

Eddie Elstadt / residents and landowners of Portion 42 (a Portion of Portion 41)

claire@ecoroute.co.za

From: Eddie Elstac [REDACTED]
Sent: Monday, 14 [REDACTED]
To: claire@ecoroute.co.za
Cc: [REDACTED]
Subject: CONFIRMATION OF PARTICIPATION IN THE PUBLIC PARTICIPATION PROCESS - PORTION 12 OF THE FARM ONGEGUNDE VRYHEID NO 746 CAPE ST FRANCIS
Importance: High

Dear Ms. De Jongh,

I hereby confirm our participation as an Interested and Affected Parties (IAP) in the public participation process being conducted in accordance with Regulation 41 of the Environmental Impact Assessment (EIA) Regulations, 2014 as amended in 2017 under the National Environmental Management Act (Act No. 107 of 1998) – NEMA.

This participation relates to the application for environmental authorisation by the landowner for the **regularization of activities which have commenced on Portion 12 of the Farm Ongegunde Vryheid No. 746, Cape St Francis.**

We are fully committed in contributing meaningfully to this process and request to be registered as IAP's accordingly.

Please include below contact details in all further correspondence related to this application and kindly share all relevant documentation and updates pertaining to the environmental authorisation process.

Our property details are as follows :

- Registered Owner of Property : The Izak Potgieter Mostertshoek CC
- Portion 42 (a Portion of Portion 41) of the farm Ongegunde Vryheid No. 746, Kouga Municipality

Participant Details :

- Izak Potgieter [REDACTED]
- Johann Potgieter [REDACTED]

- Jaco Morgan
- Selmari Morgan
- Martin Potgieter
- Chrismare Elstadt
- Eduard Elstadt



Thank you for facilitating this important consultation.

Eduard Elstadt (CS-JPMWL)

Mobile



claire@ecoroute.co.za

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
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Dear Ms. De Jongh,

Further to my email dated 14 April 2025, kindly forward the draft 24G application for our review and comments.

As confirmed via WhatsApp on Thursday, 17 April 2025, you have received all the names required for registration purposes and the information will be forwarded accordingly.

Please do not hesitate to contact me should you require any additional information.

Regards,

Eduard Elstadt (CS-JPMWL)

[REDACTED]

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- Selmari Morgan
- Martin Potgieter
- Chrismare Elstadt
- Eduard Elstadt



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Eduard Elstadt (CS-JPMWL)

Mobile



claire@ecoroute.co.za

From:

Sent:

To:

Cc:

Subject:

Attachments:

Importance:

High

Tracking:

Recipient

Read

Good day

Kindly note that you are registered as interested and affected parties for the S24G appellation process.

Kindly find the background information attached.

The S24G application and accompanying appendices will be sent to you for a 30-day review and comment period once the required specialist studies have been completed and the assessment completed.

Kindly submit any initial comments you would like to be addressed in the assessment.

Thank you for your participation in the process.

Kind regards
Claire



Claire De Jongh
Eco Route Environmental Consultancy
0846074743
EAPASA registration: **2021/3519**

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Participant Details :

- Selmari Morgan
- Martin Potgieter
- Chrismare Elstadt
- Eduard Elstadt



Thank you for facilitating th

Eduard Elstadt (CS-IPMWI)

Mobile



claire@ecoroute.co.za

From:
To:
Sent:
Subject:



THE FARM ONGEGUNDE

Your message

To: Eddie Elstadt
Subject: RE: CONFIRMATION OF PARTICIPATION IN THE PUBLIC PARTICIPATION PROCESS - PORTION 12 OF THE FARM ONGEGUNDE VRYHEID NO 746 CAPE ST FRANCIS
Sent: Tuesday, 22 April 2025 11:44:55 (UTC+02:00) Harare, Pretoria

was read on Tuesday, 22 April 2025 12:00:49 (UTC+02:00) Harare, Pretoria.

claire@ecoroute.co.za

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: [REDACTED] EGUNDE VRYHEID NO

Importance: High

Good Morning Claire,

Please register below additional participant and confirm his participation as an Interested and Affected Party (IAP) in the public participation process being conducted in accordance with Regulation 41 of the Environmental Impact Assessment (EIA) Regulations, 2014 as amended in 2017 under the National Environmental Management Act (Act No. 107 of 1998) – NEMA.

- [REDACTED]

Also please add his details in all further correspondence related to this application and kindly share all relevant documentation and updates.

Regards,

Eduard Elstadt (CS-JPMWL)
Odelia Coal Trading (Pty) Ltd

[REDACTED]

[REDACTED]

Subject: RE: CONFIRMATION OF PARTICIPATION IN THE PUBLIC PARTICIPATION PROCESS - PORTION 12 OF THE FARM ONGEGUNDE VRYHEID NO 746 CAPE ST FRANCIS
Importance: High

Good day

Kindly note that you are registered as interested and affected parties for the S24G appellation process.

Kindly find the background information attached.

The S24G application and accompanying appendices will be sent to you for a 30-day review and comment period once the required specialist studies have been completed and the assessment completed.

Kindly submit any initial comments you would like to be addressed in the assessment.

Thank you for your participation in the process.

Kind regards
Claire



Claire De Jongh
Eco Route Environmental Consultancy
0846074743
EAPASA registration: **2021/3519**

Subject: CONFIRMATION OF PARTICIPATION IN THE PUBLIC PARTICIPATION PROCESS - PORTION 12 OF THE FARM ONGEGUNDE VRYHEID NO 746 CAPE ST FRANCIS

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Regards,

Eduard Elstadt (CS-JPMWL)



From: Eddie Elstadt

Sent: Monday, 14 April 2025, 12:22



Importance: High

Dear Ms. De Jongh,

I hereby confirm our participation as an Interested and Affected Parties (IAP) in the public participation process being conducted in accordance with Regulation 41 of the Environmental Impact Assessment (EIA) Regulations, 2014 as amended in 2017 under the National Environmental Management Act (Act No. 107 of 1998) – NEMA.

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Participant Details :

- Izak Potgieter
- Johann Potgieter
- Jaco Morgan
- Selmari Morgan
- Martin Potgieter
- Chrismare Elstadt
- Eduard Elstadt



Thank you for facilitating this important consultation.

Eduard Elstadt (CS-IPMWI)

Mobile



From:

Sent:

To:

Cc:

Subject:

Attachments:

Importance:



Dear Ms. De Jongh,

We hereby on behalf of residents and landowners of Portion 42 (a Portion of Portion 41) **would like to formally submit comments that we would like to be addressed in your assessment** of Portion 12 of the farm Ongegunde Vryheid NO 746 Cape St Francis. This will form part of the public participation process which is currently being conducted in accordance with Regulation 41 of the Environmental Impact Assessment (EIA) Regulations, 2014 as amended in 2017 under the National Environmental Management Act (Act No. 107 of 1998) – NEMA.

Our comments and concerns relates particular to Activity 5 under the current Section 24G application for environmental authorisation regarding Portion 12 of the Farm Ongegunde Vryheid No. 746, Cape St Francis submitted in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the environmental impact it will have.

(A) The following points of concern regarding the informal access road currently used to specific property needs to be addressed in your assessment :

- The road in question lies within the coastal high-tide zone and is frequently flooded during spring tides and high tidal events. This not only leaves the road trackless at times but also highlights its vulnerability to natural coastal processes further emphasizing its unsuitability for regular or increased vehicular use.
- As an informal road which is located within the coastal high-tide zone, vehicle access has become increasingly problematic. As a result, many drivers resort to driving on the adjacent sandy areas to bypass. This practice is causing significant environmental and dune vegetation damage to the already sensitive beach ecosystems. It is important to note that driving on sand in coastal areas is prohibited under South African law, specifically in terms of the National Environmental Management: Integrated Coastal Management Act. Unauthorized vehicle activity not only contravenes legal regulations but it also accelerates erosion and it undermines dune stability. This in total jeopardizes long-term conservation efforts.

- As an informal road, it lacks structural and design specifications necessary to support even existing levels of traffic let alone any additional traffic. Current usage already raises concerns about overcrowding and long-term sustainability particularly under commercial or tourism-related pressures.
- The road lacks formal stormwater drainage and erosion control (see erosion pic 1 to 5) and it definitely fails to meet the minimum engineering standards expected for roads in environmentally sensitive coastal areas. This not only accelerates surface and coastal but it also poses risks to public safety.
- The proximity of the road which is within five meters of private residences presents a direct and ongoing threat to the safety of families, pedestrians and animals in the area. This constitutes a potential violation of Section 24(a) of the Constitution of the Republic of South Africa which guarantees every person the right to an environment that is not harmful to their health or well-being.
- The road's frequent use for commercial purposes and particularly tourism-related activities promoted under the branding of "Salty Homes" on various social media platforms, compounds the negative impacts on the local environment. The increased traffic not only places additional strain on the informal infrastructure but also intensifies the risks posed by wind and water erosion due to the property's sensitive coastal location.

(B) Another major concern that warrants attention during the assessment process is the renovation work carried out on the southwest dwelling and specifically the following :

- Renovations and construction to the southwest dwelling has significantly exceeded the original footprint of the old structure (Attached photos marked mostertshoek, old structure, new structure) clearly confirms our observation)
- This matter raises concerns regarding future compliance with relevant planning and zoning regulations as previous regulations were clearly disregarded.

(C) It is also important to note that **Portion 42 (a Portion of Portion 41)**, belonging to **Izak Potgieter Mostertshoek CC** is in its final process to be declared as a **Nature Reserve** and will be known as the **Mostertshoek Nature Reserve**. **The application was done (including a public participation and declaration process) in accordance with Section 23(1) of the National Environmental Management: Protected Areas Act (No. 57 of 2003) The declaration notice number will be confirmed once it is published in the Provincial Government Gazette.**

We are concerned about the potential and cumulative environmental impact that the proposed activities on Portion 12 may have on the Mostertshoek Nature Reserve which lies in close proximity to the development. (please see attached pics marked Mostertshoek Nature Reserve 1 and 2)

Key concerns include:

- Potential disruption of biodiversity within the declared nature reserve including impacts on protected species and sensitive ecosystems
- Lack of proper consultation with adjacent landowners and custodians of the nature reserve prior to the commencement of the activities being applied for under Section 24G
- Increased human activity and infrastructure development in an area declared for conservation purposes which may be contrary to the objectives of the Protected Areas Act.

It is of the utmost importance that all of the above points of concern is addressed in your formal assessment.

For the record, I would like to confirm the IAP Property:

- Portion 42 (a Portion of Portion 41), Farm Ongegunde Vryheid No. 746
- Registered Owner: The Izak Potgieter Mostertshoek CC

Written acknowledgment of the above mentioned is required for future correspondence and it needs to be included in all future submissions, reports and decisions related to this application.

Yours Sincerely

Eduard Elstadt (CS – JPMWL)

On behalf of the Affected Landowners



Good day

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Kindly find the background information attached.

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Thank you for your participation in the process.

Kind regards
Claire



Claire De Jongh
Eco Route Environmental Consultancy
0846074743
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- Martin Potgieter
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Thank you for facilitating this important consultation.

Eduard Elstadt (CS-IPMWI)

Mobile :

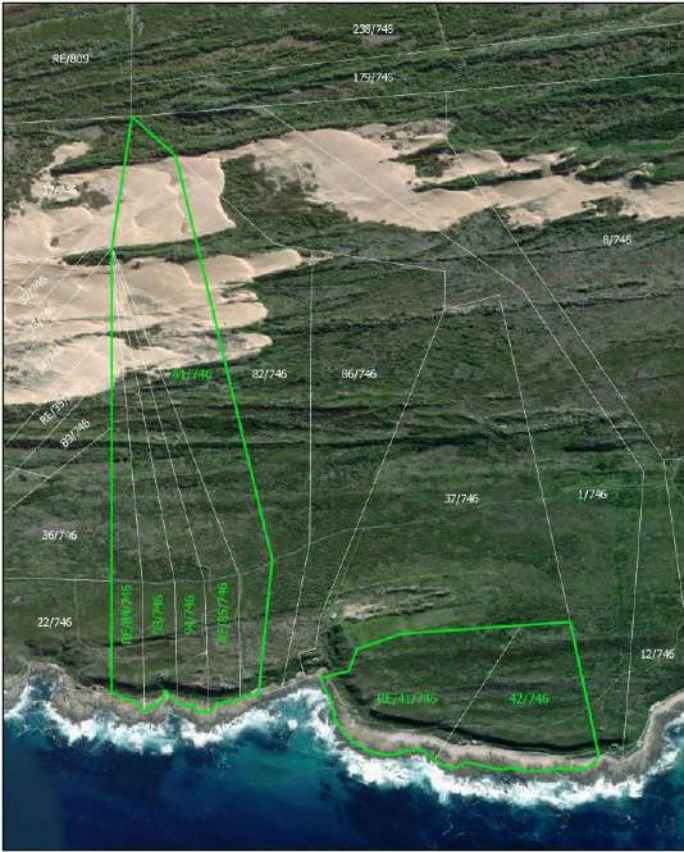


Photographs - Eduard Elstadt



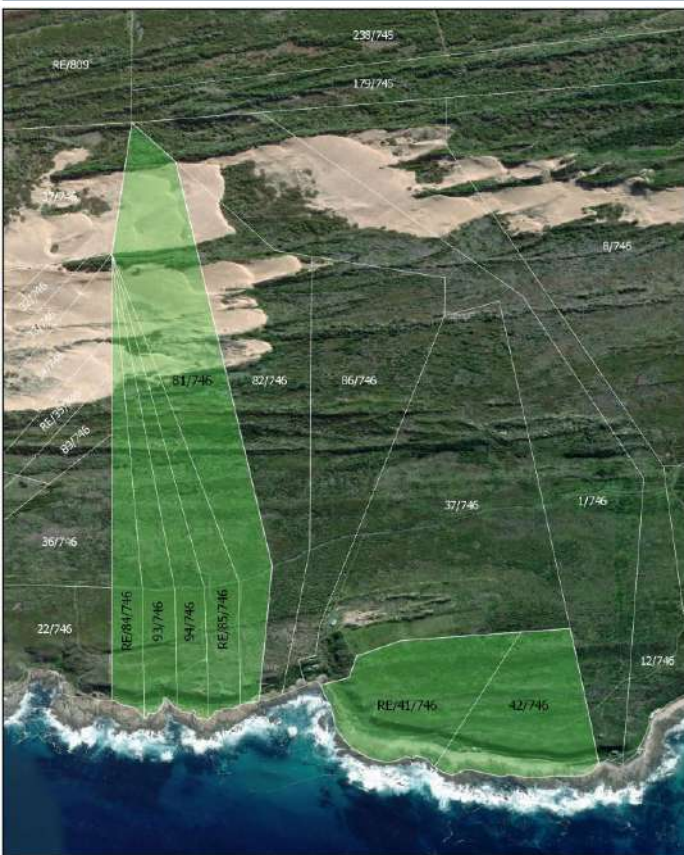






DECLARATION DIAGRAM
 OF THE MOSTERTSHOEK NATURE RESERVE
 CONSISTING OF THE PROPERTIES LISTED BELOW
 situated in the Kouga Local Municipality &
 Administrative District of Humansdorp,
 Province of the Eastern Cape.
 FRAMED FOR THE PURPOSE OF DECLARING A NATURE RESERVE
 IN TERMS OF SECTION 23 OF THE NATIONAL ENVIRONMENTAL
 MANAGEMENT: PROTECTED AREAS ACT 57 OF 2003.

MOSTERTSHOEK NATURE RESERVE PROPERTIES				
No.	PTN No.	FARM	AREA	TITLE DEED
1.	RE/16	Ongegunde Vryheid No. 746	5,8921 Ha	T104614/2002
2.	RE/41	Ongegunde Vryheid No. 746	21,4133 Ha	T64521/2016
3.	42	Ongegunde Vryheid No. 746	21,4133 Ha	T51177/1998
4.	81	Ongegunde Vryheid No. 746	39,9846 Ha	T22835/2021
5.	RE/84	Ongegunde Vryheid No. 746	11,3789 Ha	T5656/2016
6.	RE/85	Ongegunde Vryheid No. 746	13,2731 Ha	T5657/2016
7.	93	Ongegunde Vryheid No. 746	12,2679 Ha	T5655/2016
8.	94	Ongegunde Vryheid No. 746	11,6685 Ha	T5857/2016
TOTAL			137,2917 Ha	



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