipeline, stormwater outlets, and road crossing) falls within or immediately adjacent to the 1:100 year floodline of the river.

9. Adequacy of Rehabilitation plan: The plan is too vague or does not provide sufficient detail on how the disturbed areas will be effectively rehabilitated and monitored once this road and storm water drainage system has been built and who will take responsibility for this monitoring. The municipality has made it clear that they do not take any responsibility in this regard. If so, who will be held responsible?
10. The report mentions the presence of invasive species. This is true but there is also endangered species and indigenous flora present in the area. There is no detailed and long-term plan for the control and removal of these species. I would like to argue that we cannot simply strip the good with the bad.
11. The design of the culvert bridge is critical to ensure that it does not impede flow or cause flooding. But there does not appear to be any option that does not cause sedimentation, increased erosion and unpredictability in flow of the river.
12. The construction of the road connecting the western and eastern sections is a major concern, as it is planned to be adjacent to the watercourse and in the buffer zone. The report seems to allege that there is a lack of alternative options, but this is not the case. On the original plans this new access road was not mentioned and an existing road, Windswael street, was used. This new access road will put the whole environmental area at unnecessary risk. It is unclear why it has become a "necessary" disruption to this ecosystem as the original town planning application that was approved by the municipality did not include this new road. There is no transparency as to why a new access road and changes to the flow of the river is necessary. As part of the said application processes, investigations were conducted on the entire terrain to determine its environmental sensitivity. This discrepancy raises serious concerns about the accuracy and completeness of the environmental impact assessment, especially given the significant changes to the original plans.
13. Degradation of watercourses as a result of increased edge effects, including water quality changes, litter, erosion, dumping and alien invasion associated with localised increase in the residential population.

This proposed road in the buffer zone is also adjacent to our property. On the plan it is not clear whether the legal requirement of space adjacent to our erf will be left open. This will mean more infilling of the embankment and I am not certain that this has been taken into account.

We purchased property in Vogelsang due to the beautiful environment and enjoy the wildlife in this beautiful green belt. The area once known as Vakansieplaas is of significant historical significance to the Mossel Bay area.

The residents of Vogelsang, Island View and Twee Kullen, including myself, are deeply concerned about the lack of transparency and public participation in this process. In light of significant changes to the original plans we want this process to be reinitiated and reconsidered. We urge you to thoroughly address these objections and to prioritize the protection of the sensitive ecosystem in this area. The only reason for a development of this size in a sensitive wetland is for financial gain of the parties involved. It is not in the best interest of the environment or the residents of Mossel Bay. Removing only eight units from the proposed development plans will unfortunately not be enough to protect this wetland and the animals and plantlife it sustains.

We hope that our objections will be addressed.

Regards
Simone Gauche

Portion 187 & 188 Vyfbrakkefonteinen

NR Nina van Rooy [redacted]
To: You

Reply Reply all Forward ...
Wed 26 Mar 2025 12:37

Hi Luanne,
Please add me to the interested parties for this matter. Thank you 😊



Eagle Creek development - Vogelsang Landgoed, Mossel Bay

JL J Liebenberg [redacted]
To: You
Cc: christie liebenberg

Reply Reply all Forward ...
Wed 26 Mar 2025 08:06

Dear Lu-anne,

I kindly request that you register us as Interested and Affected Parties for the project and please provide us with the Environmental Impact Assessment Report and documentation available for review.
Our contact details are as follows:

Jana Liebenberg [redacted]
Christiaan Liebenberg [redacted]

If any additional information is required for our registration, please let me know.

Kind regards,
Jana

Reply Reply all Forward

FW: Oppertunity to register as an I&AP(Interested and Affected Party):Proposed Amendment of the EA for the Proposed Eagle Creek Development , Portions of 187 and 188 and the remainder of portion 47 of the farm 5 Brakkenfontein220 Mossel Bay: DEAD Ref 16/3

From: **Richard Smith** <[REDACTED]>
Date: Tue, 18 Mar 2025 at 19:18
Subject: Oppertunity to register as an I&AP(Interested and Affected Party):Proposed Amendment of the EA for the Proposed Eagle Creek Development , Portions of 187 and 188 and the remainder of portion 47 of the farm 5 Brakkenfontein220 Mossel Bay: DEAD Ref 16/33/5/D6/29/0003/255 Brakkefontein
To: <luanne@sescs.net>
Cc: Ugo Estrado <[REDACTED]>

Good day Lu-anne de Waal,
I would like to register as an I&AP to this proposed development.
Comments:
I OBJECT against this development for the following reasons:

The development is in a wetland area and is against laws that rule Nature Conservation,Protection of Natural Wetlands and Urbanization of rural areas.
Vogelsang landgoed is a pristine estate boasting of a small river(Twee Kuilen river) passing through the estate as well as an adjacent wetland and mountain area. The development will have a huge impact on the natural flow of the river as well as the fauna and flaura and animals that are found in the river area eg: Cape clawless otter,Terrapin, 2 Kingfisher species (Brown hooded/Pie) Egyptian geese, The scares Moorhen that breeds here, Three species of Cormorant birds, Burchalls Cuckoo,Crabs,small fish species and many other waterinsects that feeds the animals and birds in the area.
There are 3 natural springs in Vogelsang langoed, which overflows into the Twee Kuilen river and will be severely affected by this proposed development. We are proud of our nature and surrounding mountains. It hosts a lot of animals eg : Bushbuck,Tortoises,Porcupine,Owls, 19 Bird species,Fynbos, Melkhout,Acacia, Noem Noem shrubs,Protea plants and many more.
The development is a real threat of pollution to the river as well as the animals and birds that are found in the proximity of it.
The entrance to our estate from Sioux street and Louis Fourieweg is not developed to handle heavy traffic and it is foreseen that with the proposed development more traffic will lead to congestion and deterioration of the existing road.It will be a safety hazard to motorists,pedestrians and cyclists using this road.
The proposed Henra road connecting the road from Island View to Vogelsang will add to traffic volumes in our complex. It is a known fact that veldfires pose a risk in this area and if the one and only entrance is threatened by a fire or an accident on these roads,the Emergency services could severely be hampered in the execution of their duties and peoples lives could be at risk.
Vogelsang estate experiences from time to time a drop in water pressure in our taps and more households will worsen the matter.
The proposed sewerage pump station for the new estate is also a threat of spillage and pollution into the river system and the Twee Kuilen complex downstream. It happened before and could happen again.
Thank you for the opportunity to participate in this EIA .

Greetings
Richard Smith
[REDACTED]

Contact details as requested:
Richard Smith
email [\[REDACTED\]](mailto:[REDACTED]) (preferred method of notification)
cellar:[REDACTED]
Personal interest: Home owner of erven [REDACTED], dwelling [REDACTED] Vogelsang landgoed Hartenbos/ Mosselbaai.

RE: Amendment of EA for the Proposed Eagle Creek Development, Ref 16/33/5/D6/29/0003/25

UE

Ugo Estrado <[REDACTED]>
To: You

Reply Reply all Forward ...
Fri 21 Mar 2025 13:16

Good day Ms Lu-Anne de Waal

In response to the invitation to register as an I & AP to the proposed amendment of the EA for the Proposed Eagle Creek Development on Portions 187 and 188 and the remainder of portion 47 of the farm 5 Brakkenfontein 220, Mossel Bay,

I would hereby like to register as an affected party in this matter.

Name: Hugo Esterhuizen
Address: [REDACTED]
Erf No: [REDACTED]
Contact details: [REDACTED] (preferred method of notification)
Interest: Home owner and resident of Vogelsang

I will submit my concerns regarding the proposed development in due course.

Kind regards
Hugo Esterhuizen

Reply Forward

RE: NOTICE OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED AMENDMENT OF THE ADDENDUM ENVIRONMENTAL AUTHORISATION (REF: EG12/2/4/6/D6/35/0011/11) FOR THE PROPOSED EAGLESCREEK RESIDENTIAL DEVELOPMENT ON PORTIONS 187 AND 188 AND THE REMAINDER OF PO

S8

Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>
To: You

Reply Reply all Forward ...
Thu 20 Mar 2025 12:26

Good day

Please can you provide me with HWC reference number for me to provide you with a comment.

If there was no NID trigger, please not that HWC cannot comment on matters that do not form part of our mandate.

Please include your HWC reference number in future correspondence to assist in responding to your query promptly.

Kindly note: Due to volume of queries I receive I may not be able to respond to you immediately, if you have not received a reply from within ten working days, please resend your query

Kind regards,

Application forms 2024:
[Applications Link](#)

[Notice](#)

Stephanie-Anne Barnardt-Delport
Specialist Heritage Officer (Archaeologist)(Professional ASAPA Member: 745)
Heritage Western CapeTel: (+27) 021 829 3315

Heritage Resource Management Services
Protea Assurance Building Greenmarket Square, Cape Town

Website: www.hwc.org.za / www.westerncape.gov.za



Petition Against the Eagle Creek Development in Voorbaai, Mossel Bay

RM Roseanne Marais
To: You; james@confluent.co.za; cventer@mosselbay.gov.za

Reply Reply all Forward
Mon 17 Mar 2025 21:32

To the Mossel Bay Municipality and all relevant authorities,

We, the residents and concerned citizens, hereby express our strong objection to the proposed Eagle Creek development in Voorbaai, Mossel Bay. We believe this development poses significant threats to the natural environment, local heritage, and existing infrastructure, and therefore urge its immediate cessation.

Our objections are based on the following critical concerns:

Wildlife Disruption:

The proposed development site is a vital habitat for numerous indigenous wildlife species, including small antelope, mongoose, diverse birdlife, and other fauna. The destruction of this habitat will lead to irreversible ecological damage and displacement of these animals.

The area provides a valuable green belt that is essential to the local ecosystem.

Architectural Heritage of Vogelsang:

The development's proximity to the historically significant Vogelsang area raises concerns about the potential negative impact on the area's unique architectural and cultural heritage. We believe that development should be in keeping with the existing aesthetics of the area.

Wetland and Flood Line Encroachment:

The development site includes sensitive wetland areas and encroaches upon the natural flood line. Constructing within these areas poses a significant risk of increased flooding, environmental degradation, and potential damage to surrounding properties.

The information that the area is marked as a wetland on maps of the area, is a major concern.

Increased Road Usage and Congestion:

The proposed development will substantially increase traffic volume on already congested Voorbaai roads, particularly the single-lane tunnel, creating safety hazards and disrupting the daily lives of residents.

An increase of 103 households will drastically increase local road usage.

Environmental Impact:

The destruction of indigenous flora, including protected milkwood trees, is unacceptable.

The disruption of the natural watercourse, and the impact of storm water, sewage, and bulk water infrastructure, will damage a delicate ecosystem.

Our concerns revolving around the following critical safety issues:

- Increased Traffic Congestion and Pedestrian Safety:
 - The proposed development will significantly increase traffic volume on Stormswael street, which are already being used by children walking and residents from Vogelsang..
 - The current infrastructure lacks sufficient sidewalks, crosswalks, and traffic calming measures to ensure pedestrian safety, particularly for vulnerable populations like children and the elderly.
 - Increased traffic will also lead to faster driving speeds, increasing the risk of accidents.
- Insufficient Emergency Services Access:
 - The development's scale and layout raise concerns about the ability of emergency vehicles (police, fire, and ambulance) to access all areas promptly.
 - Increased population density will also strain existing emergency services resources.
- Environmental Safety Concerns:
 - The potential impact on local waterways and natural habitats poses a risk to the health and safety of residents.
 - Concerns about increased runoff, potential flooding, and the impact on local wildlife need to be addressed.
- Lack of Adequate Recreational Spaces:
 - The proposed plan does not include sufficient recreational spaces for the additional children that will be living in this development. This will force more children to play in the streets, and other unsafe locations.
- Construction Safety:
 - During the construction phase, there will be increased heavy machinery traffic, and construction related dangers. This will pose a risk to the children and residents of the surrounding area. As well as the road, that already is not capable of handling all it's traffic, but no adherence from SANRAL, or help to fix such issues.

We therefore kindly request that the Mossel Bay Municipality:

Conduct a thorough and transparent reassessment of the environmental impact assessment, taking into account the concerns raised in this petition.

Prioritize the preservation of the natural environment and cultural heritage of Voorbaai.

Consider alternative development options that minimize environmental impact and respect the existing character of the area. Including the already planned Aalwyndal developments.

That the public participation process is handled in a more transparent way.

We urge you to take our concerns seriously and act in the best interests of the community and the environment.

FW: New I&AP registration from Home Owners Association representative Vogelsang Estate


Sent: Saturday, 15 March 2025 09:20
To: info@sesc.net
Subject: New I&AP registration from Home Owners Association representative Vogelsang Estate

Registration details are below:

Note: If you would like to take register as an interested and affected party, please fill in your details in the form below and you will be automatically registered.

Name of project: Amendment of the amended EA authgorisation for the proposed Eagle Creek Residential developmentFirst
Name: Home Owners Association representativeLast
Name: Vogelsang EstateEmail: [REDACTED]
[REDACTED] Physical
address: [REDACTED]
Vogelsang EstateAre
you an adjacent landowner?: YesDo
you have any direct business, financial, personal or other interest in the approval or refusal of the application?: YesIf
Yes to the above, please provide the interest: As an Interested and Affected Party (I&AP), we strongly object to the proposed Eagle Creek Development due to its severe environmental, legal, and socio-economic impacts. The project threatens the integrity of a critical wetland, violating multiple environmental laws, including the National Environmental Management Act (NEMA), the National Water Act, and the Biodiversity Act. The wetland plays a vital role in flood control, water purification, and habitat preservation for various wildlife species, and any degradation will have lasting consequences, extending downstream to Twee Kuilen. Beyond environmental concerns, the development will worsen traffic congestion, compromise road safety, increase security risks, and place excessive strain on municipal infrastructure. The proposed high-density housing is incompatible with the surrounding area, potentially reducing property values and disrupting the established community. Additionally, the 100- and 50-year flood lines may be inadequate, as severe flooding occurred in this area in the late 1990s, raising serious concerns for future residents' safety. Notably, the original developers of Vogelsang Estate excluded this land, likely recognizing the risks of building on a wetland. Given these overwhelming concerns, we urge the authorities to withdraw approval for the project or, at the very least, conduct a thorough independent review before proceeding.

FW: New I&AP registration from Anelisa Ndzule

 info@sesc.net
To: You; michael@sesc.net

-----Original Message-----
From: Sharples Environmental Services <info@sesc.net>
Sent: Sunday, 16 March 2025 01:20
To: info@sesc.net
Subject: New I&AP registration from Anelisa Ndzule

Registration details are below:

Note: If you would like to take register as an interested and affected party, please fill in your details in the form below and you will be automatically registered.

Name of project: UWC Environmental Management assignmentFirst
Name: AnelisaLast
Name: NdzuleEmail: [REDACTED]
[REDACTED] Phone: [REDACTED]
[REDACTED] Physical
address: [REDACTED]
you an adjacent landowner?: NoDo
you have any direct business, financial, personal or other interest in the approval or refusal of the application?: YesIf
Yes to the above, please provide the interest:

[← Reply](#) [↶ Reply all](#) [→ Forward](#)

FW: New I&AP registration from Ansel Joubert

info@sesc.net
To: You; michael@sesc.net

-----Original Message-----
From: Sharples Environmental Services <info@sesc.net>
Sent: Saturday, 15 March 2025 09:48
To: info@sesc.net
Subject: New I&AP registration from Ansel Joubert

Registration details are below:

Note: If you would like to take register as an interested and affected party, please fill in your details in the form below and you will be automatically registered.

Name of project: Ansel JoubertFirst
Name: AnselLast
Name: JoubertEmail:
Phone:
Physical address:
Are you an adjacent landowner?: NoDo
you have any direct business, financial, personal or other interest in the approval or refusal of the application?: YesIf
Yes to the above, please provide the interest: I used to be an owner from 2004 to 2018. Now I rent a property on Vogelsang. I know experienced how the river can flow.

FW: New I&AP registration from Hank Kalsbeek

info@sesc.net
To: You; michael@sesc.net

-----Original Message-----
From: Sharples Environmental Services <info@sesc.net>
Sent: Saturday, 15 March 2025 10:07
To: info@sesc.net
Subject: New I&AP registration from Hank Kalsbeek

Registration details are below:

Note: If you would like to take register as an interested and affected party, please fill in your details in the form below and you will be automatically registered.

Name of project: EIA for the Eagles Creek residential development on Portion 187 & 188 and the remainder of Portion 47 of the Farm Vyf Brakkefontein No. 220, Mossel BayFirst
Name: HankLast
Name: KalsbeekEmail:
Phone:
Physical address:
Are you an adjacent landowner?: YesDo
you have any direct business, financial, personal or other interest in the approval or refusal of the application?: YesIf
Yes to the above, please provide the interest: Personal

Subject: New I&AP registration from Renate Oosthuizen

Registration details are below:

Note: If you would like to take register as an interested and affected party, please fill in your details in the form below and you will be automatically registered.

Name of project: Eagles Creek residential development

First Name: RenateLast

Name: OosthuizenEmail:

comPhone:

Physical

address: [REDACTED] Vogelsang

Are you an adjacent landowner?: YesDo

you have any direct business, financial, personal or other interest in the approval or refusal of the application?: YesIf

Yes to the above, please provide the interest.: I own property in Vogelsang. We bought here because of the peace and quiet environment. We are extremely concerned about this proposed development, and what it's going to do to the environment.

This place is called VOGELSANG. Which means.... there's a rich bird life that's going to be destroyed.

What about all the milk wood trees?

This is clearly just a money making scheme. No consideration for the current people who's lives are going to be disrupted. The small animal live destroyed.

Go to kwaNonqaba, see what it looks like there!

It's going to look like a squatter camp here.

Where have you seen you can build on the banks of a rivine? The flood water is going to flatten everything!!!

Be warned, water doesn't ask permission.

It takes away whatever is in it's path.

But hey, who cares? Definitely not the money wolves!!

I sincerely hope that this proposal dies a sudden death!

FW: Water Use License Application : Eagle Creek : Vogelsang

From: Johnny Goosen [REDACTED]
Sent: Monday, 17 March 2025 15:34
To: Luanne (Eagle Creek) <luanne@sesc.net>
Subject: Water Use License Application : Eagle Creek : Vogelsang

Hallo Lu-anne, ek reageer na aanleiding van die berig in die *Mosselbaai Adertiser* van 14 Maart (sien ook die aanhangsel hierbo) ter inligting. Hieronder my e-pos wat ons gevoelens in Island View aanspreek. Die skrywe is versend na die adres soos in die aanhangsel vermeld. Alhoewel die skrywe nie 'n omgewings-impak insluit nie, het die besware wat hierin ge-opper word wel 'n groot invloed op die onmiddellike omgewing. Groetnis
Johnny Goosen
[REDACTED]

Water Use License Application : Eagle Creek : Vogelsang

"
Ek is die eienaar/bewoner van 'n woning (erf [REDACTED]) in Island View en ek merk op dat daar 'n voorname is dat 'n ontwikkeling (Eagle Creek) in Vogelsang (wat aan Island View grens) be-oog word. Ek het egter ernstige beswaar teen sekere aspekte soos in die aansoek vervat sover dit Island View betref wat ek graag met u deel. (Eerstens moet ek verskoning vra indien die paragrawe waarna ek verwys moontlik nie ooreenstem met die wat u ter hand het nie. Verskeie dokumente is gesirkuleer wat hierdie aangeleentheid aanspreek en mag daar dalk verskille tov die paragrawe wees).

My besware gaan oor die gedeeltes waar Island View "deel" van die ontwikkeling word.

ACCESS ROADS/TRAFFIC IMPACT/ALTERING WATERCOURSE
(Para 16.3 en 16.4 of 4.3 en 4.4??)

- 1.1 Hier sien ek dat die toegang tot die ontwikkeling vanaf Wassenaarstraat sal wees??? Kan dit waar wees?? Sover my kennis strek is Wassenaarstraat in Seemeeupark geleë.
1.2 Voorts sien ek dat daar'n toegangspad tussen Vogelsang en Island View gebou gaan word. Dit sal glo 'n verbinding maak met Henrastraat in Island View. **Dit is juis hier waar my grootste beswaar is.**

'n Toegangspad of laagwaterbruggie oor die *Twee Kuilenrivier?* sal eerstens tydens groot reënstorms en vloede juis die vrye vloei van water (vanuit die berge in die gebied) belemmer en opdamming veroorsaak in die dan reeds laagliggende gebied.

Die aansluitingspunt van die voorgestelde pad/brug tussen die 2 onafhanklike woonbuurte is aan die Island Viewkant laer geleë (wat baie laer is) as aan Vogelsang se kant en mag juis veroorsaak dat laagliggende gebiede sal oorstrom wat voorheen nooit die geval was nie. Die N2 pad loop bo-oor die be-oogde pad/brug en is juis 'n aanduiding hoe hoog dit is om vloede te vermy.

Ek vind dit vreemd dat daar goedkeuring vir die bou van 'n *privaat "minderwaardige"* oorgang/pad verleen kan word in die tyd waar dieselfde rivier veroorsaak dat 'n brug laer stroomaf (Twee Kuilenbrug in Louis Fourieweg by Toyota) juis tans onder konstruksie (word hoër gemaak) is om groter watervloei vanuit dieselfde rivier te verseker. Die be-oogde "oorgangspad" gaan juis nou weer 'n "obstruksie" ten opsigte van watervloei veroorsaak.

Boonop word aansoek gebring vir die (1) **"diverting of the waterflow"** (2) **"infilling along the embankment of a watercourse for an access road"**, (3) **"altering the bed, banks, course or characteristics of a watercourse."**
Al hierdie voornemende aksies is juis aksies wat die onmiddellike omgewing van die pad gaan vernou en verder obstruksies veroorsaak vir watervloei.

Om 'n oorpad tussen die 2 woonbuurte (waarvan ek die voorgestelde breedte bevraagteken) aan te bring gaan ook die infrastruktuur van die Island View se paaie verder onder enorme druk plaas. Die **paaie/strate in Island View is reeds ver onder standaard en sal nie die druk van nog 'n woonbuurt se verkeer kan dra nie**. Verskeie skrywes is reeds aan die Munisipaliteit daaroor gerig en beplanning word daaraan gedoen. Boonop is die **aansluiting van Henra- en Henningstrate 'n groot verkeersrisiko en is die opdraand aan die bo-punt van Henrastraat nie geskik vir swaar voertuie nie**.

In ag genome die besware hierbo (nie moedswillig nie maar die praktiese uitvoerbaarheid daavan) versoek ek u namens die inwoners van Island View dat die be-oogde verbindingdpad tussen die twee buurte gladnie goedgekeur moet word nie.

Ek merk ook op dat van die dokumente so oud as 2005 (20jaar) is, en kan u verseker dat omstandighede van daardie tyd gladnie meer geld nie.

Erken asseblief ontvangs van hierdie skrywe.

Ek dank u

Johnny Goosen
[REDACTED]

Water Use License Application

Notification of Public Participation Process for: Eagle Creek Residential Development, Mossel Bay, Western Cape (WU31589)

Notice is hereby given that a **Water Use License Application (WULA)**, in terms of the National Water Act (NWA), 1998 (Act No. 36 of 1998, as amended) and the Regulations regarding Procedural Requirements for the Water Use License Applications and Appeals, 2017, will be lodged with the Department of Water and Sanitation (DWS)

Applicant: Exact Trade 139 (Pty) Ltd

Properties:

- Remaining Portion 188 (a Portion of Portion 47) of the Farm Vyf-Brakke-Fontein No. 220.
- Portion 187 (a Portion of Portion 47) of Farm Vyf-Brakke-Fontein No. 220.
- Remaining Portion 47 of Farm Vyf-Brakke-Fontein No. 220

Project Description: The applicant plans to develop a residential estate, named Eagle Creek, which will take place within the regulated area of a watercourse. The development will comprise of 103 residential units as well as associated access roads, stormwater, sewage and bulk water infrastructure.

Water Uses: The following water uses are triggered in terms of the National Water Act (NWA), 1998 (Act 36 of 1998, as amended)

- Section 21 (c) Impeding or diverting the flow of water in a watercourse:
 - Construction of an access road crossing a watercourse.
 - Infiling along the embankment of a watercourse for an access road.
- Section 21 (i) Altering the bed, banks, course or characteristics of a watercourse:
 - Construction of an access road and bridge crossing a watercourse.
 - Infiling along the embankment of a watercourse for an access road.
 - Construction of stormwater headwall outlets.
 - Construction of a sewage pump station.

Date of Notice: 17 January 2025 – 18 March 2025

Please provide written comments with your name, contact details and an indication of any interest you may have to the contact person listed below by no later than 18 March 2025. Please note that all information submitted by interested and affected parties will become public information.

Protection of Personal Information: We assure that you consent to the processing of your personal information, as contemplated in the Protection of Personal Information Act 4 of 2013 (POPIA), by Confluent Environmental (Pty) Ltd, as the appointed Aquatic Consultants for this project if you participate in the Public Participation Process for the abovementioned project. Please notify us if you are not in agreement.

Contact details for registration and enquiries:

Confluent Environmental
James Gaborowski: jamesg@confluent.co.za
Tel: 083 957 5635



BOARD OF DIRECTORS
HOA VOGELSANG ESTATE
VYF BRAKKE FONTEINEN
MOSSEL BAY
CONTACT:
TL BOTHA PROPERTIES

14 MARCH 2025

Lu-anne de Waal

Sharples Environmental Services

P.O. Box 9087

George

6530

Email: luanne@sescs.net

Subject: Urgent Appeal to Reconsider Approval of the Eagle Creek Development Due to Significant Environmental Concerns

Dear Lu-anne

We are writing to express our grave concerns regarding the proposed Eagle Creek Development, as detailed in the Environmental Impact Assessment (EIA) report prepared by Sharples Environmental Services. Upon thorough review, it is evident that the development poses substantial and irreversible threats to the integrity of the wetland ecosystem within the project area. Additionally, significant socio-economic concerns related to traffic congestion, security, infrastructure strain, and architectural integrity further compound the urgency of this matter. We strongly urge the relevant authorities to reconsider granting approval for this project based on the following critical considerations:

1. Violation of the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998):

NEMA establishes the framework for cooperative environmental governance and mandates that development must be socially, environmentally, and economically sustainable. The Act emphasizes the need to avoid, minimize, or remedy the disturbance of ecosystems and loss of biodiversity. The proposed development's potential to degrade wetland areas directly contradicts these principles.

2. Contravention of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004):

This Act focuses on the management and conservation of South Africa's biodiversity. Wetlands are critical habitats that support a wide array of species, many of which are endemic or threatened. The degradation or loss of these wetlands due to the development would

result in significant biodiversity loss, undermining the objectives of this Act.

3. Inconsistency with the National Water Act, 1998 (Act No. 36 of 1998):

The National Water Act emphasizes the protection of water resources, including wetlands, recognizing their importance in maintaining ecological integrity and supporting human needs. The potential alteration or destruction of wetland areas by the proposed development would be in direct conflict with the Act's provisions aimed at safeguarding such vital water resources.

4. Non-compliance with the Ramsar Convention on Wetlands:

South Africa is a signatory to the Ramsar Convention, committing to the conservation and wise use of wetlands. Allowing a development that threatens these ecosystems would be contrary to the country's international obligations under this treaty.

5. Potential Breach of the Environmental Impact Assessment (EIA) Regulations, 2014 (as amended):

The EIA Regulations require that any potential impacts on the environment, particularly sensitive areas like wetlands, be thoroughly assessed and mitigated. The current mitigation measures proposed in the EIA report appear insufficient to address the scale of potential impacts on the wetland ecosystem.

6. Impact on Wildlife Dependent on the Pristine Watercourse and Vegetation:

The wetland and surrounding vegetation provide essential habitat for a variety of wildlife species, including amphibians, birds, and small mammals. Many of these species rely on the pristine nature of the watercourse for their survival. Any disturbance to this delicate balance could have devastating consequences for the ecological network that depends on this wetland.

Loss of Biodiversity and Ecological Integrity

The area supports a rich variety of wildlife, including birds' breeding grounds, vervet monkeys, mongooses, hares, honey badgers, bushbuck, and tortoises. Many of these species rely on the wetland and surrounding vegetation for survival. The proposed development would fragment this habitat, potentially leading to species displacement and long-term ecological damage. Additionally, the dense vegetation in the area plays a vital role in carbon sequestration, contributing to climate change mitigation.

7. Lack of Comprehensive Hydrological Assessment:

A detailed hydrological study is necessary to fully understand the potential impact of this development on groundwater levels, stream flow regulation, and wetland health. Without such an assessment, any conclusions drawn about the project's sustainability are premature and potentially misleading.

Hydrological and Flooding Risks:

The area earmarked for development is a natural watercourse situated in a valley, bordered by existing houses overlooking it. Years ago, SANRAL constructed the N2 highway through this valley without adequate provision for stormwater throughflow, resulting in a wetland area with a new marsh ecosystem that supports diverse fauna and flora. The developer proposes a 15m buffer zone as flood mitigation, but significant stormwater from Vogelsang Estate flows into the area, which the developer must address.

Additionally, the stability of the soil next to a wetland is questionable. We have now identified four underground springs draining from Vogelsang Estate into this wetland area, significantly increasing the water volume. Combined with the additional hard surfaces created by the development, stormwater runoff will dramatically increase. Currently, much of the stormwater is absorbed by the ground and vegetation, but once the area is developed, the volume of water funnelled into the existing drainage system will be overwhelming. The culvert running under the N2 highway already blocks up periodically, causing flooding. Increased stormwater discharge will exacerbate this issue, potentially leading to severe flooding of the development and surrounding areas.

Furthermore, the Mossel Bay Environmental Framework acknowledges the uncertainties surrounding climate change and increasing storm intensities, making it difficult to predict future flooding. The proposed buffer zone aligns with the 50/100-year flood line, but this does not guarantee protection against extreme weather events. There is a real risk to future Eagle Creek residents if flooding exceeds projections.

If landslides or subsidence occur, the municipality has already stated that it bears no responsibility; insurance companies will not cover such incidents, and the developer could liquidate the company, leaving homeowners without recourse. This was the unfortunate experience of homeowners in Seemeeu Park, Mossel Bay, in 2016, and it is a risk that cannot be ignored.

8. Environmental and Wetland Conservation Concerns

The Eagle Creek development borders a perennial stream and a channelled valley bottom wetland along its northern boundary. The watercourse is confined by a steep embankment that is highly vulnerable to disturbances typically associated with urban development, such as stormwater runoff, erosion, clearing of natural vegetation (which reduces bank stability), and the establishment of invasive plant species.

An adequately sized buffer zone is essential for the long-term protection of the watercourse. While the applicant has modified the Site Development Plan (SDP) to exclude several residential erven from the buffer, the access road connecting the eastern and western portions of the development remains within the buffer zone. Given

its proximity to the steep embankment, infilling or the construction of a retaining wall will likely extend into the banks and bed of the watercourse, potentially requiring a partial diversion of the channel. This poses a medium risk to the watercourse, necessitating a Water Use License Application (WULA) and a detailed design plan to mitigate potential damage.

9. Increased Flood Risk and Infrastructure Damage:

Wetlands play a crucial role in flood control. Any encroachment on these areas increases the likelihood of flooding, which poses risks to both human settlements and infrastructure in the surrounding areas. Furthermore, the 100- and 50-year flood lines may not be adequate given historical data, as severe flooding occurred in this very section of the river in the late 1990s. This raises significant concerns about the safety of potential residents and the long-term viability of the development in an area prone to extreme hydrological events.

10. Traffic Congestion and Road Safety:

The original traffic assessment report was done in 2005. Traffic in Mossel Bay has increased tenfold since. The proposed development will place additional strain on an already burdened road network. The primary access points for the development connect with existing routes that are already experiencing congestion, particularly during peak hours and holiday seasons. Furthermore, in cases of flooding or fire, the exit roads will not be sufficient to allow for rapid evacuation. The existing culvert under the N2 highway allows only one vehicle through at a time, which will become hugely problematic in an emergency; this would need to be significantly widened. Additionally, the uncertainty regarding whether the proposed road connecting Henra Rd to Jan Frederik Rd/Stormswael Rd will remain gated raises concerns about increased traffic flow into Vogelsang.

11. Crime and Security Concerns:

The Eagle Creek development will introduce a high-density residential area adjacent to the relatively low-density Vogelsang Estate. Historically, higher-density developments have been associated with increased crime rates, particularly where inadequate security measures are implemented. The introduction of a large-scale development without adequate crime prevention strategies could undermine security and create additional safety concerns for both new and existing residents. The proposed mini supermarket would attract outsiders from surrounding areas, further increasing security risks.

12. Architectural and Aesthetic Concerns:

Vogelsang Estate is characterized by a unique aesthetic that blends seamlessly with the surrounding natural landscape. The introduction of a high-density housing development in close proximity threatens to disrupt the visual harmony of the area. There are concerns that the architectural design and building quality of Eagle Creek may not

align with the existing character of the neighbourhood, potentially diminishing property values and compromising privacy and security.

13. Lack of HOA Consultation and Community Dissatisfaction:

The Vogelsang HOA of 2017 withdrew its objection to this development, but current residents do not support that decision. Many homeowners purchased property in the area for its natural surroundings, greenery, and peaceful environment, all of which will be permanently altered by the proposed high-density development. The lack of proper consultation with affected homeowners is deeply concerning.

14. Strain on Municipal Infrastructure and Services:

Increased population density will place greater pressure on water supply, sewage systems, waste collection, and emergency services. Without substantial investment in municipal upgrades, existing residents may experience a decline in service quality, negatively impacting their quality of life.

15. Downstream Impact on Twee Kuilen and Beyond:

Any negative impact on the wetland in the Eagle Creek Development area will inevitably extend downstream, affecting the Twee Kuilen wetland and associated ecosystems. This interconnected nature of water systems means that any contamination, sedimentation, or hydrological changes will have far-reaching consequences.

Conclusion:

It is interesting to note that the original developers, Entsha Henra (Pty) Ltd, of Vogelsang Estate did not include the land earmarked for Eagle Creek. They may well have had concerns about the potential risk of building on a wetland.

Considering the serious environmental threats, legal non-compliance issues, and socio-economic concerns outlined above, we respectfully request that approval for the Eagle Creek Development be withdrawn or, at the very least, suspended pending a comprehensive independent review.

Please note that an online petition was begun to protest this development which clearly shows public disapproval thereof. Refer to the attached link address to the online iPetitions link with public reaction: <http://ipt.io/H2GM5>

Sincerely

Members of the Board of Directors
Vogelsang Estate Homeowners Association
representing owner members and residents

Contact:

TL BOTHA PROPERTIES

011 461 1111

~~Stroomwaaier 6~~
Vogelsang Landgoed
Voorbaai
MOSELBAAI

17 Maart 2025

Confluent Environmental

Per epos: james@confluent.co.za

Vir aandag: James Dabrowski

Afdeling Stadsbeplanning

Mosselbaai Munisipaliteit

Per epos: cventer@mosselbay.gov.za

Vir aandag: Carel Venter

Menere,

BESWARE TEEN ONTWIKKELING: EAGLE CREEK

Ek is 'n belanghebbende by die ontwikkeling aangesien ek 'n inwoner en huiseienaar is by Vogelsang Landgoed, met adres soos bo.

Ek wens hiermee formeel beswaar te maak teen die voorgestelde Eagle Creek ontwikkeling, wat die vernietiging of verandering van bestaande vleilande en die konstruksie van 103 nuwe wooneenhede behels. Ek het ernstige bekommernisse oor die omgewings-, veiligheids- en ekologiese impakte van hierdie ontwikkeling, soos hieronder uiteengesit:

(a) **Verhoogde ontruiming risiko's as gevolg van beperkte toegang:** Die gebied het tans slegs een enkelvoertuigwydte toegang, wat slegs een voertuig op enige tyd in enige rigting toelaat om te beweeg. Die voorgestelde ontwikkeling sal die aantal inwoners aansienlik verhoog deur 103 nuwe eenhede by te voeg. Gegewe dat die huise aan drie kante omring word deur natuurlike plantegroei en aan die vierde kant begrens word deur vleilande, is veldbrande 'n beduidende risiko in hierdie streek. Die gebied is gedeeltelik ontruim in Desember 2015 as gevolg van 'n veldbrand, en die enkelspoor toegang onder die N2 sal die ontruiming probleem vererger, veral met die bykomende inwoners, wat ontsnapping in geval van toekomstige veldbrande nog uitdagender en gevaarliker sal maak. Hierdie kan 'n lewensbedreigende faktor word, veral gegewe die verhoogde aantal voertuie en die verhoogde gevaar van veldbrande wat geskep word deur die verwydering van die vleilande.

(b) **Verhoogde veldbrand gevaar van vleilande verwydering:** Die verwydering van die vleilande sal die gevaar van veldbrande in die gebied aansienlik verhoog. Vleilande dien as natuurlike brandbreke, wat vog behou en brandbare plantegroei verminder, en sodoende veldbrande voorkom of die verspreiding van veldbrande vertraag. Hul uitskakeling sal die omliggende land droog maak, brandbare materiaal voorraad (bv. droë gras en plantegroei) verhoog, en die frekwensie en intensiteit van veldbrande verhoog. Dit word ondersteun deur bewyse uit ekologiese studies en verslae, soos dié van die U.S. Environmental Protection Agency (EPA) en die National Interagency Fire Center (NIFC), wat aandui dat vleilande

veldbrand-risiko verminder deur vog te behou en as versperrings op te tree (US EPA, 2019; NIFC, 2025). Verder het die Williams Lake Conservation Company (2023) gevalle in Nova Scotia gedokumenteer waar vleilande veldbrande in 2009 en 2012 gestop het, wat hul kritieke rol in veldbrand beheer demonstreer. Die verwydering van hierdie vleilande sal dus die gebied en nuwe inwoners blootstel aan groter veldbrand risiko, veral in 'n streek wat reeds vatbaar is vir veldbrande.

(c) **Verlies van habitat en biodiversiteit:** Die vleilande en voorgestelde ontwikkelingsgebied dien as 'n natuurlike "long" en groen gordel vir die streek, en verskaf 'n noodsaaklike habitat vir talle spesies wilde diere, insluitend ape, klein bokspesies, voëllewe en 'n magdom kleiner wild, insluitend skilpaaie. Die vernietiging van die vleilande sal hierdie ekostelsels ontwrig, hierdie spesies verplaas, en hul habitat verwyder, wat lei tot beduidende biodiversiteitsverlies en ekologiese skade.

(d) **Impak op beskermde plantspesies:** Die vleilande bevat beskermde plantspesies, soos melkbome, wat integraal is aan die plaaslike ekosisteem. Hul vernietiging sal omgewingsbeskermingswette skend en die gebied se natuurlike erfenis verder degradeer.

(e) **Vloed risiko as gevolg van opvanggebied ligging:** Die vleilande is geleë aan die onderkant van 'n kloof, wat dien as 'n opvanggebied vir waterafloop. Historiese vloede het in die verlede dele van hierdie gebied weggespoel, wat 'n ernstige risiko inhou vir enige inwoners en wonings wat daar gebou mag word. Die ontwikkeling van hierdie gebied sal die kwesbaarheid vir vloede verhoog, asook lewens en eiendom in gevaar stel.

(f) **Verhoogde verkeersopeenhoping in Sioux, Via Appie and Mascador paaie:** Hierdie toegangsroetes dra reeds uitermaate hoë verkeer. Selfs met die verbetering van verkeersvloei op Louis Fourieweg met voltooiing van die hoofroetes, sal bostaande drie paaie erg verhoogde verkeer moet dra indien 'n addisionele 100 plus wonings aan die Westekant van die N2 gebou word.

Om hierdie redes dring ek sterk daarop aan dat u die voorgestelde ontwikkeling heroorweeg en verwerp om die omgewing te beskerm, openbare veiligheid te verseker, en die ekologiese integriteit van hierdie kritieke vleilande-gebied te bewaar. Ek is beskikbaar om hierdie saak verder te bespreek of addisionele inligting te verskaf indien nodig.

Dankie vir u aandag aan hierdie dringende saak.

MARINDA E. STEYN

14 April 2025

Dear Ms Lu-anne de Waal

**Proposed Eagle Creek Residential Development - Vyf Brakke Fonteinien Mossel Bay
Amendment of the 2011 Environmental Authorisation EA Ref No: EG 12/2/4/6/D6/35/0011/11**

Homeowners and residents of Vogelsang Estate, adjacent to the wetland where the proposed development is due to take place, hereby wish to express our concerns and disapproval of the project on account of the issues set out below. We recognise that the current amendment of the EA improves the outlook for the development but we believe that in the light of critical issues and irregularities highlighted below the EA *in principle* must once again be carefully considered.

While care was taken to limit impact on the most sensitive parts of the wetland, *impact on the environment remains significant*, with limited rehabilitation and a range of complex mitigation measures as the *only* means of *protecting* the watercourse. And it remains to be seen to what extent these measures will be successfully implemented.

OVERVIEW

Concerns regarding the proposed development:

- The east-west access road **within the 15m buffer zone** contravenes the **National Water Act** (1998) and the **EIA Regulations** (2014); removing 8 housing units – *while allowing the access road* – amounts to **inconsistent application of the law**. The access road can therefore **not be allowed**.
- The development will violate **NEMA** (1998), the **National Environmental Management Biodiversity Act** (2004) and the Ramsar Convention by allowing construction which will "**extend into the banks and bed of the watercourse**," posing a threat to **one of Mossel Bay's rare natural resources** which has been declared a **Freshwater Ecosystem Priority Area (FEPA)**;
- The development will result in "**diversion and unanticipated scouring and erosion of the unprotected northern bank**, posing a **Medium/Moderate risk** to the watercourse";
- Allowing a **housing** development on a **protected wetland** and a **critical biodiversity area (CBA1)** will be inconsistent with the objective of Policy S1 of the WC Provincial SDF to "**contain urban sprawl**";
- Development of the area will **destroy 27 hectares of natural habitat** which forms part of a delicate ecosystem supporting a range of wildlife species, and will therefore be in direct conflict with the **WC Provincial SDF** (2014) emphasising "**preventative** interventions to **protect scenic landscapes; preserve and safeguard the resources** of the province."
- The proposal contradicts the **Eden SDF** of 2017 stating that: "Land should **only be developed** in areas that are **suitable for urban development**" – the proposed area is **protected by law** and given the known **risk factors**, the land is **not suitable** for housing; the Eden Tribunal's decision to grant approval for **rezoning of the area to "sub-divisional area"** is **inconsistent** with **laws and policies protecting wetlands** and sets a **legal precedent**; claiming the land is "*ideal for housing*" is contradictory
- The **lives and properties** of residents will be **at risk** due to the **potential for flooding** which is acknowledged by the Mossel Bay Municipality and confirmed by a **flood in 1998**; therefore the **1:100 year flood line** determined for this proposal is questionable and a **new flood line must be determined** to protect potential buyers; the increase in extreme and unusual weather events along the Garden

Route poses a risk to any development in an **area prone to flooding**; In December 2022 **flash floods inundated roads** and **shops in Mossel Bay** and in June 2024 the Garden Route was struck by an **extreme weather event** causing **severe flood damage** in many areas;

- **Vogelsang residents** will be adversely affected by the development; **destroying the scenic green belt** next to the road and replacing it with a dense housing complex, will **diminish the quality of life** they **bought into** and **decrease the value of their investments**;
- **Increased traffic** on the main access road which is located *within Vogelsang* will place a **burden on Vogelsang residents** and will cause **congestion** at the entrance which only allows **one** vehicle at a time, especially in the event of an emergency; the 2005 traffic impact assessment is no longer valid and a **new assessment must be carried out**;
- Ultimately the development will contravene the **principles of democracy**, the **right to safety** and **protection of property and the environment** embedded in the Constitution. Having laws but failing to apply them is no better than not having laws at all. In this instance it will not be citizens violating the law – but Government itself. Given the odds, the development will be a risky undertaking at best.

A History of the Area

As the name Vyf Brakke Fontein indicates, the historic farm dates back to the Dutch colonial era. "Vakansieplaas" began when the owner built thatched Cape-Dutch cottages for holiday makers on the farm, many of which still exist. The popular holiday destination attracted visitors from afar due to the scenic environment and animals roaming around. Over time portions of the land were sold off and Vogelsang was established in 1981. The developer *prudently excluded the portions classified as wetland*. The area still retains much of its original rural character and scenic beauty.

Emphasising the benefit of more housing and jobs, while sacrificing nature, destroying precious heritage and having a negative impact on Vogelsang – will be a loss for Mossel Bay and the local community. It cannot be called "*sustainable development*."

B Construction of a Housing Development on a Wetland

The National Freshwater Ecosystem Priority Areas project (NFEPA) classified the land proposed for the development as a **Wetland** and **Freshwater Ecosystem Priority Area**. (Refer to figure 1, 2, 3, 4 of the Aquatic Biodiversity Assessment by James Dabrowski, Oct 2024.)

According to the NWA (Act No. 36 of 1998, a **wetland** is defined as: "*Land which is transitional between terrestrial and aquatic systems where **the water table is usually at or near the surface**, or the land is periodically covered with shallow water, and which land in normal circumstances supports or would support vegetation typically adapted to life in saturated soil*".

"The watercourse is confined by a **very steep embankment** to the south which is **vulnerable to disturbance typically associated with urban developments**. The access road connecting the eastern and western portion of the development (215m) **will however remain in the 15m buffer**. Given the close proximity of the road to the edge of the very steep embankment, infilling along the embankment or an engineered retaining wall will be required, which **will most likely extend into the banks and bed of the watercourse – possibly causing a partial diversion of the channel of the watercourse**." (Aquatic Biodiversity Assessment, James Dabrowski, Oct 2024.) The development will therefore have a **direct negative impact** on the watercourse and poses the risk of **further degradation** in future.

"Stabilisation of the river-bank using gabions or a concrete retaining wall will result in a **hardened surface** along that section of the river bank. This will cause a localised change in flow hydrodynamics (e.g. deflection of energy, increased flow speed during high flow events) which can result in **unanticipated scouring and**

erosion of the unprotected opposite bank. This activity represents a **Medium/Moderate risk** to the watercourse." (Aquatic Biodiversity Assessment, James Dabrowski, Oct 2024.)

The regulated area of a watercourse for section 21(c) or (i) of the National Water Act means:

- b) In the absence of a 1:100-year flood line, the area within **100m from the edge of a watercourse** where the edge of the watercourse is the first identifiable annual bank fill flood bench; or
- c) A **500 m radius from the delineated boundary** (extent) of any wetland or pan.

While a 1:100-year flood line was determined as part of this assessment, the above indicates the level of protection given to a wetland/watercourse under the National Water Act. A mere **15m buffer zone** is therefore **inadequate** and **construction** which extends into **the banks and bed of the watercourse** will be a **violation** of the Act and **must not be allowed**.

The area proposed for development was **flooded in 1998**, therefore **the 1:100-year flood line** determined during the assessment is **questionable** and **must be independently verified**. (Refer to Annexure A, figure 1.)

In addition, **four active springs in Vogelsang drain into the wetland** year round, contributing to the moisture levels in the soil proposed for development. Therefore **the stability of the soil is questionable** and poses a **risk to the structural integrity** of foundations, infrastructure and houses built along the **steep bank** of this watercourse due to the high underground water table and the potential for **landslides** and **subsidence**.

C Ecological Status of the Area Proposed for Development

"A channelled valley bottom wetland is mapped to occur along the northern boundary of the proposed development. **Channelled valley bottom wetlands** associated with this vegetation type **are not protected** and their ecosystem threat status is **Critically Endangered**." (Aquatic Biodiversity Assessment, James Dabrowski, Oct 2024.)

"The properties fall within a sub-quaternary catchment (SQC) that has been designated as a **Freshwater Ecosystem Priority Area (FEPA)**." (Aquatic Biodiversity Assessment, James Dabrowski, Oct 2024.)

"According to the Western Cape Biodiversity Spatial Plan (WCBSP), **the wetland is mapped as an aquatic CBA1 (Critical Biodiversity Area)** and is therefore considered important for meeting provincial biodiversity targets. Management objectives require minimal, low impact development so that the **natural state** of the watercourse is maintained. **Only low-impact, biodiversity-sensitive land-uses are appropriate**. The activity represents a **Medium/Moderate risk** to the watercourse." (Aquatic Biodiversity Assessment, James Dabrowski, Oct 2024.) The proposed development will violate this requirement of the WCBSP.

The **Mossel Bay Spatial Development Framework (SDF)** of 2017 reserves the wetland for **Conservation** and therefore the proposed housing development is in **conflict** with the Mossel Bay Municipality's SDF.

The National Environmental Management Act (NEMA), (Act No. 107 of 1998), protects the country's **wetlands and ecosystems** and given the **"Medium/Moderate Risk"** established by Dr Dabrowski, **the development will violate** the provisions of the Act.

The proposed development will **destroy 27 hectares of vegetation** along the southern bank of the watercourse which forms **part of a delicate wetland ecosystem, driving away** the **wildlife** it supports, for good. Wild animals do not live in close proximity to human settlements. (Refer to Annexure A, figure 2.)

The **WC Provincial SDF (2014)** emphasises **"preventative** interventions; creation of **high quality public spaces**; proactive management of environmental resources to **protect scenic landscapes**; **preserve** and **safeguard** the **resources** of the province. The proposed development **violates each of these objectives**.

The **Eden SDF** of 2017 states: "Land should **only be developed** in areas that are **suitable** for urban development – the area earmarked for development borders a WATERCOURSE situated within a WETLAND both of which are **protected by law**. Going ahead with the development will be a violation of this vision.

The **Department's conclusion** that "the development will **not have a significant impact** on the environment" does not appear to address all the above legal issues or risks involved and **must be re-considered**.

D Increased Risk of Flooding

- "The mean annual precipitation for the catchment area is between 300 and **700 mm per year** and occurs all year-round". (WULA Summary Report, James Dabrowski, Jan 2024.) In the light of the relatively large catchment area and the high rainfall, a flood of the magnitude seen in May 1998 is not surprising. **The entire area proposed for development was inundated** and should such a flood occur again, housing units within this high-risk area will likely be flooded. (Refer to Annexure A, figure 1.)
- From this image it is clear that **the flood exceeded the 1:100 year flood line** established as part of the assessment and the **risk of a flood** is **greater** than anticipated.
- The area falls within **Rainfall Intensity Zone 4** where precipitation is **greater than 8mm per hour**. This is the highest category. **Such intense rain causes flash floods**. Construction of **the N2** across the water course after 1998, with insufficient provision for water to pass through, created a dam and **contributes to flooding** given the low altitude of the area proposed for development. (Refer to Annexure A, figure3.)
- The **Concrete Culvert Bridge** proposed for the new development, with **infilling on either side**, will **further impede the flow** of water. Four culverts of 3.6m wide (14.4m in total) will allow limited flow of water in the event of heavy rain, given the fact that the water channel is 20-30m wide in this area. The bridge was designed according to the **1:50-year flood line**. During bigger floods, such as the one in 1998, **the bridge will be inundated** and inaccessible.
- Destroying **27 hectares of dense vegetation** along the southern bank of the watercourse which currently traps and absorbs a large amount of rain as well as storm water runoff from Vogelsang, will exacerbate the problem. "An increase in the area of **hardened surfaces** will result in **increased storm water inputs into the watercourse**." (Aquatic Biodiversity Assessment, James Dabrowski, Oct 2024.) The **exact amount of additional volume of water** is unknown however it will **contribute to the risk of flooding**, putting residents and their homes on both sides at risk.
- Construction of infrastructure and houses along the southern boundary of the watercourse will **reduce the width of the natural floodplain**. As a result flood levels may rise, potentially posing a risk of inundation to houses in Island View and Bergendal close to the water course.
- In early **June 2024** an **unprecedented weather event**, characterised by strong winds and persistent rain, caused severe flooding across much of the Garden Route. Within days, **rivers flooded** their banks, **dams overflowed** and **homes were inundated**. "Seventy people were evacuated in 55 rescue operations, three lost their lives, four remained missing, roads were inaccessible and in some areas roads were washed away. **Widespread flood damage** was reported. Damage to Eskom infrastructure caused a regional blackout leaving the Western Cape with a multi-billion Rand shortfall." (Daily Maverick, 5 June 2024.)
- Meteorologists at UCT's Climate System Analysis Group explained the factors behind the storms and warned that "**Cut-off Low Weather Systems cause severe flooding especially in coastal areas**. What makes these **extreme weather events** particularly **dangerous** is that they **are unpredictable**." (Daily Maverick, 5 June 2024.)

To allow this development to go ahead despite the known potential for flooding will put infrastructure, properties and human lives at risk and should any damage or loss of life occur, Government may be held responsible.

E The Constitution and Human Rights

Section 24 of the Constitution provides as follows:

Environment

Everyone has the right—

- (a) to an environment that is **not harmful** to their health or **wellbeing**; and
- (b) to have the environment **protected**, for the benefit of present and future generations, through reasonable legislative and other measures that—
 - (i) **prevent** pollution and **ecological degradation**;
 - (ii) promote conservation; and
 - (iii) **secure, ecologically sustainable development** and use of natural resources while promoting justifiable economic and social development.

In view of the undeniable risk of flooding, the **safety of residents cannot be guaranteed** and therefore going ahead with the development will be a **violation of the Constitution and Human Rights**.

The Mossel Bay Municipality approved the development on condition that "in the event of any **ground movement or stormwater damage**, they will not be liable." In other words **the municipality acknowledges the risk** and the threat it poses to residents and their properties. The role of Government is to **provide a safe environment** and opportunities for a better life – in the event of a flood, national and local **government will be responsible for putting people's lives at risk**. Allowing the development to go ahead would be **unethical**.

For example, **operating heavy construction vehicles** on the edge of such a **steep embankment** will put the operator's life in jeopardy. The distance from the edge down to the river bed is six meters and given the very steep slope, construction in the area will be unsafe. (Refer to Annexure A, figure 4 & 5.)

Should flood damage or death occur, this matter may be challenged in court. **Ignoring the risks** associated with this development **can have serious legal repercussions** for government and for the developer.

F Impact on Vogelsang Residents

Development is synonymous with progress and one of the criteria for responsible (sustainable) development is that it must be a **win-win** for all parties. While the proposed development may potentially benefit job seekers and *people from elsewhere* who wish to relocate to Mossel Bay, **residents of Vogelsang will be negatively affected**.

In a survey participants indicated that they were attracted to Vogelsang by the **peaceful, rural atmosphere, open green spaces** and the **scenic environment**. This summarises the character of the area and **determines the value of the Estate and individual properties**. Small antelope, tortoises, Egyptian Geese and monkeys among others, roaming freely around the estate, is one of the reasons why residents chose to settle here. (Refer to Annexure B – Survey Responses)

The **loss of 27 hectares of lush vegetation** adjacent to Vogelsang with the **wildlife** it supports will be a **loss** to the environment and the **residents of Vogelsang**. (Refer to Annexure A, figure 6.)

Replacing this green belt with a dense housing complex will **decrease the value and appeal of Vogelsang properties** and **will completely change the character and appearance of the area**. The proposed Cape Cod/Caribbean architecture is in stark contrast to the stately Cape-Dutch homes of Vogelsang and will further **devalue our properties**. Some of the **erven will be 1 meter away from our properties**, encroaching on the **privacy** of Vogelsang residents. (Refer to the WULA Summary report, James Dabrowski 2024, figure 3.)

When the traffic impact assessment was done in 2005 there were 52 houses in Vogelsang. Today there are over **100** homes. Road users from the proposed **103** new homes will **double the traffic** on the Vogelsang access road. With **traffic from Island View** this road and the entrance at the N2 will be **congested during peak hours and holidays** as the tunnel only allows **one vehicle** at a time.

Any **emergency** will create a **bottleneck** at the entrance which could prove disastrous or even fatal. **A new traffic impact assessment must be carried out to protect present and future residents.**

The main access road from the N2 falls **within Vogelsang Estate** and during the **3-5 year construction period** Vogelsang road users will have to compete with **heavy construction vehicles** on a daily basis. The **noise, dust and inconvenience** will further **disrupt the lives** of Vogelsang residents during this period.

Vogelsang is tucked away in a quiet, scenic area surrounded by evergreen hills and vegetation along the side of the road – away from the hustle and bustle of town. With the new development what you will see as you enter the area, are **rows of houses crammed in on either side of the road**. Vogelsang will be pushed into the background and will become a secondary development. (Refer to Annexure A, figure 6)

Vogelsang owners and residents fled the frenzy of cities and came to retire in this beautiful, quiet area. With the new development, **Vogelsang will lose its exclusivity** and the **peaceful natural environment** that **people invested in, will be lost.**

G A Test for Democracy

Legislation enacted in 2013 "separated" environmental issues from politics. There was provision for public participation – but in the end **Government approved the development, regardless of people's objections and despite all the legislation and measures protecting the area.**

To make the development legal, **local government** rezoned the proposed area to "Subdivisional Area", calling it **"ideal for housing"** – **despite the risk of flooding** and all the **policies protecting the area**. Building on a **wetland** cannot be without risk. The question is **who will carry that responsibility?**

Mossel Bay Municipality will earn revenue as a result of the development while the **value of Vogelsang properties** will be **negatively affected**. The rights of one person may not negatively affect the rights of another. The **Constitution protects** people's **properties** and Government has the duty to protect people's properties as well as the environment.

This is **a test for democracy**. Over **400 people have signed a petition** to protest **against the development** and over **700 people opposed it on Facebook**. Ignoring the **voices of more than 1000 people** will be a **violation of the constitutional democratic right to be heard and taken seriously**. It will be a loss for democracy and a violation of people's rights. The online petition may be viewed here: <http://ipt.io/H2GM5> (Refer to Annexure C for the names and comments of petitioners.) Visit this link to the Facebook post: <https://www.facebook.com/share/18mH46q7n4/>

H Affordability and Risk

Given the price tag of the land proposed for development, the upfront costs of infrastructure, escalating building costs, clearing the site, massive infilling and the challenge of construction on such a steep site, houses in Eagle Creek may well be beyond the reach of the "middle class" it was intended for.

Potential buyers may be hesitant to purchase property in the area in the light of the obvious risk of flooding.

Ignoring the inherent risks associated with the development could be disastrous and if anything goes wrong it will adversely affect Vogelsang and its residents. Mossel Bay cannot afford another failed development such as the Seemeeu Park disaster in 2016.

CONCLUSION

The role of Government is to set an example by adhering to legislation and other measures aimed at protecting the country's environment and natural resources, wetlands and sensitive ecosystems.

National and Local Government imposes strict building regulations on everybody to ensure the safety of citizens. On the contrary, **allowing this development will put people's lives and properties at risk.**

The statement that legislation in 2013 "separated politics from environmental issues" is paradoxical given that the **Department of Environmental Affairs issued the EA**; the **Eden Joint Tribunal** approved the re-zoning of the land and **Mossel Bay Municipality** approved the development plan and land use.

Public Participation will be a hoax if the voices of **over 1000 people** opposing the development are ignored. Many people are opposed to the idea of packing as many people into Mossel Bay as possible, changing the once sleepy coastal town into a metropolis, downgrading people's quality of life and destroying a valuable piece of history.

The **negative impact** of the development on the **environment**, the threat it poses to **future residents** and the burden it places on **Vogelsang residents**, far outweigh any possible advantages it may have. It will be a violation of the Constitution and all national and local legislation aimed at protecting valuable and sensitive natural resources, human lives and properties.

If this had been an ordinary piece of land that did not involve a wetland or a water course there would likely not have been an issue.

Insurance will not honour claims related to landslides, subsidence or floods because these are **known risks** and home owners would be left without recourse.

Should the development go ahead, and disaster strikes, Government may be held liable for damage to properties and loss of lives. It would therefore be **in everybody's best interest to** rather **prevent** disaster and to reconsider the pros and cons of the development based on the facts.

The lingering question is what role does money play in the conception and approval of this development – is the development in line with the Nation's priorities as provided for in the Constitution?

Sincerely
Residents of Vogelsang

Contact:
Hugo Esterhuizen
Email: hugesterh@outlook.com

ANNEXURE A



Figure 1 - The flood on 1 May 1998 the morning after heavy rains washed away a part of the road between Hartenbos and Mossel Bay. (Courtesy of Mossel Bay Advertiser)



Figure 2 - Free-roaming antelope grazing in a field within the proposed development area

The northern parts of the application are the lowest points of the area; thus, the water will drain towards the northern boundary of the property, exiting toward the north-east corner of the property. The northern part of the application area forms part of a wetland that drain towards the north-eastern corner of the property.



Figure 3 - The low altitude of the development within the wetland poses a flood risk to homes.
(Courtesy of Marike Vreken 2018)



Figure 4

- 7.5m from the boundary to the edge of the steep embankment
- The access road will be 1.5m away from the boundary (left)
- The edge of the embankment is unstable and unsafe – operating trucks and earth-moving equipment in the area will be dangerous

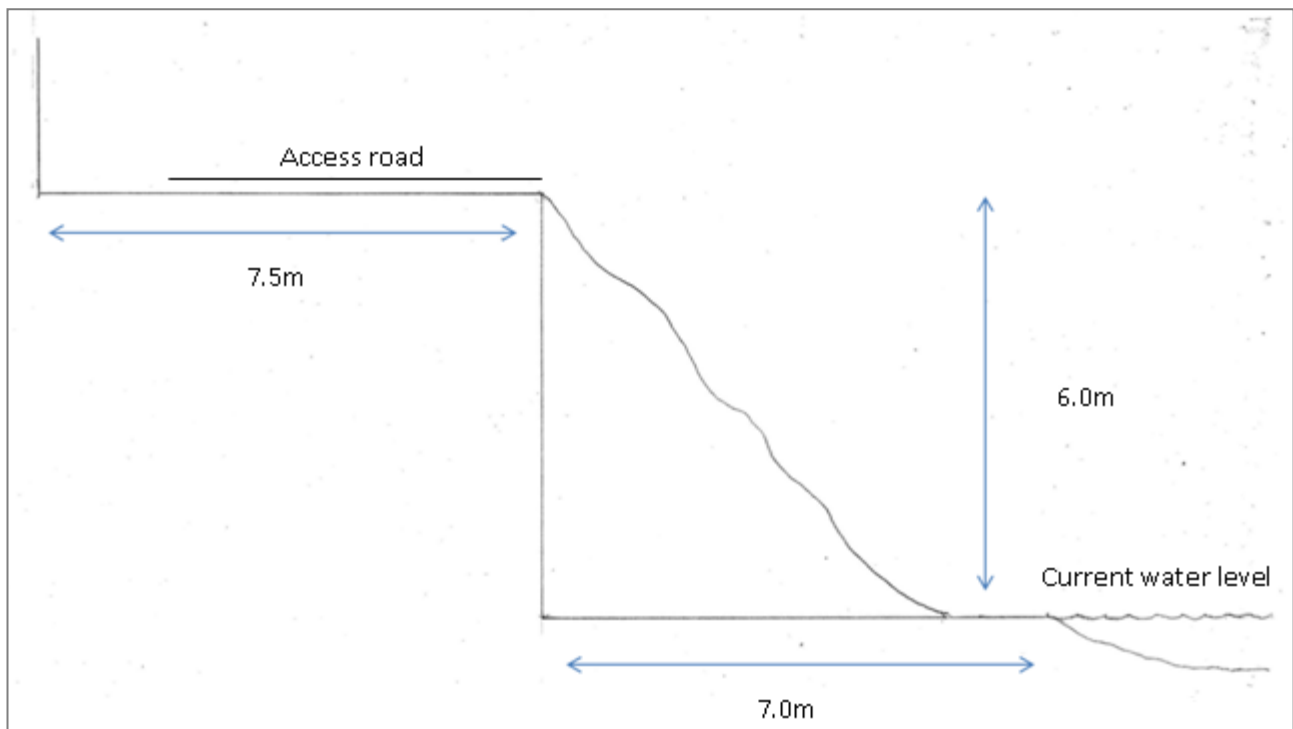


Figure 5

- Cross section of the embankment opposite the farm house
- The road will be less than 7m from the water course
- Infilling and construction will extend into the water course
- The development does NOT adhere to the proposed 15m buffer zone or the NWA requiring that construction not be less than 100m from a water course.



Figure 6 - Vogelsang – 2025

Should the development go ahead, the green belt on the right will be lost and replaced by rows of closely-packed houses. Vogelsang will lose its appeal. The development will negatively affect the value of properties



Figure 7 - Steep embankment adjacent to the East-West access road.



Figure 8 - Steep embankment adjacent to the East-West access road.



Figure 9 – The Southern and Northern bank of the water course.



Figure 10 - Dense vegetation along the valley and banks of the water course.

Vogelsang – Meningsopname Februarie 2023

| 1 | Datum & tyd | ID | Beskryf kortliks waarom u Vogelsang as u tuiste gekies het? |
|----|--------------------|---------|---|
| 1 | 2/27/2024 12:08:23 | B031a | Die omgewing waarin dit gelee is, die rustigheid en skoonheid van die natuur, die stilte en die plaas atmosfeer |
| 2 | 2/27/2024 12:15:47 | 1papb | Belegging van pensioengeld met vruggebruik. Toeganklikheid tot mediese fasiliteite te Bay View |
| 3 | 2/27/2024 17:12:15 | R3n65 | Die stilte en natuurskoon . Geen verkeer. Die berg. Die voëls. |
| 4 | 2/27/2024 20:33:49 | Mbd01 | Lekker plaas atmosfeer |
| 5 | 2/27/2024 22:48:40 | 0002s | Die rustige plaas atmosfeer |
| 6 | 2/28/2024 1:31:14 | 71dan | Stukkies van die Paradys. |
| 7 | 2/28/2024 15:21:01 | T3KS1 | Die vrede en natuurlike omgewing |
| 8 | 2/28/2024 15:32:32 | Cod03 | Die plaasatmosfeer , gevoel van vrede en die uitsig op die rotse agter die huis |
| 9 | 2/29/2024 8:41:28 | 1Farm | Die rustige plaas atmosfeer , waar hoendertjies, hasies en apies vrylik rondbeweeg . |
| 10 | 2/29/2024 1:09:37 | B0dil | Nature & quiet |
| 11 | 2/29/2024 4:36:22 | Zip01 | It was an answer to a prayer. |
| 12 | 2/29/2024 17:36:44 | Jasm1 | Dit was hemels |
| 13 | 3/1/2024 18:08:32 | *123* | Plaas atmosfeer, die rustigheid en vrede! |
| 14 | 3/1/2024 20:37:15 | Mac15 | Ligging |
| 15 | 3/1/2024 20:46:47 | Mac16 | Perfekte Ligging |
| 16 | 3/3/2024 9:48:19 | AK007 | Stilte , mooi huise en pragtige natuurskoon |
| 17 | 3/4/2024 18:34:44 | N@tha | Vir die rustigheid en die idee van samesyn, en die veiligheid vir kinders. |
| 18 | 3/5/2024 16:55:21 | L&P18 | Die plaas atmosfeer |
| 19 | 3/5/2024 18:03:29 | Mietjie | Natuur en bekostigbaar |
| 20 | 3/6/2024 17:33:52 | Zorr0 | Berg en uile |
| 21 | 3/8/2024 18:09:50 | smj19 | Rustigheid, natuurskoon, atmosfeer |
| 22 | 3/8/2024 19:56:26 | 3VS12 | Ken Vakansieplaas van kinderjare af |
| 23 | 3/9/2024 20:25:07 | T3KS2 | Rustig |
| 24 | 3/10/2024 19:55:39 | a1b2c | Voel tuis |
| 25 | 3/11/2024 19:12:28 | W0nde | Die natuur, rustigheid en veiligheid |
| 26 | 3/11/2024 21:24:12 | AB212 | Die rustige omgewing , veilig en plaas gevoel |
| 27 | 3/12/2024 6:01:13 | C7399 | Die ooptes en stilte bied 'n saligheid wat mens na die plaas lewe laat verlang. So ook die hoenders wat vry rondgeloop het. Dit het n unieke atmosfeer geskep.. |
| 28 | 3/12/2024 10:21:39 | 19840 | Die plaas atmosfeer is wat tel hier naby aan die dorp en ver van die geraas |
| 29 | 3/12/2024 11:54:26 | kbs@2 | As 'n belegging en natuur om ons |
| 30 | 3/12/2024 12:19:40 | Rik01 | Dit is rustig en lekker sentraal |
| 31 | 3/12/2024 19:31:52 | Sion1 | Dit was 'n droom wat waar geword het. |
| 32 | 3/13/2024 18:34:56 | D13s3 | Rustigheid van die vlei met die paddas dra by tot gemoedsvrede. |
| 33 | 3/13/2024 19:37:45 | Hcir1 | Dit is rustig en landelik . Ek kom van die Karoo |
| 34 | 3/18/2024 6:49:37 | 88097 | Peace and tranquility ; Open-plan living; Ground level living; Location |
| 35 | 3/23/2024 3:40:10 | \$3raph | The natural environment |



This petition has collected
430 signatures
using the online tools at ipetitions.com

Printed on 2025-03-28

NOtoEagleCreek

About this petition

Members of the Vogelsang community are concerned about the proposed Eagle Creek development which we believe is a threat to our Estate and its residents as well as the sensitive ecosystem and biodiversity along the natural water course. A mere fifteen meters away from the floodline, and overlapping the existing wetland area, this development will share a single-lane entrance with Vogelsang. Heavy vehicles and ongoing construction will create noise and dust, disturbing Vogelsang residents and wipe out the shrinking wildlife along the river. Additional traffic from over one hundred new homes is bound to cause delays and congestion, especially during peak hours and holidays. This flagrant densification and urbanisation will devalue our properties and pose a threat to the peaceful, rural character of the area that attracted people to Vogelsang. Mossel Bay, once a sleepy coastal town, offering holiday makers and retirees a retreat from the frenzy of cities, is already under threat of becoming overcrowded and cramped. Residents object to the fact that there does not appear to have been sufficient public participation during the various stages of the approval process of the new development. Many people were unaware of this development until the notice regarding the water application was put up at the entrance to the Estate.

We urgently appeal to the Mossel Bay Municipality to respect the rights of local citizens and to halt the development. We also question the statement that the development will not have an impact on the environment.

Signatures

1. Name: Danette Erasmus on 2025-02-27 09:12:10
Comments: Eagle Creek development which we believe is a threat to inhabitants and the sensitive ecosystem and biodiversity along the natural water course. Please do not follow through with this development the destruction will have countless negative effect on the environment, and wild animals, monkeys, bushbucks, many species of birds, snakes tortoises etc!!

2. Name: Hilton Westlake on 2025-02-27 09:12:14
Comments: The demand for homes in Mossel Bay has tailed off. A number of existing houses in the area are unsold. This development is not needed.

3. Name: John Dalton on 2025-02-27 11:33:06
Comments:

4. Name: Ria Kotzé on 2025-02-27 11:36:58
Comments: The exit from Jan Frederik street into Sioux street will be impossible, as it is already a major problem. Crime will increase from the highway and bridge. The greenbelt has so many animals residing there, where they get their food from. It is such a peaceful environment for them, monkeys, guinea fowls, bushbucks, tortoises, so many species of birds that won't have a home. The flood possibility is a major risk, and wetland and natural fountains running daily from Vogelsang underneath the road. Please do not allow this development we are destroying this beautiful piece of earth.

5. Name: Maurice Roelofse on 2025-02-27 14:52:40
Comments: Single road under N1 will not be able to handle traffic

Melkhout trees is endangered

Dangerous next to flood line.

Will destroy the natural wildlife

6. Name: Juan on 2025-02-27 14:56:24
Comments: Keep the environment green

7. Name: Joeline Roelofse on 2025-02-27 14:59:02
Comments: I say no to this development

8. Name: Chantelle on 2025-02-27 15:01:04
Comments:

9. Name: JP on 2025-02-27 15:07:46
Comments: Ons soek die wild life

| | | | |
|-----|----------------------------|------------------------|---|
| 10. | Name: Derick Oosthuizen | on 2025-02-27 15:27:07 | Comments: No this must stop |
| 11. | Name: Hugo Esterhuizen | on 2025-02-27 16:55:54 | Comments: |
| 12. | Name: JJ ROELOFSE | on 2025-02-27 17:07:05 | Comments: Against the proposed developement |
| 13. | Name: Renate Oosthuizen | on 2025-02-27 17:58:07 | Comments: What about the 100 year floodline. This is a bad idea |
| 14. | Name: Lynnette Wilkins | on 2025-02-27 19:00:15 | Comments: |
| 15. | Name: Marius Landman | on 2025-02-27 19:23:19 | Comments: Nee dankie! |
| 16. | Name: Ulrike Haring | on 2025-02-27 19:44:35 | Comments: |
| 17. | Name: Celia van Zyl | on 2025-02-27 20:11:45 | Comments: |
| 18. | Name: Christo Botha | on 2025-02-27 20:17:29 | Comments: They want to build 1m away from my house? |
| 19. | Name: Jacobus Vos | on 2025-02-27 21:14:10 | Comments: I agree, |
| 20. | Name: Martin Wilkins | on 2025-02-28 03:49:30 | Comments: There are many wildlife animal habitats that will also disappear. |
| 21. | Name: Roseanne Marais | on 2025-02-28 05:18:18 | Comments: |
| 22. | Name: Danie Morke Brink | on 2025-02-28 08:02:10 | Comments: |
| 23. | Name: regardt morkel-brink | on 2025-02-28 08:05:58 | Comments: |

-
24. Name: Tersia Louw on 2025-02-28 08:06:42
Comments:
-
25. Name: Hank Kalsbeek on 2025-02-28 08:07:37
Comments: Nee vir Eagles Creek.
-
26. Name: Dalene Kalsbeek on 2025-02-28 08:18:36
Comments: NO for Eagle's Creek...Floodline
- huge concern. Squashed in houses, traffic congestion, already existing electric cables over the valley is also a concern! Taking away the esthetic look and view of Vogelsang.
-
27. Name: Marius Els on 2025-02-28 08:23:20
Comments:
-
28. Name: Theo Jooste on 2025-02-28 08:30:39
Comments:
-
29. Name: Ronell Vlooh on 2025-02-28 08:39:32
Comments: I am not for the new development
-
30. Name: Isak Jonk on 2025-02-28 09:06:30
Comments: No to Eagle Creek
-
31. Name: Jaco Lensing on 2025-02-28 09:24:55
Comments: This development will be detrimental to local fauna and flora.
-
32. Name: Lizaan Steyn on 2025-02-28 09:32:07
Comments: More development would be detrimental to the little wild life left. Totally against the development!!! I bought here because of the nature and untouched free roaming wild life. Get another spot for your development. I am highly upset about you even considering this ridiculous expansion of buildings and compromising the little nature we are accustomed to and appreciate every day!!
-
33. Name: Anna-Marie Jonk on 2025-02-28 09:50:51
Comments:
-
34. Name: Andor Marsi on 2025-02-28 10:32:05
Comments: This development poses significant environmental, infrastructural, and security concerns that will negatively impact our community.
- Environmental Concerns:
The proposed site includes a valuable wetland that serves as a natural habitat for various

species of flora and fauna. Wetlands play a critical role in flood prevention, water filtration, and maintaining local biodiversity. Destroying this ecosystem would have irreversible consequences on the environment and the surrounding landscape.

Traffic and Infrastructure Concerns:

The roads in and around our estate are not designed to handle the increased traffic that this development would bring. Additional vehicles would lead to congestion, increased accident risks, and heightened air pollution. Furthermore, our current sewerage system is not equipped to handle the additional strain, which could result in frequent overflows, sanitation issues, and costly repairs for the municipality.

Security Concerns:

An influx of construction workers and new residents will likely result in an increase in foot traffic through our estate. This unnecessary movement of individuals raises concerns about security, as it may lead to an increase in break-ins and other criminal activities. Many of our residents already take extensive measures to ensure their homes and families are safe, and this development threatens to compromise our community's security and well-being.

35. Name: LORET GROBLER on 2025-02-28 11:52:12
Comments: Do not agree with proposed development

36. Name: Lee-Ann on 2025-02-28 12:13:51
Comments:

37. Name: Lee on 2025-02-28 12:14:39
Comments:

38. Name: Adri Viviers on 2025-02-28 12:22:48
Comments:

39. Name: Marina Viljoen on 2025-02-28 17:44:11
Comments: I agree

40. Name: Mainie Stevens on 2025-02-28 17:48:58
Comments:

41. Name: Lynette de Wit on 2025-03-01 08:21:13
Comments:

42. Name: J Moolman on 2025-03-01 08:38:36
Comments: Continuation of this development will destroy the value of our property and the biodiversity/peace of the area.

43. Name: Pamela Augustyn on 2025-03-01 09:30:12

Comments:

-
44. Name: Allan Burrill on 2025-03-01 11:12:58
Comments: We appreciate our green zone in place of a concrete jungle.
-
45. Name: Celia Schreuder on 2025-03-01 11:30:04
Comments: It will be chaos!
-
46. Name: Elize Jamieson on 2025-03-01 13:58:30
Comments:
-
47. Name: Mandy Haring on 2025-03-01 14:02:02
Comments: All rules of involvement will be broken no regards to floodlines ext
-
48. Name: Magriet jordan on 2025-03-01 14:19:59
Comments:
-
49. Name: Adele Mathey on 2025-03-01 14:30:57
Comments: This development poses significant environmental, infrastructural, and security concerns that will negatively impact our community.
-
50. Name: Corne swart on 2025-03-01 15:04:13
Comments:
-
51. Name: Stuart on 2025-03-01 15:12:40
Comments: Cramming so many dwellings into such limited space, with a single exit strategy for so many of them, will not only form a bottleneck; in the event of fire or flood, could prove seriously problematic.
Having the municipality also exclude itself from any liability, placing the developer to be held fully responsible should anything happen : is a huge no. What happens, In the event the developer simply liquidates his company and disappears: who takes responsibility then? Did we learn nothing from the previous landslide debacle?
-
52. Name: Willie van Rensburg on 2025-03-01 16:30:55
Comments: Negatiewe impak op die natuur. Verkeersopeenhoping en te veel mense op 'n klein lappie grond.
-
53. Name: Johan on 2025-03-01 17:28:46
Comments:
-
54. Name: Naomi Pieterse on 2025-03-01 18:10:05
Comments:
-

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|-----|--------------------------------|------------------------|---|
| 55. | Name: Tersia | on 2025-03-01 18:13:27 | Comments: |
| 56. | Name: Anna Haring | on 2025-03-01 18:19:02 | Comments: . |
| 57. | Name: Sjaan van Tonder | on 2025-03-01 19:00:34 | Comments: |
| 58. | Name: Erna Bredenkamp | on 2025-03-02 05:10:11 | Comments: |
| 59. | Name: Paul Bredenkamp | on 2025-03-02 05:26:56 | Comments: Traffic at exit point. Wildlife. Noise pollution. |
| 60. | Name: Roelien Koen | on 2025-03-02 06:36:13 | Comments: |
| 61. | Name: Lindie Oosthuizen | on 2025-03-02 07:38:03 | Comments: |
| 62. | Name: Megan Vos | on 2025-03-02 07:51:34 | Comments: |
| 63. | Name: Wendy Bremner | on 2025-03-02 10:29:48 | Comments: Traffic congestion will be chaotic and dangerous. A threat to a natural wetland. |
| 64. | Name: Nanette Westlake | on 2025-03-02 10:32:58 | Comments: |
| 65. | Name: JOHAN Janse van Rensburg | on 2025-03-02 11:17:36 | Comments: |
| 66. | Name: Richard Smith | on 2025-03-02 11:26:02 | Comments: This will lead to population densification of the area as well as an encroachment of the natural habitat in the proposed development. Vogelsang is a unique estate with natural habitat consisting of bushbuck, birds,fish,amphibians, tortoise and natural bush. This development will destroy the area and will definitely lower the value of the estate. |
| 67. | Name: Geeno du Plessis | on 2025-03-02 11:49:32 | Comments: |

-
68. Name: Rehan Meyer on 2025-03-02 11:56:48
Comments:
-
69. Name: Mullard Visagie on 2025-03-02 12:00:37
Comments: Too much congestion and traffic for a small area
-
70. Name: Sylvia on 2025-03-02 12:24:31
Comments:
-
71. Name: Andre Burger on 2025-03-03 06:43:25
Comments: STOP THIS MADNESS
-
72. Name: Deidre Visagie on 2025-03-03 07:06:25
Comments: No eagle creeek
-
73. Name: Rolanda Burger on 2025-03-03 07:41:59
Comments:
-
74. Name: Louw Burger on 2025-03-03 07:54:07
Comments: Infrastructure not designed for this, Building and construction trucks will destroy roads
-
75. Name: Luan on 2025-03-03 08:01:18
Comments:
-
76. Name: Adele Esterhuyse on 2025-03-03 08:08:35
Comments:
-
77. Name: Kristen Ehrenreich-Du Plessis on 2025-03-03 08:35:12
Comments:
-
78. Name: Simeon Vermaak on 2025-03-03 08:37:05
Comments:
-
79. Name: Riaan Burger on 2025-03-03 09:07:33
Comments:
-
80. Name: YOLANDE on 2025-03-03 10:52:47
Comments:
-
81. Name: Leon on 2025-03-03 10:58:51

Comments:

82. Name: CHRIS POTGIETER on 2025-03-03 11:35:38
Comments: Traffic , congestion, sewerage over load.

83. Name: Martine Hofmeyr on 2025-03-03 12:29:19
Comments: A DEFINITE NO - I speak on behalf of our birds and wildlife...

84. Name: Jörg Haring on 2025-03-03 12:46:11
Comments: 1. Infrastructure and Public Services
Traffic and Transportation:

Increased Traffic Volumes: More houses mean more vehicles. This could lead to congestion on local roads, potential safety hazards, and increased commute times.

Public Transit Impact: Evaluate whether the current public transit system can accommodate a larger population or if there will be delays in service improvements.

Utilities and Services:

Water Supply and Sewer Capacity: Assess whether the local water infrastructure and sewage treatment plants are adequate to handle the increased demand.

Electricity and Gas: The additional demand may require upgrades to the energy grid, potentially leading to service interruptions during peak usage.

Public Services:

Waste Management: Increased waste generation could strain existing collection and recycling services.

2. Environmental and Ecological Concerns

Natural Resource Strain:

Green Space Loss: New housing developments often result in the reduction of parks, forests, or other open spaces that serve as community assets and ecological buffers.

Water Runoff and Flooding: More impervious surfaces (roads, roofs, driveways) can lead to higher runoff, overwhelming drainage systems and increasing flood risk.

Air and Noise Pollution:

Construction Impact: The development phase might generate dust, noise, and pollution that can affect local residents and wildlife.

Long-Term Exposure: Increased vehicular traffic and higher population density could lead to elevated levels of air and noise pollution over time.

Biodiversity and Habitat Disruption:

Loss of Wildlife Habitat: The expansion may disrupt local ecosystems, reducing biodiversity and affecting species that depend on natural habitats.

3. Social and Community Impacts

Community Character and Identity:

Change in Neighborhood Dynamics: A rapid influx of new residents can alter the established social fabric and community identity, potentially leading to conflicts or a sense of displacement among existing residents.

Overcrowding: Increased density might impact the quality of life, reducing personal space and altering the neighborhood's character.

4. Economic and Financial Considerations

Property Values:

Market Saturation: An influx of housing might lead to an oversupply, potentially reducing property values for existing homeowners.

Economic Displacement: Long-term residents might face increased property taxes and living costs, which could lead to gentrification or displacement.

Long-Term Financial Liabilities:

Infrastructure Upgrades: The cost of upgrading and maintaining roads, utilities, and public services could fall on local taxpayers, leading to increased municipal budgets or taxes.

85. Name: Marlene Smit on 2025-03-03 13:24:37
Comments:

86. Name: Franci on 2025-03-03 13:29:35
Comments: I am against the new development using the Vogelsang road

87. Name: Marnico on 2025-03-03 13:40:16
Comments:

88. Name: Ansel Joubert on 2025-03-03 13:41:33
Comments:

89. Name: Veronica Williams on 2025-03-03 13:42:12
Comments:

-
90. Name: Ann Vosloo on 2025-03-03 13:44:13
Comments:
-
91. Name: Maryke on 2025-03-03 13:45:48
Comments: No
-
92. Name: Deleur barnard on 2025-03-03 13:54:51
Comments:
-
93. Name: Michael on 2025-03-03 14:20:33
Comments:
-
94. Name: Tienie Roux on 2025-03-03 14:50:57
Comments:
-
95. Name: Helen on 2025-03-03 15:38:36
Comments:
-
96. Name: Llewelyn on 2025-03-03 15:38:53
Comments:
-
97. Name: Jeanette Pretorius on 2025-03-03 15:43:05
Comments:
-
98. Name: Leandra on 2025-03-03 15:43:39
Comments:
-
99. Name: Esther Oosthuizen on 2025-03-03 15:48:19
Comments:
-
100. Name: Lèlani Smit on 2025-03-03 16:14:55
Comments:
-
101. Name: Johann Wiese on 2025-03-03 16:21:20
Comments:
-
102. Name: Michelle van Rensburg on 2025-03-03 16:26:07
Comments:
-
103. Name: Charlene Wiese on 2025-03-03 16:28:25
Comments: Worried about the road capacity that cannot handle a large development

The animals are a worry as there are bucks monkeys birds and other species.

It seems that the development want to add too much properties in that development

In emergency there will be a problem. As there is only one road in and out.

Building like num-num where there is larger stands and nature incorporated with harmony with animals.

A high density is not good for the enviroment

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104. Name: Johan oosthuizen on 2025-03-03 16:42:05
Comments: Crime will increase. Too many transporting in and out, and it delay times to get to work in time. In case of emergengies, eg. in case of fire and floods and to get to hospitals it will be a huge problem due to one entrance
-
105. Name: Veronica on 2025-03-03 16:48:22
Comments:
-
106. Name: Leana van Rensburg on 2025-03-03 16:49:39
Comments: This can not be allowed at all. It's to close to the river so its dangerous for people to live there. we will also lose our wildlife and the break ins will escalate.
-
107. Name: Anel Oosthuizen on 2025-03-03 17:18:54
Comments: Crime will definitely increase and we are not even allowed to put walls or fences around our homes. What will happen in emergency cases eg fires, floods and if you have to get to hospitals immediately, traffic will be a huge problem. We will not feel safe at all, to enter our houses currently are too easy
-
108. Name: William Stevens on 2025-03-03 17:36:11
Comments: Vogelsang stands to loose its charm and safety with this development. Children can roam free and you dont have to look far as you know everyone. This will commercialise the property and Vogelsang will turn into a overpopulated Gauteng like complex with families needing to keep their children housebound or nearby. Not to mention the additional wandering eyes from construction workers with such a development. I am very nervous about the potential risks
-
109. Name: Francois Oosthuizen on 2025-03-03 18:00:42
Comments: Please preserve the little piece of nature that is left
-
110. Name: JD Strydom on 2025-03-03 18:13:24
Comments: I stay in 1 Eagle's Creek alone along with my two juvenile sons. Although we are not allowed on the security WhatsApp group for whatever clique reason or allowed to use the amenities like the pool at all, I do not see the proposed developments as a good thing
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| 111. | Name: Berend Badenhorst on 2025-03-03 20:30:40 Comments: Please stop this proposed fevelopment. |
| 112. | Name: Jo Badenhorst on 2025-03-03 20:39:36 Comments: |
| 113. | Name: Leanne on 2025-03-03 21:18:23 Comments: |
| 114. | Name: Annamarie van Zyl on 2025-03-04 06:45:09 Comments: Dit is nie deel van Vogelsang nie. Alles kan nie toegebou word nie . Die habitat moet vir dir velddiere behoue bly. Alles word net toegebou. |
| 115. | Name: Fanie Schoonraad on 2025-03-04 07:51:47 Comments: No to eagle creek |
| 116. | Name: Elzabe Luyt on 2025-03-04 08:17:15 Comments: |
| 117. | Name: Erieka Smith on 2025-03-04 10:44:16 Comments: The proposed Eagle Creek development is in conflict with Mosselbay Spacial development which designated it as green area.The proposed 111 units plus a business area is very dense and a threat to the inhabitants of Vogelsang and the ecosystem along the natural water course.The narrow entrance to Vogelsang is narrow and increased traffic of heavy vehicles and vehicles from the new development will definitely cause noise,dust and a congestion of traffic.The business area can be an attraction for people outside the estates and it can be an increase of crime and not desirable visitors as Vogelsang is an open area with no entrance and exit gates.The inhabitants of Vogelsang will not be able to control the influx of non inhabitants of Vogelsang.The development will lead to more urbanisation and can also influence the value of our properties.The rural charater of the Estate will be negatively influenced and will cause the area to be cramped,overcrowded and extra heavy traffic. |
| 118. | Name: Kitty Schoonraad on 2025-03-04 11:10:22 Comments: No eagle creek |
| 119. | Name: Jeanette moolman on 2025-03-04 13:03:18 Comments: |
| 120. | Name: Lizanne E on 2025-03-04 16:03:45 Comments: |
| 121. | Name: Elmarie on 2025-03-04 16:08:42 Comments: None |

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| 122. | Name: Lucinda Janke | on 2025-03-04 16:18:56 | Comments: |
| 123. | Name: Hannelie Els | on 2025-03-04 16:42:49 | Comments: |
| 124. | Name: Andre Broodryk | on 2025-03-04 16:43:04 | Comments: None |
| 125. | Name: Wilmarie Pretorius | on 2025-03-04 17:16:57 | Comments: No |
| 126. | Name: Estelle de Kock | on 2025-03-05 06:18:11 | Comments: Please rescue our narural environment. |
| 127. | Name: M Schoeman | on 2025-03-05 06:30:23 | Comments: A resounding NO to this proposed development which is in contravention of the municipality's Spatial Development Framework. |
| 128. | Name: Louise | on 2025-03-05 06:47:30 | Comments: Save Vogelsang |
| 129. | Name: Mariaan Scheepers | on 2025-03-05 06:56:17 | Comments: NEEEEEEEEEEEEEE |
| 130. | Name: Lynette Fourie | on 2025-03-05 07:05:05 | Comments: |
| 131. | Name: Edrian Luyt | on 2025-03-05 09:54:37 | Comments: I support the petition |
| 132. | Name: Erin Palm | on 2025-03-05 10:03:21 | Comments: |
| 133. | Name: Eddie Palm | on 2025-03-05 10:04:34 | Comments: |
| 134. | Name: Johan steyn | on 2025-03-05 10:15:31 | Comments: |
| 135. | Name: Wim Steyn | on 2025-03-05 10:34:19 | |

Comments:

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136. Name: Esta on 2025-03-05 10:45:29
Comments:
-
137. Name: Nicola on 2025-03-05 11:18:27
Comments:
-
138. Name: JP on 2025-03-05 12:30:03
Comments:
-
139. Name: Verena Morkel-Brink on 2025-03-05 14:58:36
Comments: I say NO to Eagle Creek development. I am concerned about the impact on the peaceful nature that originally attracted us here.
The green strip along the road will disappear and with it all the animal life, ducks, geese that raise their chicks there. There will be no talk of tranquility with 100 houses on our doorstep and 3/4 around us. With the bridge to Island View they will drive along here to MB. Think of the noise, dust and inconvenience if 100 houses are going to be built over time and the construction vehicles that all have to drive through our tunnel. Two rows of houses right along the road with drainage ditches on either side of a road, while it is the space and scenery that are precious to us. The project will damage Vogelsang's character forever!
-
140. Name: Billie on 2025-03-05 15:38:56
Comments:
-
141. Name: Anton on 2025-03-05 15:40:44
Comments:
-
142. Name: Linda Bodill on 2025-03-05 16:12:47
Comments: There is already traffic congestion on these Voorbaai roads: Mascador, Sioux, Via Appie, Bolton, Patrick, Bally Crescent and Watson Avenue. Vehicles from these planned new 103 homes will cause even more congestion. There is only a single gauge road to and from Vogelsang. There will be more pressure on the traffic and more bottlenecks. The development is planned too close to the watercourse. There will be rising damp in the houses and the high risk of flooding.
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143. Name: Jillene on 2025-03-05 18:00:07
Comments:
-
144. Name: Steven on 2025-03-05 18:01:36
Comments:
-
145. Name: Nelius on 2025-03-06 03:25:54

Comments:

-
146. Name: Heinrich Morkel-Brink on 2025-03-06 06:17:22
Comments: I say NO to Eagle Creek development. I am concerned about the impact on the peaceful nature that originally attracted us here.
The green strip along the road will disappear and with it all the animal life, ducks, geese that raise their chicks there. There will be no talk of tranquility with 100 houses on our doorstep and 3/4 around us. With the bridge to Island View they will drive along here to MB. Think of the noise, dust and inconvenience if 100 houses are going to be built over time and the construction vehicles that all have to drive through our tunnel. Two rows of houses right along the road with drainage ditches on either side of a road, while it is the space and scenery that are precious to us. The project will damage Vogelsang's character forever!
-
147. Name: Johann Hanekom on 2025-03-06 07:31:16
Comments: Agree
-
148. Name: Cecilia Hanekom on 2025-03-06 07:40:21
Comments: Agree
-
149. Name: Philippi Kotzé on 2025-03-06 08:56:20
Comments:
-
150. Name: Edrich on 2025-03-06 14:10:38
Comments:
-
151. Name: Dirkie Du Preez on 2025-03-06 14:26:18
Comments: Keep it as is. Beautiful & peaceful place.
-
152. Name: Phlippie on 2025-03-06 14:33:48
Comments:
-
153. Name: Lize on 2025-03-06 14:40:56
Comments: No to development the wildlife needs a green strip as well as sanitation and pollution will play a role and have a negative impact
-
154. Name: Nicolette Fouche on 2025-03-06 14:41:52
Comments: This will negatively impact house prices in the area, as well as disrupting the needed green belt.
-
155. Name: AP van Tonder on 2025-03-06 14:56:36
Comments: Conserve our green belts please
-
156. Name: Mercia Cilliers on 2025-03-06 15:05:38

Comments: Ons stem teen nuwe ontwikkeling

-
157. Name: Steven Laubscher on 2025-03-06 15:07:18
Comments:
-
158. Name: Brandon KRUGER on 2025-03-06 15:12:23
Comments: Leave it alone
-
159. Name: Patricia Linford on 2025-03-06 15:13:18
Comments: Will create immense congestion and devalue my home
-
160. Name: Johannes Matthee on 2025-03-06 15:26:01
Comments: Destroy the biodiversity we bought into.
-
161. Name: Jaco Jansen van Vuuren on 2025-03-06 15:53:25
Comments: Ek sê NEE vir ontwikkeling!!
-
162. Name: neale wilfred spochter on 2025-03-06 16:09:46
Comments: Preserve our biodiversity, and save our wetlands
-
163. Name: Eileen van Zyl on 2025-03-06 16:09:50
Comments:
-
164. Name: Donolee Pietersen on 2025-03-06 16:11:10
Comments:
-
165. Name: Debra Kleinhans on 2025-03-06 16:12:37
Comments:
-
166. Name: Q on 2025-03-06 16:34:02
Comments: Keep the nature as is
-
167. Name: Jan vd Westhuizen on 2025-03-06 16:37:30
Comments:
-
168. Name: Roselene Kapp on 2025-03-06 16:41:18
Comments:
-
169. Name: Marulin Goodger on 2025-03-06 16:43:42
Comments:
-
170. Name: Lindsay van Wyk on 2025-03-06 16:45:16

Comments:

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171. Name: Andre on 2025-03-06 17:07:02
Comments: A big NO to the development
-
172. Name: Joy Frankenberg on 2025-03-06 17:07:07
Comments: Please let the little village in peace. I visit my friends more than once a year there. It is so tranquility.
-
173. Name: TERSIA AUGUSTYN on 2025-03-06 17:07:23
Comments:
-
174. Name: Karin on 2025-03-06 17:10:14
Comments: Please do not allow them to destroy the little piece of greenery left
-
175. Name: Sweis on 2025-03-06 17:14:40
Comments: Please do not proceed with this development
-
176. Name: JC Roberts on 2025-03-06 17:15:17
Comments:
-
177. Name: Joek Ehlers on 2025-03-06 17:15:56
Comments:
-
178. Name: Dané Beukes on 2025-03-06 17:16:23
Comments: Nee vir ontwikkeling!!
-
179. Name: Sane on 2025-03-06 17:23:01
Comments:
-
180. Name: Peet Neethling on 2025-03-06 17:25:08
Comments: I stand against it
-
181. Name: Hennie Homann on 2025-03-06 17:30:46
Comments: No to the development
-
182. Name: Janette Davel on 2025-03-06 17:30:49
Comments:
-
183. Name: Puk Lubbe-van Eeden on 2025-03-06 17:41:03
Comments: No No No
-

184. Name: Riana Venter van Zyl on 2025-03-06 17:53:30
Comments:
-
185. Name: Marinda Steyn on 2025-03-06 18:01:39
Comments: Thank you!
-
186. Name: Renate Oosthuizen on 2025-03-06 18:16:02
Comments: This proposed Eagle creek is ridiculous. The infrastructures here is simply not enough. We are 200% against this development
-
187. Name: Nico Steenkamp on 2025-03-06 18:19:27
Comments:
-
188. Name: Karen Steenkamp on 2025-03-06 18:25:15
Comments:
-
189. Name: Treasure Kloppe on 2025-03-06 18:28:45
Comments:
-
190. Name: Michael Steenkamp on 2025-03-06 18:38:23
Comments:
-
191. Name: Nicci Steenkamp on 2025-03-06 18:39:45
Comments:
-
192. Name: Louis Luyt on 2025-03-06 18:43:55
Comments:
-
193. Name: Marionette Marais on 2025-03-06 18:46:53
Comments:
-
194. Name: lizett Golden on 2025-03-06 18:49:03
Comments:
-
195. Name: Celeste Van Der Walt on 2025-03-06 18:50:06
Comments:
-
196. Name: Adriane Golden on 2025-03-06 18:50:49
Comments:
-
197. Name: Johann Christiaan Barnard on 2025-03-06 18:52:51
Comments: A big NO NO

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| 198. | Name: Trudie Crouse on 2025-03-06 18:57:34 Comments: Stop this!!!! |
| 199. | Name: Mari Greeff on 2025-03-06 19:07:14 Comments: |
| 200. | Name: Corné Heine on 2025-03-06 19:08:47 Comments: |
| 201. | Name: Isabel Harmse on 2025-03-06 19:10:10 Comments: |
| 202. | Name: R Coetzee on 2025-03-06 19:22:13 Comments: Stop die ontwikkeling dadelik. |
| 203. | Name: Nardo Spies on 2025-03-06 20:07:13 Comments: Die nuwe voorgestelde ontwikkeling sal die vreedsame gevoel en kwaliteit van lewe van die bestaande inwoners van Vogelsang totaal verwoes. Die meeste inwoners het juis eiendom hier gekoop vir hierdie rede. Daar is geen ander woongebiede in Mosselbaai met die karakter en natuurskoon as hier nie. Die omgewingsimpak studie wat gedoen was is reeds 15 jaar oud en sedertdien is die hele Island View (wat toe oop was) nou toe gebou, wat die studie nietig maak. Die bosbokke, ystervarke en ontelbare voëlspecies, wat die kloof uniek maak, sal verdwyn. So ook is die verkeersimpakstudie 20 jaar gelede gedoen!! Sedertdien het die bevolking van Mosselbaai verdriedubbel van 55 000 na meer as 170 000 en Island View bars uit sy nate. 'n Nuwe pad vanaf Island View deur Vogelsang sal 'n verkeerskatastrofe teweegbring en is vër onderskat! Hiermee pleit ek by die Mosselbaai munisipaliteit om die besluit oor die ontwikkeling te verander, anders word Mosselbaai maar net nog een oorbevolkte, karakterlose 'stad'. |
| 204. | Name: M Van den Berg on 2025-03-06 20:10:26 Comments: No building please |
| 205. | Name: Hanneke Wolmarans on 2025-03-06 20:59:36 Comments: |
| 206. | Name: Louise van Zyl on 2025-03-07 04:53:59 Comments: Not in favour at all if this is true |
| 207. | Name: Mark Golden on 2025-03-07 05:15:29 Comments: This development is within the floodline, the heavy vehicles will damage the current road that we maintain. Crime will escalate and the stands are literally 5 meters away from current dwellings |

208. Name: Charlene on 2025-03-07 06:19:28
Comments:

209. Name: Simone Debora Spies on 2025-03-07 07:28:54

Comments: Vogelsang se natuurskoon het ons uit die Mosselbaai bo-dorp getrek. Die dorp is vol en beknop en daar is geen groen stroke meer wat nie bebou word nie.

Die Vogelsang area, eens Vakansieplaas, is deel van Mosselbaai se ryk erfenis en word nou moontlik toegebou weens geldgierigheid.

Ons grootste ongelukkigheid is nie dat daar gebou word nie, maar die hoeveelheid huise wat hul wil indruk in ons klein vallei bloot om meer geld te maak. Meer as 100 eenhede op klein erfies met die enigste " groenstroke" aangedui op die planne wat eintlik dele is wat daar nie gebou mag word nie omdat dit onder die vloedvlak is.

Die verkeersimpakstudie is in 2006 reeds gedoen. Dit is lank voor die massa semigrasie van mense na kusstreke tydens die Covid-19 pandemie. Mens hoef bloot na ons jongste sensus opname te kyk om te sien hoe Mosselbaai buite verhouding met al ons buurdorpe gegroe het. Die impak van die verkeer in ons klein vallei sowel as die impak op die omliggende besighede in die nywerheidsgebied omliggend gaan noemenswaardig wees en is glad nie bereken nie aangesien meeste van hierdie besighede en verkeer nie in 2006 bestaan het nie.

Volgens die plan word 'n pad na Island view gebou om verkeer te mitigeer, maar dit gaan slegs beteken dat die hele Island View 'n kortpad deur Vogelsang na Mosselbaai sentraal gaan gebruik. Honderd eenhede beteken ten minste 200 motors op 'n enkel brugpad onder deur die N2 en dan praat mens nie eers van die hele Island view wat ook hierdie deurpad gaan gebruik om na Mosselbaai te reis nie. Inderwaarheid het die meeste van Island View nog nie bestaan toe die verkeersimpakstudie gedoen is nie. Mens hoef net aan na die fotos aangeheg in die voornemende bouplanne te kyk, om te sien dat die verkeersimpakstudie dringend opgedateer moet word.

Verder weet niemand nog wat die impak gaan wees van die opdatering van Louis Fourie weg op die verkeer nie en bouwerk is lank reeds nie klaar nie. Die volledige inpak van hierdie nuwe ontwikkeling sal eers kan bepaal word as Louis Fourie klaar opgedateer is.

Met Island View se uitbereiding wil ek ook argumenteer dat die omgewingsimpakstudie opgedateer moet word. Die impak op die dierelewe om ons moet bepaal word in die vleiland as water weë geskuif gaan word aangesien die habitat aan Island view se kant heeltemal uitgewis is reeds vir die natuurlewe wat afhanklik is van hierdie vleiland.

My vraag aan die munisipaliteit is: Hoekom so baie eenhede indruk in 'n klein vallei van historiese waarde? 'n Uitbreiding wat 'n noemenswaardige impak gaan hê op die besighede sowel as inwoners in die omliggende area en ook die verkeer op Louis Fourie aansienlik gaan beïnvloed. Die antwoord kan net geldgierigheid wees.

210. Name: Jan van Zyl on 2025-03-07 07:38:12

Comments:

-
211. Name: Henriette on 2025-03-07 16:33:37
Comments:
-
212. Name: Joey Jordaan on 2025-03-07 18:02:25
Comments: JJ Jordaan signed
-
213. Name: Frik Ludeke on 2025-03-08 07:39:24
Comments:
-
214. Name: Lloyd Bodill on 2025-03-08 18:54:27
Comments: This is a wetland, any homes built would be in danger of being flooded and building there would destroy wildlife, and create infrastructure problems.
-
215. Name: Siegfried Swanepoel on 2025-03-08 21:41:06
Comments: I vote no for development
-
216. Name: Dian Roelofse on 2025-03-08 22:57:09
Comments: Will destroy our wildlife
Single bridge access
Melkhout trees
Flood danger
-
217. Name: Stefan Roelofse on 2025-03-08 23:02:32
Comments: Flood dange4
Single road under bridge
Wildlife destroyed
Protected Trees
Single bridge access... for emergency exit
Even more Congestion of already congested single access
-
218. Name: Andre van Jaarsveld on 2025-03-08 23:27:55
Comments:
-
219. Name: Marina Meyer on 2025-03-09 03:53:33
Comments:
-
220. Name: Bernaett Meyer on 2025-03-09 04:04:22
Comments:
-
221. Name: Natasha Du Toit on 2025-03-09 04:36:19
Comments: Please think of the environment, nature is truly struggling, the town is battling

to cope and the water is already a scarce commodity, if the DA allows this THEN SA HAS NO HOPE!!

-
222. Name: Eltruida on 2025-03-09 04:52:21
Comments:
-
223. Name: Lize on 2025-03-09 05:17:23
Comments:
-
224. Name: Mareli Stevens on 2025-03-09 05:36:31
Comments:
-
225. Name: Marinus Willemstijn on 2025-03-09 05:37:47
Comments: We need to be thoughtful of our environment
-
226. Name: Bianca on 2025-03-09 06:17:36
Comments: Grew up going to Vogelsang when it was still vakansieplaas and the beauty of nature has always captured my attention and made me love that area. Used to be nothing but green and wildlife up the mountain. Now it's filled with homes and the green has gotten smaller and the animals less. Proposing another development on this tiny little piece of green is a disgrace. Our town is becoming nothing but concrete, with no respect for anything green or living. How about instead of destroying nature we take one of these ideas and turn it into a planting mission where we restore some of the natural wonder to the town that has desperately been trying to hold on. This town doesn't need more people because it is bursting at the seams. There are no jobs or schools for residents. The town needs more natural wonder
-
227. Name: sonja van der Westhuizen on 2025-03-09 06:19:30
Comments: it is a wetland FFS
-
228. Name: Antoinette Strauss on 2025-03-09 06:26:05
Comments: No to development
-
229. Name: Johannes lubbe on 2025-03-09 06:28:04
Comments: I am against any development.
-
230. Name: Sheena Mouton on 2025-03-09 06:31:13
Comments: This is unacceptable! To much building taking away our wild life. Our safety! It's getting way too much now. I don't agree messing with our water or our lives or our animals health/wealth either. It's supposed to be EDEN!!!
-
231. Name: Juan Delport on 2025-03-09 06:35:44
Comments: Julle kannie hier wil bou nie magtig man! Daar is n groen strook!
-

232. Name: Johan Conradie on 2025-03-09 06:47:52
Comments: NO TO EAGLE CREEK - STOP
-
233. Name: Elaine on 2025-03-09 06:58:44
Comments: I strongly disagree with the proposed development between Island view and Vogelsang. For reasons already mentioned
-
234. Name: Michael de Nysschen on 2025-03-09 07:16:01
Comments:
-
235. Name: Tessa Virster on 2025-03-09 07:20:29
Comments: Against development in Vogelsang
-
236. Name: Clifford Hollington on 2025-03-09 07:23:53
Comments: Save our nature thats been there first..!!!
-
237. Name: Willie Geldenhuys on 2025-03-09 07:31:59
Comments:
-
238. Name: Louise Botha on 2025-03-09 07:42:55
Comments: A big NO!!!! NO!!!! NO!!!!!!
-
239. Name: Karen Esterhuizen on 2025-03-09 07:54:13
Comments:
-
240. Name: Sonja Potgieter on 2025-03-09 08:01:45
Comments: Stop housing project on wetlands
-
241. Name: Keech Lise on 2025-03-09 08:03:26
Comments: Stop this immediately it is a wetland!!
-
242. Name: Wimpie Greyling on 2025-03-09 08:06:30
Comments:
-
243. Name: Carmen on 2025-03-09 08:13:54
Comments: No to Eagle creek development. The infra structure is not sufficient and it will have a negative impact on the freen belt and wetlands.
-
244. Name: Jumarie Botha on 2025-03-09 08:32:37
Comments: NO TO EAGLE CREEK
-
245. Name: Disa Lombard on 2025-03-09 09:25:32

Comments: Concerns: dangerous floodline and wetland, overcrowding of people in area, safety and security, congestion of traffic into area, destroying of sensitive eco systems. Destroying wild life. NO PUBLIC CONSENT.

246. Name: Jean Pretorius on 2025-03-09 09:28:07
Comments: This development should not be allowed as it will have a negative impact on both our suburb and environment
-
247. Name: Monica vd Westhuizen on 2025-03-09 09:31:07
Comments:
-
248. Name: Elizabeth Strydom on 2025-03-09 09:35:25
Comments: This is one of the only greenzone in middle of industrialarea in Mosselbay and there are lots of little frogs and birds. We dont want this area to be disyroyed by the DA or the munisipality. I am a proud member of Islandview where most of the freaking animals was faded away. And this is the only green zone left. No man be responsible to nature. Get real
-
249. Name: Gerhard Strydom on 2025-03-09 09:42:39
Comments: Beslis nie in groensones nie en nie voordat daar genoegsame uitgangroetes is nie ,nie haalbaar weens die verkeers knoop nie
-
250. Name: Karin Barnard on 2025-03-09 10:01:45
Comments:
-
251. Name: Marny Hughes on 2025-03-09 10:08:19
Comments:
-
252. Name: M Brits on 2025-03-09 10:18:23
Comments: Hierdie deel het genoeg hoe digtheid woon eenhede. Dit bring privaat eiendom waardes af en lok ook ongewenste elemente. Sodoen neem misdaad net toe.
-
253. Name: Alida Brink on 2025-03-09 10:22:12
Comments: No
-
254. Name: WJ Geldenhuys on 2025-03-09 10:30:53
Comments: This development should not be approved. It's of no value for nature, the eco system as well as bring the wrong elements and rime into the area. Therefore it will also downgrade the whole area. Please do not approve this development.
-
255. Name: Yvette Brown on 2025-03-09 10:33:12
Comments: Dit is vleiland mens kan nie daar bou nie!
Gaan hewige verkeersophoping veroorsaak.
-

256. Name: Piet Badenhorst on 2025-03-09 10:33:53
Comments: Stop the building, stop being greedy Mosselbaai munisipaliteit.
-
257. Name: Lynette Janse van Rensburg on 2025-03-09 10:34:17
Comments:
-
258. Name: Caroline on 2025-03-09 10:47:35
Comments: I do not think it is a very good idea to build 103 houses near the flood line, we all see what havoc once small rivers can do when in flood. With this, the small road and bridge are already challenging, with the extra load of traffic. This will become a bigger challenge for the residents.
Then there is the wildlife to think about. It is the only place where wildlife are still roaming in Mossel Bay. With this petition please reconsider this project. Thank you
-
259. Name: Delene on 2025-03-09 10:50:12
Comments:
-
260. Name: Johan Gouws on 2025-03-09 10:53:30
Comments:
-
261. Name: Hannes de Kock on 2025-03-09 10:59:11
Comments: No
-
262. Name: RF Geldenhuys on 2025-03-09 11:02:27
Comments: This development is for no benefit of the environment, infrastructure and area. Please do not approve.
-
263. Name: Jeanette Vallenduuk on 2025-03-09 11:04:38
Comments: Most definitely NOT!!
-
264. Name: Danielle Scheepers on 2025-03-09 11:06:34
Comments: This development is just to fillvyhe developer's pockets. He/she is clearly not going to stay there in an area that has been flooded how many times in history? You're robbing us residents from the peace and tranquility we're currently enjoying here, just for your own bank account!!!
-
265. Name: Charmaine Coetzee on 2025-03-09 11:08:39
Comments:
-
266. Name: Andries Swarts on 2025-03-09 11:09:31
Comments: Dit sal ons huise se waarde verlaag. Ons staan dit tee.
-
267. Name: Chris on 2025-03-09 11:13:03
Comments: Maar net weer n petisie wat niks gaan opener nie. Die besluite is klaar

-
268. Name: Julie on 2025-03-09 11:19:44
Comments: Net weer n petisie. Wie gee om vir die paar bosbokke wat nog daar Wei.
So jammer dat geld ons god geword het.
Kan maar net sê "Sies vir julle"
-
269. Name: A Swarts on 2025-03-09 11:20:46
Comments:
-
270. Name: Rina swarts on 2025-03-09 11:26:15
Comments: Dit sal ons huis se waarde verlaag
-
271. Name: Nick on 2025-03-09 11:47:30
Comments:
-
272. Name: Elise Conradie on 2025-03-09 11:48:17
Comments: No to Eagle Creek development
-
273. Name: Amanda on 2025-03-09 11:57:19
Comments: It is about doing what is right. Building on the green belt is a very huge risk
of destruction should we have very hard rainfall.
The habitation of many animals will be destroyed.
May the council make a decision based on what is right for humankind and for the
animals concerned living in the greenbelt.
-
274. Name: Johnny Goosen on 2025-03-09 12:02:31
Comments: Island View kan nie eers sy eie verkeer dra nie en dan wil hierdie
ontwikkeling n verbindingspad tussen IView en Vogelsang bou???? Malligheid en iemand
dink gladnie aan die verkeersimpak na beide kante toe nie. IView se strate is boonop ver
onder standaard en van die swakste in die groter Mosselbaai.
-
275. Name: Richard Witte on 2025-03-09 12:25:31
Comments: This was and always a greenband environment,so please explain where will
the water and mammals move to?
-
276. Name: Mari willemse on 2025-03-09 12:35:53
Comments: Belaglike idee,
-
277. Name: Rika Du Toit on 2025-03-09 12:42:35
Comments: Ons soek nie daai 103 huise oorkant Island view nie!
-
278. Name: Tabu vermaas on 2025-03-09 12:42:36
Comments: It is a big NO

-
279. Name: Sriaan Bekker on 2025-03-09 12:49:25
Comments: Stop the development
-
280. Name: Martina Bekker on 2025-03-09 12:52:46
Comments:
-
281. Name: Diane on 2025-03-09 12:54:45
Comments:
-
282. Name: Christopher on 2025-03-09 12:57:25
Comments:
-
283. Name: Peter Wolmarans on 2025-03-09 12:58:25
Comments: We need to stop these developments infrastructure is overloaded and this development will congest that area even more, strain nature
-
284. Name: Cornel Schoeman on 2025-03-09 12:58:28
Comments:
-
285. Name: Christa on 2025-03-09 12:59:20
Comments:
-
286. Name: Coleen Botes on 2025-03-09 13:01:45
Comments: No no no !!!!
-
287. Name: Deon Earle on 2025-03-09 13:05:43
Comments: Absolutely no to the development of this eco sensitive area!
-
288. Name: Gert on 2025-03-09 13:08:14
Comments: Te veel huise en te min hulpbronne soos water en elketrisiteit
Besoedel die bietjie nayuur wat oor is
-
289. Name: Sinria Wolmarans on 2025-03-09 13:16:24
Comments:
-
290. Name: Jurian Du Toit on 2025-03-09 14:13:49
Comments: My Ma sê so
-
291. Name: Tersia on 2025-03-09 14:14:35
Comments:
-

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| 292. | Name: Ricardo Roerink | on 2025-03-09 14:28:16 |
| | Comments: We need to protect the last bit of forestry and green belts left in our area. | |
| 293. | Name: Petro | on 2025-03-09 14:33:35 |
| | Comments: Save the wetlands! | |
| 294. | Name: Annette de Kock | on 2025-03-09 14:35:25 |
| | Comments: | |
| 295. | Name: Chris Opperman | on 2025-03-09 14:40:30 |
| | Comments: Agreed | |
| 296. | Name: Liza Ferreira | on 2025-03-09 15:07:59 |
| | Comments: Numerous animals, from dear to pheasant, reproduce in that area. Such a large scale construction will harm the ecosystem for years | |
| 297. | Name: Melanie Van Schalkwyk | on 2025-03-09 16:37:53 |
| | Comments: | |
| 298. | Name: Ferdinand van der Merwe | on 2025-03-09 17:11:15 |
| | Comments: | |
| 299. | Name: Neels Brink | on 2025-03-09 18:00:11 |
| | Comments: | |
| 300. | Name: Louise | on 2025-03-09 18:13:54 |
| | Comments: No | |
| 301. | Name: Marelize Earle | on 2025-03-09 18:20:12 |
| | Comments: Please don't allow this to go forward, please respect land put out for nature conservation. | |
| 302. | Name: Andre | on 2025-03-09 18:21:16 |
| | Comments: | |
| 303. | Name: Oubaas Ferreira | on 2025-03-09 19:05:06 |
| | Comments: | |
| 304. | Name: Annemie Koen | on 2025-03-09 19:59:26 |
| | Comments: Crime rate will go up. Eco-systems destroyed. And the over crowded Mossel Bay will get even worse. | |

305. Name: Johan Rossouw on 2025-03-09 20:54:45
Comments: Dit is onaanvaarbaar dat die groenstrook bedreig word.
-
306. Name: Elize Pretorius on 2025-03-09 21:02:59
Comments:
-
307. Name: Lorraine on 2025-03-10 06:24:11
Comments: No to eagle greek !!!! Save the wetlands
-
308. Name: Amanda Jacobs on 2025-03-10 06:28:38
Comments:
-
309. Name: Estelle on 2025-03-10 06:37:26
Comments:
-
310. Name: Johan joubert on 2025-03-10 07:03:19
Comments:
-
311. Name: A bergsma on 2025-03-10 07:05:44
Comments: Teen ontwikkeling
-
312. Name: K Y Kornet on 2025-03-10 07:26:43
Comments: This estate is encroaching the shirking wildlife, interfering with the natural flow of the small river, traffic will become a disaster and dangerous. The tranquility of the environment will be shatered
-
313. Name: Peter Venter on 2025-03-10 07:39:52
Comments: I say no because of the damage going to be caused to the natural environment.
-
314. Name: Anine Smith on 2025-03-10 08:35:46
Comments: I am highly against this development
-
315. Name: Wiem Nel on 2025-03-10 08:36:50
Comments: No
-
316. Name: Sunelle on 2025-03-10 08:37:38
Comments: Teen ontwikkeling
-
317. Name: Jacobus Geldenhuys on 2025-03-10 08:46:11
Comments: Al word die brug gebou is die toegangs roete van Henra straat nie van so 'n aard dat hy 'n addisionele verkeer van 'n verdere 103 eenhede verkeer sal kan dra nie. Daar is net 'n enkelbaan ingang vanaf Louis Fourie na di vakansie plaas wat beteken dat

baie mense die roete van Henra straat sal gebruik. Die vleiland sal ook nooit weer dieselfde wees al word daar gese dat alle plante groei en die vloei van die rivier herstel sal word soos dit voorheen was. Om die stormwater pype asook die paaie en die bou van die eenhede gaan 'n verskriklike druk sit op die huidige infrastruktuur sit wat nie die swaar masjiene en trokke se gewig sal kan hanteer nie. Hierdie is 'n ekologiese ramp in wording!!

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318. Name: Ben Furstenburg on 2025-03-10 08:46:38
Comments: Pls no development in the area of vogelsang vakansieplaas
-
319. Name: Mari Stals on 2025-03-10 08:48:19
Comments: Focus on preserving the little of nature lefr. Stop building and paving all around. There are no place for wildlife and natural vegetation left and big rains have no where to flow naturally. Rather declare that aria a wild life and greenbelt resive.
-
320. Name: Sonja Geldenhuys on 2025-03-10 08:55:13
Comments: Die verlenging van Henra straat deur 'n brug oor die rivier te bou gaan baie druk sit op die sensitiewe eco sisteem en biodeversiteit langs die natuurlike vloei van die water. Deur henra straat te verleng met 'n brug om by vogelsang uit te kom is nie volhoubaar nie aangesien Henra straat nie gebou is om soveel verkeer te kan hanteer nie. Die huidige ingang na die vakansie plaas wat 'n enkel baan ingang is sal baie meer verkeer herlei na Henra straat.
-
321. Name: Kobus Bojé on 2025-03-10 08:57:46
Comments: Nee
-
322. Name: Deidre Bouwer on 2025-03-10 09:03:31
Comments: No
-
323. Name: Ansie Brunkhorst on 2025-03-10 09:06:03
Comments:
-
324. Name: Mike du Toit on 2025-03-10 09:06:46
Comments: I agree this project must not go ahead
-
325. Name: Piet Pretorius on 2025-03-10 09:53:40
Comments: NO
-
326. Name: Francois J Smith on 2025-03-10 09:58:44
Comments: Not nice
-
327. Name: Rouxmandi Van Heerden on 2025-03-10 10:56:27
Comments:
-

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| 328. | Name: Hettie Pieterse | on 2025-03-10 11:08:38 | Comments: |
| 329. | Name: Ryno van Heerden | on 2025-03-10 11:32:44 | Comments: |
| 330. | Name: KC MULLER | on 2025-03-10 11:46:11 | Comments: |
| 331. | Name: Ché Serfontein | on 2025-03-10 12:23:00 | Comments: |
| 332. | Name: Johan Jonker | on 2025-03-10 14:56:11 | Comments: Bewaar Twee Kuilen! |
| 333. | Name: Marli Muller | on 2025-03-10 16:41:02 | Comments: |
| 334. | Name: Frikkie Visser | on 2025-03-10 16:45:58 | Comments: I am oposed to this development as it would destroy the natural habitat. |
| 335. | Name: Jacques Human | on 2025-03-10 17:37:08 | Comments: |
| 336. | Name: Jackie Kritzinger | on 2025-03-11 01:02:14 | Comments: rediculous how they can plan more housing on the same sewerage line.... |
| 337. | Name: Marita Matthee | on 2025-03-11 05:50:46 | Comments: Don't kill our nature |
| 338. | Name: Gert Engelbrecht | on 2025-03-11 09:21:50 | Comments: |
| 339. | Name: Elna du Toit | on 2025-03-11 10:43:16 | Comments: |
| 340. | Name: Jeanette Du Plessis | on 2025-03-11 17:17:48 | Comments: Madness, please stop this and save nature |
| 341. | Name: ELZANNE DE SWARDT | on 2025-03-11 19:22:20 | Comments: |

342. Name: Johan Kornet on 2025-03-11 19:24:45
Comments:
-
343. Name: Karien Pienaar on 2025-03-11 19:33:11
Comments: NO to this new development.
-
344. Name: Rina Cilliers on 2025-03-11 19:39:51
Comments:
-
345. Name: Susan Botha on 2025-03-11 19:42:57
Comments: Don't develop in our wetlands!!
-
346. Name: KOTIE NEL on 2025-03-11 19:44:40
Comments:
-
347. Name: Heinrich Morkel-Brink on 2025-03-11 19:48:23
Comments: It will have a bad influence on our green land around Vogelsang. The wildlife will be affected badly by it. We as residents are doing and have done a lot of effort in sustaining the wildlife. We will all be influenced badly. Our peaceful estate will no longer be so peaceful with the new development and all the traffic joining with it. The municipality already struggle to maintain the infrastructure as it is now an additional estate won't do any good. The T junction at Sioux street and Stormswael street has a lot of congestion as it is under normal circumstances now they want to add more congestion on top of the current situation. As it is in peak time traffic you can easily sit in traffic in Sioux street coming from Mossel Bay to Vogelsang turn off for quite some time because of the stop sign at blasters and the pileup from traffic light at intersection by Toyota and Ford in Louis Fourie road.
Just a few of my concerns regarding the development. I am solidly against the development!
-
348. Name: Gerda on 2025-03-11 20:08:22
Comments:
-
349. Name: Robert Kornet Meyer on 2025-03-11 20:28:52
Comments:
-
350. Name: Gerald Malgas on 2025-03-11 20:31:21
Comments: No go
-
351. Name: Juanita Botha on 2025-03-11 20:52:42
Comments: Stop developing!!@@
-
352. Name: Gia de Bruin on 2025-03-11 22:36:42
Comments:

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| 353. | Name: Elmarie Visser | on 2025-03-12 00:15:38 | Comments: |
| 354. | Name: Rudi Kruger | on 2025-03-12 03:34:44 | Comments: |
| 355. | Name: Petri | on 2025-03-12 03:56:40 | Comments: Please stop destroying the nature! |
| 356. | Name: Mariana Brand | on 2025-03-12 03:57:03 | Comments: Space needed around wetland |
| 357. | Name: Pieter | on 2025-03-12 04:23:00 | Comments: Laar wat groen is groen bly. Dink aan die nageslag |
| 358. | Name: Susan BRITS | on 2025-03-12 04:42:57 | Comments: Save our conservation and nature it is a reserved piece of nature what about the wild life |
| 359. | Name: Ansie Cilliers | on 2025-03-12 05:17:18 | Comments: keep it a green stroke. Do not built there |
| 360. | Name: Kobus Cilliers | on 2025-03-12 05:21:09 | Comments: Do not kill the green strips |
| 361. | Name: Venessa Langham | on 2025-03-12 05:50:17 | Comments: No! No, to Development in the Greenbelt! Eagle Complex. |
| 362. | Name: Rudi | on 2025-03-12 06:05:12 | Comments: No to the development. |
| 363. | Name: Cornelia Nell | on 2025-03-12 07:01:34 | Comments: |
| 364. | Name: Ester Espach | on 2025-03-12 07:19:40 | Comments: |
| 365. | Name: Sandra Horn | on 2025-03-12 09:11:17 | Comments: Will harm the natural environment and put the residents at risk of flood damage |

366. Name: Anonymous on 2025-03-12 11:32:34
Comments: Irresponsible and shortsighted decision. Where's the logic? Our National Constitution (Act 108 of 1996), Laws, Planning, and Forward Planning documents all emphasise the need of environmental conservation and protection, as well as maintaining a safe and healthy environment, yet this is considered as an afterthought. A good illustration of this is the application for a Water Use Licence (WULA) long after the rezoning and subdivision application has been approved. The most important authorisation is still pending. Why were so many individuals unaware of the application for rezoning and subdivision?
- Vogelsang Estate will provide an alternate route to Island View, Aalwyndal, Hartenbos, Langeberg Mall, N2, and trips to and from school. Vehicular traffic volumes will drastically increase. The wetland alongside Louis Fourie Road may be impacted by changes upstream.
- The urban edge as a growth management tool in the Mossel Bay SDF as part of the Mossel Bay IDP should be reconsidered by the relevant authorities. It does not achieve the expected results with low-density residential expansion, retirement villages, and upmarket flats in the CBD that lack integration. Low-cost residential areas with backyard dwellings have the highest density of dwelling units and inhabitants per hectare. Flats developments outside the CBD are unaffordable, with modest flat sizes that are insufficient for households' social welfare.
- We have one of the best Municipalities in the country. Let us trust in them to find a solution.
- Being angry and personal will not help. Hopefully, sanity will triumph.
-
367. Name: Lisa Ferreira on 2025-03-12 11:45:45
Comments: Save this wetland area and preserve the beautiful nature
-
368. Name: Suzette Jonker on 2025-03-12 12:28:48
Comments: No to development it will kill the nature wild life aswell as making way for far more crime
-
369. Name: Danie van Zyl on 2025-03-12 14:28:56
Comments:
-
370. Name: Ray on 2025-03-12 15:29:45
Comments:
-
371. Name: Koos Botha on 2025-03-12 16:04:43
Comments: This is preposterous. This is a wetland and I was told by the municipality that no further extension will take place. On that I decide to buy my property!
-
372. Name: Akexandra Alken on 2025-03-12 18:13:41

Comments:

-
373. Name: Johanna Spammers on 2025-03-12 18:28:32
Comments: No no no
-
374. Name: Gerda on 2025-03-12 19:36:34
Comments: It is absolutely a disgrace to disturb the wild life and vegetation of Vogel sang. The road is narrow. The place has a peaceful atmosphere that will be disturbed
-
375. Name: Murray Marx on 2025-03-13 05:23:48
Comments: Hierdie ontwikkeling moet in sy spore gestuit word.
-
376. Name: Eunita Scheepers on 2025-03-13 07:52:19
Comments: No to new development
-
377. Name: Anelda Coetzee on 2025-03-13 09:03:07
Comments:
-
378. Name: Mike Doubell on 2025-03-13 10:48:35
Comments: Not approve
-
379. Name: Suzy Doubell on 2025-03-13 10:50:58
Comments:
-
380. Name: Monica Potgiete on 2025-03-13 12:53:36
Comments:
-
381. Name: Chris Wplhuter on 2025-03-13 13:15:53
Comments: No for a development in this area.
-
382. Name: Lynette Wolhuter on 2025-03-13 14:08:17
Comments: We cann't allow this development in a vlei area.
-
383. Name: LYNETTE DICKS on 2025-03-13 14:19:58
Comments:
-
384. Name: Gerry Brunkhorst on 2025-03-13 14:20:13
Comments: Road infrastructure will not be safe and able to take the traffic in and out of the new development. Single traffic under the N2 and Henra road will not take the flow of traffic. Thank you.
-
385. Name: Donald Rishworth on 2025-03-13 14:21:15

Comments: As a resident of Island View close to the proposed development of Eagle Creek I am concerned about the negative ecological impact this development will have on the surrounding area.

386. Name: Danie Jansen van Rensburg on 2025-03-13 14:44:37
Comments: Ek is nie ten gunste van die bouery nie.

387. Name: Jumarie Botha on 2025-03-13 14:48:04
Comments: NO FOR DEVELOPMENT

388. Name: Deon van der Walt on 2025-03-13 14:49:34
Comments:

389. Name: Margriet Jansen van Vuuren on 2025-03-13 15:00:30
Comments:

390. Name: W J Geldenhuys on 2025-03-13 15:11:53
Comments:

391. Name: Robbie Roodt on 2025-03-13 15:58:50
Comments:

392. Name: Daniel Potgieter on 2025-03-13 16:04:43
Comments:

393. Name: Sheldon Botes on 2025-03-13 18:46:29
Comments: This development will have a devastating effect on our eco systems

394. Name: Charmaine on 2025-03-13 19:33:42
Comments: I live in Island View across from Vogelslang. It is a beautiful and peaceful, a well blended with nature place. Looks like a fairy village at night.
I don't want other houses to spoil my view.

395. Name: Suzette Crause on 2025-03-13 20:15:49
Comments:

396. Name: Eleanore Hill on 2025-03-13 20:37:33
Comments: This development should not have been considered. Wetlands, greenbelt, nature. The list goes on. No to this development

397. Name: Johnnie Koen on 2025-03-14 08:39:01
Comments: Dit wil voorkom of Mosselbaai Munisipaliteit 'n baie kort geheue het. Hulle het al klaar vergeet wat gebeur het in Seemeeu Park

| | | |
|------|---|------------------------|
| 398. | Name: Miemsie Koen | on 2025-03-14 08:41:47 |
| | Comments: | |
| 399. | Name: Hyla Besselaar | on 2025-03-14 12:08:44 |
| | Comments: Nee | |
| 400. | Name: Matt Du Toit | on 2025-03-14 12:25:39 |
| | Comments: | |
| 401. | Name: Paul Els | on 2025-03-14 12:32:38 |
| | Comments: | |
| 402. | Name: Rodger Wiehahn | on 2025-03-14 13:20:11 |
| | Comments: No to any development. | |
| 403. | Name: Michelle Osborn | on 2025-03-14 14:21:18 |
| | Comments: | |
| 404. | Name: Jasmine le Roux | on 2025-03-14 15:10:48 |
| | Comments: | |
| 405. | Name: Mariette braaf | on 2025-03-14 15:43:03 |
| | Comments: I am against building wetlands I have personal experience that it can go very wrong Mossel Bay municipality should never allow this | |
| 406. | Name: Dewald Welman | on 2025-03-14 18:57:19 |
| | Comments: | |
| 407. | Name: Rian Steyn | on 2025-03-14 18:58:42 |
| | Comments: | |
| 408. | Name: Marieta Erasmus | on 2025-03-14 19:40:58 |
| | Comments: | |
| 409. | Name: Dries du Toit | on 2025-03-14 19:57:16 |
| | Comments: | |
| 410. | Name: Miriam Lemmer | on 2025-03-14 21:09:41 |
| | Comments: | |
| 411. | Name: Colleen Lingervelder | on 2025-03-15 04:58:26 |

Comments: wetlands, future problems for home owners, not sufficient roads, exits, over population, no planning for schools, safety and security problems, flooding, wet foundations

412. Name: Elize van der Knokke on 2025-03-15 11:12:07
Comments: Wetlands are vital ecosystems that provide numerous benefits, including flood control, water purification, biodiversity, and habitat for various species!

413. Name: Steven van der Knokke on 2025-03-15 11:38:09
Comments: Wetlands are vital ecosystems that provide numerous benefits, including flood control, water purification, biodiversity, and habitat for various species.

414. Name: Marthinus Labuschagne on 2025-03-15 13:08:31
Comments: Hell no!!!!

415. Name: Ina goosen on 2025-03-15 14:06:28
Comments: Dit kan nie werk nie, infrastruktuur verleen hom nie vir soveel ekstra behuising nie. Onmoontlik.

416. Name: Elle Baker on 2025-03-15 14:56:42
Comments:

417. Name: Anton von Below on 2025-03-16 03:28:51
Comments: Please protect our dwindling green areas.

418. Name: Helize Du Toit on 2025-03-16 18:01:24
Comments: Stop this madness. Save our wetlands

419. Name: Heath C on 2025-03-17 01:50:24
Comments:

420. Name: Ryan Allerston on 2025-03-17 03:03:33
Comments: Definitely a no for the building in the wetland Voorbaai!!!! Go find other open ground where (this wetland is home to many animals)

421. Name: Michelle on 2025-03-17 04:47:52
Comments:

422. Name: Yolande Brown on 2025-03-17 06:36:34
Comments:

423. Name: Louis van Schalkwyk on 2025-03-17 10:36:03
Comments:

424. Name: Lizelle Van Schalkwyk on 2025-03-17 10:36:07
Comments:

425. Name: Marli van Schalkwyk on 2025-03-17 10:40:53
Comments:

426. Name: amanda bean on 2025-03-17 12:55:39
Comments:

427. Name: Andre Koeleman on 2025-03-17 12:56:36
Comments:

428. Name: Patricia Strydom on 2025-03-17 13:17:11
Comments: Staan die bouery teen aangesien dit n Groen Strook is.

429. Name: David Strydom on 2025-03-17 13:21:41
Comments: Staan die bouery daar teen.

430. Name: E A Geldenhuys on 2025-03-19 12:56:20
Comments:

Lu-anne de Waal

Objection to: Amendment of the amended Environmental Authorisation for the proposed Eagles Creek Residential Development on Portions 187 and 188 and the remainder of Portion 47 of the farm Vyf Brakkenfontein 220 Mossel Bay.

Reference no: EG12/2/4/6/D6/35/0011/11

DEADP REF: 16/3/3/5/D6/29/0003/25

Property Description: Vyf Brakkenfontein 220 Mossel Bay: Portions 187 and 188 and the remainder of Portion 47

Physical address: Vyf Brakkenfontein 220 Mossel Bay.

As a landowner in Island View, adjacent to the proposed new development, I hereby object to the re-zoning of this newly planned development and re-zoning of the environmental sensitive land covered with natural bush, a natural flowing river as well as Renosterbos.

This new proposed re-zoning and development will increase sewage and wastewater volumes which end up in the sea and affect all marine life including fish, seals, whales and sharks. We must stop putting profit and development in front of nature.

The proposed re-zoning contributes to excessive ribbon development along the coast and contradicts densification policies adopted by Municipalities across South Africa.

Most important however is the fact that the ecological integrity of the land as a unique biome will be compromised and the sensitive natural coastal vegetation with the critically threatened abundance of indigenous plants other plant species as well as various mammal and reptile species seen daily which will directly be affected in contravention of the National Environmental Management Act, Biodiversity Act and Waste Act.

The newly planned development will be a potential threat to the vulnerable species of animals which is found in the coastal regions, fynbos and most importantly Milkwood trees and Renosterbos, two of the critically endangered vegetation types in the area where the proposed development in Vyf Brakkenfontein will take place. The few and scarce patches of Renosterveld that remains here are classed as 100% irreplaceable. Undisturbed areas of natural bush, shrubs, Milkwood tree's and Renosterbos are extremely rare and all effort should be made to formally protect them.

Another highly endangered plant species, Small-fruit Buchu (*Agathosma macrocarpa*) is growing in great numbers in the area as indicated on the municipal plan. Dwarf Aloe's are also found in the area. While this plant is not listed as endangered but with the current urban expansion and planned development taking place in the Vyf Brankkenfontein-area, it is a matter of time before it will also be recognized as a threatened and endangered species.L

Three different species of tortoises have also been observed and recorded on the proposed land for development.

- Leopard Tortoise (*Stigmochelys Pardalis*)
- Angulate Tortoise (*Chersina Angulata*)
- Parrot-beaked Tortoise (*Homopus Areolatus*)
- Cape Terrapin (*Pelomedusa subrufa*)

All tortoises are currently a protected species and considered threatened. Tortoises are listed under CITES 1 or 2 categories as well as other forms of provincial legislation such as the Cape Nature Conservation ordinance of 1974 and National Environmental and Biodiversity Act 10 of 2004.

The development, destruction and expansion of the tortoises' habitat and breeding area should at all costs, be protected and preserved.

The proposed development will be seen as undesirable as I believe that there is sufficient evidence that coastal ribbon development in our area has already been destructive to Island View, Vyf Brakkenfontein, Aalwyndal, and Vakansieplaas also known as Vogelsang.

In the greater interest of our community and environment, the new proposed development is something that must be halted before we lose every remaining pocket of unique undeveloped areas in Mossel Bay.

The unique area is without a doubt a crucial biodiversity and identified areas should be left in its natural state.

Regards

Paul and Riana de Villiers

01 714 0000

Island View



Twee Kuilen

Oord



TWEE KUILEN HUISEIENAARSVERENIGING
BEACH BOULEVARD-OOS
DIAS STRAND
MOSSelBAAI, 6506

POSBUS [REDACTED], HARTENBOS 6520
TEL/FAKS: 044 692 0022
EPOS: tweekuilenn@telkomsa.net

BESTUURDER: MR BOTHA (DOONS)
[REDACTED]
ADMINISTRASIE: MM BOTHA (MELANIE)
[REDACTED]

31 March 2025

Sharples Environmental Services (SES)

P. O. Box 9087

George

Urgent attention: Lu-anne de Waal

Email: luanne@sescs.net

Dears,

**PROPOSED EAGLES CREEK RESIDENTIAL DEVELOPMENT: REGISTRATION
AS INTERESTED & AFFECTED PARTY (I&AP)**

We refer to the public notice dated 14 March 2025 of the draft environmental impact report on the proposed amendment of the amended EA (Ref. EG12/2/4/6/D6/35/0011/11) dated 26 November 2012 for the above-mentioned proposed development at the Farm, Vyf Brakkenfontein 220, Mosselbay (the Project). We have also noted the WULA application which was launched in connection with the Project,

which sought to impede, divert the flow, alter the bed, banks, course or the characteristics of the waterbed.

We, the undersigned duly represent the Homeowners Association (HOA) of Twee Kuilen Estate, Beach East Boulevard, Voorbaai, Mosselbay ("Twee Kuilen Estate"), Twee Kuilen Estate is located adjacent (southwest) to the Twee Kuilen wetland as depicted in the GIS capture here below, downstream from the Vyf Brakkefontein stream.

We hereby register as an Interested & Affected Party (I&AP) for the Project and would appreciate to be kept informed of the progress and final outcome of the EIA.

We are concerned that the proposed new development, and particularly the changes to the watercourse, could create serious, permanent risks and a negative impact on the state of the Twee Kuilen. This wetland area is healthy, rich in birdlife and fish and is attracting birdwatches and our homeowners. The property values of our homeowners adjacent to the Kuil (in particular, Edelvalk and Reier streets) have increased substantially over the past few years. We reserve the right to submit further comments, questions and/or objections to further investigate the risks and the proposed mitigation measures (if any) considered in the draft environmental report in connection with the Project.

Our details are as follows:

- **Name:** Twee Kuilen Homeowners Association (HOA)
- **Address:**
Beach boulevard-East

Dias beach,
Mosselbay, 6506

[REDACTED]

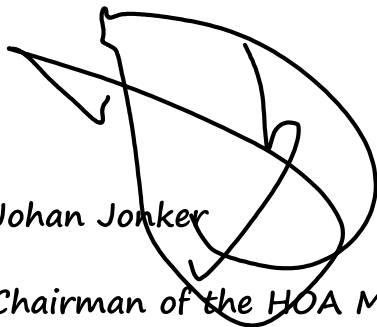
Hartenbos 6520

- **Contact Person:** Manager – MR M. BOTHA (DOONS)
- **Contact Numbers:** Cell [REDACTED], [REDACTED], [REDACTED], Email: [REDACTED] (preferred method of contact)
- **Interest:** as landowners bordering the Twee Kuilen, we the HOA and our members / homeowners have business, financial and personal interests in the conservation of the Twee Kuilen ecosystem.

Kindly acknowledge receipt.

*All correspondence should be addressed to the Manager, Twee Kuilen Estate,
Email: [REDACTED]*

Yours truly,



Johan Jonker

Chairman of the HOA Management Committee

M. (Doons) Botha

[REDACTED]

[REDACTED]

