

ANNEXURE A



Explore Endless Horizons!

MOSSSEL BAY MUNICIPALITY
MOSSSELBAAI MUNISIPALITEIT
UMASIPALA MOSSSEL BAYI

In antwoord verwys na nommer
In reply quote number
Xa Uphendula chaza Le Nombolo

Tel, Imfonomfono: +27 (44) 606 5000
Fax, ifeksi: +27 (44) 606 5062
e-mail: admin@mosselbay.gov.za
web: www.mosselbay.gov.za

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D Steyn

2019 Top Performer Good Governance Africa
2020 Best Municipality Western Cape Ratings Africa

18 September 2025

The South African Global Conqueror Trust
c/o Adv G Coetzee
Private Bag H607
HEIDELBERG
1481

By e-mail: gcoetzee76@gmail.com

Sir,

Dear Sir

COURT ORDER: GERT LODEWICKUS COETZEE N.O. AND ANDREA COETZEE N.O. IN THEIR CAPACITIES AS TRUSTEES FOR THE TIME BEING OF THE SOUTH AFRICAN GLOBAL CONQUEROR TRUST, IT 4033/98 CASE NUMBER 16552/2024

The abovementioned Court Order dated 15 September 2025 refers.

In compliance with the Court Order, you are herewith provided with the Council item E37-02/2024 containing the comments and objections received during the public participation process in terms of Council Resolution E317-11/2023.

It is noted that in terms of the Court Order the Municipality is to consider the Trust's application with all the comments within 90 (ninety) days of the order.

To comply with the timelines in terms of the Court Order the item must be tabled not later than the last Council Meeting to be held on 27 November 2025, whereafter Council will go into recess for the remainder of the year.

In order to allow the Trust a reasonable time for submission of its comments to the objections you are kindly requested to provide same to the Municipality by not later than 20 October 2025.

This timeframe will enable the Municipality to compile the item to Council before the closing date of the November Agenda.

Any further enquiry relating to the matter may be directed to the Legal Advisor, Mr. D Steyn at dsteyn@mosselbay.gov.za or 044 606 5011.

Yours faithfully



N PRINS

SENIOR MANAGER LEGAL SERVICES

**PROPOSED ALIENATION OF A PORTION OF ERF 6393,
MOSSEL BAY ($\pm 4\ 800\text{M}^2$), SITUATED IN MOQUINI:
G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL
CONQUEROR TRUST**

File Number: 7/2/2/3

Report By: D Steyn

PURPOSE AND BACKGROUND / DOEL EN AGTERGROND

In terms of Executive Mayoral Committee Resolution PE14-02/2024 it was resolved as follows:

“That the following recommendation be made to Council:

1. That cognisance be taken that the prescribed Public Participation Process was followed and the Council Resolution referred to the Ward Councillor.
2. That cognisance be taken that thirty-three (33) comments and objections opposing the application, has been received and that the objections and comments have been addressed in the item.
3. That thirty (30) objections and comments opposing the proposed alienation were received from the following individuals: Mr J Nezar, Mr G Lambrechts, Mr R Beattie, Mr R and Mrs W Hurt, Ms W Nilsson, Mr C Muller, Ms Z Clifford, Mr B Cayton, Ms T Woest, Mr D Swart, Mr P and Mrs K Claxton, Mr A and Mrs F Nunn, Mr M and Mrs V Spalding, Mr P van Heerden, Mr A Birch, Ms M van Heerden, Mr C Geldenhuys, Mr G van Heerden, Mr T Steyn, Mr J Du Preez, Ms A Buck, Ms B van de Venter, Mr J and Mrs E de Beer, Ms L Trollip, Mr R de Bruin, Mr L Meeusen, Werksmans Attorneys on behalf of Mr C and Mrs S Atkinson, Mr N and Mrs M Brauneis and Mr R Noorman, marked as Annexure C1-30, can be summarised as follows:
 - 3.1. that the proposed selling price is far below the market related value;
 - 3.2. that the tender process should have been followed;
 - 3.3. that the proposed alienation, placement of the temporary structures and public access will create a fire risk to Fisherman’s Village and Moquini Estate;
 - 3.4. that there is no need for ablution and toilet facilities on the property;
 - 3.5. that the Applicant can donate the temporary facilities without obtaining ownership of the property;
 - 3.6. that the installation of the structures will harm the natural environment and sensitive dune structure;
 - 3.7. that the deed of sale should include that living on the property and the development of any commercial activity is forbidden;
 - 3.8. that the public access creates a security risk for the residents of Fisherman’s Village and Moquini Estate;

- 3.9. that the proposed sale is to a trust of which the trustees might change without having the same philanthropic intentions;
 - 3.10. that the property remains in its natural untouched state and that a Notarial ninety-nine (99) year Lease Agreement be entered into between the Municipality and the Home Owners Associations of Fisherman's Village and Moquini Estate to preserve the property for conservation purposes in order to protect the fauna and flora;
 - 3.11. that there is a possibility that the Applicant may apply for upliftment of the restrictive title deed conditions.
4. That cognisance be taken that Mr FM Knoetze indicated that the Applicant is not the only interested party in the purchase of the property as he also showed interest in the property, marked as Annexure D.
 5. That the Fisherman's Village Homeowners Association formally recorded their intention to purchase Erf 6393, Mossel Bay or lease the property on a Ninety-Nine year lease basis to be utilised for nature conservation purposes only. The Homeowners Association indicated that it will be willing to provide security, remove alien vegetation and conserve the land under the guidance of Cape Nature, at its expense. The Homeowners Association objects to the construction of change room facilities and removable toilets, as it would harm the natural environment and the sensitive dune structure, marked as Annexure E.
 6. That Moquini Coastal Estate Homeowners Association objected to the alienation of the property on the grounds that Erf 6393, Mossel Bay is surrounded by the Moquini Coastal Estate Homeowners Association's common property between the high water mark and located on dunes within a sensitive vegetation area. The proposed use will have a negative impact on the environment, as well as create safety and fire risks. It is also the habitat and breeding area of the African Black Oystercatcher. It is also stated that the intended use has not been proven to be necessary or desirable, and that the Applicant indicated that an upgraded mobile condo will be occupied by the Applicant's representative and his wife, which equates to permanent residence, marked as Annexure F.
 7. That Mr D Acker, on behalf of the Freedom Front Plus, submitted an objection with an online petition containing 1339 objections and comments that was attached. The objection is based on the alienation of Erf 6393, Mossel Bay to a family member of a Councillor without following a tender process, and requests that a competitive tender process be followed. Some of the objections opposes the alienation and contains the same grounds for objection as listed under one (1) to eleven (11) above, marked as Annexure G.
 8. That cognisance be taken of the enquiry received on behalf of the Applicant regarding a caretaker room ("opsieners vertrek"), marked as Annexure H and that he was informed that it will be submitted to Council after the Public Participation Process.
 9. That cognisance be taken that one letter of support was received from Mr FS Palm stating that it is regarded as an essential public service to be provided at no cost to the Municipality, thereby easing the burden on the Municipality and the ratepayers but

requesting that the purpose of conservation and coastal access should be expanded to include “amenities for the general public”, marked as Annexure I.

10. That the comments and objections received be deemed to be substantive and that, due to the significant number of substantive objections and comments received, approval not be granted for the alienation of a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, to the Applicant, the South African Global Conqueror Trust.
11. That the property remains in its undeveloped natural state, subject to reconsideration by Council in future.”

The Item which served before the Executive Mayoral Committee on 20 February 2024 reads as follows:

“The purpose of this Item is for Council to consider the application received from Mr G Coetzee on behalf of the South African Global Conqueror Trust, to purchase a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, since it is not required for basic municipal purposes, to be utilised for conservation and the erection of a changing room and toilet facilities for beach goers, hikers, fishermen and the public.

DISCUSSION AND MOTIVATION / BESPREKING EN MOTIVERING

Council, during its meeting on 30 November 2023, resolved under Council Resolution E317-11/2023, as follows:

- “1. *That approval be granted for the alienation of a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, to the South African Global Conqueror Trust, at a market related purchase price of R980 000,00 (VAT inclusive), to be utilised for conservation and coastal access purposes.*
2. *That the property only be utilised for conservation and as a coastal access point for the general public. This restrictive condition is to be registered against the Title Deed.*
3. *That only a removable changing room and removable toilet facilities may be constructed on the property.*
4. *That the necessary building plans be submitted for the improvements stipulated in terms of Item 2 above and that a Site Development Plan be submitted to the satisfaction of the Directorate: Planning and Economic Development.*
5. *That the Applicant be responsible for the management of the portion of Erf 6393, Mossel Bay and to ensure that all environmental requirements in terms of any legislation, as well as any other requirements imposed by the Municipality, in order to ensure that the erf be conserved and managed for the purposes as stipulated above, be adhered to.*
6. *That the necessary security and a caretaker be provided at the cost of the Applicant.*
7. *That a reversion condition be included in the Deed of Sale as well as the Title Deed that this portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), be utilised for conservation and coastal access purposes, as well as the erection of a removable changing room and removable toilet facilities only and should the Applicant fail to erect such removable structures within 12 months from date of registration or not use the property as specified, the property will revert back to the Municipality for the same amount as the original purchase price.*

8. *That the alienation is subject to the Applicant obtaining all relevant environmental, Owners Associations and other applicable authorisations for the proposed access and use, at its own costs, within twenty-four (24) months of the Council resolution, proof of which must be furnished to the Municipality.*
9. *That the Director: Planning and Economic Development, be delegated to approve and sign any necessary Power of Attorney required in terms of Item 8 above, on behalf of the Municipality.*
10. *That the public will have free coastal access to and over the property at all times.*
11. *That the Municipality reserves the right of free access to the property, without notice, for the purpose of inspection, maintenance, renewal, cleansing, repair and construction of any municipal services in future.*
12. *That the Municipality be indemnified against any damages for any stormwater overflow/flooding or any other causes that may occur in the future. This precondition must also be included in the Title Deed.*
13. *That the Applicant will not alter or in any way disturb any services on the abovementioned property, although it is noted that it is an unserviced erf.*
14. *That building plans be submitted by the Applicant, at the Applicant's cost, for approval before commencing any construction on the property.*
15. *That no permanent structures be erected on the property without the prior written approval of the Municipality.*
16. *That access to the property and use of the facilities, be made available to the public free of charge.*
17. *That, taking into consideration the unique circumstances surrounding the application and that the property will be utilised for conservation purposes and a coastal access point, and that these conditions will be registered as such against the Title Deed, Council is satisfied that the disposal will be beneficial to the community and thereby resolve to dispose of this portion of Erf 6393 ($\pm 4\ 800\text{m}^2$) directly to the Applicant.*
18. *That the Applicant will be responsible for all costs of the application, including advertisement, transfer and service connection costs.*
19. *That the Public Participation Process, as prescribed in the relevant legislation, be followed.*
20. *That, in addition to the prescribed Public Participation Process, the Council Resolution be referred to the Ward Councillor to bring it under the attention of the Ward Committee and that any comments, objections or representations be submitted by the Ward Councillor to the Municipality within thirty (30) days from date of the Council Resolution, failing which it will be accepted that there are no comments, objections or representations.*
21. *That cognisance be taken that, in terms of the Asset Management Policy, a re-active disposal of a lower value immovable asset may be effected directly to the prospective purchaser and that following the Public Participation Process, it will be deemed to be fair, equitable, transparent, competitive and cost effective.*

22. *That, after completion of the prescribed Public Participation Process, this Item be referred back to Council for further consideration.*
23. *The proposed access servitude which will facilitate public access to the property, should be registered simultaneous with the transfer of the property.*
24. *That no rights and/or obligations will vest herein before the Deed of Sale is signed by both parties."*

A copy of the Locality Plan was attached, marked as Annexure B.

The Public Participation Process, as prescribed in the relevant legislation, was duly followed and the Council Resolution referred to the Ward Councillor.

A total of thirty-three (33) letters were received providing comments and objections against the proposed alienation.

Thirty (30) objections and comments received from the following individuals: Mr J Nezar, Mr G Lambrechts, Mr R Beattie, Mr R and Mrs W Hurt, Ms W Nilsson, Mr C Muller, Ms Z Clifford, Mr B Cayton, Ms T Woest, Mr D Swart, Mr P and Mrs K Claxton, Mr A and Mrs F Nunn, Mr M and Mrs V Spalding, Mr P van Heerden, Mr A Birch, Ms M van Heerden, Mr C Geldenhuys, Mr G van Heerden, Mr T Steyn, Mr J Du Preez, Ms A Buck, Ms B van de Venter, Mr J and Mrs E de Beer, Ms L Trollip, Mr R de Bruin, Mr L Meeusen, Werksmans Attorneys on behalf of Mr C and Mrs S Atkinson, Mr N and Mrs M Brauneis and Mr R Noorman.

Their objections and comments can be summarised as follows:

1. that the proposed selling price is far below the market related value;
2. that the tender process should have been followed;
3. that the proposed alienation, placement of the temporary structures and public access will create a fire risk to Fishermans Village and Moquini Estate;
4. that there is no need for ablution and toilet facilities on the property;
5. that the Applicant can donate the temporary facilities without obtaining ownership of the property;
6. that the installation of the structures will harm the natural environment and sensitive dune structure;
7. that the deed of sale should include that living on the property and the development of any commercial activity is forbidden;
8. that the public access creates a security risk for the residents of Fishermans Village and Moquini Estate;
9. that the proposed sale is to a trust of which the trustees might change without having the same philanthropic intentions;
10. that the property remain in its natural untouched state and that a Notarial ninety-nine (99) year Lease Agreement be entered into between the Municipality and the Home Owners Associations of Fishermans Village and Moquini Estate to preserve the property for conservation purposes in order to protect the fauna and flora;

11. that there is a possibility that the Applicant may apply for upliftment of the restrictive title deed conditions.

Copies of the letters from the abovementioned individuals were attached, marked as Annexure C1 – C30.

Mr FWM Knoetze indicated in his objection that the statement in the Item that the Applicant is the only person interested in the property, is not correct, as he also showed interest in the property early in 2023 but was advised by the Directorate: Planning and Economic Development, that the Municipality does not intend to alienate the property.

A copy of the letter was attached marked as Annexure D.

Fisherman's Village Homeowners Association formally recorded their intention to purchase Erf 6393, Mossel Bay or lease the property on a Ninety-Nine year lease basis to be utilised for nature conservation purposes only. The Homeowners Association indicated that it will be willing to provide security, remove alien vegetation and conserve the land under the guidance of Cape Nature, at its' expense. The Homeowners Association objects to the construction of change room facilities and removable toilets as it would harm the natural environment and the sensitive dune structure.

A copy of the letter was attached marked as Annexure E.

Moquini Coastal Estate Homeowners Association objected to the alienation of the property on the grounds that Erf 6393, Mossel Bay is surrounded by the Moquini Coastal Estate Homeowners Association's common property between the high water mark and located on dunes within a sensitive vegetation area. The proposed use will have a negative impact on the environment, as well as create safety and fire risks. It is also the habitat and breeding area of the African Black Oystercatcher. It is also stated that the intended use has not been proven to be necessary or desirable, and that the Applicant indicated that an upgraded mobile condo will be occupied by the Applicant's representative and his wife, which equates to permanent residence.

A copy of the letter was attached marked as Annexure F.

Mr D Acker, on behalf of the Freedom Front Plus, submitted an objection with an online petition containing 1339 objections and comments attached. The objection is based on the alienation of Erf 6393, Mossel Bay to a family member of a Councillor without following a tender process, and requests that a competitive tender process be followed. Some of the objections attached opposes the alienation and contains the same grounds for objection as listed under one (1) to eleven (11) above.

A copy of the letter was attached marked as Annexure G.

It was reported in the local media and mentioned in some of the comments received from the public that, as part of the presentation done by the Applicant, that the Applicant intended to construct a "*caretaker condo*" on the property which will be occupied by the trustees of the Applicant.

It must be noted that no mention was made by the Applicant in his formal application to the Municipality, which was attached to the item that served before Council, of any caretaker condo or guard hut or similar structure which can be utilised for residential purposes.

Adv G Coetzee, on behalf of the Applicant, enquired whether a caretaker's room (*"opsieners vertrek"*), which did not form part of his formal application, can be regarded as included in the mobile ablution and toilet facilities as allowable structures. The Applicant was informed that his request will be included as part of the comments received during the Public Participation Process in the Item that will serve before Council for further consideration.

A copy of the e-mail, as received from the Applicant, as well as the response thereto, was attached marked as Annexure H.

One letter of support was received from Mr FS Palm stating that it is regarded as an essential public service to be provided at no cost to the Municipality, thereby easing the burden on the Municipality and the ratepayers but requesting that the purpose of conservation and coastal access should be expanded to include *"amenities for the general public"*.

A copy of the letter was attached, marked as Annexure I.

It is submitted that the comments and objections received be deemed to be substantive and that, due to the significant number of substantive objections and comments received, approval not be granted for the alienation of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated in Moquini to the Applicant, the South African Global Conqueror Trust.

It is further proposed that the property remains in its undeveloped natural state, and should a need arise in future due to a change in circumstances, an item be referred back to Council for further consideration.

FINANCIAL IMPLICATIONS / FINANSIËLE IMPLIKASIES

None.

RELEVANT LEGISLATION / RELEVANTE WETGEWING

The Local Government: Municipal Finance Management Act, No 56 of 2003.

The Local Government: Municipal Finance Management Act, No 56 of 2003: Municipal Asset Transfer Regulations, 2008.

Municipal Asset Management Policy.

Supply Chain Management Regulations

CONCLUSION / SAMEVATTING

It is therefore proposed that the comments and objections received be deemed to be substantive and that, due to the significant number of substantive objections and comments received, approval not be granted for the alienation of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, to the Applicant, the South African Global Conqueror Trust and that the property remains in its undeveloped natural state and should a need arise in future due to a change in circumstances, an item be referred back to Council for further consideration.

RECOMMENDATION

That the following recommendation be made to Council:

- "1. That cognisance be taken that the prescribed Public Participation Process was followed and the Council Resolution referred to the Ward Councillor.

2. That cognisance be taken that thirty-three (33) comments and objections opposing the application, has been received and that the objections and comments have been addressed in the item.
3. That thirty (30) objections and comments opposing the proposed alienation were received from the following individuals: Mr J Nezar, Mr G Lambrechts, Mr R Beattie, Mr R and Mrs W Hurt, Ms W Nilsson, Mr C Muller, Ms Z Clifford, Mr B Cayton, Ms T Woest, Mr D Swart, Mr P and Mrs K Claxton, Mr A and Mrs F Nunn, Mr M and Mrs V Spalding, Mr P van Heerden, Mr A Birch, Ms M van Heerden, Mr C Geldenhuys, Mr G van Heerden, Mr T Steyn, Mr J Du Preez, Ms A Buck, Ms B van de Venter, Mr J and Mrs E de Beer, Ms L Trollip, Mr R de Bruin, Mr L Meeusen, Werksmans Attorneys on behalf of Mr C and Mrs S Atkinson, Mr N and Mrs M Brauneis and Mr R Noorman, marked as Annexure C1-30, can be summarised as follows:
 - 3.1. that the proposed selling price is far below the market related value;
 - 3.2. that the tender process should have been followed;
 - 3.3. that the proposed alienation, placement of the temporary structures and public access will create a fire risk to Fisherman's Village and Moquini Estate;
 - 3.4. that there is no need for ablution and toilet facilities on the property;
 - 3.5. that the Applicant can donate the temporary facilities without obtaining ownership of the property;
 - 3.6. that the installation of the structures will harm the natural environment and sensitive dune structure;
 - 3.7. that the deed of sale should include that living on the property and the development of any commercial activity is forbidden;
 - 3.8. that the public access creates a security risk for the residents of Fisherman's Village and Moquini Estate;
 - 3.9. that the proposed sale is to a trust of which the trustees might change without having the same philanthropic intentions;
 - 3.10. that the property remains in its natural untouched state and that a Notarial ninety-nine (99) year Lease Agreement be entered into between the Municipality and the Home Owners Associations of Fisherman's Village and Moquini Estate to preserve the property for conservation purposes in order to protect the fauna and flora;
 - 3.11. that there is a possibility that the Applicant may apply for upliftment of the restrictive title deed conditions.
4. That cognisance be taken that Mr FM Knoetze indicated that the Applicant is not the only interested party in the purchase of the property as he also showed interest in the property, marked as Annexure D.
5. That the Fisherman's Village Homeowners Association formally recorded their intention to purchase Erf 6393, Mossel Bay or lease the property on a Ninety-Nine year lease basis to be utilised for nature conservation purposes only. The Homeowners Association

indicated that it will be willing to provide security, remove alien vegetation and conserve the land under the guidance of Cape Nature, at its expense. The Homeowners Association objects to the construction of change room facilities and removable toilets, as it would harm the natural environment and the sensitive dune structure, marked as Annexure E.

6. That Moquini Coastal Estate Homeowners Association objected to the alienation of the property on the grounds that Erf 6393, Mossel Bay is surrounded by the Moquini Coastal Estate Homeowners Association's common property between the high water mark and located on dunes within a sensitive vegetation area. The proposed use will have a negative impact on the environment, as well as create safety and fire risks. It is also the habitat and breeding area of the African Black Oystercatcher. It is also stated that the intended use has not been proven to be necessary or desirable, and that the Applicant indicated that an upgraded mobile condo will be occupied by the Applicant's representative and his wife, which equates to permanent residence, marked as Annexure F.
7. That Mr D Acker, on behalf of the Freedom Front Plus, submitted an objection with an online petition containing 1339 objections and comments that was attached. The objection is based on the alienation of Erf 6393, Mossel Bay to a family member of a Councillor without following a tender process, and requests that a competitive tender process be followed. Some of the objections opposes the alienation and contains the same grounds for objection as listed under one (1) to eleven (11) above, marked as Annexure G.
8. That cognisance be taken of the enquiry received on behalf of the Applicant regarding a caretaker room ("opsieners vertrek"), marked as Annexure H and that he was informed that it will be submitted to Council after the Public Participation Process.
9. That cognisance be taken that one letter of support was received from Mr FS Palm stating that it is regarded as an essential public service to be provided at no cost to the Municipality, thereby easing the burden on the Municipality and the ratepayers but requesting that the purpose of conservation and coastal access should be expanded to include "amenities for the general public", marked as Annexure I.
10. That the comments and objections received be deemed to be substantive and that, due to the significant number of substantive objections and comments received, approval not be granted for the alienation of a portion of Erf 6393, Mossel Bay ($\pm 4\ 800\text{m}^2$), situated at Moquini, to the Applicant, the South African Global Conqueror Trust.
11. That the property remains in its undeveloped natural state, subject to reconsideration by Council in future."

NOTE:

Please consult the complete annexures as attached to the agenda for the Planning and Economic Development Committee Meeting which was held on 15 February 2024 (Item PE14-02/2024) for more details.

RECOMMENDATION TO COUNCIL

1. That cognisance be taken that the prescribed Public Participation Process was followed and the Council Resolution referred to the Ward Councillor.

2. That cognisance be taken that thirty-three (33) comments and objections opposing the application, has been received and that the objections and comments have been addressed in the item.
3. That thirty (30) objections and comments opposing the proposed alienation were received from the following individuals: Mr J Nezar, Mr G Lambrechts, Mr R Beattie, Mr R and Mrs W Hurt, Ms W Nilsson, Mr C Muller, Ms Z Clifford, Mr B Cayton, Ms T Woest, Mr D Swart, Mr P and Mrs K Claxton, Mr A and Mrs F Nunn, Mr M and Mrs V Spalding, Mr P van Heerden, Mr A Birch, Ms M van Heerden, Mr C Geldenhuys, Mr G van Heerden, Mr T Steyn, Mr J Du Preez, Ms A Buck, Ms B van de Venter, Mr J and Mrs E de Beer, Ms L Trollip, Mr R de Bruin, Mr L Meeusen, Werksmans Attorneys on behalf of Mr C and Mrs S Atkinson, Mr N and Mrs M Brauneis and Mr R Noorman, marked as Annexure C1-30, can be summarised as follows:
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6. That Moquini Coastal Estate Homeowners Association objected to the alienation of the property on the grounds that Erf 6393, Mossel Bay is surrounded by the Moquini Coastal Estate Homeowners Association's common property between the high water mark and located on dunes within a sensitive vegetation area. The proposed use will have a negative impact on the environment, as well as create safety and fire risks. It is also the habitat and breeding area of the African Black Oystercatcher. It is also stated that the intended use has not been proven to be necessary or desirable, and that the Applicant indicated that an upgraded mobile condo will be occupied by the Applicant's representative and his wife, which equates to permanent residence, marked as Annexure F.
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11. That the property remains in its undeveloped natural state, subject to reconsideration by Council in future.

ANNEXURE B

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1:2 257
Date: 2023-10-31

Disclaimer:
The Mossel Bay Municipality accepts no responsibility for
and will not be liable for any errors or omissions
contained herein.



From: Tool Chap <toolchap@gmail.com>
Sent: Friday, 15 December 2023 16:57
To: admin@mosselbay.gov.za
Subject: Erf 6393 sale

You don't often get email from toolchap@gmail.com. [Learn why this is important](#)

Greetings

It seems that there is a huge communication gap between decisions made on behalf of Dana Bay residents, and the residents themselves. So-called media platforms advertising matters pertaining to Dana Bay, are slanted in favour of a small group who cannot possibly represent the interest or input of the broader Dana Bay. Readers of pages who either do not agree with, or scoff at statements made by the local Ward 11 Councillor are blocked from the page.

Regarding the sale of property mentioned, I absolutely object. As things stand at present, residents and owners of Dana Bay have no vehicular access to Third beach and yet this is purported to be "Changing rooms" and "Toilets". I question the motive and until discussion with the residents has taken place and clarity has been arrived at, I treat this as unacceptable.

Regards,
Jan Nezar

ANNEXURE C2

From: guy.lambrechts@skynet.be <guy.lambrechts@skynet.be>

Sent: Tuesday, 16 January 2024 12:42

To: admin@mosselbay.gov.za

Subject: Proposed alienation of a portion of erf 6393 at Mossel Bay (Dana Bay) - ref. E317-11/2023

Dear Committee,

The Municipality is considering selling a portion of erf 6393 owned by the Municipality to a private entity.

The property would only be utilized for conservation and as a coastal access point for the public.

The applicant claims he will erect a toilet and changing rooms for the benefit of the public.

Below are a few comments on the proposal :

2. *That the property only be utilised for conservation and as a coastal access point for the general public. This restrictive condition is to be registered against the title deed.*
7. *That a reversion condition be included in the Deed of Sale as well as the Title Deed that this portion of Erf 6393, Mossel Bay ($\pm 4\ 800\text{m}^2$) be utilised for conservation and coastal access purposes, as well as the erection of a removable changing room and removable toilet facilities only and should the Applicant fail to erect such structures within 12 months from date of registration or not use the property as specified, the property will revert back to the Municipality for the same amount as the original purchase price.*

Erf 6393 is a sensitive area from an environmental perspective.

Provisions of necessary services, particularly water and sewage, will cause clearance and damage to the environment,

and how sewage and waste water will be removed from the property is of particular environmental importance.

6. *That the necessary security and caretaker be provided at the cost of the Applicant.*

It is the intention of the Applicant to install living facilities for the caretaker.

In other words, besides the toilet facilities and changing rooms, one or more removable containers will be installed.

The Deed of Sale, if any, should include that living on the property and development of any commercial activity are forbidden.

10. *That the public will have free coastal access to and over the property at all times.*

The provision of free access 24/7 creates a security problem, not only for the residents of Fisherman's Village and Moquini Estate,

but also for the property itself and the facilities that will be erected, the beach and the lagoon of Blind River.

8. *That the alienation is subject to the Applicant obtaining all relevant environmental, Owners Associations and other applicable authorisations for the proposed access and use, at its own costs within twenty-four (24) months of the Council resolution, proof of which must be furnished to the Municipality.*

Erf 6393 is surrounded by the beach and the Moquini Coastal Estate.

There isn't any known registered access road for public access, and the "proposed access" is not described.

The Deed of Sale, if any, and the Title Deed must include a reversion condition that in case the Applicant fails to obtain a registered access road to the property, the property will revert back to the Municipality at the original purchase price.

23. *The proposed access servitude which will facilitate public access to the property should be registered simultaneous with the transfer of the property.*

Point 23 is in contradiction with point 8.

Whereas point 8 specifies that the Applicant must obtain an authorization for an access road within 24 months of the Council Resolution,

point 23 specifies that the access servitude should be registered simultaneously with the transfer of property.

Or will the official transfer take place after 24 months?

The property is close to the high watermark.

What will happen when a storm happens like last September?

Taking into consideration the above observations, I object to the alienation of a portion of erf 6393 as it is presented today.

Sincerely yours,

Guy Lambrechts
erf 14846

From: robertbt <robertbt@vodamail.co.za>

Sent: Sunday, 17 December 2023 20:37

To: admin@mosselbay.gov.za

Subject: Att:legaldept :Douw Steyn: Objection proposed sale erf 6393 Danabay 3rd Beach Mosselbay.

I R.G.V.Beattie :Registerd owner of, 9.E.Collinastreet Danabay, since later years of 1990's ,hereby lodge an objection to the proposed sale of erf 6393 as resolved in Council meeting on 30th November. Item E317-11/2023.I further more request that the whole process of sale be terminated with immediate effect.

1)The main reason being ,firstly that,due process was not followed according to the regulations for alienation of public property ie that such property must be advertised on various recognised platforms to which the generally affected public have access,2)That the property be put up for sale by prospective buyers with offers to purchase etc.You know the regulations and i will not dwell further on this subject .3)I am sure you are aware that this process was not followed.4)A further objection is that this erf was originally established and registerd with the development of Danbay and with the purpose of ensuring the continued and unhindered access to third beach for the general public,via the original municipal gravel road via the dune front and ending with the tarred section of the entrance to third beach ,where pedestrian and vehicle access to the beach was obtained for residents of Danbay,Mosselbay and the general public.

5) I mention public property because on advice i have been informed that legally ,council is merely the custodian of such public property and not the owner thereof ,but however they may sell such property in consultation with affected residents in the area after due public participation.

6)Our rights to access 3rd beach via the later established Moquini and Fishermans village,were short lived. Property, which was also formerly public property,sold to the developers by council, with the reservation clause,in agreement with both developers and council, of the ensurance of continued,unhindered access to the public via both new residential estates ,was soon stopped by both estates.7)i am sure you are aware ,public access was first blocked at the main Fishermans entrance gate and later, the locked boom gate ,errected by Moquini over the lower part of the access road to third beach which finally stopped access to3rd beach for the public aswell as The municipality, who were unable to access erf 6393 for maintenance to the erf.This fact is mention in the councils meeting notes of 30th November2023. 8)i would like to pose the question as to why council, or their legal division ,did nothing ,to reinstate our ,the public or Councils right to traverse these two properties, to gain access to the sea for the public,and for council to exercise their right and duty to maintain this erf, which fell into disrepair albeit council meetings notes on this question of 30th November2023, because entry was refused by the two estates.9)I would appreciate a detailed answer and explanation, to all matters which i have raised in this objection to the sale.

Yours sincerely R.G.V.Beattie cellnr 0842400711.

From: Willemien Hurt <hurt.willemien@gmail.com>
Sent: Monday, 18 December 2023 13:21
To: nleroux@mosselbay.gov.za; admin@mosselbay.gov.za
Subject: Alienation of erf 6303 Dana Bay.

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Thank you for the opportunity to comment on this matter.

1. One can view this transaction only with deep suspicion.
2. No tender process was undertaken to sell this parcel of municipal land.
3. What would be the motive to pay R1m for land to erect and maintain public toilets at the buyer's costs , however altruistic one may deem oneself to be?
4. Why is this process released and rushed through during the holiday season when everyone is on holiday and wary of dealing with complex issues?
5. What are the implications for FV in terms of security and road maintenance?
6. Without proper consultation and examination of the full extent of the proposal it is inevitable that there will be consequences that would have been missed as a result of a rushed process.
7. In principle we applaud the intention of having toilet facilities there, but not at a cost to Fisherman's Village, our security and additional financial implications.
8. There is much at stake for FV and I therefore recommend strongly that the whole matter be frozen until proper consultation has taken place.

Regards
Ron and Willemien Hurt

From: Wendy Nilsson <[nilsson.wendy@gmail.com](mailto:nilsson.Wendy@gmail.com)>
Sent: Tuesday, 19 December 2023 18:17
To: Jombile, Sesethu <sjombile@mosselbay.gov.za>
Cc: admin@mossebay.gov.za; jhouws@mosselbay.gov.za
Subject: Purchase of Municipal property at Danabay 3rd beach by Gerrit Lodewikus Coetzee & His wife

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To whom it may concern, I hereby object to the above purchase, which has been without due protocol and unfair to the residents of Missel Bay.

To all intents and purposes this is a thinly-veiled, opportunistic ploy for self gain at the expense of honest purchasers of land at market-related value.

Shame on Mossel Bay municipality for going along with such conniving.

Yours sincerely
Wendy Nilsson

From: **Christo Muller** <christomuller20@gmail.com>

Date: Wed, 20 Dec 2023, 08:05

Subject: PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY ($\pm 4\,800\text{M}^2$), SITUATED IN
MOQUINI: G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUERORS TRUST

To: <admin@mossebay.gov.za>

Ek is sterk gekant hier teen. Dit maak geen sin hoekom enige persoon 'n erf sou koop wat hy niks op mag doen nie en net publieke toilette opsit uit die goedheid van hulle harte nie. Ek weet nie wat presies hier aangaan nie maar die prys is ook glad nie mark verwant nie. Hierdie lyk na 'n baie korrupte storie!! Dit lyk glad nie goed vir die munisipaliteit of die DA nie.

Ek hoop rerig julle heroorweeg en sien hoeveel skade julle gaan doen as hierdie gebeur!

From: Zelda Clifford (SC)
Sent: 20 December 2023 14:12
To: admin@mosselbay.gov.za; nleroux@mosselbay.gov.za
Subject: Refer to attached document reference 7/2/2/3 D Steyn item C 10599058
Importance: High

Good day, firstly I want to introduce myself and my husband, Zelda and Daniel Clifford, owners of erf 13 and permanent residents of Moquini Coastal Estate. We are also members of the MHOA (Moquini Home Owners Association).

It has to also be noted that we are firm DA supporters and also fully support our great municipality and everything it does for all residents in Mossel Bay.

That said, I have various concerns about the attached letter, dated 5 December 2023, regarding the proposed alienation of a portion of Erf 6393 to G Coetzee on behalf of SA Global Conquerors Trust (SAGCT):

- Why the municipality did not build and maintain a proper area like Dana Bay 1 and 2 for Dana Bay 3 initially?
- Why was a fair process not followed and the erf 6393, owned by the Municipality, not advertised/tendered to be for sale?
- Why is a section of the property to be sold to SAGCT to give the public access when the public already has access to this erf from the beach? Something seems very 'off' in this instance
- The letter refers only to a removable change room and removable toilet – no mention of the condo the owner intends to build! Why?
- Why can the proposed owner not only donate the removable change room and toilet to the Municipality to manage and maintain?
- **The majority of erf 6393 lies within Moquini Coastal Estate and is surrounded by our estate, except for a small border with the Blinde River. That raises even further concerns:**
 - The security of our estate WILL be jeopardised (as well as Fishermans Village – also a security estate) as members of the public would be able to access our security estate. This is a HUGE risk.
 - Vandalism, loitering, alcohol abuse, etc. will become very real – as was the case prior to 1997, at which point the parking area deteriorated and fell into disuse
 - People could very likely start fires that could easily spread into our estate (and/or Fishermans Village) and cause damage to houses, fauna and flora of the estate – wind is always a factor in our estate and the rest of Dana Bay – another HUGE risk
 - The prospective owner would need servitude across Fishermans Village as well as Moquini Coastal Estate – it goes without saying that this is the security risk to both estates.
 - The prospective buyer contacted MHOA on 9 December 2023, referring directly to the Condo – in addition to the change room and toilet. Will he and his wife stay in the Condo? Please confirm.
 - If this is the case, then we have very real concerns that a hidden agenda is at play
 - Will the prospective buyer erect a fence at his cost to avoid the public from entering Moquini 'land'?
 - What are his plans regarding potential fires and requirements by the Fire Department regarding fire prevention?

As owners of property in Moquini Coastal Estate and as members of the MHOA, we categorically oppose the proposal. We believe there is a hidden agenda behind this proposal and Moquini Coastal Estate and Fishermans Village will be the 'losers' in this particular case.

Thank you

Zelda Clifford

From: bernard cayton <bernardcayton@gmail.com>
Sent: Monday, 25 December 2023 18:56
To: admin@mosselbay.gov.za
Subject: Erf 6393 Moquini

I would like to know how we fisherman will be able to use the car park and Toilets that is mentioned if we not even allowed in at Fishermans Village which is the only road going to the above mentioned stand??? To me who uses that beach daily i would say No to this sale of ground. Thank you.

From: terecia Woest <tereciawoest@hotmail.com>
Sent: Wednesday, 27 December 2023 15:27
To: Vestra <admin2@vestra.net.za>
Cc: Dsteyn@mosselbay.gov.za; Admin@mosselbay.gov.za
Subject: Oppose: sale of erf 6393 and servitude

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To Excom Moquini HOA and Mossel Bay Municipality

I hereby officially oppose the :

- (1) - sale of a portion of erf 6393 located at Mossel Bay Municipality and for that matter the whole of erf 6393, to the applicant Adv Gerrit Coetzee.
- (2) - registration of an access servitude to erf 6393 across Moquini HOA private land.

Thank you

Ms T. Woest
Moquini 58

From: Dirk Swart <dirkhswart@griprealty.co.za>

Sent: Thursday, 04 January 2024 15:14

To: admin@mosselbay.gov.za

Subject: VERKOOP ERF 6393 DANA BAAI AAN G COETZEE SE TRUST SOUTH AFRICAN GLOBAL CONQUERORS TRUST

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Ek is die Eienaar van Erf 14822, Moquini Coastal Estate en dus ook lid van die Moquini Huis Eienaars Vereniging.

Eerstens die geskiedenis van die Erf 6393. Danabaai was gestig voordat Moquini Coastal Estate gestig is.

Danabaai was beplan toe dit bekend geword het dat daar Olie en Gas aan die see in die omgewing van Mosselbaai ontdek is en dat daar 'n rafinadery opgerig sou word. Die plaasgrond wat Danabaai en Moquini ingesluit het, het aan die destydse Trust Bank behoort. Ingeslote by Danabaai se ontwikkeling was drie strandparkeerruimtes ingesluit nl Danabaai 1, 2 en 3. Erf 6393 was nr 3. Slegs nr 1 en 2 is ontwikkel. Ek vermoed nr 3 was ook as parkeerruimte met teeroppervlakte voorsien. Die pad daarheen was 'n grondpad op die duin aan die seekant en die laaste gedeelte van die pad op die steil afdraend is ook van 'n teeroppervlakte voorsien (waarvan 'n gedeelte nog bestaan, maar in 'n verwaarloosde toestand) Later is Moquini Coastal Estate gestig en dit het Fishermans Village, die Hotel Perseel en Moquini Natuur Reservaat ingesluit. Gevolglik is die toegangspad wat eers oor die hotel erf geloop het, gesluit en istoegang verkry na derde strand deur Fishermans Village en oor Moquini Coastal Estate se grond. Die Ontwikkelaars van Moquini het 'n sekuriteitshek opgerig om toegang te beheer wat tans nog bestaan en gevestig is op dieselfde plek nl by die Oostekant van die Publieke Pad wat loop tot by Moquini se seekant toegangshek. Die Ontwikkelaar van Moquini het toe Fishermans Village en die Hotel Perseel afverkoop aan ander eienaars deur middel van 'n skikkingsooreenkoms. Die publieke pad is toe ook in die proses aan Fishermans Village Home Owners Association verkoop en teen geen vergoeding in die Kaapse Akteskantoot geregistreer. So het FVHOA beheer oor die toegang verkry en slegs vissemanne en hulle geselskappe en in besit en bewys van visvangpermities, toegelaat om deur FV te kon ry, sowel as die sowel as die Kus Polisie en die Munisipaliteit van Mosselbaai. FVHOA verbied ook toe eienaars van Moquini toegang via hul privaatpad na Tweede Strand en ons teken beswaar aan en stel na ondersoek vas dat daardie privaatpad onwederregtelik aan hul oorgedra is en in die Stigtings Voorwaardes 'n aparte erf is en 'n Publieke Pad moet wees. Mosselbaai Munisipaliteit het toe die pad terug geëis en dit 'n Publieke Pad gemaak. Gevolglik het die Moquini Eienaars/inwoners weer toegang en uitgang via hul seekant sekuriteitshek na Tweede Strand en terug sonder die toestemming en goedkeuring van FVHOA se sekuriteitshek/boom. FVHOA het toe die vissermanne verbied om toegang na Derde Strand (Erf 6393) deur hul residensiële gebied te verkry en oor hul grond te ry of te loop.

Derde Strand was in onbruik en die Munisipaliteit het geen onderhoud daar uitgevoer nie en die terrein het toegewaaie onder sand en duine met plantegroei daarop gevorm. Toe die vissemanne nog toegelaat was, het hul nie kon parkeer op erf 6393 nie aangesien dit sandduine was en het hul onwederregtelik op Moquini se grond parkeer en dit vuil en besoedel agtergelaat en op ons grond alkohol gedrink, gebrui en party gehou en dit het Moquini inwoners/eienaars se sekuriteit nadelig beïnvloed. Ongewenste elemente het Moquini se eiendom besoedel. Nooit sedert die oprigting van Danabaai het die algemene publiek van Erf 6393 gebruik gemaak nie en gevolglik het die Munisipaliteit dan ook nie enige uitgawes aangegaan om die Derde Strand vir sy belastingsbetalers aantreklik te maak om te benut nie. Oor al die jare het die Munisipaliteit geen poging aangewend om die parkeerruimte benutvol te maak nie. Intendeel het die plaaslike owerheid toegelaat dat die erf verander in duine met uitheemse plantegroei daarop. Geen voertuig kon daar ry nie en was die

terrein dus nie benutbaar nie. Intendeel het die Munisipaliteit 'n paaltjiewersperring opgerig aan die einde van die teerpad wat gelei het na erf 6393 om sodoende toegang te verbied. Die erf is ongerep en behoort so gelaat te word. Omgewingsbewaring sal moet toestemming gee indien die duine verwyder moet word.

As 'n Moquini eienaar, betrokke buurman, eiendomsbelastingbetaler en nadelig ge-afekteerde party, maak ek beswaar teen die verkoop van 'n gedeelte van erf 6393 of selfs die totale eiendom aan 'n vreemdeling.

Indien die Munisipaliteit wel verantwoordelikheid vir die Erf ontslae van wil raak, is die logiese vir my dat aan Moquini en FV HOA's 'n huurpag van 99 jaar gegee word en is hul dan verantwoordelik om te voldoen aan die vereistes wat dit mag oplewer soos byvoorbeeld die eradikasie van vreemde boom en plantsoorte. Hierdie opsie sal na my mening die allerbeste oplossing vir die betrokke partye wees.

Die oprigting van tydelike wegneembare/mobiele geriewe soos toilette en kleedkamers, sal 'n seeroog wees en onwenslike besoekers lok wat die eiendomswaardes van Moquini en FV nadelig sal be-invloed. Dit kan ontwikkel en ontaard in 'n pakkerskamp.

Die verkoop van die erf sal Moquini en FV se sekuriteit baie nadelig raak en ons blootstel aan diefstal en inbrake.

Die koper dui aan dat hy en sy eggenote op die erf wil bly om toesig te hou. Wat gebeur indien hul te sterwe kom of siek word of met vakansie gaan?

So 'n mobiele woning gaan ook 'n seeroog wees en die omgewing nadelig be-invloed.

Wat kan hulle doen aan ongewenste mense wat hul nie gedra nie.

Die prys wat hul aanbied is belaglik vir daardie lokaliteit - sulke erwe aan die standgebied indien verkrygbaar se pryse wissel van R3,5 tot R8 miljoen. Die erwe voor aan die seefront van Moquini verkoop vir R3,5 miljoen.

Watter parkeeroppervlakte gaan die koper installeer? Hoe gaan hul toestemming verkry om die duine te verwyder of te verksuif of te versteur?

Die erf is Publieke Eiendom en indien dit verkoop word, is dit wet dat dit per openbare tender en deursigtig aangebied word.

Die voornemende koper Coetzee soek na my mening net blyplek vir hom en sy eggenote en wel op 'n buitengewone besondere lokaliteit.

Indien die Koper se Trust dalk gelikwideer word, hoe gaan die Munisipaliteit die grond weer teruggetranspoteer kry.

Na my mening skep die Plaaslike Owerheid vir hulself oneindige probleme van beheer en toesig en toegang. Die Stadsraad behoort nie betrokke te raak by sulke onvoorsiene gebeure nie.

Die fauna en flora van Moquini Natuur Reservaat gaan ly met die beplande verkoop van erf 6393.

Wie gaan verantwoordelik wees vir die bou en onderhoud van die serwituutpad?

Die heersende winde het die huidige sandtuine geskep en indien die erf omskep gaan word in parkeerruimte, gaan dit nie vir die natuur lank neem om dit weer onder dandduine te omskep nie en wie gaan verantwoordelik wees om nuwe gevormde duine te verwyder?

Hoe gaan polisiering geskied indien besoekers op Moquini grond langs die serwituutpad parkeer en so ook die brandrisiko verhoog?

Om sekuriteit te handhaaf, sal die Moquini en FV eienaars groter kostes moet aangaan soos bv kameras en laserstrale te installeer en kontroles te installeer en meer sekuriteitspersoneel aan te stel.

Groter verkeer na en van die erf, sal die huidige rustigheid nadelig be-invloed.

Daar sal geen beheer wees oor die getalle mense wat daar gaan besoek aflê nie.

Wie gaan sliuipslapers beheer en verwyder?

Ek hoop dat my besware en voorstelle gunstig oorweeg sal word deur die Munisipaliteit van Mosselbaai en dat daar op al my vrae antwoorde verskaf sal word.

DIRK H SWART
0726995356
dirkhswart@griprealty.co.za

From: Karen Claxton <claxtonkaren@yahoo.co.uk>
Sent: Thursday, 04 January 2024 16:40
To: Le Roux, Nickey <nleroux@mosselbay.gov.za>
Subject: Re: PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY ($\pm 4\ 800\text{M}^2$), SITUATED IN MOQUINI: G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUERORS TRUST

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Dear Councillor Le Roux,

Please find herewith objections to the above proposal.

I am sorry to send this to you directly, but I do not know who else to send this to at the municipality and am aware that objections need to be received by 5th January. If there is another office I should contact with these objections I would be most grateful if you could advise me of the appropriate person/department.

I would like to take this opportunity of thanking you for your continued positive service to Dana Bay. Wishing you a very happy, healthy and successful New Year.

With kindest regards,

Karen Claxton

47 Moquini Coastal Estate, Dana Bay.

Dear Sir/ Madam,

Re: PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY ($\pm 4\ 800\text{M}^2$), SITUATED IN MOQUINI: G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUERORS TRUST

Good day, we are full time residents of Moquini Coastal Estate situated in Dana Bay and we would hereby like to register our opposition to the above proposal for the following reasons:

- the only reason given by the municipality for the sale of this portion of land is one of financial gain. While environmental reasons and provision of public access are stated, these really do not have any credible background. Constructing even mobile utility units and allowing access via this portion of land will have more of a negative environmental affect due to the sensitive ecological position of the site in question. The public does not need access across delicate dunes as access to third beach is and always has been possible from second beach along the high water mark. This is much less environmentally destructive.

- the real reason for Mr. Coetzee wanting to buy this portion of land is **not** outlined in the proposal. In a letter to affected Homeowners Associations, he states that he and his wife will be full time caretakers and that an upgraded mobile condo unit suitable for 24/7 living will be put on site to allow them to fulfil these duties. Mr Coetzee states that this was "erroneously omitted" from the above proposal and that the "Legal department has said that caretaker condo requirement will be included in the final application to council as it does form part of the initial proposal and was only incidentally omitted in the first resolution." Thus, the above proposal as resolved by the council on 30th November is seriously incomplete and totally misleading as to the intentions of Mr. Coetzee. What he wants is a prime piece of coastal property for his own personal residence at a very low cost

to himself. Mr. Coetzee is using philanthropic and environmental arguments to falsely try to gain support and credibility. (Letter to Homeowners Association available on request)

- it has been rumoured that Mr. Coetzee has family connections within Mossel Bay Municipality. It certainly seems that the above proposal has been written by the municipality very much in his favour. Serious investigations must be made to establish whether this rumour is in fact true and if it is, the whole proposal is questionable in terms of transparency. I'm sure the municipality does not want to be accused of any nepotism especially when it has done such a good job of being fair and trustworthy in the past. Please investigate this rumour before any further action is taken on this proposal.

- the proposal states that the applicant is the only entity to whom this piece of land has any value and interest to date. When has the municipality made the public aware that this portion of land could be available for purchase? It cannot simply be claimed that no one else is interested if there has been no move by the Municipality to investigate whether this is true and if, in fact, other interested parties exist with other proposals which may benefit the municipality and general public better.

- in a further communication to affected Homeowners Associations dated 10/12/2023, Mr. Coetzee asks that support should be given for him to acquire the whole of erf 6393 in the future. In our opinion, this is really telling of his intentions for the area. Is the above proposal a small part of a much bigger plan to acquire a sizeable portion of coastal land? If environmental issues are truly important to the municipality, this should be very worrying. It is an ecologically important piece of land which is extremely sensitive to disturbance. (Letter to Homeowners association available on request).

- We would also like to comment that the timing of the public participation aspect of this proposal appears to be very much in favour of the applicant coming as it does at a time when many people are extremely busy, away on vacation and at a time when there are many public holidays and restricted municipal opening hours. It certainly makes it difficult for members of the general public.

We sincerely hope that our views and arguments will be properly considered.

Regards,

Karen and Paul Claxton

From: ajwnunn@btinternet.com ajwnunn@btinternet.com <ajwnunn@btinternet.com>
Sent: Thursday, 04 January 2024 13:54
To: Jombile, Sesethu <sjombile@mosselbay.gov.za>
Cc: admin@mosselbay.gov.za; Le Roux, Nickey <nleroux@mosselbay.gov.za>
Subject: C 10599058 - Proposed Alienation of ERF 6393

Dear Ms S Jombile,

Further to the communication regarding the alienation of ERF 6393, we wish to **strongly oppose** this proposal. Our objection to the alienation is on the following grounds.

1. **Correct process has not been followed regarding the sale.**
Our understanding of the correct process for selling Municipality land is that it should be notified to the public and available to be purchased by any and all authorised people. This proposal has been put forward without offering the land to the wider population and also at a price significantly lower than market value. Currently prices are at approx. R2.5 million for a stand a quarter of the size being considered here. So R980,000 is severely undervalued.
2. **The proposal document is not accurate.**
The potential buyers have separately confirmed that the proposal also includes living accommodation for a permanent guard, that they have stated is needed to stop vandalism. The municipality do not deem that a permanent guard is needed for the toilets at 2nd Beach, so why is a guard needed for this proposed toilet.
3. **The proposed buildings are forward of the building/set back line.**
The houses in Fisherman's Village and Moquini are restricted from building closer to the sea due to the approved building line. The proposal being suggested has all of the buildings over the building line. How can there be a restriction for one set of people yet removal of this requirement for others. All should be treated equally.
4. **These temporary buildings are being proposed on an area of continually shifting sand**
The sand dunes here are continually moving and as such it would be irresponsible for the Municipality to approve any temporary facilities as they will potentially be unstable and a risk to injury for anyone using them. Any structure that will withstand these elements would need permanent foundations and thus not a temporary structure at all.
5. **Access to the stand is not clear**
The proposal in one area defines that this is only coastal access (pt1). But then in another section (pt 23) it states that an access servitude is to be submitted at the same time. Yet does not define what and where this access servitude is located. The logical access is via the boardwalk from Moquini, yet to access this the Moquini road network would need to be utilised by non Moquini residents.
6. **There is no need or demand for toilet facilities at this part of the beach.**
Families wishing to use this stretch of beach currently go to 2nd beach as there is immediate access to the sand for younger children and there are current toilet facilities for all. This section of beach is never busy. Anyone taking a walk with their dog along the beach use the facilities at 2nd beach either before they leave or when they return. The only people who use this part of the beach are fishermen, who will not leave their rods to go 100 yards over high sand dune to the toilets just in case that is the point that they catch a fish. The fishing here is very poor and only a handful have been caught in the last 10 years. Subsequently the quantity of fishermen is reducing monthly as this knowledge is being gained by the wider

fishing population. There is no data supporting the need for toilet facilities in the area located by erf 6393.

Kind Regards

Andrew and Fiona Nunn

January 6, 2024

To the Mossel Bay Municipality,

I am submitting our written objection to the announced Municipality sale of a part of the Erf 6393 in Dana Bay to a private Trust buyer in 2024.

There are three reasons for objecting to this sale:

- 1) **Fire risk** A substantial and ongoing fire risk will be created by establishing a public changing room and public toilet on this undeveloped land. To believe that nobody will ever light a cigarette or attempt an evening braai there is silly. Currently nobody crosses or uses this land. My personal observation over the past 7 years, I can confidently state that this Erf has had zero activity. Approximately 70% of the Erf is covered with large, 1 to 2-meter-high bushes, with 30% of already cut down and dried out several years ago by the Municipality. Just a spark from a braai or a lit cigarette can easily ignite an uncontrollable bush fire. The daily, regular onshore winds throughout Dana Bay will certainly spread to the residential estates of Fishermans Village, Moquini and Blue Ridge long before any fire brigade can put it out.
- 2) **Clearly under-market value** The proposed selling price for 4,800 square meters of unobstructed beach front land is completely out-of-touch with current private market sales prices. "*Book value*" is not an open-market determined value. Open market value is a price established by a country-wide, advertised process open to multiple private bidders. Book value is determined by a committee. Currently multiple 4,000 meter, undeveloped Erfs, at twice the distance from the beach and within a stone's throw of this Erf have recently sold for 250% more than what the Municipality is setting this sale to a single private Trust buyer's offer (R2.5 million vs R980k.) The optics do not look good. It is therefore recommended that the Municipality not proceed with this sale. Is this once-off financial gain really worth the risk of soiling Mossel Bay's hard earned positive public image it has established these past several decades?
- 3) **No dwelling is permitted, yet a 24/7 caretaker couple might be allowed ?** While the Municipality's posted written use policy for this Erf does **not** permit a permanent dwelling to be constructed, this does not stop the private buyer and his wife from publicly stating they have already said in their application they intend to live 24/7 on this land as caretakers and to secure this "*public toilet*" and "*public changing room*". The Municipality needs to explain these apparent conflicting prospects ? Secondly, why hasn't the Municipality informed the public that the buyer wants to install a "*caretaker condo*"? This was not in the documentation submitted to the Community by the Municipality.

Regards,
 Marc & Vittoria Spalding
 Moquini Estate
 Erf 62

From: Petrus van Heerden <naude.vanheerden@gmail.com>
Sent: Tuesday, 09 January 2024 17:09
To: Jombile, Sesethu <sjombile@mosselbay.gov.za>; admin <admin@mosselbay.gov.za>; Le Roux, Nickey <nleroux@mosselbay.gov.za>; Mayor of Mossel Bay <mayor@mosselbay.gov.za>; Petrus van Heerden <naude.vanheerden@gmail.com>
Subject: E317-11/2023: Proposed Alienation of a portion of erf 6393

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Comments request regarding above issue refers.

1. Postponed cut-off date for comments and call community meeting:

The timing to push through and request comments this proposal is not considered to be fair to the community. It was peak holiday season, with most people on holiday mode and with family visiting. Please postpone the cut-off date by at least 1 month **and call a community meeting** (to gain facts and the truth) behind this request. Best time for community meetings is after the end of holiday season (week of 29th January 2024). Let the Local government state their case to the public, why this transaction is above board and beneficial to the public interest.

2. There is no need for toilets at 3rd Beach, blind river:

We walk to the blind river at least once a week. Most of the time, if not all of the time, we are all alone ("stoksielalleen") at the proposed location. The buyer is using it as a smoke screen to acquire the stand at a below market value for possible future developments to come in this area. December is the only time more people are visiting this area. It is also only about 2,1 km on the beach to the blind river where toilet facilities are available. Very few families spent time at the blind river (may again only December's). I cannot see that fishermen will visit the proposed toilet facilities regularly. Please provide evidence for this need.

3. Register a provision on the deed to stop further development in future:

To make provisions in the deed to stop further developments in future is only temporary. I have personal experience where I removed provisions from the deed in Murrayfield Pretoria. It took me 3 months. Time is moving on, so are the local government, and so are the employees of the Municipality. There is no guarantee that these provisions will stop further developments in future. The purchaser will gain mega growth from this procurement due to the low purchase price.

4. Purchase price below real market value:

I do not understand why the Municipality even considered selling this property at a far below market value. Taking into account that the Municipality is in need of cash (introducing fixed monthly tariff structure), it does not make sense. The Municipality must keep this property. The future value will be extremely beneficial to the Municipality. Why do the Municipality want to sell for a low value to pass on the high expected gain to an individual? It does not make sense. If you think that the value is market related, then put it to the test and sell it on a tender basis as you should.

5. Investigate if there were leaks about future development from the Municipality members and/or local government councilors:

Although there is no proof, the proposed transaction raises questions. It seems that the potential buyer had lots of inside information to propose this procurement. I propose an investigation if inside information were indeed provided from in the municipality or local councillors. Counselor L Coetzee excuses himself from the council meeting, but it is suggested is that with his inside information the future developments of Mosselbay, that he is in a perfect position to leak information to his family members. The SA population is frustrated with the ongoing corruption and "comrades" enabling. Please as an DA supporter, do not do the same as your ANC colleagues. Act as Christians should - responsible. As Counselor L Coetzee made a public statement under oath that he did not discuss and provide inside information to his family members regarding this transaction.

6. Critical Missing information

Please act responsible and comment on the attached document related to critical missing information of the National Environmental Act: Integrated Coastal Management Act)Act no 24 of 2008 and amendments (NEM:ICM Act) this document were distributed on social media

7. There is no need to sell the property at this time.

There is no need for the municipality to sell the property at this stage. You are opening yourself for unnecessary criticism with very little gain. Proof to the public why this transaction is beneficial enough to take the public punishment. Please reject the proposal at this stage.

8. Support needed from my Ward Councilor

I added my ward councilor to this objection toward the proposed alienation of a portion of erf 6393. One of her duties is to bring my comments under the attention of the Ward Committee and that my comments and objections be submitted for proper review and feedback. I hereby request her critical support of my comments and to not blindly support the proposal in alliance with her political party/leadership.

Best regards

PJN van Heerden

0828249581

From: Aleck Birch <bircha@absamail.co.za>
Sent: Tuesday, 09 January 2024 18:43
To: admin <admin@mosselbay.gov.za>
Cc: Le Roux, Nickey <nleroux@mosselbay.gov.za>
Subject: Proposed Alienation of a Portion of ERF 6393 Moquini

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Proposed Alienation of a Portion of ERF 6393 Moquini Draft Comments

Document E317-11/2023 titled “*PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY (approx. 4 800 sq m), SITUATED IN MOQUINI: G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUEROR TRUST*”, refers.

It is clear from document E317-11/2023 that arguably the most critical information required by the Executive Mayoral Committee and the Council to have made an informed decision on the matter was omitted. The municipal public consultation process that closes on 22 January 2024 is also flawed for the same reason.

The critical missing information referred to inter alia includes a consideration of the ***National Environmental Act : Integrated Coastal Management Act (Act No. 24 of 2008) and amendments (NEM:ICM Act)***. Following the aforementioned Act an updated Western Cape Provincial Coastal Management Program 2022 – 2027 document (WC:CMP-22/27) which is based on the NEM:ICM Act was compiled and should also have been considered during the compilation of the E317-11/2023 document. **Document E317-11/2023 makes no reference too, and includes no information on, the requirements of the NEM:ICM Act.**

The NEM:ICME Act unequivocally vests ownership of public property in the citizens of South Africa. The State, however, remains the trustee of coastal public property on behalf of the citizens of the Republic. **Coastal public property cannot be transferred, sold, attached or acquired by prescription, nor can the rights over it be acquired by prescription.** It is the duty of the State as trustee to ensure that coastal property is used, managed, protected, conserved and enhanced in the interests of the whole community, as opposed to only a few individuals or groups. The State must also act to take whatever reasonable legal and other necessary measures to conserve and protect coastal public property for the benefit of present and future generations.

Some of the many key requirements included in the NEM:ICM Act that are applicable to Erf 6393 that should have been considered and included in the E317-11/2023 document before seeking Council's approval and commencing with a public consultation process include the following:

1. Definitions and/or Elements of the Coastal Zone

(a) Section 15:- “In simple terms, the NEM:ICM Act prohibits any acts or physical response to erosion or accretion on coastal public property. No person may construct, maintain or extend any structure, or take any other measures to prevent or promote erosion or accretion of

the seashore in respect to coastal public property. Neither may any person require the State, or other person to take such action, unless the erosion is caused by an intentional act or omission of that organ of state or other person. “

(b) The Coastal Protection Zone (CPZ)– Sections 16 & 17:- In essence, the coastal protection zone consists of a continuous strip of land, starting from the high-water mark (HWM)* and extending 100 meters inland in developed urban areas zoned as residential, commercial, or public open space, or 1000 meters inland in areas that remain undeveloped commonly referred to as rural areas. There are however some provisions in order to justify certain adjustments to this zone. The CPZ also includes for any land that would be inundated (submerged or covered) by a 1:50 year storm event (this includes flooding caused by both rain storms and rough seas) and a natural functioning littoral active zone*.

***Definition / Location of the HWM:** Means the highest level reached by coastal waters caused by floods or storms up to a 10yr return period. Scientists have recorded and statistically determined the following wave heights for Mossel Bay:

Recurrence Interval	Wave Height (m)
every year	8.7
once every 5yrs	10.1
once every 10yrs	10.6

Scientists have also determined that climate change would, in due course, add another 10 to 20% to the wave heights recorded.

***Definition of littoral active zone:** Means any land forming part of, or adjacent to, the seashore that is unstable and dynamic as a result of natural processes and characterised by dunes, beaches, sand bars and other land forms composed of unconsolidated sand, pebbles or other such material which is not vegetated or partially vegetated.

2. Applicability of the CPZ HWM and littoral zone parameters to Erf 6393:- A visual inspection and desktop study based on satellite imaging and maps were used to establish the topography and status of Erf 6393 relevant to the HWM and definition of a littoral active zone. The observations made and conclusions reached includes the following:

- (a) The dune on which Erf 6393 is located is a very dynamic, active and unstable system caused by wave and wind erosion, coastal storm surges and flooding. The southernmost boundary of Erf 6393 is located very close to the seashore and the property as a whole is almost totally denuded with very little evidence of vegetation. There is no doubt therefore that it fulfills all the NEM:ICM Act's requirements to be classified as a naturally functioning littoral active zone and part of the Coastal Protection Zone.
- (b) Based on the wave height data set out in the table above it was established that significant portions of Erf 6393 will be flooded on a regular basis annually. The 1 in 5 and 10yr (the latter defined as the HWM) recurrence interval wave heights determined will cover the total area of Erf 6393 and most of the areas without vegetation on the rest of the dune. There is no doubt that the HWM as well as the HWM plus 100m mark (as defined in the NEM:ICM Act) is located a significant distance inland of Erf 6393 and that the property therefore forms part of the Coastal Protection Zone.

Based on the evidence presented it is clear that the Executive Mayoral Committee as well as the Council did not have the information required to make an informed decision on the

proposed alienation of a portion of Erf 6393, Moquini. The public consultation process being conducted is similarly flawed without providing the required information regarding the NEM:ICM Act and it's impact on the decision to the residents of Mossel Bay.

It is recommended that the decision to alienate a portion of Erf 6393 be rescinded or at the very least be delayed until all the required information for informed decision making is provided to all the parties involved.



A Birch

9 P. Compacta Str

Dana Bay

Resident and Ratepayer

From: marie van heerden <mmevanheerden@gmail.com>

Sent: Tuesday, 09 January 2024 18:51

To: jombile@mosselbay.gov.za; admin <admin@mosselbay.gov.za>; Le Roux, Nickey <nleroux@mosselbay.gov.za>; Mayor of Mossel Bay <mayor@mosselbay.gov.za>

Subject: E317-11/2023: Proposed Alienation of a portion of erf 6393

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Kommentaar rekended voorgestelde verkope

Wat pla betreffende hierdie voorgestelde transaksie is die prys wat onder markwaarde is en die voorwaardes wat in die titel akte geregistreer sal word. Akte voorwaardes is baie maklik om in die toekoms te laat verwyder. Jy doen net aansoek vir die verandering van akte, en binne 3 maande is dit verander, veral met die huidige raad, wat een of ander tyd gaan wissel. Hulle kan maklik die verandering steun omdat tyd en omstandighede verander het. Ek praat uit ondervinding, in Pta het ek binne 3 maande my akte laat verander van een woning na n maksimum digtheid van 14 eenhede. Die oorspronklike plaas eienaar draai nog seker in sy graf om.

Laat ek 'n toekomstige scenario skets, daar is ontwikkelings beplan langs die gedeelte van die kus. Soos die ontwikkelings gaan gebeur, verander die omgewing en omstandighede. Die koper verander die akte. Dan begin hy op die erf enige iets van 'n "De Vette Mossel" of wat ook al nou op sy beplanning is. Alles nog 'n rein gedagte, BEHALWE, die koper koop 'n erf baie goedkoop, onder markwaarde. Hy gaan binne 10 jaar miljoene maak uit die wins net op mark waarde. Hoekom moet die raad nou so vinnig en skielik die erf verkoop onder mark waarde, as hulle wat juis nou die vaste koste heffings moes instel vanwee die verlies uit inkomste met krag verkope. Daar is mos nou 'n tekort aan geld. Die Raad kan die erf binne 'n jaar of 2 verkoop vir 10 miljoen. My buurman het pas sy erf 900m van die see af, met geen uitsig verkoop vir R1 mil verkoop. Met hierdie voorstel bevoordeel hulle 1 individu, en dit 'n familielid van die huidige raad. Klink vir my soos die huidige ANC paadjie. Hierdie proses word ook afgejaar in 'n vakansie tydperk, Stel dit uit en lig ons beter in. Einde Januarie kan ons raadslid asseblief 'n vergadering reel en ons belasting betalers daarvoor inlig.

My voorstel: Verwerp aankoop van erf

Groete M van Heerden
0829231791

-----Original Message-----

From: Christiaan Geldenhuys <clgeldenhuys@gmail.com>

Sent: Wednesday, 10 January 2024 16:28

To: admin@mosselbay.gov.za

Subject: Erf 6393 Danabaai.

[You don't often get email from clgeldenhuys@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Aandag:Douw Steyn.

Hiermee maak ek, as inwoner van Danabaai sedert 2010 , ten sterkste beswaar teen die munisipaliteit se voorneme om bogenoemde erf te vervreem.Ek eis dat die proses dadelik gestop word.

Wanneer is Danabaai se inwoners geken in dié saak? Volg die munisipaliteit nou dieselfde roete as die ANC? Dit was dieselfde met die toekamping van tweede strand.Die erf was bedoel om vir Danabaaiers toegang deur Fisherman's village tot derde strand te gee!Voldoen die voorgenome vevreemding aan die nodige wetgewing rakende kus ontwikkeling, impakstudie ,ens.

Ek verlang ook ñ ontvangs kennisgewing op my skrywe.

Ek sal graag ñ verduideliking van u kant wil hê!

Die uwe,

CL Geldenhuys.

ANNEXURE C18

From: George van Heerden <vanheerdengeorge@gmail.com>
Sent: Friday, 12 January 2024 16:29
To: Jombile, Sesethu <sjombile@mosselbay.gov.za>; admin <admin@mosselbay.gov.za>
Cc: Mayor of Mossel Bay <mayor@mosselbay.gov.za>; Le Roux, Nickey <nleroux@mosselbay.gov.za>
Subject: Vervreemding van erf 6393 geleë te Monquini, Mosselbaai.

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Goeie dag,

Hiermee maak ek George Sebastiaan van Heerden, ID 5604145036087, woonagtig te 16 P. Minor straat Danabaai, ten sterkte kaspie en teënkanting teen die beoogde vervreemding van bogenoemde eiendom.

Die eerste saak wat ooglopend is en wat die oog wenke laat lig, is die belaglike prys van R980 000.00 vir die eiendom!!

'n Erf van net 1000 vk/m in E.Ovina straat in Danabaai, is verlede maand verkoop vir R1,2 miljoen. Die erf is meer as 1 kilometer van die see geleë en nie op die seefront van bogenoemde eiendom nie!! Dit is baie vêr onder markwaarde!!!! Dit is duidelik dat hier 'n gekonkel is wat nie die hele ware storie vertel nie.

Die verskoning van die oprigting van toilet geriewe ten belange van die gemeenskap dra nie water nie. Die akte wat genoem word, kan volgende jaar met gemak verander word vir ander doelwitte op die eiendom. Daar is beslis nie 'n behoefte van die toilet geriewe nie. Hierdie skep net geleentheid en geriewe vir ongewenste elemente op die verlate eiendom.

Daar is skrywe wat die ronte doen dat die Munisipaliteit nie voldoen het aan al die nodige wetgewing en dokumente soos die: "**National Environmental Act: Intergrated Coastal Management Act" (Act No 24 of 2008)** nie. Kry eers dit in orde.

Ek kan nie glo dat ons betroubare Mosselbaai munisipaliteit betrokke raak in hierdie soort verdagte onderhandelinge en dit wil verkoop aan die algemene publiek as soet pampoen nie!!!

Julle moet asb nou na al die jare se skoon oudits, daal na die vlak van die huidige Nasionale Regering. Dis hulle soort aas en kos.

Ek stel voor dat die saak totaal gestaak word en dat daar 'n algemene vergadering gehou word om die saak te bespreek met al die betrokke partye teenwoordig.

Groete.

George van Heerden
Sel: 083 378 2467r

From: T Steyn <theunis@kmls.co.za>
Sent: Saturday, 13 January 2024 10:42
To: 'Roelf Meyer' <roelf@intransformation.org.za>
Cc: Kotzé, Dirk <dkotze@mosselbay.gov.za>; Glynis.breytenbach@gmail.com;
 Tertuis.Simmers@westerncape.gov.za; janes@da.org.za; sollym@da.org.za;
 Reagen.Allen@westerncape.gov.za; 'Ivor Jenkins' <ivor@intransformation.org.za>
Subject: Vervreemding: Mosselbaai erf 6393

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Mr Meyer

Ons het reeds ons rondtes oor sosiale geregtigheid gehad. In die trant, die mees merkbare verskil is dat, waar die huidige bedeling die hele begroting steel het die vorige bedeling dit binne die begroting / prosedure gedoen. Dit beteken dat gekonkelry en gekullery met veel vernuftige oë verblindery gedoen was. Tipiese voorbeelde hiertoe is die:

- Kaapse politici wat destyds strategiese grondaankope gedoen het voor die bou van die DF Malan lughawe
- Pietie du Plessis wat die Braam Raubenheimerdam op sy perskeplaas laat bou het &
- Desnieteenstaande SA se nuwe bedeling; die tipiese broederbond wat steeds daarin geslaag het om twee van die Nelspruit gemeenskap se krieketvelde vir eie gewin in sakepersele te omskep.

Die teen hierdie agtergrond waarop Donald Trump sou gestel het, "What another beauty have we here?": <https://www.change.org/p/halt-the-sale-of-public-property-erf-6393-in-dana-bay-4800sqm-for-r-980-000> (aangetoon per meegaande skets)

Wel, terwyl die gemeenskap mobilisering teen die politieke bestel loods rakende hierdie situasie behoort die boekhouding hiertoe heel eenvoudig te wees, naamlik:

1. 'n ware filantropiese intervensie sal (per statutêre mandaat) die **ablusie geriewe sonder voorbehoud oprig en instandhou**.
2. Maar meer as dit, die **fidusiêre verpligting op die raad moet die vraag vra, "what if?"**. Dit beteken, wanneer die filantrope se filantropie die einde bereik, wat gebeur dan?
3. Dis by daardie punt **wanneer dat die raad moet instaan** sodat die stront nie in die see beland nie.
4. En na alles bereik die filantroop dieselfde doel sonder om van sy kapitaal te moet afstaan vir **'n vaste bate wat na wese nie verhandelbaar mag wees nie**. Dus die lakmoestoets per # 1.

Waarom dan die noodigheid vir 'n ingrepe teen die vervreemding van hierdie betrokke erf? Die antwoord slaan op:

- Heel moontlik, **sodra die fokus vanaf hierdie perseel weggedraai** word kan die eienaar bloot die erf teen die werklike markwaarde verhandel met die groot verskil
- dat die **gebruik** daarvan deur die groter gemeenskap dan **buite kwessie** sal wees.

Uiteindelik, elke ingeligte persoon is deeglik bewus van SA se emosies en persepsies rondom grond en daarom behoort Mosselbaai 'n toonsetter te wees. Dus, as SA die gang van sake wil omdraai is "business as usual" dan die gewenste aanslag?

Bestes,

T Steyn

From: terecia Woest <tereciawoest@hotmail.com>
Sent: Sunday, January 14, 2024 7:52 PM
To: contact@diegroep.eu
Cc: Vestra <admin2@vestra.net.za>; Admin@mosselbay.gov.za
Subject: Requesting information erf 6393 Moquini

Dear Adv. Coetzee

I am writing this communication to you as a concerned member of the Moquini Homeowners Association, regarding the sale of a portion of erf 6393. I hereby kindly request of you to supply me with the following information on points (1-3) and recommend (4).

1. **Management Plan:** The precise Management Plan that you have compiled for erf 6393, specifically referring to the security, crowd control, environment and conservation.
2. **Servitude:** The exact geographic location/ GPS coordinates of the servitude that you have in mind because you gave vague indications in your request to us Homeowners. What is not clear to me..why do you want to register another servitude if there is an existing servitude as the Mossel Bay Municipality claims there is?? Please supply me with the registration number of the existing servitude.
3. **Benefits to surrounding residents: I quote you on your email to MHOA dated 9/12/2023:**

(3.1) " yet with a view on protecting the interest of the surrounding residents". Please explain to me exactly what interest are you referring to and how are you going to protect this interest of the surrounding residents?

(3.2) " These provisions do not impact Moquini and/or Fisherman's Village negatively". What are the positive impacts specifically for the surrounding residents?

(4) **Suggested toilets and ablution facilities - recommend:** Advocate Coetzee given that you are the philanthropist that you claim you are (no sarcasm intended), please enquire about the following tender by Mossel Bay Municipality, TDR 421/2022/2023 that was cancelled. The tender as per Mossel Bay Municipality is for the construction of toilets for the elderly and people with special needs in the D'Almeida and other identified areas within the greater Mossel Bay District. The reason I am referring you to this tender is because you and Council placed a lot of emphasis on the suggested toilet and ablution facilities for erf 6393. I am absolutely convinced if you invest your(?) money in the above-mentioned project it will definitely **benefit the elderly, people with special needs and the public.**

Looking forward to your answers on the above.

Thank you
 Mrs. Woest

From: Johan du Preez <jdup.rsa@yahoo.com>
Sent: Tuesday, 16 January 2024 15:32
To: admin@mosselbay.gov.za
Subject: Proposed Alienation of Erf 6393, Moquini, Mossel Bay - Comments

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To Whom it may Concern,

Proposed Alienation of a Portion of ERF 6393 Moquini

Comments

Document E317-11/2023 titled "*PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY (approx. 4 800 sq m), SITUATED IN MOQUINI: G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUEROR TRUST*", refers.

1. The ICM Act

It is clear from document E317-11/2023 that arguably the most critical information required by the Executive Mayoral Committee and the Council to have made an informed decision on the matter was omitted. The municipal public consultation process that closes on 22 January 2024 is also flawed for the same reason.

The critical missing information referred to inter alia includes a consideration of the ***National Environmental Act : Integrated Coastal Management Act (Act No. 24 of 2008) and amendments (NEM:ICM Act)***. Following the aforementioned Act an updated Western Cape Provincial Coastal Management Program 2022 – 2027 document (WC:CM-22/27) which is based on the NEM:ICM Act was compiled and should also have been considered during the compilation of the E317-11/2023 document. **Document E317-11/2023 makes no reference too, and includes no information on, the requirements of the NEM:ICM Act.**

According to the ICM Act Erf 6393 forms part of the Coastal Protection Zone. Details are provided in a document attached to this email.

2. Public Participation Process

Document E317-11/2023 refers to a “Public Participation Process” being followed and an advertisement calling for comments was placed in a local newspaper. At best the flawed process being followed may be described as a public consultation process. The process being followed does, in no way, comply to the requirements of NEMA for a Public Participation Process.

3. Recommendation

It is recommended that the decision to alienate a portion of Erf 6393 be rescinded or at the very least be delayed until all the required information for informed decision making is provided to all the parties involved.

Once an independent study has been completed registered consultants should be appointed to conduct a Public Participation Process as prescribed by NEMA.

J du Preez

Dana Bay Resident and Ratepayer.

Re: Objection on to the Proposed Alienation of a portion of Erf 6393 Mossel Bay

I refer to the council meeting notes dated 30 November 2023 in terms of which it was resolved (under item E217-11/2023) that portion of Erf 6393 Mossel Bay (4800m²) be sold to the South African Global Conquerors Trust “(the Trust)”.

I respond to the abovementioned notice as follows:

- It is unclear how the purchase price was determined as well as why the sale of the property was not put out on tender.
- Where is the established set-back lines and what environmental studies have been done to support this development
- The proposal to erect changing room facilities and install removable toilets would harm the natural environment and the sensitive dune structure.
- The land appears to be located on the side of the setback line where no development of any kind, shape or form may take place and as such no development is legal
- Objection will be made against the approval of any building plans for such reasons
- Subsequently mention has been made that a caretaker cabin is also proposed to be built on the land. This is not the norm for any beach in South Africa and there is no need for such a facility. Having a caretaker on the land would obviously require the erection of some form of guardhouse or shelter on this extremely sensitive land. This gives rise to the question is this not a ploy to build a sea front property for a person's personal benefit
- The recent storms have already caused significant damage to the dunes which have been pushed back considerably. Any development on these dunes will exacerbate the situation further
- Due to the land being on the wrong side of the set-back line and due to the harm which any development will inevitably cause to the nature, wildlife and the already fragile dune system, surely it will not be possible for environmental approval to be obtained.
- No services are available on the land and it is unclear how and where services will be provided
- No mention of how the land will be accessed
- The land holds significantly more value than the proposed price
- Please clarify the term “coastal access”

I stand against the alienation of this land and will oppose any proposed construction on this land due to the setback line and due to the adverse effects which any development will have on the dunes and wildlife.

Annmarie Buck

From: Belinda van de Venter <belinda@vdrvaccounting.co.za>

Sent: Wednesday, 17 January 2024 16:06

To: admin@mosselbay.gov.za

Cc: admin2@vestra.co.za; ancobraker@gmail.com

Subject: Erf 6393

Goeie dag mnr die Burgermeester en mede Raadslede.

Hiermee wil ek my misnoë deel met die beplande verkoop van erf 6393, te Danabaai.

Ek hou graag my besware teen die verkoop / ontwikkeling van erf 6393:

- Danabaai is bekend as bewaringsgebied. Om tydelike aantrek / tydelike toilet geriewe op 'n erf te plaas, plaas die natuur en omgewing bloot aan vernietiging. As daar net gekyk word na die skade by Hartenbosrivier, wat nog te meer die Blinderivier. Dis onvermybaar dat daar nie om welke tyd, riool in die rivier gaan beland nie. Wat van hoeke, lyne, sinkers ens wat in die water gaan agterbly en verroes. Laastens gaan daar beslis rommel gestrooi word. Van die mense gaan nie eens die moeite doen om die toilet te gebruik nie. Kyk wat gebeur by Danabaai se ingang (laaste 2 aangeleenthede).....
- 3de strand is nie Danabaai se hoofstrand nie
- Die nuwe pad gaan nie geteer word nie;
- Beide Fishermans Village en Moquini gaan addisionele koste moet aangaan om die publiek toegang te verleen.
- Omdat daar soveel fynbos is, is daar 'n groot risiko vir brandgevaar wat kan versprei na Fishermans Village en Moquini Coastal Estate, waarvan ons 'n inwoner is;
- Ek is totaal gekant dat die publiek makliker toegang kan hê tot Moquini. Dit is welbekend dat 'n moord, byl aanval en verskeie inbrake in ons estate plaasgevind het oor die jare. Nou wil Mosselbaai Munisipaliteit ons blootstel aan meer onwelkome boosdoeners. Honderde, duisende rande is spandeer om ons heinings en kameras op te gradeer vir ons veiligheid, net vir Mosselbaai Munisipaliteit om toegang tot ons sekuriteit makliker te maak vir nie inwoners.

- Ons het 'n sit/eet geriewe in Moquini Coastal Estate, langs die rivier opgerig op ons koste. Wat is die kans dat ons geriewe wat slegs vir Moquini inwoners bedoel is, misbruik of verniel gaan word. Gaan Mosselbaai Munisipaliteit ons kostes dra;
- Die verkoop / ontwikkeling was nie aan die publiek voorgehou of gepubliseer nie;
- Die koopprys is nie in verhouding met enige seefront erwe. Ek meld juis erwe, omdat die 'n gedeelte van 'n erf is;
- Die feit dat 'n familielid van 'n Raadslid die eiendom wil koop is kommerwekkend;
- Die feit dat die eiendom in 'n Trust gekoop word, verseker niemand wat met die eiendom gaan gebeur hetsy die huidige Trustees bedank of te sterwe kom nie. Trustees kan afgedank en aangestel word. Enige Janrap kan Trustee word. Die eiendom moet in Munisipale besit BLY.

Die wêreld word deur die mens vernietig. Dis ons as mens se plig om na die natuur om te sien. Dis belis nie wat Mosselbaai Munisipaliteit nou wil doen nie.

Hoekom spandeer die Raad nie hul tyd en geld om vir Danabaai 'n 2de uit/ingang te bewerkstellig nie. Ons vra al jare daarvoor.

Mosselbaai en die DA is besig om hul hand te oorspeel met inwoners. Verwys ook na die bestraffende kostebevel wat Mosselbaai Munisipaliteit ontvang het. Van die raad se amptenare is totaal en al korrupt en sien om na eie gewin.

Hoor my mooi en duidelik. Sou die grond verkoop en of ontwikkel word SAL ek die Trustees en Mosselbaai munisipaliteit aanspreeklik gehou word vir enige skade aan ons eiendom. dood en of beserings aan individue, sou enige van my gesin of besoekers iets oorkom met die registrasie van die eiendom.

Vriendelike groete / Kind regards

Belinda



Van de Venter
Rekenmeesters / Accountants
 SAIPA Reg 13138
 Professional Tax Practitioner (SA)
 Centre of Tax Excellence



Postbus 12516
 Mosselbaai Coastal Estate 14
 P.O. Box 12516
 Mosselbaai
 6113
 Tel: 082 925 7754
 Fax: 082 925 7757
 E-mail: belinda@rekenmeesters.co.za

PO Box 12516
 14 Mosselbaai Coastal Estate
 P.O. Box 12516
 Mosselbaai
 6113
 Call: 082 925 7754
 Fax: 082 925 7757
 Email: belinda@rekenmeesters.co.za

From: Chris de beer <chrdbwa@gmail.com>

Sent: Sunday, 21 January 2024 13:11

To: admin <admin@mosselbay.gov.za>; Steyn, Douw <dsteyn@mosselbay.gov.za>; Jombile, Sesethu <sjombile@mosselbay.gov.za>

Subject: Alienation of erf 6393 Moquini

Jacobus en Elsebie de Beer

Eienaars : 58 Egrata straat, 4 Deo Gloria te Danabaai asook 1 Lene villa Heiderand.

Kontak telefoon nommer : 0631644739

Epos : chrdbwa@gmail.com, emeraldmay69@gmail.com

Insake : Verkope van ERF 6393 Moquini.

Hierme rig ons die objeksie oor die verkope van erf 6393 te Danabaai met die volgende redes :

- 1) Daar is geen rekord van die publieke advertensie om die erf te verkoop nie, slegs met die uitnodiging vir publieke deelname 2023/12/13.
- 2) Die intensie om die erf te verkoop was nie openlik gepubliseer nie asook die publiek is nie uitgenooi om 'n aanbod te maak op die koop van die erf nie.
- 3) Die erf is nie aan gebied op publieke veiling om publieke betrokkenheid te bevorder nie.
- 4) In agneming van die ligging van erf 6393, is die munisipaliteit waardasie van die betrokke erf skandelik onder mark (genome die erf is deel van spog woon buurt Moquini) verwante prys geëvalueer in verhouding met erf grotes van Moquini en Danabaai.
- 5) Mosselbaai munisipaliteit is opgewonde oor die inkomste van erf belasting op die verkoop van erf 6393, die erf belasting sal aansienlik hoër wees met mark verwante evaluasie.
- 6) Daar is geen melding gemaak van die verlenging van Heide weg of die oop stel van die toegang beheer by Fishermans Village na erf 6393 (3de Starnd) vir die algemene publiek.
- 7) Daar is geen melding gemaak oor die instandhouding of herstel van beoogde infrastruktuur gevolg na natuurlike ramp bv. Verspoellings.
- 8) Geen melding gemaak van aanstellings kontrakte en voordele uitgawes van die beoogde opsigter nie.

Voorstelle:

- 1) Evalueer erf 6393 met mark verwante waarde.
- 2) Volg normale advertensie en verkoop proses om die erf te verkoop.
- 3) Toegang tot die fasiliteite op die erf moet moontlik wees per teerpad (ekstensie van Heide weg en strand langs).
- 4) Die genoemde erf moet in besit bly van die Mosselbaai munisipaliteit en ontwikkel en bestuur word op dieselfde manier as die ontwikkelde fasiliteite van eerste en tweede strand.

Hartlike groete

Jacobus. en Elsebie de Beer

From: Lynette Trollip <trollip.lt@gmail.com>

Sent: Saturday, 20 January 2024 18:52

To: Jombile, Sesethu <sjombile@mosselbay.gov.za>; admin <admin@mosselbay.gov.za>

Subject: Erf 6393

You don't often get email from trollip.lt@gmail.com. [Learn why this is important](#)

***** [EXTERNAL]: This email originated from outside the organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. *****

Dear Ms Jombile

I am concerned about the process of selling off a portion of erf 6393.

I do applaud the fact that environmental friendly, public toilets will be on the site. I support the environmental clauses to the conditions but query the fact that land must be sold to do this. I understand it makes a short term financial sense but long term it just not make sense to me. If it must be sold , please ask for more tendors . I don't know if you did open it up to ask other bidders?.

Thank you for your great service

Regards

Lynette Trollip

From: Rulis de Bruin <rulisdb@gmail.com>
Sent: Monday, 22 January 2024 10:47
To: Jombile, Sesethu <sjombile@mosselbay.gov.za>
Subject: Verkoop can kuserf by Derde strand Danabaai

You don't often get email from rulisdb@gmail.com. [Learn why this is important](#)

*** [EXTERNAL]: This email originated from outside the organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. ***

Ek is gekant teen bg. verkope aan Coetzee.

From: Luc Meeusen <meeusen.luc@telenet.be>
Sent: Sunday, 21 January 2024 06:03
To: admin <admin@mosselbay.gov.za>
Subject: development of the property 6393

You don't often get email from meeusen.luc@telenet.be. [Learn why this is important](#)

Dear;

PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY (APPROXIMATELY 4800 SQUARE METERS), SITUATED IN MOQUINI:

I can be very brief about this, it is incomprehensible that such a project is even being considered.

This is total madness, the rape of a beautiful piece of biotope that we as the Moquini community take such care of to preserve the specific environment of animals and nature.

I am hereby against **any** development of the property 6393.

Luc Meeusen

Owner of Moquini 44

ANNEXURE C28

DELIVERED BY EMAIL

Mossel Bay Municipality

For attention: Ms Yolande Van Der Berg

EMAIL: yvanderberg@mosselbay.gov.za

cc. Mr Douw Steyn

EMAIL: dsteyn@mosselbay.gov.za

Stellenbosch Office
2nd Floor Block B
De Wagenweg Office Park
Stellentia Street Stellenbosch 7600
South Africa
PO Box 1008 Stellenbosch 7599
Docex 10 Stellenbosch
Tel +27 21 809 6000
Fax +27 11 535 8600
www.werksmans.com

YOUR REFERENCE: File Number: 7/2/2/3
OUR REFERENCE: J Truter/sj/Atkinson Moquini Objection
DIRECT PHONE: +27 21 809 6143
DIRECT FAX: +27 11 535 8593
EMAIL ADDRESS: jtruter@werksmans.com

23 January 2024

Dear Sir

PROPOSED ALIENATION OF MUNICIPAL LAND ((A PORTION OF ERF 6393, MOSSEL BAY (±4800M²), SITUATED IN MOQUINI)) FROM THE MOSSEL BAY MUNICIPALITY TO MR G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUEROR TRUST

- 1 We refer to the above matter and confirm that we act on behalf of the Mr Carl Atkinson and Mrs Sonia Atkinson ("**our clients**").
- 2 Our clients are the owners of erven 63 and 64, Moquini Coastal Estate which is adjacent to and landward of the coastal property which the Municipality proposes to sell to the South African Global Conqueror Trust ("**the Trust**"). Our clients have a direct and clear interest in the proposed sale for reasons which are described in more detail below, and act herein in their own interests,

in the interests of the other homeowners in the Moquini Coastal Estate, in the public interest and in the interest of the environment.

- 3 At the outset, we record that our clients are of the view that the proposed sale is unlawful and in contravention of the Municipal Asset Transfer Regulations, 2008 and Treasury prescripts, let alone unreasonable and procedurally unjust and in violation of our clients' (and other affected parties such as the Moquini Coastal Estate Homeowners') rights to administrative action which is lawful, reasonable and procedurally fair, as contemplated in the Constitution and entrenched in the Promotion of Administrative Justice Act, 2000 ("**PAJA**").
- 4 We have submitted a request for access to information and records relating to the proposed sale to the Municipality's information officer in terms of the Promotion of Access to Information Act, 2000 ("**PAIA**"). A copy of the application is attached. As stated in the PAIA application, it was expressly made to enable our clients to prepare a fully informed objection. The Municipality has acknowledged receipt of the PAIA application which will now be processed in accordance with PAIA. In the circumstances, this objection letter is a preliminary objection to the proposed sale and transfer of the property to the Trust for the intended uses. We reserve the right to supplement the objection upon receipt of the information and documentation requested in terms of PAIA.

Background and grounds of objection:

Contravention of the Local Government: Municipal Finance Management Act, 2003, Municipal Asset Transfer Regulations and PAJA:

- 5 An unsolicited application was received from Mr. G Coetzee on behalf of the Trust to purchase a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$) ("**the property**"), which is made up of undeveloped

and un-serviced coastal property, at Third Beach, Dana Bay, on frontal dunes between the high water mark of the sea and the Moquini Coastal Estate.

- 6 The Trust's proposal was to utilize the erf for "*conservation and the erection of a changing room and toilet facilities for beach goers, hikers, fishermen and the public.*" It has subsequently transpired that the Trust intends to also erect a "caretaker's condo" which Mr and Mrs Coetzee will occupy as a permanent residential dwelling. This proposal was not presented to council or deliberated on when the council arrived at their resolution to support the proposed sale and intended uses of the property, and is not permitted in terms of the council's resolution and recommendations.
- 7 The Municipal Valuer determined the market value of the property at R980 000,00 (VAT inclusive). We have not had sight of the valuation report to determine the method of valuation but would be surprised if the valuation factored in the proposed permanent residential uses and dispute therefore that the valuation represents a "fair market value".
- 8 The Local Government: Municipal Finance Management Act, 2003 ("**MFMA**") requires that any transfer of ownership of a municipal asset must be fair, equitable, transparent, competitive and consistent with the supply chain management policy, which the municipality must have and maintain. It is also important that there is proper forward-planning and community consultation when considering the disposal of assets. The public benefit aspect of these assets must be properly considered before any decision is made.
- 9 The failure to disclose the full scope of the intended uses and provide proper motivation for the disposal and intended uses does not enable a fair and transparent process and ensure proper, informed public comment. This is in contravention of the MFMA, Municipal Asset Transfer Regulations and PAJA. There is no motivation of any substance in the application detailing how the Trust intends to "conserve" the property. Considering the fact that the property is located

on a coastal frontal dune with numerous environmental sensitivities, the proposal in respect of conservation would require proper specialist input in order for the council to arrive at a decision to dispose of the municipal property for inter alia, conservation purposes. The absence of any such motivation renders the council resolution (and any future sale of the property for such purposes) to be arbitrary and irrational.

- 10 Furthermore, the proposed amenities and uses are not only for the public benefit but include a permanent residential dwelling and associated uses by Mr and Mrs Coetzee, dressed up as a "caretaker's condo". This audacious proposal has patently not been factored into the consideration by the council and is not referenced anywhere in their resolution or the property valuation. Furthermore, there is no indication that there is a pressing need or demand for the proposed amenities and associated uses or that the proposed amenities and uses are indeed necessary and desirable. On the contrary, our understanding is that the property is very infrequently used by *beach goers, hikers, fishermen and the public* and there is no demand or need for the proposed amenities.
- 11 Finally, in the light of the proposed uses, including for permanent residential purposes, the failure to ensure a competitive bidding process before resolving to sell the property is also unlawful and in contravention of the MFMA, read with the Municipal Asset Transfer Regulations and PAJA.
- 12 The obligations arising in respect of unsolicited bids for municipal assets, such as the application by the Trust, are even more onerous to ensure proper processes in keeping with the principles of transparency and accountability. Section 113 of the MFMA provides that a municipality or municipal entity is not obliged to consider an unsolicited bid received outside its normal bidding process. If a municipality or municipal entity decides to consider an unsolicited bid received outside a normal bidding process, it may do so only in accordance with a prescribed framework which must strictly regulate and limit the power of municipalities and municipal entities to approve unsolicited bids received outside their normal tendering or other bidding processes.

- 13 The full proposal will first need to be remitted to council for its reconsideration and recommendation with adequate motivations and disclosures in respect of the need and demand for the proposed facilities, including the proposed residential dwelling and associated uses. There would also need to be an explanation for the conservation needs in respect of the property and the costs associated with meeting those needs, and the manner in which the Trust intends to address those conservation needs. The Trust will need to satisfy the council that it has the financial means to ensure that the conservation requirements are met.
- 14 The council should also insist on a proper valuation of the property which factors in all the aforementioned considerations and uses.
- 15 Only if and when council has had regard to all these considerations and met their obligations in terms of the MFMA, Municipal Asset Transfer Regulations and PAJA, will they be in a position to arrive at an informed decision regarding the sale of the property. In the circumstances, we submit that the council resolution to support the disposal of its property is ill-informed, arbitrary and irrational and the accompanying advertisement is premature.

Further Statutory applications and registration of an access servitude:

- 16 The council resolution is subject to a recommendation that the alienation be subject to the Trust obtaining all relevant environmental, Owners Associations and other applicable authorisations for the proposed access and use, at its own costs, within twenty-four (24) months of the Council resolution, proof of which must be furnished to the Municipality.
- 17 Although each of the various statutory applications that will be required will need to be considered on its own merits, we note that the Trust will require at least the following further statutory permits:

- 17.1 An environmental authorisation in terms of the National Environmental Management Act, 1998 ("**NEMA**") for various activities within 100m of the highwater mark of the sea and compliance with the NEMA principles set out in section 2 of NEMA. The principles set out in section 2 apply throughout the Republic to the actions of all organs of state that may significantly affect the environment, shall apply alongside all other appropriate and relevant considerations and serve as the general framework within which environmental management and implementation plans must be formulated.
- 17.2 The NEMA principles serve as guidelines by reference to which any organ of state must exercise any function when taking any decision in terms of this Act or any statutory provision concerning the protection of the environment and guide the interpretation, administration and implementation of this Act, and any other law concerned with the protection or management of the environment.
- 17.3 The NEMA principles require, inter alia, that:
- 17.3.1 *Development must be socially, environmentally and economically sustainable.*
- 17.3.2 *Sustainable development requires the consideration of all relevant factors including the following:*
- (i) That the disturbance of ecosystems and loss of biological diversity are avoided, or, where they cannot be altogether avoided, are minimised and remedied;*
 - (ii) that pollution and degradation of the environment are avoided, or, where they cannot be altogether avoided, are minimised and remedied;*

- (iii) *that the use and exploitation of non-renewable natural resources is responsible and equitable, and takes into account the consequences of the depletion of the resource;*
- (iv) *that a risk-averse and cautious approach is applied, which takes into account the limits of current knowledge about the consequences of decisions and actions; and*
- (v) *that negative impacts on the environment and on people's environmental rights be anticipated and prevented, and where they cannot be altogether prevented, are minimised and remedied;*
- (vi) *environmental management must be integrated, acknowledging that all elements of the environment are linked and interrelated, and it must take into account the effects of decisions on all aspects of the environment and all people in the environment by pursuing the selection of the best practicable environmental option;*
- (vii) *there must be intergovernmental co-ordination and harmonisation of policies, legislation and actions relating to the environment;*
- (viii) *the environment is held in public trust for the people, the beneficial use of environmental resources must serve the public interest and the environment must be protected as the people's common heritage;*
- (ix) *sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, estuaries, wetlands, and similar systems require specific attention in*

management and planning procedures, especially where they are subject to significant human resource usage and development pressure.

- 17.3.3 We submit that the proposed disposal of coastal property for the intended uses will be in violation of numerous NEMA principles. We draw attention in particular to the requirement to afford specific attention in management and planning procedures relating to stressed ecosystems such as coastal shores.
- 17.4 Land use planning approval, including rezoning for residential purposes, departures and registration of an access servitude over private land in terms of the Municipal Planning By-Law:
- 17.4.1 There are a number of criteria set out in SPLUMA, the Land Use Planning Act and Municipal Planning By-Law for the determination of applications for land use rights such as rezoning and subdivision, departures and servitudes. We submit that these criteria also militate against the intended uses particularly in respect of the desirability of the proposed uses, specifically any use of the property for residential purposes and public access over Moquini's private open space.
- 17.5 Building plan approval in terms of the National Building Regulations and Building Standards Act, 1977 ("**NBRBSA**") read with the National Building Regulations:
- 17.5.1 Section 7 of the NBRBSA sets out the criteria for the consideration of building plans. One such criteria relates to a determination whether the proposed structures will adversely affect the amenity of the area. We submit that the proposed structures, specifically any residential dwelling on the property will fundamentally and adversely impact on the amenity of the area, including its sense of place, by introducing structures on a pristine, rural, coastal frontal dune area where there are currently no

structures or associated uses. The proposed uses have the potential to create, inter alia, noise, safety and traffic impacts which will adversely affect our clients and other homeowners on the Moquini Coastal Estate's property rights, including their use and enjoyment of their properties and potentially also affect the value of their properties. The Moquini Coastal Estate homeowners, including our clients acquired their homes due to the appeal of the unspoilt coastline and rural sense of place.

17.6 Consent in terms of the National Environmental Management: Integrated Coastal Management Act, 2008 ("**ICMA**"):

17.6.1 The use of coastal property for the construction or erection of structures is strictly regulated in terms of ICMA. One would expect that the Municipality would consult with the Department of Forestry, Fisheries and Environment's ("DFFE") Oceans and Coasts Branch, along with the other competent authorities that administer the legislation set out above in accordance with their intergovernmental duties to ensure integrated environmental management which they failed to do before recommending the disposal of the property to the Trust.

18 Each of the aforementioned statutory processes require public participation and provides opportunity for comment and administrative appeal. Our clients' rights to invoke their administrative remedies under the aforementioned Acts are reserved.

19 With regard to the registration of an access servitude over the Moquini Estate Private Open Space, we note that this is not supported by the Moquini Coastal Estate Homeowners and will require the approval of at least 75% of the members of the Moquini Homeowners' Association in accordance with the HOA's Constitution. Furthermore, the coastal access will need to be formally designated in terms of section 18 of ICMA which in itself requires proper public participation under ICMA.

- 20 Finally, we note with concern that one of the councillors, Mr Lodewyk Coetzee is a cousin of one of the Trustees of the Trust, Mr Coetzee. Our understanding is that Mr Coetzee is the chairman of the Council's Land Use and Planning Committee.
- 21 The MFMA provides that any decision improperly made, taken or influenced, including recommendations or decisions that were made, taken or in any way influenced by councillors in contravention of item 5 or 6 of the Code of Conduct for Councillors set out in Schedule 1 to the Municipal Systems Act must be overturned.
- 22 We ask for your confirmation that Councillor Coetzee recused himself from any attendances, discussions, deliberations or consideration of the unsolicited bid by the Trust.
- 23 We thank you in anticipation of your favourable consideration of our clients' comments.
- 24 In the interim, all our client's rights are strictly reserved.

Yours faithfully

WERKSMANS ATTORNEYS

Per: 

JUSTIN TRUTER

From: Maria <norma.mog56@gmail.com>

Sent: Monday, 22 January 2024 14:04

To: Admin@mosselbay.gov.za

Cc: Vestra Administrative Support <admin2@vestra.net.za>; admin2.vestra@propertysuite.co.za

Subject: Public Notice "Proposed Alienation of a Portion of Erf 6393"

You don't often get email from norma.mog56@gmail.com. [Learn why this is important](#)

TO WHOM IT MAY CONCERN

Honoured Mossel Bay Municipality,

We refer to the Public Notice for the "Proposed Alienation of a Portion of Erf 6393" to be utilized for conservation and coastal access purposes.

We are writing to you as the homeowner of Erf 14856, located within the estate of the Moquini Home Owner Association, the adjacent neighbour of Erf 6393.

The Public Notice does not contain information about how public coastal access will be managed and regulated. Nor is information provided in the form of a location map showing where the coastal public access point is (including route, point, strip, area) and how it will be accessible (by foot, by car etc.).

Furthermore, there is no information provided on how public and private lands will be physically marked and visibly demarcated for the user of this public beach.

The lack of information raises our concerns and we fear that the proposed sale of a portion of Erf 6393 to a private owner will restrict our safety, freedom and enjoyment of our property and the property of the Moquini Home Owner Association. In addition, the change of ownership will make it necessary to increase our property protection and will burden us with higher costs.

Besides that, and in our view, there are several risks that could lead to conflicts between private and public use of land that harm the interest of the neighbouring property owners. Based on the information we have, it leads us to believe that coastal access will come at the expense of private landowners.

For the reasons stated above, we do not support and hereby object to the planned sale of part of Erf 6393.

Yours faithfully,

Norbert and Maria Brauneis
(Owner of Erf 14856)

From: Ronald Noorman <ronaldnoorman10@gmail.com>
Sent: Tuesday, 23 January 2024 20:26
To: admin@mosselbay.gov.za
Subject: Danabaai strand 3

You don't often get email from ronaldnoorman10@gmail.com. [Learn why this is important](#)

Good day

I would like to know how could you sell the third beach Dana bay for far below market value why is only people from DA allowed to buy the land? Then the value for our peace of land must be much lower that we paid for the land and also the taxes must be a lot less than for us. Are they going to develop the land if not what will prevent them from developing that green belt?

Regards
Ronald Noorman

F.W.M. Knoetze

Fishermans Village 8
Danabaai
6510

4 Januarie 2024

Mosselbaai Munisipaliteit
Posbus 24
Mosselbaai
6500

Beswaar rakende die voorgestelde verkoop van 'n gedeelte van Erf 6393 Mosselbaai met t verwysing na item E217-11/2023 van Raadsvergadering gedateer 30 November 2023.

Hiermee teken ek beswaar aan teen hierdie besluit op grond van die volgende:

1. Met my persoonlike navraag by u stadsbeplanning kantoor in die eerste kwartaal van 2023 is dit duidelik aan my gestel dat die Munisipaliteit onder geen omstandighede van hierdie eiendom ontslae sou raak nie. Hierdie standpunt het bygedra om my te laat afsien van my idee om u te nader oor die moontlike ontwikkeling van hierdie eiendom.
In u skrywe gedateer 5 Desember 2023 met verwysing "7/2/2/3 D Steyn C 10599058 (item)", paragraaf 17 noem u dat die aansoeker die enigste persoon/entiteit is wat belangstelling in hierdie eiendom getoon het tot op datum. Dit is ongelukkig nie waar nie.
2. Ek woon tans in Fishermans Village en die belangrikste redes vir die uniekheid van hierdie ontwikkeling is onder meer die volgende:
 - 2.1 Hier is geen deurverkeer nie.
 - 2.2 Die sekuriteitsbeheerde toegang hou ongewenste besoekers uit.
 - 2.3 Die natuurlike wild wat hier voorkom het vrye toegang.
 - 2.4 Hier is geen straatligte nie.
 - 2.5 Voetganger verkeer is weglaatbaar klein.
 - 2.6 Nabyheid van die see is iets besonder.In u gemelde skrywe paragrawe 10,11, 16 en 23 word gepraat van toegang en 'n toegangserwituut, maar geen detail word daarvan voorsien nie. Indien u bedoel toegang deur Fishermans Village sal dit meeste van die uniekheid van hierdie gemeenskap vernietig.
3. Die HEV onderhou ook self die interne pad en dit sal dus gevolge hê vir enige addisionele verbruiker.
4. Erf 6393 is geleë tussen die hoogwaterlyn en die "setback" lyn van hierdie omgewing. Geen strukture kan dus hier opgerig word nie.

Die uwe



F.W.M. Knoetze
082 408 6769



4 January 2024

Dear Sir / Madam,

Re: **Objection to the Proposed Alienation of a portion of Erf 6393 Mossel Bay**

1. We refer to the council meeting notes dated 30 November 2023 in terms of which it was resolved (under item E217-11/2023) that portion of Erf 6393 Mossel Bay (4800m2) be sold to the South African Global Conquerors Trust "(the Trust)". A copy of the said notice is attached hereto and marked as Annexure "A".
2. We, the Executive Committee of the Fisherman's Village Homeowners Association ("FVHOA"), hereby respond to the abovementioned notice *ad seriatum* as follows:

Ad paragraph 1 thereof

3. We are curious to know how the purchase price was determined as well as when the sale of the property was put out on tender.
4. We hereby formally record our intention to purchase Erf 6369 or the proposed portion thereof. Alternatively, that we lease the said land on a 99-year lease basis. We intend to use the land for nature conservation purposes only in alignment with the established set-back lines and environmental studies.
5. Should we be allowed to purchase or lease the land, we will—
 - 5.1 provide security by erecting surveillance cameras on the land and providing security guards to patrol and secure the area, all at our expense;
 - 5.2 maintain the land by removing alien vegetation (such as Rooikrans) as and when necessary, at our expense; and
 - 5.3 conserve the land under the guidance of Cape Nature, at our expense.

Ad paragraph 2 thereof

6. Note that our estate already provides coastal access to a specific group of the public, namely the fishermen. This access is granted to the fishermen in terms of a written agreement concluded between the Mossel Bay Municipality and the FVHOA.

Managing Agent
Status-Mark (044 691 3045)
lize@status-mark.co.za

Security
Suiderkruis (044 690 3285)
Common Land & Gardens
Wiëm Nel

Willem Knoetze
Building & Construction
Marius Bouwer & Wiëm Nel

Chairman & Security
Stompie Nel
Communication
Dr. J Cilliers



Ad paragraph 3 thereof

7. The proposal to erect changing room facilities and install removable toilets would harm the natural environment and the sensitive dune structure. We attach hereto, as Annexure "B", a study which elaborates on the fragility of the dunes.
8. Moreover, and most importantly, the land in question is located on the side of the set-back line where no development of any kind, shape or form may take place. Attached, as Annexure "C", is a copy of the diagram reflecting the set-back line which affects the land in question. Therefore, even if the land were to be sold to the Trust or any other person or entity, they would not be permitted to erect any structures on the land.

Ad paragraph 4 thereof

9. Objection will be made against the approval of any building plans for such reasons as mentioned in paragraphs 7 and 8 above.

Ad paragraph 5 thereof

10. The erection of facilities on the land is in itself a violation of existing legislation. Refer to paragraphs 7 and 8 above.

Ad paragraph 6 thereof

11. As mentioned above, if we were to purchase or lease the land, we would install environmentally friendly security cameras which can be integrated into existing systems, if the municipality so requires. This measure negates the need for a permanent caretaker on the premises. Having a caretaker on the land would obviously pose further challenges as this would require the erection of some form of guardhouse or shelter on the land.

Ad paragraph 7 thereof

12. As mentioned above, facilities or any other form of development may not occur on the land. The Trust's goal (to erect facilities for the public) is therefore not achievable.

Ad paragraphs 8 and 9 thereof

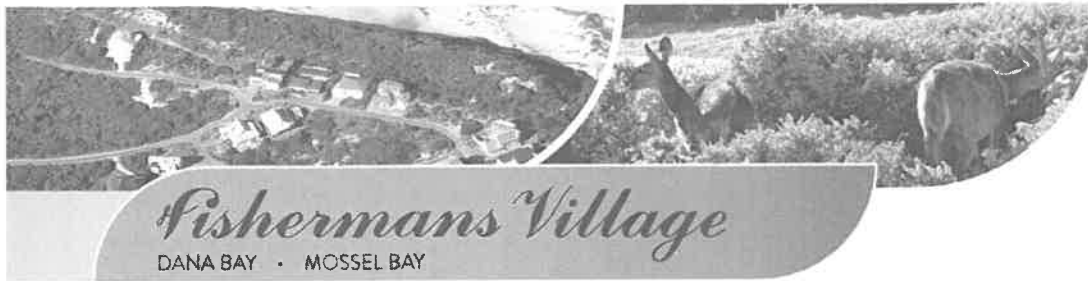
13. Due to the land being on the wrong side of the set-back line and due to the harm which any development will inevitably cause to the nature, wildlife and the already fragile dune system, it will not be possible for environmental approval to be obtained.
14. We, the FVHOA, stand against the alienation of this land and will oppose any proposed alienation thereof. Environmental applications for development will be contested due to the land being on the wrong side of the set-back line and further due to the adverse effects which any development will

Managing Agent
Status-Mark (044 691 3045)
lize@status-mark.co.za

Security
Suiderkruis (044 690 3285)
Common Land & Gardens
Wiëm Nel

Willem Knoetze
Building & Construction
Marius Bouwer & Wiëm Nel

Chairman & Security
Stompie Nel
Communication
Dr. J Cilliers



have on the dunes and wildlife. The attached documents elaborate on these concerns, including the area's significance as a nesting site for the endangered African Oystercatcher bird.

Ad paragraph 10 thereof

15. Refer to paragraph 6 above.

Ad paragraphs 11, 12, 13, 14 thereof

16. We reiterate that no development may take place on the land due to the set-back line and for such environmental reasons as mentioned above. Building plans will therefore not be approved and, subsequently, services will not be applicable.

Ad paragraph 15 thereof

17. As mentioned above, no structures can be erected on the land in any event due to the land being on the side of the set-back line where no development may occur.

Ad paragraph 16 thereof

18. Refer to paragraph 6 above.

Ad paragraph 17 thereof

19. This statement by the Trust is absolutely false. This land holds significantly more value for the Fisherman's Village HOA and Moquini HOA. Furthermore, see attached hereto, as Annexure "D", screenshots of the responses to this issue as posted on Facebook by the Mossel Bay community. It is clear from these posts that 99% of the community is also opposed to the proposed alienation of the land.

Ad paragraph 18 thereof

20. No mention is made –
 20.1 of how the land will be accessed in order to service and maintain the land;
 20.2 over which other properties the services will be installed;
 20.3 of whether any environmental studies exist that support any development on the land.

Ad paragraph 19 thereof

21. We fully agree with this statement.

Ad paragraph 20 thereof

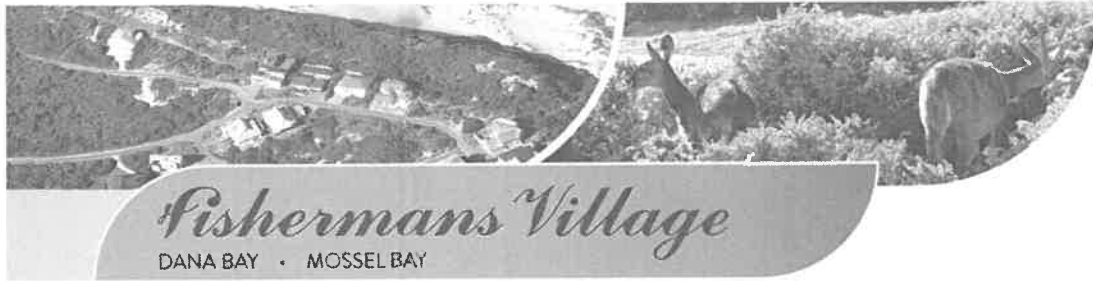
22. The contents hereof are noted.

Managing Agent
 Status-Mark (044 691 3045)
lize@status-mark.co.za

Security
 Suiderkruis (044 690 3285)
Common Land & Gardens
 Wiëm Nel

Willem Knoetze
Building & Construction
 Marius Bouwer & Wiëm Nel

Chairman & Security
 Stompie Nel
Communication
 Dr. J Cilliers



Ad paragraph 21 thereof

23. The contents hereof are noted, though we deny that the alienation of the land to the Trust (or to anyone else) on the proposed basis would be fair, equitable, competitive or cost effective for such reasons as mentioned above.

Ad paragraph 22 thereof

24. The contents hereof are noted.

Ad paragraph 23 thereof

25. As mentioned in paragraph 21 above, the Trust has not in any way dealt with access to the land in question. We are curious as to why this has not been dealt with.

Ad paragraph 24 thereof

26. The contents hereof are noted.

Regards,

S Nel
Acting chairman of the Executive Committee of the Fisherman's Village HOA

Managing Agent
 Status-Mark (044 691 3045)
lize@status-mark.co.za

Security
 Suiderkruis (044 690 3285)
Common Land & Gardens
 Wiëm Nel

Willem Knoetze
Building & Construction
Marius Bouwer & Wiëm Nel

Chairman & Security
 Stompie Nel
Communication
 Dr. J Cilliers

ENVIRONMENTAL IMPACT ASSESSMENT
REPORT

for

ILLEGAL EXCAVATION AND REMOVAL OF INDIGENOUS
VEGETATION ON A SENSITIVE DUNE SYSTEM

Erf 14882, Fishermans Village

Dana Bay

In terms of
Section 28 (4) of the National Environmental Management Act (NEMA, Act 107 of 1998) and
Section 24 (F) of NEMA (as amended).

Compiled by:
Hilland Associates

Ref: MOS07/590/01
August 2007

Department Reference: E18/2/3/2/2-D6/7-L080 Fisherman's Village, Danabay

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Ref: MOS07/590/01
August 2007

ISSUED BY:
HilLand Associates Independent Environmental Practitioners
PO Box 590
George, 6530
Tel & Fax: 044 889 0229
E-mail: info@hilland.co.za
Website: www.hilland.co.za

**Erf 14882, Fisherman's Village, Dana Bay
ENVIRONMENTAL IMPACT ASSESSMENT REPORT**

In terms of Sections 24 (F) and 28 (4) of NEMA

Illegal Excavation and Removal of Indigenous Vegetation on a Sensitive Dune System

Submitted to:
Fagd Said
Department of Environmental Affairs and Development Planning
Law Enforcement

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1. INTRODUCTION

On 26 July 2007, Hilland Associates, Independent Environmental Practitioners, was appointed by the Applicant, Mr Darragh Donnelly, landowner of Erf 14882, Fisherman's Village, Dana Bay, to ensure compliance with the Department of Environmental Affairs and Development Planning's (DEA&DP) Notification of Intent to Issue a Directive (Ref: E18/2/3/2/2-D6/7-L080 Fisherman's Village, Danabay) issued on 27 June 2007.

The Notification was issued in terms of Section 28 (4) of the National Environmental Management Act (NEMA, 107 of 1998) and Section 24 (F) NEMA (as amended) for investigating and/or rectifying an unlawful activity (excavation and removal of indigenous vegetation on a sensitive dune system). The Terms of Reference (TOR) provided in the Notification are as follows:

- *Cease all operations with immediate effect;*
- *Furnish your confirmation, in writing, that you have ceased all operations on the property, to be received by this Department within 7 calendar days from the date of issue of this notification;*
- *Appoint an independent environmental consultant, within 21 calendar days of the date of issue of this letter to investigate, evaluate and assess the impact of the said operations on the environment and report hereon to this Department;*
- *Inform this Department in writing of the date of appointment of such specialist within the stipulated 21 calendar days and furnish the required report within 14 days of such appointment.*

A copy of the Department's Notification is available in Appendix 1. The Applicant has complied with the conditions of the Notification to date and this report forms part of the final requirement of the Department.

Erf 14882 is located within the Fisherman's Village secure residential development west of Dana Bay on the Southern Cape Coast (see Figure 1). The applicant has constructed a single residential dwelling on the erf as per the building regulations of Fisherman's Village (see Appendix 1).

The property was bought by the applicant in March 2004. At the time the building regulations for the development specified that the front elevation of the super-structure was allowed at 10m from the boundary on the fixed dune. On commencement of site clearing in March 2006, a site visit was undertaken by representatives of the Mossel Bay Municipality, whereupon the applicant's architect and builder were informed that changes had been made to the regulations. The amended regulations now specified that the front elevation of the super-structure must be 25m from the dune boundary line. The building site was amended and the super-structure was constructed on its current site .

After the amendments to the building site, the applicant was informed that the 25m building setback did not apply to sub-structures such as a swimming pool and that the area in front of the house on the fixed dune could be utilised for a swimming pool. Based on this information, the applicant instructed the builder to level the ground in front of the house.

The secondary reason for the clearing was that the applicant was under the impression that the

vegetation on the dune was badly infested with Port Jackson (*Acacia saligna*) and that the removal of all the vegetation (scrub and aliens) was necessary in order to rehabilitate the area using the recommended vegetation types in the Landscape Guidelines of the development.

A site visit was conducted on Thursday 2nd August 2007 by Hilland Associates in order to assess the impact of the damage caused by the excavation and removal of the vegetation and the leveling of the dune.

The site visit confirmed that an area in front of the single residential dwelling on Erf 14882 has been leveled and all vegetation removed. The excavation is approximately an area of 600m². The dune to the east was approximately 800mm to 1m high and the dune to the west approximately 1.5 to 1.8m high.

The surrounding vegetation is made up of nearly pristine dune thicket dominated by clumps of Candlewood (*Pterocelastrus tricuspidatus*) and a very small number of Rooikrans (*Acacia cyclops*), not *A. saligna* as indicated above. There is clearly a conflict between the information provided to the applicant and the status quo. This report aims to clarify the status quo and provide management and rehabilitation recommendations for the property.

See Appendix 4 for site photos.

2. LOCALITY

The property is located within Fisherman's Village secure residential development on the Southern Cape Coast west of Dana Bay. It falls under the broad habitat unit known as Gouritz Dune Thicket as classified by STEP (Pierce, S.M. 2003). STEP further classifies this thicket type as a thicket mosaic with sand fynbos and refers to the vegetation type as Hartenbos Strandveld.

Dune thicket is associated with spring-dominant bimodal rainfall patterns, ranging from 400mm – 900mm per annum between Cape Agulhas and Cape St Francis. Gouritz Dune Thicket is considered to be the driest of the Dune Thicket biomes, occurring along a narrow band of coastline with an annual rainfall figure of approximately 350mm.

Hartenbos Strandveld is restricted to the Strandveld Formation that consists of white dune sands in which fine shell material is often present. It differs from the typical unit in not having extensive stands of Thicket vegetation, which occurs here as usually neatly defined clumps (Vlok et al 2002).

Once disturbed, Dune Thicket is prone to invasion by woody alien plants such as *Acacia cyclops* (Rooikrans).

3. REGIONAL BIODIVERSITY PROGRAMS

The Spatial Development Framework for Eden District Municipality and Mossel Bay Municipality, under which this property falls, includes Environmental Management as one of its goals for the sustainable development of the area. Much of the environmental management plans make reference to biodiversity programmes that give spatial frameworks for various environmental aspects.

These frameworks allow for local and regional biodiversity management to take place for defined vegetation groups according to their conservation status and irreplaceability value. These tools are becoming more important these days for planners and developers to avoid damaging ecosystems and to ensure that adequate rehabilitation and protection is practiced.

In addition to these biodiversity programmes, South Africa has ratified the Convention on Biological Diversity (CBD) and thus has an international obligation to the conservation of biological diversity.

A desktop exercise was undertaken using the Biodiversity Programs CAPE, STEP and NSBA in order to assess the regional conservation status within which the site falls.

3.1 Cape Action Plan for People and the Environment (CAPE)

The CAPE project is a multi-disciplinary, collaborative project aimed at identifying and mapping the key conservation issues and concerns of the Cape Floristic Region (CFR). CAPE has divided the CFR into broad habitat units (BHU) and assessed the conservation status of each.

According to CAPE, the Broad Habitat Unit under which this site falls is Gouritz Dune Thicket Mosaic, although the property falls within an urban / transformed node within this BHU. The broad habitat units are then divided further into a next level, based on the geographic location.

The CAPE project has divided the CFR into quarter degree squares. Each of these squares has been assigned an irreplaceability value. Irreplaceability is a measure assigned to an area that reflects its importance in the context of planning for achieving regional conservation targets. According to the CAPE assessment of the property, it has a 100% irreplaceability value, thus it has a very high conservation status.

Figure 1 in Appendix 3 shows this property assessed at a localised level using CAPE criteria.

3.2 National Spatial Biodiversity Assessment (NSBA)

The NSBA is a comprehensive spatial assessment of biodiversity in South Africa. It was compiled by the South African National Biodiversity Institute at the request of the Department of Environmental Affairs and Tourism for use as a broad framework for development. Development that falls within a priority area therefore triggers further investigation, planning and action.

NSBA has mapped the country according to vegetation types, as these provide a good indication of biodiversity. Most animals, birds, insects and other organisms are associated with biomes or vegetation types, so NSBA based their mapping on these types at a national level. Because of the sheer abundance of animal and plant species, priority was given to endemic species (those found only in South Africa) and threatened species (those in danger of extinction).

This framework therefore allows one to get an overall national indication of the state of biodiversity for a given region. In this case, the property falls under the Cape Floristic

Kingdom in the Fynbos biome. According to the NSBA, this biome is critically endangered for the most part, with areas along the coast falling into the categories vulnerable and least threatened. It must be noted that NSBA does not take transformed areas into account and refers only to the vegetation that should occur in any given area.

This property was assessed using the NSBA classifications on a localised level and the results can be seen in Figure 2 of Appendix 3.

3.3 Subtropical Thicket Ecosystem Planning (STEP)

The STEP project scales down the spatial framework that is laid out in NSBA to a more regional level. STEP encompasses the south-eastern Cape region, which extends from the Kei River to Riversdale. The STEP framework assesses the region's biodiversity with special emphasis on the unique, indigenous vegetation type known as thicket. It is a valuable tool for "conservation planning" in that it presents a conservation priority map which shows high conservation priority, areas which are suited for sustainable use and areas which can be utilised for destructive activities such as housing developments or crop cultivation.

There are seven biomes in southern Africa and the south-eastern Cape encompasses six of them. This makes this region vitally important as far as biodiversity is concerned. Added to that, the unique subtropical thicket vegetation type is only found in this region. Thicket grows in a vast range of climates and as such varies in appearance across the region. It also exists in combination with other vegetation types to form even more unique, very localised habitats.

Within this framework, the site in question falls under a sub thicket of Gouritz Dune Thicket, namely Hartenbos Strandveld, although the site is in a transformed node within this vegetation type. Hartenbos Strandveld is an arid thicket system and is considered to be an endangered vegetation type.

Figure 3 in Appendix 3 shows this property assessed at a localised level using the STEP criteria.

The Regional Biodiversity Programs indicate that the area within which the property falls has a high conservation status even though it falls within an urban or transformed area. The management implications would require sensitive building and applicable re-vegetation and rehabilitation.

4. DAMAGE ASSESSMENT

The property was purchased by the applicant in March 2004. The applicant was informed that the property had a 10m setback line from its southern boundary on the fixed dune. For reasons of clarity the definition provided by Dr Werner Illenberger (2001) will be used where a fixed dune is referred to as "(established) dune ridges that lie landward of foredunes, parallel to the shore line, are usually permanent, larger features and can be densely vegetated by trees and shrubs (thicket)".

On commencement of construction clearing, a site visit was conducted by representatives of the

Mossel Bay Municipality who informed the architect on site that the setback line was 25m from the southern boundary line. The applicant complied with these lines and constructed a single residential dwelling on the property within the given confines.

The applicant then approached the Municipality querying the feasibility of constructing a swimming pool on the erf. The Municipality confirmed via the applicant's architect that a sub-structure (below ground structure) was acceptable within the setback line, but no super structures were allowable and that a swimming pool would be acceptable. Based on this information, and the mistaken impression that the vegetation on site was "scrub and aliens" and in need of rehabilitation, the applicant gave instruction for the dune to be leveled in November 2006.

The methodology of this assessment includes a desktop exercise ascertaining the site location and sensitivity ratings using STEP, CAPE and NSBA Biodiversity Programs, a site visit in order to assess the extent of the damage and vegetation status quo and finally to assess the impact of the damage and to provide mitigatory measures and management recommendations. Impact Ratings are based on the prescribed tables in the Guideline for Involving Biodiversity Specialists in EIA Processes (2005).

The impacts associated with the excavation are erosion to the dune, infestation of alien vegetation and loss of species diversity in an endangered biome.

See Appendix 2 for an interpretation of S. Brownlie's Classification of Impact Ratings.

4.1 EROSION

4.1.1 Nature of the impact (erosion)

The area that was bulldozed occurs on the fixed dune that characterises the coastline from Mossel Bay westwards. The removal of Dune Thicket vegetation exposed the dune sand and subjected it to erosion by wind and water.

There is not yet much evidence of erosion on site as the eastern, western and northern boundaries are protected by vegetation and the dwelling structure. However, the longer the site is left in its present state the greater the impact of erosion will become.

The classification of the impact, without mitigation, is therefore **NEGATIVE**.

4.1.2 Extent of the impact (erosion)

The area that was cleared is a 20m x 30m block (600m²) on the top of the fixed dune stretching from the dwelling to the southern boundary line. The extent of dune excavation ranges from 800mm to 1m in height on the eastern boundary and 1.5m to 1.8m in height on the western boundary. Taking the adjacent topography into account it would appear that the dune top is made of hummocks of differing heights.

Apart from erosion, the damage creates a visual impact. The undulation of the dune is cut by a straight line and draws the eye immediately.

The classification of the impact, without mitigation, is considered to be **SITE-SPECIFIC**.

4.1.3 Duration of the impact (erosion)

The excavation took place in November 2006 and no further activities have taken place on site.

The classification of the impact, without mitigation, is considered to be **SHORT TERM** in its current state, but if left unmanaged/un-rehabilitated the impact will become a **LONG TERM** impact.

4.1.4 Significance of the impact (erosion)

The exposed area will continue to erode without mitigation. Sand from the site has already begun shifting over the face of the dune, temporarily smothering vegetation.

The loss of pristine thicket affects species diversity on a local and regional scale.

The classification of the impact of erosion, without mitigation, is of **MEDIUM SIGNIFICANCE**.

4.1.5 Cumulative Effects of the impact (erosion)

In the long term, without mitigation, the excavation will leave a visual scar and an open area that will continually erode, thus destabilising the dune structure. This could lead to blow outs and slippage of the face.

The dune thicket will be replaced with littoral pioneer species, thus causing localised vegetation change, with a high possibility of accelerated alien plant encroachment. These changes in such well established thicket will exacerbate erosion of the surrounding soils.

4.2 ALIEN INVASIVE VEGETATION

4.2.1 Nature of impact (alien invasion)

Acacia cyclops (Rooikrans) is the predominant alien plant in the area. Only a small number of plants were found on site, although the Fisherman's Village management have conducted alien clearing in the past.

Dune Thicket is highly vulnerable to infestation of Rooikrans when disturbance occurs.

The classification of the impact, without mitigation is, **NEGATIVE**.

4.2.2 Extent of impact (alien invasion)

Alien infestation on the property is currently at a low level.

The classification of this potential impact is, without mitigation, considered to be of a **REGIONAL NATURE**.

4.2.3 Duration of impact (alien invasion)

Alien clearing and management thereof is a considerable task for any private land owner and it should be stopped/managed from a very early stage so as to prevent increased infestation and ultimately causing loss of natural vegetation.

The classification of this potential impact, without mitigation, is considered **SHORT TERM** in its current state, however if left unmanaged, the impact will become **LONG TERM**.

4.2.4 Significance of impact (alien invasion)

Alien invasive plants in this country cause significant damage to the natural ecosystems. Alien clearing in areas that consist of dune thicket is difficult due to the dense nature of the vegetation which makes access for clearing difficult. Although alien vegetation will be/is introduced to natural areas (with varying conservation significance) through other means also (including spread of seed via fauna & bird life), the extent to which alien vegetation can encroach onto natural vegetation, is increased significantly by human disturbances.

An increase in the biomass of alien vegetation creates a significant fire threat to Dune Thicket for which it is not adapted and will not survive.

The classification of this potential impact, without mitigation, is considered to be of **MEDIUM** significance.

4.2.5 Cumulative Effects of impact (alien invasion)

If the damaged area is left in its current state, it will become infested with Rooikrans as animals and birds disperse seeds. High infestation results in fires, loss of natural vegetation, decrease of available water and dune destabilisation.

Dune thicket is not a fire dominated ecosystem, however with an increase in fuel in the form of Rooikrans, the chances of experiencing devastating fires escalates. Not only does it destroy ecosystems but causes severe damage to property and human life.

4.3 LOSS OF SPECIES DIVERSITY

4.3.1 Nature of impact (species diversity)

The vegetation type occurring on-site is Hartenbos Strandveld, a thicket mosaic that falls under the broad habitat unit, Gouritz Dune Thicket. This vegetation type consists of Fynbos vegetation in which succulents and geophytes are often abundant. Shrubs belonging to the Ericaceae and Proteaceae families are rare. STEP classifies Hartenbos Strandveld as an endangered biome that is threatened

by development of the coastal zone.

Indicative plants occurring on site were *Carissa bispinosa*, *Euclea racemosa*, *Gymnosporia capitata*, *Maytenus procumbens*, *Pterocelastrus tricuspidatus*, *Rhus* spp., *Sideroxylon inerme*, *Carpobrotus* spp., *Crassula nudicaulis*, *Euphorbia muirii*, *Chrysanthemoides monilifera*, *Eriocephalus paniculatus*, *Helichrysum* spp., *Brunsvigia orientalis*, *Haemanthus* spp., and *Dorotheanthus bellidiformis*.

The classification of the impact, without mitigation is, **NEGATIVE**.

4.2.2 Extent of impact (species diversity)

An area of approximately 600m² was cleared of all vegetation.

The classification of this potential impact is, without mitigation, considered to be **REGIONAL**.

4.2.3 Duration of impact (species diversity)

The excavation of the dune took place in November 2006 and no further activities have occurred on site.

The classification of this potential impact is considered **LONG TERM** in its current state without mitigation.

4.2.4 Significance of impact (species diversity)

The vegetation that has been cleared is considered by STEP to be an endangered biome. Currently Hartenbos Strandveld makes up only 4530 ha of vegetation and is at risk from development and invasive alien vegetation. This vegetation type only occurs along a narrow strip of coastline (approximately 1 km wide) and is restricted to the Strandveld Formation that consists of white dune sands in which fine shell material is often present.

The classification of this potential impact is considered to be of **HIGH** significance without mitigation.

4.2.5 Cumulative Effects of impact (species diversity)

Loss of species diversity within a plant biome has knock on effects on bird, mammal, reptile and insect populations. The additional risk of monocultures of alien invasive species with regards to fire is also a concern.

With respect to developments, people choose areas based on their natural beauty. Long term loss of species diversity will create uncomfortable and uninhabitable areas, thus negating the reasons for the development choice in the first place.

5. MITIGATIONS

After conducting a site visit and reviewing background material, the conclusion of this report is that mitigation must take place on the site in order to minimise the negative environmental impacts.

5.1 Rehabilitate the site

Rehabilitation of the damaged area must be done in conjunction with an Environmental Management Plan and the estate's Landscaping Guidelines to ensure that no further damage takes place.

- 5.1.1 Reinstatement of the hummocks is necessary to minimise the visual impact on the dune.
- 5.1.2 The Landscaping Guidelines make provision for indigenous vegetation, however a more detailed rehabilitation plan must be drawn up to ensure that species diversity is not lost and that plant density is maintained. Landscaping may only be conducted using indigenous vegetation, suitable for a Dune Thicket Hartenbos Strandveld biome.
- 5.1.3 Removal of any alien invasive plants must take place. Due to the current low infestation it is advisable that the plants are removed by hand to minimise further damage to the dune.
- 5.1.4 Formal landscaping and creation of lawns on this site is not acceptable as part of a landscaping plan.
- 5.1.5 Monitoring of all rehabilitation procedures must be instituted. All activities on site during construction/rehabilitation must adhere to the Environmental Management Plan (EMP), with penalties for non-compliance. A suitably qualified ECO must be employed to monitor the project and ensure compliance with the EMP.
- 5.1.6 Confirmation must be obtained as to the feasibility of building a swimming pool. This activity could trigger a listed activity in terms of the National Environmental Management Act (NEMA) and must be investigated. See the activities listed in the Conclusion of this report.
- 5.1.7 According to Brownlie's Biodiversity Guidelines (Brownlie, S. (2005)), the impact of this option (with the above mitigations will be the following):

<u>RATING</u>	<u>IMPACT</u>
Significance:	Medium
Status:	Negative
Confidence:	High for site specific
Intensity:	Medium
Duration:	Long term
Probability:	Probable

6. CONCLUSION

HilLand Associates has complied with the specifications and requirements as determined by the Department of Environmental Affairs & Development Planning (DEADP).

Based on the findings of the damage assessment, the applicant acted in an irresponsible manner due to a combination of ignorance of local environmental legislation and misinformation from authorities. The damage sustained is reversible with mitigation. Rehabilitation should take place as per an approved rehabilitation plan soon as possible under the supervision and guidance of a competent ECO. This will ensure that correct rehabilitation of the Hartenbos Strandveld vegetation takes place in terms of species composition and density.

Confirmation of whether or not a swimming pool may be built must be obtained. Under the National Environmental Management Act (NEMA, Act 107 of 1998, amended July 2006) a Basic Assessment is required as per Regulation 386 Activity 2 (Construction or earth moving activities in the sea or within 100m inland of the high water mark of the sea, in respect of (g) infrastructure), Activity 3 (The prevention of the free movement of sand, including erosion and accretion, by means of planting vegetation, placing synthetic material on dunes and exposed sand surfaces within a distance of 100m inland of the highwater mark of the sea), Activity 5 (The removal or damaging of indigenous vegetation of more than 10m² within a distance of 100m inland of the highwater mark of the sea) and Activity 6 (The excavation, moving, removal, depositing or compacting of soil, sand, rock or rubble covering an area exceeding 10m² in the sea or within 100m inland of the highwater mark of the sea). Rehabilitation must take place regardless of a possible application in terms of NEMA.

It is the opinion of this report that the illegal act took place unintentionally and that the applicant is more than prepared to rectify the situation.

7. REFERENCES

Brownlie, S (2005). Guideline for involving Biodiversity Specialists in EIA Processes, Edition 1. CSIR Report No ENV-S-C 2005 053 C. Republic of South Africa, Provincial Government of the Western Cape, Department of Environmental Affairs and Development Planning, Cape Town.

De Villiers et al (2005). Fynbos Forum Ecosystem Guidelines for Environmental Assessment in the Western Cape. Botanical Society of South Africa: Conservation Unit, Kirstenbosch, Cape Town.

Google Earth Pro(2007)

Illenberger, W (2001) Community Coastal Monitoring Programme. Coastal Management Office, Department of Environmental Affairs and Tourism.

Pierce, S.M. (2003). The STEP Handbook. Integrating the natural environment into land use decisions at the municipal level: towards sustainable development. Terrestrial Ecology Research Unit Report No. 47. University of Port Elizabeth, South Africa.

Vlok J.H and Euston-Brown D (2002) Subtropical Thicket Ecosystem Planning (STEP) Biological Survey Report (Plants and Birds). Unpublished Report

APPENDIX 1:
DEPARTMENT
DOCUMENTATION

APPENDIX 2:
CLASSIFICATION OF
IMPACT RATINGS

Classification of Impacts

Class	Description
8. Significance	High: impacts of high magnitude locally for longer than 6 years and /or regionally and beyond. The impact results in major alterations to the environment even if effective mitigation measures are implemented and will have an influence on decision making. Medium: impacts of moderate magnitude locally to regionally in the short term. The impact results in medium alterations to the environment and can be reduced or eliminated by the implementation of effective mitigation measures. No impact: a potential concern or impact which, upon evaluation is found to have no significant impact at all.
9. Status	The status is the overall effect on the environment: • Positive – a 'benefit' • Negative – a 'cost' • Neutral
10. Confidence	The degree of confidence in predictions (whether an impact will occur based on available information and specialist knowledge: • Low (doubtful) • Medium (possible) • High (confident)

Criteria used to determine the significance ratings

Criteria	Descriptions
Spatial extent	The extent of impact describes the region in which the impact will be experienced: • Site Specific • Local (<2km from site) • Regional (within 30km of the site) • National
Intensity or magnitude of impact	The intensity describes the magnitude or size of the impact: • High: Natural and /or social functions and/or processes are severely altered. • Medium: Natural and/or social functions and/or processes are notably altered. • Low: Natural and/or social functions and/or processes are negligibly altered.
Duration	The duration is the time frame in which the impact will be experienced: • Temporary (< 1 year) • Short term (1 to 6 years) • Medium term (6 to 15 years) • Long term (more than 15 – 30 years) • Permanent • Discontinuous or intermittent (impact occurs during specific climatic conditions or seasons)
Probability	The probability of the impact occurring: • Improbable (little or no chance of occurring) • Probable (<50% chance of occurring) • Highly probable (50% - 90% chance of occurring) • Definite (>90% chance of occurring)

APPENDIX 3:
BIODIVERSITY
MAPS

Figure 1: Environmental Assessment for Erf 14882, Fisherman's Village in terms of Cape Action Plan for People and the Environment (CAPE)

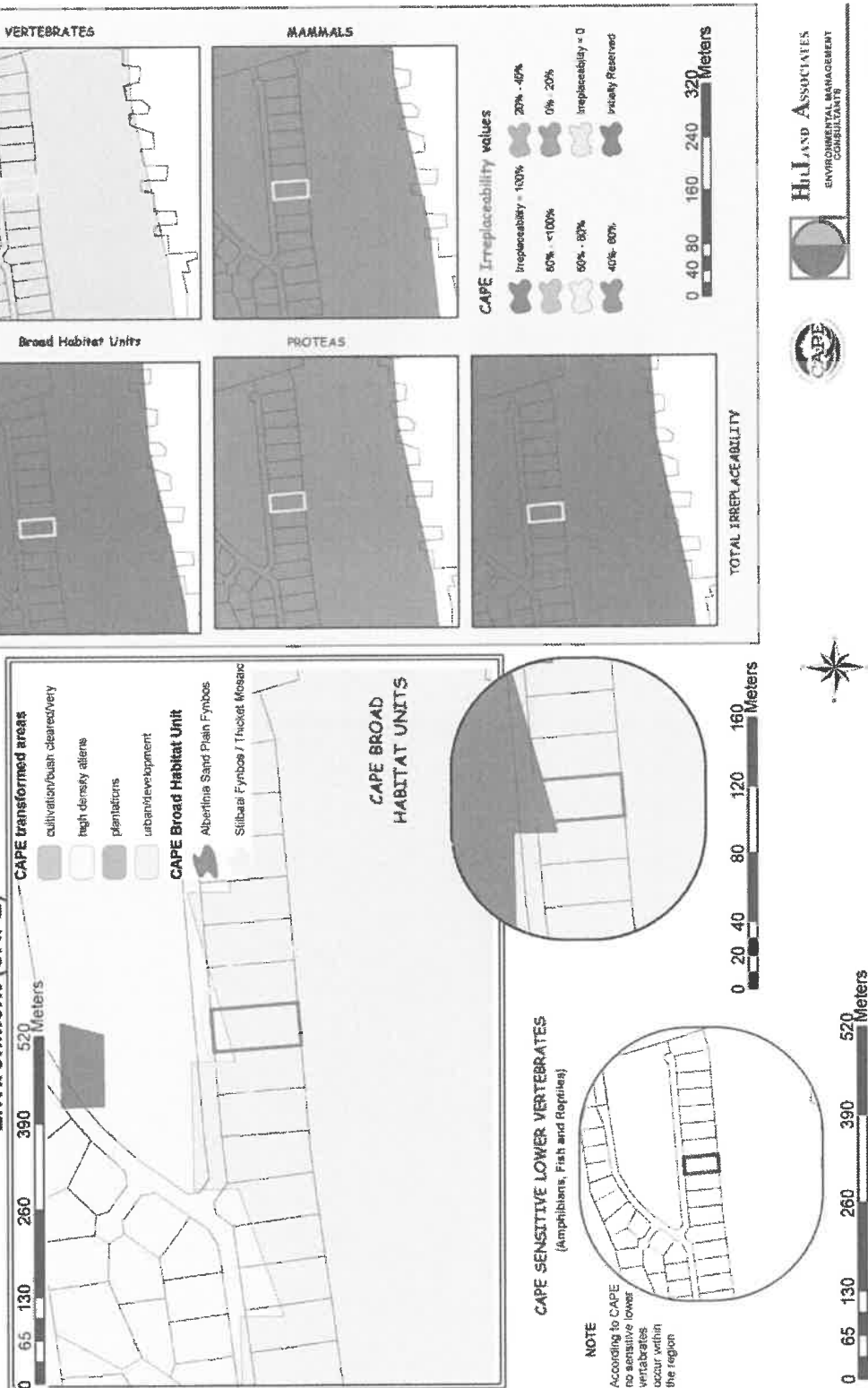


Figure 2: Environmental Assessment for Erf 14882 Fisherman's Village, Dana Bay in terms of National Spatial Biodiversity Assessment (NSBA)

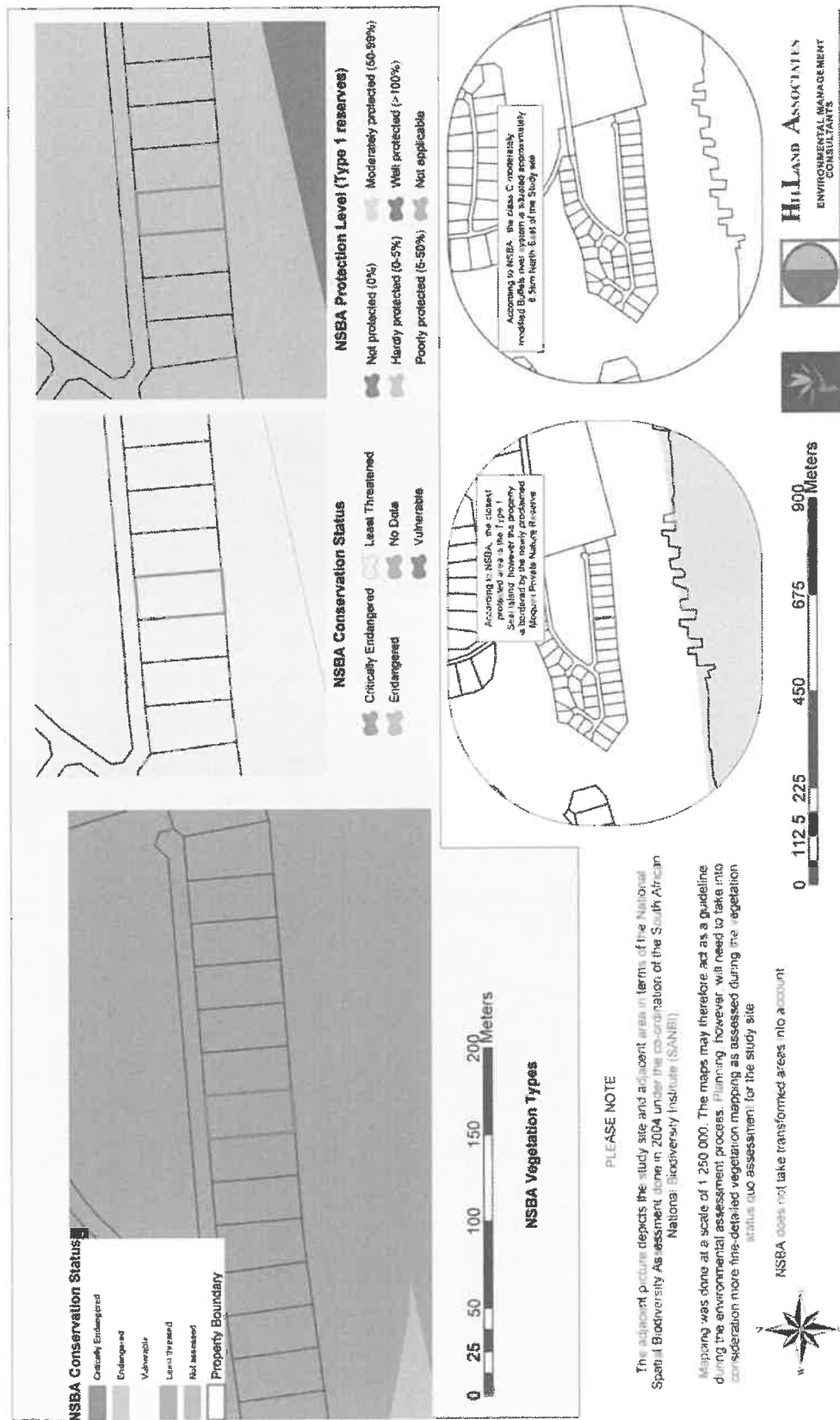
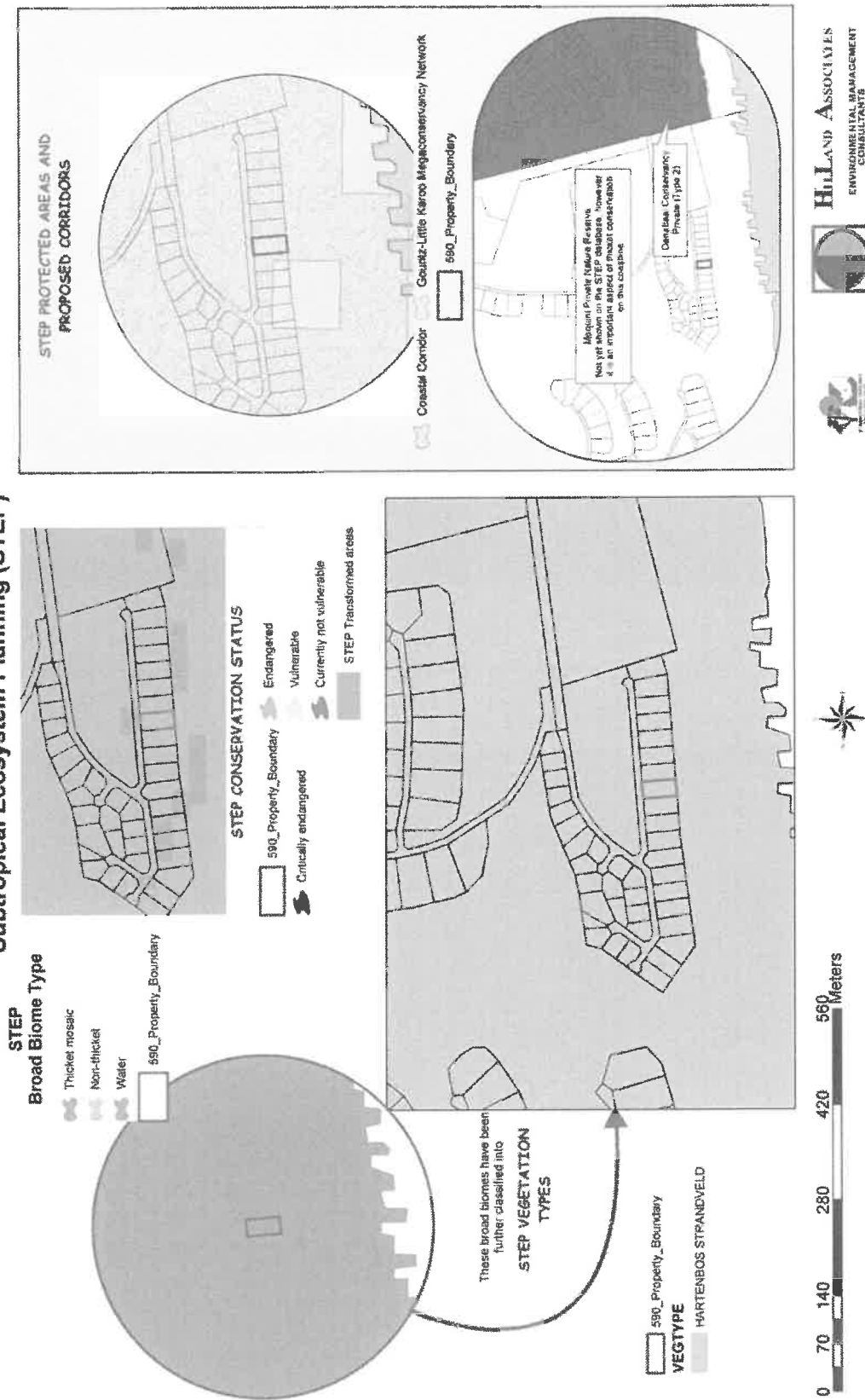


Figure 3: Environmental Assessment for Erf 14882 Fisherman's Village, Dana Bay in terms of Subtropical Ecosystem Planning (STEP)



APPENDIX 4:
PHOTOGRAPHIC
PLATES

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Facebook Public opinions:

Post 1:

Here are just a few comments from post 1. Join the group to view all the comments.

Link to post:

<https://www.facebook.com/groups/753758317997823/permalink/24677798895167097/>



Anne-Marie Storm Buys

5 days ago · 🌐

Dit is erfnr 6393 (4 800 vk. m.)('n gedeelte) wat nou verkoop gaan word vir R980 000 aan G Coetzee namens SA Global Conquerors Trust vir die bou van verwyderbare toiletfasiliteite en verwyderbare aantrekkamers. Dit moet binne 12 maande opgerig word anders gaan die eiendom terug na die Munisipaliteit teen dieselfde bedrag.

Weet enige iemand van die openbare/publieke deelnemingsproses wat gevolg is?

Die Wyksraadslid van Wyk 11 moet, addisioneel tot die openbare deelnemingsproses,... See more






13

75 comments

 Like
  Comment
  Send

Top comments



Alida Cavanagh

Danabaai het nie eens 'n swemstrand nie!!! Wat is die nut van sulke fasiliteite?

4 d Like Reply

[View all 13 replies](#)

Jan Nezar Admin Top contributor

Man, meeste van ons weet nie eers wie die "Wyksraad-lede" is nie.

4 d Like Reply

[View all 5 replies](#)

Jeanette Gouws Group expert Follow

Op die @acdp mossel bay blad. ACDP MOSSEL BAY
MEDIA RELEASE

14 DECEMBER 2023

LAND SOLD DIRECTLY TO GERRIT LODEWIKUS COETZEE AND ANDREA COETZEE IN
DANA BAY AT THIRD BEACH.

LAND NOT PUT OUT ON TENDER AS PRESCRIBED BY LEGISLATION.

NO ONE ELSE IS GETTING THE OPPORTUNITY TO PURCHASE THIS LAND

On 30 November the majority party in council determined to sell 4800 square meters
of beach front property to the Coetzee's without ANY TENDER PROCESS for the
amount of R980 000.Legislation determines that ALL land should be sold via tender unless it is in the public
interest.The Coetzee's will be erecting PORTABLE TOILETS AND CHANGING ROOMS in order
to meet the "public interest" criteria.

But is the sale of this land REALLY in the interest of the public of Mossel Bay?

Mossel Bay Municipality is merely the CUSTODIAN of public land within the
boundaries of Mossel Bay. This means they hold the land ON BEHALF OF YOU, the
residents of Mossel Bay.

Thus, any sale of land should benefit Mossel Bay residents directly.

Consider that money from land that is sold is used to provide infrastructure and
services to Mossel Bay residents. If land is sold at minimum prices this places the
burden on YOU to pay HIGHER prices for services in order for the MBM to operate.

Legislation also states that you the resident must decide if the MBM can sell this land



Manie-Vissie Kinghorn

Waar is die erf? En vir watter doel gaan dit sien?

4 d Like Reply

[View all 5 replies](#)

Annette van Heerden Top contributor

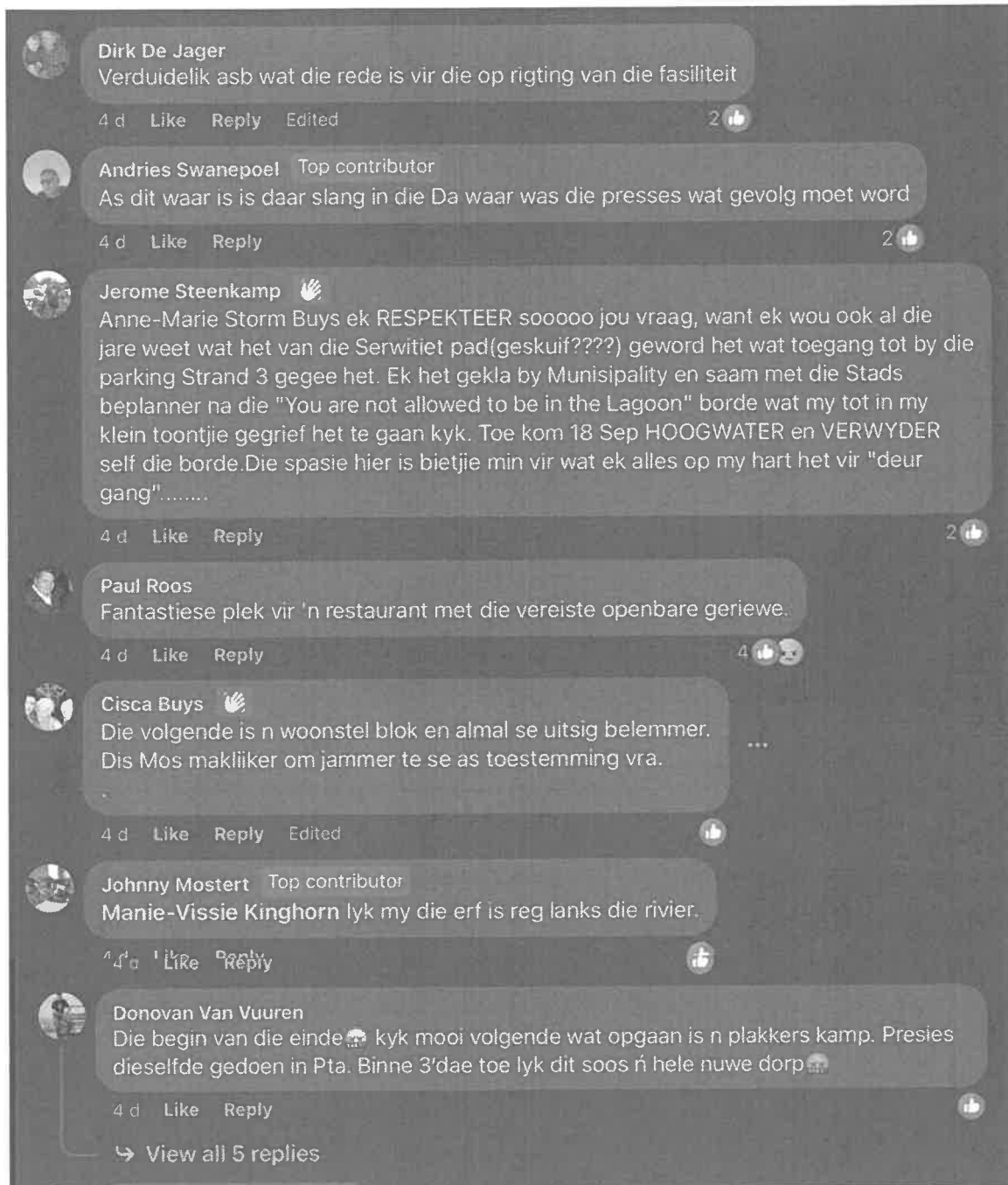
Ek bied hiermee formeel R980 001 aan. Waar kan ek my Titel Akte gaan haal?

4 d Like Reply



Jan Nezar Admin Top contributor

Mense, dit help nie ons kerm hier op fb nie, stuur 'n epos aan die munisipaliteit en laat
jou stem hoor.

**Post 2:**

Link to post:

<https://www.facebook.com/groups/753758317997823/permalink/24708127295467590/>



Jan Nezar

22h

As much as I would like to add light and laughter in our community, so much would I like to see balance and fairness and at the very least, a status-quo of the standard of living we have enjoyed here. It is worth fighting for in my opinion. Like some of you, I have closely been following the surprise attempted alienation of a portion of erf 6393, which is just short of 2 hectares (This is roughly equivalent to 20 Dana Bay plots. The portion under discussion, being equal to... [See more](#)

Mossel Bay Municipality

Mossel Bay Municipality is a trendsetting local authority



13h Like Reply

Natalie Van Der Merwe

Ek hoop die tot standkoming van 'n sterk belastingbetalers vereniging sal hierdie ongeregtigheid in die kiem smoor.

18h Like Reply



Jan Nezar Author Admin +1

Natalie Van Der Merwe, jy is deel daarvan....so dis een stem sterker. x

14h Like Reply



Robert Beattie Top contributor

Goeie more almal wat lees .As mens kyk na die bewoording van die koop transaksie wat die raad voorloepig goedgekeur het tydens raads vergadering van 30 Nov.2023,het ek n paar opmerkings om te meld.1.Die serwetiet wat tesame die registrasie geregistreer moet word ,waarvan gepraat word in die notules verwys.Lees baie fyn.Dit lei oral onder verskillende besprekings punte en ek noem dit op, 'That coastal acces to the propperty, lees weer mooi, coastal access,ja toegang vir die publiek via die strand na die perseel en die beoogde geriewe. Nie toegang deur die twee estates, padlangs soos ons voorheen geniet het nie. .So ja jy moet strandlangs loop van 2de strand na derde strand.Wat van bejaardes gestremdes en somer enige persoon wat nie die lang stappery strandlangs kan onderneem nie.2)n tweede vergryp van ons regte is dat ons ,die algemene publiek behoort reg van toegang te geniet deur Moquini en Fishermans, dit is ons historiese reg volgens wet,en tweedens was n klosule vervat in die koops dokumente of die ooreenkoms toe publieke grond verkoop is aan Moquini en Fishermans,dit publiek te alle tye vry ongehinderde toegang deur die estates via erf 6393 sal geniet.Wat het gebeur,selvs die raad en publiek is toegang geweier om hulle regte uit te oefen tot toegang.Navraag hieroor is aan Munisipale regs afdeling gerig en ek sal hul antwoord plaas wanneer hul eendag n antwoord verskaf.

21h Like Reply



Robert Beattie Top contributor



**Post 3:**

Link to post:

<https://www.facebook.com/1331544872/posts/10225967723002956/?mibextid=EVDHJDB9vBtcBeCT>



Anco Barker is with Elroy Baron and 4 others in Danabaai.

18 December at 15:39 · 🌐

...

Vir aandag: DANABAAI INWONERS (Tag jul vriende en familie wat woonagtig is in Danabaai)

4800 vierkante meter porsie van Mosselbaai Mossel Bay Municipality grond (erf 6393) word nou verkoop aan SA Global Conquerors Trust - 'n ene Mnr G en Mev A Coetzee - FAMILIE VAN WYK 8 MOSSELBAAI RAADSLID LODEWYK COETZEE)

1. Raadslid Coetzee is ook as die voorsitter van die "Land Use Planning Committee" aangewys in 'n spesiale raadsvergadering in Oktober 2022 (😬) mmmmmmm

2. Familie van Raadslid Coetzee wil nou 'n 4800 vierkante meter seesig erf in Danabaai koop vir R 980 000(vat incl)

3. Die aansoek lees, dat hul mobiele ablusie geriewe vir die klein groepie vissermanne sal bou (so mense wil 'n miljoen rand spandeer om ablusie geriewe te bou vir die gemeenskap 😬😬😬 om verdere "LAVEO DRY FLUSH TOILETS" teen R 37 749 per toilet op die perseel te sit. 🤖🤖

In die raadsvergadering van November 2023, het hierdie item voor die raad verskyn, die item het weereens inligting gekort, of sal ons se, soos met die MM se salaris item, was inligting moontlik opsetlik weerhou. 😬 so al die oposisie raadslede het weereens nie al die inligting om 'n regte besluit te neem nie, nietemin, die feit dat die erf teen 'n belaglike prys verkoop word aan familie van 'n DA raadslid was alreeds genoeg vir die opposisie om hierdie item nie te ondersteun nie. 🤖

Daar is 'n dokument wat opvolg op die raadsbesluit (DA Raadsbesluit) waarin daar genoem word dat die item in die raad niks noem van die "mobile caretaker condo" wat die Trust ook voor aansoek gedoen het nie, aangesien die item in die raad lees dat die Trust op hul kostes 'n opsigter en vir die sekuriteit verantwoordelik is en dan quote ek die opvolg dokument

"Only the removable toilet and changing room is mentioned, erroneously omitting the caretaker unit. I engaged with the legal department stating that the 24 hour caretaker/guard provision calls for a mobile unit too, as stipulated in the application; vandalism is a fact of life - especially by people not fully engage in the serenity aspects of life. This requirement of caretaker is the position that Andrea and I will fill and we envisage an upgraded mobile condo fit for 24hr/7 day occupation. The legal department said that the caretaker condo requirements will be included in the final application to council as it do forms part of the initial proposal and was only incidentally omitted in the first resolution"

Nou om dit in makliker terme te stel, die mense wil in 'n opgegradeerde CONDO woon (as caretakers) maar omdat die Munisipaliteit waarskynlik geweet het hoe ooglopend dit sal wees, is dit uitgelaat uit die item, sodat die publieke deelname kan plaasvind en dan daarna as dit trug kom raad toe vir finale besluitneming dit in die item ingedruk sal word, WEEREENS ONETIES!!!! Kyk bietjie waar en hoe die ogegradeerde condo gaan lyk en waar dit sal wees 😬 (laaste foto) 🤖

Wonder hoeveel mense so groot erf langs die see sal wil koop vir onder 'n miljoen rand om op te woon, want die skerppe van "conservation" is 'n groot klomp nonsens!!!! En dit weet ons almal!!!!

Die persoon wil publieke grond koop om dit publieke grond te hou, 🙄🙄🙄🙄🙄🙄 as hy so graag iets wil doen, hoekom moet dit verkoop word en in sy naam oorgedra word, skenk dan die toilets en dis dit!!! Hoeveel keer vantevore is daar goedkeuring gegee vir estates om hekke op te sit met voorwaarde dat die publieke toegang volhou word en dan 'n paar maande daarna het die publiek geen toegang nie, selfde gaan hier moontlik gebeur....

Dan luister ons na BM Dirk Kotze, waneer hy op 'n aggresiewe manier die spreekbeurt neem en se dat daar ryk mense en nie sulke ryk mense in die wêreld is nie, dat hul nie weg gewens moet word nie, as hul hul geld hier wil spandeer moet ons hul toelaat. TEEN KOSTE VAN WIE EN IN VOORDEEL VAN WIE MENEER DIE AGBARE BURGEMEESTER??? 🙄 Dan sê hy ook, dat hul (kan ons aanneem die DA) het ook hul bekommernis gehad maar verwelkom enige welgestelde persoon om in Mosselbaai te investeer 🙄🙄 weereens, TEEN KOSTE VAN WIE EN IN VOORDEEL VAN WIE???

Aangesien mens als kan bevraagteken wat in die items verskyn op 'n Mosselbaai Munisipaliteit Raadsagenda, kan mens ook nie seker wees oor die publieke deelname nie, so hiermee voelers vir 'n gemeenskapsvergadering in Danabaai SO GOU AS MOONTLIK, hierdie week nog, en ek weet dit is vakansie tyd maar ons skop teen tyd vas nou, oor die aangeleentheid! Hoe voel jul mede Danabaaiers oor hierdie transaksie? Slegs die gemeenskap wat dit kan stop sit nou.

Vir 'n dringende vergadering om gereël te word, kontak my by 063 322 5188 (whatsapp of bel) of e-pos na ancobarker@gmail.com so gou as moontlik



131-11/2023

PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY (±4 800M²), SITUATED IN MOQUINI: G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUEROR TRUST

File Number: 722/3

Report By: D Steyn

PURPOSE AND BACKGROUND / DOEL EN AGTERGROND

In terms of Executive Mayoral Committee Resolution PL131-11/2023 it was resolved as follows:

"That the following recommendation be made to Council:

1. That approval be granted for the alienation of a portion of Erf 6393, Mossel Bay (±4 800m²), situated at Moquini, to the South African Global Conqueror Trust, at a market related purchase price of R980 000,00 (VAT inclusive), to be utilised for conservation and coastal access purposes.
2. That the property only be utilised for conservation and as a coastal access point for the general public. This restrictive condition is to be registered against the Title Deed.
3. That only a removable changing room and removable toilet facilities may be constructed on the property.
4. That the necessary building plans be submitted for the improvements stipulated in terms of Item 2 above and that a Site Development Plan be submitted to the satisfaction of the Directorate: Planning and Economic Development.
5. That the Applicant be responsible for the management of the portion of Erf 6393, Mossel Bay and to ensure that all environmental requirements in terms of any legislation, as well as any other requirements imposed by the Municipality, in order to ensure that the erf be conserved and managed for the purposes as stipulated above, be adhered to.
6. That the necessary security and a caretaker be provided at the cost of the Applicant.
7. That a reversion condition be included in the Deed of Sale as well as the Title Deed that this portion of Erf 6393, Mossel Bay (±4 800m²), be utilised for conservation and

AGENDA

coastal access purposes, as well as the provision of a removable changing room and removable toilet facilities only and should the applicant fail to erect such removable structures within 12 months from date of registration or not use the property as stipulated, the property will revert back to the Municipality for the same purposes as the original purchase price.

1. That the alienation is subject to the Applicant submitting all relevant environmental, Creative Amenities and other applicable authorisations for the proposed access and use, at its own cost, within ninety (90) minutes of the Council (public) meeting of which must be furnished to the Municipality.
2. That the Director: Planning and Economic Development, be delegated to approve and sign any necessary Powers of Attorney required in terms of Item 8 above, on behalf of the Municipality.
3. That the public, will have free coastal access to and over the property at all times.
4. That the Municipality reserves the right of free access to the property, without notice, for the purpose of inspection, maintenance, removal, cleaning, repair and construction of any municipal services or infrastructure.
5. That the Municipality be indemnified against any damages for any stormwater overflows, flooding or any other causes that may occur in the future. This recommendation

AGENDA

1. That the alienation is subject to the Applicant submitting all relevant environmental, Creative Amenities and other applicable authorisations for the proposed access and use, at its own cost, within ninety (90) minutes of the Council (public) meeting of which must be furnished to the Municipality.
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"That the following recommendation be made to Council:

DISCUSSION AND MOTIVATION / BESPREKING EN MOTIVERING

1. That the alienation is subject to the Applicant submitting all relevant environmental, Creative Amenities and other applicable authorisations for the proposed access and use, at its own cost, within ninety (90) minutes of the Council (public) meeting of which must be furnished to the Municipality.

AGENDA

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5. That the Municipality be indemnified against any damages for any stormwater overflows, flooding or any other causes that may occur in the future. This recommendation

1 d Like Reply



Faizell B Porter · Follow

Die PA het die Land grab of a special type teen sterkte teengestaan. Hierdie ding sal Mosselbaaiers ernstig moet raaksien.

1 d Like Reply 4 🍌❤️



Mario Barbolini

Does Helen Zilla know this?

1 d Like Reply



Alexander Panzek

I read allegation of a massive piece of prime land going to the family of a councillor ... what's the story here, is that being investigated by the pp?

1 d Like Reply 🍌



Ria Jagger

Kan iemand my se waar dit is? Dit strook glad nie met pryse, in eerste plek. Is dit voor op see.? Dit gaan verseker ,vir Da stemme laat verloor. Wie de hel is hulle, om ons as inwoners wat buiten gewone munisipale tariewe betaal. Se intelek so ondersk... [See more](#)

1 d Like Reply 4 🍌❤️



Ria Jagger

Hou my asb ingelig?

1 d Like Reply 🍌



Jeanette Gouws · Follow

<https://www.youtube.com/watch?v=tP0R7c9IZ5M>



YOUTUBE.COM

Mossel Bay Municipality Ordinary Council Meeting 2023 11 30

1 d Like Reply 2 🍌



Roy J Sparks

Dankie vir die info wat u altyd deurgee aan ons belastingbetalers

1 d Like Reply 2 🍌❤️



Kevuvu Williams

I sent this Municipality an email about a year plus ago..... Asking them about available land within the Mosselbay area...

They responded to me by calling me... [See more](#)

1 d Like Reply 3

Marius Van Wyk
Die logika van die aansoek ontbreek ongelukkig, dit blyk egter dat die agbare Burgemeester en ondersteunende raadslede presies weet wat die logika is aangesien geen vrae van hulle kant af gevra is oor die logika van die aansoek. Die Burgemeester se ko... [See more](#)

1 d Like Reply Edited 3

Philip Barnard
Marius Van Wyk weer n onderduimse storie aan die gang in ons midde

1 d Like Reply

Kobus Neethling
Marius Van Wyk onthou jy nog 2012 in die blou saal by Santos, die plakkaat teen die muur, "arm sakemanne, ryk munisipaliteit"? Dit kring nou nog verder uit.

7 h Like Reply

Philip Barnard
Nee, nee en nog n neeVerdomp, Danabaai is al vir jare ge erken as n Bewaar area, daardie is Swart Tobie broei terein en val onder beskermde area, as Danabaai steeds gesien wil word as bewaar area dan moet sulke kamtige ontwikkel... [See more](#)

1 d Like Reply

Vincent Surics
Philip Barnard ongelukkig is DB nie meer 'n bewaar area nie. Dit sal 'great' wees indien Sanparke bertrek word maar dit sal nie gebeur nie. Alles te doen met bewaring is oorgegee aan MBM. So terloops, daar bestaan geen bewyse dat Danabaai deur die Muni... [See more](#)

23 h Like Reply Edited 2

Philip Barnard
Vincent Surics dink jy sit die pot mis.....lees aangeheg ...





Moquini Coastal Estate

ANNEXURE F

The Moquini Home Owners Association
Flora Road, Dana Bay, Mossel Bay

admin2@vestra.net.za

22 January 2024

Mossel Bay Municipality
101 Marsh Street
Mossel Bay
6500

PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY (APPROXIMATELY 4800 SQUARE METERS), SITUATED IN MOQUINI: G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUERORS TRUST

Please be hereby informed and thus **duly record this objection** by the Moquini Home Owners Association (the MHOA) to the above proposed alienation of a portion of Erf 6393, Mossel Bay, situated in Moquini (the property) to G Coetzee on behalf of the South African Global Conquerors Trust (the Applicant).

Kindly also be advised that the grounds of the objection as detailed below, are formulated on the information currently available and that said grounds must not be regarded as the only grounds of the objection.

The MHOA has the right to object and objects to the proposed alienation on inter alia the following grounds:

1. The Constitutional right of all South Africans to the protection of property and the environment of South Africa;
2. The Constitutional right of all South Africans to be entitled to administrative action/s by any Municipality/Organ of the State, which is and must at all times be lawful, reasonable and procedurally fair as contemplated in the Constitution of South Africa and entrenched in the Promotion of Administrative Justice Act, 2000;
3. Erf 6393 as referred to above, is surrounded by Moquini common property between the high-water mark of the sea and located on dunes which are very sensitive and within a sensitive vegetation area;
4. The proposed use of the property will have a negative impact on the environment and have safety- and fire risks;
5. Any access to the property will also impact negatively on the environment, sensitive dunes, natural vegetation and the valuable habitat and breeding area of the African Black Oystercatcher;
6. The Council erred in finding that the Applicant is the only person/entity to whom the said property has any interest or value;
7. The Council erred in taking a decision without indicating and proving that due process has been followed; that all legislation has been duly considered, including but not limited to Act

ANNEXURE F

24 of 2008 the National Environmental Management: Integrated Coastal Management Act, and any amendments thereto and/or Regulations/Prescriptive terms in terms thereof;

8. No indication is given as to what will happen to the remainder of the Erf and the zoning thereof;
9. No indication is given as to the proposed new zoning of the property. The Erf was formerly a beach parking area under the zonation of Transport II. In terms of the Blinde River Estuary Estuarine Management Plan said area has been removed and rehabilitated to coastal dune habitat and no longer exists. The Erf nor the property can thus be utilised for the proposed use;
10. The Council does not indicate that the Applicant also applied for a dwelling (caretaker condo) to be erected and omitted this vital aspect from its decision but accepted a condition that no permanent structures be erected on the property without prior written approval of the Municipality. This will clearly circumvent future public participation and/or input from owners of neighbouring properties and the intention of the applicable legislation, as to the current proposed use and/or alienation when a future application for the erection of a dwelling is received by the Municipality. The Applicant made it clear that the “upgraded mobile condo” will be occupied 24 hours a day, 7 days a week, by the Applicant’s representative and his wife. This equates to permanent residence;
11. Little to no mention is made of the municipal services which will be required and/or how these will be delivered to the property nor the access requirements for purposes thereof;
12. The subdivision of Erf 3963 and the relevant conditions of the remainder thereof (being that portion of Erf 6393 which is not included in the portion proposed to be sold to the Applicant) is nowhere to be found in the decision;
13. The representative of the Applicant, seems to be related to a member of the Council;
14. The intended use has not been proven to be necessary nor desirable;
15. The Applicant, on its own version, indicated to the MHOA, that “It is a factual assumption that public use of Dana Baai 3 will always be limited to a few hardcore fishermen” and that the intended use “will merely serve the current public need and nothing more”. There is therefor now benefit for the public that can justify the proposed alienation.

The MHOA objects to the alienation. It is clear from the above that the decision taken by the Council is null and void and any execution thereof or acts/steps as a result thereof will also be null and void ALTERNATIVELY the decision has to be revoked by Council in order for the requirements to be duly considered and further to allow for transparency and public participation PRIOR to such a drastic and far-reaching decision be taken.

Excom

The Moquini Home Owners Association

ANNEXURE G

From: Gerda Claassen <gerda@rgprok.com>
Sent: Monday, January 22, 2024 4:08 PM
To: Puren, Colin <cpuren@mosselbay.gov.za>
Cc: Danie Acker <danie@rgprok.com>; admin <admin@mosselbay.gov.za>
Subject: Beswaarskrif: Erf 6393, Danabaai

You don't often get email from gerda@rgprok.com. [Learn why this is important](#)

*** [EXTERNAL]: This email originated from outside the organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. ***

ALERT: PROTECT YOURSELF FROM CYBER FRAUD!!!

Verify bank details before making any payments!

Die Munisipale Bestuurder
Munisipaliteit
Mosselbaai

Beste Mnr. Puren,

Ek rig hierdie e-pos aan u namens die VF Plus Mosselbaai.

Die VF Plus het 'n beswaarskrif met 1307 handtekeninge ontvang met die versoek om dit namens die ondertekenaars aan die Munisipaliteit voor te lê. Die beswaar handel met die voorgenome verkoop van bogenoemde eiendom aan familie van 'n raadslid van u raad, sonder 'n behoorlike tenderproses.

Die ondertekenaars opponeer die voorgenome verkoop op die voormelde gronde en versoek dat 'n deursigtige tenderproses gevolg moet word.

Die uwe,

D. Acker
VF Plus Sekretariaat
Mosselbaai
Sel: 082 570 1101

Die Sekretariaat
VF Plus
Mosselbaai

Ek rig hierdie brief tot u as 'n saak van dringende belang vir die gemeenskap. Dit het onlangs tot aandag gekom dat die Mosselbaai Munisipaliteit voornemens is om die openbare eiendom, Erf 6393, Danabaai sonder 'n tenderproses aan die familie van 'n plaaslike raadslid te verkoop onder verdagte omstandighede.

Ons as inwoners van die dorp wat hierdie transaksie opgemerk het, is diep verontrus oor die moontlike voortsetting van hierdie plan wat oënskynlik 'n poging is om die belange van een raadslid se geprivilegeerde familie te bevoordeel. Ons glo dat elke transaksie wat deur die Munisipaliteit gedoen word aan 'n grondige openbare tenderproses onderhewig moet wees, om te verseker dat dit eerlik en billik is. Ook dat daar ander bekommernisse met die verkoop van die eiendom gepaard gaan.

Dit is om hierdie rede dat ons die VF Plus versoek om ons inwoners te ondersteun en ons te help om ons besware teen hierdie korruptheid by die Munisipaliteit in te dra deur ons beswaarskrif aan die munisipaliteit oor te dra wat beswaar maak teen hierdie voorgestelde transaksie. Ons wil die munisipaliteit vra om 'n volledige ondersoek in te stel en in die openbaar bekend te maak watter korporasies, persone of partye betrokke was in die besluitnemingsproses om eiendom van die munisipaliteit te verkoop sonder om dit op 'n openbare tenderproses te plaas.

As inwoners van hierdie gemeenskap vertrou ons daarop dat u ons sal help om 'n einde te maak aan sulke korrupte en onetiese besluite.

Aangeheg by hierdie brief, ook die petisie soos dit geformuleer was en geteken is.

Dankie vir u aandag tot hierdie aangeleentheid.

Hoogagtend,

Anco Barker
Namens die Ondertekenaars

Anco Barker

From: Anco Barker <ancobarker@gmail.com>
Sent: Monday, 22 January 2024 12:59
To: Anco Barker
Subject: Fwd: Halt the Sale of Public Property - Erf 6393 in Dana Bay (4800sqm for R 980 000)

Anco Barker

----- Forwarded message -----

From: **Henry Fredericks** <henryfredericks@gmail.com>
Date: Tue, 19 Dec 2023 at 20:36
Subject: Halt the Sale of Public Property - Erf 6393 in Dana Bay (4800sqm for R 980 000)
To: Anco Barker <ancobarker@gmail.com>

Hi Anco

Ek neem aan jy is verantwoordelik vir die bg. petisie.

Ek het die kwessie aanhangig gemaak by die Nasionale Department Bosbou, Vissery en die Omgewing wat kusbestuur reguleer.

Amptenare besoek my more - ons sal more die perseel besigtig.

Ek waardeer bevestiging vir ontvangs van my epos.

Groete,

Henry



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Halt the Sale of Public Property - Erf 6393 in Dana Bay (4800sqm for R 980 000)

Started

19 December 2023

1,307

Signatures

1,500

Next Goal

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Why this petition matters



Started by [Anco Barker](#)

As a resident of Mossel Bay, we are deeply concerned about the proposed sale of erf 6393, a seafront property in Dana Bay. The Mossel Bay Municipality intends to sell this land to SA Global Conquerors Trust for R 980 000 including vat. The Trust has promised to construct mobile ablution blocks for local fishermen, but it's unclear why they need ownership of public property for this purpose.

This sale not only threatens our natural heritage but also raises questions about transparency and fairness. It has come to light that the land is being sold to family members of a councilor at the Mossel Bay Municipality. This potential conflict of interest cannot be ignored.

Moreover, selling public land at such a low price devalues our shared resources and sets a dangerous precedent for future transactions involving public properties. Although it is written in the council agenda that public will have free coastal access to and over the property at times we have in the past seen how these specifications are being ignored 3 to 6 months down the line.

The owners of the Trust in which the property will be transferred into has also applied to construct a caretaker unit as they are responsible for the security as well. It was brought under our attention from a response written by the Trustee, that the caretaker unit will be upgraded to a Mobile Condo wherein the Owners of the Trust will reside and that they will be the caretakers. In other words, they are buying 4800 square meters of seafront property at a low price of R 980 000 to construct their mobile unit and reside on the property.

The owner of the trust also refers to their intent to construct ablution facilities for the current fishermen. The Laveo Dry Flush Toilet which sells at R 37 749.00 per toilet, is only a front being used as an emotional tool to portray an intent which isn't true. Why don't they just donate the money or toilets to the municipality? Why is it necessary for the property to be transferred into their names for them to donate toilets to the public.

We urge the Mossel Bay Municipality not just consider short-term financial gains but also think about preserving Dana Bay's natural beauty and integrity for future generations. We ask them not only as citizens but as custodians who care deeply about protecting our environment from unnecessary commercial exploitation.

As a resident, we are against the sale of this property to anyone including SA Global Conquerors Trust.

Please sign this petition if you believe in safeguarding Dana Bay's conservancy area from being sold off cheaply under questionable circumstances.

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3 weeks ago

Name	City	Country	Date	Comment
Dave Kleinschmidt	George	South Africa	2023/12/19	"Dave Kleinschmidt"
Karen Taljaard	Hartenbos	South Africa	2023/12/19	"Tipiese ANC mentaliteit wat erg kop uitsteek hier....."
charlene van zyl	cape town	South Africa	2023/12/19	"Corruption must stop!"
Christo Koen	Mosselbay	South Africa	2023/12/19	"The property will be sold way under value. It should go on open tender"
Tracy Ermer	Mossel Bay	South Africa	2023/12/19	"It will affect property values and it makes me smell a rat."
Brigit Maritz	Port Elizabeth	South Africa	2023/12/19	"Out and out corruption. I am sick and tired of councillors enriching themselves. Fire them."
Lee Meyer	Mossel bay	South Africa	2023/12/19	"The DA is as corrupt as the ANC!"
Levina Naude	Durban	South Africa	2023/12/19	"Onregverdig, goedkoop vir die mense wat kastig toilette en kleedkamers wil opsit waar die mense nie eers mag ry om daar die see te geniet nie. Ander agenda agter die GOEDKOOP verkoop van die grond."
Elmie Lues	Pretoria	South Africa	2023/12/19	"Smell a rat"
Johan Loots	Pretoria	South Africa	2023/12/19	"As Dana Bay resident this deal sounds fishy!!!"
Elsa Wessels	Cape Town	South Africa	2023/12/19	"Municipal corruption in Mossel Bay is legendary and should be stopped. Pristine coastal land can never be sold at such low prices - especially not to anyone with ties to municipal officers."
Charlene Kerst		US	2023/12/19	"There are already toilet facilities on both beaches for surf fishermen. We need to protect our green belt areas"
Anthony Pretorius	Mossel Bay	South Africa	2023/12/19	"It doesn't sound right. Why in such a hurry?"
Alexander Panzek	Heidelberg	South Africa	2023/12/19	"Because it's outrageous that public officials benefit from having access to cheap property deals ...it's corruption!"
martin van wyk	montagu	South Africa	2023/12/19	"The whole transaction sounds corrupt"
Chrisna Kenny	Kimberley	South Africa	2023/12/19	"This sounds fishy? Who is getting the benefit of this sale? What is the long term intent of this area?"
Henry Fredericks	Mossel Bay	South Africa	2023/12/19	"There is no written guarantee on use and subsequent development - empty promises; will restrict public coastal access, particularly fisherfolk; location is suspicious; what conservation will be applied as conservation is part of land grabbing. Ek ken 'n muishond se reuk."
Allison Pool	Cape Town	South Africa	2023/12/19	"The correct procedure was not followed to dispose of this erf and the price is definately not market related."
Vanessa Fouche	Pretoria	South Africa	2023/12/19	"Dana Bay is a nature reserve, not a money making place!"
Gerhard Swart	Groot Brakrivier	South Africa	2023/12/19	"Obvious corruption!"
Chris Liebenberg	Cape Town	South Africa	2023/12/19	"You cannot buy a stand of this nature for that price- it is a corrupt concept and must be stopped"
Reneé Van der Merwe				"Stop this corruption and mismanagement of greedy unqualified people who are in control of decisions that never should have been there to begin with. Dana Bay is an concervation area. No sales of whatever price and courtesy should be permitted where it will cause harm."
annalie barbolini	Mosselbay	South Africa	2023/12/19	"This smacks of corruption !"
	great brak river	South Africa	2023/12/19	

Melissa Brown	George	South Africa	2023/12/19	"I want to support this petition"	"Danabay is a Conservancy and transparency in the sale of property is very important. The real reason for selling such a big property at such a low cost is unclear. The sale must be stopped"
Letitia Matthyser	Cape Town	South Africa	2023/12/19		
Ronald Noorman	Danabaai	South Africa	2023/12/19	"How can they do that sale"	
Eddie Gelderbloem	Cape Town	South Africa	2023/12/19	"Corrupt to the core!!!"	
Werner Wiese	Johannesburg	South Africa	2023/12/19	"I'm am against selling of alleged property"	
Daryl Raubenheimer	George	South Africa	2023/12/19	"The toilets and change rooms are a concern. Also the fact that Coetzee has acquired the property at a cheap price."	
Annelise Barnard	Pretoria	South Africa	2023/12/20	"Is the DA now following in the ANC Footsteps? Trying to call a swimming pool a fire pool. Why would the DA sell a piece of land at a quarter of its worth?"	
b nel	Roodepoort	South Africa	2023/12/20	"Stop!!!!!"	
Carmen Van Breda	Mosselbay	South Africa	2023/12/20	"It seems fraudulent"	
Daniel Clifford	Johannesburg	South Africa	2023/12/20	"Reasons for sale is suspicious"	
Veda Schmidt		South Africa	2023/12/20	"This is fraud"	
Sandy van Heerden	Struisbaai	South Africa	2023/12/20	"Stop corruption"	
ryno van heerden	struisbaai	South Africa	2023/12/20	"It's not right."	
Elmarie Raymond	Mossel Bay	South Africa	2023/12/21	"I wonder how many other Danabay properties have been sold to munisipal family members in this way."	
Ilma Smocilac	Port Elizabeth	South Africa	2023/12/22	"I lived in Dana Bay for 25yrs and believe this erf should remain unspoiled by ANY sort of use/habitation"	
Daniel Fourie	Mossel Bay	South Africa	2023/12/22	"Why do the owners of the trust want to "live" there? Sounds very fishy! Want to score a property for next to nothing where we normal people can't afford to buy in our town."	
Delia Apsey	Groot-Brakrivier	South Africa	2023/12/22	"Reasons for sale of this land is very suspicious! Land in Reebok +-500sqm goes for R750000. 00 makes you think hey?"	
Rex Bester	Port Elizabeth	South Africa	2023/12/23	"Any public,communal participation. If not, why?"	
Linda Du Plessis	North West	South Africa	2023/12/23	"Dana bay is a conservancy and should remain so"	
Maxie MacMavis	Johannesburg	South Africa	2023/12/24	"This is clearly for something else - keep your hands off our coastlines! Dana Bay is not for sale."	
André Groenewald	Johannesburg	South Africa	2023/12/25	"We vote for the DA (to prevent these types of actions) and then the people we voted for do THIS!! Totally unacceptable!!"	
Leon Gouws	Mossel Bay	South Africa	2023/12/26	"I agree with the fact that it is a concern that the property will be sold for the wrong reason let the property owners of Dana Bay have a say in this matter"	
Pierre Delpoit	Johannesburg	South Africa	2023/12/27	"It is invading the natural habitat and done in a backhanded way."	
Delaney Hall	Randfontein	South Africa	2023/12/27	"We need to start guarding natural coastlines that are still available. This sounds like nepotism and any fraud MUST be prevented. If it looks like a duck, quacks like a duck, walks like a duck, it is a duck."	

Mynhardt Loubser	Cape Town	South Africa	2023/12/28	"what applies to one must apply to all."
Will Beckmann	Johannesburg	South Africa	2023/12/28	even more sinister....World Economic Front initiative from the Klaus Schwab and his criminal cronies !! Defenite NO!"
Tarquin Diaz	Johannesburg	South Africa	2023/12/28	"Not a resident but hate corruption. Sounds very fishy"
Marie Durr	Cape Town	South Africa	2023/12/29	"The sale and reasons are not clear and smells of something more sinister. 1.The buyer is a family member of one of the council leaders. The sale should be by a public tender. 2.Construction of toilets for the fishermen on behalf of council?!! Who is going to maintain them. This should be a job for the Municipality with ongoing maintenance. 3. All Municipalities must be transparent in all dealings as that land was acquired with public money through rates and taxes. We want to be proud of the honesty of our elected councilors."
Daryl Raubenheimer	George	South Africa	2024/01/04	"Inside trading is underhanded and cannot be allowed. We all know fishermen don't clean after themselves. They leave all their bait boxes and plastic on the beach for the public to clean. They will trash this area too."

Name	City	Country	Signed On
Anco Barker	East London	South Africa	2023/12/19
Jade Fillies	Cape Town	South Africa	2023/12/19
Kevin Williams	Mosselbay	South Africa	2023/12/19
MW Du Preez	Port Elizabeth	South Africa	2023/12/19
Bianca Bekker	Johannesburg	South Africa	2023/12/19
Micole Beneke	Cape Town	South Africa	2023/12/19
Elzaan Pietersen	Johannesburg	South Africa	2023/12/19
Marlo Samson	Ladismith	South Africa	2023/12/19
Louis Fourie	Danabaaai	South Africa	2023/12/19
Eugene Tolman	Mossel bay	South Africa	2023/12/19
Pierre Burger	Mosselbaai	South Africa	2023/12/19
Petersen Fatgeya	Mossel Bay	South Africa	2023/12/19
Mathys Strydom	Port Elizabeth	South Africa	2023/12/19
Dave Kleinschmidt	George	South Africa	2023/12/19
Anita Renken	Mossel Bay	South Africa	2023/12/19
Aurora Moses	Cape Town	South Africa	2023/12/19
Maureen Rule	Mossel Bay	South Africa	2023/12/19
JH Matthews	Cape Town	South Africa	2023/12/19
Charlene Kiewit	Mossel Bay	South Africa	2023/12/19
Niel Harmse	Mossel Bay	South Africa	2023/12/19
Chantelle Dercksen	Mossel Bay	South Africa	2023/12/19
Eugene Norval	Mossel Bay, Western Cape	South Africa	2023/12/19
Herman Van Straaten	Mossel Bay	South Africa	2023/12/19
Deidre Gelderbloem	Mussel Bay	South Africa	2023/12/19
Paulette Stammer	Cape Town	South Africa	2023/12/19
Astrid Thomas	Cape Town	South Africa	2023/12/19
Karen Taljaard	Hartenbos	South Africa	2023/12/19
Asley Appolis	Cape Town	South Africa	2023/12/19
Marinus Pretorius	Atlanta	US	2023/12/19
Niel Lötter	Gansbaai	South Africa	2023/12/19
André De Bruin	Johannesburg	South Africa	2023/12/19
Charlien Fourie-Stoltz	Cape Town	South Africa	2023/12/19
Thabo Vermaas	Cape Town	South Africa	2023/12/19
Jorinde Swart	Cape Town	South Africa	2023/12/19
Barbie Janse van Rensburg	Mossel Bay	South Africa	2023/12/19
charlene van zyl	cape town	South Africa	2023/12/19
Charlene Bence	Pretoria	South Africa	2023/12/19
Amore Louw	Mosselbay	South Africa	2023/12/19
STELLA LE GRANGE	George	South Africa	2023/12/19
Pieter Du Preez	Worcester	South Africa	2023/12/19
Eleanore Hill	Mossel Bay	South Africa	2023/12/19
Andre Johan Van Rensburg	Heiderand	South Africa	2023/12/19
Genevieve Koen	Worcester	South Africa	2023/12/19
Christo Koen	Mosselbay	South Africa	2023/12/19
Vince Surics	Mossel Bay	South Africa	2023/12/19
Gert Van Niekerk	Port Elizabeth	South Africa	2023/12/19

Tammy Raubenheimer	Mossel Bay	South Africa	2023/12/19
Adriaan Joubert	Villiersdorp	South Africa	2023/12/19
Nimrod Karelse	Mosselbay	South Africa	2023/12/19
Tracy Ermer	Mossel Bay	South Africa	2023/12/19
Sally Moutt	Mossel Bay	South Africa	2023/12/19
Jaco van den Heever	Cape Town	South Africa	2023/12/19
Rebecca Terblanche	Worcester	South Africa	2023/12/19
marie Van heerden	Mosselbay	South Africa	2023/12/19
Suré Latham	Cape Town	South Africa	2023/12/19
Mariette Pienaar	Mossel Bay	South Africa	2023/12/19
Paul Els	Mossel Bay	South Africa	2023/12/19
Andeleen Silkstone	Cape Town	South Africa	2023/12/19
Brigit Maritz	Port Elizabeth	South Africa	2023/12/19
Zani Kruger	Cape Town	South Africa	2023/12/19
Anneke Piek	Mosselbaai	South Africa	2023/12/19
Eddie Piater	Mosselbay	South Africa	2023/12/19
Elaine Gloy	Mossel Bay	South Africa	2023/12/19
Pieter Olivier	Dana bay	South Africa	2023/12/19
Chark Vd Bergh		South Africa	2023/12/19
Alet Engelbrecht	Cape Town	South Africa	2023/12/19
Marco Claasen	Mossel Bay	South Africa	2023/12/19
Elsie Olivier	Mosselbay	South Africa	2023/12/19
Hendrik Johannes Stemmet	Mosselbaai	South Africa	2023/12/19
Ntokozo Nkambule	Johannesburg	South Africa	2023/12/19
Heidi Lundie	Dana bay	South Africa	2023/12/19
Johannes Rossouw		Singapore	2023/12/19
Niel Guse	Danabay	South Africa	2023/12/19
Chris Boshoff	Port Elizabeth	South Africa	2023/12/19
Gerrie Koekemoer	Mossel Bay	South Africa	2023/12/19
Lee Meyer	Mossel bay	South Africa	2023/12/19
Onke Mhlongo	Johannesburg	South Africa	2023/12/19
Tanya Verster	Worcester	South Africa	2023/12/19
Levina Naude	Mosselbay	South Africa	2023/12/19
Whitney Kiewiet	Cape Town	South Africa	2023/12/19
Herman Joubert	Port Elizabeth	South Africa	2023/12/19
Jean-Pierre Burger	Reebok	South Africa	2023/12/19
Erika Buitendag	Mossel Bay	South Africa	2023/12/19
Ignatius Lourens	Mossel Bay	South Africa	2023/12/19
Candice Wildeman	Mosselbay	South Africa	2023/12/19
Yulandi Holtzhausen	Johannesburg	South Africa	2023/12/19
Elmie Lues	Pretoria	South Africa	2023/12/19
Craighan Miller	Mosselbay	South Africa	2023/12/19
R Nell	Potchefstroom, NW, South Africa	South Africa	2023/12/19
Johan Loots	Pretoria	South Africa	2023/12/19
Mosselbay Du preez	Mosselbay	South Africa	2023/12/19
Rina Greeff	Spring, GP, South Africa	South Africa	2023/12/19
Robert Beattie	MosselBay	South Africa	2023/12/19

Karin Mackie	Danabay	South Africa	2023/12/19
Elsa Wessels	Cape Town	South Africa	2023/12/19
Amelia Pauw	Cape Town	South Africa	2023/12/19
OCKERT Ras	Mossel Bay	South Africa	2023/12/19
Charlene Kerst		US	2023/12/19
Henri Van Gerve	Cape Town	South Africa	2023/12/19
Janey Beattie	Cape Town	South Africa	2023/12/19
Linette Rautenbach	George	South Africa	2023/12/19
Loane Kritzing	Mossel Bay	South Africa	2023/12/19
John Greyvenstein	Danabay	South Africa	2023/12/19
Benno Gabanyi	Wiesbaden	Germany	2023/12/19
Bertus Smith	Mossel Bay	South Africa	2023/12/19
Rulis De Bruin	George	South Africa	2023/12/19
Nick Spies	Cape Town	South Africa	2023/12/19
Petrus Van Heerden	Danabaai	South Africa	2023/12/19
Anthony Pretorius	Mossel Bay	South Africa	2023/12/19
Bertus De Nysschen	Mosselbay	South Africa	2023/12/19
Hennie Beukes	Cape Town	South Africa	2023/12/19
Hanlie Steenkamp	Centurion	South Africa	2023/12/19
Johnny Mostert	Dana Bay	South Africa	2023/12/19
nick boshoff	Groot Brak	South Africa	2023/12/19
Ben Nell	Cape Town	South Africa	2023/12/19
Durandt Keys	Mossel Bay	South Africa	2023/12/19
Suzaan Bredenhann	Worcester	South Africa	2023/12/19
Johan Smit	Cape Town	South Africa	2023/12/19
Clesia Van Zyl	Port Elizabeth	South Africa	2023/12/19
Josephine Maggie Van Der Merwe	Dana Bay, Mossel Bay	South Africa	2023/12/19
Chris Van Zyl	Dana Bay, Mossel bay	South Africa	2023/12/19
Bantom DONALDA	Cape Town	South Africa	2023/12/19
Alexander Panzek	Heidelberg	South Africa	2023/12/19
Maureen Gellvear	Mossel Bay	South Africa	2023/12/19
Mathys Claassens	Cape Town	South Africa	2023/12/19
Magda Holtzhausen	Johannesburg	South Africa	2023/12/19
George Barker	Mosselbay	South Africa	2023/12/19
Michelle Carstens	Mossel Bay	South Africa	2023/12/19
Kotie Maré	Johannesburg	South Africa	2023/12/19
Bettie Schoeman	Johannesburg	South Africa	2023/12/19
Marlene Burger	Pretoria	South Africa	2023/12/19
Melanie Broodryk	Johannesburg	South Africa	2023/12/19
Aloma Van wyk	Port Elizabeth	South Africa	2023/12/19
Lawlor Anne	Mossel Bay	South Africa	2023/12/19
Colleen Putter	Mossel Bay	South Africa	2023/12/19
Valerie Heyman	Mossel Bay	South Africa	2023/12/19
Armand Erasmus	Mossel Bay	South Africa	2023/12/19
Elizabeth Claassens	Mosselbay	South Africa	2023/12/19
Cathy Botha	Port Elizabeth	South Africa	2023/12/19
Marlize Heyman	Mossel Bay	South Africa	2023/12/19

martin van wyk	DANABAAL	South Africa	2023/12/19
CARMIA JAMES	Cape Town	South Africa	2023/12/19
Sarie Le Chat	Dana Bay	South Africa	2023/12/19
Folkers De lange	Mossel Bay	South Africa	2023/12/19
Chris Geldenhuys	Cape Town	Sweden	2023/12/19
Mia Duvenage	Durban	South Africa	2023/12/19
Dennis Farrell	Plettenberg Bay	South Africa	2023/12/19
Les Bridgland	Mossel Bay	South Africa	2023/12/19
Jacoba Erasmus	Johannesburg	South Africa	2023/12/19
Robert Feiertag	Mosselbay	South Africa	2023/12/19
CARINA Cilliers	Mossel Bay	South Africa	2023/12/19
Alima Harper	Mossel Bay	South Africa	2023/12/19
Quinton Jacobus	Mossel Bay	South Africa	2023/12/19
Margie Candy	Cape Town	South Africa	2023/12/19
Jan Nezar	Cape Town	South Africa	2023/12/19
Thea Obermeyer	Cape Town	South Africa	2023/12/19
Hannes Grove	Mossel Bay	South Africa	2023/12/19
Ryan Durand	Mossel Bay	South Africa	2023/12/19
Sarita Roosendaal	Mossel Bay	South Africa	2023/12/19
Carol Cronje	Dana Bay	South Africa	2023/12/19
Gerrie Julyan	Johannesburg	South Africa	2023/12/19
Morris Perreira	Hartenbos	South Africa	2023/12/19
Kobus Malan	Mossel Bay	South Africa	2023/12/19
Etienne Smith	Hartenbos	South Africa	2023/12/19
Nicolene Putter	Johannesburg	South Africa	2023/12/19
Mariesa Smalberger	Mossel Bay	South Africa	2023/12/19
Wicus Visser	Cape Town	South Africa	2023/12/19
Jean Joubert	Cape Town	South Africa	2023/12/19
Marica Perreira	Danabaai	South Africa	2023/12/19
Lawrence Lechat	Danabaai	South Africa	2023/12/19
Hein Koekemoer	Mossel Bay	South Africa	2023/12/19
Caroline Smit	Wes Kaap	South Africa	2023/12/19
Rensche Stander	Mossel Bay	South Africa	2023/12/19
Yolande Joseph	Mosselbay	South Africa	2023/12/19
Sannie Botha	Danabay	South Africa	2023/12/19
Sandra Van der Linde	Mosselbaai	South Africa	2023/12/19
Patricia Apfel	Johannesburg	South Africa	2023/12/19
Jacqueline Wienand	Mossel Bay	South Africa	2023/12/19
Barend Reinecke	Mosselbay	South Africa	2023/12/19
Willem Snyman	Mossel Bay	South Africa	2023/12/19
Marco Calitz	Cape Town	South Africa	2023/12/19
Julian Folding	George	South Africa	2023/12/19
Jan Nel	WELKOM	South Africa	2023/12/19
Luzanne Kiewit	Mosselbay	South Africa	2023/12/19
Marilize Swart	Mossel Bay	South Africa	2023/12/19
Anton Botes	Mosselbay	South Africa	2023/12/19
Willie Boshoff	Mosselbay	South Africa	2023/12/19

Fanie Cronje	Dana Bay	South Africa	2023/12/19
Mercia Dippenaar	Cape Town	South Africa	2023/12/19
Elsabe Van Heerden	Danabaaai	South Africa	2023/12/19
AJ De Jager	Mosselbaai	South Africa	2023/12/19
Liz Steyn	George	South Africa	2023/12/19
Joseph Jacobs	Cape Town	South Africa	2023/12/19
Noorul-Gaq Boolay	mossel bay	South Africa	2023/12/19
Marlene Coertze	Mossel Bay	South Africa	2023/12/19
Jenny Pienaar	Cape Town	South Africa	2023/12/19
Chris Pitzer	Mossel Bay	South Africa	2023/12/19
Yolandi James	Mossel Bay	South Africa	2023/12/19
Cornelia Nell	Cape Town	South Africa	2023/12/19
Steve Black	Cape Town	South Africa	2023/12/19
Sue Badenhorst	Mosselbaai	South Africa	2023/12/19
Johan Pienaar	Mosselbay	South Africa	2023/12/19
Rinette Conradie	Mossel Bay	South Africa	2023/12/19
Mariane Meyer	Mossel Bay	South Africa	2023/12/19
Barbara Roberts-York		South Africa	2023/12/19
Elmarie Raymond	Mossel Bay	South Africa	2023/12/19
Sonia Wolmarans	Dana Bay	South Africa	2023/12/19
Franz Eyars	Kroonstad	South Africa	2023/12/19
JJ Gericke	Swellendam	South Africa	2023/12/19
Peter Hansen	Johannesburg	South Africa	2023/12/19
Regina Burbidge	Mossel Bay	South Africa	2023/12/19
Karin Strydom	Cape Town	South Africa	2023/12/19
William Harris	Cape Town	South Africa	2023/12/19
Daleen Viljoen	Mossel Bay	South Africa	2023/12/19
Dean Horner	Cape Town	South Africa	2023/12/19
Owen Pedro	East London	South Africa	2023/12/19
Anzel Du Toit	Dana bay	South Africa	2023/12/19
Henry Fredericks	Mossel Bay	South Africa	2023/12/19
Stephen Fouche	Mosselbay	South Africa	2023/12/19
Jacobus Steenberg	Oudtshoorn	South Africa	2023/12/19
Vinienne Porter	Mossel Bay	South Africa	2023/12/19
Johan Odendaal	Pretoria	South Africa	2023/12/19
Beatrix Coetzee	Dana Bay	South Africa	2023/12/19
Any Glazer	Cape Town	South Africa	2023/12/19
Annmarie Buck	Dana Bay	South Africa	2023/12/19
Mariette Braaf	Mossel bay	South Africa	2023/12/19
Susan Marais	Cape Town	South Africa	2023/12/19
Chrisna Kenny	Kimberley	South Africa	2023/12/19
Lizelle Van Zyl	Cape Town	South Africa	2023/12/19
Sharon Elliott	Kimberley	South Africa	2023/12/19
Herman Badenhorst	Mossel Bay	South Africa	2023/12/19
Nicole Delange	George	South Africa	2023/12/19
Phillip Annandale	Mossel Bay	South Africa	2023/12/19
Werner Jacobs	Mosselbaai	South Africa	2023/12/19

Mariana Tolman	Mossel Bay	South Africa	2023/12/19
Niël Steyn	Malmesbury	South Africa	2023/12/19
Sherry Moses	Cape Town	South Africa	2023/12/19
Gerdine Reyneke	Mossel Bay	South Africa	2023/12/19
Patricia James	Mossel Bay	South Africa	2023/12/19
Darryll Sauer	George	South Africa	2023/12/19
Baldt Juan Greyling	Johannesburg	South Africa	2023/12/19
Annemarie Els	Mossel Bay	South Africa	2023/12/19
Johan Le roux	Mosselbaai	South Africa	2023/12/19
Tinus Stone	Mossel Bay	South Africa	2023/12/19
Richard Aylward	Mossel Bay	South Africa	2023/12/19
Hendrikus Steyn	Welkom	South Africa	2023/12/19
Willem Willemse	Langley	Canada	2023/12/19
Cremer Rene	Mossel Bay	South Africa	2023/12/19
Tertius Du Plessis	Pretoria	South Africa	2023/12/19
Desmond Syce	Cape Town	South Africa	2023/12/19
Kobus Botha	Mossel Bay	South Africa	2023/12/19
Barend Hendrik Barnard	Mossel Bay	South Africa	2023/12/19
Hilda Verwey	Danabaai	South Africa	2023/12/19
Pieter van der walt	Cape Town	South Africa	2023/12/19
Annemarie Duvenhage	Mosselbaai	South Africa	2023/12/19
Rina Bruyns	Port Elizabeth	South Africa	2023/12/19
Marinda Teichert	Cape Town	South Africa	2023/12/19
Phillip KENNY	Kimberley	South Africa	2023/12/19
Lily Botha	Mossel Bay	South Africa	2023/12/19
Hugh De Jager	Mossel Bay	South Africa	2023/12/19
Sunet Ellis	Mossel Bay	South Africa	2023/12/19
Wazeer Davids	Cape Town	South Africa	2023/12/19
Loraine Terblans	Dana Bay	South Africa	2023/12/19
Elizabeth Du Pisanie	Cape Town	South Africa	2023/12/19
Mariana Van Rensburg	Mossel Bay	South Africa	2023/12/19
Brown Kaylynn	Mossel Bay	South Africa	2023/12/19
Chrisna Junius	Dana Bay	South Africa	2023/12/19
Jacob Nieman	Mosselbay	South Africa	2023/12/19
Anton Steyn	George	South Africa	2023/12/19
Aletta Botma	Port Elizabeth	South Africa	2023/12/19
MMC Croukamp Croukamp	Mossel Bay	South Africa	2023/12/19
Annelie Kriel	Mossel Bay	South Africa	2023/12/19
Jamé Pietersen	Cape Town	South Africa	2023/12/19
Junine Moses-Wehr	Cape Town	South Africa	2023/12/19
Johan Noeth		South Africa	2023/12/19
Rethabile Mthembu		South Africa	2023/12/19
Tracey Stander	Port Elizabeth	South Africa	2023/12/19
John Walton	Mossel Bay	South Africa	2023/12/19
Joanna Prinsloo	Danabay	South Africa	2023/12/19
Charmaine Machill	George	South Africa	2023/12/19
Sonja Kuypers	Cape Town	South Africa	2023/12/19

Chantel Le Roux	Cape Town	South Africa	2023/12/19
George Frederik PRINSLOO	Dannabay	South Africa	2023/12/19
Yolan Stander	Mosselbay	South Africa	2023/12/19
Jack Collier	Mossel Bay	South Africa	2023/12/19
Cobus van Tonder	Johannesburg	South Africa	2023/12/19
Val-jean Erasmus	Mossel Bay	South Africa	2023/12/19
Madeleine Kennedy	Pretoria	South Africa	2023/12/19
Allison Pool	Danabaai	South Africa	2023/12/19
Trevor Buys	Strand	South Africa	2023/12/19
Cassie Van der merwe	Stellenbosch	South Africa	2023/12/19
Koos Snyman	Danabaai	South Africa	2023/12/19
Coral Niemand	Mosselbaai	South Africa	2023/12/19
Elma Jacobs Peens		South Africa	2023/12/19
James van der Mescht	Cape Town	South Africa	2023/12/19
Zelda Clifford	Mossel Bay	South Africa	2023/12/19
Adri Strydom	Johannesburg	South Africa	2023/12/19
Gerald Malgas	Mosselbay	South Africa	2023/12/19
Vanessa Fouche	Pretoria	South Africa	2023/12/19
Zelarie els	DANA BAY	South Africa	2023/12/19
Michael Mitchell	Port Elizabeth	South Africa	2023/12/19
Geoff Stenekamp	Cape Town	South Africa	2023/12/19
Zinhle Muthwa	Johannesburg	South Africa	2023/12/19
Mandie Van Heerden	Cape Town	South Africa	2023/12/19
Cindy Myers	Cape Town	South Africa	2023/12/19
Marius De Hart	Danabaai	South Africa	2023/12/19
John Smith	Cape Town	South Africa	2023/12/19
Janine Pereira	Mossel Bay	South Africa	2023/12/19
Theresa Botes	Worcester	South Africa	2023/12/19
Sharyn Gilfoy	George, Western Cape.	South Africa	2023/12/19
Belinda vdVenter	Mossel Bay	South Africa	2023/12/19
Monique De Jager	Dana Bay	South Africa	2023/12/19
Gerhard Swart	Groot Brakrivier	South Africa	2023/12/19
Marc Spalding	Mossel Bay	South Africa	2023/12/19
Marleen Strauss	Cape Town	South Africa	2023/12/19
Marne Van Den Heever	Mossel Bay	South Africa	2023/12/19
Cheri Wright	Cape Town	South Africa	2023/12/19
Tiffney Thorpe	Durban	South Africa	2023/12/19
Liesel De Kock	Dana Bay	South Africa	2023/12/19
Benrico Krause	Hartenbos	South Africa	2023/12/19
Bennie Stander	Cape Town	South Africa	2023/12/19
Janine Parsons	Oudtshoorn	South Africa	2023/12/19
Jacqueline Pereira	Mosselbay	South Africa	2023/12/19
Nicolette Du Plessis	Mosselbay	South Africa	2023/12/19
Francia Fourie	Cape Town	South Africa	2023/12/19
Sylvia Van der Merwe	Cape Town	South Africa	2023/12/19
Magda Opperman	Groot-Brakrivier	South Africa	2023/12/19
Monique Oosthuysen	Mossel Bay	South Africa	2023/12/19

Shivan Verwey	Danabay	South Africa	2023/12/19
Yolanda Scullard	Auckland	New Zealand	2023/12/19
Willie Smith	Hartenbos	South Africa	2023/12/19
Anita Laubscher	Ladismith	South Africa	2023/12/19
Hennie Botha	Johannesburg	South Africa	2023/12/19
Lisle Huisamen	Port Elizabeth	South Africa	2023/12/19
Sanette Du Toit	George	South Africa	2023/12/19
Tanya Pearce	Mossel Bay	South Africa	2023/12/19
Henry Veltman	Cape Town	South Africa	2023/12/19
Marcel Griffioen	Mosselbay	South Africa	2023/12/19
Sonja Blignault	Dana bay	South Africa	2023/12/19
Israah De Villiers	Cape Town	South Africa	2023/12/19
Samuel Santos	George	South Africa	2023/12/19
Nadia Jardim	Mossel bay	South Africa	2023/12/19
Andries Swanepoel	Mossel Bay Danabaai	South Africa	2023/12/19
Chris Liebenberg	Cape Town	South Africa	2023/12/19
Hanri Arnoldi	Mossel Bay	South Africa	2023/12/19
Marchelle Havenga	Danabay	South Africa	2023/12/19
Sias Oosthuizen	Mokopane	South Africa	2023/12/19
Vernon Barnard	Cape Town	South Africa	2023/12/19
Johann Lotter	Cape Town	South Africa	2023/12/19
Karel Podges	Mossel Bay	South Africa	2023/12/19
Lynn Erasmus	Mosselbaai	South Africa	2023/12/19
Chris Ebersohn	Mosselbaai	South Africa	2023/12/19
Attie Maritz	Durban	South Africa	2023/12/19
armandt geldenhuys	Johannesburg	South Africa	2023/12/19
Rita Brooks	Johannesburg	South Africa	2023/12/19
Lauren de Vos	Dana Bay	South Africa	2023/12/19
Elliot Jacqueline	Johannesburg	South Africa	2023/12/19
Helene Robertson	Germiston	South Africa	2023/12/19
Veronica Lotter	Great Brak River	South Africa	2023/12/19
annalie barbolini	great brak river	South Africa	2023/12/19
Camille Geldenhuys	Mossel Bay	South Africa	2023/12/19
MJ Pelser	Mossel Bay	South Africa	2023/12/19
Schalk Prinsloo	Mosselbaai	South Africa	2023/12/19
Johan Ungerer UNGERER	Mossel Bay	South Africa	2023/12/19
Ronald HACQUEBORD	Port Elizabeth	South Africa	2023/12/19
Thaakierah Sayed	Johannesburg	South Africa	2023/12/19
Trevor Mingard	Mossel Bay	South Africa	2023/12/19
Shaheedah Rahiman	Johannesburg	South Africa	2023/12/19
Trevor Lotter	Cape Town	South Africa	2023/12/19
Rene Hodges	Pretoria	South Africa	2023/12/19
Anthony Duarte	Cape Town	South Africa	2023/12/19
Barbara Sherman	Mossel Bay	South Africa	2023/12/19
Lindie Strydom	Cape Town	South Africa	2023/12/19
Marion Erasmus	Mossel Bay	South Africa	2023/12/19
Marietha Vosloo	Stilbaai-Wes	South Africa	2023/12/19

Adion Meyer	Mossel bay	South Africa	2023/12/19
Linda De Jager	Mossel Bay	South Africa	2023/12/19
Kobus Botes	Pretoria	South Africa	2023/12/19
Niel van Heerden	Mossel Bay	South Africa	2023/12/19
Amanda Jeppe	Cape Town	South Africa	2023/12/19
Syl Mohammed	Cape Town	South Africa	2023/12/19
Ria Le Roux	Cape Town	South Africa	2023/12/19
Conrad Olivier	Mossel Bay	South Africa	2023/12/19
Monique Van Loggerenberg	Mossel Bay	South Africa	2023/12/19
Vivienne Johnson	Cape Town	South Africa	2023/12/19
Dries Du Toit	Mossel Bay	South Africa	2023/12/19
Vivien Mumford	Mossel Bay	South Africa	2023/12/19
David Hendricks	George	South Africa	2023/12/19
Leandri Van Hansen	Cape Town	South Africa	2023/12/19
Naphtali Daniels	George	South Africa	2023/12/19
Eljon Simeon	Pacaltsdorp	South Africa	2023/12/19
Melissa Brown	George	South Africa	2023/12/19
Sebastian Mondo	Mossel Bay	South Africa	2023/12/19
Denene Vermaak	Mossel Bay	South Africa	2023/12/19
AMANDA Ristow	Danabaaai	South Africa	2023/12/19
Maryna Steyn	Mossel Bay	South Africa	2023/12/19
Letitia Matthyser	Cape Town	South Africa	2023/12/19
Jan Lotz	George	South Africa	2023/12/19
Yolandi Vorster	Mossel Bay	South Africa	2023/12/19
Naomi Nel	Worcester	South Africa	2023/12/19
Karen Claxton	Mossel Bay	South Africa	2023/12/19
Dennis Beech	Johannesburg	South Africa	2023/12/19
Frederick Spammer	Johannesburg	South Africa	2023/12/19
Mark Ceazer	Mossel Bay	South Africa	2023/12/19
Carmen Meyer	Cape Town	South Africa	2023/12/19
Dawid Keyser	Pretoria	South Africa	2023/12/19
Marita Kritzas	Mosselbay	South Africa	2023/12/19
Paul Claxton	Pretoria	South Africa	2023/12/19
Willma Gerber	Great Brak River	South Africa	2023/12/19
Francois Venter	Pretoria	South Africa	2023/12/19
Brandt Anél	Cape Town	South Africa	2023/12/19
Christo Van Niekerk	Cape Town	South Africa	2023/12/19
Rory Vorster	Mossel Bay	South Africa	2023/12/19
ANDRE LAMBRECHTS	N/A	South Africa	2023/12/19
Benalize Gelderbloem	Mossel Bay	South Africa	2023/12/19
Wynand Beukes	Mosselbay	South Africa	2023/12/19
Deon Frans	Mossel Bay	South Africa	2023/12/19
Jolene Noble	Cape Town	South Africa	2023/12/19
Bernel De Sousa	Mossel Bay	South Africa	2023/12/19
Celeste Mare	Mossel Bay	South Africa	2023/12/19
Rowen Loretz	George	South Africa	2023/12/19
Elrina Laynes	Johannesburg	South Africa	2023/12/19

Magnus Stone	Mossel Bay	South Africa	2023/12/19
Aletta Kapp	DANA BAY	South Africa	2023/12/19
Pieter Schoeman	Cape Town	South Africa	2023/12/19
Abbigail Kapp	Cape Town	South Africa	2023/12/19
Eddie Gelderbloem	Mosselbay	South Africa	2023/12/19
WERNER RISTOW	MOSSEL BAY	South Africa	2023/12/19
Rita & Peter Damm	Munich	Germany	2023/12/19
Mona Borggrebe	Cape Town	South Africa	2023/12/19
Cola Roos	Mossel Bay	South Africa	2023/12/19
Anne Buys	Danabaai	South Africa	2023/12/19
Ronald Noorman	Danabaai	South Africa	2023/12/19
Reinette Tylcoat	Mossel Bay	South Africa	2023/12/19
Trijuan Porter	Mossel bay	South Africa	2023/12/19
Ryno Moolman	Mosselbay	South Africa	2023/12/19
Jaco Grobler	Cape Town	South Africa	2023/12/19
Giep van Zyl	Port Elizabeth	South Africa	2023/12/19
Kitty Steyn	George	South Africa	2023/12/19
Werner Wiese	George	South Africa	2023/12/19
Michele Curran	Knysna	South Africa	2023/12/19
Nicolene Fourie	George	South Africa	2023/12/19
Johan Kamfer	Mossel Bay	South Africa	2023/12/19
Johann van der Mescht	Mossel Bay	South Africa	2023/12/19
Bianca De kock	Mosselbay	South Africa	2023/12/19
Cynthia Fillies	Cape Town	South Africa	2023/12/19
Alwyn Jacobs	Mosselbaai	South Africa	2023/12/19
Debbie Lourens	Port Elizabeth	South Africa	2023/12/19
Ellena Lehmann	Dana Bay	South Africa	2023/12/19
Natassia De Coning	George	South Africa	2023/12/19
Margaret Benjamin	Cape Town Mosselbay	South Africa	2023/12/19
Lomea Pieterse	Mossel Bay	South Africa	2023/12/19
Heinrich Stander	Danabaai	South Africa	2023/12/19
Danie Acker	George	South Africa	2023/12/19
L Havenga	Cape Town	South Africa	2023/12/19
Henry Marshall	Johannesburg	South Africa	2023/12/19
Daryl Raubenheimer	George	South Africa	2023/12/19
Debra Meyer	Cape Town	South Africa	2023/12/19
Eleanor Venter	Cape Town	South Africa	2023/12/19
Yolanda Smalberger	Cape Town	South Africa	2023/12/19
Rodney Agulhas	Mossel Bay	South Africa	2023/12/19
Monique Bailey	Mossel Bay	South Africa	2023/12/19
Una Moutinho	Johannesburg	South Africa	2023/12/19
Nick Delport	East London	South Africa	2023/12/19
Simonia Abrahams	Kimberley	South Africa	2023/12/19
Trudie Botha	Mossel Bay	South Africa	2023/12/19
Joanita MEYER	George	South Africa	2023/12/19
Marinus Willemstijn	Port Elizabeth	South Africa	2023/12/19
Anita Bekker	Mosselbay	South Africa	2023/12/19

Anceny Noble	Cape Town	South Africa	2023/12/19
Ronel Badenhorst	Cape Town	South Africa	2023/12/19
Clarissa Niemann	Cape Town	South Africa	2023/12/19
Mel Cronje	Johannesburg	South Africa	2023/12/19
D Gouws	Mossel Bay	South Africa	2023/12/19
Marianna Wright	Port Elizabeth	South Africa	2023/12/19
Johan Mare	Cape Town	South Africa	2023/12/19
Stefan Laynes	George	South Africa	2023/12/19
René Joubert	Mossel Bay	South Africa	2023/12/19
Lucien Pretorius	Paarl	South Africa	2023/12/19
Baillie DaPooch	Cape Town	South Africa	2023/12/19
Petro Botes	Mossel Bay	South Africa	2023/12/20
Anelda Coetzee	Port Elizabeth	South Africa	2023/12/20
Aldridge Da Silva	George	South Africa	2023/12/20
Suné van Huyssteen	Johannesburg	South Africa	2023/12/20
Eric Plaaitjies	Mossel Bay	South Africa	2023/12/20
Armand Cockrell	Mossel Bay	South Africa	2023/12/20
Lu-Gerda de Klerk	Mosselbaai	South Africa	2023/12/20
Annelise Barnard	Mossel Bay	South Africa	2023/12/20
Linton Saville	Cape Town	South Africa	2023/12/20
Jermaine Fredericks	George	South Africa	2023/12/20
Cris Cloete	George	South Africa	2023/12/20
George Wolvaardt	Johannesburg	South Africa	2023/12/20
Marius Rheeder	Johannesburg	South Africa	2023/12/20
Jan Olivier	Oudtshoorn	South Africa	2023/12/20
Johan Klopers	Groot-Brakrivier	South Africa	2023/12/20
Mignon Rautenbach	Cape Town	South Africa	2023/12/20
Agnes Britz	Cape Town	South Africa	2023/12/20
Rene Ludick	Port Elizabeth	South Africa	2023/12/20
James Collins	Mossel Bay	South Africa	2023/12/20
Erich Miessner		South Africa	2023/12/20
Judith Ann	Cape Town	South Africa	2023/12/20
Bradley Johnson	Mossel Bay	South Africa	2023/12/20
Andre Steyn	Durban	South Africa	2023/12/20
Erna Maritz	Danabaai	South Africa	2023/12/20
Christie liebenberg	Johannesburg	South Africa	2023/12/20
nadia rosselli	pretoria	South Africa	2023/12/20
Garry Brooks	Dana Bay	South Africa	2023/12/20
George van Heerden	Mossel Bay	South Africa	2023/12/20
Marina Grobler	Oudtshoorn	South Africa	2023/12/20
Georg Ferns	Mossel Bay	South Africa	2023/12/20
Anna-Marie Pieterse	Brits	South Africa	2023/12/20
Lewellyn Brown	Mosselbay	South Africa	2023/12/20
michael du Plessis	Port Elizabeth	South Africa	2023/12/20
Portia Mitchell	Dana Bay	South Africa	2023/12/20
Shasta-lee Bartlett	Kimberley	South Africa	2023/12/20
Dawn Stevens	Mossel Bay	South Africa	2023/12/20

Tiran Du plessis	Johannesburg	South Africa	2023/12/20
Jaco Jansen	Mossel Bay	South Africa	2023/12/20
Dara Van Staden	Cape Town	South Africa	2023/12/20
Grant Freyer	Mossel Bay	South Africa	2023/12/20
Susan Coetzee	Cape Town	South Africa	2023/12/20
Julian Taute	Mossel Bay	South Africa	2023/12/20
Marianne Landman	Cape Town	South Africa	2023/12/20
Jurgens Van Huyssteen	Pretoria	South Africa	2023/12/20
Mari-Lu Lotter	Worcester	South Africa	2023/12/20
Gerhard Muller	Dana baai	South Africa	2023/12/20
Christo Muller	Danabaai	South Africa	2023/12/20
Gerhard Koekemoer	Belville	South Africa	2023/12/20
Peter Boleslawsky	Groot-Brakrivier	South Africa	2023/12/20
Lucien Muller	Port Elizabeth	South Africa	2023/12/20
Zander Vd westhuizen	Pretoria	South Africa	2023/12/20
Marnette Herbst	Mossel Bay	South Africa	2023/12/20
Kelvin Herbst	Durban	South Africa	2023/12/20
Ig van Tonder	Dana Bay	South Africa	2023/12/20
Ashley Engelbrecht	Cape Town	South Africa	2023/12/20
Theresa Bibby	East London	South Africa	2023/12/20
Jeff Every	Mossel Bay	South Africa	2023/12/20
Prof Elain Vlok	Mossel Bay	South Africa	2023/12/20
Marisa L Ecluse	Hartbeespoort	South Africa	2023/12/20
Juan Smith	Mossel Bay	South Africa	2023/12/20
Deborah Moolman	Mosselbay	South Africa	2023/12/20
Rachie Steenberg	Cape Town	South Africa	2023/12/20
Magrieta Steyn	Mosselbay	South Africa	2023/12/20
Carmen Van Breda	Mosselbay	South Africa	2023/12/20
Chanique Fernol	Cape Town	South Africa	2023/12/20
Daniel Clifford	Johannesburg	South Africa	2023/12/20
Valencia Cloete	Cape Town	South Africa	2023/12/20
Veda Schmidt		South Africa	2023/12/20
E. P. Joubert	Mossel Bay	South Africa	2023/12/20
Rodney Scholtz	Mossel Bay	South Africa	2023/12/20
Zanda Van Rooyen	Cape Town	South Africa	2023/12/20
Marié Scholtz	Mossel Bay	South Africa	2023/12/20
Pieter Moolman	Brisbane	Australia	2023/12/20
Pieter Steenkamp	Klerksdorp	South Africa	2023/12/20
Theo PIETERSE	Mossel Bay	South Africa	2023/12/20
Nelisiwe Rebecca Mbatha	Johannesburg	South Africa	2023/12/20
Gerda Pieterse	Mossel Bay	South Africa	2023/12/20
Downes Delene	Cape Town	South Africa	2023/12/20
Julie Stewart	Cape Town	South Africa	2023/12/20
Nazreen Abrahams	Cape Town	South Africa	2023/12/20
Ludi Moelich	Worcester	South Africa	2023/12/20
N & M Brauneis		South Africa	2023/12/20
Yolandi Pieterse	Pretoria	South Africa	2023/12/20

Johanna Wijtman	Cape Town	South Africa	2023/12/20
Raeesa Moosa	Durban	South Africa	2023/12/20
Alwyn Maasz	Cape Town	South Africa	2023/12/20
Runette Mostert	Cape Town	South Africa	2023/12/20
Johannes Thys	Cape Town	South Africa	2023/12/20
Callen Seconds	Port Elizabeth	South Africa	2023/12/20
Irma du Plessis	Mossel Bay	South Africa	2023/12/20
Nico Luwes	Cape Town	South Africa	2023/12/20
Sheree Horn	Danabay	South Africa	2023/12/20
Nqobile Mbatha	Pretoria	South Africa	2023/12/20
Andre Castelyn	Cape Town	South Africa	2023/12/20
Rene Vermaas	Mossel Bay	South Africa	2023/12/20
Este van Wyk	Cape Town	South Africa	2023/12/20
Renschie Grove Visser	Mossel Bay	South Africa	2023/12/20
Louise De Klerk	Mosselbaai	South Africa	2023/12/20
Mapaleng Richard	Pretoria	South Africa	2023/12/20
Valerie Smith	Cape Town	South Africa	2023/12/20
Lianca Congdon	Durban	South Africa	2023/12/20
Friedle Saayman	MOSSELBAY	South Africa	2023/12/20
Johannes Henrico	Port Elizabeth	South Africa	2023/12/20
Anitalee van der merwe	Mosselbay	South Africa	2023/12/20
Albert Henning-Wisniewski	Johannesburg	South Africa	2023/12/20
Lisa de Beer	Cape Town	South Africa	2023/12/20
DF Du Toit	Mosselbaai	South Africa	2023/12/20
Sedick Losper	Mosselbay	South Africa	2023/12/20
Francois Cilliers	Port Elizabeth	South Africa	2023/12/20
Christa Kleynhans	Pretoria	South Africa	2023/12/20
Aadil ALEXANDER	Mossel Bay	South Africa	2023/12/20
Azraa Africa	Vredenburg	South Africa	2023/12/20
Roelf De Beer	Western Cape	South Africa	2023/12/20
Dirk vsn Tonder	Danabaai	South Africa	2023/12/20
Anuscka Doyle	Mossel Bay	South Africa	2023/12/20
Richard Williams	Cape Town	South Africa	2023/12/20
Lisa van Tonder	Johannesburg	South Africa	2023/12/20
Clifford Lindemann	Pretoria	South Africa	2023/12/20
Kayla Jansen van Rensburg	Johannesburg	South Africa	2023/12/20
Sanet CRONJE	Mossel Bay	South Africa	2023/12/20
Herman Horn	Mossel Bay	South Africa	2023/12/20
Jose Cruz		Ghana	2023/12/20
Harriet Claxton	Mossel Bay	South Africa	2023/12/20
Rishad Parker	Cape Town	South Africa	2023/12/20
Wits PSC	Johannesburg	South Africa	2023/12/20
Sonia Atkinson	Orlando	US	2023/12/20
Stefani Smith	Mossel Bay	South Africa	2023/12/20
BG Lindeque	Mossel Bay	South Africa	2023/12/20
Sunette MARAIS	Cape Town	South Africa	2023/12/20
Natalie Van der Merwe	Mossel bay	South Africa	2023/12/20

Magda Van Niekerk	Danabaai	South Africa	2023/12/20
Carl Guse	George	South Africa	2023/12/20
Sonja Smit	Johannesburg	South Africa	2023/12/20
Welma Stormont	Cape Town	South Africa	2023/12/20
Nadia Marais	Pretoria	South Africa	2023/12/20
Sharon Neyschens	Dana baai	South Africa	2023/12/20
Laetitia van Aswegen	Johannesburg	South Africa	2023/12/20
Giulliette Smit	Cape Town	South Africa	2023/12/20
Shaldon Neyschens	Dana bay	South Africa	2023/12/20
Bernard Pieterse	Pretoria	South Africa	2023/12/20
Niel Laufs	Cape Town	South Africa	2023/12/20
MARIUS WEIDEMAN	Durban	South Africa	2023/12/20
Wilna Guse (van der Linde)	Hartenbos	South Africa	2023/12/20
Trienie Oosthuysen	Johannesburg	South Africa	2023/12/20
Antoinette Barnard	Cape Town	South Africa	2023/12/20
Johan Joubert	Mossel Bay	South Africa	2023/12/20
Karen Henriques	Cape Town	South Africa	2023/12/20
Johnny Rademan	Sasolburg	South Africa	2023/12/20
Lulu Terblanche	East London	South Africa	2023/12/20
Marika Guse	Cape Town	South Africa	2023/12/20
Henno Erasmus	Johannesburg	South Africa	2023/12/20
Marlisa Doms	Cape Town	South Africa	2023/12/20
Dominique Birss	Danabay	South Africa	2023/12/20
Charmaine Pieterse	Vredenburg	South Africa	2023/12/20
Petra Joyner	Pretoria	South Africa	2023/12/20
Evert De lange	George	South Africa	2023/12/20
Hester Van Aswegen	Krugersdorp	South Africa	2023/12/20
Petra Bekker	Pretoria	South Africa	2023/12/20
Sandy van Heerden	Struisbaai	South Africa	2023/12/20
Refilwe Patricia Kgatla	Johannesburg	South Africa	2023/12/20
Sunet Smit	Mosselbaai	South Africa	2023/12/20
Riaan Smit	Mossel bay	South Africa	2023/12/20
Marge Higgs	Cape Town	South Africa	2023/12/20
Elmien Deetlefs	Cape Town	South Africa	2023/12/20
Debra Bosman	Mosselbaai	South Africa	2023/12/20
Frederik Strauss	Danabaai	South Africa	2023/12/20
Rian Burger	Danielskuil	South Africa	2023/12/20
Kaléne Albertyn	Mossel bay	South Africa	2023/12/20
Leon Dennis Stander	Cape Town	South Africa	2023/12/20
Joggie Jacobs	Klerksdorp	South Africa	2023/12/20
Elishia Langeveld	Mossel Bay	South Africa	2023/12/20
Andries Enslin	Groot-Brakrivier	South Africa	2023/12/20
Shanti Carelse	Mossel Bay	South Africa	2023/12/20
Elri Jacobs	Cape Town	South Africa	2023/12/20
Dick Niemand	Cape Town	South Africa	2023/12/20
arno erickson	Johannesburg	South Africa	2023/12/20
mark kirsten	Durban	South Africa	2023/12/20

ryno van heerden	struisbaai	South Africa	2023/12/20
Ronnette Van Biljon	Mossel Bay	South Africa	2023/12/20
Christien Grobbelaar	Cape Town	South Africa	2023/12/20
Farheema Khan	Durban	South Africa	2023/12/20
Raldu Potgieter	Stilbaai-Wes	South Africa	2023/12/20
Clem Joyner	Mosselbay Moquini	South Africa	2023/12/20
Estelanie Botha	Mossel Bay	South Africa	2023/12/20
Raydon Micheals	Mosselbay	South Africa	2023/12/20
Joseph Pieterse	Pretoria	Portugal	2023/12/20
Robert Lee	Johannesburg	South Africa	2023/12/20
Livs Viret	Cape Town	South Africa	2023/12/20
Annette Jost	Cape Town	South Africa	2023/12/21
Tertius Teichert	Cape Town	South Africa	2023/12/21
Gerhard Janse van Vuuren	Hartenbos	South Africa	2023/12/21
Bianca Kleingeld	Mossel Bay	South Africa	2023/12/21
Karin Van Biljoen	Pretoria	South Africa	2023/12/21
Mohammed Haneef Cajee	Johannesburg	South Africa	2023/12/21
Heleen Coetsee	Cape Town	South Africa	2023/12/21
Theuns Labuschagne	Benoni	South Africa	2023/12/21
Rina Knoete	Danabaai	South Africa	2023/12/21
Andre Burger	Dana Bay	South Africa	2023/12/21
Natasha Du Toit	Cape Town	South Africa	2023/12/21
Nadine Piek	Cape town	South Africa	2023/12/21
Wessel Vermeulen	Pretoria	South Africa	2023/12/21
Shawn Kruger	Ceres	South Africa	2023/12/21
Elmene Wiggins	Cape Town	South Africa	2023/12/21
Theuns Steyn	Pretoria	South Africa	2023/12/21
Delene Wassermann	Pretoria	South Africa	2023/12/21
Leon Hansmeyer	Nelspruit	South Africa	2023/12/21
Anita Campbell	Johannesburg	South Africa	2023/12/21
Jaco Snyders	Mossel bay	South Africa	2023/12/21
Jessica Uchiha	Pretoria	South Africa	2023/12/21
Themba Kgatlana	Cape Town	South Africa	2023/12/21
Dawood Desai	Durban	South Africa	2023/12/21
Roekshana De Villiers	Western Cape	South Africa	2023/12/21
Helene Bezuidenhout Bezuidenhout	Mossel Bay	South Africa	2023/12/21
Nicole Smit	Cape Town	South Africa	2023/12/21
Linda Smith	Cape Town	South Africa	2023/12/21
Tshilidzi Munyai	Thohoyandou	South Africa	2023/12/21
Tokollo Justin	Pretoria	South Africa	2023/12/21
Derick Baartman	Cape Town	South Africa	2023/12/21
Anneri Neethling	Worcester	South Africa	2023/12/21
Louis Smuts	Potchefstroom	South Africa	2023/12/21
Rudi Roets	Port Elizabeth	South Africa	2023/12/21
Madelein Smit	Cape Town	South Africa	2023/12/21
Johan Blignault	Port Elizabeth	South Africa	2023/12/21
Piet Grobler	Cape Town	South Africa	2023/12/21

Faatemah Amanbekova	Caoe Town	South Africa	2023/12/21
Lloyd Botha	San Antonio	US	2023/12/21
André van Heerden	Mossel Bay	South Africa	2023/12/21
Pieter Boshoff	Dana Bay	South Africa	2023/12/21
Lizelle Botha	Los Angeles	US	2023/12/21
Mignon Norval	Cape Town	South Africa	2023/12/21
Adri Potgieter	Pretoria	South Africa	2023/12/21
Kenneth Labuschagne	Cape Town	South Africa	2023/12/21
Anne-Marie Langeveld	Cape Town	South Africa	2023/12/21
Johan Gouws	Cape Town	South Africa	2023/12/21
Dirk Jacobs	Mossel Bay	South Africa	2023/12/21
Kim Michelle Mortimer		South Africa	2023/12/21
Marna Pelser	Mossel Bay	South Africa	2023/12/21
Jogan vd Westhuizen	Cape Town	South Africa	2023/12/21
Treesin Marie	Durban	South Africa	2023/12/21
Pieter Vos	De Doorns	South Africa	2023/12/21
Rian Steyn	Pretoria	South Africa	2023/12/21
Johan Van Veijeren	Mossel Bay	South Africa	2023/12/21
Nico Kamfer	George	South Africa	2023/12/21
Veronica Du Plessis	Mossel Bay	South Africa	2023/12/21
martha coetzee	danabay	South Africa	2023/12/21
Beverley September	Mossel Bay	South Africa	2023/12/21
Jacobus Van der Vlies	Cape Town	South Africa	2023/12/21
Tyldesly Wright	Cape Town	South Africa	2023/12/21
william John van Niekerk	Benoni Gauteng	South Africa	2023/12/21
Adele Venter	Mosselbay	South Africa	2023/12/21
Leni De Witt	Cape Town	South Africa	2023/12/21
JJ Van der Walt	Cedar Park	US	2023/12/21
Chloe - laine Masters	Durban	South Africa	2023/12/21
Karin Kloppe	Cape Town	South Africa	2023/12/22
Kotie Pretorius	Richards Bay	South Africa	2023/12/22
Jen Elbourne	Johannesburg	South Africa	2023/12/22
Tjaart Van der Schyff	Mossel Bay	South Africa	2023/12/22
Leon Bekker	Cape Town	South Africa	2023/12/22
Ilma Smocilac	Port Elizabeth	South Africa	2023/12/22
Khanyisile Skhosana	Pretoria	South Africa	2023/12/22
andrew whispa	Johannesburg	South Africa	2023/12/22
Lodus Havenga	Mossel Bay	South Africa	2023/12/22
Izak Lange	Mossel Bay	South Africa	2023/12/22
noel domingo	Mossel Bay	South Africa	2023/12/22
Andiswa Mlotshwa	Johannesburg	South Africa	2023/12/22
Shareen Mulder	Pretoria	South Africa	2023/12/22
Daniel Fourie	Mossel Bay	South Africa	2023/12/22
Rina Geldenhuys	Pretoria	South Africa	2023/12/22
Erica Freeze	Mossel Bay	South Africa	2023/12/22
Loraine Fourie	Mossel Bay	South Africa	2023/12/22
Nerina Bester	Mossel Bay	South Africa	2023/12/22

Annelda Buhr	Malmesbury	South Africa	2023/12/22
Steve McFarlane	Mossel Bay	South Africa	2023/12/22
Neels Rossouw	Cape Town	South Africa	2023/12/22
Rose Mathafena	Johannesburg	South Africa	2023/12/22
Rhoedene Cornelius	George	South Africa	2023/12/22
Liesel Brummelkamp	Darling	South Africa	2023/12/22
Pieter Steenkamp	Mossel Bay	Netherlands	2023/12/22
Jaco Du Bruyn	Pretoria	South Africa	2023/12/22
Morgan Van Der Spuy	Port Elizabeth	South Africa	2023/12/22
Shafiek Orrie	Cape Town	South Africa	2023/12/22
Zaino Dixon	Cape Town	South Africa	2023/12/22
Inger Jardim	Mosselbay	South Africa	2023/12/22
Chrisstens Kluyts	Mossel bay	South Africa	2023/12/22
Marieta Koekemoer	Mosselbaai	South Africa	2023/12/22
Delia Apsey	Groot-Brakrivier	South Africa	2023/12/22
Hendri Kruger	Mossel Bay	South Africa	2023/12/22
Isgak Judaar	Hanover Park	South Africa	2023/12/22
Jan van der Merwe	Kroonstad	South Africa	2023/12/22
Jana Jacobs	Klerksdorp	South Africa	2023/12/22
Marina Meyer	Mosselbay	South Africa	2023/12/23
Kayden Rinck	Pretoria	South Africa	2023/12/23
Wika Nienaber	Welkom	South Africa	2023/12/23
Pieter Lucas	Hartenbos	South Africa	2023/12/23
Martie Hugo	Cape Town	South Africa	2023/12/23
Konrad Teichert	Polokwane	South Africa	2023/12/23
Storm Hewitt	Johannesburg	South Africa	2023/12/23
Lynette Nieman	Mossel Bay	South Africa	2023/12/23
Martin Schmidt	Gold Coast	Australia	2023/12/23
Sharon Olivier	Durban	South Africa	2023/12/23
Eugene Grobler	Cape Town	South Africa	2023/12/23
Arnold van Huyssteen	Danabaai	South Africa	2023/12/23
Jan Van Eyk	Tzaneen	South Africa	2023/12/23
Janette Grobler	Tzaneen	South Africa	2023/12/23
Rex Bester	Port Elizabeth	South Africa	2023/12/23
Vuyokazi Purity Mditshwa	Durban	South Africa	2023/12/23
Christiaan Nel	Mosselbaai	South Africa	2023/12/23
Leon Neveling.		South Africa	2023/12/23
Alta Lamprecht	Kimberley	South Africa	2023/12/23
S De Villiers	Johannesburg	South Africa	2023/12/23
Linda Du Plessis	North West	South Africa	2023/12/23
Annamarie Leipoldt	Tergniet	South Africa	2023/12/23
Gloria Van der Merwe	Cape Town	South Africa	2023/12/23
Willem Van der Merwe	Cape Town	South Africa	2023/12/23
Kevin Brehany	Cape Town	South Africa	2023/12/23
Kobus Kruger	Somerset West	South Africa	2023/12/23
Ellen Winnaar	Johannesburg	South Africa	2023/12/23
Tyrone Sanderson	Cape Town	South Africa	2023/12/23

Peter Queale	Midrand	South Africa	2023/12/23
Daniel Germishuizen	Cape Town	South Africa	2023/12/23
Christelle Coetzee	Mossel Bay	South Africa	2023/12/23
Joan Patterson	Johannesburg	South Africa	2023/12/23
Anza Lourens	Middelburg	South Africa	2023/12/23
Dereck Meggersee	Johannesburg	South Africa	2023/12/23
Gertina Martin	Johannesburg	South Africa	2023/12/23
Liezle Coetzee	Johannesburg	South Africa	2023/12/23
Fanie Smit	Cape Town	South Africa	2023/12/23
Sentle Maroo	Johannesburg	South Africa	2023/12/23
Zuzelle Pretorius	Pretoria	South Africa	2023/12/23
Rene Van Wyk	Johannesburg	South Africa	2023/12/23
RUBIKA RAMBARRAN	VERULAM	South Africa	2023/12/23
Ronan Donnelly		Ireland	2023/12/24
Tristan Banhegyi	Johannesburg	South Africa	2023/12/24
Anna Teichert	Johannesburg	South Africa	2023/12/24
Danie Cillie	Mossel Bay	South Africa	2023/12/24
Malinda Massyn	Mossel Bay	South Africa	2023/12/24
Maxie MacMavis	Johannesburg	South Africa	2023/12/24
Suria Van Tonder	Cape Town	South Africa	2023/12/24
Katie Beyers	Johannesburg	South Africa	2023/12/24
Jaco Burger	Bloemfontein	South Africa	2023/12/24
NNyakazaNomonde Babalosecurity@gmail.com	Johannesburg	South Africa	2023/12/24
Matthew Nord	Oudtshoorn	South Africa	2023/12/24
Ockert Du Plessis	Danabaai	South Africa	2023/12/24
Lin Browne	Johannesburg	South Africa	2023/12/24
Ashraf Cassiem	Cape Town	South Africa	2023/12/24
Qhamisa Gogo	Durban	South Africa	2023/12/24
Ruth Coleman	Durban	South Africa	2023/12/24
Abdul Aziz Armino	Cape Town	South Africa	2023/12/24
ANDISWA Skiti	Cape Town	South Africa	2023/12/24
Tulisa Desemela	Johannesburg	South Africa	2023/12/24
Amo Colten	Johannesburg	South Africa	2023/12/25
André Groenewald	Johannesburg	South Africa	2023/12/25
Glory Tambwe	Pretoria	South Africa	2023/12/25
Eric Potgieter	Danabaai	South Africa	2023/12/25
Jaco Venter	Cape Town	South Africa	2023/12/25
Shereen Buser	Klerksdorp	South Africa	2023/12/25
Anelisa Katu	Port Elizabeth	South Africa	2023/12/25
Shaun Attlee	Ballito	South Africa	2023/12/25
Asive Cegcuwana	Cape Town	South Africa	2023/12/25
Andre Van Tonder	Danabay	South Africa	2023/12/25
Yolisa Orienta Sidinile	Cape Town	South Africa	2023/12/26
Sisonke Tukwayo	Mthatha	South Africa	2023/12/26
Berihun Yitayal kindu	Pretoria	South Africa	2023/12/26
Theresa Behrens	Mossel Bay	South Africa	2023/12/26
Samantha van den Berg	Roodepoort	South Africa	2023/12/26

Nanaette Lourens	Mossel Bay	South Africa	2023/12/26
Chanel Brown Hawkins	Louis Trichardt, Limpopo	South Africa	2023/12/26
Sherwin Jagers	Cape Town	South Africa	2023/12/26
Luzelle Brown	Louis Trichardt	South Africa	2023/12/26
Esther Nel	Cape Town	South Africa	2023/12/26
Erika Ackerman	Louis Trichardt	South Africa	2023/12/26
Sunita Pretorius	Louis Trichardt	South Africa	2023/12/26
Geet Jordaan	Mossel Bay	South Africa	2023/12/26
Gerda Du Toit	Cape Town	South Africa	2023/12/26
Karien Honeycomb	Pretoria	South Africa	2023/12/26
Sienta Bergh	Cape Town	South Africa	2023/12/26
Noah Mentoor		South Africa	2023/12/26
Kongolo Kabeya	Pretoria	South Africa	2023/12/26
Brian Oliver	Cape Town	South Africa	2023/12/26
Emma Connor	Johannesburg	South Africa	2023/12/26
Leon Gouws	Mossel Bay	South Africa	2023/12/26
Asanda Gaushe	Johannesburg	South Africa	2023/12/26
Zetu Kulu	Pretoria	South Africa	2023/12/27
Hawkins Johan	Louis Trichardt	South Africa	2023/12/27
Thembaletu King	Johannesburg	South Africa	2023/12/27
Arina Wiegenhagen	Potchefstroom	South Africa	2023/12/27
Helanie Du Toit	Johannesburg	South Africa	2023/12/27
Alba Delport	Johannesburg	South Africa	2023/12/27
Greg Raymond	Mossel Bay	South Africa	2023/12/27
Roy Stewart	Cape Town	South Africa	2023/12/27
Pierre Delport	Johannesburg	South Africa	2023/12/27
Andiswa Zweni	Johannesburg	South Africa	2023/12/27
Conscious Dibakwane	Brits	South Africa	2023/12/27
Gert Hendrik Botha	Mossel Bay	Yemen	2023/12/27
Suzanne Van wyk	Hartenbosch	South Africa	2023/12/27
Joel Moonsamy	Durban	South Africa	2023/12/27
Abigail Naidoo	Durban	South Africa	2023/12/27
Dylene Govender	Johannesburg	South Africa	2023/12/27
Angira Ramnarain		South Africa	2023/12/27
Satha Thaver	Durban	South Africa	2023/12/27
Mary ann Naidoo		South Africa	2023/12/27
Vunene Mathebula	Midrand	South Africa	2023/12/27
Thandeka Zungu	Durban	South Africa	2023/12/27
Zanele Buthelezi	Durban	South Africa	2023/12/27
Andiswa Simbo	Cape Town	South Africa	2023/12/27
Baxolile Pretty Ngcamu	Durban	South Africa	2023/12/27
Pranav Maistry	Durban	South Africa	2023/12/27
Kirthi Pather	Durban	South Africa	2023/12/27
Tazlyn Naidoo	Durban	South Africa	2023/12/27
Nico Erasmus	Mossel Bay	South Africa	2023/12/27
Alicia Moodley	Durban	South Africa	2023/12/27
AJ Hardavnarain	Durban	South Africa	2023/12/27

Preshan Govender	Durban	South Africa	2023/12/27
Megan Govender	Durban	South Africa	2023/12/27
Aravan Ronny	Durban	South Africa	2023/12/27
Ishwarlall sewsunker	Durban	South Africa	2023/12/27
Bobby Singh		South Africa	2023/12/27
Alveera Hurripursat	Durban	South Africa	2023/12/27
Delaney Hall	Randfontein	South Africa	2023/12/27
Nadarajan Vadival Pillay	Durban	South Africa	2023/12/27
Munprakash Balkissor Ramadhin	Durban	South Africa	2023/12/27
Emritha Maharaj	Pietermaritzburg	South Africa	2023/12/27
Sarusha Reddy	Durban	South Africa	2023/12/27
Rubaina Jagernath		South Africa	2023/12/27
Pancho Ramith	Durban	South Africa	2023/12/27
Tarishma Hansraj	Durban	South Africa	2023/12/27
Dineo Moiste	Johannesburg	South Africa	2023/12/27
Andries Baardman	George	South Africa	2023/12/27
Anthony Chetty	Durban	South Africa	2023/12/27
Hilecia Moodley	Johannesburg	South Africa	2023/12/27
Kershnie Rampersad	Durban	South Africa	2023/12/27
thabisa ncanywa	Eastern Cape	South Africa	2023/12/27
Mynhardt Loubser	Hartenbos	South Africa	2023/12/28
Sanjay Naiker	Durban	South Africa	2023/12/28
Eva Busch	Cape Town	South Africa	2023/12/28
Siyathokoza Mesatywa	Midrand	South Africa	2023/12/28
Tanya Botha	Pretoria	South Africa	2023/12/28
Ewan Botha	Pretoria	South Africa	2023/12/28
Yajna Maharaj	Durban	South Africa	2023/12/28
Shivanie Isaac	Durban	South Africa	2023/12/28
Alyssa Payton Pillay	Durban	South Africa	2023/12/28
Kerneels Geldenhuys	Cape Town	South Africa	2023/12/28
Al Maharaj	Durban	South Africa	2023/12/28
Fazila Karrim	GAUTENG	South Africa	2023/12/28
Michelle Pieterse	Durban	South Africa	2023/12/28
Tiveshen Naicker	Johannesburg	South Africa	2023/12/28
Juandre smith	Pietermaritzberg	South Africa	2023/12/28
S DIMANDA	Durban	South Africa	2023/12/28
Kelsi Bond		South Africa	2023/12/28
Ayesha Cozyn	Cape Town	South Africa	2023/12/28
Marisha Joubert		South Africa	2023/12/28
Koobeshnee Porras	Durban	South Africa	2023/12/28
Roy Ahmed	Durban	South Africa	2023/12/28
Karen Smit	Johannesburg	South Africa	2023/12/28
Will Beckmann	Johannesburg	South Africa	2023/12/28
Kayleigh Tuck		South Africa	2023/12/28
Vilven MOONSAMY	Cape Town	South Africa	2023/12/28
Elizabeth Solomons	Kroonstad	South Africa	2023/12/28
Prabashnee Gounder	Durban	South Africa	2023/12/28

Devan Bress	Johannesburg	South Africa	2023/12/28
Ammarah Desai	Pietermaritzburg	South Africa	2023/12/28
Courtney Ranchod	Pietermaritzburg	South Africa	2023/12/28
Roselyn Ramlall	Kwadukuza	South Africa	2023/12/28
Lindelwa Speelman	Johannesburg	South Africa	2023/12/28
Tarquin Diaz	Johannesburg	South Africa	2023/12/28
Denise Moodley	Cape Town	South Africa	2023/12/28
Dylan Coopan	Durban	South Africa	2023/12/28
Petrus du Toit Christoffel	Louis Trichardt	South Africa	2023/12/28
MaryAnn Moeletsi	Johannesburg	South Africa	2023/12/28
Aneska Pillay	Durban	South Africa	2023/12/28
Fiona Govender	Johannesburg	South Africa	2023/12/28
Bokamoso Mohale	Johannesburg	South Africa	2023/12/28
Simangaliso Nkosi	Johannesburg	South Africa	2023/12/28
Ntombifuthi Maseko	Witbank	South Africa	2023/12/28
Danelle buthmadavan	Springs	South Africa	2023/12/28
Johan du Toit	Rustenburg	New Zealand	2023/12/28
Siyamethemba Zuma	Durban	South Africa	2023/12/29
Mathabekhulu Mandy	Pietermaritzburg	South Africa	2023/12/29
Zandile Nsibande	Greytown	South Africa	2023/12/29
Zohra bibi Hoosen	Durban	South Africa	2023/12/29
Wilmar Tchitche	Johannesburg	South Africa	2023/12/29
Prethum Prethum	Ladysmith	South Africa	2023/12/29
Thembinkosi Bekani	bloemfontein	South Africa	2023/12/29
Vijay Govender	Johannesburg	South Africa	2023/12/29
Marie Durr	Cape Town	South Africa	2023/12/29
Jacqueline Mostert	Johannesburg	South Africa	2023/12/29
Suvena Prithinath	Durban	South Africa	2023/12/29
Deacon Muniah	Johannesburg	South Africa	2023/12/29
Kayleen Naidoo	Durban	South Africa	2023/12/29
Nicole Govender	Durban	South Africa	2023/12/29
Francien Alexander	Durban	South Africa	2023/12/29
Desiré Fouché	Port Elizabeth	South Africa	2023/12/29
Zukiswa Machinini	Johannesburg	South Africa	2023/12/29
Jennifer Anirudh	Durban	South Africa	2023/12/29
Nobuntu Golozana	Johannesburg	South Africa	2023/12/29
Kavitha Gounden	KwaDukuza	South Africa	2023/12/29
Inge Rondganger	Port Elizabeth	South Africa	2023/12/29
Lorain Diederiks	Pretoria	South Africa	2023/12/30
Simphiwe Simayi	Pretoria	South Africa	2023/12/30
Avishkar Kissoon	Durban	South Africa	2023/12/30
Sophia Nel	Margate	South Africa	2023/12/30
Shameer Amod	Durban	South Africa	2023/12/30
Phumeza Qeqe Women's Health is a Basic Human Right	Cape Town	South Africa	2023/12/30
Karisa Rajoo	Cape Town	South Africa	2023/12/30
Gemma Labuschagne	Cape Town	South Africa	2023/12/30
Sarah Hallas	Cape Town	South Africa	2023/12/30

Abdur-rahman Adam	Pretoria	South Africa	2023/12/30
Lydia Ngaka	Kempton Park	South Africa	2023/12/30
Micke Terblanche	Port Elizabeth	South Africa	2023/12/30
Emmanuel Emmanuel	Durban	South Africa	2023/12/30
Lameez Campbell	Johannesburg	South Africa	2023/12/30
Rachel Boardman	Pretoria	South Africa	2023/12/30
Nonhlanhla Mpawu	Johannesburg	South Africa	2023/12/30
Tianè Lötter	Randfontein	South Africa	2023/12/30
Christelle Griessel	Cape Town	South Africa	2023/12/30
Mahomed Ismail	Suideroord	South Africa	2023/12/30
Pieter Du Plooy	Danabaai	South Africa	2023/12/30
Samantha Suklal	Durban	South Africa	2023/12/30
sofiah mahomed	kzn	South Africa	2023/12/30
Katie Venter	Centurion	South Africa	2023/12/30
Lwazi Daniso	Johannesburg	South Africa	2023/12/30
Stacey Tyler	Kempton Park	South Africa	2023/12/30
Klaus Wambach	Cape Town	South Africa	2023/12/30
Gerhard Bothe	Kempton Park	South Africa	2023/12/30
carla smalberger	cape town	South Africa	2023/12/30
Halima Sentso	Johannesburg	South Africa	2023/12/30
Sciemone Lutchmanarain	Durban	South Africa	2023/12/31
Bahia Dangor	Johannesburg	South Africa	2023/12/31
Geraldine Brown	Johannesburg	South Africa	2023/12/31
Anil Lalla	Cape town	South Africa	2023/12/31
Bongani Nkosi	Pretoria	South Africa	2023/12/31
Nabeelah Lakey	Johannesburg	South Africa	2023/12/31
Phoenix Di Angelo	Johannesburg	South Africa	2023/12/31
Stacey Reljic	Cape Town	South Africa	2023/12/31
Mohammad Gierdien	Stellenbosch	South Africa	2023/12/31
Kameshni Naidoo	Durban	South Africa	2023/12/31
Nicoleen Govender	Durban	South Africa	2023/12/31
Nancy Herron	Johannesburg	South Africa	2023/12/31
Fazal Bhayat	Johannesburg	South Africa	2023/12/31
Zahida Bardien	Cape Town	South Africa	2023/12/31
Farahnaz Natha	Pretoria	South Africa	2023/12/31
Jessica Klinghardt	Meyerton	South Africa	2023/12/31
Riaz Cassim	Durban	South Africa	2023/12/31
Karin Petersen	Durban	South Africa	2023/12/31
Aarifa Amod	Durban	South Africa	2023/12/31
Zain Davids	Johannesburg	South Africa	2023/12/31
Yunus Abdool		South Africa	2023/12/31
zarina Ebrahim	Durban	South Africa	2023/12/31
Nadia Adams	Johannesburg	South Africa	2023/12/31
Ahanang Soaisa	Pretoria	South Africa	2023/12/31
Irfan Nazir	Johannesburg	South Africa	2023/12/31
Monier Damon	Cape Town	South Africa	2023/12/31
Aneesa Deen Mohamed	Durban	South Africa	2024/01/01

fozia patel	Durban	South Africa	2024/01/01
Sara Savahl	Cape Town	South Africa	2024/01/01
Seth Erasmus	Cape Town	South Africa	2024/01/01
Mohamed Ahomed	Johannesburg	South Africa	2024/01/01
zeenit bhyat	Johannesburg	South Africa	2024/01/01
bilal ismail	Brakpan	South Africa	2024/01/01
Moegamat Fagmie Rakiep	Cape Town	South Africa	2024/01/01
Berdene Segal	Johannesburg	South Africa	2024/01/02
Ammaarah Matthews	Johannesburg	South Africa	2024/01/02
Muhammad Syed Eusuph	Durban	South Africa	2024/01/02
Shahieda Orrie	Cape Town	South Africa	2024/01/02
Suzette Coetzee	Bloemfontein	South Africa	2024/01/02
arwen telian	Gordon's Bay	South Africa	2024/01/02
Hector Trato	Port elizabeth	South Africa	2024/01/02
Christo Kusel	Johannesburg	South Africa	2024/01/02
Lizelle Blackburn	Kempton park	South Africa	2024/01/02
Taahir Ganey	Durban	South Africa	2024/01/02
Rabeah Rasdien	Cape Town	South Africa	2024/01/02
razia sindhi	Pietermaritzburg	South Africa	2024/01/02
Shanel Barath	Durban	South Africa	2024/01/02
Elsa Badenhorst	Pretoria	South Africa	2024/01/02
Aisha Sheik	Durban	South Africa	2024/01/02
Marion Jackson	Cape Town	South Africa	2024/01/02
Anwar Latib	Cape Town	South Africa	2024/01/02
Faldela Carelse	Cape Town	South Africa	2024/01/02
Adam Sivoglou	Port Elizabeth	South Africa	2024/01/02
Cyber Muftisaheb	Johannesburg	South Africa	2024/01/03
Arne Lazzarotto	Cape Town	South Africa	2024/01/03
andile Nyembezi	Germiston,Gauteng	South Africa	2024/01/03
Phuti Zulu	Johannesburg	South Africa	2024/01/03
Adilah Jamadar	Durban	South Africa	2024/01/03
Nafeesa Solomon	Cape Town	South Africa	2024/01/03
YUNUS HASSEN	Johannesburg	South Africa	2024/01/03
Priscilla Van Kramberg	Johannesburg	South Africa	2024/01/03
Faadhil Peck	Cape town	South Africa	2024/01/03
Nazeema Hendricks	Cape Town	South Africa	2024/01/03
Elzanne Nel	Johannesburg	South Africa	2024/01/03
Brian Mosweu	Pretoria	South Africa	2024/01/03
Jeane Flint	Johannesburg	South Africa	2024/01/03
Usman Ahmad	Kaduna	Nigeria	2024/01/03
Jaslyn Bell	Johannesburg	South Africa	2024/01/03
Fatima Parker	Johannesburg	South Africa	2024/01/03
Yazeed Bohardien	Cape Town	South Africa	2024/01/03
Nuraan Poole	Paarl	South Africa	2024/01/03
Patricia Tobias	Johannesburg	South Africa	2024/01/03
Gakeem Majiet	Cape Town	South Africa	2024/01/03
Monique Johannes	Johannesburg	South Africa	2024/01/03

Cheryl Hall	Durban	South Africa	2024/01/03
Awaatief Railoun	Rustenburg	South Africa	2024/01/03
Razeenah Venter	Cape Town	South Africa	2024/01/03
Sakeenah Abrahams	Cape Town	South Africa	2024/01/03
Nathan Van der linde	Pretoria	South Africa	2024/01/03
TRICHIA Buys	Johannesburg	South Africa	2024/01/03
Bridget Osunde	Johannesburg	South Africa	2024/01/03
Maghmoed Davids	Cape Town	South Africa	2024/01/03
Soraya Wahab	Cape Town	South Africa	2024/01/03
McKayla nicole Thompson	Johannesburg	South Africa	2024/01/03
Faried Manan	Cape Town	South Africa	2024/01/03
charlene muller	south africa	South Africa	2024/01/03
Roche Meggersee		Hong Kong	2024/01/04
Antoinette Naidoo	Durban	South Africa	2024/01/04
Fazel Adams	Cape Town	South Africa	2024/01/04
Shehnaaz Khan	Kranskop	South Africa	2024/01/04
Fatima Goolab Haffeejee	Pietermaritzburg	South Africa	2024/01/04
Shamiela Williams	Cape Town	South Africa	2024/01/04
Muhammad Miqdad	Johannesburg	South Africa	2024/01/04
Solly Carrim	Pretoria	South Africa	2024/01/04
Anwar Miller Miller	Cape Town	South Africa	2024/01/04
Shenaaz Lambert	Johannesburg	South Africa	2024/01/04
Gabrielle Van Zyl	Cape Town	South Africa	2024/01/04
Sharifa Kennedy	Johannesburg	South Africa	2024/01/04
Kylie Du Bruyn	Cape Town	South Africa	2024/01/04
Mohamed Patel	Pretoria	South Africa	2024/01/04
Shanaaz Adam	Johannesburg	South Africa	2024/01/04
Leannet Bhatti	Durban	South Africa	2024/01/04
Farieda Lottering	Cape Town	South Africa	2024/01/04
Michelle Diamond	Johannesburg	South Africa	2024/01/04
Faathima Kader	Pietermaritzburg	South Africa	2024/01/04
jessica samuels	Cape Town	South Africa	2024/01/04
Edward Raubenheimer	Mossel Bay	South Africa	2024/01/04
Thabang Mabunda	Mpumalanga	South Africa	2024/01/04
reezah bassier	Cape Town	South Africa	2024/01/04
Keera Hayward	Cape Town	South Africa	2024/01/04
Jenny Bannink	Roodepoort	South Africa	2024/01/04
Marianna Pienaar	Cape Town	South Africa	2024/01/04
Farzana Patel	Cape town	South Africa	2024/01/04
Melissa Coetzee	Johannesburg	South Africa	2024/01/04
jacobie jacobie	Johannesburg	South Africa	2024/01/04
Nasreen Abubaker		South Africa	2024/01/04
Mckyle Arendorff	Western Cape	South Africa	2024/01/04
Nuraan De kock	Cape Town	South Africa	2024/01/04
Rayhana Nagdee	Johannesburg	South Africa	2024/01/04
Kana Hannan	Cape Town	South Africa	2024/01/04
Craig Cleaver	Johannesburg	South Africa	2024/01/04

Thaakirah ismail	Germiston	South Africa	2024/01/04
Kashief Abzal	Cape Town	South Africa	2024/01/04
Qaqamba Olona Qhoboshiyane	East London	South Africa	2024/01/04
Ebrahim Hajaree	Stanger,KwaZulu Natal	South Africa	2024/01/04
Kelly-Ann White	Port Elizabeth	South Africa	2024/01/04
Liyanda Mdliva	Cape Town	South Africa	2024/01/04
Ebrahim Moyce	Johannesburg	South Africa	2024/01/04
rudayba rasool	Cape Town	South Africa	2024/01/04
Salegha Solomon	Cape Town	South Africa	2024/01/04
Mo'aaza Omar	Johannesburg	South Africa	2024/01/04
Anne Clarke	Cape Town	South Africa	2024/01/04
Richard Day	Cape Town	South Africa	2024/01/04
famida sadak	crosby	South Africa	2024/01/04
Rehana Karjieker	Cape Town	South Africa	2024/01/04
Saabirah Allie	Cape Town	South Africa	2024/01/05
Jasmine Ismail	Cape Town	South Africa	2024/01/05
Denise Govender	Durban	South Africa	2024/01/05
Monique Borlinghaus	Nautilusbay	South Africa	2024/01/05
Anél Govender	Mossel Bay	South Africa	2024/01/05
Chrisna Swanepoel	Johannesburg	South Africa	2024/01/05
Rozalna van Huyssteen	Mosselbaai	South Africa	2024/01/05
Servaas Marais	Cape Town	South Africa	2024/01/05
Karolina Kuun	Cape Town	South Africa	2024/01/05
Pierre Van Huyssteen	Cape Town	South Africa	2024/01/05
Veronique Genniker	Johannesburg	South Africa	2024/01/05
Rafiq Lockhat	Somerset West	South Africa	2024/01/05
Sumaiya Mohammed		South Africa	2024/01/05
Irfaan Mookrey		South Africa	2024/01/05
Gerrit Coetzee	Mossel Bay	South Africa	2024/01/05
Nizam Samsodeen	Johannesburg	South Africa	2024/01/05
Zaibs Cassiem	Cape Town	South Africa	2024/01/05
Hanney Ali Hassam	Polokwane	South Africa	2024/01/05
Tasneem Hendricks		South Africa	2024/01/05
Kamen Puckree	Durban	South Africa	2024/01/05
P Forbes	Cape Town	South Africa	2024/01/05
Toufeeqah larney	Cape Town	South Africa	2024/01/05
Thuraayah Manuel	Cape Town	South Africa	2024/01/05
Abdulrazak Karriem	Cape Town	South Africa	2024/01/05
Ayesha Kabley	Cape Town	South Africa	2024/01/05
Zaitoneesha Abels	Johannesburg	South Africa	2024/01/05
Vicky-Lee Lombard	Johannesburg	South Africa	2024/01/05
Tasneem Ouldammarr	Cape Town	South Africa	2024/01/05
Quanita Soeker	Cape Town	South Africa	2024/01/05
Modiegi Lekwane	Johannesburg	South Africa	2024/01/05
Tanya Van Der Schyff	Cape Town	South Africa	2024/01/05
Mariska Spoormaker	Port Elizabeth	South Africa	2024/01/05
Muneeb Blismath	Cape Town	South Africa	2024/01/05

kyle Adam	Gauteng	South Africa	2024/01/05
Tshamaano Elsie Mavhusha	Johannesburg	South Africa	2024/01/05
Ferial Conlan	Cape Town	South Africa	2024/01/05
Karin Curtis	Mosselbay	South Africa	2024/01/05
Shireen Forbes	Johannesburg	South Africa	2024/01/05
Anel Botha	Johannesburg	South Africa	2024/01/05
MC DANIELS	Port Elizabeth	South Africa	2024/01/05
Schanel Van Staden	Westonaria	South Africa	2024/01/05
Asma Chothia	Johannesburg	South Africa	2024/01/05
Waseemsohail Muhammad	Kempton Park	South Africa	2024/01/05
Yasmin Desai	Pretoria	South Africa	2024/01/05
Cabdicaziiz Geele	Kempton Park	South Africa	2024/01/05
Said Osman	Cape Town	South Africa	2024/01/05
Juliet Mlmabo	Johannesburg	South Africa	2024/01/05
Ahmed mahamud	Johannesburg	South Africa	2024/01/05
Gabby Ahmed	Cape Town	South Africa	2024/01/05
Mohamed Raage khalil	Polokwane	South Africa	2024/01/05
Rashid Minty	Johannesburg	South Africa	2024/01/05
Nigel Julies	Mossel Bay	South Africa	2024/01/05
Anonymous Person		South Africa	2024/01/05
Robynn Sass	Cape Town	South Africa	2024/01/05
Dylan Du Preez	Johannesburg	South Africa	2024/01/06
lawrencia nogabe	Durban	South Africa	2024/01/06
Ayesha Ismail	Johannesburg	South Africa	2024/01/06
zaakira bailey	Port Elizabeth	South Africa	2024/01/06
Shiehaam Galvaan	Cape Town	South Africa	2024/01/06
Saliyah Manan	Johannesburg	South Africa	2024/01/06
Nadia Gaffoor	Roodepoort	South Africa	2024/01/06
Badiyah Ismail	Johannesburg	South Africa	2024/01/06
Younus C	Jhb	South Africa	2024/01/06
Susan Lekgetho	Johannesburg	South Africa	2024/01/06
Myrna Gibson	Cape Town	South Africa	2024/01/06
Kyle Farmer	Cape Town	South Africa	2024/01/06
Azmira Jardien	Cape Town	South Africa	2024/01/06
Zaid Dante	Cape Town	South Africa	2024/01/06
Shabiera Patel	Durbanville	South Africa	2024/01/06
Fifi Didi	Johannesburg	South Africa	2024/01/06
Nashieta Abrahams	Cape Town	South Africa	2024/01/06
Nadia Meeran	Johannesburg	South Africa	2024/01/06
Lynmarie Van Zyl	Pretoria	South Africa	2024/01/06
Aziza Abbas	Johannesburg	South Africa	2024/01/06
Emmah de Villiers	Cape Town	South Africa	2024/01/06
Marize Mulder	Port Elizabeth	South Africa	2024/01/06
Promise Khoza	Johannesburg	South Africa	2024/01/06
PATRICIA ARMSTRONG	Johannesburg	South Africa	2024/01/06
Tashreeq Edwards	Johannesburg	South Africa	2024/01/06
Garry Wallace	Cape Town	South Africa	2024/01/06

وسيم قادري	Durban	South Africa	2024/01/06
Werner Muller	Cape Town	South Africa	2024/01/06
Mathapelo Molete	Johannesburg	South Africa	2024/01/06
Ramees Davis	Johannesburg	South Africa	2024/01/06
Gerry Fivv	Johannesburg	South Africa	2024/01/06
Maruwaan Ryklief	Western cape	South Africa	2024/01/06
Renier Lues	Danabay	South Africa	2024/01/06
Nina Bensch	Cape Town	South Africa	2024/01/06
Musa Fataar	Cape Town	South Africa	2024/01/06
Kasiefa Galant	Cape Town	South Africa	2024/01/06
Thiara Naicker	Durban	South Africa	2024/01/06
Shereen Coenraad	Cape Town	South Africa	2024/01/06
hashim bobat	Durban	South Africa	2024/01/06
FADEEL Cassim		South Africa	2024/01/06
Luyanda Zikode	Midrand	South Africa	2024/01/06
Osman Shaik	Cape Town	South Africa	2024/01/06
Hawa Carrim	Durban	South Africa	2024/01/06
Gustin Chulu	Johannesburg	South Africa	2024/01/06
Lilitha Mvunge	Pretoria	South Africa	2024/01/06
Ofentse Ngobeni	Johannesburg	South Africa	2024/01/06
Wandiswa Sithole	Johannesburg	South Africa	2024/01/06
Sue Khan	Cape Town	South Africa	2024/01/06
Onthatile Sekoe	Free State	South Africa	2024/01/06
Rozella De Sa	Johannesburg	South Africa	2024/01/06
Tasneem Fakier	Cape Town	South Africa	2024/01/06
Met Ambrose	Durban	South Africa	2024/01/06
Rabia Moosa	Midrand	South Africa	2024/01/06
Basheerah Adams	Cape Town	South Africa	2024/01/06
Hlengiwe Faith	Johannesburg	South Africa	2024/01/06
Farhana Dawood	Ethekwini	South Africa	2024/01/06
Zaheeda Hurzuk	Pretoria	South Africa	2024/01/06
Moulhat Tona	Johannesburg	South Africa	2024/01/06
Christabel Hearthstones	Howick	South Africa	2024/01/07
Shameema Rahman	Johannesburg	South Africa	2024/01/07
Dipuo Irene Rakotsoane	Bloemfontein	South Africa	2024/01/07
Nadia Sabi	Johannesburg	South Africa	2024/01/07
Fatima Dadoo	Johannesburg	South Africa	2024/01/07
Francois De Wet	Germiston	South Africa	2024/01/07
Naafiah Abrahams		South Africa	2024/01/07
Shumsoodeen Hamid	Johannesburg	South Africa	2024/01/07
Firoze Khan	Benoni	South Africa	2024/01/07
Rabiah Hendricks	Pretoria	South Africa	2024/01/07
Saajida Bham	Koster	South Africa	2024/01/07
Zakkiyya Karim	Johannesburg	South Africa	2024/01/07
Caroline Dawson	Johannesburg	South Africa	2024/01/07
Nechodemus Banyane	Bloemfontein	South Africa	2024/01/07
Bilqees Capitão	Johannesburg	South Africa	2024/01/07

Atlehang Clark Hlapisi	Johannesburg	South Africa	2024/01/07
Muhammed Allie	Cape Town	South Africa	2024/01/07
Nelly Tshabalala	Durban	South Africa	2024/01/07
Gyroenecia Africa	Johannesburg	South Africa	2024/01/07
Humaira C	Ladysmith	South Africa	2024/01/07
Nuraan Peters	Cape Town	South Africa	2024/01/07
Masooda Vally	Johannesburg	South Africa	2024/01/07
Firdaus Essat	Durban	South Africa	2024/01/07
Zaineab Moolla	Durban	South Africa	2024/01/07
faadhil esoup	Estcourt	South Africa	2024/01/07
Shabaana Ismail	Johannesburg	South Africa	2024/01/07
abdul mohamed	Cape Town	South Africa	2024/01/07
Zainab Lasania	Johannesburg	South Africa	2024/01/07
Isaac Msepuma	Eastern cape	South Africa	2024/01/07
Sahil Larya	Germiston	South Africa	2024/01/07
Ms S Lasania	Johannesburg	South Africa	2024/01/07
Jasmin Jacobs	Cape Town	South Africa	2024/01/07
Haroon Pahad	Johannesburg	South Africa	2024/01/07
Muhammad Motalieb	Cape Town	South Africa	2024/01/07
Elaine Dodge	Johannesburg	South Africa	2024/01/07
Maurene Schlosz	Cape Town	South Africa	2024/01/07
David September	Cape Town	South Africa	2024/01/07
Tiaan Jacobs	Centurion	South Africa	2024/01/07
Michelle Daniels	Durban	South Africa	2024/01/07
ismail sakoor	Sandton	South Africa	2024/01/07
Abdurahman Arnold	Cape Town	South Africa	2024/01/08
Marjon Schouwstra	Centurion	South Africa	2024/01/08
Shay Morrison	Cape Town	South Africa	2024/01/09
Sesona Zazini	East london	South Africa	2024/01/10
riefda Peters	Cape Town	South Africa	2024/01/10
Magdie Da Silva	Bethlehem Freestate	South Africa	2024/01/10
Michael Klassen	Cape Town	South Africa	2024/01/10
sagrys de villiers	Witbank	South Africa	2024/01/10
Sabrina Perumal	Johannesburg	South Africa	2024/01/10
ProdRK Kabasia	Johannesburg	South Africa	2024/01/10
Tersia Venter	Danabay	South Africa	2024/01/15
Johanna Ferrera	Cape Town	South Africa	2024/01/17
Rudi van Wyk	Johannesburg	South Africa	2024/01/17
Rudie Van Aardt	Mosselbaai	South Africa	2024/01/21

Anco Barker

From: Anco Barker <ancobarker@gmail.com>
Sent: Monday, 22 January 2024 12:58
To: Anco Barker
Subject: Fwd: FW: Vervreemding: Mosselbaai erf 6393
Attachments: image001.png

Anco Barker

----- Forwarded message -----

From: **Windpomp Platinum** <windpompplatinum@gmail.com>
Date: Thu, 18 Jan 2024 at 09:26
Subject: Fwd: FW: Vervreemding: Mosselbaai erf 6393
To: <ancobarker@gmail.com>

From: T Steyn <theunis@kmls.co.za>
Sent: Saturday, January 13, 2024 10:42 AM
To: 'Roelf Meyer' <roelf@intransformation.org.za>
Cc: 'dkotze@mosselbay.gov.za' <dkotze@mosselbay.gov.za>;
 'Glynis.breytenbach@gmail.com' <Glynis.breytenbach@gmail.com>;
 'Tertuis.Simmers@westerncape.gov.za' <Tertuis.Simmers@westerncape.gov.za>;
 'janes@da.org.za' <janes@da.org.za>; 'sollym@da.org.za' <sollym@da.org.za>;
 'Reagen.Allen@westerncape.gov.za' <Reagen.Allen@westerncape.gov.za>; 'Ivor
 Jenkins' <ivor@intransformation.org.za>
Subject: Vervreemding: Mosselbaai erf 6393

Mr Meyer

Ons het reeds ons rondtes oor sosiale geregtigheid gehad. In die trant,
 die mees merkbare verskil is dat, waar die huidige bedeling die hele
 begroting steel het die vorige bedeling dit binne die begroting / prosedure
 gedoen. Dit beteken dat gekonkelry en gekullery met veel vernuftige oë

verblindery gedoen was . Tipiese voorbeelde hiertoe is die:

- * Kaapse politici wat destyds strategiese grondaankope gedoen het voor die bou van die DF Malan lughawe
- * Pietie du Plessis wat die Braam Raubenheimerdam op sy perskeplaas laat bou het &
- * Desnieteenstaande SA se nuwe bedeling; die tipiese broederbond wat steeds daarin geslaag het om twee van die Nelspruit gemeenskap se krieketvelde vir eie gewin in sakepersele te omskep.

Die teen hierdie agtergrond waarop Donald Trump sou gestel het, “What another beauty have we here?”:

<https://www.change.org/p/halt-the-sale-of-public-property-erf-6393-in-dana-bay-4800sqm-for-r-980-000> (aangetoon per meegaande skets)

Wel, terwyl die gemeenskap mobilisering teen die politieke bestel loods rakende hierdie situasie behoort die boekhouding hiertoe heel eenvoudig te wees, naamlik:

1. ‘n ware filantropiese intervensie sal (per statutêre mandaat) die ablusie geriewe sonder voorbehoud oprig en instandhou.
2. Maar meer as dit, die fidusiêre verpligting op die raad moet die vraag vra, “what if?” . Dit beteken, wanneer die filantrope se filantropie die einde bereik, wat gebeur dan?
3. Dis by daardie punt wanneer dat die raad moet instaan sodat die stront nie in die see beland nie.

4. En na alles bereik die filantroop dieselfde doel sonder om van sy kapitaal te moet afstaan vir 'n vaste bate wat na wese nie verhandelbaar mag wees nie. Dus die lakmoestoets per # 1.

Waarom dan die nodigheid vir 'n ingrepe teen die vervreemding van hierdie betrokke erf? Die antwoord slaan op:

* Heel moontlik, sodra die fokus vanaf hierdie perseel weggedraai word kan die eienaar bloot die erf teen die werklike markwaarde verhandel met die groot verskil

* dat die gebruik daarvan deur die groter gemeenskap dan buite kwessie sal wees.

Uiteindelik, elke ingeligte persoon is deeglik bewus van SA se emosies en persepsies rondom grond en daarom behoort Mosselbaai 'n toonsetter te wees. Dus, as SA die gang van sake wil omdraai is "business as usual" dan die gewenste aanslag?

Bestes,

T Steyn

Proposed Alienation of a Portion of ERF 6393 Moquini Comments

Document E317-11/2023 titled “*PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY (approx. 4 800 sq m), SITUATED IN MOQUINI: G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUEROR TRUST*”, refers.

It is clear from document E317-11/2023 that arguably the most critical information required by the Executive Mayoral Committee and the Council to have made an informed decision on the matter was omitted. The municipal public consultation process that closes on 22 January 2024 is also flawed for the same reason.

The critical missing information referred to inter alia includes a consideration of the ***National Environmental Act : Integrated Coastal Management Act (Act No. 24 of 2008) and amendments (NEM:ICM Act)***. Following the aforementioned Act an updated Western Cape Provincial Coastal Management Program 2022 – 2027 document (WC:CMP-22/27) which is based on the NEM:ICM Act was compiled and should also have been considered during the compilation of the E317-11/2023 document. **Document E317-11/2023 makes no reference too, and includes no information on, the requirements of the NEM:ICM Act.**

The NEM:ICME Act unequivocally vests ownership of public property in the citizens of South Africa. The State, however, remains the trustee of coastal public property on behalf of the citizens of the Republic. **Coastal public property cannot be transferred, sold, attached or acquired by prescription, nor can the rights over it be acquired by prescription.** It is the duty of the State as trustee to ensure that coastal property is used, managed, protected, conserved and enhanced in the interests of the whole community, as opposed to only a few individuals or groups. The State must also act to take whatever reasonable legal and other necessary measures to conserve and protect coastal public property for the benefit of present and future generations.

Some of the many key requirements included in the NEM:ICM Act that are applicable to Erf 6393 that should have been considered and included in the E317-11/2023 document before seeking Council’s approval and commencing with a public consultation process include the following:

1. Definitions and/or Elements of the Coastal Zone

(a) Section 15:- “In simple terms, the NEM:ICM Act prohibits any acts or physical response to erosion or accretion on coastal public property. No person may construct, maintain or extend any structure, or take any other measures to prevent or promote erosion or accretion of the seashore in respect to coastal public property. Neither may any person require the State , or other person to take such action, unless the erosion is caused by an intentional act or omission of that organ of state or other person. “

(b) The Coastal Protection Zone (CPZ)– Sections 16 & 17:- The coastal protection zone consists of a continuous strip of land, starting from the **high-water mark (HWM)* and extending 100 meters inland in developed urban areas zoned as residential, commercial, or public open space,** or 1000 meters inland in areas that remain undeveloped commonly referred to as rural areas. There are however some provisions in order to justify certain adjustments to this zone. The CPZ also includes for any land that would be inundated (submerged or covered) by a 1:50 year storm event **(this includes flooding caused by both rain storms and rough seas) and a natural functioning littoral active zone*.**

***Definition / Location of the HWM:** Means the highest level reached by coastal waters caused by floods or storms up to a 10yr return period. Scientists have recorded and statistically determined the following wave heights for Mossel Bay:

Recurrence Interval	Wave Height (m)
every year	8.7
once every 5yrs	10.1
once every 10yrs	10.6

Scientists have also determined that climate change would, in due course, add another 10 to 20% to the wave heights recorded.

***Definition of littoral active zone:** Means any land forming part of, or adjacent to, the seashore that is unstable and dynamic as a result of natural processes and characterised by dunes, beaches, sand bars and other land forms composed of unconsolidated sand, pebbles or other such material which is not vegetated or partially vegetated.

2. Applicability of the CPZ HWM and littoral zone parameters to Erf 6393:- A visual inspection and desktop study based on satellite imaging and maps were used to establish the topography and status of Erf 6393 relevant to the HWM and definition of a littoral active zone. The observations made and conclusions reached includes the following:

(a) The dune on which Erf 6393 is located is a very dynamic, active and unstable system caused by wave and wind erosion, coastal storm surges and flooding. The southernmost boundary of Erf 6393 is located very close to the seashore and the property as a whole is almost totally denuded with very little evidence of vegetation. **There is no doubt therefore that it fulfills all the NEM:ICM Act's requirements to be classified as a naturally functioning littoral active zone and part of the Coastal Protection Zone.**

(b) Based on the wave height data set out in the table above it was established that significant portions of Erf 6393 will be flooded on a regular basis annually. The 1 in 5 and 10yr (the latter defined as the HWM) recurrence interval wave heights determined will cover the total area of Erf 6393 and most of the areas without vegetation on the rest of the dune. **There is no doubt that the HWM as well as the HWM plus 100m mark (as defined in the NEM:ICM Act) is located a significant distance inland of Erf 6393 and that the property therefore forms part of the Coastal Protection Zone.**

Based on the evidence presented it is clear that the Executive Mayoral Committee as well as the Council did not have the information required to make an informed decision on the proposed alienation of a portion of Erf 6393, Moquini. The public consultation process being conducted is similarly flawed without providing the required information regarding the NEM:ICM Act and its impact on the decision to the residents of Mossel Bay.

It is recommended that the decision to alienate a portion of Erf 6393 be rescinded or at the very least be delayed until all the required information for informed decision making is provided to all the parties involved.

J du Preez
Dana Bay Resident and Ratepayer

From: Steyn, Douw
Sent: Friday, 24 November 2023 14:40
To: Gerrit Coetzee <gcoetzee76@gmail.com>
Cc: Andrea Coetzee VSA us <attache@groepvanmpye.com>; Jombile, Sesethu <sjombile@mosselbay.gov.za>
Subject: RE: FW: erf 6393 Aansoek - Raadsagenda en erf ligging van beoogde deel

Goeiemiddag

Dit behoort nie 'n probleem te wees nie, solank dit nie 'n permanente struktuur is nie.

Dankie in elk geval dat u dit noem, ek sal dan by oormaat van versigtigheid en volledigheid dit net insluit by die finale item wat Raad toe gaan na die publieke deelname proses.

Groete



Douw Steyn

Legal Advisor

101 Marsh Street, Mossel Bay
Email: dsteyn@mosselbay.gov.za
Web: <https://www.mosselbay.gov.za>
Tel: +27 44 606-5011



MOSSEL BAY | HARTENBOS | GREAT BRAK RIVER | HERBERTSDALE

Anti-Fraud Hotline: 0800 333 466

From: Gerrit Coetzee <gcoetzee76@gmail.com>
Sent: Friday, 24 November 2023 14:09
To: Steyn, Douw <dsteyn@mosselbay.gov.za>
Cc: Andrea Coetzee VSA us <attache@groepvanmpye.com>; Jombile, Sesethu <sjombile@mosselbay.gov.za>
Subject: Re: FW: erf 6393 Aansoek - Raadsagenda en erf ligging van beoogde deel

*** [EXTERNAL]: This email originated from outside the organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. ***

Baie dankie vir die verskafde informasie. Die uitgewysde deel dien steeds die doel.

Waardeer altyd jou insette.

Ek vertrou dat die opsieners vertrek ingesluit is by die mobiele aantrekkamers en -toilet as die beoogde toegelate eenhede?

(Wat alles onderworpe bly aan finale plan goedkeuring...)

Gerrit Coetzee
+1 206 755 3055
+27 76 877 9798
+27 83 436 9520

ANNEXURE I

F S Palm
Site 098,
Mossel Bay Retirement & Lifestyle
Village,
Flora Road,
Mossel Bay 6500.

20 December 2023

The Municipal Manager
P O Box 25,
MOSSSEL BAY 6500

admin@mosselbay.gov.za
nleroux@mosselbay.gov.za
siombile@mosselbay.gov.za

Dear Sir,

PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSSEL BAY TO S A GLOBAL CONQUERORS TRUST

Your reference is 7/2/2/3 D Steyn, C1059905.

I, the undersigned F S Palm, Ward Committee member of Ward 11, wish to comment on the Council's proposal for the alienation of a Portion of Erf 6393, Mossel Bay (Council Resolution Item E317-11/2023) for "conservation and coastal access purposes".

At the outset, there are no objections to the proposal because it is regarded as an essential public service to be provided at no cost to the Council and in so-doing easing the burden on the Council and to the ratepayer.

However, as regards the conditions relative to the proposed sale, the following remarks are given:

Ad Paragraph 1. In addition to the term "conservation and coastal access purposes" reference should also be made to "and public purposes".

Ad paragraph 2. In addition to "conservation and coastal access purposes" the term "public amenities for the general public " should also be added. It is imperative that this restrictive condition be registered against the title deed.

Ad paragraph 4. The reference to paragraph 2 above should read paragraph 3.

Ad paragraph 23. The reference to a public servitude in favour of the general public is ideal to protect the rights of the general public. It should be ensured that this servitude (suitably described or drawn by an SG diagram over a portion of the Portion of Erf 6393, Mossel bay) should be registered simultaneously with the transfer of the property lest it be forgotten. The process of transfer and registering a servitude is a long drawn-out process and the servitude may be falling by the wayside as time passes.

Yours faithfully.

F S PALM
Ward 11 Committee Member.

**PROPOSED ALIENATION OF A PORTION OF ERF 6393,
MOSSSEL BAY ($\pm 4\,800\text{M}^2$), SITUATED IN MOQUINI:
G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL
CONQUEROR TRUST**

File Number: 7/2/2/3

Report By: D Steyn

PURPOSE AND BACKGROUND / DOEL EN AGTERGROND

In terms of Executive Mayoral Committee Resolution PE131-11/2023 it was resolved as follows:

“That the following recommendation be made to Council:

- “1. That approval be granted for the alienation of a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, to the South African Global Conqueror Trust, at a market related purchase price of R980 000,00 (VAT inclusive), to be utilised for conservation and coastal access purposes.
2. That the property only be utilised for conservation and as a coastal access point for the general public. This restrictive condition is to be registered against the Title Deed.
3. That only a removable changing room and removable toilet facilities may be constructed on the property.
4. That the necessary building plans be submitted for the improvements stipulated in terms of Item 2 above and that a Site Development Plan be submitted to the satisfaction of the Directorate: Planning and Economic Development.
5. That the Applicant be responsible for the management of the portion of Erf 6393, Mossel Bay and to ensure that all environmental requirements in terms of any legislation, as well as any other requirements imposed by the Municipality, in order to ensure that the erf be conserved and managed for the purposes as stipulated above, be adhered to.
6. That the necessary security and a caretaker be provided at the cost of the Applicant.
7. That a reversion condition be included in the Deed of Sale as well as the Title Deed that this portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), be utilised for conservation and coastal access purposes, as well as the erection of a removable changing room and removable toilet facilities only and should the Applicant fail to erect such removable structures within 12 months from date of registration or not use the property as specified, the property will revert back to the Municipality for the same amount as the original purchase price.
8. That the alienation is subject to the Applicant obtaining all relevant environmental, Owners Associations and other applicable authorisations for the proposed access and use, at its own costs, within twenty-four (24) months of the Council resolution, proof of which must be furnished to the Municipality.

9. That the Director: Planning and Economic Development, be delegated to approve and sign any necessary Power of Attorney required in terms of Item 8 above, on behalf of the Municipality.
10. That the public will have free coastal access to and over the property at all times.
11. That the Municipality reserves the right of free access to the property, without notice, for the purpose of inspection, maintenance, renewal, cleansing, repair and construction of any municipal services in future.
12. That the Municipality be indemnified against any damages for any stormwater overflow/flooding or any other causes that may occur in the future. This precondition must also be included in the Title Deed.
13. That the Applicant will not alter or in any way disturb any services on the abovementioned property, although it is noted that it is an unserviced erf.
14. That building plans be submitted by the Applicant, at the Applicant's cost, for approval before commencing any construction on the property.
15. That no permanent structures be erected on the property without the prior written approval of the Municipality.
16. That access to the property and use of the facilities, be made available to the public free of charge.
17. That, taking into consideration the unique circumstances surrounding the application and that the property will be utilised for conservation purposes and a coastal access point, and that these conditions will be registered as such against the Title Deed, Council is satisfied that the disposal will be beneficial to the community and thereby resolve to dispose of this portion of Erf 6393 ($\pm 4\,800\text{m}^2$) directly to the Applicant.
18. That the Applicant will be responsible for all costs of the application, including advertisement, transfer and service connection costs.
19. That the Public Participation Process, as prescribed in the relevant legislation, be followed.
20. That, in addition to the prescribed Public Participation Process, the Council Resolution be referred to the Ward Councillor to bring it under the attention of the Ward Committee and that any comments, objections or representations be submitted by the Ward Councillor to the Municipality within thirty (30) days from date of the Council Resolution, failing which it will be accepted that there are no comments, objections or representations.
21. That cognisance be taken that, in terms of the Asset Management Policy, a re-active disposal of a lower value immovable asset may be effected directly to the prospective purchaser and that following the Public Participation Process, it will be deemed to be fair, equitable, transparent, competitive and cost effective.
22. That, after completion of the prescribed Public Participation Process, this Item be referred back to Council for further consideration.
23. The proposed access servitude which will facilitate public access to the property, should be registered simultaneous with the transfer of the property.

24. That no rights and/or obligations will vest herein before the Deed of Sale is signed by both parties.”

The Item which served before the Executive Mayoral Committee on 21 November 2023 reads as follows:

“The purpose of this Item is for Council to consider the application received from Mr G Coetzee on behalf of the South African Global Conqueror Trust, to purchase a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, since it is not required for basic municipal purposes, to be utilised for conservation and the erection of a changing room and toilet facilities for beach goers, hikers, fishermen and the public.

DISCUSSION AND MOTIVATION / BESPREKING EN MOTIVERING

An application was received from Mr. G Coetzee on behalf of the South African Global Conqueror Trust, hereinafter referred to as the Applicant, to purchase a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, since it is not required for basic municipal purposes, to be utilised for conservation and the erection for a changing room and toilet facilities for beach goers, hikers, fishermen and the public.

The erf was created with the establishment of Dana Bay and known as Dana Bay Third Beach. With the approval of Moquini and Fisherman’s Village coastal Estates, the erf was reserved for coastal access for the larger Mossel Bay community since it was used by fisherman to gain access to the sea and for recreational purposes of the Dana Bay residents. The area was also promulgated as a formal coastal access point and is indicated as such, in the Mossel Bay SDF 2022. The area has fallen into disrepair because of maintenance issues, especially to the road to the erf and lately because Moquini and Fisherman’s Village coastal Estates restricted access to the premises by constructing access control gates over the road.

A copy of the application was annexed, marked ‘A’.

Erf 6393 (1 ,9856ha) is zoned as Transport Zone II.

A copy of the Locality Plan was annexed, marked ‘B’.

The Municipal Valuer determined the market value of this portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini at R980 000,00 (VAT inclusive).

A copy of the Valuer’s Report was annexed, marked ‘C’.

Erf 6393, Mossel Bay (1 ,9856ha) is listed on the Municipal Asset Register at a book value of R550 000,00 and classified as Property, Plant and Equipment.

This asset is not needed to provide the minimum level of basic municipal services and can therefore be alienated.

In accordance with the provisions of Regulation 5(3)(b) of the Municipal Asset Transfer Regulations R878 of 2008, a request to the Municipal Council for authorisation of a Public Participation Process must be accompanied by an information statement stating:

- (i) the valuation of the capital asset to be transferred or disposed of and the method of valuation used to determine that valuation;**

The Municipal valuer determined the current market value of this portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated in Moquini at R980 000,00 (VAT inclusive).

(ii) The reasons for the proposal to transfer or dispose of the capital asset;

An application was received from Mr G Coetzee on behalf of the South African Global Conqueror Trust, hereinafter referred to as the Applicant, to purchase a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, since it is not required for basic municipal purposes, to be utilised for conservation and the erection of a changing room and toilet facilities for beach goers, hikers, fishermen and the public.

(iii) any expected benefits to the Municipality that may result from the transfer or disposal;

The Municipality will benefit through the income of the purchase price as well as service fees and rates and taxes.

(iv) any expected proceeds to be received by the Municipality from the transfer or disposal; and

The Municipality will receive payment of the purchase price.

(v) any expected gain or loss that will be realised or incurred by the Municipality arising from the transfer or disposal.

Comments received from Directorate: Financial Services are as follows:

“Erf 6393, Mossel Bay is listed on the Municipal Asset Register at a book value of R550 000,00 and classified as Property, Plant and Equipment.”

The Municipality will gain through income of the purchase price as well as services fees and rates and taxes.

FINANCIAL IMPLICATIONS / FINANSIËLE IMPLIKASIES

Income to the Municipality by receiving the purchase price as well as service fees and rates and taxes. Savings to the Municipality by not having to provide services to the property.

RELEVANT LEGISLATION / RELEVANTE WETGEWING

The Local Government: Municipal Finance Management Act, No 56 of 2003.

The Local Government: Municipal Finance Management Act, No 56 of 2003: Municipal Asset Transfer Regulations, 2008.

Municipal Asset Management Policy.

Supply Chain Management Regulations

CONCLUSION / SAMEVATTING

It is therefore proposed that approval be granted for the alienation of a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, to the Applicant, the South African Global

Conqueror Trust, at a market related purchase price of R980 000,00 (VAT inclusive), to be redeveloped to function as a coastal access point for the general public and to be utilised for conservation, coastal access and the erection of a changing room and toilet facilities for beach goers, hikers, fishermen and the public.

RECOMMENDATION

That the following recommendation be made to Council:

1. That approval be granted for the alienation of a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, to the South African Global Conqueror Trust, at a market related purchase price of R980 000,00 (VAT inclusive), to be utilised for conservation and coastal access purposes.
2. That the property only be utilised for conservation and as a coastal access point for the general public. This restrictive condition is to be registered against the Title Deed.
3. That only a removable changing room and removable toilet facilities may be constructed on the property.
4. That the necessary building plans be submitted for the improvements stipulated in terms of Item 2 above and that a Site Development Plan be submitted to the satisfaction of the Directorate: Planning and Economic Development.
5. That the Applicant be responsible for the management of the portion of Erf 6393, Mossel Bay and to ensure that all environmental requirements in terms of any legislation, as well as any other requirements imposed by the Municipality, in order to ensure that the erf be conserved and managed for the purposes as stipulated above, be adhered to.
6. That the necessary security and a caretaker be provided at the cost of the Applicant.
7. That a reversion condition be included in the Deed of Sale as well as the Title Deed that this portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), be utilised for conservation and coastal access purposes, as well as the erection of a removable changing room and removable toilet facilities only and should the Applicant fail to erect such removable structures within 12 months from date of registration or not use the property as specified, the property will revert back to the Municipality for the same amount as the original purchase price.
8. That the alienation is subject to the Applicant obtaining all relevant environmental, Owners Associations and other applicable authorisations for the proposed access and use, at its own costs, within twenty-four (24) months of the Council resolution, proof of which must be furnished to the Municipality.
9. That the Director: Planning and Economic Development, be delegated to approve and sign any necessary Power of Attorney required in terms of Item 8 above, on behalf of the Municipality.
10. That the public will have free coastal access to and over the property at all times.
11. That the Municipality reserves the right of free access to the property, without notice, for the purpose of inspection, maintenance, renewal, cleansing, repair and construction of any municipal services in future.

12. That the Municipality be indemnified against any damages for any stormwater overflow/flooding or any other causes that may occur in the future. This precondition must also be included in the Title Deed.
13. That the Applicant will not alter or in any way disturb any services on the abovementioned property, although it is noted that it is an unserviced erf.
14. That building plans be submitted by the Applicant, at the Applicant's cost, for approval before commencing any construction on the property.
15. That no permanent structures be erected on the property without the prior written approval of the Municipality.
16. That access to the property and use of the facilities, be made available to the public free of charge.
17. That, taking into consideration the unique circumstances surrounding the application and that the property will be utilised for conservation purposes and a coastal access point, and that these conditions will be registered as such against the Title Deed, Council is satisfied that the disposal will be beneficial to the community and thereby resolve to dispose of this portion of Erf 6393 ($\pm 4\ 800\text{m}^2$) directly to the Applicant.
18. That the Applicant will be responsible for all costs of the application, including advertisement, transfer and service connection costs.
19. That the Public Participation Process, as prescribed in the relevant legislation, be followed.
20. That, in addition to the prescribed Public Participation Process, the Council Resolution be referred to the Ward Councillor to bring it under the attention of the Ward Committee and that any comments, objections or representations be submitted by the Ward Councillor to the Municipality within thirty (30) days from date of the Council Resolution, failing which it will be accepted that there are no comments, objections or representations.
21. That cognisance be taken that, in terms of the Asset Management Policy, a re-active disposal of a lower value immovable asset may be effected directly to the prospective purchaser and that following the Public Participation Process, it will be deemed to be fair, equitable, transparent, competitive and cost effective.
22. That, after completion of the prescribed Public Participation Process, this Item be referred back to Council for further consideration.
23. The proposed access servitude which will facilitate public access to the property, should be registered simultaneous with the transfer of the property.
24. That no rights and/or obligations will vest herein before the Deed of Sale is signed by both parties."

NOTE:

Please consult the complete annexures as attached to the agenda for the Planning and Economic Development Committee Meeting which was held on 15 November 2023 (Item PE131-11/2023) for more details.

RECOMMENDATION TO COUNCIL

1. That approval be granted for the alienation of a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, to the South African Global Conqueror Trust, at a market related purchase price of R980 000,00 (VAT inclusive), to be utilised for conservation and coastal access purposes.
2. That the property only be utilised for conservation and as a coastal access point for the general public. This restrictive condition is to be registered against the Title Deed.
3. That only a removable changing room and removable toilet facilities may be constructed on the property.
4. That the necessary building plans be submitted for the improvements stipulated in terms of Item 2 above and that a Site Development Plan be submitted to the satisfaction of the Directorate: Planning and Economic Development.
5. That the Applicant be responsible for the management of the portion of Erf 6393, Mossel Bay and to ensure that all environmental requirements in terms of any legislation, as well as any other requirements imposed by the Municipality, in order to ensure that the erf be conserved and managed for the purposes as stipulated above, be adhered to.
6. That the necessary security and a caretaker be provided at the cost of the Applicant.
7. That a reversion condition be included in the Deed of Sale as well as the Title Deed that this portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), be utilised for conservation and coastal access purposes, as well as the erection of a removable changing room and removable toilet facilities only and should the Applicant fail to erect such removable structures within 12 months from date of registration or not use the property as specified, the property will revert back to the Municipality for the same amount as the original purchase price.
8. That the alienation is subject to the Applicant obtaining all relevant environmental, Owners Associations and other applicable authorisations for the proposed access and use, at its own costs, within twenty-four (24) months of the Council resolution, proof of which must be furnished to the Municipality.
9. That the Director: Planning and Economic Development, be delegated to approve and sign any necessary Power of Attorney required in terms of Item 8 above, on behalf of the Municipality.
10. That the public will have free coastal access to and over the property at all times.
11. That the Municipality reserves the right of free access to the property, without notice, for the purpose of inspection, maintenance, renewal, cleansing, repair and construction of any municipal services in future.
12. That the Municipality be indemnified against any damages for any stormwater overflow/flooding or any other causes that may occur in the future. This precondition must also be included in the Title Deed.
13. That the Applicant will not alter or in any way disturb any services on the abovementioned property, although it is noted that it is an unserviced erf.

14. That building plans be submitted by the Applicant, at the Applicant's cost, for approval before commencing any construction on the property.
15. That no permanent structures be erected on the property without the prior written approval of the Municipality.
16. That access to the property and use of the facilities, be made available to the public free of charge.
17. That, taking into consideration the unique circumstances surrounding the application and that the property will be utilised for conservation purposes and a coastal access point, and that these conditions will be registered as such against the Title Deed, Council is satisfied that the disposal will be beneficial to the community and thereby resolve to dispose of this portion of Erf 6393 ($\pm 4\ 800\text{m}^2$) directly to the Applicant.
18. That the Applicant will be responsible for all costs of the application, including advertisement, transfer and service connection costs.
19. That the Public Participation Process, as prescribed in the relevant legislation, be followed.
20. That, in addition to the prescribed Public Participation Process, the Council Resolution be referred to the Ward Councillor to bring it under the attention of the Ward Committee and that any comments, objections or representations be submitted by the Ward Councillor to the Municipality within thirty (30) days from date of the Council Resolution, failing which it will be accepted that there are no comments, objections or representations.
21. That cognisance be taken that, in terms of the Asset Management Policy, a re-active disposal of a lower value immovable asset may be effected directly to the prospective purchaser and that following the Public Participation Process, it will be deemed to be fair, equitable, transparent, competitive and cost effective.
22. That, after completion of the prescribed Public Participation Process, this Item be referred back to Council for further consideration.
23. The proposed access servitude which will facilitate public access to the property, should be registered simultaneous with the transfer of the property.
24. That no rights and/or obligations will vest herein before the Deed of Sale is signed by both parties.

**Die Suid-Afrikaanse Global Conqueror
Trust**
IT 4033/98

'A'

24 Julie 2023

Mosselbaai Munisipaliteit
Mosselbaai

Die Suid-Afrikaanse Global Conqueror Trust

We,

Gerrit Coetzee ID: 6807045068089, and

Andrea Coetzee ID: 8208010191087

Being trustees of Die Suid-Afrikaanse Global Conqueror Trust confirm the following:

That Die Suid-Afrikaanse Global Conqueror Trust apply to the Mossel Bay Municipality for the acquisition of erf 6393 afore Monquini, Mosselbaai for the purpose of extending community services in the form of changing rooms and WC facilities for beachgoers and under privileged members of the public who does not have access to such facilities on that stretch of the public beach .

Yours sincerely,



Gerrit Lodewikus Coetzee



Andrea Coetzee

Trustees:
Adv.Gerrit Coetzee
Andrea Coetzee

Addres:
Postnet Suite 6
P/sak H607
Heidelberg, 1481

Tel:
0768779798
0646247429

Die Suid-Afrikaanse Global Conqueror Trust IT 4033/98

24 Julie 2023

Mosselbaai Munisipaliteit
Mosselbaai

Die Suid-Afrikaanse Global Conqueror Trust : Aard van dienste gelewer

We wish to bring afore the nature of and the way to bring the proposed services to the erf 6393 for the community:

The services constitute of three focus points-

1. Changing Rooms



These units are mobile, but completely weather resistant. Featured here with glass panels for market transparency, but fully secured and private for public as changing facilities. They have a complete modern look to enhance any public setting and will appraise surrounding properties.

They are secure and neat, with forty years warrantee, made of durable composite materials that will not fade.

Trustees:
Adv.Gerrit Coetzee
Andrea Coetzee

Address:
Postnet Suite 6
P/sak H607
Heidelberg, 1481

Tel:
0768779798
0646247429

Die Suid-Afrikaanse Global Conqueror Trust IT 4033/98

2. Fresh water for drinking and shower facilities

Water remains cardinal in personal hygiene. The matter of waterless WC's are addressed below, as we shall not have sewerage water going anywhere. What we will install is water generation units for fresh drinking water a shower water. These units require no electricity and produces water from the air. A few units produce a few hundred litres of water per day. The quantity of required water shall be increased as demand increases. The unit/s pictured herewith:



3. WC

Public toilets are the nightmare, but not if done right. The first concern of any person will be waste water.

With just the push of a button...

- Automatically dispenses new, clean barrier bag.
- LDPE self-contained and hygienic.
- Hassle-free experience ensures you never see or smell waste.

Easy-Push Flush Button

No Installation or Mounting Needed
If you plan to use Dry Flush in a moving unit, secure it with our Quick Mounting Kit and brackets.

★★★★★ 4.2

Leveo Dry Flush Toilet - Waterless, Portable, Self-Contained and Easier to Use than an Incinerating or Composting Toilet. Great for Tiny Homes, Vans, Boats, Camping, RVs and Off Grid. LDPE, White.

Dry Compost toilets have been around and in use on ships and international sites for many years. That would have been the answer. However, new modernised complete water-free units are the new kid on the block. These fairly expensive toilets use zip-and-seal technology where all waste are individually secured sealed and stored odour free and hygienic. Removal requires a one man operation to collect the bags and dispose

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IT 4033/98

Every Dry Flush Waterless Toilet comes with Cartridges and Bottles of Powder.

Easy to Use - No bulking material or chemicals required. No complicated setup. When a cartridge is full, the black air-tight bag is ejected. Each cartridge is good for 15 "solids" flushes or 28 flushes when using the included Powder.

100% Odorless - The patented design of the Dry Flush toilet captures the waste and contains any odors.

Comfortable and Discreet - Unlike many portable toilets (or compost toilets), the Dry Flush by Laveo is a Full-Size toilet with a normal seat and height.

Peace of mind comes with every WC, so no worries about sewerage or going waterless toilet.

Conclusion

Supplying the facilities to a needed community service is perfectly executed when done right. No required electricity, no required water supply, no concerns about sewerage water running anywhere.

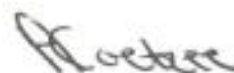
Supplying needed services to general persons in wanted areas are what we do. We expect no payment or reimbursement and we gather personal satisfaction in supplying niche solutions. We have been doing unlike services for many years without expecting payment.

We wish to extend our community service to Mosselbaai.

Yours sincerely,



Gerrit Lodewikus Coetzee



Andrea Coetzee

Trustees:
Adv. Gerrit Coetzee
Andrea Coetzee

Addres:
Postnet Suite 6
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PORTION ($\pm 4\ 800\text{M}^2$) OF ERF 6393 MOSSEL BAY



'B'

z 

Disclaimer:
The Mossel Bay Municipality accepts no responsibility for
and will not be liable for any errors or omissions
contained herein.

1:2 257

Date: 2023-10-31

'C'

Municipality of Mossel Bay

MEMORANDUM

DATE : 25 AUGUST 2023

TO : LEGAL SERVICES: ATTENTION MR. D. STEYN

FROM : VALUER: D GROENEWALD

SUBJECT : **PROPOSED ALIENATION OF ERF 6393 (4800m²) MOSSEL BAY
SITUATED IN MOQUINI: G COETZEE**

VALUATION MANDATE

Instruction was received from Legal Services to determine a Market Value of a portion of 4 800m² of erf 6393, Dana Bay

PROPERTY DESCRIPTION

Erf 6393	Mossel Bay
Province:	Western Cape
Deeds registry:	Cape Town
Total land size:	1,9856ha
Registered owners:	Municipality Mossel Bay
Title deed:	T21000/1978

Description:

The subject property used to be an open parking area with access to the beach. Property of this nature is not marketable in an open real estate market. Although, the location of this property makes it very superior compared to other residential erven close by, it may not be developed.

Market research

Portion 19 of the farm 257 Misgunst Aan de Gouritz, 86201m² sold for R3 000 000 in March 2019.

This property compares well in terms of location and was used as guide to determine the value.

Based on my research and by method of inference, I applied the following:

Market value

Market value: (Incl. VAT) R980 000.00

D Groenewald
ML GROENEWALD
MUNICIPAL VALUER

**PROPOSED ALIENATION OF A PORTION OF ERF 6393,
MOSSEL BAY ($\pm 4\ 800\text{M}^2$), SITUATED IN MOQUINI:
G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL
CONQUEROR TRUST**

File Number: 7/2/2/3

Report By: D Steyn

PURPOSE AND BACKGROUND / DOEL EN AGTERGROND

In terms of Executive Mayoral Committee Resolution PE14-02/2024 it was resolved as follows:

“That the following recommendation be made to Council:

1. That cognisance be taken that the prescribed Public Participation Process was followed and the Council Resolution referred to the Ward Councillor.
2. That cognisance be taken that thirty-three (33) comments and objections opposing the application, has been received and that the objections and comments have been addressed in the item.
3. That thirty (30) objections and comments opposing the proposed alienation were received from the following individuals: Mr J Nezar, Mr G Lambrechts, Mr R Beattie, Mr R and Mrs W Hurt, Ms W Nilsson, Mr C Muller, Ms Z Clifford, Mr B Cayton, Ms T Woest, Mr D Swart, Mr P and Mrs K Claxton, Mr A and Mrs F Nunn, Mr M and Mrs V Spalding, Mr P van Heerden, Mr A Birch, Ms M van Heerden, Mr C Geldenhuys, Mr G van Heerden, Mr T Steyn, Mr J Du Preez, Ms A Buck, Ms B van de Venter, Mr J and Mrs E de Beer, Ms L Trollip, Mr R de Bruin, Mr L Meeusen, Werksmans Attorneys on behalf of Mr C and Mrs S Atkinson, Mr N and Mrs M Brauneis and Mr R Noorman, marked as Annexure C1-30, can be summarised as follows:
 - 3.1. that the proposed selling price is far below the market related value;
 - 3.2. that the tender process should have been followed;
 - 3.3. that the proposed alienation, placement of the temporary structures and public access will create a fire risk to Fisherman’s Village and Moquini Estate;
 - 3.4. that there is no need for ablution and toilet facilities on the property;
 - 3.5. that the Applicant can donate the temporary facilities without obtaining ownership of the property;
 - 3.6. that the installation of the structures will harm the natural environment and sensitive dune structure;
 - 3.7. that the deed of sale should include that living on the property and the development of any commercial activity is forbidden;
 - 3.8. that the public access creates a security risk for the residents of Fisherman’s Village and Moquini Estate;

- 3.9. that the proposed sale is to a trust of which the trustees might change without having the same philanthropic intentions;
 - 3.10. that the property remains in its natural untouched state and that a Notarial ninety-nine (99) year Lease Agreement be entered into between the Municipality and the Home Owners Associations of Fisherman's Village and Moquini Estate to preserve the property for conservation purposes in order to protect the fauna and flora;
 - 3.11. that there is a possibility that the Applicant may apply for upliftment of the restrictive title deed conditions.
4. That cognisance be taken that Mr FM Knoetze indicated that the Applicant is not the only interested party in the purchase of the property as he also showed interest in the property, marked as Annexure D.
 5. That the Fisherman's Village Homeowners Association formally recorded their intention to purchase Erf 6393, Mossel Bay or lease the property on a Ninety-Nine year lease basis to be utilised for nature conservation purposes only. The Homeowners Association indicated that it will be willing to provide security, remove alien vegetation and conserve the land under the guidance of Cape Nature, at its expense. The Homeowners Association objects to the construction of change room facilities and removable toilets, as it would harm the natural environment and the sensitive dune structure, marked as Annexure E.
 6. That Moquini Coastal Estate Homeowners Association objected to the alienation of the property on the grounds that Erf 6393, Mossel Bay is surrounded by the Moquini Coastal Estate Homeowners Association's common property between the high water mark and located on dunes within a sensitive vegetation area. The proposed use will have a negative impact on the environment, as well as create safety and fire risks. It is also the habitat and breeding area of the African Black Oystercatcher. It is also stated that the intended use has not been proven to be necessary or desirable, and that the Applicant indicated that an upgraded mobile condo will be occupied by the Applicant's representative and his wife, which equates to permanent residence, marked as Annexure F.
 7. That Mr D Acker, on behalf of the Freedom Front Plus, submitted an objection with an online petition containing 1339 objections and comments that was attached. The objection is based on the alienation of Erf 6393, Mossel Bay to a family member of a Councillor without following a tender process, and requests that a competitive tender process be followed. Some of the objections opposes the alienation and contains the same grounds for objection as listed under one (1) to eleven (11) above, marked as Annexure G.
 8. That cognisance be taken of the enquiry received on behalf of the Applicant regarding a caretaker room ("opsieners vertrek"), marked as Annexure H and that he was informed that it will be submitted to Council after the Public Participation Process.
 9. That cognisance be taken that one letter of support was received from Mr FS Palm stating that it is regarded as an essential public service to be provided at no cost to the Municipality, thereby easing the burden on the Municipality and the ratepayers but

requesting that the purpose of conservation and coastal access should be expanded to include “amenities for the general public”, marked as Annexure I.

10. That the comments and objections received be deemed to be substantive and that, due to the significant number of substantive objections and comments received, approval not be granted for the alienation of a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, to the Applicant, the South African Global Conqueror Trust.
11. That the property remains in its undeveloped natural state, subject to reconsideration by Council in future.”

The Item which served before the Executive Mayoral Committee on 20 February 2024 reads as follows:

“The purpose of this Item is for Council to consider the application received from Mr G Coetzee on behalf of the South African Global Conqueror Trust, to purchase a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, since it is not required for basic municipal purposes, to be utilised for conservation and the erection of a changing room and toilet facilities for beach goers, hikers, fishermen and the public.

DISCUSSION AND MOTIVATION / BESPREKING EN MOTIVERING

Council, during its meeting on 30 November 2023, resolved under Council Resolution E317-11/2023, as follows:

- “1. *That approval be granted for the alienation of a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, to the South African Global Conqueror Trust, at a market related purchase price of R980 000,00 (VAT inclusive), to be utilised for conservation and coastal access purposes.*
2. *That the property only be utilised for conservation and as a coastal access point for the general public. This restrictive condition is to be registered against the Title Deed.*
3. *That only a removable changing room and removable toilet facilities may be constructed on the property.*
4. *That the necessary building plans be submitted for the improvements stipulated in terms of Item 2 above and that a Site Development Plan be submitted to the satisfaction of the Directorate: Planning and Economic Development.*
5. *That the Applicant be responsible for the management of the portion of Erf 6393, Mossel Bay and to ensure that all environmental requirements in terms of any legislation, as well as any other requirements imposed by the Municipality, in order to ensure that the erf be conserved and managed for the purposes as stipulated above, be adhered to.*
6. *That the necessary security and a caretaker be provided at the cost of the Applicant.*
7. *That a reversion condition be included in the Deed of Sale as well as the Title Deed that this portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), be utilised for conservation and coastal access purposes, as well as the erection of a removable changing room and removable toilet facilities only and should the Applicant fail to erect such removable structures within 12 months from date of registration or not use the property as specified, the property will revert back to the Municipality for the same amount as the original purchase price.*

8. *That the alienation is subject to the Applicant obtaining all relevant environmental, Owners Associations and other applicable authorisations for the proposed access and use, at its own costs, within twenty-four (24) months of the Council resolution, proof of which must be furnished to the Municipality.*
9. *That the Director: Planning and Economic Development, be delegated to approve and sign any necessary Power of Attorney required in terms of Item 8 above, on behalf of the Municipality.*
10. *That the public will have free coastal access to and over the property at all times.*
11. *That the Municipality reserves the right of free access to the property, without notice, for the purpose of inspection, maintenance, renewal, cleansing, repair and construction of any municipal services in future.*
12. *That the Municipality be indemnified against any damages for any stormwater overflow/flooding or any other causes that may occur in the future. This precondition must also be included in the Title Deed.*
13. *That the Applicant will not alter or in any way disturb any services on the abovementioned property, although it is noted that it is an unserviced erf.*
14. *That building plans be submitted by the Applicant, at the Applicant's cost, for approval before commencing any construction on the property.*
15. *That no permanent structures be erected on the property without the prior written approval of the Municipality.*
16. *That access to the property and use of the facilities, be made available to the public free of charge.*
17. *That, taking into consideration the unique circumstances surrounding the application and that the property will be utilised for conservation purposes and a coastal access point, and that these conditions will be registered as such against the Title Deed, Council is satisfied that the disposal will be beneficial to the community and thereby resolve to dispose of this portion of Erf 6393 ($\pm 4\ 800\text{m}^2$) directly to the Applicant.*
18. *That the Applicant will be responsible for all costs of the application, including advertisement, transfer and service connection costs.*
19. *That the Public Participation Process, as prescribed in the relevant legislation, be followed.*
20. *That, in addition to the prescribed Public Participation Process, the Council Resolution be referred to the Ward Councillor to bring it under the attention of the Ward Committee and that any comments, objections or representations be submitted by the Ward Councillor to the Municipality within thirty (30) days from date of the Council Resolution, failing which it will be accepted that there are no comments, objections or representations.*
21. *That cognisance be taken that, in terms of the Asset Management Policy, a re-active disposal of a lower value immovable asset may be effected directly to the prospective purchaser and that following the Public Participation Process, it will be deemed to be fair, equitable, transparent, competitive and cost effective.*

22. *That, after completion of the prescribed Public Participation Process, this Item be referred back to Council for further consideration.*
23. *The proposed access servitude which will facilitate public access to the property, should be registered simultaneous with the transfer of the property.*
24. *That no rights and/or obligations will vest herein before the Deed of Sale is signed by both parties."*

A copy of the Locality Plan was attached, marked as Annexure B.

The Public Participation Process, as prescribed in the relevant legislation, was duly followed and the Council Resolution referred to the Ward Councillor.

A total of thirty-three (33) letters were received providing comments and objections against the proposed alienation.

Thirty (30) objections and comments received from the following individuals: Mr J Nezar, Mr G Lambrechts, Mr R Beattie, Mr R and Mrs W Hurt, Ms W Nilsson, Mr C Muller, Ms Z Clifford, Mr B Cayton, Ms T Woest, Mr D Swart, Mr P and Mrs K Claxton, Mr A and Mrs F Nunn, Mr M and Mrs V Spalding, Mr P van Heerden, Mr A Birch, Ms M van Heerden, Mr C Geldenhuys, Mr G van Heerden, Mr T Steyn, Mr J Du Preez, Ms A Buck, Ms B van de Venter, Mr J and Mrs E de Beer, Ms L Trollip, Mr R de Bruin, Mr L Meeusen, Werksmans Attorneys on behalf of Mr C and Mrs S Atkinson, Mr N and Mrs M Brauneis and Mr R Noorman.

Their objections and comments can be summarised as follows:

1. that the proposed selling price is far below the market related value;
2. that the tender process should have been followed;
3. that the proposed alienation, placement of the temporary structures and public access will create a fire risk to Fishermans Village and Moquini Estate;
4. that there is no need for ablution and toilet facilities on the property;
5. that the Applicant can donate the temporary facilities without obtaining ownership of the property;
6. that the installation of the structures will harm the natural environment and sensitive dune structure;
7. that the deed of sale should include that living on the property and the development of any commercial activity is forbidden;
8. that the public access creates a security risk for the residents of Fishermans Village and Moquini Estate;
9. that the proposed sale is to a trust of which the trustees might change without having the same philanthropic intentions;
10. that the property remain in its natural untouched state and that a Notarial ninety-nine (99) year Lease Agreement be entered into between the Municipality and the Home Owners Associations of Fishermans Village and Moquini Estate to preserve the property for conservation purposes in order to protect the fauna and flora;

11. that there is a possibility that the Applicant may apply for upliftment of the restrictive title deed conditions.

Copies of the letters from the abovementioned individuals were attached, marked as Annexure C1 – C30.

Mr FWM Knoetze indicated in his objection that the statement in the Item that the Applicant is the only person interested in the property, is not correct, as he also showed interest in the property early in 2023 but was advised by the Directorate: Planning and Economic Development, that the Municipality does not intend to alienate the property.

A copy of the letter was attached marked as Annexure D.

Fisherman's Village Homeowners Association formally recorded their intention to purchase Erf 6393, Mossel Bay or lease the property on a Ninety-Nine year lease basis to be utilised for nature conservation purposes only. The Homeowners Association indicated that it will be willing to provide security, remove alien vegetation and conserve the land under the guidance of Cape Nature, at its' expense. The Homeowners Association objects to the construction of change room facilities and removable toilets as it would harm the natural environment and the sensitive dune structure.

A copy of the letter was attached marked as Annexure E.

Moquini Coastal Estate Homeowners Association objected to the alienation of the property on the grounds that Erf 6393, Mossel Bay is surrounded by the Moquini Coastal Estate Homeowners Association's common property between the high water mark and located on dunes within a sensitive vegetation area. The proposed use will have a negative impact on the environment, as well as create safety and fire risks. It is also the habitat and breeding area of the African Black Oystercatcher. It is also stated that the intended use has not been proven to be necessary or desirable, and that the Applicant indicated that an upgraded mobile condo will be occupied by the Applicant's representative and his wife, which equates to permanent residence.

A copy of the letter was attached marked as Annexure F.

Mr D Acker, on behalf of the Freedom Front Plus, submitted an objection with an online petition containing 1339 objections and comments attached. The objection is based on the alienation of Erf 6393, Mossel Bay to a family member of a Councillor without following a tender process, and requests that a competitive tender process be followed. Some of the objections attached opposes the alienation and contains the same grounds for objection as listed under one (1) to eleven (11) above.

A copy of the letter was attached marked as Annexure G.

It was reported in the local media and mentioned in some of the comments received from the public that, as part of the presentation done by the Applicant, that the Applicant intended to construct a "*caretaker condo*" on the property which will be occupied by the trustees of the Applicant.

It must be noted that no mention was made by the Applicant in his formal application to the Municipality, which was attached to the item that served before Council, of any caretaker condo or guard hut or similar structure which can be utilised for residential purposes.

Adv G Coetzee, on behalf of the Applicant, enquired whether a caretaker's room (*"opsieners vertrek"*), which did not form part of his formal application, can be regarded as included in the mobile ablution and toilet facilities as allowable structures. The Applicant was informed that his request will be included as part of the comments received during the Public Participation Process in the Item that will serve before Council for further consideration.

A copy of the e-mail, as received from the Applicant, as well as the response thereto, was attached marked as Annexure H.

One letter of support was received from Mr FS Palm stating that it is regarded as an essential public service to be provided at no cost to the Municipality, thereby easing the burden on the Municipality and the ratepayers but requesting that the purpose of conservation and coastal access should be expanded to include *"amenities for the general public"*.

A copy of the letter was attached, marked as Annexure I.

It is submitted that the comments and objections received be deemed to be substantive and that, due to the significant number of substantive objections and comments received, approval not be granted for the alienation of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated in Moquini to the Applicant, the South African Global Conqueror Trust.

It is further proposed that the property remains in its undeveloped natural state, and should a need arise in future due to a change in circumstances, an item be referred back to Council for further consideration.

FINANCIAL IMPLICATIONS / FINANSIËLE IMPLIKASIES

None.

RELEVANT LEGISLATION / RELEVANTE WETGEWING

The Local Government: Municipal Finance Management Act, No 56 of 2003.

The Local Government: Municipal Finance Management Act, No 56 of 2003: Municipal Asset Transfer Regulations, 2008.

Municipal Asset Management Policy.

Supply Chain Management Regulations

CONCLUSION / SAMEVATTING

It is therefore proposed that the comments and objections received be deemed to be substantive and that, due to the significant number of substantive objections and comments received, approval not be granted for the alienation of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, to the Applicant, the South African Global Conqueror Trust and that the property remains in its undeveloped natural state and should a need arise in future due to a change in circumstances, an item be referred back to Council for further consideration.

RECOMMENDATION

That the following recommendation be made to Council:

- “1. That cognisance be taken that the prescribed Public Participation Process was followed and the Council Resolution referred to the Ward Councillor.

2. That cognisance be taken that thirty-three (33) comments and objections opposing the application, has been received and that the objections and comments have been addressed in the item.
3. That thirty (30) objections and comments opposing the proposed alienation were received from the following individuals: Mr J Nezar, Mr G Lambrechts, Mr R Beattie, Mr R and Mrs W Hurt, Ms W Nilsson, Mr C Muller, Ms Z Clifford, Mr B Cayton, Ms T Woest, Mr D Swart, Mr P and Mrs K Claxton, Mr A and Mrs F Nunn, Mr M and Mrs V Spalding, Mr P van Heerden, Mr A Birch, Ms M van Heerden, Mr C Geldenhuys, Mr G van Heerden, Mr T Steyn, Mr J Du Preez, Ms A Buck, Ms B van de Venter, Mr J and Mrs E de Beer, Ms L Trollip, Mr R de Bruin, Mr L Meeusen, Werksmans Attorneys on behalf of Mr C and Mrs S Atkinson, Mr N and Mrs M Brauneis and Mr R Noorman, marked as Annexure C1-30, can be summarised as follows:
 - 3.1. that the proposed selling price is far below the market related value;
 - 3.2. that the tender process should have been followed;
 - 3.3. that the proposed alienation, placement of the temporary structures and public access will create a fire risk to Fisherman's Village and Moquini Estate;
 - 3.4. that there is no need for ablution and toilet facilities on the property;
 - 3.5. that the Applicant can donate the temporary facilities without obtaining ownership of the property;
 - 3.6. that the installation of the structures will harm the natural environment and sensitive dune structure;
 - 3.7. that the deed of sale should include that living on the property and the development of any commercial activity is forbidden;
 - 3.8. that the public access creates a security risk for the residents of Fisherman's Village and Moquini Estate;
 - 3.9. that the proposed sale is to a trust of which the trustees might change without having the same philanthropic intentions;
 - 3.10. that the property remains in its natural untouched state and that a Notarial ninety-nine (99) year Lease Agreement be entered into between the Municipality and the Home Owners Associations of Fisherman's Village and Moquini Estate to preserve the property for conservation purposes in order to protect the fauna and flora;
 - 3.11. that there is a possibility that the Applicant may apply for upliftment of the restrictive title deed conditions.
4. That cognisance be taken that Mr FM Knoetze indicated that the Applicant is not the only interested party in the purchase of the property as he also showed interest in the property, marked as Annexure D.
5. That the Fisherman's Village Homeowners Association formally recorded their intention to purchase Erf 6393, Mossel Bay or lease the property on a Ninety-Nine year lease basis to be utilised for nature conservation purposes only. The Homeowners Association

indicated that it will be willing to provide security, remove alien vegetation and conserve the land under the guidance of Cape Nature, at its expense. The Homeowners Association objects to the construction of change room facilities and removable toilets, as it would harm the natural environment and the sensitive dune structure, marked as Annexure E.

6. That Moquini Coastal Estate Homeowners Association objected to the alienation of the property on the grounds that Erf 6393, Mossel Bay is surrounded by the Moquini Coastal Estate Homeowners Association's common property between the high water mark and located on dunes within a sensitive vegetation area. The proposed use will have a negative impact on the environment, as well as create safety and fire risks. It is also the habitat and breeding area of the African Black Oystercatcher. It is also stated that the intended use has not been proven to be necessary or desirable, and that the Applicant indicated that an upgraded mobile condo will be occupied by the Applicant's representative and his wife, which equates to permanent residence, marked as Annexure F.
7. That Mr D Acker, on behalf of the Freedom Front Plus, submitted an objection with an online petition containing 1339 objections and comments that was attached. The objection is based on the alienation of Erf 6393, Mossel Bay to a family member of a Councillor without following a tender process, and requests that a competitive tender process be followed. Some of the objections opposes the alienation and contains the same grounds for objection as listed under one (1) to eleven (11) above, marked as Annexure G.
8. That cognisance be taken of the enquiry received on behalf of the Applicant regarding a caretaker room ("opsieners vertrek"), marked as Annexure H and that he was informed that it will be submitted to Council after the Public Participation Process.
9. That cognisance be taken that one letter of support was received from Mr FS Palm stating that it is regarded as an essential public service to be provided at no cost to the Municipality, thereby easing the burden on the Municipality and the ratepayers but requesting that the purpose of conservation and coastal access should be expanded to include "amenities for the general public", marked as Annexure I.
10. That the comments and objections received be deemed to be substantive and that, due to the significant number of substantive objections and comments received, approval not be granted for the alienation of a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$), situated at Moquini, to the Applicant, the South African Global Conqueror Trust.
11. That the property remains in its undeveloped natural state, subject to reconsideration by Council in future."

NOTE:

Please consult the complete annexures as attached to the agenda for the Planning and Economic Development Committee Meeting which was held on 15 February 2024 (Item PE14-02/2024) for more details.

RECOMMENDATION TO COUNCIL

1. That cognisance be taken that the prescribed Public Participation Process was followed and the Council Resolution referred to the Ward Councillor.

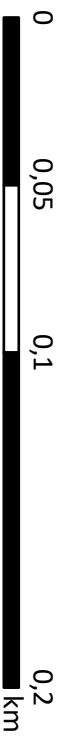
2. That cognisance be taken that thirty-three (33) comments and objections opposing the application, has been received and that the objections and comments have been addressed in the item.
3. That thirty (30) objections and comments opposing the proposed alienation were received from the following individuals: Mr J Nezar, Mr G Lambrechts, Mr R Beattie, Mr R and Mrs W Hurt, Ms W Nilsson, Mr C Muller, Ms Z Clifford, Mr B Cayton, Ms T Woest, Mr D Swart, Mr P and Mrs K Claxton, Mr A and Mrs F Nunn, Mr M and Mrs V Spalding, Mr P van Heerden, Mr A Birch, Ms M van Heerden, Mr C Geldenhuys, Mr G van Heerden, Mr T Steyn, Mr J Du Preez, Ms A Buck, Ms B van de Venter, Mr J and Mrs E de Beer, Ms L Trollip, Mr R de Bruin, Mr L Meeusen, Werksmans Attorneys on behalf of Mr C and Mrs S Atkinson, Mr N and Mrs M Brauneis and Mr R Noorman, marked as Annexure C1-30, can be summarised as follows:
 - 3.1. that the proposed selling price is far below the market related value;
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 - 3.4. that there is no need for ablution and toilet facilities on the property;
 - 3.5. that the Applicant can donate the temporary facilities without obtaining ownership of the property;
 - 3.6. that the installation of the structures will harm the natural environment and sensitive dune structure;
 - 3.7. that the deed of sale should include that living on the property and the development of any commercial activity is forbidden;
 - 3.8. that the public access creates a security risk for the residents of Fisherman's Village and Moquini Estate;
 - 3.9. that the proposed sale is to a trust of which the trustees might change without having the same philanthropic intentions;
 - 3.10. that the property remains in its natural untouched state and that a Notarial ninety-nine (99) year Lease Agreement be entered into between the Municipality and the Home Owners Associations of Fisherman's Village and Moquini Estate to preserve the property for conservation purposes in order to protect the fauna and flora;
 - 3.11. that there is a possibility that the Applicant may apply for upliftment of the restrictive title deed conditions.
4. That cognisance be taken that Mr FM Knoetze indicated that the Applicant is not the only interested party in the purchase of the property as he also showed interest in the property, marked as Annexure D.
5. That the Fisherman's Village Homeowners Association formally recorded their intention to purchase Erf 6393, Mossel Bay or lease the property on a Ninety-Nine year lease basis to be utilised for nature conservation purposes only. The Homeowners Association

indicated that it will be willing to provide security, remove alien vegetation and conserve the land under the guidance of Cape Nature, at its expense. The Homeowners Association objects to the construction of change room facilities and removable toilets, as it would harm the natural environment and the sensitive dune structure, marked as Annexure E.

6. That Moquini Coastal Estate Homeowners Association objected to the alienation of the property on the grounds that Erf 6393, Mossel Bay is surrounded by the Moquini Coastal Estate Homeowners Association's common property between the high water mark and located on dunes within a sensitive vegetation area. The proposed use will have a negative impact on the environment, as well as create safety and fire risks. It is also the habitat and breeding area of the African Black Oystercatcher. It is also stated that the intended use has not been proven to be necessary or desirable, and that the Applicant indicated that an upgraded mobile condo will be occupied by the Applicant's representative and his wife, which equates to permanent residence, marked as Annexure F.
7. That Mr D Acker, on behalf of the Freedom Front Plus, submitted an objection with an online petition containing 1339 objections and comments that was attached. The objection is based on the alienation of Erf 6393, Mossel Bay to a family member of a Councillor without following a tender process, and requests that a competitive tender process be followed. Some of the objections opposes the alienation and contains the same grounds for objection as listed under one (1) to eleven (11) above, marked as Annexure G.
8. That cognisance be taken of the enquiry received on behalf of the Applicant regarding a caretaker room ("opsieners vertrek"), marked as Annexure H and that he was informed that it will be submitted to Council after the Public Participation Process.
9. That cognisance be taken that one letter of support was received from Mr FS Palm stating that it is regarded as an essential public service to be provided at no cost to the Municipality, thereby easing the burden on the Municipality and the ratepayers but requesting that the purpose of conservation and coastal access should be expanded to include "amenities for the general public", marked as Annexure I.
10. That the comments and objections received be deemed to be substantive and that, due to the significant number of substantive objections and comments received, approval not be granted for the alienation of a portion of Erf 6393, Mossel Bay ($\pm 4\ 800\text{m}^2$), situated at Moquini, to the Applicant, the South African Global Conqueror Trust.
11. That the property remains in its undeveloped natural state, subject to reconsideration by Council in future.

ANNEXURE B

174



1:2 257
Date: 2023-10-31

Disclaimer:
The Mossel Bay Municipality accepts no responsibility for
and will not be liable for any errors or omissions
contained herein.



ANNEXURE C1

From: Tool Chap <toolchap@gmail.com>
Sent: Friday, 15 December 2023 16:57
To: admin@mosselbay.gov.za
Subject: Erf 6393 sale

You don't often get email from toolchap@gmail.com. [Learn why this is important](#)

Greetings

It seems that there is a huge communication gap between decisions made on behalf of Dana Bay residents, and the residents themselves. So-called media platforms advertising matters pertaining to Dana Bay, are slanted in favour of a small group who cannot possibly represent the interest or input of the broader Dana Bay. Readers of pages who either do not agree with, or scoff at statements made by the local Ward 11 Councillor are blocked from the page.

Regarding the sale of property mentioned, I absolutely object. As things stand at present, residents and owners of Dana Bay have no vehicular access to Third beach and yet this is purported to be "Changing rooms" and "Toilets". I question the motive and until discussion with the residents has taken place and clarity has been arrived at, I treat this as unacceptable.

Regards,
Jan Nezar

ANNEXURE C2

From: guy.lambrechts@skynet.be <guy.lambrechts@skynet.be>

Sent: Tuesday, 16 January 2024 12:42

To: admin@mosselbay.gov.za

Subject: Proposed alienation of a portion of erf 6393 at Mossel Bay (Dana Bay) - ref. E317-11/2023

Dear Committee,

The Municipality is considering selling a portion of erf 6393 owned by the Municipality to a private entity.

The property would only be utilized for conservation and as a coastal access point for the public.

The applicant claims he will erect a toilet and changing rooms for the benefit of the public.

Below are a few comments on the proposal :

2. *That the property only be utilised for conservation and as a coastal access point for the general public. This restrictive condition is to be registered against the title deed.*
7. *That a reversion condition be included in the Deed of Sale as well as the Title Deed that this portion of Erf 6393, Mossel Bay ($\pm 4\ 800\text{m}^2$) be utilised for conservation and coastal access purposes, as well as the erection of a removable changing room and removable toilet facilities only and should the Applicant fail to erect such structures within 12 months from date of registration or not use the property as specified, the property will revert back to the Municipality for the same amount as the original purchase price.*

Erf 6393 is a sensitive area from an environmental perspective.

Provisions of necessary services, particularly water and sewage, will cause clearance and damage to the environment,

and how sewage and waste water will be removed from the property is of particular environmental importance.

6. *That the necessary security and caretaker be provided at the cost of the Applicant.*

It is the intention of the Applicant to install living facilities for the caretaker.

In other words, besides the toilet facilities and changing rooms, one or more removable containers will be installed.

The Deed of Sale, if any, should include that living on the property and development of any commercial activity are forbidden.

10. *That the public will have free coastal access to and over the property at all times.*

The provision of free access 24/7 creates a security problem, not only for the residents of Fisherman's Village and Moquini Estate,

but also for the property itself and the facilities that will be erected, the beach and the lagoon of Blind River.

8. *That the alienation is subject to the Applicant obtaining all relevant environmental, Owners Associations and other applicable authorisations for the proposed access and use, at its own costs within twenty-four (24) months of the Council resolution, proof of which must be furnished to the Municipality.*

Erf 6393 is surrounded by the beach and the Moquini Coastal Estate.

There isn't any known registered access road for public access, and the "proposed access" is not described.

The Deed of Sale, if any, and the Title Deed must include a reversion condition that in case the Applicant fails to obtain a registered access road to the property, the property will revert back to the Municipality at the original purchase price.

23. *The proposed access servitude which will facilitate public access to the property should be registered simultaneous with the transfer of the property.*

Point 23 is in contradiction with point 8.

Whereas point 8 specifies that the Applicant must obtain an authorization for an access road within 24 months of the Council Resolution,

point 23 specifies that the access servitude should be registered simultaneously with the transfer of property.

Or will the official transfer take place after 24 months?

The property is close to the high watermark.

What will happen when a storm happens like last September?

Taking into consideration the above observations, I object to the alienation of a portion of erf 6393 as it is presented today.

Sincerely yours,

Guy Lambrechts
erf 14846

From: robertbt <robertbt@vodamail.co.za>

Sent: Sunday, 17 December 2023 20:37

To: admin@mosselbay.gov.za

Subject: Att:legaldept :Douw Steyn: Objection proposed sale erf 6393 Danabay 3rd Beach Mosselbay.

I R.G.V.Beattie :Registerd owner of, 9.E.Collinastreet Danabay, since later years of 1990's ,hereby lodge an objection to the proposed sale of erf 6393 as resolved in Council meeting on 30th November. Item E317-11/2023.I further more request that the whole process of sale be terminated with immediate effect.

1)The main reason being ,firstly that,due process was not followed according to the regulations for alienation of public property ie that such property must be advertised on various recognised platforms to which the generally affected public have access,2)That the property be put up for sale by prospective buyers with offers to purchase etc.You know the regulations and i will not dwell further on this subject .3)I am sure you are aware that this process was not followed.4)A further objection is that this erf was originally established and registerd with the development of Danbay and with the purpose of ensuring the continued and unhinderd access to third beach for the general public,via the original municipal gravel road via the dune front and ending with the tarred section of the entrance to third beach ,where pedestrian and vehicle access to the beach was obtained for residents of Danbay,Mosselbay and the general public.

5) I mention public property because on advice i have been informed that legally ,council is merely the custodian of such public property and not the owner thereof ,but however they may sell such property in consultation with affected residents in the area after due public participation.

6)Our rights to access 3rd beach via the later established Moquini and Fishermans village,were short lived. Property, which was also formerly public property,sold to the developers by council, with the reservation clause,in agreement with both developers and council, of the ensurance of continued,unhinderd access to the public via both new residential estates ,was soon stopped by both estates.7)i am sure you are aware ,public acess was first blocked at the main Fishermans entrance gate and later, the locked boom gate ,errected by Moquini over the lower part of the access road to third beach which finally stopped acess to3rd beach for the public aswell as The municipality, who were unable to access erf 6393 for maintenance to the erf.This fact is mention in the councils meeting notes of 30th November2023. 8)i would like to pose the question as to why council, or their legal division ,did nothing ,to reinstate our ,the public or Councils right to traverse these two properties, to gain acess to the sea for the public,and for council to exercise their right and duty to maintain this erf, which fell into disrepair albeit council meetings notes on this question of 30th November2023, because entry was refused by the two estates.9)I would appreciate a detailed answer and explanation, to all matters which i have raised in this objection to the sale.

Yours sincerely R.G.V.Beattie cellnr 0842400711.

From: Willemien Hurt <hurt.willemien@gmail.com>
Sent: Monday, 18 December 2023 13:21
To: nleroux@mosselbay.gov.za; admin@mosselbay.gov.za
Subject: Alienation of erf 6303 Dana Bay.

You don't often get email from hurt.willemien@gmail.com. [Learn why this is important](#)

Thank you for the opportunity to comment on this matter.

1. One can view this transaction only with deep suspicion.
2. No tender process was undertaken to sell this parcel of municipal land.
3. What would be the motive to pay R1m for land to erect and maintain public toilets at the buyer's costs , however altruistic one may deem oneself to be?
4. Why is this process released and rushed through during the holiday season when everyone is on holiday and wary of dealing with complex issues?
5. What are the implications for FV in terms of security and road maintenance?
6. Without proper consultation and examination of the full extent of the proposal it is inevitable that there will be consequences that would have been missed as a result of a rushed process.
7. In principle we applaud the intention of having toilet facilities there, but not at a cost to Fisherman's Village, our security and additional financial implications.
8. There is much at stake for FV and I therefore recommend strongly that the whole matter be frozen until proper consultation has taken place.

Regards
Ron and Willemien Hurt

From: Wendy Nilsson <nilsson.wendy@gmail.com>
Sent: Tuesday, 19 December 2023 18:17
To: Jombile, Sesethu <sjombile@mosselbay.gov.za>
Cc: admin@mossebay.gov.za; jhouws@mosselbay.gov.za
Subject: Purchase of Municipal property at Danabay 3rd beach by Gerrit Lodewikus Coetzee & His wife

You don't often get email from nilsson.wendy@gmail.com. [Learn why this is important](#)

***** [EXTERNAL]: This email originated from outside the organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. *****

To whom it may concern, I hereby object to the above purchase, which has been without due protocol and unfair to the residents of Missel Bay.

To all intents and purposes this is a thinly-veiled, opportunistic ploy for self gain at the expense of honest purchasers of land at market-related value.

Shame on Mossel Bay municipality for going along with such conniving.

Yours sincerely

Wendy Nilsson

From: **Christo Muller** <christomuller20@gmail.com>

Date: Wed, 20 Dec 2023, 08:05

Subject: PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY ($\pm 4\ 800\text{M}^2$), SITUATED IN
MOQUINI: G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUERORS TRUST

To: <admin@mossebay.gov.za>

Ek is sterk gekant hier teen. Dit maak geen sin hoekom enige persoon 'n erf sou koop wat hy niks op mag doen nie en net publieke toilette opsit uit die goedheid van hulle harte nie. Ek weet nie wat presies hier aangaan nie maar die prys is ook glad nie mark verwant nie. Hierdie lyk na 'n baie korrupte storie!! Dit lyk glad nie goed vir die munisipaliteit of die DA nie.

Ek hoop rerig julle heroorweeg en sien hoeveel skade julle gaan doen as hierdie gebeur!

From: Zelda Clifford (SC)
Sent: 20 December 2023 14:12
To: admin@mosselbay.gov.za; nleroux@mosselbay.gov.za
Subject: Refer to attached document reference 7/2/2/3 D Steyn item C 10599058
Importance: High

Good day, firstly I want to introduce myself and my husband, Zelda and Daniel Clifford, owners of erf 13 and permanent residents of Moquini Coastal Estate. We are also members of the MHOA (Moquini Home Owners Association).

It has to also be noted that we are firm DA supporters and also fully support our great municipality and everything it does for all residents in Mossel Bay.

That said, I have various concerns about the attached letter, dated 5 December 2023, regarding the proposed alienation of a portion of Erf 6393 to G Coetzee on behalf of SA Global Conquerors Trust (SAGCT):

- Why the municipality did not build and maintain a proper area like Dana Bay 1 and 2 for Dana Bay 3 initially?
- Why was a fair process not followed and the erf 6393, owned by the Municipality, not advertised/tendered to be for sale?
- Why is a section of the property to be sold to SAGCT to give the public access when the public already has access to this erf from the beach? Something seems very 'off' in this instance
- The letter refers only to a removable change room and removable toilet – no mention of the condo the owner intends to build! Why?
- Why can the proposed owner not only donate the removable change room and toilet to the Municipality to manage and maintain?
- **The majority of erf 6393 lies within Moquini Coastal Estate and is surrounded by our estate, except for a small border with the Blinde River. That raises even further concerns:**
 - The security of our estate WILL be jeopardised (as well as Fishermans Village – also a security estate) as members of the public would be able to access our security estate. This is a HUGE risk.
 - Vandalism, loitering, alcohol abuse, etc. will become very real – as was the case prior to 1997, at which point the parking area deteriorated and fell into disuse
 - People could very likely start fires that could easily spread into our estate (and/or Fishermans Village) and cause damage to houses, fauna and flora of the estate – wind is always a factor in our estate and the rest of Dana Bay – another HUGE risk
 - The prospective owner would need servitude across Fishermans Village as well as Moquini Coastal Estate – it goes without saying that this is the security risk to both estates.
 - The prospective buyer contacted MHOA on 9 December 2023, referring directly to the Condo – in addition to the change room and toilet. Will he and his wife stay in the Condo? Please confirm.
 - If this is the case, then we have very real concerns that a hidden agenda is at play
 - Will the prospective buyer erect a fence at his cost to avoid the public from entering Moquini 'land'?
 - What are his plans regarding potential fires and requirements by the Fire Department regarding fire prevention?

As owners of property in Moquini Coastal Estate and as members of the MHOA, we categorically oppose the proposal. We believe there is a hidden agenda behind this proposal and Moquini Coastal Estate and Fishermans Village will be the 'losers' in this particular case.

Thank you

Zelda Clifford

From: bernard cayton <bernardcayton@gmail.com>
Sent: Monday, 25 December 2023 18:56
To: admin@mosselbay.gov.za
Subject: Erf 6393 Moquini

I would like to know how we fisherman will be able to use the car park and Toilets that is mentioned if we not even allowed in at Fishermans Village which is the only road going to the above mentioned stand??? To me who uses that beach daily i would say No to this sale of ground. Thank you.

From: terecia Woest <tereciawoest@hotmail.com>
Sent: Wednesday, 27 December 2023 15:27
To: Vestra <admin2@vestra.net.za>
Cc: Dsteyn@mosselbay.gov.za; Admin@mosselbay.gov.za
Subject: Oppose: sale of erf 6393 and servitude

You don't often get email from tereciawoest@hotmail.com. [Learn why this is important](#)

To Excom Moquini HOA and Mossel Bay Municipality

I hereby officially oppose the :

- (1) - sale of a portion of erf 6393 located at Mossel Bay Municipality and for that matter the whole of erf 6393, to the applicant Adv Gerrit Coetzee.
- (2) - registration of an access servitude to erf 6393 across Moquini HOA private land.

Thank you

Ms T. Woest
Moquini 58

From: Dirk Swart <dirkhswart@griprealty.co.za>

Sent: Thursday, 04 January 2024 15:14

To: admin@mosselbay.gov.za

Subject: VERKOOP ERF 6393 DANA BAAI AAN G COETZEE SE TRUST SOUTH AFRICAN GLOBAL CONQUERORS TRUST

You don't often get email from dirkhswart@griprealty.co.za. [Learn why this is important](#)

Ek is die Eienaar van Erf 14822, Moquini Coastal Estate en dus ook lid van die Moquini Huis Eienaars Vereniging.

Eerstens die geskiedenis van die Erf 6393. Danabaai was gestig voordat Moquini Coastal Estate gestig is.

Danabaai was beplan toe dit bekend geword het dat daar Olie en Gas aan die see in die omgewing van Mosselbaai ontdek is en dat daar 'n rafinadery opgerig sou word. Die plaasgrond wat Danabaai en Moquini ingesluit het, het aan die destydse Trust Bank behoort. Ingeslote by Danabaai se ontwikkeling was drie strandparkeerruimtes ingesluit nl Danabaai 1, 2 en 3. Erf 6393 was nr 3. Slegs nr 1 en 2 is ontwikkel. Ek vermoed nr 3 was ook as parkeerruimte met teeroppervlakte voorsien. Die pad daarheen was 'n grondpad op die duin aan die seekant en die laaste gedeelte van die pad op die steil afdraend is ook van 'n teeroppervlakte voorsien (waarvan 'n gedeelte nog bestaan, maar in 'n verwaarloosde toestand) Later is Moquini Coastal Estate gestig en dit het Fishermans Village, die Hotel Perseel en Moquini Natuur Reservaat ingesluit. Gevolglik is die toegangspad wat eers oor die hotel erf geloop het, gesluit en istoegang verkry na derde strand deur Fishermans Village en oor Moquini Coastal Estate se grond. Die Ontwikkelaars van Moquini het 'n sekuriteitshek opgerig om toegang te beheer wat tans nog bestaan en gevestig is op dieselfde plek nl by die Oostekant van die Publieke Pad wat loop tot by Moquini se seekant toegangshek. Die Ontwikkelaar van Moquini het toe Fishermans Village en die Hotel Perseel afverkoop aan ander eienaars deur middel van 'n skikkingsooreenkoms. Die publieke pad is toe ook in die proses aan Fishermans Village Home Owners Association verkoop en teen geen vergoeding in die Kaapse Akteskantoot geregistreer. So het FVHOA beheer oor die toegang verkry en slegs vissemanne en hulle geselskappe en in besit en bewys van visvangpermiitte, toegelaat om deur FV te kon ry, sowel as die sowel as die Kus Polisie en die Munisipaliteit van Mosselbaai. FVHOA verbied ook toe eienaars van Moquini toegang via hul privaatpad na Tweede Strand en ons teken beswaar aan en stel na ondersoek vas dat daardie privaatpad onwederregtelik aan hul oorgedra is en in die Stigtings Voorwaardes 'n aparte erf is en 'n Publieke Pad moet wees. Mosselbaai Munisipaliteit het toe die pad terug geëis en dit 'n Publieke Pad gemaak. Gevolglik het die Moquini Eienaars/inwoners weer toegang en uitgang via hul seekant sekuriteitshek na Tweede Strand en terug sonder die toestemming en goedkeuring van FVHOA se sekuriteitshek/boom. FVHOA het toe die vissermanne verbied om toegang na Derde Strand (Erf 6393) deur hul residensiële gebied te verkry en oor hul grond te ry of te loop.

Derde Strand was in onbruik en die Munisipaliteit het geen onderhoud daar uitgevoer nie en die terrein het toegewaaï onder sand en duine met plantegroei daarop gevorm. Toe die vissemanne nog toegelaat was, het hul nie kon parkeer op erf 6393 nie aangesien dit sandduine was en het hul onwederregtelik op Moquini se grond parkeer en dit vuil en besoedel agtergelaat en op ons grond alkohol gedrink, gebrui en party gehou en dit het Moquini inwoners/eienaars se sekuriteit nadelig beïnvloed. Ongewenste elemente het Moquini se eiendom besoedel. Nooit sedert die oprigting van Danabaai het die algemene publiek van Erf 6393 gebruik gemaak nie en gevolglik het die Munisipaliteit dan ook nie enige uitgawes aangegaan om die Derde Strand vir sy belastngbetalers aantreklik te maak om te benut nie. Oor al die jare het die Munisipaliteit geen poging aangewend om die parkeerruimte benutvol te maak nie. Inteendeel het die plaaslike owerheid toegelaat dat die erf verander in duine met uitheemse plantegroei daarop. Geen voertuig kon daar ry nie en was die

terrein dus nie benutbaar nie. Intendeel het die Munisipaliteit 'n paaltjiewersperring opgerig aan die einde van die teerpad wat gelei het na erf 6393 om sodoende toegang te verbied. Die erf is ongerep en behoort so gelaat te word. Omgewingsbewaring sal moet toestemming gee indien die duine verwyder moet word.

As 'n Moquini eienaar, betrokke buurman, eiendomsbelastingbetaler en nadelig ge-afekteerde party, maak ek beswaar teen die verkoop van 'n gedeelte van erf 6393 of selfs die totale eiendom aan 'n vreemdeling.

Indien die Munisipaliteit wel verantwoordelikheid vir die Erf ontslae van wil raak, is die logiese vir my dat aan Moquini en FV HOA's 'n huurpag van 99 jaar gegee word en is hul dan verantwoordelik om te voldoen aan die vereistes wat dit mag oplewer soos byvoorbeeld die eradikasie van vreemde boom en plantsoorte. Hierdie opsie sal na my mening die allerbeste oplossing vir die betrokke partye wees.

Die oprigting van tydelike wegneembare/mobiele geriewe soos toilette en kleedkamers, sal 'n seeroog wees en onwenslike besoekers lok wat die eiendomswaardes van Moquini en FV nadelig sal be-invloed. Dit kan ontwikkel en ontaard in 'n pakkerskamp.

Die verkoop van die erf sal Moquini en FV se sekuriteit baie nadelig raak en ons blootstel aan diefstal en inbrake.

Die koper dui aan dat hy en sy eggenote op die erf wil bly om toesig te hou. Wat gebeur indien hul te sterwe kom of siek word of met vakansie gaan?

So 'n mobiele woning gaan ook 'n seeroog wees en die omgewing nadelig be-invloed.

Wat kan hulle doen aan ongewenste mense wat hul nie gedra nie.

Die prys wat hul aanbied is belaglik vir daardie lokaliteit - sulke erwe aan die standgebied indien verkrygbaar se pryse wissel van R3,5 tot R8 miljoen. Die erwe voor aan die seefront van Moquini verkoop vir R3,5 miljoen.

Watter parkeeroppervlakte gaan die koper installeer? Hoe gaan hul toestemming verkry om die duine te verwyder of te verksuif of te versteur?

Die erf is Publieke Eiendom en indien dit verkoop word, is dit wet dat dit per openbare tender en deursigtig aangebied word.

Die voornemende koper Coetzee soek na my mening net blyplek vir hom en sy eggenote en wel op 'n buitengewone besondere lokaliteit.

Indien die Koper se Trust dalk gelikwider word, hoe gaan die Munisipaliteit die grond weer teruggetransporeer kry.

Na my mening skep die Plaaslike Owerheid vir hulself oneindige probleme van beheer en toesig en toegang. Die Stadsraad behoort nie betrokke te raak by sulke onvoorsiene gebeure nie.

Die fauna en flora van Moquini Natuur Reservaat gaan ly met die beplande verkoop van erf 6393.

Wie gaan verantwoordelik wees vir die bou en onderhoud van die serwituutpad?

Die heersende winde het die huidige sandtuine geskep en indien die erf omskep gaan word in parkeerruimte, gaan dit nie vir die natuur lank neem om dit weer onder dandduine te omskep nie en wie gaan verantwoordelik wees om nuwe gevormde duine te verwyder?

Hoe gaan polisiering geskied indien besoekers op Moquini grond langs die serwituutpad parkeer en so ook die brandrisiko verhoog?

Om sekuriteit te handhaaf, sal die Moquini en FV eienaars groter kostes moet aangaan soos bv kameras en laserstrale te installeer en kontroles te installeer en meer sekuriteitspersoneel aan te stel.

Groter verkeer na en van die erf, sal die huidige rustigheid nadelig be-invloed.

Daar sal geen beheer wees oor die getalle mense wat daar gaan besoek aflê nie.

Wie gaan sliuipslapers beheer en verwyder?

Ek hoop dat my besware en voorstelle gunstig oorweeg sal word deur die Munisipaliteit van Mosselbaai en dat daar op al my vrae antwoorde verskaf sal word.

DIRK H SWART
0726995356
dirkhswart@griprealty.co.za

From: Karen Claxton <claxtonkaren@yahoo.co.uk>
Sent: Thursday, 04 January 2024 16:40
To: Le Roux, Nickey <nleroux@mosselbay.gov.za>
Subject: Re: PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY (±4 800M²), SITUATED IN MOQUINI: G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUERORS TRUST

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Dear Councillor Le Roux,

Please find herewith objections to the above proposal.

I am sorry to send this to you directly, but I do not know who else to send this to at the municipality and am aware that objections need to be received by 5th January. If there is another office I should contact with these objections I would be most grateful if you could advise me of the appropriate person/department.

I would like to take this opportunity of thanking you for your continued positive service to Dana Bay. Wishing you a very happy, healthy and successful New Year.

With kindest regards,

Karen Claxton

47 Moquini Coastal Estate, Dana Bay.

Dear Sir/ Madam,

Re: PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY (±4 800M²), SITUATED IN MOQUINI: G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUERORS TRUST

Good day, we are full time residents of Moquini Coastal Estate situated in Dana Bay and we would hereby like to register our opposition to the above proposal for the following reasons:

- the only reason given by the municipality for the sale of this portion of land is one of financial gain. While environmental reasons and provision of public access are stated, these really do not have any credible background. Constructing even mobile utility units and allowing access via this portion of land will have more of a negative environmental affect due to the sensitive ecological position of the site in question. The public does not need access across delicate dunes as access to third beach is and always has been possible from second beach along the high water mark. This is much less environmentally destructive.

- the real reason for Mr. Coetzee wanting to buy this portion of land is **not** outlined in the proposal. In a letter to affected Homeowners Associations, he states that he and his wife will be full time caretakers and that an upgraded mobile condo unit suitable for 24/7 living will be put on site to allow them to fulfil these duties. Mr Coetzee states that this was "erroneously omitted" from the above proposal and that the "Legal department has said that caretaker condo requirement will be included in the final application to council as it does form part of the initial proposal and was only incidentally omitted in the first resolution." Thus, the above proposal as resolved by the council on 30th November is seriously incomplete and totally misleading as to the intentions of Mr. Coetzee. What he wants is a prime piece of coastal property for his own personal residence at a very low cost

to himself. Mr. Coetzee is using philanthropic and environmental arguments to falsely try to gain support and credibility. (Letter to Homeowners Association available on request)

- it has been rumoured that Mr. Coetzee has family connections within Mossel Bay Municipality. It certainly seems that the above proposal has been written by the municipality very much in his favour. Serious investigations must be made to establish whether this rumour is in fact true and if it is, the whole proposal is questionable in terms of transparency. I'm sure the municipality does not want to be accused of any nepotism especially when it has done such a good job of being fair and trustworthy in the past. Please investigate this rumour before any further action is taken on this proposal.

- the proposal states that the applicant is the only entity to whom this piece of land has any value and interest to date. When has the municipality made the public aware that this portion of land could be available for purchase? It cannot simply be claimed that no one else is interested if there has been no move by the Municipality to investigate whether this is true and if, in fact, other interested parties exist with other proposals which may benefit the municipality and general public better.

- in a further communication to affected Homeowners Associations dated 10/12/2023, Mr. Coetzee asks that support should be given for him to acquire the whole of erf 6393 in the future. In our opinion, this is really telling of his intentions for the area. Is the above proposal a small part of a much bigger plan to acquire a sizeable portion of coastal land? If environmental issues are truly important to the municipality, this should be very worrying. It is an ecologically important piece of land which is extremely sensitive to disturbance. (Letter to Homeowners association available on request).

- We would also like to comment that the timing of the public participation aspect of this proposal appears to be very much in favour of the applicant coming as it does at a time when many people are extremely busy, away on vacation and at a time when there are many public holidays and restricted municipal opening hours. It certainly makes it difficult for members of the general public.

We sincerely hope that our views and arguments will be properly considered.

Regards,

Karen and Paul Claxton

From: ajwnunn@btinternet.com ajwnunn@btinternet.com <ajwnunn@btinternet.com>
Sent: Thursday, 04 January 2024 13:54
To: Jombile, Sesethu <sjombile@mosselbay.gov.za>
Cc: admin@mosselbay.gov.za; Le Roux, Nickey <nleroux@mosselbay.gov.za>
Subject: C 10599058 - Proposed Alienation of ERF 6393

Dear Ms S Jombile,

Further to the communication regarding the alienation of ERF 6393, we wish to **strongly oppose** this proposal. Our objection to the alienation is on the following grounds.

1. **Correct process has not been followed regarding the sale.**
Our understanding of the correct process for selling Municipality land is that it should be notified to the public and available to be purchased by any and all authorised people. This proposal has been put forward without offering the land to the wider population and also at a price significantly lower than market value. Currently prices are at approx. R2.5 million for a stand a quarter of the size being considered here. So R980,000 is severely undervalued.
2. **The proposal document is not accurate.**
The potential buyers have separately confirmed that the proposal also includes living accommodation for a permanent guard, that they have stated is needed to stop vandalism. The municipality do not deem that a permanent guard is needed for the toilets at 2nd Beach, so why is a guard needed for this proposed toilet.
3. **The proposed buildings are forward of the building/set back line.**
The houses in Fisherman's Village and Moquini are restricted from building closer to the sea due to the approved building line. The proposal being suggested has all of the buildings over the building line. How can there be a restriction for one set of people yet removal of this requirement for others. All should be treated equally.
4. **These temporary buildings are being proposed on an area of continually shifting sand**
The sand dunes here are continually moving and as such it would be irresponsible for the Municipality to approve any temporary facilities as they will potentially be unstable and a risk to injury for anyone using them. Any structure that will withstand these elements would need permanent foundations and thus not a temporary structure at all.
5. **Access to the stand is not clear**
The proposal in one area defines that this is only coastal access (pt1). But then in another section (pt 23) it states that an access servitude is to be submitted at the same time. Yet does not define what and where this access servitude is located. The logical access is via the boardwalk from Moquini, yet to access this the Moquini road network would need to be utilised by non Moquini residents.
6. **There is no need or demand for toilet facilities at this part of the beach.**
Families wishing to use this stretch of beach currently go to 2nd beach as there is immediate access to the sand for younger children and there are current toilet facilities for all. This section of beach is never busy. Anyone taking a walk with their dog along the beach use the facilities at 2nd beach either before they leave or when they return. The only people who use this part of the beach are fishermen, who will not leave their rods to go 100 yards over high sand dune to the toilets just in case that is the point that they catch a fish. The fishing here is very poor and only a handful have been caught in the last 10 years. Subsequently the quantity of fishermen is reducing monthly as this knowledge is being gained by the wider

fishing population. There is no data supporting the need for toilet facilities in the area located by erf 6393.

Kind Regards

Andrew and Fiona Nunn

January 6, 2024

To the Mossel Bay Municipality,

I am submitting our written objection to the announced Municipality sale of a part of the Erf 6393 in Dana Bay to a private Trust buyer in 2024.

There are three reasons for objecting to this sale:

- 1) **Fire risk** A substantial and ongoing fire risk will be created by establishing a public changing room and public toilet on this undeveloped land. To believe that nobody will ever light a cigarette or attempt an evening braai there is silly. Currently nobody crosses or uses this land. My personal observation over the past 7 years, I can confidently state that this Erf has had zero activity. Approximately 70% of the Erf is covered with large, 1 to 2-meter-high bushes, with 30% of already cut down and dried out several years ago by the Municipality. Just a spark from a braai or a lit cigarette can easily ignite an uncontrollable bush fire. The daily, regular onshore winds throughout Dana Bay will certainly spread to the residential estates of Fishermans Village, Moquini and Blue Ridge long before any fire brigade can put it out.
- 2) **Clearly under-market value** The proposed selling price for 4,800 square meters of unobstructed beach front land is completely out-of-touch with current private market sales prices. "*Book value*" is not an open-market determined value. Open market value is a price established by a country-wide, advertised process open to multiple private bidders. Book value is determined by a committee. Currently multiple 4,000 meter, undeveloped Erfs, at twice the distance from the beach and within a stone's throw of this Erf have recently sold for 250% more than what the Municipality is setting this sale to a single private Trust buyer's offer (R2.5 million vs R980k.) The optics do not look good. It is therefore recommended that the Municipality not proceed with this sale. Is this once-off financial gain really worth the risk of soiling Mossel Bay's hard earned positive public image it has established these past several decades?
- 3) **No dwelling is permitted, yet a 24/7 caretaker couple might be allowed ?** While the Municipality's posted written use policy for this Erf does **not** permit a permanent dwelling to be constructed, this does not stop the private buyer and his wife from publicly stating they have already said in their application they intend to live 24/7 on this land as caretakers and to secure this "*public toilet*" and "*public changing room*". The Municipality needs to explain these apparent conflicting prospects ? Secondly, why hasn't the Municipality informed the public that the buyer wants to install a "*caretaker condo*"? This was not in the documentation submitted to the Community by the Municipality.

Regards,
 Marc & Vittoria Spalding
 Moquini Estate
 Erf 62

From: Petrus van Heerden <naude.vanheerden@gmail.com>

Sent: Tuesday, 09 January 2024 17:09

To: Jombile, Sesethu <sjombile@mosselbay.gov.za>; admin <admin@mosselbay.gov.za>; Le Roux, Nickey <nleroux@mosselbay.gov.za>; Mayor of Mossel Bay <mayor@mosselbay.gov.za>; Petrus van Heerden <naude.vanheerden@gmail.com>

Subject: E317-11/2023: Proposed Alienation of a portion of erf 6393

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Comments request regarding above issue refers.

1. Postponed cut-off date for comments and call community meeting:

The timing to push through and request comments this proposal is not considered to be fair to the community. It was peak holiday season, with most people on holiday mode and with family visiting. Please postpone the cut-off date by at least 1 month **and call a community meeting** (to gain facts and the truth) behind this request. Best time for community meetings is after the end of holiday season (week of 29th January 2024). Let the Local government state their case to the public, why this transaction is above board and beneficial to the public interest.

2. There is no need for toilets at 3rd Beach, blind river:

We walk to the blind river at least once a week. Most of the time, if not all of the time, we are all alone ("stoksielalleen") at the proposed location. The buyer is using it as a smoke screen to acquire the stand at a below market value for possible future developments to come in this area. December is the only time more people are visiting this area. It is also only about 2,1 km on the beach to the blind river where toilet facilities are available. Very few families spent time at the blind river (may again only December's). I cannot see that fishermen will visit the proposed toilet facilities regularly. Please provide evidence for this need.

3. Register a provision on the deed to stop further development in future:

To make provisions in the deed to stop further developments in future is only temporary. I have personal experience where I removed provisions from the deed in Murrayfield Pretoria. It took me 3 months. Time is moving on, so are the local government, and so are the employees of the Municipality. There is no guarantee that these provisions will stop further developments in future. The purchaser will gain mega growth from this procurement due to the low purchase price.

4. Purchase price below real market value:

I do not understand why the Municipality even considered selling this property at a far below market value. Taking into account that the Municipality is in need of cash (introducing fixed monthly tariff structure), it does not make sense. The Municipality must keep this property. The future value will be extremely beneficial to the Municipality. Why do the Municipality want to sell for a low value to pass on the high expected gain to an individual? It does not make sense. If you think that the value is market related, then put it to the test and sell it on a tender basis as you should.

5. Investigate if there were leaks about future development from the Municipality members and/or local government councilors:

Although there is no proof, the proposed transaction raises questions. It seems that the potential buyer had lots of inside information to propose this procurement. I propose an investigation if inside information were indeed provided from in the municipality or local councillors. Counselor L Coetzee excuses himself from the council meeting, but it is suggested is that with his inside information the future developments of Mosselbay, that he is in a perfect position to leak information to his family members. The SA population is frustrated with the ongoing corruption and "comrades" enabling. Please as an DA supporter, do not do the same as your ANC colleagues. Act as Christians should - responsible. As Counselor L Coetzee made a public statement under oath that he did not discuss and provide inside information to his family members regarding this transaction.

6. Critical Missing information

Please act responsible and comment on the attached document related to critical missing information of the National Environmental Act: Integrated Coastal Management Act)Act no 24 of 2008 and amendments (NEM:ICM Act) this document were distributed on social media

7. There is no need to sell the property at this time.

There is no need for the municipality to sell the property at this stage. You are opening yourself for unnecessary criticism with very little gain. Proof to the public why this transaction is beneficial enough to take the public punishment. Please reject the proposal at this stage.

8. Support needed from my Ward Councilor

I added my ward councilor to this objection toward the proposed alienation of a portion of erf 6393. One of her duties is to bring my comments under the attention of the Ward Committee and that my comments and objections be submitted for proper review and feedback. I hereby request her critical support of my comments and to not blindly support the proposal in alliance with her political party/leadership.

Best regards

PJN van Heerden

0828249581

From: Aleck Birch <bircha@absamail.co.za>
Sent: Tuesday, 09 January 2024 18:43
To: admin <admin@mosselbay.gov.za>
Cc: Le Roux, Nickey <nleroux@mosselbay.gov.za>
Subject: Proposed Alienation of a Portion of ERF 6393 Moquini

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Proposed Alienation of a Portion of ERF 6393 Moquini Draft Comments

Document E317-11/2023 titled “*PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY (approx. 4 800 sq m), SITUATED IN MOQUINI: G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUEROR TRUST*”, refers.

It is clear from document E317-11/2023 that arguably the most critical information required by the Executive Mayoral Committee and the Council to have made an informed decision on the matter was omitted. The municipal public consultation process that closes on 22 January 2024 is also flawed for the same reason.

The critical missing information referred to inter alia includes a consideration of the *National Environmental Act : Integrated Coastal Management Act (Act No. 24 of 2008) and amendments (NEM:ICM Act)*. Following the aforementioned Act an updated Western Cape Provincial Coastal Management Program 2022 – 2027 document (WC:CMP-22/27) which is based on the NEM:ICM Act was compiled and should also have been considered during the compilation of the E317-11/2023 document. *Document E317-11/2023 makes no reference too, and includes no information on, the requirements of the NEM:ICM Act.*

The NEM:ICME Act unequivocally vests ownership of public property in the citizens of South Africa. The State, however, remains the trustee of coastal public property on behalf of the citizens of the Republic. *Coastal public property cannot be transferred, sold, attached or acquired by prescription, nor can the rights over it be acquired by prescription.* It is the duty of the State as trustee to ensure that coastal property is used, managed, protected, conserved and enhanced in the interests of the whole community, as opposed to only a few individuals or groups. The State must also act to take whatever reasonable legal and other necessary measures to conserve and protect coastal public property for the benefit of present and future generations.

Some of the many key requirements included in the NEM:ICM Act that are applicable to Erf 6393 that should have been considered and included in the E317-11/2023 document before seeking Council's approval and commencing with a public consultation process include the following:

1. Definitions and/or Elements of the Coastal Zone

(a) **Section 15:-** “In simple terms, the NEM:ICM Act prohibits any acts or physical response to erosion or accretion on coastal public property. No person may construct, maintain or extend any structure, or take any other measures to prevent or promote erosion or accretion of

the seashore in respect to coastal public property. Neither may any person require the State, or other person to take such action, unless the erosion is caused by an intentional act or omission of that organ of state or other person. “

(b) The Coastal Protection Zone (CPZ)– Sections 16 & 17:- In essence, the coastal protection zone consists of a continuous strip of land, starting from the high-water mark (HWM)* and extending 100 meters inland in developed urban areas zoned as residential, commercial, or public open space, or 1000 meters inland in areas that remain undeveloped commonly referred to as rural areas. There are however some provisions in order to justify certain adjustments to this zone. The CPZ also includes for any land that would be inundated (submerged or covered) by a 1:50 year storm event (this includes flooding caused by both rain storms and rough seas) and a natural functioning littoral active zone*.

***Definition / Location of the HWM:** Means the highest level reached by coastal waters caused by floods or storms up to a 10yr return period. Scientists have recorded and statistically determined the following wave heights for Mossel Bay:

Recurrence Interval	Wave Height (m)
every year	8.7
once every 5yrs	10.1
once every 10yrs	10.6

Scientists have also determined that climate change would, in due course, add another 10 to 20% to the wave heights recorded.

***Definition of littoral active zone:** Means any land forming part of, or adjacent to, the seashore that is unstable and dynamic as a result of natural processes and characterised by dunes, beaches, sand bars and other land forms composed of unconsolidated sand, pebbles or other such material which is not vegetated or partially vegetated.

2. Applicability of the CPZ HWM and littoral zone parameters to Erf 6393:- A visual inspection and desktop study based on satellite imaging and maps were used to establish the topography and status of Erf 6393 relevant to the HWM and definition of a littoral active zone. The observations made and conclusions reached includes the following:

- (a) The dune on which Erf 6393 is located is a very dynamic, active and unstable system caused by wave and wind erosion, coastal storm surges and flooding. The southernmost boundary of Erf 6393 is located very close to the seashore and the property as a whole is almost totally denuded with very little evidence of vegetation. There is no doubt therefore that it fulfills all the NEM:ICM Act's requirements to be classified as a naturally functioning littoral active zone and part of the Coastal Protection Zone.
- (b) Based on the wave height data set out in the table above it was established that significant portions of Erf 6393 will be flooded on a regular basis annually. The 1 in 5 and 10yr (the latter defined as the HWM) recurrence interval wave heights determined will cover the total area of Erf 6393 and most of the areas without vegetation on the rest of the dune. There is no doubt that the HWM as well as the HWM plus 100m mark (as defined in the NEM:ICM Act) is located a significant distance inland of Erf 6393 and that the property therefore forms part of the Coastal Protection Zone.

Based on the evidence presented it is clear that the Executive Mayoral Committee as well as the Council did not have the information required to make an informed decision on the

proposed alienation of a portion of Erf 6393, Moquini. The public consultation process being conducted is similarly flawed without providing the required information regarding the NEM:ICM Act and it's impact on the decision to the residents of Mossel Bay.

It is recommended that the decision to alienate a portion of Erf 6393 be rescinded or at the very least be delayed until all the required information for informed decision making is provided to all the parties involved.



A Birch

9 P. Compacta Str

Dana Bay

Resident and Ratepayer

From: marie van heerden <mmevanheerden@gmail.com>

Sent: Tuesday, 09 January 2024 18:51

To: jombile@mosselbay.gov.za; admin <admin@mosselbay.gov.za>; Le Roux, Nickey <nleroux@mosselbay.gov.za>; Mayor of Mossel Bay <mayor@mosselbay.gov.za>

Subject: E317-11/2023: Proposed Alienation of a portion of erf 6393

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Kommentaar rekended voorgestelde verkope

Wat pla betreffende hierdie voorgestelde transaksie is die prys wat onder markwaarde is en die voorwaardes wat in die titel akte geregistreer sal word. Akte voorwaardes is baie maklik om in die toekoms te laat verwyder. Jy doen net aansoek vir die verandering van akte, en binne 3 maande is dit verander, veral met die huidige raad, wat een of ander tyd gaan wissel. Hulle kan maklik die verandering steun omdat tyd en omstandighede verander het. Ek praat uit ondervinding, in Pta het ek binne 3 maande my akte laat verander van een woning na n maksimum digtheid van 14 eenhede. Die oorspronklike plaas eienaar draai nog seker in sy graf om.

Laat ek 'n toekomstige scenario skets, daar is ontwikkelings beplan langs die gedeelte van die kus. Soos die ontwikkelings gaan gebeur, verander die omgewing en omstandighede. Die koper verander die akte. Dan begin hy op die erf enige iets van 'n "De Vette Mossel" of wat ook al nou op sy beplanning is. Alles nog 'n rein gedagte, BEHALWE, die koper koop 'n erf baie goedkoop, onder markwaarde. Hy gaan binne 10 jaar miljoene maak uit die wins net op mark waarde. Hoekom moet die raad nou so vinnig en skielik die erf verkoop onder mark waarde, as hulle wat juis nou die vaste koste heffings moes instel vanwee die verlies uit inkomste met krag verkope. Daar is mos nou 'n tekort aan geld. Die Raad kan die erf binne 'n jaar of 2 verkoop vir 10 miljoen. My buurman het pas sy erf 900m van die see af, met geen uitsig verkoop vir R1 mil verkoop. Met hierdie voorstel bevoordeel hulle 1 individu, en dit 'n familielid van die huidige raad. Klink vir my soos die huidige ANC paadjie. Hierdie proses word ook afgejaar in 'n vakansie tydperk, Stel dit uit en lig ons beter in. Einde Januarie kan ons raadslid asseblief 'n vergadering reel en ons belasting betalers daarvoor inlig.

My voorstel: Verwerp aankoop van erf

Groete M van Heerden
0829231791

-----Original Message-----

From: Christiaan Geldenhuys <clgeldenhuys@gmail.com>

Sent: Wednesday, 10 January 2024 16:28

To: admin@mosselbay.gov.za

Subject: Erf 6393 Danabaai.

[You don't often get email from clgeldenhuys@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Aandag:Douw Steyn.

Hiermee maak ek, as inwoner van Danabaai sedert 2010 , ten sterkste beswaar teen die munisipaliteit se voorneme om bogenoemde erf te vervreem.Ek eis dat die proses dadelik gestop word.

Wanneer is Danabaai se inwoners geken in dié saak? Volg die munisipaliteit nou dieselfde roete as die ANC? Dit was dieselfde met die toekamping van tweede strand.Die erf was bedoel om vir Danabaaiers toegang deur Fisherman's village tot derde strand te gee!Voldoen die voorgenome vevreemding aan die nodige wetgewing rakende kus ontwikkeling, impakstudie ,ens.

Ek verlang ook ñ ontvangs kennisgewing op my skrywe.

Ek sal graag ñ verduideliking van u kant wil hê!

Die uwe,

CL Geldenhuys.

ANNEXURE C18

From: George van Heerden <vanheerdengeorge@gmail.com>
Sent: Friday, 12 January 2024 16:29
To: Jombile, Sesethu <sjombile@mosselbay.gov.za>; admin <admin@mosselbay.gov.za>
Cc: Mayor of Mossel Bay <mayor@mosselbay.gov.za>; Le Roux, Nickey <nleroux@mosselbay.gov.za>
Subject: Vervreemding van erf 6393 geleë te Monquini, Mosselbaai.

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Goeie dag,

Hiermee maak ek George Sebastiaan van Heerden, ID 5604145036087, woonagtig te 16 P. Minor straat Danabaai, ten sterkte kaspie en teënkanting teen die beoogde vervreemding van bogenoemde eiendom.

Die eerste saak wat ooglopend is en wat die oog wenke laat lig, is die belaglike prys van R980 000.00 vir die eiendom!!

'n Erf van net 1000 vk/m in E.Ovina straat in Danabaai, is verlede maand verkoop vir R1,2 miljoen. Die erf is meer as 1 kilometer van die see geleë en nie op die seefront van bogenoemde eiendom nie!! Dit is baie vêr onder markwaarde!!!! Dit is duidelik dat hier 'n gekonkel is wat nie die hele ware storie vertel nie.

Die verskoning van die oprigting van toilet geriewe ten belange van die gemeenskap dra nie water nie. Die akte wat genoem word, kan volgende jaar met gemak verander word vir ander doelwitte op die eiendom. Daar is beslis nie 'n behoefte van die toilet geriewe nie. Hierdie skep net geleentheid en geriewe vir ongewenste elemente op die verlate eiendom.

Daar is skrywe wat die ronte doen dat die Munisipaliteit nie voldoen het aan al die nodige wetgewing en dokumente soos die: "**National Environmental Act: Intergrated Coastal Management Act**" (Act No 24 of 2008) nie. Kry eers dit in orde.

Ek kan nie glo dat ons betroubare Mosselbaai munisipaliteit betrokke raak in hierdie soort verdagte onderhandelinge en dit wil verkoop aan die algemene publiek as soet pampoen nie!!!

Julle moet asb nou na al die jare se skoon oudits, daal na die vlak van die huidige Nasionale Regering. Dis hulle soort aas en kos.

Ek stel voor dat die saak totaal gestaak word en dat daar 'n algemene vergadering gehou word om die saak te bespreek met al die betrokke partye teenwoordig.

Groete.

George van Heerden
 Sel: 083 378 2467r

From: T Steyn <theunis@kmls.co.za>
Sent: Saturday, 13 January 2024 10:42
To: 'Roelf Meyer' <roelf@intransformation.org.za>
Cc: Kotzé, Dirk <dkotze@mosselbay.gov.za>; Glynis.breytenbach@gmail.com;
 Tertuis.Simmers@westerncape.gov.za; janes@da.org.za; sollym@da.org.za;
 Reagen.Allen@westerncape.gov.za; 'Ivor Jenkins' <ivor@intransformation.org.za>
Subject: Vervreemding: Mosselbaai erf 6393

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*** [EXTERNAL]: This email originated from outside the organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. ***

Mr Meyer

Ons het reeds ons rondtes oor sosiale geregtigheid gehad. In die trant, die mees merkbare verskil is dat, waar die huidige bedeling die hele begroting steel het die vorige bedeling dit binne die begroting / prosedure gedoen. Dit beteken dat gekonkelry en gekullery met veel vernuftige oë verblindery gedoen was. Tipiese voorbeelde hiertoe is die:

- Kaapse politici wat destyds strategiese grondaankope gedoen het voor die bou van die DF Malan lughawe
- Pietie du Plessis wat die Braam Raubenheimerdam op sy perskeplaas laat bou het &
- Desnieteenstaande SA se nuwe bedeling; die tipiese broederbond wat steeds daarin geslaag het om twee van die Nelspruit gemeenskap se krieketvelde vir eie gewin in sakepersele te omskep.

Die teen hierdie agtergrond waarop Donald Trump sou gestel het, "What another beauty have we here?": <https://www.change.org/p/halt-the-sale-of-public-property-erf-6393-in-dana-bay-4800sqm-for-r-980-000> (aangetoon per meegaande skets)

Wel, terwyl die gemeenskap mobilisering teen die politieke bestel loods rakende hierdie situasie behoort die boekhouding hiertoe heel eenvoudig te wees, naamlik:

1. 'n ware filantropiese intervensie sal (per statutêre mandaat) die **ablusie geriewe sonder voorbehoud oprig en instandhou**.
2. Maar meer as dit, die **fidusiêre verpligting op die raad moet die vraag vra, "what if?"**. Dit beteken, wanneer die filantrope se filantropie die einde bereik, wat gebeur dan?
3. Dis by daardie punt **wanneer dat die raad moet instaan** sodat die stront nie in die see beland nie.
4. En na alles bereik die filantroop dieselfde doel sonder om van sy kapitaal te moet afstaan vir **'n vaste bate wat na wese nie verhandelbaar mag wees nie**. Dus die lakmoestoets per # 1.

Waarom dan die noodigheid vir 'n ingrepe teen die vervreemding van hierdie betrokke erf? Die antwoord slaan op:

- Heel moontlik, **sodra die fokus vanaf hierdie perseel weggedraai** word kan die eienaar bloot die erf teen die werklike markwaarde verhandel met die groot verskil
- dat die **gebruik** daarvan deur die groter gemeenskap dan **buite kwessie** sal wees.

Uiteindelik, elke ingeligte persoon is deeglik bewus van SA se emosies en persepsies rondom grond en daarom behoort Mosselbaai 'n toonsetter te wees. Dus, as SA die gang van sake wil omdraai is "business as usual" dan die gewenste aanslag?

Bestes,

T Steyn

From: terecia Woest <tereciawoest@hotmail.com>
Sent: Sunday, January 14, 2024 7:52 PM
To: contact@diegroep.eu
Cc: Vestra <admin2@vestra.net.za>; Admin@mosselbay.gov.za
Subject: Requesting information erf 6393 Moquini

Dear Adv. Coetzee

I am writing this communication to you as a concerned member of the Moquini Homeowners Association, regarding the sale of a portion of erf 6393. I hereby kindly request of you to supply me with the following information on points (1-3) and recommend (4).

1. **Management Plan:** The precise Management Plan that you have compiled for erf 6393, specifically referring to the security, crowd control, environment and conservation.
2. **Servitude:** The exact geographic location/ GPS coordinates of the servitude that you have in mind because you gave vague indications in your request to us Homeowners. What is not clear to me..why do you want to register another servitude if there is an existing servitude as the Mossel Bay Municipality claims there is?? Please supply me with the registration number of the existing servitude.
3. **Benefits to surrounding residents: I quote you on your email to MHOA dated 9/12/2023:**

(3.1) " yet with a view on protecting the interest of the surrounding residents". Please explain to me exactly what interest are you referring to and how are you going to protect this interest of the surrounding residents?

(3.2) " These provisions do not impact Moquini and/or Fisherman's Village negatively". What are the positive impacts specifically for the surrounding residents?

(4) **Suggested toilets and ablution facilities - recommend:** Advocate Coetzee given that you are the philanthropist that you claim you are (no sarcasm intended), please enquire about the following tender by Mossel Bay Municipality, TDR 421/2022/2023 that was cancelled. The tender as per Mossel Bay Municipality is for the construction of toilets for the elderly and people with special needs in the D'Almeida and other identified areas within the greater Mossel Bay District. The reason I am referring you to this tender is because you and Council placed a lot of emphasis on the suggested toilet and ablution facilities for erf 6393. I am absolutely convinced if you invest your(?) money in the above-mentioned project it will definitely **benefit the elderly, people with special needs and the public.**

Looking forward to your answers on the above.

Thank you
Mrs. Woest

From: Johan du Preez <jdup.rsa@yahoo.com>
Sent: Tuesday, 16 January 2024 15:32
To: admin@mosselbay.gov.za
Subject: Proposed Alienation of Erf 6393, Moquini, Mossel Bay - Comments

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To Whom it may Concern,

Proposed Alienation of a Portion of ERF 6393 Moquini

Comments

Document E317-11/2023 titled "*PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY (approx. 4 800 sq m), SITUATED IN MOQUINI: G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUEROR TRUST*", refers.

1. The ICM Act

It is clear from document E317-11/2023 that arguably the most critical information required by the Executive Mayoral Committee and the Council to have made an informed decision on the matter was omitted. The municipal public consultation process that closes on 22 January 2024 is also flawed for the same reason.

The critical missing information referred to inter alia includes a consideration of the ***National Environmental Act : Integrated Coastal Management Act (Act No. 24 of 2008) and amendments (NEM:ICM Act)***. Following the aforementioned Act an updated Western Cape Provincial Coastal Management Program 2022 – 2027 document (WC:CM-22/27) which is based on the NEM:ICM Act was compiled and should also have been considered during the compilation of the E317-11/2023 document. **Document E317-11/2023 makes no reference too, and includes no information on, the requirements of the NEM:ICM Act.**

According to the ICM Act Erf 6393 forms part of the Coastal Protection Zone. Details are provided in a document attached to this email.

2. Public Participation Process

Document E317-11/2023 refers to a “Public Participation Process” being followed and an advertisement calling for comments was placed in a local newspaper. At best the flawed process being followed may be described as a public consultation process. The process being followed does, in no way, comply to the requirements of NEMA for a Public Participation Process.

3. Recommendation

It is recommended that the decision to alienate a portion of Erf 6393 be rescinded or at the very least be delayed until all the required information for informed decision making is provided to all the parties involved.

Once an independent study has been completed registered consultants should be appointed to conduct a Public Participation Process as prescribed by NEMA.

J du Preez

Dana Bay Resident and Ratepayer.

Re: Objection on to the Proposed Alienation of a portion of Erf 6393 Mossel Bay

I refer to the council meeting notes dated 30 November 2023 in terms of which it was resolved (under item E217-11/2023) that portion of Erf 6393 Mossel Bay (4800m²) be sold to the South African Global Conquerors Trust “(the Trust)”.

I respond to the abovementioned notice as follows:

- It is unclear how the purchase price was determined as well as why the sale of the property was not put out on tender.
- Where is the established set-back lines and what environmental studies have been done to support this development
- The proposal to erect changing room facilities and install removable toilets would harm the natural environment and the sensitive dune structure.
- The land appears to be located on the side of the setback line where no development of any kind, shape or form may take place and as such no development is legal
- Objection will be made against the approval of any building plans for such reasons
- Subsequently mention has been made that a caretaker cabin is also proposed to be built on the land. This is not the norm for any beach in South Africa and there is no need for such a facility. Having a caretaker on the land would obviously require the erection of some form of guardhouse or shelter on this extremely sensitive land. This gives rise to the question is this not a ploy to build a sea front property for a person's personal benefit
- The recent storms have already caused significant damage to the dunes which have been pushed back considerably. Any development on these dunes will exacerbate the situation further
- Due to the land being on the wrong side of the set-back line and due to the harm which any development will inevitably cause to the nature, wildlife and the already fragile dune system, surely it will not be possible for environmental approval to be obtained.
- No services are available on the land and it is unclear how and where services will be provided
- No mention of how the land will be accessed
- The land holds significantly more value than the proposed price
- Please clarify the term “coastal access”

I stand against the alienation of this land and will oppose any proposed construction on this land due to the setback line and due to the adverse effects which any development will have on the dunes and wildlife.

Annmarie Buck

From: Belinda van de Venter <belinda@vdrvaccounting.co.za>

Sent: Wednesday, 17 January 2024 16:06

To: admin@mosselbay.gov.za

Cc: admin2@vestra.co.za; ancobraker@gmail.com

Subject: Erf 6393

Goeie dag mnr die Burgermeester en mede Raadslede.

Hiermee wil ek my misnoë deel met die beplande verkoop van erf 6393, te Danabaai.

Ek hou graag my besware teen die verkoop / ontwikkeling van erf 6393:

- Danabaai is bekend as bewaringsgebied. Om tydelike aantrek / tydelike toilet geriewe op 'n erf te plaas, plaas die natuur en omgewing bloot aan vernietiging. As daar net gekyk word na die skade by Hartenbosrivier, wat nog te meer die Blinderivier. Dis onvermybaar dat daar nie om welke tyd, riool in die rivier gaan beland nie. Wat van hoeke, lyne, sinkers ens wat in die water gaan agterbly en verroes. Laastens gaan daar beslis rommel gestrooi word. Van die mense gaan nie eens die moeite doen om die toilet te gebruik nie. Kyk wat gebeur by Danabaai se ingang (laaste 2 aangeleenthede).....
- 3de strand is nie Danabaai se hoofstrand nie
- Die nuwe pad gaan nie geteer word nie;
- Beide Fishermans Village en Moquini gaan addisionele koste moet aangaan om die publiek toegang te verleen.
- Omdat daar soveel fynbos is, is daar 'n groot risiko vir brandgevaar wat kan versprei na Fishermans Village en Moquini Coastal Estate, waarvan ons 'n inwoner is;
- Ek is totaal gekant dat die publiek makliker toegang kan hê tot Moquini. Dit is welbekend dat 'n moord, byl aanval en verskeie inbrake in ons estate plaasgevind het oor die jare. Nou wil Mosselbaai Munisipaliteit ons blootstel aan meer onwelkome boosdoeners. Honderde, duisende rande is spandeer om ons heinings en kameras op te gradeer vir ons veiligheid, net vir Mosselbaai Munisipaliteit om toegang tot ons sekuriteit makliker te maak vir nie inwoners.

- Ons het 'n sit/eet geriewe in Moquini Coastal Estate, langs die rivier opgerig op ons koste. Wat is die kans dat ons geriewe wat slegs vir Moquini inwoners bedoel is, misbruik of verniel gaan word. Gaan Mosselbaai Munisipaliteit ons kostes dra;
- Die verkoop / ontwikkeling was nie aan die publiek voorgehou of gepubliseer nie;
- Die koopprys is nie in verhouding met enige seefront erwe. Ek meld juis erwe, omdat die 'n gedeelte van 'n erf is;
- Die feit dat 'n familielid van 'n Raadslid die eiendom wil koop is kommerwekkend;
- Die feit dat die eiendom in 'n Trust gekoop word, verseker niemand wat met die eiendom gaan gebeur hetsy die huidige Trustees bedank of te sterwe kom nie. Trustees kan afgedank en aangestel word. Enige Janrap kan Trustee word. Die eiendom moet in Munisipale besit BLY.

Die wêreld word deur die mens vernietig. Dis ons as mens se plig om na die natuur om te sien. Dis belis nie wat Mosselbaai Munisipaliteit nou wil doen nie.

Hoekom spandeer die Raad nie hul tyd en geld om vir Danabaai 'n 2de uit/ingang te bewerkstellig nie. Ons vra al jare daarvoor.

Mosselbaai en die DA is besig om hul hand te oorspeel met inwoners. Verwys ook na die bestraffende kostebevel wat Mosselbaai Munisipaliteit ontvang het. Van die raad se amptenare is totaal en al korrupt en sien om na eie gewin.

Hoor my mooi en duidelik. Sou die grond verkoop en of ontwikkel word SAL ek die Trustees en Mosselbaai munisipaliteit aanspreeklik gehou word vir enige skade aan ons eiendom. dood en of beserings aan individue, sou enige van my gesin of besoekers iets oorkom met die registrasie van die eiendom.

Vriendelike groete / Kind regards

Belinda



Van de Venter
Rekenmeesters / Accountants
 SAIPA Reg 13138
 Professional Tax Practitioner (SA)
 Centre of Tax Excellence



Postbus 12556
 Mosselbaai Coastal Estate 14
 P.O. Box 12556
 Mosselbaai
 6113
 Tel: 082 925 7754
 Fax: 082 925 7757
 E-mail: belinda@rekenmeesters.co.za

PO Box 12556
 14 Mosselbaai Coastal Estate
 P.O. Box 12556
 Mosselbaai
 6113
 Call: 082 925 7754
 Fax: 082 925 7757
 Email: belinda@rekenmeesters.co.za

From: Chris de beer <chrdbwa@gmail.com>

Sent: Sunday, 21 January 2024 13:11

To: admin <admin@mosselbay.gov.za>; Steyn, Douw <dsteyn@mosselbay.gov.za>; Jombile, Sesethu <sjombile@mosselbay.gov.za>

Subject: Alienation of erf 6393 Moquini

Jacobus en Elsebie de Beer

Eienaars : 58 Egrata straat, 4 Deo Gloria te Danabaai asook 1 Lene villa Heiderand.

Kontak telefoon nommer : 0631644739

Epos : chrdbwa@gmail.com, emeraldmay69@gmail.com

Insake : Verkope van ERF 6393 Moquini.

Hierme rig ons die objeksie oor die verkope van erf 6393 te Danabaai met die volgende redes :

- 1) Daar is geen rekord van die publieke advertensie om die erf te verkoop nie, slegs met die uitnodiging vir publieke deelname 2023/12/13.
- 2) Die intensie om die erf te verkoop was nie openlik gepubliseer nie asook die publiek is nie uitgenooi om n aanbod te maak op die koop van de erf nie.
- 3) Die erf is nie aan gebied op publieke veiling om publieke betrokkenheid te bevorder nie.
- 4) In agneming van die ligging van erf 6393, is die munisipaliteit waardasie van die betrokke erf skandelik onder mark (genome die erf is deel van spog woon buurt Moquini) verwante prys geevalueer in verhouding met erf grotes van Moquini en Danabaai.
- 5) Mosselbaai munisipaliteit is opgewonde oor die inkomste van erf belasting op die verkoop van erf6393, die erf belasting sal aansienlik hoër wees met mark verwante evaluasie.
- 6) Daar is geen melding gemaak van die verlenging van Heide weg of die oop stel van die toegang beheer by Fishermans Village na erf 6393 (3de Starnd) vir die algemene publiek.
- 7) Daar is geen melding gemaak oor die instandhouding of herstel van beoogde infrastruktuur gevolg na natuurlike ramp bv. Verspoellings.
- 8) Geen melding gemaak van aanstellings kontrakte en voordele uitgawes van die beoogde opsigter nie.

Voorstelle:

- 1) Evalueer erf 6393 met mark verwante waarde.
- 2) Volg normale advertensie en verkoop proses om die erf te verkoop.
- 3) Toegang tot die fasiliteite op die erf moet moontlik wees per teerpad (ekstensie van Heide weg en strand langs).
- 4) Die genoemde erf moet in besit bly van die Mosselbaai munisipaliteit en ontwikkel en bestuur word op dieselfde manier as die ontwikkelde fasiliteite van eerste en tweede strand.

Hartlike groete

Jacobus. en Elsebie de Beer

From: Lynette Trollip <trollip.lt@gmail.com>

Sent: Saturday, 20 January 2024 18:52

To: Jombile, Sesethu <sjombile@mosselbay.gov.za>; admin <admin@mosselbay.gov.za>

Subject: Erf 6393

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Dear Ms Jombile

I am concerned about the process of selling off a portion of erf 6393.

I do applaud the fact that environmental friendly, public toilets will be on the site. I support the environmental clauses to the conditions but query the fact that land must be sold to do this. I understand it makes a short term financial sense but long term it just not make sense to me. If it must be sold , please ask for more tendors . I don't know if you did open it up to ask other bidders?.

Thank you for your great service

Regards

Lynette Trollip

From: Rulis de Bruin <rulisdb@gmail.com>
Sent: Monday, 22 January 2024 10:47
To: Jombile, Sesethu <sjombile@mosselbay.gov.za>
Subject: Verkoop can kuserf by Derde strand Danabaai

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Ek is gekant teen bg. verkope aan Coetzee.

From: Luc Meeusen <meeusen.luc@telenet.be>
Sent: Sunday, 21 January 2024 06:03
To: admin <admin@mosselbay.gov.za>
Subject: development of the property 6393

You don't often get email from meeusen.luc@telenet.be. [Learn why this is important](#)

Dear;

PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY (APPROXIMATELY 4800 SQUARE METERS), SITUATED IN MOQUINI:

I can be very brief about this, it is incomprehensible that such a project is even being considered.

This is total madness, the rape of a beautiful piece of biotope that we as the Moquini community take such care of to preserve the specific environment of animals and nature.

I am hereby against **any** development of the property 6393.

Luc Meeusen

Owner of Moquini 44

DELIVERED BY EMAIL

Mossel Bay Municipality

For attention: Ms Yolande Van Der Berg

EMAIL: yvanderberg@mosselbay.gov.za

cc. Mr Douw Steyn

EMAIL: dsteyn@mosselbay.gov.za

Stellenbosch Office
2nd Floor Block B
De Wagenweg Office Park
Stellentia Street Stellenbosch 7600
South Africa
PO Box 1008 Stellenbosch 7599
Docex 10 Stellenbosch
Tel +27 21 809 6000
Fax +27 11 535 8600
www.werksmans.com

YOUR REFERENCE: File Number: 7/2/2/3
OUR REFERENCE: J Truter/sj/Atkinson Moquini Objection
DIRECT PHONE: +27 21 809 6143
DIRECT FAX: +27 11 535 8593
EMAIL ADDRESS: jtruter@werksmans.com

23 January 2024

Dear Sir

PROPOSED ALIENATION OF MUNICIPAL LAND ((A PORTION OF ERF 6393, MOSSEL BAY (±4800M²), SITUATED IN MOQUINI)) FROM THE MOSSEL BAY MUNICIPALITY TO MR G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUEROR TRUST

- 1 We refer to the above matter and confirm that we act on behalf of the Mr Carl Atkinson and Mrs Sonia Atkinson ("**our clients**").
- 2 Our clients are the owners of erven 63 and 64, Moquini Coastal Estate which is adjacent to and landward of the coastal property which the Municipality proposes to sell to the South African Global Conqueror Trust ("**the Trust**"). Our clients have a direct and clear interest in the proposed sale for reasons which are described in more detail below, and act herein in their own interests,

in the interests of the other homeowners in the Moquini Coastal Estate, in the public interest and in the interest of the environment.

- 3 At the outset, we record that our clients are of the view that the proposed sale is unlawful and in contravention of the Municipal Asset Transfer Regulations, 2008 and Treasury prescripts, let alone unreasonable and procedurally unjust and in violation of our clients' (and other affected parties such as the Moquini Coastal Estate Homeowners') rights to administrative action which is lawful, reasonable and procedurally fair, as contemplated in the Constitution and entrenched in the Promotion of Administrative Justice Act, 2000 ("**PAJA**").
- 4 We have submitted a request for access to information and records relating to the proposed sale to the Municipality's information officer in terms of the Promotion of Access to Information Act, 2000 ("**PAIA**"). A copy of the application is attached. As stated in the PAIA application, it was expressly made to enable our clients to prepare a fully informed objection. The Municipality has acknowledged receipt of the PAIA application which will now be processed in accordance with PAIA. In the circumstances, this objection letter is a preliminary objection to the proposed sale and transfer of the property to the Trust for the intended uses. We reserve the right to supplement the objection upon receipt of the information and documentation requested in terms of PAIA.

Background and grounds of objection:

Contravention of the Local Government: Municipal Finance Management Act, 2003, Municipal Asset Transfer Regulations and PAJA:

- 5 An unsolicited application was received from Mr. G Coetzee on behalf of the Trust to purchase a portion of Erf 6393, Mossel Bay ($\pm 4\,800\text{m}^2$) ("**the property**"), which is made up of undeveloped

and un-serviced coastal property, at Third Beach, Dana Bay, on frontal dunes between the high water mark of the sea and the Moquini Coastal Estate.

- 6 The Trust's proposal was to utilize the erf for "*conservation and the erection of a changing room and toilet facilities for beach goers, hikers, fishermen and the public.*" It has subsequently transpired that the Trust intends to also erect a "caretaker's condo" which Mr and Mrs Coetzee will occupy as a permanent residential dwelling. This proposal was not presented to council or deliberated on when the council arrived at their resolution to support the proposed sale and intended uses of the property, and is not permitted in terms of the council's resolution and recommendations.
- 7 The Municipal Valuer determined the market value of the property at R980 000,00 (VAT inclusive). We have not had sight of the valuation report to determine the method of valuation but would be surprised if the valuation factored in the proposed permanent residential uses and dispute therefore that the valuation represents a "fair market value".
- 8 The Local Government: Municipal Finance Management Act, 2003 ("**MFMA**") requires that any transfer of ownership of a municipal asset must be fair, equitable, transparent, competitive and consistent with the supply chain management policy, which the municipality must have and maintain. It is also important that there is proper forward-planning and community consultation when considering the disposal of assets. The public benefit aspect of these assets must be properly considered before any decision is made.
- 9 The failure to disclose the full scope of the intended uses and provide proper motivation for the disposal and intended uses does not enable a fair and transparent process and ensure proper, informed public comment. This is in contravention of the MFMA, Municipal Asset Transfer Regulations and PAJA. There is no motivation of any substance in the application detailing how the Trust intends to "conserve" the property. Considering the fact that the property is located

on a coastal frontal dune with numerous environmental sensitivities, the proposal in respect of conservation would require proper specialist input in order for the council to arrive at a decision to dispose of the municipal property for inter alia, conservation purposes. The absence of any such motivation renders the council resolution (and any future sale of the property for such purposes) to be arbitrary and irrational.

- 10 Furthermore, the proposed amenities and uses are not only for the public benefit but include a permanent residential dwelling and associated uses by Mr and Mrs Coetzee, dressed up as a "caretaker's condo". This audacious proposal has patently not been factored into the consideration by the council and is not referenced anywhere in their resolution or the property valuation. Furthermore, there is no indication that there is a pressing need or demand for the proposed amenities and associated uses or that the proposed amenities and uses are indeed necessary and desirable. On the contrary, our understanding is that the property is very infrequently used by *beach goers, hikers, fishermen and the public* and there is no demand or need for the proposed amenities.
- 11 Finally, in the light of the proposed uses, including for permanent residential purposes, the failure to ensure a competitive bidding process before resolving to sell the property is also unlawful and in contravention of the MFMA, read with the Municipal Asset Transfer Regulations and PAJA.
- 12 The obligations arising in respect of unsolicited bids for municipal assets, such as the application by the Trust, are even more onerous to ensure proper processes in keeping with the principles of transparency and accountability. Section 113 of the MFMA provides that a municipality or municipal entity is not obliged to consider an unsolicited bid received outside its normal bidding process. If a municipality or municipal entity decides to consider an unsolicited bid received outside a normal bidding process, it may do so only in accordance with a prescribed framework which must strictly regulate and limit the power of municipalities and municipal entities to approve unsolicited bids received outside their normal tendering or other bidding processes.

- 13 The full proposal will first need to be remitted to council for its reconsideration and recommendation with adequate motivations and disclosures in respect of the need and demand for the proposed facilities, including the proposed residential dwelling and associated uses. There would also need to be an explanation for the conservation needs in respect of the property and the costs associated with meeting those needs, and the manner in which the Trust intends to address those conservation needs. The Trust will need to satisfy the council that it has the financial means to ensure that the conservation requirements are met.
- 14 The council should also insist on a proper valuation of the property which factors in all the aforementioned considerations and uses.
- 15 Only if and when council has had regard to all these considerations and met their obligations in terms of the MFMA, Municipal Asset Transfer Regulations and PAJA, will they be in a position to arrive at an informed decision regarding the sale of the property. In the circumstances, we submit that the council resolution to support the disposal of its property is ill-informed, arbitrary and irrational and the accompanying advertisement is premature.

Further Statutory applications and registration of an access servitude:

- 16 The council resolution is subject to a recommendation that the alienation be subject to the Trust obtaining all relevant environmental, Owners Associations and other applicable authorisations for the proposed access and use, at its own costs, within twenty-four (24) months of the Council resolution, proof of which must be furnished to the Municipality.
- 17 Although each of the various statutory applications that will be required will need to be considered on its own merits, we note that the Trust will require at least the following further statutory permits:

- 17.1 An environmental authorisation in terms of the National Environmental Management Act, 1998 ("**NEMA**") for various activities within 100m of the highwater mark of the sea and compliance with the NEMA principles set out in section 2 of NEMA. The principles set out in section 2 apply throughout the Republic to the actions of all organs of state that may significantly affect the environment, shall apply alongside all other appropriate and relevant considerations and serve as the general framework within which environmental management and implementation plans must be formulated.
- 17.2 The NEMA principles serve as guidelines by reference to which any organ of state must exercise any function when taking any decision in terms of this Act or any statutory provision concerning the protection of the environment and guide the interpretation, administration and implementation of this Act, and any other law concerned with the protection or management of the environment.
- 17.3 The NEMA principles require, inter alia, that:
- 17.3.1 *Development must be socially, environmentally and economically sustainable.*
- 17.3.2 *Sustainable development requires the consideration of all relevant factors including the following:*
- (i) That the disturbance of ecosystems and loss of biological diversity are avoided, or, where they cannot be altogether avoided, are minimised and remedied;*
 - (ii) that pollution and degradation of the environment are avoided, or, where they cannot be altogether avoided, are minimised and remedied;*

- (iii) *that the use and exploitation of non-renewable natural resources is responsible and equitable, and takes into account the consequences of the depletion of the resource;*
- (iv) *that a risk-averse and cautious approach is applied, which takes into account the limits of current knowledge about the consequences of decisions and actions; and*
- (v) *that negative impacts on the environment and on people's environmental rights be anticipated and prevented, and where they cannot be altogether prevented, are minimised and remedied;*
- (vi) *environmental management must be integrated, acknowledging that all elements of the environment are linked and interrelated, and it must take into account the effects of decisions on all aspects of the environment and all people in the environment by pursuing the selection of the best practicable environmental option;*
- (vii) *there must be intergovernmental co-ordination and harmonisation of policies, legislation and actions relating to the environment;*
- (viii) *the environment is held in public trust for the people, the beneficial use of environmental resources must serve the public interest and the environment must be protected as the people's common heritage;*
- (ix) *sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, estuaries, wetlands, and similar systems require specific attention in*

management and planning procedures, especially where they are subject to significant human resource usage and development pressure.

- 17.3.3 We submit that the proposed disposal of coastal property for the intended uses will be in violation of numerous NEMA principles. We draw attention in particular to the requirement to afford specific attention in management and planning procedures relating to stressed ecosystems such as coastal shores.
- 17.4 Land use planning approval, including rezoning for residential purposes, departures and registration of an access servitude over private land in terms of the Municipal Planning By-Law:
- 17.4.1 There are a number of criteria set out in SPLUMA, the Land Use Planning Act and Municipal Planning By-Law for the determination of applications for land use rights such as rezoning and subdivision, departures and servitudes. We submit that these criteria also militate against the intended uses particularly in respect of the desirability of the proposed uses, specifically any use of the property for residential purposes and public access over Moquini's private open space.
- 17.5 Building plan approval in terms of the National Building Regulations and Building Standards Act, 1977 ("**NBRBSA**") read with the National Building Regulations:
- 17.5.1 Section 7 of the NBRBSA sets out the criteria for the consideration of building plans. One such criteria relates to a determination whether the proposed structures will adversely affect the amenity of the area. We submit that the proposed structures, specifically any residential dwelling on the property will fundamentally and adversely impact on the amenity of the area, including its sense of place, by introducing structures on a pristine, rural, coastal frontal dune area where there are currently no

structures or associated uses. The proposed uses have the potential to create, inter alia, noise, safety and traffic impacts which will adversely affect our clients and other homeowners on the Moquini Coastal Estate's property rights, including their use and enjoyment of their properties and potentially also affect the value of their properties. The Moquini Coastal Estate homeowners, including our clients acquired their homes due to the appeal of the unspoilt coastline and rural sense of place.

17.6 Consent in terms of the National Environmental Management: Integrated Coastal Management Act, 2008 ("**ICMA**"):

17.6.1 The use of coastal property for the construction or erection of structures is strictly regulated in terms of ICMA. One would expect that the Municipality would consult with the Department of Forestry, Fisheries and Environment's ("DFFE") Oceans and Coasts Branch, along with the other competent authorities that administer the legislation set out above in accordance with their intergovernmental duties to ensure integrated environmental management which they failed to do before recommending the disposal of the property to the Trust.

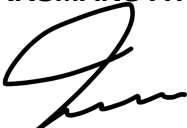
18 Each of the aforementioned statutory processes require public participation and provides opportunity for comment and administrative appeal. Our clients' rights to invoke their administrative remedies under the aforementioned Acts are reserved.

19 With regard to the registration of an access servitude over the Moquini Estate Private Open Space, we note that this is not supported by the Moquini Coastal Estate Homeowners and will require the approval of at least 75% of the members of the Moquini Homeowners' Association in accordance with the HOA's Constitution. Furthermore, the coastal access will need to be formally designated in terms of section 18 of ICMA which in itself requires proper public participation under ICMA.

- 20 Finally, we note with concern that one of the councillors, Mr Lodewyk Coetzee is a cousin of one of the Trustees of the Trust, Mr Coetzee. Our understanding is that Mr Coetzee is the chairman of the Council's Land Use and Planning Committee.
- 21 The MFMA provides that any decision improperly made, taken or influenced, including recommendations or decisions that were made, taken or in any way influenced by councillors in contravention of item 5 or 6 of the Code of Conduct for Councillors set out in Schedule 1 to the Municipal Systems Act must be overturned.
- 22 We ask for your confirmation that Councillor Coetzee recused himself from any attendances, discussions, deliberations or consideration of the unsolicited bid by the Trust.
- 23 We thank you in anticipation of your favourable consideration of our clients' comments.
- 24 In the interim, all our client's rights are strictly reserved.

Yours faithfully

WERKSMANS ATTORNEYS

Per: 
JUSTIN TRUTER

From: Maria <norma.mog56@gmail.com>

Sent: Monday, 22 January 2024 14:04

To: Admin@mosselbay.gov.za

Cc: Vestra Administrative Support <admin2@vestra.net.za>; admin2.vestra@propertysuite.co.za

Subject: Public Notice "Proposed Alienation of a Portion of Erf 6393"

You don't often get email from norma.mog56@gmail.com. [Learn why this is important](#)

TO WHOM IT MAY CONCERN

Honoured Mossel Bay Municipality,

We refer to the Public Notice for the "Proposed Alienation of a Portion of Erf 6393" to be utilized for conservation and coastal access purposes.

We are writing to you as the homeowner of Erf 14856, located within the estate of the Moquini Home Owner Association, the adjacent neighbour of Erf 6393.

The Public Notice does not contain information about how public coastal access will be managed and regulated. Nor is information provided in the form of a location map showing where the coastal public access point is (including route, point, strip, area) and how it will be accessible (by foot, by car etc.).

Furthermore, there is no information provided on how public and private lands will be physically marked and visibly demarcated for the user of this public beach.

The lack of information raises our concerns and we fear that the proposed sale of a portion of Erf 6393 to a private owner will restrict our safety, freedom and enjoyment of our property and the property of the Moquini Home Owner Association. In addition, the change of ownership will make it necessary to increase our property protection and will burden us with higher costs.

Besides that, and in our view, there are several risks that could lead to conflicts between private and public use of land that harm the interest of the neighbouring property owners. Based on the information we have, it leads us to believe that coastal access will come at the expense of private landowners.

For the reasons stated above, we do not support and hereby object to the planned sale of part of Erf 6393.

Yours faithfully,

Norbert and Maria Brauneis
(Owner of Erf 14856)

From: Ronald Noorman <ronaldnoorman10@gmail.com>
Sent: Tuesday, 23 January 2024 20:26
To: admin@mosselbay.gov.za
Subject: Danabaai strand 3

You don't often get email from ronaldnoorman10@gmail.com. [Learn why this is important](#)

Good day

I would like to know how could you sell the third beach Dana bay for far below market value why is only people from DA allowed to buy the land? Then the value for our peace of land must be much lower that we paid for the land and also the taxes must be a lot less than for us. Are they going to develop the land if not what will prevent them from developing that green belt?

Regards
Ronald Noorman

F.W.M. Knoetze

Fishermans Village 8
Danabaai
6510

4 Januarie 2024

Mosselbaai Munisipaliteit
Posbus 24
Mosselbaai
6500

Beswaar rakende die voorgestelde verkoop van 'n gedeelte van Erf 6393 Mosselbaai met t verwysing na item E217-11/2023 van Raadsvergadering gedateer 30 November 2023.

Hiermee teken ek beswaar aan teen hierdie besluit op grond van die volgende:

1. Met my persoonlike navraag by u stadsbeplanning kantoor in die eerste kwartaal van 2023 is dit duidelik aan my gestel dat die Munisipaliteit onder geen omstandighede van hierdie eiendom ontslae sou raak nie. Hierdie standpunt het bygedra om my te laat afsien van my idee om u te nader oor die moontlike ontwikkeling van hierdie eiendom.
In u skrywe gedateer 5 Desember 2023 met verwysing "7/2/2/3 D Steyn C 10599058 (item)", paragraaf 17 noem u dat die aansoeker die enigste persoon/entiteit is wat belangstelling in hierdie eiendom getoon het tot op datum. Dit is ongelukkig nie waar nie.
2. Ek woon tans in Fishermans Village en die belangrikste redes vir die uniekheid van hierdie ontwikkeling is onder meer die volgende:
 - 2.1 Hier is geen deurverkeer nie.
 - 2.2 Die sekuriteitsbeheerde toegang hou ongewenste besoekers uit.
 - 2.3 Die natuurlike wild wat hier voorkom het vrye toegang.
 - 2.4 Hier is geen straatligte nie.
 - 2.5 Voetganger verkeer is weglaatbaar klein.
 - 2.6 Nabyheid van die see is iets besonder.In u gemelde skrywe paragrawe 10,11, 16 en 23 word gepraat van toegang en 'n toegangserwituut, maar geen detail word daarvan voorsien nie. Indien u bedoel toegang deur Fishermans Village sal dit meeste van die uniekheid van hierdie gemeenskap vernietig.
3. Die HEV onderhou ook self die interne pad en dit sal dus gevolge hê vir enige addisionele gebruiker.
4. Erf 6393 is geleë tussen die hoogwaterlyn en die "setback" lyn van hierdie omgewing. Geen strukture kan dus hier opgerig word nie.

Die uwe



F.W.M. Knoetze
082 408 6769



4 January 2024

Dear Sir / Madam,

Re: **Objection to the Proposed Alienation of a portion of Erf 6393 Mossel Bay**

1. We refer to the council meeting notes dated 30 November 2023 in terms of which it was resolved (under item E217-11/2023) that portion of Erf 6393 Mossel Bay (4800m2) be sold to the South African Global Conquerors Trust "(the Trust)". A copy of the said notice is attached hereto and marked as Annexure "A".
2. We, the Executive Committee of the Fisherman's Village Homeowners Association ("FVHOA"), hereby respond to the abovementioned notice *ad seriatum* as follows:

Ad paragraph 1 thereof

3. We are curious to know how the purchase price was determined as well as when the sale of the property was put out on tender.
4. We hereby formally record our intention to purchase Erf 6369 or the proposed portion thereof. Alternatively, that we lease the said land on a 99-year lease basis. We intend to use the land for nature conservation purposes only in alignment with the established set-back lines and environmental studies.
5. Should we be allowed to purchase or lease the land, we will—
 - 5.1 provide security by erecting surveillance cameras on the land and providing security guards to patrol and secure the area, all at our expense;
 - 5.2 maintain the land by removing alien vegetation (such as Rooikrans) as and when necessary, at our expense; and
 - 5.3 conserve the land under the guidance of Cape Nature, at our expense.

Ad paragraph 2 thereof

6. Note that our estate already provides coastal access to a specific group of the public, namely the fishermen. This access is granted to the fishermen in terms of a written agreement concluded between the Mossel Bay Municipality and the FVHOA.

Managing Agent
Status-Mark (044 691 3045)
lize@status-mark.co.za

Security
Suiderkruis (044 690 3285)
Common Land & Gardens
Wiëm Nel

Willem Knoetze
Building & Construction
Marius Bouwer & Wiëm Nel

Chairman & Security
Stompie Nel
Communication
Dr. J Cilliers



Ad paragraph 3 thereof

7. The proposal to erect changing room facilities and install removable toilets would harm the natural environment and the sensitive dune structure. We attach hereto, as Annexure "B", a study which elaborates on the fragility of the dunes.
8. Moreover, and most importantly, the land in question is located on the side of the set-back line where no development of any kind, shape or form may take place. Attached, as Annexure "C", is a copy of the diagram reflecting the set-back line which affects the land in question. Therefore, even if the land were to be sold to the Trust or any other person or entity, they would not be permitted to erect any structures on the land.

Ad paragraph 4 thereof

9. Objection will be made against the approval of any building plans for such reasons as mentioned in paragraphs 7 and 8 above.

Ad paragraph 5 thereof

10. The erection of facilities on the land is in itself a violation of existing legislation. Refer to paragraphs 7 and 8 above.

Ad paragraph 6 thereof

11. As mentioned above, if we were to purchase or lease the land, we would install environmentally friendly security cameras which can be integrated into existing systems, if the municipality so requires. This measure negates the need for a permanent caretaker on the premises. Having a caretaker on the land would obviously pose further challenges as this would require the erection of some form of guardhouse or shelter on the land.

Ad paragraph 7 thereof

12. As mentioned above, facilities or any other form of development may not occur on the land. The Trust's goal (to erect facilities for the public) is therefore not achievable.

Ad paragraphs 8 and 9 thereof

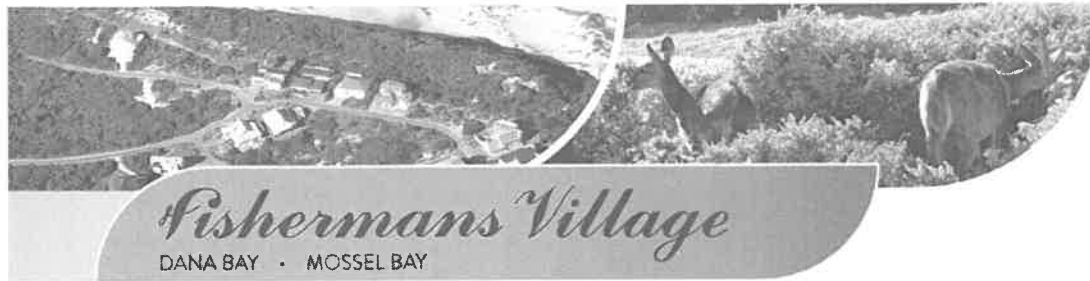
13. Due to the land being on the wrong side of the set-back line and due to the harm which any development will inevitably cause to the nature, wildlife and the already fragile dune system, it will not be possible for environmental approval to be obtained.
14. We, the FVHOA, stand against the alienation of this land and will oppose any proposed alienation thereof. Environmental applications for development will be contested due to the land being on the wrong side of the set-back line and further due to the adverse effects which any development will

Managing Agent
Status-Mark (044 691 3045)
lize@status-mark.co.za

Security
Suiderkruis (044 690 3285)
Common Land & Gardens
Wiëm Nel

Willem Knoetze
Building & Construction
Marius Bouwer & Wiëm Nel

Chairman & Security
Stompie Nel
Communication
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have on the dunes and wildlife. The attached documents elaborate on these concerns, including the area's significance as a nesting site for the endangered African Oystercatcher bird.

Ad paragraph 10 thereof

15. Refer to paragraph 6 above.

Ad paragraphs 11, 12, 13, 14 thereof

16. We reiterate that no development may take place on the land due to the set-back line and for such environmental reasons as mentioned above. Building plans will therefore not be approved and, subsequently, services will not be applicable.

Ad paragraph 15 thereof

17. As mentioned above, no structures can be erected on the land in any event due to the land being on the side of the set-back line where no development may occur.

Ad paragraph 16 thereof

18. Refer to paragraph 6 above.

Ad paragraph 17 thereof

19. This statement by the Trust is absolutely false. This land holds significantly more value for the Fisherman's Village HOA and Moquini HOA. Furthermore, see attached hereto, as Annexure "D", screenshots of the responses to this issue as posted on Facebook by the Mossel Bay community. It is clear from these posts that 99% of the community is also opposed to the proposed alienation of the land.

Ad paragraph 18 thereof

20. No mention is made –
 20.1 of how the land will be accessed in order to service and maintain the land;
 20.2 over which other properties the services will be installed;
 20.3 of whether any environmental studies exist that support any development on the land.

Ad paragraph 19 thereof

21. We fully agree with this statement.

Ad paragraph 20 thereof

22. The contents hereof are noted.

Managing Agent
 Status-Mark (044 691 3045)
lize@status-mark.co.za

Security
 Suiderkruis (044 690 3285)
Common Land & Gardens
 Wiëm Nel

Willem Knoetze
Building & Construction
 Marius Bouwer & Wiëm Nel

Chairman & Security
 Stompie Nel
Communication
 Dr. J Cilliers



Ad paragraph 21 thereof

23. The contents hereof are noted, though we deny that the alienation of the land to the Trust (or to anyone else) on the proposed basis would be fair, equitable, competitive or cost effective for such reasons as mentioned above.

Ad paragraph 22 thereof

24. The contents hereof are noted.

Ad paragraph 23 thereof

25. As mentioned in paragraph 21 above, the Trust has not in any way dealt with access to the land in question. We are curious as to why this has not been dealt with.

Ad paragraph 24 thereof

26. The contents hereof are noted.

Regards,

S Nel

Acting chairman of the Executive Committee of the Fisherman's Village HOA

Managing Agent
Status-Mark (044 691 3045)
lize@status-mark.co.za

Security
Suiderkruis (044 690 3285)
Common Land & Gardens
Wiëm Nel

Willem Knoetze
Building & Construction
Marius Bouwer & Wiëm Nel

Chairman & Security
Stompie Nel
Communication
Dr. J Cilliers

ENVIRONMENTAL IMPACT ASSESSMENT
REPORT

for

ILLEGAL EXCAVATION AND REMOVAL OF INDIGENOUS
VEGETATION ON A SENSITIVE DUNE SYSTEM

Erf 14882, Fishermans Village

Dana Bay

In terms of
Section 28 (4) of the National Environmental Management Act (NEMA, Act 107 of 1998) and
Section 24 (F) of NEMA (as amended).

Compiled by:
Hilland Associates

Ref: MOS07/590/01
August 2007

Department Reference: E18/2/3/2/2-D6/7-L080 Fisherman's Village, Danabay

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Ref: MOS07/590/01
August 2007

ISSUED BY:

HilLand Associates Independent Environmental Practitioners
PO Box 590
George, 6530
Tel & Fax: 044 889 0229
E-mail: info@hilland.co.za
Website: www.hilland.co.za

Erf 14882, Fisherman's Village, Dana Bay
ENVIRONMENTAL IMPACT ASSESSMENT REPORT

In terms of Sections 24 (F) and 28 (4) of NEMA

Illegal Excavation and Removal of Indigenous Vegetation on a Sensitive Dune System

Submitted to:

Fagdi Said
Department of Environmental Affairs and Development Planning
Law Enforcement

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1. INTRODUCTION

On 26 July 2007, Hilland Associates, Independent Environmental Practitioners, was appointed by the Applicant, Mr Darragh Donnelly, landowner of Erf 14882, Fisherman's Village, Dana Bay, to ensure compliance with the Department of Environmental Affairs and Development Planning's (DEA&DP) Notification of Intent to Issue a Directive (Ref: E18/2/3/2/2-D6/7-L080 Fisherman's Village, Danabay) issued on 27 June 2007.

The Notification was issued in terms of Section 28 (4) of the National Environmental Management Act (NEMA, 107 of 1998) and Section 24 (F) NEMA (as amended) for investigating and/or rectifying an unlawful activity (excavation and removal of indigenous vegetation on a sensitive dune system). The Terms of Reference (TOR) provided in the Notification are as follows:

- *Cease all operations with immediate effect;*
- *Furnish your confirmation, in writing, that you have ceased all operations on the property, to be received by this Department within 7 calendar days from the date of issue of this notification;*
- *Appoint an independent environmental consultant, within 21 calendar days of the date of issue of this letter to investigate, evaluate and assess the impact of the said operations on the environment and report hereon to this Department;*
- *Inform this Department in writing of the date of appointment of such specialist within the stipulated 21 calendar days and furnish the required report within 14 days of such appointment.*

A copy of the Department's Notification is available in Appendix 1. The Applicant has complied with the conditions of the Notification to date and this report forms part of the final requirement of the Department.

Erf 14882 is located within the Fisherman's Village secure residential development west of Dana Bay on the Southern Cape Coast (see Figure 1). The applicant has constructed a single residential dwelling on the erf as per the building regulations of Fisherman's Village (see Appendix 1).

The property was bought by the applicant in March 2004. At the time the building regulations for the development specified that the front elevation of the super-structure was allowed at 10m from the boundary on the fixed dune. On commencement of site clearing in March 2006, a site visit was undertaken by representatives of the Mossel Bay Municipality, whereupon the applicant's architect and builder were informed that changes had been made to the regulations. The amended regulations now specified that the front elevation of the super-structure must be 25m from the dune boundary line. The building site was amended and the super-structure was constructed on its current site .

After the amendments to the building site, the applicant was informed that the 25m building setback did not apply to sub-structures such as a swimming pool and that the area in front of the house on the fixed dune could be utilised for a swimming pool. Based on this information, the applicant instructed the builder to level the ground in front of the house.

The secondary reason for the clearing was that the applicant was under the impression that the

vegetation on the dune was badly infested with Port Jackson (*Acacia saligna*) and that the removal of all the vegetation (scrub and aliens) was necessary in order to rehabilitate the area using the recommended vegetation types in the Landscape Guidelines of the development.

A site visit was conducted on Thursday 2nd August 2007 by Hilland Associates in order to assess the impact of the damage caused by the excavation and removal of the vegetation and the leveling of the dune.

The site visit confirmed that an area in front of the single residential dwelling on Erf 14882 has been leveled and all vegetation removed. The excavation is approximately an area of 600m². The dune to the east was approximately 800mm to 1m high and the dune to the west approximately 1.5 to 1.8m high.

The surrounding vegetation is made up of nearly pristine dune thicket dominated by clumps of Candlewood (*Pterocelastrus tricuspidatus*) and a very small number of Rooikrans (*Acacia cyclops*), not *A. saligna* as indicated above. There is clearly a conflict between the information provided to the applicant and the status quo. This report aims to clarify the status quo and provide management and rehabilitation recommendations for the property.

See Appendix 4 for site photos.

2. LOCALITY

The property is located within Fisherman's Village secure residential development on the Southern Cape Coast west of Dana Bay. It falls under the broad habitat unit known as Gouritz Dune Thicket as classified by STEP (Pierce, S.M. 2003). STEP further classifies this thicket type as a thicket mosaic with sand fynbos and refers to the vegetation type as Hartenbos Strandveld.

Dune thicket is associated with spring-dominant bimodal rainfall patterns, ranging from 400mm – 900mm per annum between Cape Agulhas and Cape St Francis. Gouritz Dune Thicket is considered to be the driest of the Dune Thicket biomes, occurring along a narrow band of coastline with an annual rainfall figure of approximately 350mm.

Hartenbos Strandveld is restricted to the Strandveld Formation that consists of white dune sands in which fine shell material is often present. It differs from the typical unit in not having extensive stands of Thicket vegetation, which occurs here as usually neatly defined clumps (Vlok et al 2002).

Once disturbed, Dune Thicket is prone to invasion by woody alien plants such as *Acacia cyclops* (Rooikrans).

3. REGIONAL BIODIVERSITY PROGRAMS

The Spatial Development Framework for Eden District Municipality and Mossel Bay Municipality, under which this property falls, includes Environmental Management as one of its goals for the sustainable development of the area. Much of the environmental management plans make reference to biodiversity programmes that give spatial frameworks for various environmental aspects.

These frameworks allow for local and regional biodiversity management to take place for defined vegetation groups according to their conservation status and irreplaceability value. These tools are becoming more important these days for planners and developers to avoid damaging ecosystems and to ensure that adequate rehabilitation and protection is practiced.

In addition to these biodiversity programmes, South Africa has ratified the Convention on Biological Diversity (CBD) and thus has an international obligation to the conservation of biological diversity.

A desktop exercise was undertaken using the Biodiversity Programs CAPE, STEP and NSBA in order to assess the regional conservation status within which the site falls.

3.1 Cape Action Plan for People and the Environment (CAPE)

The CAPE project is a multi-disciplinary, collaborative project aimed at identifying and mapping the key conservation issues and concerns of the Cape Floristic Region (CFR). CAPE has divided the CFR into broad habitat units (BHU) and assessed the conservation status of each.

According to CAPE, the Broad Habitat Unit under which this site falls is Gouritz Dune Thicket Mosaic, although the property falls within an urban / transformed node within this BHU. The broad habitat units are then divided further into a next level, based on the geographic location.

The CAPE project has divided the CFR into quarter degree squares. Each of these squares has been assigned an irreplaceability value. Irreplaceability is a measure assigned to an area that reflects its importance in the context of planning for achieving regional conservation targets. According to the CAPE assessment of the property, it has a 100% irreplaceability value, thus it has a very high conservation status.

Figure 1 in Appendix 3 shows this property assessed at a localised level using CAPE criteria.

3.2 National Spatial Biodiversity Assessment (NSBA)

The NSBA is a comprehensive spatial assessment of biodiversity in South Africa. It was compiled by the South African National Biodiversity Institute at the request of the Department of Environmental Affairs and Tourism for use as a broad framework for development. Development that falls within a priority area therefore triggers further investigation, planning and action.

NSBA has mapped the country according to vegetation types, as these provide a good indication of biodiversity. Most animals, birds, insects and other organisms are associated with biomes or vegetation types, so NSBA based their mapping on these types at a national level. Because of the sheer abundance of animal and plant species, priority was given to endemic species (those found only in South Africa) and threatened species (those in danger of extinction).

This framework therefore allows one to get an overall national indication of the state of biodiversity for a given region. In this case, the property falls under the Cape Floristic

Kingdom in the Fynbos biome. According to the NSBA, this biome is critically endangered for the most part, with areas along the coast falling into the categories vulnerable and least threatened. It must be noted that NSBA does not take transformed areas into account and refers only to the vegetation that should occur in any given area.

This property was assessed using the NSBA classifications on a localised level and the results can be seen in Figure 2 of Appendix 3.

3.3 Subtropical Thicket Ecosystem Planning (STEP)

The STEP project scales down the spatial framework that is laid out in NSBA to a more regional level. STEP encompasses the south-eastern Cape region, which extends from the Kei River to Riversdale. The STEP framework assesses the region's biodiversity with special emphasis on the unique, indigenous vegetation type known as thicket. It is a valuable tool for "conservation planning" in that it presents a conservation priority map which shows high conservation priority, areas which are suited for sustainable use and areas which can be utilised for destructive activities such as housing developments or crop cultivation.

There are seven biomes in southern Africa and the south-eastern Cape encompasses six of them. This makes this region vitally important as far as biodiversity is concerned. Added to that, the unique subtropical thicket vegetation type is only found in this region. Thicket grows in a vast range of climates and as such varies in appearance across the region. It also exists in combination with other vegetation types to form even more unique, very localised habitats.

Within this framework, the site in question falls under a sub thicket of Gouritz Dune Thicket, namely Hartenbos Strandveld, although the site is in a transformed node within this vegetation type. Hartenbos Strandveld is an arid thicket system and is considered to be an endangered vegetation type.

Figure 3 in Appendix 3 shows this property assessed at a localised level using the STEP criteria.

The Regional Biodiversity Programs indicate that the area within which the property falls has a high conservation status even though it falls within an urban or transformed area. The management implications would require sensitive building and applicable re-vegetation and rehabilitation.

4. DAMAGE ASSESSMENT

The property was purchased by the applicant in March 2004. The applicant was informed that the property had a 10m setback line from its southern boundary on the fixed dune. For reasons of clarity the definition provided by Dr Werner Illenberger (2001) will be used where a fixed dune is referred to as "(established) dune ridges that lie landward of foredunes, parallel to the shore line, are usually permanent, larger features and can be densely vegetated by trees and shrubs (thicket)".

On commencement of construction clearing, a site visit was conducted by representatives of the

Mossel Bay Municipality who informed the architect on site that the setback line was 25m from the southern boundary line. The applicant complied with these lines and constructed a single residential dwelling on the property within the given confines.

The applicant then approached the Municipality querying the feasibility of constructing a swimming pool on the erf. The Municipality confirmed via the applicant's architect that a sub-structure (below ground structure) was acceptable within the setback line, but no super structures were allowable and that a swimming pool would be acceptable. Based on this information, and the mistaken impression that the vegetation on site was "scrub and aliens" and in need of rehabilitation, the applicant gave instruction for the dune to be leveled in November 2006.

The methodology of this assessment includes a desktop exercise ascertaining the site location and sensitivity ratings using STEP, CAPE and NSBA Biodiversity Programs, a site visit in order to assess the extent of the damage and vegetation status quo and finally to assess the impact of the damage and to provide mitigatory measures and management recommendations. Impact Ratings are based on the prescribed tables in the Guideline for Involving Biodiversity Specialists in EIA Processes (2005).

The impacts associated with the excavation are erosion to the dune, infestation of alien vegetation and loss of species diversity in an endangered biome.

See Appendix 2 for an interpretation of S. Brownlie's Classification of Impact Ratings.

4.1 EROSION

4.1.1 Nature of the impact (erosion)

The area that was bulldozed occurs on the fixed dune that characterises the coastline from Mossel Bay westwards. The removal of Dune Thicket vegetation exposed the dune sand and subjected it to erosion by wind and water.

There is not yet much evidence of erosion on site as the eastern, western and northern boundaries are protected by vegetation and the dwelling structure. However, the longer the site is left in its present state the greater the impact of erosion will become.

The classification of the impact, without mitigation, is therefore **NEGATIVE**.

4.1.2 Extent of the impact (erosion)

The area that was cleared is a 20m x 30m block (600m²) on the top of the fixed dune stretching from the dwelling to the southern boundary line. The extent of dune excavation ranges from 800mm to 1m in height on the eastern boundary and 1.5m to 1.8m in height on the western boundary. Taking the adjacent topography into account it would appear that the dune top is made of hummocks of differing heights.

Apart from erosion, the damage creates a visual impact. The undulation of the dune is cut by a straight line and draws the eye immediately.

The classification of the impact, without mitigation, is considered to be **SITE-SPECIFIC**.

4.1.3 Duration of the impact (erosion)

The excavation took place in November 2006 and no further activities have taken place on site.

The classification of the impact, without mitigation, is considered to be **SHORT TERM** in its current state, but if left unmanaged/un-rehabilitated the impact will become a **LONG TERM** impact.

4.1.4 Significance of the impact (erosion)

The exposed area will continue to erode without mitigation. Sand from the site has already begun shifting over the face of the dune, temporarily smothering vegetation.

The loss of pristine thicket affects species diversity on a local and regional scale.

The classification of the impact of erosion, without mitigation, is of **MEDIUM SIGNIFICANCE**.

4.1.5 Cumulative Effects of the impact (erosion)

In the long term, without mitigation, the excavation will leave a visual scar and an open area that will continually erode, thus destabilising the dune structure. This could lead to blow outs and slippage of the face.

The dune thicket will be replaced with littoral pioneer species, thus causing localised vegetation change, with a high possibility of accelerated alien plant encroachment. These changes in such well established thicket will exacerbate erosion of the surrounding soils.

4.2 ALIEN INVASIVE VEGETATION

4.2.1 Nature of impact (alien invasion)

Acacia cyclops (Rooikrans) is the predominant alien plant in the area. Only a small number of plants were found on site, although the Fisherman's Village management have conducted alien clearing in the past.

Dune Thicket is highly vulnerable to infestation of Rooikrans when disturbance occurs.

The classification of the impact, without mitigation is, **NEGATIVE**.

4.2.2 Extent of impact (alien invasion)

Alien infestation on the property is currently at a low level.

The classification of this potential impact is, without mitigation, considered to be of a **REGIONAL NATURE**.

4.2.3 Duration of impact (alien invasion)

Alien clearing and management thereof is a considerable task for any private land owner and it should be stopped/managed from a very early stage so as to prevent increased infestation and ultimately causing loss of natural vegetation.

The classification of this potential impact, without mitigation, is considered **SHORT TERM** in its current state, however if left unmanaged, the impact will become **LONG TERM**.

4.2.4 Significance of impact (alien invasion)

Alien invasive plants in this country cause significant damage to the natural ecosystems. Alien clearing in areas that consist of dune thicket is difficult due to the dense nature of the vegetation which makes access for clearing difficult. Although alien vegetation will be/is introduced to natural areas (with varying conservation significance) through other means also (including spread of seed via fauna & bird life), the extent to which alien vegetation can encroach onto natural vegetation, is increased significantly by human disturbances.

An increase in the biomass of alien vegetation creates a significant fire threat to Dune Thicket for which it is not adapted and will not survive.

The classification of this potential impact, without mitigation, is considered to be of **MEDIUM** significance.

4.2.5 Cumulative Effects of impact (alien invasion)

If the damaged area is left in its current state, it will become infested with Rooikrans as animals and birds disperse seeds. High infestation results in fires, loss of natural vegetation, decrease of available water and dune destabilisation.

Dune thicket is not a fire dominated ecosystem, however with an increase in fuel in the form of Rooikrans, the chances of experiencing devastating fires escalates. Not only does it destroy ecosystems but causes severe damage to property and human life.

4.3 LOSS OF SPECIES DIVERSITY

4.3.1 Nature of impact (species diversity)

The vegetation type occurring on-site is Hartenbos Strandveld, a thicket mosaic that falls under the broad habitat unit, Gouritz Dune Thicket. This vegetation type consists of Fynbos vegetation in which succulents and geophytes are often abundant. Shrubs belonging to the Ericaceae and Proteaceae families are rare. STEP classifies Hartenbos Strandveld as an endangered biome that is threatened

by development of the coastal zone.

Indicative plants occurring on site were *Carissa bispinosa*, *Euclea racemosa*, *Gymnosporia capitata*, *Maytenus procumbens*, *Pterocelastrus tricuspidatus*, *Rhus* spp., *Sideroxylon inerme*, *Carpobrotus* spp., *Crassula nudicaulis*, *Euphorbia muirii*, *Chrysanthemoides monilifera*, *Eriocephalus paniculatus*, *Helichrysum* spp., *Brunsvigia orientalis*, *Haemanthus* spp., and *Dorotheanthus bellidiformis*.

The classification of the impact, without mitigation is, **NEGATIVE**.

4.2.2 Extent of impact (species diversity)

An area of approximately 600m² was cleared of all vegetation.

The classification of this potential impact is, without mitigation, considered to be **REGIONAL**.

4.2.3 Duration of impact (species diversity)

The excavation of the dune took place in November 2006 and no further activities have occurred on site.

The classification of this potential impact is considered **LONG TERM** in its current state without mitigation.

4.2.4 Significance of impact (species diversity)

The vegetation that has been cleared is considered by STEP to be an endangered biome. Currently Hartenbos Strandveld makes up only 4530 ha of vegetation and is at risk from development and invasive alien vegetation. This vegetation type only occurs along a narrow strip of coastline (approximately 1 km wide) and is restricted to the Strandveld Formation that consists of white dune sands in which fine shell material is often present.

The classification of this potential impact is considered to be of **HIGH** significance without mitigation.

4.2.5 Cumulative Effects of impact (species diversity)

Loss of species diversity within a plant biome has knock on effects on bird, mammal, reptile and insect populations. The additional risk of monocultures of alien invasive species with regards to fire is also a concern.

With respect to developments, people choose areas based on their natural beauty. Long term loss of species diversity will create uncomfortable and uninhabitable areas, thus negating the reasons for the development choice in the first place.

5. MITIGATIONS

After conducting a site visit and reviewing background material, the conclusion of this report is that mitigation must take place on the site in order to minimise the negative environmental impacts.

5.1 Rehabilitate the site

Rehabilitation of the damaged area must be done in conjunction with an Environmental Management Plan and the estate's Landscaping Guidelines to ensure that no further damage takes place.

- 5.1.1 Reinstatement of the hummocks is necessary to minimise the visual impact on the dune.
- 5.1.2 The Landscaping Guidelines make provision for indigenous vegetation, however a more detailed rehabilitation plan must be drawn up to ensure that species diversity is not lost and that plant density is maintained. Landscaping may only be conducted using indigenous vegetation, suitable for a Dune Thicket Hartenbos Strandveld biome.
- 5.1.3 Removal of any alien invasive plants must take place. Due to the current low infestation it is advisable that the plants are removed by hand to minimise further damage to the dune.
- 5.1.4 Formal landscaping and creation of lawns on this site is not acceptable as part of a landscaping plan.
- 5.1.5 Monitoring of all rehabilitation procedures must be instituted. All activities on site during construction/rehabilitation must adhere to the Environmental Management Plan (EMP), with penalties for non-compliance. A suitably qualified ECO must be employed to monitor the project and ensure compliance with the EMP.
- 5.1.6 Confirmation must be obtained as to the feasibility of building a swimming pool. This activity could trigger a listed activity in terms of the National Environmental Management Act (NEMA) and must be investigated. See the activities listed in the Conclusion of this report.
- 5.1.7 According to Brownlie's Biodiversity Guidelines (Brownlie, S. (2005)), the impact of this option (with the above mitigations will be the following):

<u>RATING</u>	<u>IMPACT</u>
Significance:	Medium
Status:	Negative
Confidence:	High for site specific
Intensity:	Medium
Duration:	Long term
Probability:	Probable

6. CONCLUSION

HilLand Associates has complied with the specifications and requirements as determined by the Department of Environmental Affairs & Development Planning (DEADP).

Based on the findings of the damage assessment, the applicant acted in an irresponsible manner due to a combination of ignorance of local environmental legislation and misinformation from authorities. The damage sustained is reversible with mitigation. Rehabilitation should take place as per an approved rehabilitation plan soon as possible under the supervision and guidance of a competent ECO. This will ensure that correct rehabilitation of the Hartenbos Strandveld vegetation takes place in terms of species composition and density.

Confirmation of whether or not a swimming pool may be built must be obtained. Under the National Environmental Management Act (NEMA, Act 107 of 1998, amended July 2006) a Basic Assessment is required as per Regulation 386 Activity 2 (Construction or earth moving activities in the sea or within 100m inland of the high water mark of the sea, in respect of (g) infrastructure), Activity 3 (The prevention of the free movement of sand, including erosion and accretion, by means of planting vegetation, placing synthetic material on dunes and exposed sand surfaces within a distance of 100m inland of the highwater mark of the sea), Activity 5 (The removal or damaging of indigenous vegetation of more than 10m² within a distance of 100m inland of the highwater mark of the sea) and Activity 6 (The excavation, moving, removal, depositing or compacting of soil, sand, rock or rubble covering an area exceeding 10m² in the sea or within 100m inland of the highwater mark of the sea). Rehabilitation must take place regardless of a possible application in terms of NEMA.

It is the opinion of this report that the illegal act took place unintentionally and that the applicant is more than prepared to rectify the situation.

7. REFERENCES

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Pierce, S.M. (2003). The STEP Handbook. Integrating the natural environment into land use decisions at the municipal level: towards sustainable development. Terrestrial Ecology Research Unit Report No. 47. University of Port Elizabeth, South Africa.

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APPENDIX 1:
DEPARTMENT
DOCUMENTATION

APPENDIX 2:
CLASSIFICATION OF
IMPACT RATINGS

Classification of Impacts

Class	Description
8. Significance	High: impacts of high magnitude locally for longer than 6 years and /or regionally and beyond. The impact results in major alterations to the environment even if effective mitigation measures are implemented and will have an influence on decision making. Medium: impacts of moderate magnitude locally to regionally in the short term. The impact results in medium alterations to the environment and can be reduced or eliminated by the implementation of effective mitigation measures. No impact: a potential concern or impact which, upon evaluation is found to have no significant impact at all.
9. Status	The status is the overall effect on the environment: • Positive – a 'benefit' • Negative – a 'cost' • Neutral
10. Confidence	The degree of confidence in predictions (whether an impact will occur based on available information and specialist knowledge: • Low (doubtful) • Medium (possible) • High (confident)

Criteria used to determine the significance ratings

Criteria	Descriptions
Spatial extent	The extent of impact describes the region in which the impact will be experienced: • Site Specific • Local (<2km from site) • Regional (within 30km of the site) • National
Intensity or magnitude of impact	The intensity describes the magnitude or size of the impact: • High: Natural and /or social functions and/or processes are severely altered. • Medium: Natural and/or social functions and/or processes are notably altered. • Low: Natural and/or social functions and/or processes are negligibly altered.
Duration	The duration is the time frame in which the impact will be experienced: • Temporary (< 1 year) • Short term (1 to 6 years) • Medium term (6 to 15 years) • Long term (more than 15 – 30 years) • Permanent • Discontinuous or intermittent (impact occurs during specific climatic conditions or seasons)
Probability	The probability of the impact occurring: • Improbable (little or no chance of occurring) • Probable (<50% chance of occurring) • Highly probable (50% - 90% chance of occurring) • Definite (>90% chance of occurring)

APPENDIX 3:
BIODIVERSITY
MAPS

MOS/17/500/01

Hill and Associates

Figure 1: Environmental Assessment for Erf 14882, Fisherman's Village in terms of Cape Action Plan for People and the Environment (CAPE)

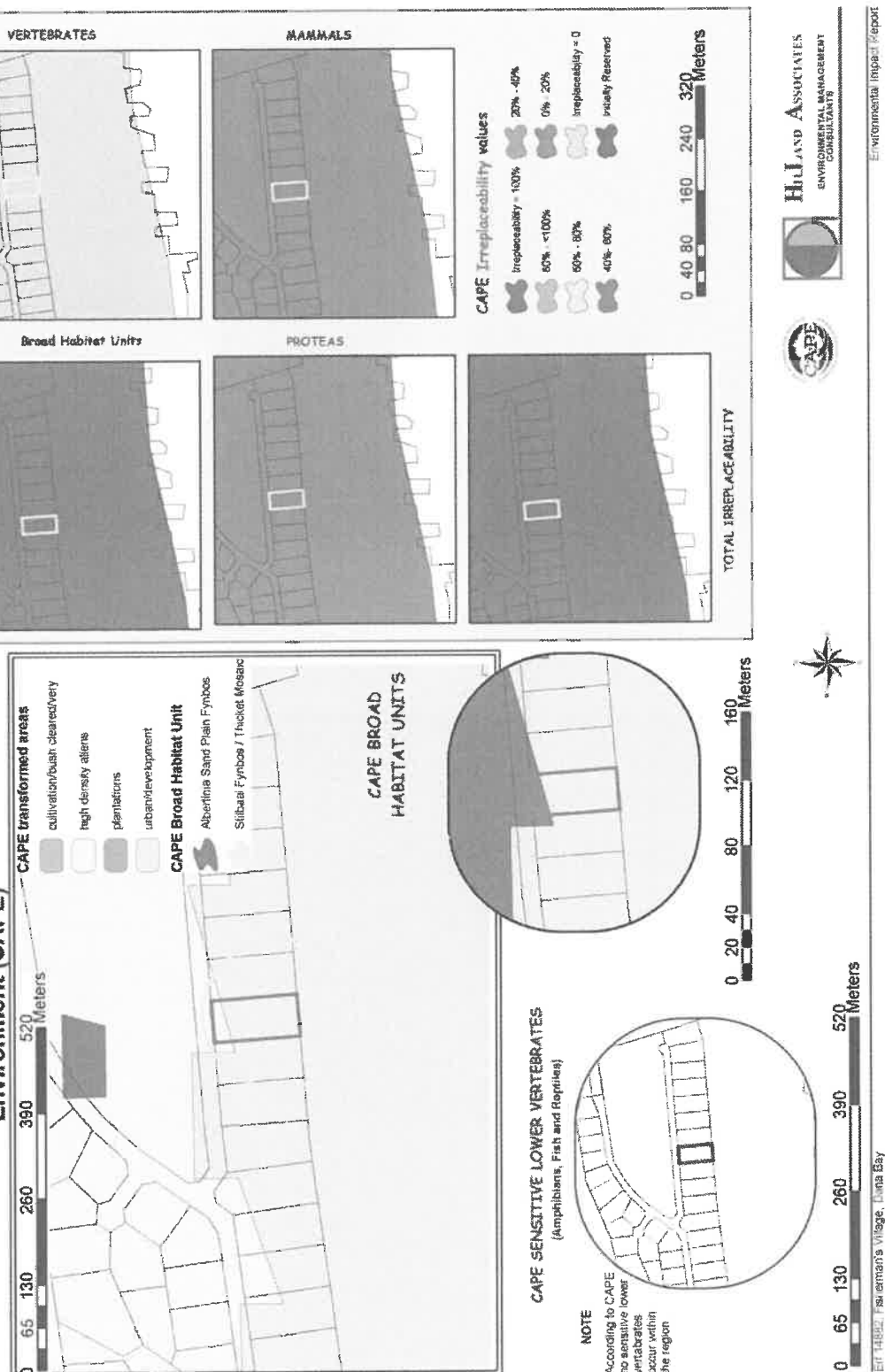


Figure 2: Environmental Assessment for Erf 14882 Fisherman's Village, Dana Bay in terms of National Spatial Biodiversity Assessment (NSBA)

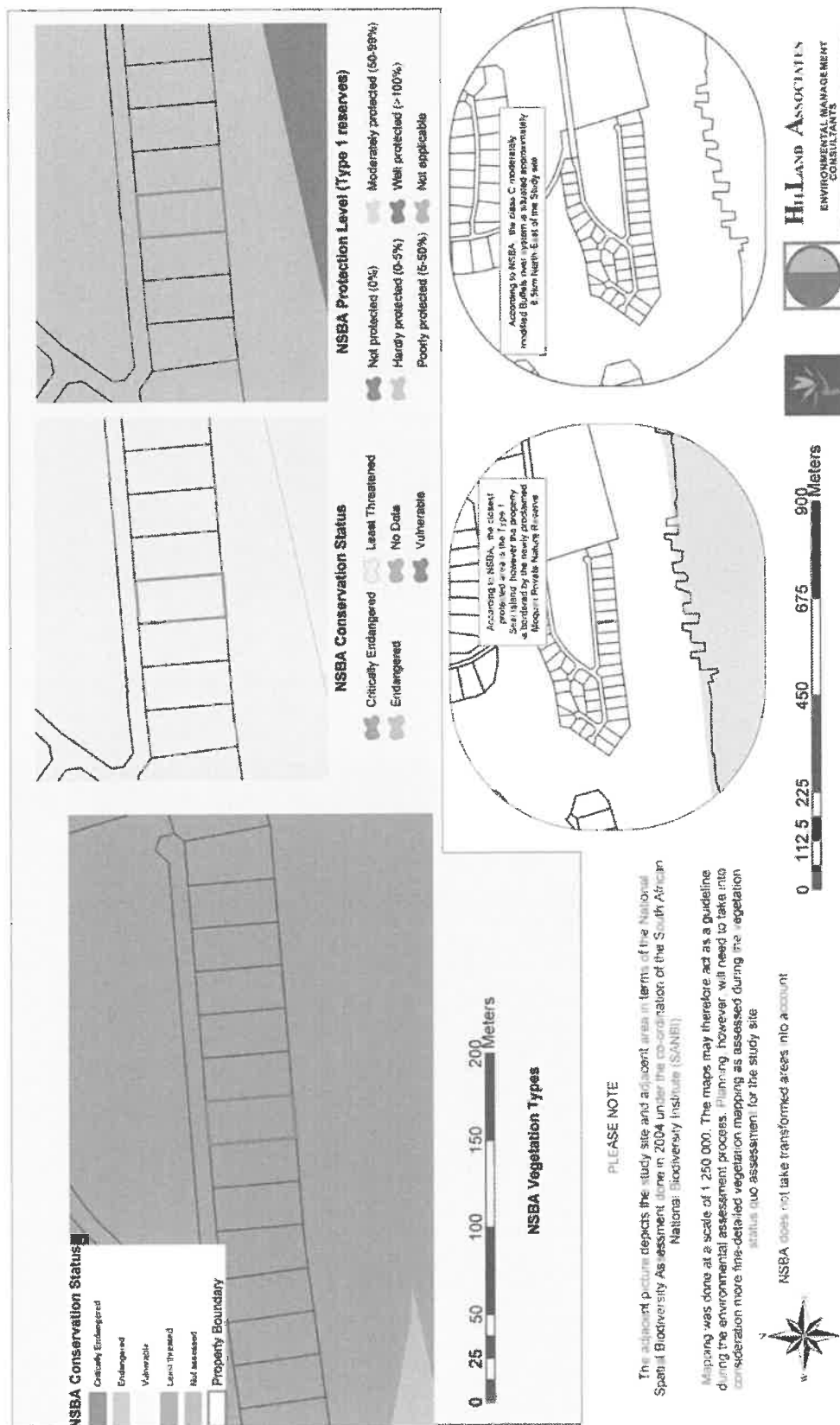
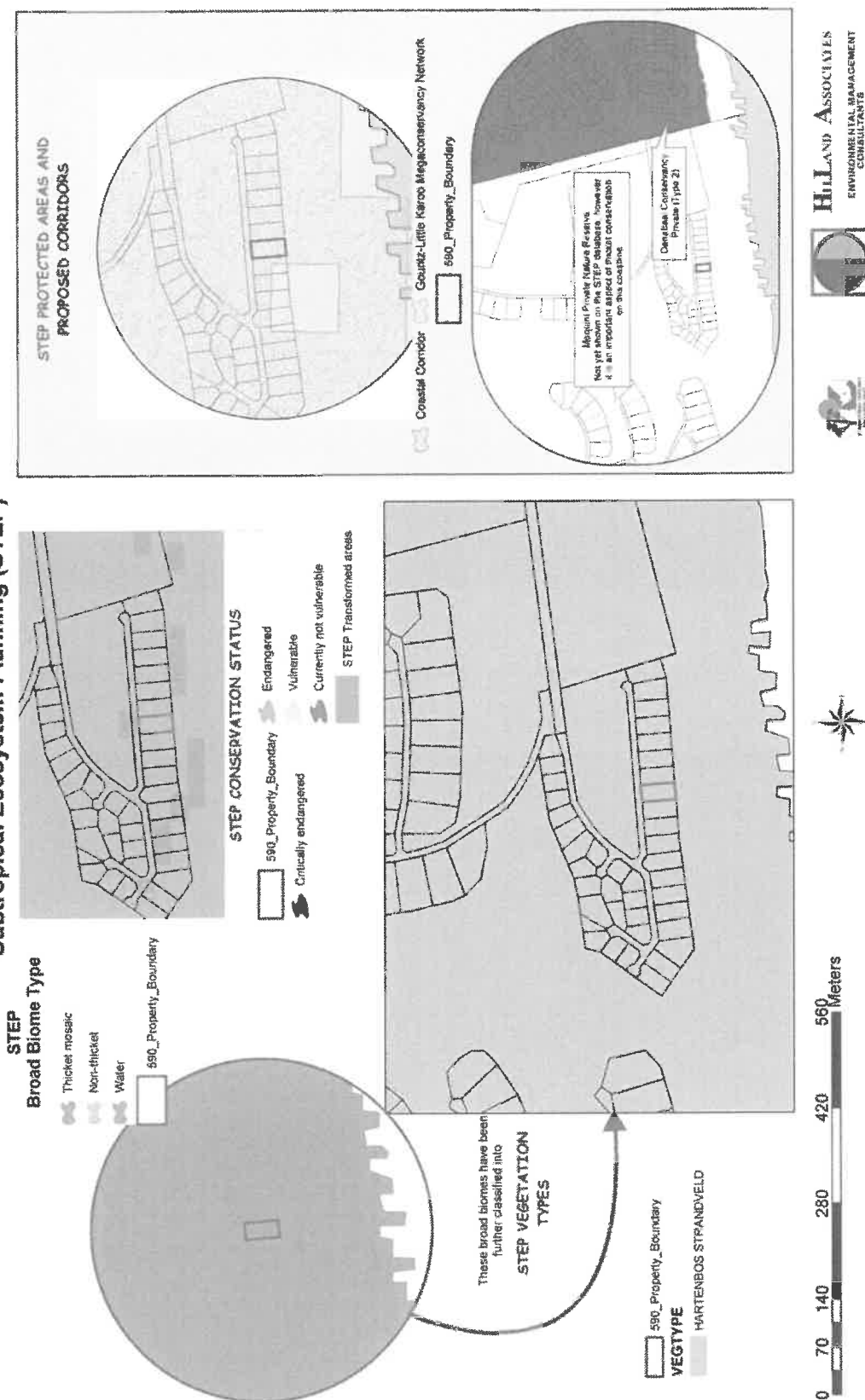


Figure 3: Environmental Assessment for Erf 14882 Fisherman's Village, Dana Bay in terms of Subtropical Ecosystem Planning (STEP)



APPENDIX 4:
PHOTOGRAPHIC
PLATES

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Facebook Public opinions:

Post 1:

Here are just a few comments from post 1. Join the group to view all the comments.

Link to post:

<https://www.facebook.com/groups/753758317997823/permalink/24677798895167097/>



Anne-Marie Storm Buys
 5 days ago · 🌐

Dit is erfnr 6393 (4 800 vk. m.)('n gedeelte) wat nou verkoop gaan word vir R980 000 aan G Coetzee namens SA Global Conquerors Trust vir die bou van verwyderbare toiletfasiliteite en verwyderbare aantrekkamers. Dit moet binne 12 maande opgerig word anders gaan die eiendom terug na die Munisipaliteit teen dieselfde bedrag.

Weet enige iemand van die openbare/publieke deelnemingsproses wat gevolg is?

Die Wyksraadslid van Wyk 11 moet, addisioneel tot die openbare deelnemingsproses,... See more




13

75 comments

 Like
  Comment
  Send

Top comments

**Alida Cavanagh**

Danabaai het nie eens 'n swemstrand nie!!! Wat is die nut van sulke fasiliteite?

4 d Like Reply

[View all 13 replies](#)**Jan Nezar** Admin Top contributor

Man, meeste van ons weet nie eers wie die "Wysraad-lede" is nie.

4 d Like Reply

[View all 5 replies](#)**Jeanette Gouws** Group expert FollowOp die @acdp mossel bay blad. ACDP MOSSEL BAY
MEDIA RELEASE

14 DECEMBER 2023

LAND SOLD DIRECTLY TO GERRIT LODEWIKUS COETZEE AND ANDREA COETZEE IN
DANA BAY AT THIRD BEACH.

LAND NOT PUT OUT ON TENDER AS PRESCRIBED BY LEGISLATION.

NO ONE ELSE IS GETTING THE OPPORTUNITY TO PURCHASE THIS LAND

On 30 November the majority party in council determined to sell 4800 square meters
of beach front property to the Coetzee's without ANY TENDER PROCESS for the
amount of R980 000.Legislation determines that ALL land should be sold via tender unless it is in the public
interest.The Coetzee's will be erecting PORTABLE TOILETS AND CHANGING ROOMS in order
to meet the "public interest" criteria.

But is the sale of this land REALLY in the interest of the public of Mossel Bay?

Mossel Bay Municipality is merely the CUSTODIAN of public land within the
boundaries of Mossel Bay. This means they hold the land ON BEHALF OF YOU, the
residents of Mossel Bay.

Thus, any sale of land should benefit Mossel Bay residents directly.

Consider that money from land that is sold is used to provide infrastructure and
services to Mossel Bay residents. If land is sold at minimum prices this places the
burden on YOU to pay HIGHER prices for services in order for the MBM to operate.

Legislation also states that you the resident must decide if the MBM can sell this land

**Manie-Vissie Kinghorn**

Waar is die erf? En vir watter doel gaan dit sien?

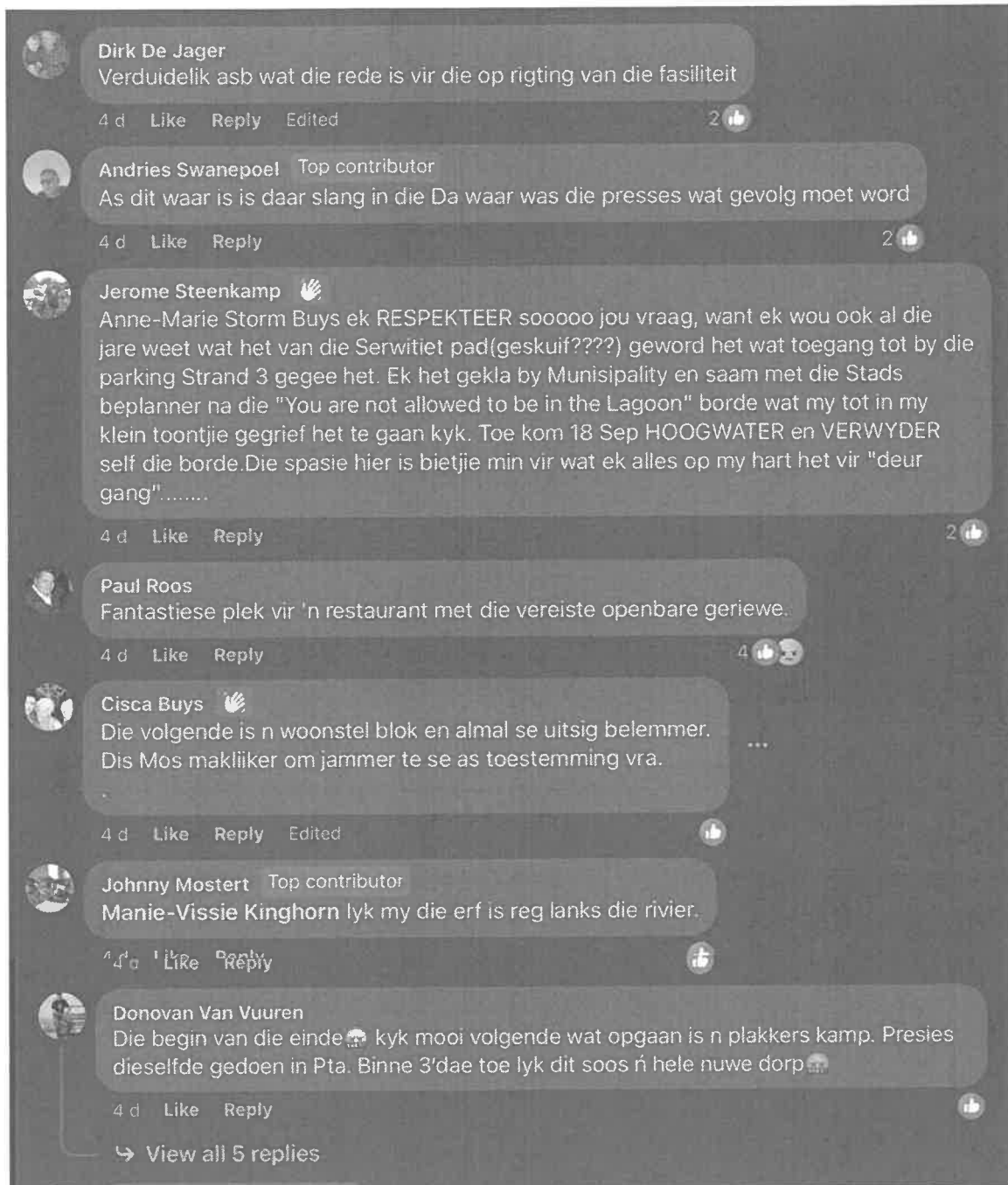
4 d Like Reply

[View all 5 replies](#)**Annette van Heerden** Top contributor

Ek bied hiermee formeel R980 001 aan. Waar kan ek my Titel Akte gaan haal?

4 d Like Reply

**Jan Nezar** Admin Top contributorMense, dit help nie ons kerm hier op fb nie, stuur 'n epos aan die munisipaliteit en laat
jou stem hoor.

**Post 2:**

Link to post:

<https://www.facebook.com/groups/753758317997823/permalink/24708127295467590/>



Jan Nezar

22h

As much as I would like to add light and laughter in our community, so much would I like to see balance and fairness and at the very least, a status-quo of the standard of living we have enjoyed here. It is worth fighting for in my opinion. Like some of you, I have closely been following the surprise attempted alienation of a portion of erf 6393, which is just short of 2 hectares (This is roughly equivalent to 20 Dana Bay plots. The portion under discussion, being equal to... [See more](#)

Mossel Bay Municipality

Mossel Bay Municipality is a trendsetting local authority



13h Like Reply

Natalie Van Der Merwe

Ek hoop die tot standkoming van 'n sterk belastingbetalers vereniging sal hierdie ongeregtigheid in die kiem smoor.

18h Like Reply



Jan Nezar Author Admin +1

Natalie Van Der Merwe, jy is deel daarvan....so dis een stem sterker. x

14h Like Reply



Robert Beattie Top contributor

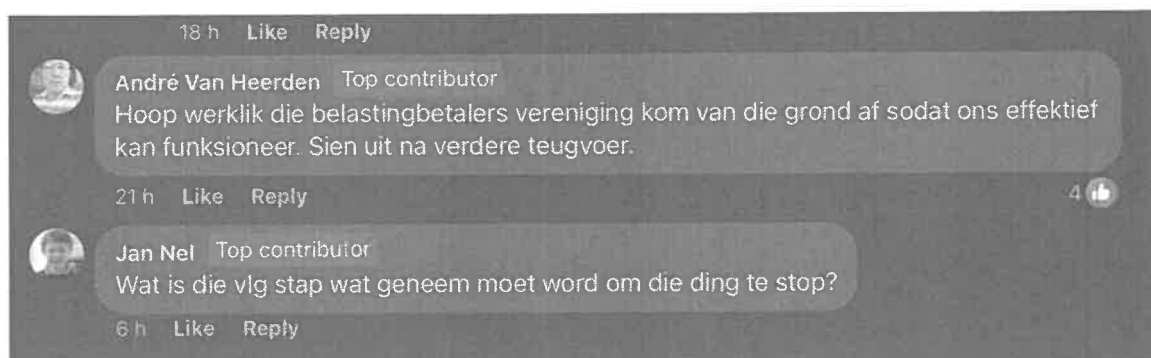
Goeie more almal wat lees .As mens kyk na die bewoording van die koop transaksie wat die raad voorlopig goedgekeur het tydens raads vergadering van 30 Nov.2023,het ek n paar opmerkings om te meld.1.Die serwetiet wat tesame die registrasie geregistreer moet word ,waarvan gepraat word in die notules verwys.Lees baie fyn.Dit lei oral onder verskillende besprekings punte en ek noem dit op, 'That coastal acces to the propperty, lees weer mooi, coastal access,ja toegang vir die publiek via die strand na die perseel en die beoogde geriewe. Nie toegang deur die twee estates, padlangs soos ons voorheen geniet het nie. .So ja jy moet strandlangs loop van 2de strand na derde strand.Wat van bejaardes gestremdes en somer enige persoon wat nie die lang stappery strandlangs kan onderneem nie.2)n tweede vergryp van ons regte is dat ons ,die algemene publiek behoort reg van toegang te geniet deur Moquini en Fishermans, dit is ons historiese reg volgens wet,en tweedens was n klosule vervat in die koops dokumente of die ooreenkoms toe publieke grond verkoop is aan Moquini en Fishermans,dit publiek te alle tye vry ongehinderde toegang deur die estates via erf 6393 sal geniet.Wat het gebeur,selvs die raad en publiek is toegang geweier om hulle regte uit te oefen tot toegang.Navraag hieroor is aan Munisipale regs afdeling gerig en ek sal hul antwoord plaas wanneer hul eendag n antwoord verskaf.

21h Like Reply



Robert Beattie Top contributor



**Post 3:**

Link to post:

<https://www.facebook.com/1331544872/posts/10225967723002956/?mibextid=EVDHJDB9vBtcBeCT>



Anco Barker is with Elroy Baron and 4 others in Danabaai.

18 December at 15:39 · 🌐

...

Vir aandag: DANABAAI INWONERS (Tag jul vriende en familie wat woonagtig is in Danabaai)

4800 vierkante meter porsie van Mosselbaai Mossel Bay Municipality grond (erf 6393) word nou verkoop aan SA Global Conquerors Trust - 'n ene Mnr G en Mev A Coetzee - FAMILIE VAN WYK 8 MOSSELBAAI RAADSLID LODEWYK COETZEE)

1. Raadslid Coetzee is ook as die voorsitter van die "Land Use Planning Committee" aangewys in 'n spesiale raadsvergadering in Oktober 2022 (🙄) mmmmmmm

2. Familie van Raadslid Coetzee wil nou 'n 4800 vierkante meter seesig erf in Danabaai koop vir R 980 000(vat incl)

3. Die aansoek lees, dat hul mobiele ablusie geriewe vir die klein groepie vissermanne sal bou (so mense wil 'n miljoen rand spandeer om ablusie geriewe te bou vir die gemeenskap 🙄🙄🙄 om verdere "LAVEO DRY FLUSH TOILETS" teen R 37 749 per toilet op die perseel te sit 🙄🙄)

In die raadsvergadering van November 2023, het hierdie item voor die raad verskyn, die item het weereens inligting gekort, of sal ons se, soos met die MM se salaris item, was inligting moontlik opsetlik weerhou. 🙄 so al die oposisie raadslede het weereens nie al die inligting om 'n regte besluit te neem nie, nietemin, die feit dat die erf teen 'n belaglike prys verkoop word aan familie van 'n DA raadslid was alreeds genoeg vir die opposisie om hierdie item nie te ondersteun nie 🙄

Daar is 'n dokument wat opvolg op die raadsbesluit (DA Raadsbesluit) waarin daar genoem word dat die item in die raad niks noem van die "mobile caretaker condo" wat die Trust ook voor aansoek gedoen het nie, aangesien die item in die raad lees dat die Trust op hul kostes 'n opsigter en vir die sekuriteit verantwoordelik is en dan quote ek die opvolg dokument

"Only the removable toilet and changing room is mentioned, erroneously omitting the caretaker unit. I engaged with the legal department stating that the 24 hour caretaker/guard provision calls for a mobile unit too, as stipulated in the application; vandalism is a fact of life - especially by people not fully engage in the serenity aspects of life. This requirement of caretaker is the position that Andrea and I will fill and we envisage an upgraded mobile condo fit for 24hr/7 day occupation. The legal department said that the caretaker condo requirements will be included in the final application to council as it do forms part of the initial proposal and was only incidentally omitted in the first resolution"

Nou om dit in makliker terme te stel, die mense wil in 'n opgegradeerde CONDO woon (as caretakers) maar omdat die Munisipaliteit waarskynlik geweet het hoe ooglopend dit sal wees, is dit uitgelaat uit die item, sodat die publieke deelname kan plaasvind en dan daarna as dit trug kom raad toe vir finale besluitneming dit in die item ingedruk sal word, WEEREENS ONETIES!!!! Kyk bietjie waar en hoe die ogegradeerde condo gaan lyk en waar dit sal wees 🙄 (laaste foto) 🙄

Wonder hoeveel mense so groot erf langs die see sal wil koop vir onder 'n miljoen rand om op te woon, want die skerppe van "conservation" is 'n groot klomp nonsens!!!! En dit weet ons almal!!!!

Die persoon wil publieke grond koop om dit publieke grond te hou, 🤔🤔🤔🤔🤔🤔 as hy so graag iets wil doen, hoekom moet dit verkoop word en in sy naam oorgedra word, skenk dan die toilets en dis dit!!! Hoeveel keer vantevore is daar goedkeuring gegee vir estates om hekke op te sit met voorwaarde dat die publieke toegang volhou word en dan 'n paar maande daarna het die publiek geen toegang nie, selfde gaan hier moontlik gebeur....

Dan luister ons na BM Dirk Kotze, waneer hy op 'n aggresiewe manier die spreekbeurt neem en se dat daar ryk mense en nie sulke ryk mense in die wêreld is nie, dat hul nie weg gewens moet word nie, as hul hul geld hier wil spandeer moet ons hul toelaat. TEEN KOSTE VAN WIE EN IN VOORDEEL VAN WIE MENEER DIE AGBARE BURGEMEESTER??? 🤔 Dan sê hy ook, dat hul (kan ons aanneem die DA) het ook hul bekommernis gehad maar verwelkom enige welgestelde persoon om in Mosselbaai te investeer 🤔🤔 weereens, TEEN KOSTE VAN WIE EN IN VOORDEEL VAN WIE???

Aangesien mens als kan bevraagteken wat in die items verskyn op 'n Mosselbaai Munisipaliteit Raadsagenda, kan mens ook nie seker wees oor die publieke deelname nie, so hiermee voelers vir 'n gemeenskapsvergadering in Danabaai SO GOU AS MOONTLIK, hierdie week nog, en ek weet dit is vakansie tyd maar ons skop teen tyd vas nou, oor die aangeleentheid! Hoe voel julle mede Danabaaiers oor hierdie transaksie? Slegs die gemeenskap wat dit kan stop sit nou.



E317-11/2023

**PROPOSED ALIENATION OF A PORTION OF ERF 6393,
MOSSSEL BAY (±4 800M²), SITUATED IN MOQUINI:
G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL
CONQUEROR TRUST**

File Number: 7223

Report By: D Steyn

PURPOSE AND BACKGROUND / DOEL EN AGTERGROND

In terms of Executive Mayoral Committee Resolution PL131-11/2023 it was resolved as follows:

"That the following recommendation be made to Council:

1. That approval be granted for the alienation of a portion of Erf 6393, Mossel Bay (±4 800m²), situated at Moquaui, to the South African Global Converter Trust, at a market related purchase price of R980 000,00 (VAT inclusive), to be utilised for conservation and coastal escape purposes.
2. That the property only be utilised for conservation and as a coastal access point for the general public. This restrictive condition is to be registered against the Title Deed.
3. That only a removable changing room and removable toilet facilities may be constructed on the property.
4. That the necessary building plans be submitted for the improvements stipulated in terms of Item 2 above and that a Site Development Plan be submitted to the satisfaction of the Directorate: Planning and Economic Development.
5. That the Applicant be responsible for the management of the portion of Erf 6393, Mossel Bay and to ensure that all environmental requirements in terms of any legislation, as well as any other requirements imposed by the Municipality, in order to ensure that the erf be conserved and managed for the purposes as stipulated above, be adhered to.
6. That the necessary security and a caretaker be provided at the cost of the Applicant.
7. That a reversion condition be included in the Deed of Sale as well as the Title Deed that this portion of Erf 6393, Mossel Bay (±4 800m²), be utilized for conservation and

AGENDA

1. The Municipality agrees to pay, as well as its collection of a reasonable charging system and to provide such business units and should the Applicant fail to erect such rental units within the 12 months of the date of the agreement, and can file property to secure the property to revert back to the Abenaki people for the same amount as the original land lease price.
2. The Municipality is subject to the Applicant obtaining and adhering environmental, (Forest Management and other applicable) authorizations for the proposed access and use, as well as open, within ninety (90) days of the Council's resolution, point of which shall be for inclusion in the Abenaki agreement.
3. The Director Planning and Economic Development, be designated to be charged with any necessary Powers of Attorney required as interest of the above, on behalf of the Municipality.
4. The Municipality will have free use of the property as well as the above.
5. The Municipality reserves the right to file a notice to the property, to which access, for the purpose of inspection, maintenance, cleaning, repair, and contribution of any municipal services or house.
6. The Municipality be indemnified against any damages from any state, federal, or local government, that may occur or in the future. This non-indemnification shall not be construed to limit the liability of the Municipality.

AGENDA

- purchase and then following the Public Participation Process, it may be deemed to be fair, complete, transparent, competitive and cost effective.
22. Thus, after completion of the prescribed Public Participation process, then from being referred to Council for further consideration.
23. The proposed new leasehold will be sold at public auction, access to the property should be registered simultaneously with the transfer of the property.
24. That no rights and/or obligations will vest herein before the third of sale is signed by both parties.
- The Deed which served before the Honourable Magistrate's court on 26 November 2023 reads as follows:
- "I, the purport of this deed is to record the agreement received from Mr C Lortz on behalf of the South African Global Franchise Trust, to purchase a portion of Lot 278 situated in Block B of Hectors Estate, Mamelodi, which was requested by the Seller to be transferred to him/her for conversion and the construction of a shopping centre and retail facilities for her/his goods, facilities, businesses and the public."

ACKNOWLEDGMENTS

- [illegible]

1 d Like Reply



Faizell B Porter · Follow

Die PA het die Land grab of a special type teen sterkte teengestaan. Hierdie ding sal Mosselbaaiers ernstig moet raaksien.

1 d Like Reply 4 🍌❤️



Mario Barbolini

Does Helen Zilla know this?

1 d Like Reply



Alexander Panzek

I read allegation of a massive piece of prime land going to the family of a councillor ... what's the story here, is that being investigated by the pp?

1 d Like Reply 🍌



Ria Jagger

Kan iemand my se waar dit is? Dit strook glad nie met pryse, in eerste plek. Is dit voor op see.? Dit gaan verseker ,vir Da stemme laat verloor. Wie de hel is hulle, om ons as inwoners wat buiten gewone munisipale tariewe betaal. Se intelek so ondersk... See more

1 d Like Reply 4 🍌❤️



Ria Jagger

Hou my asb ingelig?

1 d Like Reply 🍌



Jeanette Gouws · Follow

<https://www.youtube.com/watch?v=tP0R7c9IZ5M>



YOUTUBE.COM

Mossel Bay Municipality Ordinary Council Meeting 2023 11 30

1 d Like Reply 2 🍌



Roy J Sparks

Dankie vir die info wat u altyd deurgee aan ons belastingbetalers

1 d Like Reply 2 🍌❤️



Kevuvu Williams

I sent this Municipality an email about a year plus ago..... Asking them about available land within the Mosselbay area...

They responded to me by calling me... See more

Marius Van Wyk

1d Like Reply Edited 3

Philip Barnard

Marius Van Wyk weer n onderduimse storie aan die gang in ons midde

1 d Like Reply

Kobus Neethling

Marius Van Wyk onthou jy nog 2012 in die blou saal by Santos, die plakkaat teen die muur, "arm sakemanne, ryk munisipaliteit"? Dit kring nou nog verder uit.

7 h Like Reply



Philip Barnard

1d Like Reply

Vincent Surics

Philip Barnard ongelukkig is DB nie meer 'n bewaar area nie. Dit sal 'great' wees indien Sanparke bertrek word maar dit sal nie gebeur nie. Alles te doen met bewaring is oorgegee aan MBM. So terloops, daar bestaan geen bewyse dat Danabaai deur die Muni... [See more](#)

23 h Like Reply Edited 2

Philip Barnard

Vincent Surics dink jy sit die pot mis.....lees aangeheg

[illegible]



Moquini Coastal Estate

ANNEXURE F

The Moquini Home Owners Association
Flora Road, Dana Bay, Mossel Bay

admin2@vestra.net.za

22 January 2024

Mossel Bay Municipality
101 Marsh Street
Mossel Bay
6500

PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY (APPROXIMATELY 4800 SQUARE METERS), SITUATED IN MOQUINI: G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUERORS TRUST

Please be hereby informed and thus **duly record this objection** by the Moquini Home Owners Association (the MHOA) to the above proposed alienation of a portion of Erf 6393, Mossel Bay, situated in Moquini (the property) to G Coetzee on behalf of the South African Global Conquerors Trust (the Applicant).

Kindly also be advised that the grounds of the objection as detailed below, are formulated on the information currently available and that said grounds must not be regarded as the only grounds of the objection.

The MHOA has the right to object and objects to the proposed alienation on inter alia the following grounds:

1. The Constitutional right of all South Africans to the protection of property and the environment of South Africa;
2. The Constitutional right of all South Africans to be entitled to administrative action/s by any Municipality/Organ of the State, which is and must at all times be lawful, reasonable and procedurally fair as contemplated in the Constitution of South Africa and entrenched in the Promotion of Administrative Justice Act, 2000;
3. Erf 6393 as referred to above, is surrounded by Moquini common property between the high-water mark of the sea and located on dunes which are very sensitive and within a sensitive vegetation area;
4. The proposed use of the property will have a negative impact on the environment and have safety- and fire risks;
5. Any access to the property will also impact negatively on the environment, sensitive dunes, natural vegetation and the valuable habitat and breeding area of the African Black Oystercatcher;
6. The Council erred in finding that the Applicant is the only person/entity to whom the said property has any interest or value;
7. The Council erred in taking a decision without indicating and proving that due process has been followed; that all legislation has been duly considered, including but not limited to Act

ANNEXURE F

- 24 of 2008 the National Environmental Management: Integrated Coastal Management Act, and any amendments thereto and/or Regulations/Prescriptive terms in terms thereof;
8. No indication is given as to what will happen to the remainder of the Erf and the zoning thereof;
 9. No indication is given as to the proposed new zoning of the property. The Erf was formerly a beach parking area under the zonation of Transport II. In terms of the Blinde River Estuary Estuarine Management Plan said area has been removed and rehabilitated to coastal dune habitat and no longer exists. The Erf nor the property can thus be utilised for the proposed use;
 10. The Council does not indicate that the Applicant also applied for a dwelling (caretaker condo) to be erected and omitted this vital aspect from its decision but accepted a condition that no permanent structures be erected on the property without prior written approval of the Municipality. This will clearly circumvent future public participation and/or input from owners of neighbouring properties and the intention of the applicable legislation, as to the current proposed use and/or alienation when a future application for the erection of a dwelling is received by the Municipality. The Applicant made it clear that the “upgraded mobile condo” will be occupied 24 hours a day, 7 days a week, by the Applicant’s representative and his wife. This equates to permanent residence;
 11. Little to no mention is made of the municipal services which will be required and/or how these will be delivered to the property nor the access requirements for purposes thereof;
 12. The subdivision of Erf 3963 and the relevant conditions of the remainder thereof (being that portion of Erf 6393 which is not included in the portion proposed to be sold to the Applicant) is nowhere to be found in the decision;
 13. The representative of the Applicant, seems to be related to a member of the Council;
 14. The intended use has not been proven to be necessary nor desirable;
 15. The Applicant, on its own version, indicated to the MHOA, that “It is a factual assumption that public use of Dana Baai 3 will always be limited to a few hardcore fishermen” and that the intended use “will merely serve the current public need and nothing more”. There is therefor now benefit for the public that can justify the proposed alienation.

The MHOA objects to the alienation. It is clear from the above that the decision taken by the Council is null and void and any execution thereof or acts/steps as a result thereof will also be null and void ALTERNATIVELY the decision has to be revoked by Council in order for the requirements to be duly considered and further to allow for transparency and public participation PRIOR to such a drastic and far-reaching decision be taken.

Excom

The Moquini Home Owners Association

ANNEXURE G

From: Gerda Claassen <gerda@rgprok.com>
Sent: Monday, January 22, 2024 4:08 PM
To: Puren, Colin <cpuren@mosselbay.gov.za>
Cc: Danie Acker <danie@rgprok.com>; admin <admin@mosselbay.gov.za>
Subject: Beswaarskrif: Erf 6393, Danabaai

You don't often get email from gerda@rgprok.com. [Learn why this is important](#)

*** [EXTERNAL]: This email originated from outside the organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. ***

ALERT: PROTECT YOURSELF FROM CYBER FRAUD!!!

Verify bank details before making any payments!

Die Munisipale Bestuurder
Munisipaliteit
Mosselbaai

Beste Mnr. Puren,

Ek rig hierdie e-pos aan u namens die VF Plus Mosselbaai.

Die VF Plus het 'n beswaarskrif met 1307 handtekeninge ontvang met die versoek om dit namens die ondertekenaars aan die Munisipaliteit voor te lê. Die beswaar handel met die voorgenome verkoop van bogenoemde eiendom aan familie van 'n raadslid van u raad, sonder 'n behoorlike tenderproses.

Die ondertekenaars opponeer die voorgenome verkoop op die voormelde gronde en versoek dat 'n deursigtige tenderproses gevolg moet word.

Die uwe,

D. Acker
VF Plus Sekretariaat
Mosselbaai
Sel: 082 570 1101

Die Sekretariaat
VF Plus
Mosselbaai

Ek rig hierdie brief tot u as 'n saak van dringende belang vir die gemeenskap. Dit het onlangs tot aandag gekom dat die Mosselbaai Munisipaliteit voornemens is om die openbare eiendom, Erf 6393, Danabaai sonder 'n tenderproses aan die familie van 'n plaaslike raadslid te verkoop onder verdagte omstandighede.

Ons as inwoners van die dorp wat hierdie transaksie opgemerk het, is diep verontrus oor die moontlike voortsetting van hierdie plan wat oënskynlik 'n poging is om die belange van een raadslid se geprivilegeerde familie te bevoordeel. Ons glo dat elke transaksie wat deur die Munisipaliteit gedoen word aan 'n grondige openbare tenderproses onderhewig moet wees, om te verseker dat dit eerlik en billik is. Ook dat daar ander bekommernisse met die verkoop van die eiendom gepaard gaan.

Dit is om hierdie rede dat ons die VF Plus versoek om ons inwoners te ondersteun en ons te help om ons besware teen hierdie korruptheid by die Munisipaliteit in te dra deur ons beswaarskrif aan die munisipaliteit oor te dra wat beswaar maak teen hierdie voorgestelde transaksie. Ons wil die munisipaliteit vra om 'n volledige ondersoek in te stel en in die openbaar bekend te maak watter korporasies, persone of partye betrokke was in die besluitnemingsproses om eiendom van die munisipaliteit te verkoop sonder om dit op 'n openbare tenderproses te plaas.

As inwoners van hierdie gemeenskap vertrou ons daarop dat u ons sal help om 'n einde te maak aan sulke korrupte en onetiese besluite.

Aangeheg by hierdie brief, ook die petisie soos dit geformuleer was en geteken is.

Dankie vir u aandag tot hierdie aangeleentheid.

Hoogagtend,

Anco Barker
Namens die Ondertekenaars

Anco Barker

From: Anco Barker <ancobarker@gmail.com>
Sent: Monday, 22 January 2024 12:59
To: Anco Barker
Subject: Fwd: Halt the Sale of Public Property - Erf 6393 in Dana Bay (4800sqm for R 980 000)

Anco Barker

----- Forwarded message -----

From: **Henry Fredericks** <henryfredericks@gmail.com>
Date: Tue, 19 Dec 2023 at 20:36
Subject: Halt the Sale of Public Property - Erf 6393 in Dana Bay (4800sqm for R 980 000)
To: Anco Barker <ancobarker@gmail.com>

Hi Anco

Ek neem aan jy is verantwoordelik vir die bg. petisie.

Ek het die kwessie aanhangig gemaak by die Nasionale Department Bosbou, Vissery en die Omgewing wat kusbestuur reguleer.

Amptenare besoek my more - ons sal more die perseel besigtig.

Ek waardeer bevestiging vir ontvangs van my epos.

Groete,

Henry



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An important piece of information for you and your supporters.

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Start an image test

Upload a few images and we'll find the one driving the most signatures.

[Start Smart Image test](#)



Halt the Sale of Public Property - Erf 6393 in Dana Bay (4800sqm for R 980 000)

Started

19 December 2023

1,307

Signatures

1,500

Next Goal

 Support now

Share this petition

Why this petition matters



Started by [Anco Barker](#)

As a resident of Mossel Bay, we are deeply concerned about the proposed sale of erf 6393, a seafront property in Dana Bay. The Mossel Bay Municipality intends to sell this land to SA Global Conquerors Trust for R 980 000 including vat. The Trust has promised to construct mobile ablution blocks for local fishermen, but it's unclear why they need ownership of public property for this purpose.

This sale not only threatens our natural heritage but also raises questions about transparency and fairness. It has come to light that the land is being sold to family members of a councilor at the Mossel Bay Municipality. This potential conflict of interest cannot be ignored.

Moreover, selling public land at such a low price devalues our shared resources and sets a dangerous precedent for future transactions involving public properties. Although it is written in the council agenda that public will have free coastal access to and over the property at times we have in the past seen how these specifications are being ignored 3 to 6 months down the line.

The owners of the Trust in which the property will be transferred into has also applied to construct a caretaker unit as they are responsible for the security as well. It was brought under our attention from a response written by the Trustee, that the caretaker unit will be upgraded to a Mobile Condo wherein the Owners of the Trust will reside and that they will be the caretakers. In other words, they are buying 4800 square meters of seafront property at a low price of R 980 000 to construct their mobile unit and reside on the property.

The owner of the trust also refers to their intent to construct ablution facilities for the current fishermen. The Laveo Dry Flush Toilet which sells at R 37 749.00 per toilet, is only a front being used as an emotional tool to portray an intent which isn't true. Why don't they just donate the money or toilets to the municipality? Why is it necessary for the property to be transferred into their names for them to donate toilets to the public.

We urge the Mossel Bay Municipality not just consider short-term financial gains but also think about preserving Dana Bay's natural beauty and integrity for future generations. We ask them not only as citizens but as custodians who care deeply about protecting our environment from unnecessary commercial exploitation.

As a resident, we are against the sale of this property to anyone including SA Global Conquerors Trust.

Please sign this petition if you believe in safeguarding Dana Bay's conservancy area from being sold off cheaply under questionable circumstances.

[Report a policy violation](#)



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Share this petition

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R 100

R 250

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Updates

Keep your supporters engaged with a news update. Every update you post will be sent as a separate email to signers of your petition.

Post an update

1,000 supporters

3 weeks ago

Name	City	Country	Date	Comment
Dave Kleinschmidt	George	South Africa	2023/12/19	"Dave Kleinschmidt"
Karen Taljaard	Hartenbos	South Africa	2023/12/19	"Tipiese ANC mentaliteit wat erg kop uitsteek hier....."
Charlene van zyl	cape town	South Africa	2023/12/19	"Corruption must stop!"
Christo Koen	Mosselbay	South Africa	2023/12/19	"The property will be sold way under value. It should go on open tender"
Tracy Ermer	Mossel Bay	South Africa	2023/12/19	"It will affect property values and it makes me smell a rat."
Brigit Maritz	Port Elizabeth	South Africa	2023/12/19	"Out and out corruption. I am sick and tired of councillors enriching themselves. Fire them."
Lee Meyer	Mossel bay	South Africa	2023/12/19	"The DA is as corrupt as the ANC!"
Levina Naude	Durban	South Africa	2023/12/19	"Onregverdig, goedkoop vir die mense wat kastig toilette en kleedkamers wil opsit waar die mense nie eers mag ry om daar die see te geniet nie. Ander agenda agter die GOEDKOOP verkoop van die grond."
Elmie Lues	Pretoria	South Africa	2023/12/19	"Smell a rat"
Johan Loots	Pretoria	South Africa	2023/12/19	"As Dana Bay resident this deal sounds fishy!!!"
Elsa Wessels	Cape Town	South Africa	2023/12/19	"Municipal corruption in Mossel Bay is legendary and should be stopped. Pristine coastal land can never be sold at such low prices - especially not to anyone with ties to municipal officers."
Charlene Kerst		US	2023/12/19	"There are already toilet facilities on both beaches for surf fishermen. We need to protect our green belt areas"
Anthony Pretorius	Mossel Bay	South Africa	2023/12/19	"It doesn't sound right. Why in such a hurry?"
Alexander Panzek	Heidelberg	South Africa	2023/12/19	"Because it's outrageous that public officials benefit from having access to cheap property deals ...it's corruption!"
martin van wyk	montagu	South Africa	2023/12/19	"The whole transaction sounds corrupt"
Chrisna Kenny	Kimberley	South Africa	2023/12/19	"This sounds fishy? Who is getting the benefit of this sale? What is the long term intent of this area?"
Henry Fredericks	Mossel Bay	South Africa	2023/12/19	"There is no written guarantee on use and subsequent development - empty promises; will restrict public coastal access, particularly fisherfolk; location is suspicious; what conservation will be applied as conservation is part of land grabbing. Ek ken 'n muishond se reuk."
Allison Pool	Cape Town	South Africa	2023/12/19	"The correct procedure was not followed to dispose of this erf and the price is definately not market related."
Vanessa Fouche	Pretoria	South Africa	2023/12/19	"Dana Bay is a nature reserve, not a money making place!"
Gerhard Swart	Groot Brakrivier	South Africa	2023/12/19	"Obvious corruption!"
Chris Liebenberg	Cape Town	South Africa	2023/12/19	"You cannot buy a stand of this nature for that price- it is a corrupt concept and must be stopped"
Reneé Van der Merwe				"Stop this corruption and mismanagement of greedy unqualified people who are in control of decisions that never should have been there to begin with. Dana Bay is an concervation area. No sales of whatever price and courtesy should be permitted where it will cause harm."
annalie barbolini	Mosselbay great brak river	South Africa	2023/12/19	"This smacks of corruption !"

Melissa Brown	George	South Africa	2023/12/19	"I want to support this petition"	"Danabay is a Conservancy and transparency in the sale of property is very important. The real reason for selling such a big property at such a low cost is unclear. The sale must be stopped"
Letitia Matthyser	Cape Town	South Africa	2023/12/19		
Ronald Noorman	Danabaai	South Africa	2023/12/19	"How can they do that sale"	
Eddie Gelderbloem	Cape Town	South Africa	2023/12/19	"Corrupt to the core!!!"	
Werner Wiese	Johannesburg	South Africa	2023/12/19	"I'm am against selling of alleged property"	
Daryl Raubenheimer	George	South Africa	2023/12/19	"The toilets and change rooms are a concern. Also the fact that Coetzee has acquired the property at a cheap price."	
Annelise Barnard	Pretoria	South Africa	2023/12/20	"Is the DA now following in the ANC Footsteps? Trying to call a swimming pool a fire pool. Why would the DA sell a piece of land at a quarter of its worth?"	
b nel	Roodepoort	South Africa	2023/12/20	"Stop!!!!!"	
Carmen Van Breda	Mosselbay	South Africa	2023/12/20	"It seems fraudulent"	
Daniel Clifford	Johannesburg	South Africa	2023/12/20	"Reasons for sale is suspicious"	
Veda Schmidt		South Africa	2023/12/20	"This is fraud"	
Sandy van Heerden	Struisbaai	South Africa	2023/12/20	"Stop corruption"	
ryno van heerden	struisbaai	South Africa	2023/12/20	"It's not right."	
Elmarie Raymond	Mossel Bay	South Africa	2023/12/21	"I wonder how many other Danabay properties have been sold to munisipal family members in this way."	
Ilma Smocilac	Port Elizabeth	South Africa	2023/12/22	"I lived in Dana Bay for 25yrs and believe this erf should remain unspoiled by ANY sort of use/habitation"	
Daniel Fourie	Mossel Bay	South Africa	2023/12/22	"Why do the owners of the trust want to "live" there? Sounds very fishy! Want to score a property for next to nothing where we normal people can't afford to buy in our town."	
Delia Apsey	Groot-Brakrivier	South Africa	2023/12/22	"Reasons for sale of this land is very suspicious! Land in Reebok +-500sqm goes for R750000. 00 makes you think hey?"	
Rex Bester	Port Elizabeth	South Africa	2023/12/23	"Any public,communal participation. If not, why?"	
Linda Du Plessis	North West	South Africa	2023/12/23	"Dana bay is a conservancy and should remain so"	
Maxie MacMavis	Johannesburg	South Africa	2023/12/24	"This is clearly for something else - keep your hands off our coastlines! Dana Bay is not for sale."	
André Groenewald	Johannesburg	South Africa	2023/12/25	"We vote for the DA (to prevent these types of actions) and then the people we voted for do THIS!! Totally unacceptable!!"	
Leon Gouws	Mossel Bay	South Africa	2023/12/26	"I agree with the fact that it is a concern that the property will be sold for the wrong reason let the property owners of Dana Bay have a say in this matter"	
Pierre Delpoit	Johannesburg	South Africa	2023/12/27	"It is invading the natural habitat and done in a backhanded way."	
Delaney Hall	Randfontein	South Africa	2023/12/27	"We need to start guarding natural coastlines that are still available. This sounds like nepotism and any fraud MUST be prevented. If it looks like a duck, quacks like a duck, walks like a duck, it is a duck."	

Mynhardt Loubser	Cape Town	South Africa	2023/12/28	"what applies to one must apply to all."
Will Beckmann	Johannesburg	South Africa	2023/12/28	even more sinister....World Economic Front initiative from the Klaus Schwab and his criminal cronies !! Defenite NO!"
Tarquin Diaz	Johannesburg	South Africa	2023/12/28	"Not a resident but hate corruption. Sounds very fishy"
Marie Durr	Cape Town	South Africa	2023/12/29	"The sale and reasons are not clear and smells of something more sinister. 1.The buyer is a family member of one of the council leaders. The sale should be by a public tender. 2.Construction of toilets for the fishermen on behalf of council?!! Who is going to maintain them. This should be a job for the Municipality with ongoing maintenance. 3. All Municipalities must be transparent in all dealings as that land was acquired with public money through rates and taxes. We want to be proud of the honesty of our elected councilors."
Daryl Raubenheimer	George	South Africa	2024/01/04	"Inside trading is underhanded and cannot be allowed. We all know fishermen don't clean after themselves. They leave all their bait boxes and plastic on the beach for the public to clean. They will trash this area too."

Name	City	Country	Signed On
Anco Barker	East London	South Africa	2023/12/19
Jade Fillies	Cape Town	South Africa	2023/12/19
Kevin Williams	Mosselbay	South Africa	2023/12/19
MW Du Preez	Port Elizabeth	South Africa	2023/12/19
Bianca Bekker	Johannesburg	South Africa	2023/12/19
Micole Beneke	Cape Town	South Africa	2023/12/19
Elzaan Pietersen	Johannesburg	South Africa	2023/12/19
Marlo Samson	Ladismith	South Africa	2023/12/19
Louis Fourie	Danabaaai	South Africa	2023/12/19
Eugene Tolman	Mossel bay	South Africa	2023/12/19
Pierre Burger	Mosselbaai	South Africa	2023/12/19
Petersen Fatgeya	Mossel Bay	South Africa	2023/12/19
Mathys Strydom	Port Elizabeth	South Africa	2023/12/19
Dave Kleinschmidt	George	South Africa	2023/12/19
Anita Renken	Mossel Bay	South Africa	2023/12/19
Aurora Moses	Cape Town	South Africa	2023/12/19
Maureen Rule	Mossel Bay	South Africa	2023/12/19
JH Matthews	Cape Town	South Africa	2023/12/19
Charlene Kiewit	Mossel Bay	South Africa	2023/12/19
Niel Harmse	Mossel Bay	South Africa	2023/12/19
Chantelle Dercksen	Mossel Bay	South Africa	2023/12/19
Eugene Norval	Mossel Bay, Western Cape	South Africa	2023/12/19
Herman Van Straaten	Mossel Bay	South Africa	2023/12/19
Deidre Gelderbloem	Mussel Bay	South Africa	2023/12/19
Paulette Stammer	Cape Town	South Africa	2023/12/19
Astrid Thomas	Cape Town	South Africa	2023/12/19
Karen Taljaard	Hartenbos	South Africa	2023/12/19
Asley Appolis	Cape Town	South Africa	2023/12/19
Marinus Pretorius	Atlanta	US	2023/12/19
Niel Lötter	Gansbaai	South Africa	2023/12/19
André De Bruin	Johannesburg	South Africa	2023/12/19
Charlien Fourie-Stoltz	Cape Town	South Africa	2023/12/19
Thabo Vermaas	Cape Town	South Africa	2023/12/19
Jorinde Swart	Cape Town	South Africa	2023/12/19
Barbie Janse van Rensburg	Mossel Bay	South Africa	2023/12/19
charlene van zyl	cape town	South Africa	2023/12/19
Charlene Bence	Pretoria	South Africa	2023/12/19
Amore Louw	Mosselbay	South Africa	2023/12/19
STELLA LE GRANGE	George	South Africa	2023/12/19
Pieter Du Preez	Worcester	South Africa	2023/12/19
Eleanore Hill	Mossel Bay	South Africa	2023/12/19
Andre Johan Van Rensburg	Heiderand	South Africa	2023/12/19
Genevieve Koen	Worcester	South Africa	2023/12/19
Christo Koen	Mosselbay	South Africa	2023/12/19
Vince Surics	Mossel Bay	South Africa	2023/12/19
Gert Van Niekerk	Port Elizabeth	South Africa	2023/12/19

Tammy Raubenheimer	Mossel Bay	South Africa	2023/12/19
Adriaan Joubert	Villiersdorp	South Africa	2023/12/19
Nimrod Karelse	Mosselbay	South Africa	2023/12/19
Tracy Ermer	Mossel Bay	South Africa	2023/12/19
Sally Moutt	Mossel Bay	South Africa	2023/12/19
Jaco van den Heever	Cape Town	South Africa	2023/12/19
Rebecca Terblanche	Worcester	South Africa	2023/12/19
marie Van heerden	Mosselbay	South Africa	2023/12/19
Suré Latham	Cape Town	South Africa	2023/12/19
Mariette Pienaar	Mossel Bay	South Africa	2023/12/19
Paul Els	Mossel Bay	South Africa	2023/12/19
Andeleen Silkstone	Cape Town	South Africa	2023/12/19
Brigit Maritz	Port Elizabeth	South Africa	2023/12/19
Zani Kruger	Cape Town	South Africa	2023/12/19
Anneke Piek	Mosselbaai	South Africa	2023/12/19
Eddie Piater	Mosselbay	South Africa	2023/12/19
Elaine Gloy	Mossel Bay	South Africa	2023/12/19
Pieter Olivier	Dana bay	South Africa	2023/12/19
Chark Vd Bergh		South Africa	2023/12/19
Alet Engelbrecht	Cape Town	South Africa	2023/12/19
Marco Claasen	Mossel Bay	South Africa	2023/12/19
Elsie Olivier	Mosselbay	South Africa	2023/12/19
Hendrik Johannes Stemmet	Mosselbaai	South Africa	2023/12/19
Ntokozo Nkambule	Johannesburg	South Africa	2023/12/19
Heidi Lundie	Dana bay	South Africa	2023/12/19
Johannes Rossouw		Singapore	2023/12/19
Niel Guse	Danabay	South Africa	2023/12/19
Chris Boshoff	Port Elizabeth	South Africa	2023/12/19
Gerrie Koekemoer	Mossel Bay	South Africa	2023/12/19
Lee Meyer	Mossel bay	South Africa	2023/12/19
Onke Mhlongo	Johannesburg	South Africa	2023/12/19
Tanya Verster	Worcester	South Africa	2023/12/19
Levina Naude	Mosselbay	South Africa	2023/12/19
Whitney Kiewiet	Cape Town	South Africa	2023/12/19
Herman Joubert	Port Elizabeth	South Africa	2023/12/19
Jean-Pierre Burger	Reebok	South Africa	2023/12/19
Erika Buitendag	Mossel Bay	South Africa	2023/12/19
Ignatius Lourens	Mossel Bay	South Africa	2023/12/19
Candice Wildeman	Mosselbay	South Africa	2023/12/19
Yulandi Holtzhausen	Johannesburg	South Africa	2023/12/19
Elmie Lues	Pretoria	South Africa	2023/12/19
Craighan Miller	Mosselbay	South Africa	2023/12/19
R Nell	Potchefstroom, NW, South Africa	South Africa	2023/12/19
Johan Loots	Pretoria	South Africa	2023/12/19
Mosselbay Du preez	Mosselbay	South Africa	2023/12/19
Rina Greeff	Spring, GP, South Africa	South Africa	2023/12/19
Robert Beattie	MosselBay	South Africa	2023/12/19

Karin Mackie	Danabay	South Africa	2023/12/19
Elsa Wessels	Cape Town	South Africa	2023/12/19
Amelia Pauw	Cape Town	South Africa	2023/12/19
OCKERT Ras	Mossel Bay	South Africa	2023/12/19
Charlene Kerst		US	2023/12/19
Henri Van Gerve	Cape Town	South Africa	2023/12/19
Janey Beattie	Cape Town	South Africa	2023/12/19
Linette Rautenbach	George	South Africa	2023/12/19
Loane Kritzing	Mossel Bay	South Africa	2023/12/19
John Greyvenstein	Danabay	South Africa	2023/12/19
Benno Gabanyi	Wiesbaden	Germany	2023/12/19
Bertus Smith	Mossel Bay	South Africa	2023/12/19
Rulis De Bruin	George	South Africa	2023/12/19
Nick Spies	Cape Town	South Africa	2023/12/19
Petrus Van Heerden	Danabaai	South Africa	2023/12/19
Anthony Pretorius	Mossel Bay	South Africa	2023/12/19
Bertus De Nysschen	Mosselbay	South Africa	2023/12/19
Hennie Beukes	Cape Town	South Africa	2023/12/19
Hanlie Steenkamp	Centurion	South Africa	2023/12/19
Johnny Mostert	Dana Bay	South Africa	2023/12/19
nick boshoff	Groot Brak	South Africa	2023/12/19
Ben Nell	Cape Town	South Africa	2023/12/19
Durandt Keys	Mossel Bay	South Africa	2023/12/19
Suzaan Bredenhann	Worcester	South Africa	2023/12/19
Johan Smit	Cape Town	South Africa	2023/12/19
Clesia Van Zyl	Port Elizabeth	South Africa	2023/12/19
Josephine Maggie Van Der Merwe	Dana Bay, Mossel Bay	South Africa	2023/12/19
Chris Van Zyl	Dana Bay, Mossel bay	South Africa	2023/12/19
Bantom DONALDA	Cape Town	South Africa	2023/12/19
Alexander Panzek	Heidelberg	South Africa	2023/12/19
Maureen Gellvear	Mossel Bay	South Africa	2023/12/19
Mathys Claassens	Cape Town	South Africa	2023/12/19
Magda Holtzhausen	Johannesburg	South Africa	2023/12/19
George Barker	Mosselbay	South Africa	2023/12/19
Michelle Carstens	Mossel Bay	South Africa	2023/12/19
Kotie Maré	Johannesburg	South Africa	2023/12/19
Bettie Schoeman	Johannesburg	South Africa	2023/12/19
Marlene Burger	Pretoria	South Africa	2023/12/19
Melanie Broodryk	Johannesburg	South Africa	2023/12/19
Aloma Van wyk	Port Elizabeth	South Africa	2023/12/19
Lawlor Anne	Mossel Bay	South Africa	2023/12/19
Colleen Putter	Mossel Bay	South Africa	2023/12/19
Valerie Heyman	Mossel Bay	South Africa	2023/12/19
Armand Erasmus	Mossel Bay	South Africa	2023/12/19
Elizabeth Claassens	Mosselbay	South Africa	2023/12/19
Cathy Botha	Port Elizabeth	South Africa	2023/12/19
Marlize Heyman	Mossel Bay	South Africa	2023/12/19

martin van wyk	DANABAAL	South Africa	2023/12/19
CARMIA JAMES	Cape Town	South Africa	2023/12/19
Sarie Le Chat	Dana Bay	South Africa	2023/12/19
Folkers De lange	Mossel Bay	South Africa	2023/12/19
Chris Geldenhuys	Cape Town	Sweden	2023/12/19
Mia Duvenage	Durban	South Africa	2023/12/19
Dennis Farrell	Plettenberg Bay	South Africa	2023/12/19
Les Bridgland	Mossel Bay	South Africa	2023/12/19
Jacoba Erasmus	Johannesburg	South Africa	2023/12/19
Robert Feiertag	Mosselbay	South Africa	2023/12/19
CARINA Cilliers	Mossel Bay	South Africa	2023/12/19
Alima Harper	Mossel Bay	South Africa	2023/12/19
Quinton Jacobus	Mossel Bay	South Africa	2023/12/19
Margie Candy	Cape Town	South Africa	2023/12/19
Jan Nezar	Cape Town	South Africa	2023/12/19
Thea Obermeyer	Cape Town	South Africa	2023/12/19
Hannes Grove	Mossel Bay	South Africa	2023/12/19
Ryan Durand	Mossel Bay	South Africa	2023/12/19
Sarita Roosendaal	Mossel Bay	South Africa	2023/12/19
Carol Cronje	Dana Bay	South Africa	2023/12/19
Gerrie Julyan	Johannesburg	South Africa	2023/12/19
Morris Perreira	Hartenbos	South Africa	2023/12/19
Kobus Malan	Mossel Bay	South Africa	2023/12/19
Etienne Smith	Hartenbos	South Africa	2023/12/19
Nicolene Putter	Johannesburg	South Africa	2023/12/19
Mariesa Smalberger	Mossel Bay	South Africa	2023/12/19
Wicus Visser	Cape Town	South Africa	2023/12/19
Jean Joubert	Cape Town	South Africa	2023/12/19
Marica Perreira	Danabaai	South Africa	2023/12/19
Lawrence Lechat	Danabaai	South Africa	2023/12/19
Hein Koekemoer	Mossel Bay	South Africa	2023/12/19
Caroline Smit	Wes Kaap	South Africa	2023/12/19
Rensche Stander	Mossel Bay	South Africa	2023/12/19
Yolande Joseph	Mosselbay	South Africa	2023/12/19
Sannie Botha	Danabay	South Africa	2023/12/19
Sandra Van der Linde	Mosselbaai	South Africa	2023/12/19
Patricia Apfel	Johannesburg	South Africa	2023/12/19
Jacqueline Wienand	Mossel Bay	South Africa	2023/12/19
Barend Reinecke	Mosselbay	South Africa	2023/12/19
Willem Snyman	Mossel Bay	South Africa	2023/12/19
Marco Calitz	Cape Town	South Africa	2023/12/19
Julian Folding	George	South Africa	2023/12/19
Jan Nel	WELKOM	South Africa	2023/12/19
Luzanne Kiewit	Mosselbay	South Africa	2023/12/19
Marilize Swart	Mossel Bay	South Africa	2023/12/19
Anton Botes	Mosselbay	South Africa	2023/12/19
Willie Boshoff	Mosselbay	South Africa	2023/12/19

Fanie Cronje	Dana Bay	South Africa	2023/12/19
Mercia Dippenaar	Cape Town	South Africa	2023/12/19
Elsabe Van Heerden	Danabaaai	South Africa	2023/12/19
AJ De Jager	Mosselbaai	South Africa	2023/12/19
Liz Steyn	George	South Africa	2023/12/19
Joseph Jacobs	Cape Town	South Africa	2023/12/19
Noorul-Gaq Boolay	mossel bay	South Africa	2023/12/19
Marlene Coertze	Mossel Bay	South Africa	2023/12/19
Jenny Pienaar	Cape Town	South Africa	2023/12/19
Chris Pitzer	Mossel Bay	South Africa	2023/12/19
Yolandi James	Mossel Bay	South Africa	2023/12/19
Cornelia Nell	Cape Town	South Africa	2023/12/19
Steve Black	Cape Town	South Africa	2023/12/19
Sue Badenhorst	Mosselbaai	South Africa	2023/12/19
Johan Pienaar	Mosselbay	South Africa	2023/12/19
Rinette Conradie	Mossel Bay	South Africa	2023/12/19
Mariane Meyer	Mossel Bay	South Africa	2023/12/19
Barbara Roberts-York		South Africa	2023/12/19
Elmarie Raymond	Mossel Bay	South Africa	2023/12/19
Sonia Wolmarans	Dana Bay	South Africa	2023/12/19
Franz Eyars	Kroonstad	South Africa	2023/12/19
JJ Gericke	Swellendam	South Africa	2023/12/19
Peter Hansen	Johannesburg	South Africa	2023/12/19
Regina Burbidge	Mossel Bay	South Africa	2023/12/19
Karin Strydom	Cape Town	South Africa	2023/12/19
William Harris	Cape Town	South Africa	2023/12/19
Daleen Viljoen	Mossel Bay	South Africa	2023/12/19
Dean Horner	Cape Town	South Africa	2023/12/19
Owen Pedro	East London	South Africa	2023/12/19
Anzel Du Toit	Dana bay	South Africa	2023/12/19
Henry Fredericks	Mossel Bay	South Africa	2023/12/19
Stephen Fouche	Mosselbay	South Africa	2023/12/19
Jacobus Steenberg	Oudtshoorn	South Africa	2023/12/19
Vinienne Porter	Mossel Bay	South Africa	2023/12/19
Johan Odendaal	Pretoria	South Africa	2023/12/19
Beatrix Coetzee	Dana Bay	South Africa	2023/12/19
Any Glazer	Cape Town	South Africa	2023/12/19
Annmarie Buck	Dana Bay	South Africa	2023/12/19
Mariette Braaf	Mossel bay	South Africa	2023/12/19
Susan Marais	Cape Town	South Africa	2023/12/19
Chrisna Kenny	Kimberley	South Africa	2023/12/19
Lizelle Van Zyl	Cape Town	South Africa	2023/12/19
Sharon Elliott	Kimberley	South Africa	2023/12/19
Herman Badenhorst	Mossel Bay	South Africa	2023/12/19
Nicole Delange	George	South Africa	2023/12/19
Phillip Annandale	Mossel Bay	South Africa	2023/12/19
Werner Jacobs	Mosselbaai	South Africa	2023/12/19

Mariana Tolman	Mossel Bay	South Africa	2023/12/19
Niël Steyn	Malmesbury	South Africa	2023/12/19
Sherry Moses	Cape Town	South Africa	2023/12/19
Gerdine Reyneke	Mossel Bay	South Africa	2023/12/19
Patricia James	Mossel Bay	South Africa	2023/12/19
Darryll Sauer	George	South Africa	2023/12/19
Baldt Juan Greyling	Johannesburg	South Africa	2023/12/19
Annemarie Els	Mossel Bay	South Africa	2023/12/19
Johan Le roux	Mosselbaai	South Africa	2023/12/19
Tinus Stone	Mossel Bay	South Africa	2023/12/19
Richard Aylward	Mossel Bay	South Africa	2023/12/19
Hendrikus Steyn	Welkom	South Africa	2023/12/19
Willem Willemse	Langley	Canada	2023/12/19
Cremer Rene	Mossel Bay	South Africa	2023/12/19
Tertius Du Plessis	Pretoria	South Africa	2023/12/19
Desmond Syce	Cape Town	South Africa	2023/12/19
Kobus Botha	Mossel Bay	South Africa	2023/12/19
Barend Hendrik Barnard	Mossel Bay	South Africa	2023/12/19
Hilda Verwey	Danabaai	South Africa	2023/12/19
Pieter van der walt	Cape Town	South Africa	2023/12/19
Annemarie Duvenhage	Mosselbaai	South Africa	2023/12/19
Rina Bruyns	Port Elizabeth	South Africa	2023/12/19
Marinda Teichert	Cape Town	South Africa	2023/12/19
Phillip KENNY	Kimberley	South Africa	2023/12/19
Lily Botha	Mossel Bay	South Africa	2023/12/19
Hugh De Jager	Mossel Bay	South Africa	2023/12/19
Sunet Ellis	Mossel Bay	South Africa	2023/12/19
Wazeer Davids	Cape Town	South Africa	2023/12/19
Loraine Terblans	Dana Bay	South Africa	2023/12/19
Elizabeth Du Pisanie	Cape Town	South Africa	2023/12/19
Mariana Van Rensburg	Mossel Bay	South Africa	2023/12/19
Brown Kaylynn	Mossel Bay	South Africa	2023/12/19
Chrisna Junius	Dana Bay	South Africa	2023/12/19
Jacob Nieman	Mosselbay	South Africa	2023/12/19
Anton Steyn	George	South Africa	2023/12/19
Aletta Botma	Port Elizabeth	South Africa	2023/12/19
MMC Croukamp Croukamp	Mossel Bay	South Africa	2023/12/19
Annelie Kriel	Mossel Bay	South Africa	2023/12/19
Jamé Pietersen	Cape Town	South Africa	2023/12/19
Junine Moses-Wehr	Cape Town	South Africa	2023/12/19
Johan Noeth		South Africa	2023/12/19
Rethabile Mthembu		South Africa	2023/12/19
Tracey Stander	Port Elizabeth	South Africa	2023/12/19
John Walton	Mossel Bay	South Africa	2023/12/19
Joanna Prinsloo	Danabay	South Africa	2023/12/19
Charmaine Machill	George	South Africa	2023/12/19
Sonja Kuypers	Cape Town	South Africa	2023/12/19

Chantel Le Roux	Cape Town	South Africa	2023/12/19
George Frederik PRINSLOO	Dannabay	South Africa	2023/12/19
Yolan Stander	Mosselbay	South Africa	2023/12/19
Jack Collier	Mossel Bay	South Africa	2023/12/19
Cobus van Tonder	Johannesburg	South Africa	2023/12/19
Val-jean Erasmus	Mossel Bay	South Africa	2023/12/19
Madeleine Kennedy	Pretoria	South Africa	2023/12/19
Allison Pool	Danabaai	South Africa	2023/12/19
Trevor Buys	Strand	South Africa	2023/12/19
Cassie Van der merwe	Stellenbosch	South Africa	2023/12/19
Koos Snyman	Danabaai	South Africa	2023/12/19
Coral Niemand	Mosselbaai	South Africa	2023/12/19
Elma Jacobs Peens		South Africa	2023/12/19
James van der Mescht	Cape Town	South Africa	2023/12/19
Zelda Clifford	Mossel Bay	South Africa	2023/12/19
Adri Strydom	Johannesburg	South Africa	2023/12/19
Gerald Malgas	Mosselbay	South Africa	2023/12/19
Vanessa Fouche	Pretoria	South Africa	2023/12/19
Zelarie els	DANA BAY	South Africa	2023/12/19
Michael Mitchell	Port Elizabeth	South Africa	2023/12/19
Geoff Stenekamp	Cape Town	South Africa	2023/12/19
Zinhle Muthwa	Johannesburg	South Africa	2023/12/19
Mandie Van Heerden	Cape Town	South Africa	2023/12/19
Cindy Myers	Cape Town	South Africa	2023/12/19
Marius De Hart	Danabaai	South Africa	2023/12/19
John Smith	Cape Town	South Africa	2023/12/19
Janine Pereira	Mossel Bay	South Africa	2023/12/19
Theresa Botes	Worcester	South Africa	2023/12/19
Sharyn Gilfoy	George, Western Cape.	South Africa	2023/12/19
Belinda vdVenter	Mossel Bay	South Africa	2023/12/19
Monique De Jager	Dana Bay	South Africa	2023/12/19
Gerhard Swart	Groot Brakrivier	South Africa	2023/12/19
Marc Spalding	Mossel Bay	South Africa	2023/12/19
Marleen Strauss	Cape Town	South Africa	2023/12/19
Marne Van Den Heever	Mossel Bay	South Africa	2023/12/19
Cheri Wright	Cape Town	South Africa	2023/12/19
Tiffney Thorpe	Durban	South Africa	2023/12/19
Liesel De Kock	Dana Bay	South Africa	2023/12/19
Benrico Krause	Hartenbos	South Africa	2023/12/19
Bennie Stander	Cape Town	South Africa	2023/12/19
Janine Parsons	Oudtshoorn	South Africa	2023/12/19
Jacqueline Pereira	Mosselbay	South Africa	2023/12/19
Nicolette Du Plessis	Mosselbay	South Africa	2023/12/19
Francia Fourie	Cape Town	South Africa	2023/12/19
Sylvia Van der Merwe	Cape Town	South Africa	2023/12/19
Magda Opperman	Groot-Brakrivier	South Africa	2023/12/19
Monique Oosthuysen	Mossel Bay	South Africa	2023/12/19

Shivan Verwey	Danabay	South Africa	2023/12/19
Yolanda Scullard	Auckland	New Zealand	2023/12/19
Willie Smith	Hartenbos	South Africa	2023/12/19
Anita Laubscher	Ladismith	South Africa	2023/12/19
Hennie Botha	Johannesburg	South Africa	2023/12/19
Lisle Huisamen	Port Elizabeth	South Africa	2023/12/19
Sanette Du Toit	George	South Africa	2023/12/19
Tanya Pearce	Mossel Bay	South Africa	2023/12/19
Henry Veltman	Cape Town	South Africa	2023/12/19
Marcel Griffioen	Mosselbay	South Africa	2023/12/19
Sonja Blignault	Dana bay	South Africa	2023/12/19
Israah De Villiers	Cape Town	South Africa	2023/12/19
Samuel Santos	George	South Africa	2023/12/19
Nadia Jardim	Mossel bay	South Africa	2023/12/19
Andries Swanepoel	Mossel Bay Danabaai	South Africa	2023/12/19
Chris Liebenberg	Cape Town	South Africa	2023/12/19
Hanri Arnoldi	Mossel Bay	South Africa	2023/12/19
Marchelle Havenga	Danabay	South Africa	2023/12/19
Sias Oosthuizen	Mokopane	South Africa	2023/12/19
Vernon Barnard	Cape Town	South Africa	2023/12/19
Johann Lotter	Cape Town	South Africa	2023/12/19
Karel Podges	Mossel Bay	South Africa	2023/12/19
Lynn Erasmus	Mosselbaai	South Africa	2023/12/19
Chris Ebersohn	Mosselbaai	South Africa	2023/12/19
Attie Maritz	Durban	South Africa	2023/12/19
armandt geldenhuys	Johannesburg	South Africa	2023/12/19
Rita Brooks	Johannesburg	South Africa	2023/12/19
Lauren de Vos	Dana Bay	South Africa	2023/12/19
Elliot Jacqueline	Johannesburg	South Africa	2023/12/19
Helene Robertson	Germiston	South Africa	2023/12/19
Veronica Lotter	Great Brak River	South Africa	2023/12/19
annalie barbolini	great brak river	South Africa	2023/12/19
Camille Geldenhuys	Mossel Bay	South Africa	2023/12/19
MJ Pelser	Mossel Bay	South Africa	2023/12/19
Schalk Prinsloo	Mosselbaai	South Africa	2023/12/19
Johan Ungerer UNGERER	Mossel Bay	South Africa	2023/12/19
Ronald HACQUEBORD	Port Elizabeth	South Africa	2023/12/19
Thaakierah Sayed	Johannesburg	South Africa	2023/12/19
Trevor Mingard	Mossel Bay	South Africa	2023/12/19
Shaheedah Rahiman	Johannesburg	South Africa	2023/12/19
Trevor Lotter	Cape Town	South Africa	2023/12/19
Rene Hodges	Pretoria	South Africa	2023/12/19
Anthony Duarte	Cape Town	South Africa	2023/12/19
Barbara Sherman	Mossel Bay	South Africa	2023/12/19
Lindie Strydom	Cape Town	South Africa	2023/12/19
Marion Erasmus	Mossel Bay	South Africa	2023/12/19
Marietha Vosloo	Stilbaai-Wes	South Africa	2023/12/19

Adion Meyer	Mossel bay	South Africa	2023/12/19
Linda De Jager	Mossel Bay	South Africa	2023/12/19
Kobus Botes	Pretoria	South Africa	2023/12/19
Niel van Heerden	Mossel Bay	South Africa	2023/12/19
Amanda Jeppe	Cape Town	South Africa	2023/12/19
Syl Mohammed	Cape Town	South Africa	2023/12/19
Ria Le Roux	Cape Town	South Africa	2023/12/19
Conrad Olivier	Mossel Bay	South Africa	2023/12/19
Monique Van Loggerenberg	Mossel Bay	South Africa	2023/12/19
Vivienne Johnson	Cape Town	South Africa	2023/12/19
Dries Du Toit	Mossel Bay	South Africa	2023/12/19
Vivien Mumford	Mossel Bay	South Africa	2023/12/19
David Hendricks	George	South Africa	2023/12/19
Leandri Van Hansen	Cape Town	South Africa	2023/12/19
Naphtali Daniels	George	South Africa	2023/12/19
Eljon Simeon	Pacaltsdorp	South Africa	2023/12/19
Melissa Brown	George	South Africa	2023/12/19
Sebastian Mondo	Mossel Bay	South Africa	2023/12/19
Denene Vermaak	Mossel Bay	South Africa	2023/12/19
AMANDA Ristow	Danabaaai	South Africa	2023/12/19
Maryna Steyn	Mossel Bay	South Africa	2023/12/19
Letitia Matthyser	Cape Town	South Africa	2023/12/19
Jan Lotz	George	South Africa	2023/12/19
Yolandi Vorster	Mossel Bay	South Africa	2023/12/19
Naomi Nel	Worcester	South Africa	2023/12/19
Karen Claxton	Mossel Bay	South Africa	2023/12/19
Dennis Beech	Johannesburg	South Africa	2023/12/19
Frederick Spammer	Johannesburg	South Africa	2023/12/19
Mark Ceazer	Mossel Bay	South Africa	2023/12/19
Carmen Meyer	Cape Town	South Africa	2023/12/19
Dawid Keyser	Pretoria	South Africa	2023/12/19
Marita Kritzas	Mosselbay	South Africa	2023/12/19
Paul Claxton	Pretoria	South Africa	2023/12/19
Willma Gerber	Great Brak River	South Africa	2023/12/19
Francois Venter	Pretoria	South Africa	2023/12/19
Brandt Anél	Cape Town	South Africa	2023/12/19
Christo Van Niekerk	Cape Town	South Africa	2023/12/19
Rory Vorster	Mossel Bay	South Africa	2023/12/19
ANDRE LAMBRECHTS	N/A	South Africa	2023/12/19
Benalize Gelderbloem	Mossel Bay	South Africa	2023/12/19
Wynand Beukes	Mosselbay	South Africa	2023/12/19
Deon Frans	Mossel Bay	South Africa	2023/12/19
Jolene Noble	Cape Town	South Africa	2023/12/19
Bernel De Sousa	Mossel Bay	South Africa	2023/12/19
Celeste Mare	Mossel Bay	South Africa	2023/12/19
Rowen Loretz	George	South Africa	2023/12/19
Elrina Laynes	Johannesburg	South Africa	2023/12/19

Magnus Stone	Mossel Bay	South Africa	2023/12/19
Aletta Kapp	DANA BAY	South Africa	2023/12/19
Pieter Schoeman	Cape Town	South Africa	2023/12/19
Abbigail Kapp	Cape Town	South Africa	2023/12/19
Eddie Gelderbloem	Mosselbay	South Africa	2023/12/19
WERNER RISTOW	MOSSEL BAY	South Africa	2023/12/19
Rita & Peter Damm	Munich	Germany	2023/12/19
Mona Borggrebe	Cape Town	South Africa	2023/12/19
Cola Roos	Mossel Bay	South Africa	2023/12/19
Anne Buys	Danabaai	South Africa	2023/12/19
Ronald Noorman	Danabaai	South Africa	2023/12/19
Reinette Tylcoat	Mossel Bay	South Africa	2023/12/19
Trijuan Porter	Mossel bay	South Africa	2023/12/19
Ryno Moolman	Mosselbay	South Africa	2023/12/19
Jaco Grobler	Cape Town	South Africa	2023/12/19
Giep van Zyl	Port Elizabeth	South Africa	2023/12/19
Kitty Steyn	George	South Africa	2023/12/19
Werner Wiese	George	South Africa	2023/12/19
Michele Curran	Knysna	South Africa	2023/12/19
Nicolene Fourie	George	South Africa	2023/12/19
Johan Kamfer	Mossel Bay	South Africa	2023/12/19
Johann van der Mescht	Mossel Bay	South Africa	2023/12/19
Bianca De kock	Mosselbay	South Africa	2023/12/19
Cynthia Fillies	Cape Town	South Africa	2023/12/19
Alwyn Jacobs	Mosselbaai	South Africa	2023/12/19
Debbie Lourens	Port Elizabeth	South Africa	2023/12/19
Ellena Lehmann	Dana Bay	South Africa	2023/12/19
Natassia De Coning	George	South Africa	2023/12/19
Margaret Benjamin	Cape Town Mosselbay	South Africa	2023/12/19
Lomea Pieterse	Mossel Bay	South Africa	2023/12/19
Heinrich Stander	Danabaai	South Africa	2023/12/19
Danie Acker	George	South Africa	2023/12/19
L Havenga	Cape Town	South Africa	2023/12/19
Henry Marshall	Johannesburg	South Africa	2023/12/19
Daryl Raubenheimer	George	South Africa	2023/12/19
Debra Meyer	Cape Town	South Africa	2023/12/19
Eleanor Venter	Cape Town	South Africa	2023/12/19
Yolanda Smalberger	Cape Town	South Africa	2023/12/19
Rodney Agulhas	Mossel Bay	South Africa	2023/12/19
Monique Bailey	Mossel Bay	South Africa	2023/12/19
Una Moutinho	Johannesburg	South Africa	2023/12/19
Nick Delport	East London	South Africa	2023/12/19
Simonia Abrahams	Kimberley	South Africa	2023/12/19
Trudie Botha	Mossel Bay	South Africa	2023/12/19
Joanita MEYER	George	South Africa	2023/12/19
Marinus Willemstijn	Port Elizabeth	South Africa	2023/12/19
Anita Bekker	Mosselbay	South Africa	2023/12/19

Anceny Noble	Cape Town	South Africa	2023/12/19
Ronel Badenhorst	Cape Town	South Africa	2023/12/19
Clarissa Niemann	Cape Town	South Africa	2023/12/19
Mel Cronje	Johannesburg	South Africa	2023/12/19
D Gouws	Mossel Bay	South Africa	2023/12/19
Marianna Wright	Port Elizabeth	South Africa	2023/12/19
Johan Mare	Cape Town	South Africa	2023/12/19
Stefan Laynes	George	South Africa	2023/12/19
René Joubert	Mossel Bay	South Africa	2023/12/19
Lucien Pretorius	Paarl	South Africa	2023/12/19
Baillie DaPooch	Cape Town	South Africa	2023/12/19
Petro Botes	Mossel Bay	South Africa	2023/12/20
Anelda Coetzee	Port Elizabeth	South Africa	2023/12/20
Aldridge Da Silva	George	South Africa	2023/12/20
Suné van Huyssteen	Johannesburg	South Africa	2023/12/20
Eric Plaaitjies	Mossel Bay	South Africa	2023/12/20
Armand Cockrell	Mossel Bay	South Africa	2023/12/20
Lu-Gerda de Klerk	Mosselbaai	South Africa	2023/12/20
Annelise Barnard	Mossel Bay	South Africa	2023/12/20
Linton Saville	Cape Town	South Africa	2023/12/20
Jermaine Fredericks	George	South Africa	2023/12/20
Cris Cloete	George	South Africa	2023/12/20
George Wolvaardt	Johannesburg	South Africa	2023/12/20
Marius Rheeder	Johannesburg	South Africa	2023/12/20
Jan Olivier	Oudtshoorn	South Africa	2023/12/20
Johan Kloppers	Groot-Brakrivier	South Africa	2023/12/20
Mignon Rautenbach	Cape Town	South Africa	2023/12/20
Agnes Britz	Cape Town	South Africa	2023/12/20
Rene Ludick	Port Elizabeth	South Africa	2023/12/20
James Collins	Mossel Bay	South Africa	2023/12/20
Erich Miessner		South Africa	2023/12/20
Judith Ann	Cape Town	South Africa	2023/12/20
Bradley Johnson	Mossel Bay	South Africa	2023/12/20
Andre Steyn	Durban	South Africa	2023/12/20
Erna Maritz	Danabaai	South Africa	2023/12/20
Christie liebenberg	Johannesburg	South Africa	2023/12/20
nadia rosselli	pretoria	South Africa	2023/12/20
Garry Brooks	Dana Bay	South Africa	2023/12/20
George van Heerden	Mossel Bay	South Africa	2023/12/20
Marina Grobler	Oudtshoorn	South Africa	2023/12/20
Georg Ferns	Mossel Bay	South Africa	2023/12/20
Anna-Marie Pieterse	Brits	South Africa	2023/12/20
Lewellyn Brown	Mosselbay	South Africa	2023/12/20
michael du Plessis	Port Elizabeth	South Africa	2023/12/20
Portia Mitchell	Dana Bay	South Africa	2023/12/20
Shasta-lee Bartlett	Kimberley	South Africa	2023/12/20
Dawn Stevens	Mossel Bay	South Africa	2023/12/20

Tiran Du plessis	Johannesburg	South Africa	2023/12/20
Jaco Jansen	Mossel Bay	South Africa	2023/12/20
Dara Van Staden	Cape Town	South Africa	2023/12/20
Grant Freyer	Mossel Bay	South Africa	2023/12/20
Susan Coetzee	Cape Town	South Africa	2023/12/20
Julian Taute	Mossel Bay	South Africa	2023/12/20
Marianne Landman	Cape Town	South Africa	2023/12/20
Jurgens Van Huyssteen	Pretoria	South Africa	2023/12/20
Mari-Lu Lotter	Worcester	South Africa	2023/12/20
Gerhard Muller	Dana baai	South Africa	2023/12/20
Christo Muller	Danabaai	South Africa	2023/12/20
Gerhard Koekemoer	Belville	South Africa	2023/12/20
Peter Boleslawsky	Groot-Brakrivier	South Africa	2023/12/20
Lucien Muller	Port Elizabeth	South Africa	2023/12/20
Zander Vd westhuizen	Pretoria	South Africa	2023/12/20
Marnette Herbst	Mossel Bay	South Africa	2023/12/20
Kelvin Herbst	Durban	South Africa	2023/12/20
Ig van Tonder	Dana Bay	South Africa	2023/12/20
Ashley Engelbrecht	Cape Town	South Africa	2023/12/20
Theresa Bibby	East London	South Africa	2023/12/20
Jeff Every	Mossel Bay	South Africa	2023/12/20
Prof Elain Vlok	Mossel Bay	South Africa	2023/12/20
Marisa L Ecluse	Hartbeespoort	South Africa	2023/12/20
Juan Smith	Mossel Bay	South Africa	2023/12/20
Deborah Moolman	Mosselbay	South Africa	2023/12/20
Rachie Steenberg	Cape Town	South Africa	2023/12/20
Magrieta Steyn	Mosselbay	South Africa	2023/12/20
Carmen Van Breda	Mosselbay	South Africa	2023/12/20
Chanique Fernol	Cape Town	South Africa	2023/12/20
Daniel Clifford	Johannesburg	South Africa	2023/12/20
Valencia Cloete	Cape Town	South Africa	2023/12/20
Veda Schmidt		South Africa	2023/12/20
E. P. Joubert	Mossel Bay	South Africa	2023/12/20
Rodney Scholtz	Mossel Bay	South Africa	2023/12/20
Zanda Van Rooyen	Cape Town	South Africa	2023/12/20
Marié Scholtz	Mossel Bay	South Africa	2023/12/20
Pieter Moolman	Brisbane	Australia	2023/12/20
Pieter Steenkamp	Klerksdorp	South Africa	2023/12/20
Theo PIETERSE	Mossel Bay	South Africa	2023/12/20
Nelisiwe Rebecca Mbatha	Johannesburg	South Africa	2023/12/20
Gerda Pieterse	Mossel Bay	South Africa	2023/12/20
Downes Delene	Cape Town	South Africa	2023/12/20
Julie Stewart	Cape Town	South Africa	2023/12/20
Nazreen Abrahams	Cape Town	South Africa	2023/12/20
Ludi Moelich	Worcester	South Africa	2023/12/20
N & M Brauneis		South Africa	2023/12/20
Yolandi Pieterse	Pretoria	South Africa	2023/12/20

Johanna Wijtman	Cape Town	South Africa	2023/12/20
Raeesa Moosa	Durban	South Africa	2023/12/20
Alwyn Maasz	Cape Town	South Africa	2023/12/20
Runette Mostert	Cape Town	South Africa	2023/12/20
Johannes Thys	Cape Town	South Africa	2023/12/20
Callen Seconds	Port Elizabeth	South Africa	2023/12/20
Irma du Plessis	Mossel Bay	South Africa	2023/12/20
Nico Luwes	Cape Town	South Africa	2023/12/20
Sheree Horn	Danabay	South Africa	2023/12/20
Nqobile Mbatha	Pretoria	South Africa	2023/12/20
Andre Castelyn	Cape Town	South Africa	2023/12/20
Rene Vermaas	Mossel Bay	South Africa	2023/12/20
Este van Wyk	Cape Town	South Africa	2023/12/20
Renschie Grove Visser	Mossel Bay	South Africa	2023/12/20
Louise De Klerk	Mosselbaai	South Africa	2023/12/20
Mapaleng Richard	Pretoria	South Africa	2023/12/20
Valerie Smith	Cape Town	South Africa	2023/12/20
Lianca Congdon	Durban	South Africa	2023/12/20
Friedle Saayman	MOSSELBAY	South Africa	2023/12/20
Johannes Henrico	Port Elizabeth	South Africa	2023/12/20
Anitalee van der merwe	Mosselbay	South Africa	2023/12/20
Albert Henning-Wisniewski	Johannesburg	South Africa	2023/12/20
Lisa de Beer	Cape Town	South Africa	2023/12/20
DF Du Toit	Mosselbaai	South Africa	2023/12/20
Sedick Losper	Mosselbay	South Africa	2023/12/20
Francois Cilliers	Port Elizabeth	South Africa	2023/12/20
Christa Kleynhans	Pretoria	South Africa	2023/12/20
Aadil ALEXANDER	Mossel Bay	South Africa	2023/12/20
Azraa Africa	Vredenburg	South Africa	2023/12/20
Roelf De Beer	Western Cape	South Africa	2023/12/20
Dirk vsn Tonder	Danabaai	South Africa	2023/12/20
Anuscka Doyle	Mossel Bay	South Africa	2023/12/20
Richard Williams	Cape Town	South Africa	2023/12/20
Lisa van Tonder	Johannesburg	South Africa	2023/12/20
Clifford Lindemann	Pretoria	South Africa	2023/12/20
Kayla Jansen van Rensburg	Johannesburg	South Africa	2023/12/20
Sanet CRONJE	Mossel Bay	South Africa	2023/12/20
Herman Horn	Mossel Bay	South Africa	2023/12/20
Jose Cruz		Ghana	2023/12/20
Harriet Claxton	Mossel Bay	South Africa	2023/12/20
Rishad Parker	Cape Town	South Africa	2023/12/20
Wits PSC	Johannesburg	South Africa	2023/12/20
Sonia Atkinson	Orlando	US	2023/12/20
Stefani Smith	Mossel Bay	South Africa	2023/12/20
BG Lindeque	Mossel Bay	South Africa	2023/12/20
Sunette MARAIS	Cape Town	South Africa	2023/12/20
Natalie Van der Merwe	Mossel bay	South Africa	2023/12/20

Magda Van Niekerk	Danabaai	South Africa	2023/12/20
Carl Guse	George	South Africa	2023/12/20
Sonja Smit	Johannesburg	South Africa	2023/12/20
Welma Stormont	Cape Town	South Africa	2023/12/20
Nadia Marais	Pretoria	South Africa	2023/12/20
Sharon Neyschens	Dana baai	South Africa	2023/12/20
Laetitia van Aswegen	Johannesburg	South Africa	2023/12/20
Giulliette Smit	Cape Town	South Africa	2023/12/20
Shaldon Neyschens	Dana bay	South Africa	2023/12/20
Bernard Pieterse	Pretoria	South Africa	2023/12/20
Niel Laufs	Cape Town	South Africa	2023/12/20
MARIUS WEIDEMAN	Durban	South Africa	2023/12/20
Wilna Guse (van der Linde)	Hartenbos	South Africa	2023/12/20
Trienie Oosthuysen	Johannesburg	South Africa	2023/12/20
Antoinette Barnard	Cape Town	South Africa	2023/12/20
Johan Joubert	Mossel Bay	South Africa	2023/12/20
Karen Henriques	Cape Town	South Africa	2023/12/20
Johnny Rademan	Sasolburg	South Africa	2023/12/20
Lulu Terblanche	East London	South Africa	2023/12/20
Marika Guse	Cape Town	South Africa	2023/12/20
Henno Erasmus	Johannesburg	South Africa	2023/12/20
Marlisa Doms	Cape Town	South Africa	2023/12/20
Dominique Birss	Danabay	South Africa	2023/12/20
Charmaine Pieterse	Vredenburg	South Africa	2023/12/20
Petra Joyner	Pretoria	South Africa	2023/12/20
Evert De lange	George	South Africa	2023/12/20
Hester Van Aswegen	Krugersdorp	South Africa	2023/12/20
Petra Bekker	Pretoria	South Africa	2023/12/20
Sandy van Heerden	Struisbaai	South Africa	2023/12/20
Refilwe Patricia Kgatla	Johannesburg	South Africa	2023/12/20
Sunet Smit	Mosselbaai	South Africa	2023/12/20
Riaan Smit	Mossel bay	South Africa	2023/12/20
Marge Higgs	Cape Town	South Africa	2023/12/20
Elmien Deetlefs	Cape Town	South Africa	2023/12/20
Debra Bosman	Mosselbaai	South Africa	2023/12/20
Frederik Strauss	Danabaai	South Africa	2023/12/20
Rian Burger	Danielskuil	South Africa	2023/12/20
Kaléne Albertyn	Mossel bay	South Africa	2023/12/20
Leon Dennis Stander	Cape Town	South Africa	2023/12/20
Joggie Jacobs	Klerksdorp	South Africa	2023/12/20
Elishia Langeveld	Mossel Bay	South Africa	2023/12/20
Andries Enslin	Groot-Brakrivier	South Africa	2023/12/20
Shanti Carelse	Mossel Bay	South Africa	2023/12/20
Elri Jacobs	Cape Town	South Africa	2023/12/20
Dick Niemand	Cape Town	South Africa	2023/12/20
arno erickson	Johannesburg	South Africa	2023/12/20
mark kirsten	Durban	South Africa	2023/12/20

ryno van heerden	struisbaai	South Africa	2023/12/20
Ronnette Van Biljon	Mossel Bay	South Africa	2023/12/20
Christien Grobbelaar	Cape Town	South Africa	2023/12/20
Farheema Khan	Durban	South Africa	2023/12/20
Raldu Potgieter	Stilbaai-Wes	South Africa	2023/12/20
Clem Joyner	Mosselbay Moquini	South Africa	2023/12/20
Estelanie Botha	Mossel Bay	South Africa	2023/12/20
Raydon Micheals	Mosselbay	South Africa	2023/12/20
Joseph Pieterse	Pretoria	Portugal	2023/12/20
Robert Lee	Johannesburg	South Africa	2023/12/20
Livs Viret	Cape Town	South Africa	2023/12/20
Annette Jost	Cape Town	South Africa	2023/12/21
Tertius Teichert	Cape Town	South Africa	2023/12/21
Gerhard Janse van Vuuren	Hartenbos	South Africa	2023/12/21
Bianca Kleingeld	Mossel Bay	South Africa	2023/12/21
Karin Van Biljoen	Pretoria	South Africa	2023/12/21
Mohammed Haneef Cajee	Johannesburg	South Africa	2023/12/21
Heleen Coetsee	Cape Town	South Africa	2023/12/21
Theuns Labuschagne	Benoni	South Africa	2023/12/21
Rina Knoete	Danabaai	South Africa	2023/12/21
Andre Burger	Dana Bay	South Africa	2023/12/21
Natasha Du Toit	Cape Town	South Africa	2023/12/21
Nadine Piek	Cape town	South Africa	2023/12/21
Wessel Vermeulen	Pretoria	South Africa	2023/12/21
Shawn Kruger	Ceres	South Africa	2023/12/21
Elmene Wiggins	Cape Town	South Africa	2023/12/21
Theuns Steyn	Pretoria	South Africa	2023/12/21
Delene Wassermann	Pretoria	South Africa	2023/12/21
Leon Hansmeyer	Nelspruit	South Africa	2023/12/21
Anita Campbell	Johannesburg	South Africa	2023/12/21
Jaco Snyders	Mossel bay	South Africa	2023/12/21
Jessica Uchiha	Pretoria	South Africa	2023/12/21
Themba Kgatlana	Cape Town	South Africa	2023/12/21
Dawood Desai	Durban	South Africa	2023/12/21
Roekshana De Villiers	Western Cape	South Africa	2023/12/21
Helene Bezuidenhout Bezuidenhout	Mossel Bay	South Africa	2023/12/21
Nicole Smit	Cape Town	South Africa	2023/12/21
Linda Smith	Cape Town	South Africa	2023/12/21
Tshilidzi Munyai	Thohoyandou	South Africa	2023/12/21
Tokollo Justin	Pretoria	South Africa	2023/12/21
Derick Baartman	Cape Town	South Africa	2023/12/21
Anneri Neethling	Worcester	South Africa	2023/12/21
Louis Smuts	Potchefstroom	South Africa	2023/12/21
Rudi Roets	Port Elizabeth	South Africa	2023/12/21
Madelein Smit	Cape Town	South Africa	2023/12/21
Johan Blignault	Port Elizabeth	South Africa	2023/12/21
Piet Grobler	Cape Town	South Africa	2023/12/21

Faatemah Amanbekova	Caoe Town	South Africa	2023/12/21
Lloyd Botha	San Antonio	US	2023/12/21
André van Heerden	Mossel Bay	South Africa	2023/12/21
Pieter Boshoff	Dana Bay	South Africa	2023/12/21
Lizelle Botha	Los Angeles	US	2023/12/21
Mignon Norval	Cape Town	South Africa	2023/12/21
Adri Potgieter	Pretoria	South Africa	2023/12/21
Kenneth Labuschagne	Cape Town	South Africa	2023/12/21
Anne-Marie Langeveld	Cape Town	South Africa	2023/12/21
Johan Gouws	Cape Town	South Africa	2023/12/21
Dirk Jacobs	Mossel Bay	South Africa	2023/12/21
Kim Michelle Mortimer		South Africa	2023/12/21
Marna Pelser	Mossel Bay	South Africa	2023/12/21
Jogan vd Westhuizen	Cape Town	South Africa	2023/12/21
Treesin Marie	Durban	South Africa	2023/12/21
Pieter Vos	De Doorns	South Africa	2023/12/21
Rian Steyn	Pretoria	South Africa	2023/12/21
Johan Van Veijeren	Mossel Bay	South Africa	2023/12/21
Nico Kamfer	George	South Africa	2023/12/21
Veronica Du Plessis	Mossel Bay	South Africa	2023/12/21
martha coetzee	danabay	South Africa	2023/12/21
Beverley September	Mossel Bay	South Africa	2023/12/21
Jacobus Van der Vlies	Cape Town	South Africa	2023/12/21
Tyldesly Wright	Cape Town	South Africa	2023/12/21
william John van Niekerk	Benoni Gauteng	South Africa	2023/12/21
Adele Venter	Mosselbay	South Africa	2023/12/21
Leni De Witt	Cape Town	South Africa	2023/12/21
JJ Van der Walt	Cedar Park	US	2023/12/21
Chloe - laine Masters	Durban	South Africa	2023/12/21
Karin Kloppe	Cape Town	South Africa	2023/12/22
Kotie Pretorius	Richards Bay	South Africa	2023/12/22
Jen Elbourne	Johannesburg	South Africa	2023/12/22
Tjaart Van der Schyff	Mossel Bay	South Africa	2023/12/22
Leon Bekker	Cape Town	South Africa	2023/12/22
Ilma Smocilac	Port Elizabeth	South Africa	2023/12/22
Khanyisile Skhosana	Pretoria	South Africa	2023/12/22
andrew whispa	Johannesburg	South Africa	2023/12/22
Lodus Havenga	Mossel Bay	South Africa	2023/12/22
Izak Lange	Mossel Bay	South Africa	2023/12/22
noel domingo	Mossel Bay	South Africa	2023/12/22
Andiswa Mlotshwa	Johannesburg	South Africa	2023/12/22
Shareen Mulder	Pretoria	South Africa	2023/12/22
Daniel Fourie	Mossel Bay	South Africa	2023/12/22
Rina Geldenhuys	Pretoria	South Africa	2023/12/22
Erica Freeze	Mossel Bay	South Africa	2023/12/22
Loraine Fourie	Mossel Bay	South Africa	2023/12/22
Nerina Bester	Mossel Bay	South Africa	2023/12/22

Annelda Buhr	Malmesbury	South Africa	2023/12/22
Steve McFarlane	Mossel Bay	South Africa	2023/12/22
Neels Rossouw	Cape Town	South Africa	2023/12/22
Rose Mathafena	Johannesburg	South Africa	2023/12/22
Rhoedene Cornelius	George	South Africa	2023/12/22
Liesel Brummelkamp	Darling	South Africa	2023/12/22
Pieter Steenkamp	Mossel Bay	Netherlands	2023/12/22
Jaco Du Bruyn	Pretoria	South Africa	2023/12/22
Morgan Van Der Spuy	Port Elizabeth	South Africa	2023/12/22
Shafiek Orrie	Cape Town	South Africa	2023/12/22
Zaino Dixon	Cape Town	South Africa	2023/12/22
Inger Jardim	Mosselbay	South Africa	2023/12/22
Chrisstens Kluyts	Mossel bay	South Africa	2023/12/22
Marieta Koekemoer	Mosselbaai	South Africa	2023/12/22
Delia Apsey	Groot-Brakrivier	South Africa	2023/12/22
Hendri Kruger	Mossel Bay	South Africa	2023/12/22
Isgak Judaar	Hanover Park	South Africa	2023/12/22
Jan van der Merwe	Kroonstad	South Africa	2023/12/22
Jana Jacobs	Klerksdorp	South Africa	2023/12/22
Marina Meyer	Mosselbay	South Africa	2023/12/23
Kayden Rinck	Pretoria	South Africa	2023/12/23
Wika Nienaber	Welkom	South Africa	2023/12/23
Pieter Lucas	Hartenbos	South Africa	2023/12/23
Martie Hugo	Cape Town	South Africa	2023/12/23
Konrad Teichert	Polokwane	South Africa	2023/12/23
Storm Hewitt	Johannesburg	South Africa	2023/12/23
Lynette Nieman	Mossel Bay	South Africa	2023/12/23
Martin Schmidt	Gold Coast	Australia	2023/12/23
Sharon Olivier	Durban	South Africa	2023/12/23
Eugene Grobler	Cape Town	South Africa	2023/12/23
Arnold van Huyssteen	Danabaai	South Africa	2023/12/23
Jan Van Eyk	Tzaneen	South Africa	2023/12/23
Janette Grobler	Tzaneen	South Africa	2023/12/23
Rex Bester	Port Elizabeth	South Africa	2023/12/23
Vuyokazi Purity Mditshwa	Durban	South Africa	2023/12/23
Christiaan Nel	Mosselbaai	South Africa	2023/12/23
Leon Neveling.		South Africa	2023/12/23
Alta Lamprecht	Kimberley	South Africa	2023/12/23
S De Villiers	Johannesburg	South Africa	2023/12/23
Linda Du Plessis	North West	South Africa	2023/12/23
Annamarie Leipoldt	Tergniet	South Africa	2023/12/23
Gloria Van der Merwe	Cape Town	South Africa	2023/12/23
Willem Van der Merwe	Cape Town	South Africa	2023/12/23
Kevin Brehany	Cape Town	South Africa	2023/12/23
Kobus Kruger	Somerset West	South Africa	2023/12/23
Ellen Winnaar	Johannesburg	South Africa	2023/12/23
Tyrone Sanderson	Cape Town	South Africa	2023/12/23

Peter Queale	Midrand	South Africa	2023/12/23
Daniel Germishuizen	Cape Town	South Africa	2023/12/23
Christelle Coetzee	Mossel Bay	South Africa	2023/12/23
Joan Patterson	Johannesburg	South Africa	2023/12/23
Anza Lourens	Middelburg	South Africa	2023/12/23
Dereck Meggersee	Johannesburg	South Africa	2023/12/23
Gertina Martin	Johannesburg	South Africa	2023/12/23
Liezle Coetzee	Johannesburg	South Africa	2023/12/23
Fanie Smit	Cape Town	South Africa	2023/12/23
Sentle Maroo	Johannesburg	South Africa	2023/12/23
Zuzelle Pretorius	Pretoria	South Africa	2023/12/23
Rene Van Wyk	Johannesburg	South Africa	2023/12/23
RUBIKA RAMBARRAN	VERULAM	South Africa	2023/12/23
Ronan Donnelly		Ireland	2023/12/24
Tristan Banhegyi	Johannesburg	South Africa	2023/12/24
Anna Teichert	Johannesburg	South Africa	2023/12/24
Danie Cillie	Mossel Bay	South Africa	2023/12/24
Malinda Massyn	Mossel Bay	South Africa	2023/12/24
Maxie MacMavis	Johannesburg	South Africa	2023/12/24
Suria Van Tonder	Cape Town	South Africa	2023/12/24
Katie Beyers	Johannesburg	South Africa	2023/12/24
Jaco Burger	Bloemfontein	South Africa	2023/12/24
NNyakazaNomonde Babalosecurity@gmail.com	Johannesburg	South Africa	2023/12/24
Matthew Nord	Oudtshoorn	South Africa	2023/12/24
Ockert Du Plessis	Danabaai	South Africa	2023/12/24
Lin Browne	Johannesburg	South Africa	2023/12/24
Ashraf Cassiem	Cape Town	South Africa	2023/12/24
Qhamisa Gogo	Durban	South Africa	2023/12/24
Ruth Coleman	Durban	South Africa	2023/12/24
Abdul Aziz Armino	Cape Town	South Africa	2023/12/24
ANDISWA Skiti	Cape Town	South Africa	2023/12/24
Tulisa Desemela	Johannesburg	South Africa	2023/12/24
Amo Colten	Johannesburg	South Africa	2023/12/25
André Groenewald	Johannesburg	South Africa	2023/12/25
Glory Tambwe	Pretoria	South Africa	2023/12/25
Eric Potgieter	Danabaai	South Africa	2023/12/25
Jaco Venter	Cape Town	South Africa	2023/12/25
Shereen Buser	Klerksdorp	South Africa	2023/12/25
Anelisa Katu	Port Elizabeth	South Africa	2023/12/25
Shaun Attlee	Ballito	South Africa	2023/12/25
Asive Cegcuwana	Cape Town	South Africa	2023/12/25
Andre Van Tonder	Danabay	South Africa	2023/12/25
Yolisa Orienta Sidinile	Cape Town	South Africa	2023/12/26
Sisonke Tukwayo	Mthatha	South Africa	2023/12/26
Berihun Yitayal kindu	Pretoria	South Africa	2023/12/26
Theresa Behrens	Mossel Bay	South Africa	2023/12/26
Samantha van den Berg	Roodepoort	South Africa	2023/12/26

Nanaette Lourens	Mossel Bay	South Africa	2023/12/26
Chanel Brown Hawkins	Louis Trichardt, Limpopo	South Africa	2023/12/26
Sherwin Jagers	Cape Town	South Africa	2023/12/26
Luzelle Brown	Louis Trichardt	South Africa	2023/12/26
Esther Nel	Cape Town	South Africa	2023/12/26
Erika Ackerman	Louis Trichardt	South Africa	2023/12/26
Sunita Pretorius	Louis Trichardt	South Africa	2023/12/26
Geet Jordaan	Mossel Bay	South Africa	2023/12/26
Gerda Du Toit	Cape Town	South Africa	2023/12/26
Karien Honeycomb	Pretoria	South Africa	2023/12/26
Sienta Bergh	Cape Town	South Africa	2023/12/26
Noah Mentoor		South Africa	2023/12/26
Kongolo Kabeya	Pretoria	South Africa	2023/12/26
Brian Oliver	Cape Town	South Africa	2023/12/26
Emma Connor	Johannesburg	South Africa	2023/12/26
Leon Gouws	Mossel Bay	South Africa	2023/12/26
Asanda Gaushe	Johannesburg	South Africa	2023/12/26
Zetu Kulu	Pretoria	South Africa	2023/12/27
Hawkins Johan	Louis Trichardt	South Africa	2023/12/27
Thembaletu King	Johannesburg	South Africa	2023/12/27
Arina Wiegenhagen	Potchefstroom	South Africa	2023/12/27
Helanie Du Toit	Johannesburg	South Africa	2023/12/27
Alba Delport	Johannesburg	South Africa	2023/12/27
Greg Raymond	Mossel Bay	South Africa	2023/12/27
Roy Stewart	Cape Town	South Africa	2023/12/27
Pierre Delport	Johannesburg	South Africa	2023/12/27
Andiswa Zweni	Johannesburg	South Africa	2023/12/27
Conscious Dibakwane	Brits	South Africa	2023/12/27
Gert Hendrik Botha	Mossel Bay	Yemen	2023/12/27
Suzanne Van wyk	Hartenbosch	South Africa	2023/12/27
Joel Moonsamy	Durban	South Africa	2023/12/27
Abigail Naidoo	Durban	South Africa	2023/12/27
Dylene Govender	Johannesburg	South Africa	2023/12/27
Angira Ramnarain		South Africa	2023/12/27
Satha Thaver	Durban	South Africa	2023/12/27
Mary ann Naidoo		South Africa	2023/12/27
Vunene Mathebula	Midrand	South Africa	2023/12/27
Thandeka Zungu	Durban	South Africa	2023/12/27
Zanele Buthelezi	Durban	South Africa	2023/12/27
Andiswa Simbo	Cape Town	South Africa	2023/12/27
Baxolile Pretty Ngcamu	Durban	South Africa	2023/12/27
Pranav Maistry	Durban	South Africa	2023/12/27
Kirthi Pather	Durban	South Africa	2023/12/27
Tazlyn Naidoo	Durban	South Africa	2023/12/27
Nico Erasmus	Mossel Bay	South Africa	2023/12/27
Alicia Moodley	Durban	South Africa	2023/12/27
AJ Hardavnarain	Durban	South Africa	2023/12/27

Preshan Govender	Durban	South Africa	2023/12/27
Megan Govender	Durban	South Africa	2023/12/27
Aravan Ronny	Durban	South Africa	2023/12/27
Ishwarlall sewsunker	Durban	South Africa	2023/12/27
Bobby Singh		South Africa	2023/12/27
Alveera Hurripursat	Durban	South Africa	2023/12/27
Delaney Hall	Randfontein	South Africa	2023/12/27
Nadarajan Vadival Pillay	Durban	South Africa	2023/12/27
Munprakash Balkissor Ramadhin	Durban	South Africa	2023/12/27
Emritha Maharaj	Pietermaritzburg	South Africa	2023/12/27
Sarusha Reddy	Durban	South Africa	2023/12/27
Rubaina Jagernath		South Africa	2023/12/27
Pancho Ramith	Durban	South Africa	2023/12/27
Tarishma Hansraj	Durban	South Africa	2023/12/27
Dineo Moiste	Johannesburg	South Africa	2023/12/27
Andries Baardman	George	South Africa	2023/12/27
Anthony Chetty	Durban	South Africa	2023/12/27
Hilecia Moodley	Johannesburg	South Africa	2023/12/27
Kershnie Rampersad	Durban	South Africa	2023/12/27
thabisa ncanywa	Eastern Cape	South Africa	2023/12/27
Mynhardt Loubser	Hartenbos	South Africa	2023/12/28
Sanjay Naiker	Durban	South Africa	2023/12/28
Eva Busch	Cape Town	South Africa	2023/12/28
Siyathokoza Mesatywa	Midrand	South Africa	2023/12/28
Tanya Botha	Pretoria	South Africa	2023/12/28
Ewan Botha	Pretoria	South Africa	2023/12/28
Yajna Maharaj	Durban	South Africa	2023/12/28
Shivanie Isaac	Durban	South Africa	2023/12/28
Alyssa Payton Pillay	Durban	South Africa	2023/12/28
Kerneels Geldenhuys	Cape Town	South Africa	2023/12/28
Al Maharaj	Durban	South Africa	2023/12/28
Fazila Karrim	GAUTENG	South Africa	2023/12/28
Michelle Pieterse	Durban	South Africa	2023/12/28
Tiveshen Naicker	Johannesburg	South Africa	2023/12/28
Juandre smith	Pietermaritzberg	South Africa	2023/12/28
S DIMANDA	Durban	South Africa	2023/12/28
Kelsi Bond		South Africa	2023/12/28
Ayesha Cozyn	Cape Town	South Africa	2023/12/28
Marisha Joubert		South Africa	2023/12/28
Koobeshnee Porras	Durban	South Africa	2023/12/28
Roy Ahmed	Durban	South Africa	2023/12/28
Karen Smit	Johannesburg	South Africa	2023/12/28
Will Beckmann	Johannesburg	South Africa	2023/12/28
Kayleigh Tuck		South Africa	2023/12/28
Vilven MOONSAMY	Cape Town	South Africa	2023/12/28
Elizabeth Solomons	Kroonstad	South Africa	2023/12/28
Prabashnee Gounder	Durban	South Africa	2023/12/28

Devan Bress	Johannesburg	South Africa	2023/12/28
Ammarah Desai	Pietermaritzburg	South Africa	2023/12/28
Courtney Ranchod	Pietermaritzburg	South Africa	2023/12/28
Roselyn Ramlall	Kwadukuza	South Africa	2023/12/28
Lindelwa Speelman	Johannesburg	South Africa	2023/12/28
Tarquin Diaz	Johannesburg	South Africa	2023/12/28
Denise Moodley	Cape Town	South Africa	2023/12/28
Dylan Coopan	Durban	South Africa	2023/12/28
Petrus du Toit Christoffel	Louis Trichardt	South Africa	2023/12/28
MaryAnn Moeletsi	Johannesburg	South Africa	2023/12/28
Aneska Pillay	Durban	South Africa	2023/12/28
Fiona Govender	Johannesburg	South Africa	2023/12/28
Bokamoso Mohale	Johannesburg	South Africa	2023/12/28
Simangaliso Nkosi	Johannesburg	South Africa	2023/12/28
Ntombifuthi Maseko	Witbank	South Africa	2023/12/28
Danelle buthmadavan	Springs	South Africa	2023/12/28
Johan du Toit	Rustenburg	New Zealand	2023/12/28
Siyamethemba Zuma	Durban	South Africa	2023/12/29
Mathabekhulu Mandy	Pietermaritzburg	South Africa	2023/12/29
Zandile Nsibande	Greytown	South Africa	2023/12/29
Zohra bibi Hoosen	Durban	South Africa	2023/12/29
Wilmar Tchitche	Johannesburg	South Africa	2023/12/29
Prethum Prethum	Ladysmith	South Africa	2023/12/29
Thembinkosi Bekani	bloemfontein	South Africa	2023/12/29
Vijay Govender	Johannesburg	South Africa	2023/12/29
Marie Durr	Cape Town	South Africa	2023/12/29
Jacqueline Mostert	Johannesburg	South Africa	2023/12/29
Suvena Prithinath	Durban	South Africa	2023/12/29
Deacon Muniah	Johannesburg	South Africa	2023/12/29
Kayleen Naidoo	Durban	South Africa	2023/12/29
Nicole Govender	Durban	South Africa	2023/12/29
Francien Alexander	Durban	South Africa	2023/12/29
Desiré Fouché	Port Elizabeth	South Africa	2023/12/29
Zukiswa Machinini	Johannesburg	South Africa	2023/12/29
Jennifer Anirudh	Durban	South Africa	2023/12/29
Nobuntu Golozana	Johannesburg	South Africa	2023/12/29
Kavitha Gounden	KwaDukuza	South Africa	2023/12/29
Inge Rondganger	Port Elizabeth	South Africa	2023/12/29
Lorain Diederiks	Pretoria	South Africa	2023/12/30
Simphiwe Simayi	Pretoria	South Africa	2023/12/30
Avishkar Kissoon	Durban	South Africa	2023/12/30
Sophia Nel	Margate	South Africa	2023/12/30
Shameer Amod	Durban	South Africa	2023/12/30
Phumeza Qeqe Women's Health is a Basic Human Right	Cape Town	South Africa	2023/12/30
Karisa Rajoo	Cape Town	South Africa	2023/12/30
Gemma Labuschagne	Cape Town	South Africa	2023/12/30
Sarah Hallas	Cape Town	South Africa	2023/12/30

Abdur-rahman Adam	Pretoria	South Africa	2023/12/30
Lydia Ngaka	Kempton Park	South Africa	2023/12/30
Micke Terblanche	Port Elizabeth	South Africa	2023/12/30
Emmanuel Emmanuel	Durban	South Africa	2023/12/30
Lameez Campbell	Johannesburg	South Africa	2023/12/30
Rachel Boardman	Pretoria	South Africa	2023/12/30
Nonhlanhla Mpawu	Johannesburg	South Africa	2023/12/30
Tianè Lötter	Randfontein	South Africa	2023/12/30
Christelle Griessel	Cape Town	South Africa	2023/12/30
Mahomed Ismail	Suideroord	South Africa	2023/12/30
Pieter Du Plooy	Danabaai	South Africa	2023/12/30
Samantha Suklal	Durban	South Africa	2023/12/30
sofiah mahomed	kzn	South Africa	2023/12/30
Katie Venter	Centurion	South Africa	2023/12/30
Lwazi Daniso	Johannesburg	South Africa	2023/12/30
Stacey Tyler	Kempton Park	South Africa	2023/12/30
Klaus Wambach	Cape Town	South Africa	2023/12/30
Gerhard Bothe	Kempton Park	South Africa	2023/12/30
carla smalberger	cape town	South Africa	2023/12/30
Halima Sentso	Johannesburg	South Africa	2023/12/30
Sciemone Lutchmanarain	Durban	South Africa	2023/12/31
Bahia Dangor	Johannesburg	South Africa	2023/12/31
Geraldine Brown	Johannesburg	South Africa	2023/12/31
Anil Lalla	Cape town	South Africa	2023/12/31
Bongani Nkosi	Pretoria	South Africa	2023/12/31
Nabeelah Lakey	Johannesburg	South Africa	2023/12/31
Phoenix Di Angelo	Johannesburg	South Africa	2023/12/31
Stacey Reljic	Cape Town	South Africa	2023/12/31
Mohammad Gierdien	Stellenbosch	South Africa	2023/12/31
Kameshni Naidoo	Durban	South Africa	2023/12/31
Nicoleen Govender	Durban	South Africa	2023/12/31
Nancy Herron	Johannesburg	South Africa	2023/12/31
Fazal Bhayat	Johannesburg	South Africa	2023/12/31
Zahida Bardien	Cape Town	South Africa	2023/12/31
Farahnaz Natha	Pretoria	South Africa	2023/12/31
Jessica Klinghardt	Meyerton	South Africa	2023/12/31
Riaz Cassim	Durban	South Africa	2023/12/31
Karin Petersen	Durban	South Africa	2023/12/31
Aarifa Amod	Durban	South Africa	2023/12/31
Zain Davids	Johannesburg	South Africa	2023/12/31
Yunus Abdool		South Africa	2023/12/31
zarina Ebrahim	Durban	South Africa	2023/12/31
Nadia Adams	Johannesburg	South Africa	2023/12/31
Ahanang Soaisa	Pretoria	South Africa	2023/12/31
Irfan Nazir	Johannesburg	South Africa	2023/12/31
Monier Damon	Cape Town	South Africa	2023/12/31
Aneesa Deen Mohamed	Durban	South Africa	2024/01/01

fozia patel	Durban	South Africa	2024/01/01
Sara Savahl	Cape Town	South Africa	2024/01/01
Seth Erasmus	Cape Town	South Africa	2024/01/01
Mohamed Ahomed	Johannesburg	South Africa	2024/01/01
zeenit bhyat	Johannesburg	South Africa	2024/01/01
bilal ismail	Brakpan	South Africa	2024/01/01
Moegamat Fagmie Rakiep	Cape Town	South Africa	2024/01/01
Berdene Segal	Johannesburg	South Africa	2024/01/02
Ammaarah Matthews	Johannesburg	South Africa	2024/01/02
Muhammad Syed Eusuph	Durban	South Africa	2024/01/02
Shahieda Orrie	Cape Town	South Africa	2024/01/02
Suzette Coetzee	Bloemfontein	South Africa	2024/01/02
arwen telian	Gordon's Bay	South Africa	2024/01/02
Hector Trato	Port elizabeth	South Africa	2024/01/02
Christo Kusel	Johannesburg	South Africa	2024/01/02
Lizelle Blackburn	Kempton park	South Africa	2024/01/02
Taahir Ganey	Durban	South Africa	2024/01/02
Rabeah Rasdien	Cape Town	South Africa	2024/01/02
razia sindhi	Pietermaritzburg	South Africa	2024/01/02
Shanel Barath	Durban	South Africa	2024/01/02
Elsa Badenhorst	Pretoria	South Africa	2024/01/02
Aisha Sheik	Durban	South Africa	2024/01/02
Marion Jackson	Cape Town	South Africa	2024/01/02
Anwar Latib	Cape Town	South Africa	2024/01/02
Faldela Carelse	Cape Town	South Africa	2024/01/02
Adam Sivoglou	Port Elizabeth	South Africa	2024/01/02
Cyber Muftisaheb	Johannesburg	South Africa	2024/01/03
Arne Lazzarotto	Cape Town	South Africa	2024/01/03
andile Nyembezi	Germiston,Gauteng	South Africa	2024/01/03
Phuti Zulu	Johannesburg	South Africa	2024/01/03
Adilah Jamadar	Durban	South Africa	2024/01/03
Nafeesa Solomon	Cape Town	South Africa	2024/01/03
YUNUS HASSEN	Johannesburg	South Africa	2024/01/03
Priscilla Van Kramberg	Johannesburg	South Africa	2024/01/03
Faadhil Peck	Cape town	South Africa	2024/01/03
Nazeema Hendricks	Cape Town	South Africa	2024/01/03
Elzanne Nel	Johannesburg	South Africa	2024/01/03
Brian Mosweu	Pretoria	South Africa	2024/01/03
Jeane Flint	Johannesburg	South Africa	2024/01/03
Usman Ahmad	Kaduna	Nigeria	2024/01/03
Jaslyn Bell	Johannesburg	South Africa	2024/01/03
Fatima Parker	Johannesburg	South Africa	2024/01/03
Yazeed Bohardien	Cape Town	South Africa	2024/01/03
Nuraan Poole	Paarl	South Africa	2024/01/03
Patricia Tobias	Johannesburg	South Africa	2024/01/03
Gakeem Majiet	Cape Town	South Africa	2024/01/03
Monique Johannes	Johannesburg	South Africa	2024/01/03

Cheryl Hall	Durban	South Africa	2024/01/03
Awaatief Railoun	Rustenburg	South Africa	2024/01/03
Razeenah Venter	Cape Town	South Africa	2024/01/03
Sakeenah Abrahams	Cape Town	South Africa	2024/01/03
Nathan Van der linde	Pretoria	South Africa	2024/01/03
TRICHIA Buys	Johannesburg	South Africa	2024/01/03
Bridget Osunde	Johannesburg	South Africa	2024/01/03
Maghmoed Davids	Cape Town	South Africa	2024/01/03
Soraya Wahab	Cape Town	South Africa	2024/01/03
McKayla nicole Thompson	Johannesburg	South Africa	2024/01/03
Faried Manan	Cape Town	South Africa	2024/01/03
charlene muller	south africa	South Africa	2024/01/03
Roche Meggersee		Hong Kong	2024/01/04
Antoinette Naidoo	Durban	South Africa	2024/01/04
Fazel Adams	Cape Town	South Africa	2024/01/04
Shehnaaz Khan	Kranskop	South Africa	2024/01/04
Fatima Goolab Haffeejee	Pietermaritzburg	South Africa	2024/01/04
Shamiela Williams	Cape Town	South Africa	2024/01/04
Muhammad Miqdad	Johannesburg	South Africa	2024/01/04
Solly Carrim	Pretoria	South Africa	2024/01/04
Anwar Miller Miller	Cape Town	South Africa	2024/01/04
Shenaaz Lambert	Johannesburg	South Africa	2024/01/04
Gabrielle Van Zyl	Cape Town	South Africa	2024/01/04
Sharifa Kennedy	Johannesburg	South Africa	2024/01/04
Kylie Du Bruyn	Cape Town	South Africa	2024/01/04
Mohamed Patel	Pretoria	South Africa	2024/01/04
Shanaaz Adam	Johannesburg	South Africa	2024/01/04
Leannet Bhatti	Durban	South Africa	2024/01/04
Farieda Lottering	Cape Town	South Africa	2024/01/04
Michelle Diamond	Johannesburg	South Africa	2024/01/04
Faathima Kader	Pietermaritzburg	South Africa	2024/01/04
jessica samuels	Cape Town	South Africa	2024/01/04
Edward Raubenheimer	Mossel Bay	South Africa	2024/01/04
Thabang Mabunda	Mpumalanga	South Africa	2024/01/04
reezah bassier	Cape Town	South Africa	2024/01/04
Keera Hayward	Cape Town	South Africa	2024/01/04
Jenny Bannink	Roodepoort	South Africa	2024/01/04
Marianna Pienaar	Cape Town	South Africa	2024/01/04
Farzana Patel	Cape town	South Africa	2024/01/04
Melissa Coetzee	Johannesburg	South Africa	2024/01/04
jacobie jacobie	Johannesburg	South Africa	2024/01/04
Nasreen Abubaker		South Africa	2024/01/04
Mckyle Arendorff	Western Cape	South Africa	2024/01/04
Nuraan De kock	Cape Town	South Africa	2024/01/04
Rayhana Nagdee	Johannesburg	South Africa	2024/01/04
Kana Hannan	Cape Town	South Africa	2024/01/04
Craig Cleaver	Johannesburg	South Africa	2024/01/04

Thaakirah ismail	Germiston	South Africa	2024/01/04
Kashief Abzal	Cape Town	South Africa	2024/01/04
Qaqamba Olona Qhoboshiyane	East London	South Africa	2024/01/04
Ebrahim Hajaree	Stanger,KwaZulu Natal	South Africa	2024/01/04
Kelly-Ann White	Port Elizabeth	South Africa	2024/01/04
Liyanda Mdliva	Cape Town	South Africa	2024/01/04
Ebrahim Moyce	Johannesburg	South Africa	2024/01/04
rudayba rasool	Cape Town	South Africa	2024/01/04
Salegha Solomon	Cape Town	South Africa	2024/01/04
Mo'aaza Omar	Johannesburg	South Africa	2024/01/04
Anne Clarke	Cape Town	South Africa	2024/01/04
Richard Day	Cape Town	South Africa	2024/01/04
famida sadak	crosby	South Africa	2024/01/04
Rehana Karjieker	Cape Town	South Africa	2024/01/04
Saabirah Allie	Cape Town	South Africa	2024/01/05
Jasmine Ismail	Cape Town	South Africa	2024/01/05
Denise Govender	Durban	South Africa	2024/01/05
Monique Borlinghaus	Nautilusbay	South Africa	2024/01/05
Anél Govender	Mossel Bay	South Africa	2024/01/05
Chrisna Swanepoel	Johannesburg	South Africa	2024/01/05
Rozalna van Huyssteen	Mosselbaai	South Africa	2024/01/05
Servaas Marais	Cape Town	South Africa	2024/01/05
Karolina Kuun	Cape Town	South Africa	2024/01/05
Pierre Van Huyssteen	Cape Town	South Africa	2024/01/05
Veronique Genniker	Johannesburg	South Africa	2024/01/05
Rafiq Lockhat	Somerset West	South Africa	2024/01/05
Sumaiya Mohammed		South Africa	2024/01/05
Irfaan Mookrey		South Africa	2024/01/05
Gerrit Coetzee	Mossel Bay	South Africa	2024/01/05
Nizam Samsodeen	Johannesburg	South Africa	2024/01/05
Zaibs Cassiem	Cape Town	South Africa	2024/01/05
Hanney Ali Hassam	Polokwane	South Africa	2024/01/05
Tasneem Hendricks		South Africa	2024/01/05
Kamen Puckree	Durban	South Africa	2024/01/05
P Forbes	Cape Town	South Africa	2024/01/05
Toufeeqah larney	Cape Town	South Africa	2024/01/05
Thuraayah Manuel	Cape Town	South Africa	2024/01/05
Abdulrazak Karriem	Cape Town	South Africa	2024/01/05
Ayesha Kabley	Cape Town	South Africa	2024/01/05
Zaitoneesha Abels	Johannesburg	South Africa	2024/01/05
Vicky-Lee Lombard	Johannesburg	South Africa	2024/01/05
Tasneem Ouldammarr	Cape Town	South Africa	2024/01/05
Quanita Soeker	Cape Town	South Africa	2024/01/05
Modiegi Lekwane	Johannesburg	South Africa	2024/01/05
Tanya Van Der Schyff	Cape Town	South Africa	2024/01/05
Mariska Spoormaker	Port Elizabeth	South Africa	2024/01/05
Muneeb Blismath	Cape Town	South Africa	2024/01/05

kyle Adam	Gauteng	South Africa	2024/01/05
Tshamaano Elsie Mavhusha	Johannesburg	South Africa	2024/01/05
Ferial Conlan	Cape Town	South Africa	2024/01/05
Karin Curtis	Mosselbay	South Africa	2024/01/05
Shireen Forbes	Johannesburg	South Africa	2024/01/05
Anel Botha	Johannesburg	South Africa	2024/01/05
MC DANIELS	Port Elizabeth	South Africa	2024/01/05
Schanel Van Staden	Westonaria	South Africa	2024/01/05
Asma Chothia	Johannesburg	South Africa	2024/01/05
Waseemsohail Muhammad	Kempton Park	South Africa	2024/01/05
Yasmin Desai	Pretoria	South Africa	2024/01/05
Cabdicaziiz Geele	Kempton Park	South Africa	2024/01/05
Said Osman	Cape Town	South Africa	2024/01/05
Juliet Mlmabo	Johannesburg	South Africa	2024/01/05
Ahmed mahamud	Johannesburg	South Africa	2024/01/05
Gabby Ahmed	Cape Town	South Africa	2024/01/05
Mohamed Raage khalil	Polokwane	South Africa	2024/01/05
Rashid Minty	Johannesburg	South Africa	2024/01/05
Nigel Julies	Mossel Bay	South Africa	2024/01/05
Anonymous Person		South Africa	2024/01/05
Robynn Sass	Cape Town	South Africa	2024/01/05
Dylan Du Preez	Johannesburg	South Africa	2024/01/06
lawrencia nogabe	Durban	South Africa	2024/01/06
Ayesha Ismail	Johannesburg	South Africa	2024/01/06
zaakira bailey	Port Elizabeth	South Africa	2024/01/06
Shiehaam Galvaan	Cape Town	South Africa	2024/01/06
Saliyah Manan	Johannesburg	South Africa	2024/01/06
Nadia Gaffoor	Roodepoort	South Africa	2024/01/06
Badiyah Ismail	Johannesburg	South Africa	2024/01/06
Younus C	Jhb	South Africa	2024/01/06
Susan Lekgetho	Johannesburg	South Africa	2024/01/06
Myrna Gibson	Cape Town	South Africa	2024/01/06
Kyle Farmer	Cape Town	South Africa	2024/01/06
Azmira Jardien	Cape Town	South Africa	2024/01/06
Zaid Dante	Cape Town	South Africa	2024/01/06
Shabiera Patel	Durbanville	South Africa	2024/01/06
Fifi Didi	Johannesburg	South Africa	2024/01/06
Nashieta Abrahams	Cape Town	South Africa	2024/01/06
Nadia Meeran	Johannesburg	South Africa	2024/01/06
Lynmarie Van Zyl	Pretoria	South Africa	2024/01/06
Aziza Abbas	Johannesburg	South Africa	2024/01/06
Emmah de Villiers	Cape Town	South Africa	2024/01/06
Marize Mulder	Port Elizabeth	South Africa	2024/01/06
Promise Khoza	Johannesburg	South Africa	2024/01/06
PATRICIA ARMSTRONG	Johannesburg	South Africa	2024/01/06
Tashreeq Edwards	Johannesburg	South Africa	2024/01/06
Garry Wallace	Cape Town	South Africa	2024/01/06

وسيم قادري	Durban	South Africa	2024/01/06
Werner Muller	Cape Town	South Africa	2024/01/06
Mathapelo Molete	Johannesburg	South Africa	2024/01/06
Ramees Davis	Johannesburg	South Africa	2024/01/06
Gerry Fivv	Johannesburg	South Africa	2024/01/06
Maruwaan Ryklief	Western cape	South Africa	2024/01/06
Renier Lues	Danabay	South Africa	2024/01/06
Nina Bensch	Cape Town	South Africa	2024/01/06
Musa Fataar	Cape Town	South Africa	2024/01/06
Kasiefa Galant	Cape Town	South Africa	2024/01/06
Thiara Naicker	Durban	South Africa	2024/01/06
Shereen Coenraad	Cape Town	South Africa	2024/01/06
hashim bobat	Durban	South Africa	2024/01/06
FADEEL Cassim		South Africa	2024/01/06
Luyanda Zikode	Midrand	South Africa	2024/01/06
Osman Shaik	Cape Town	South Africa	2024/01/06
Hawa Carrim	Durban	South Africa	2024/01/06
Gustin Chulu	Johannesburg	South Africa	2024/01/06
Lilitha Mvunge	Pretoria	South Africa	2024/01/06
Ofentse Ngobeni	Johannesburg	South Africa	2024/01/06
Wandiswa Sithole	Johannesburg	South Africa	2024/01/06
Sue Khan	Cape Town	South Africa	2024/01/06
Onthatile Sekoe	Free State	South Africa	2024/01/06
Rozella De Sa	Johannesburg	South Africa	2024/01/06
Tasneem Fakier	Cape Town	South Africa	2024/01/06
Met Ambrose	Durban	South Africa	2024/01/06
Rabia Moosa	Midrand	South Africa	2024/01/06
Basheerah Adams	Cape Town	South Africa	2024/01/06
Hlengiwe Faith	Johannesburg	South Africa	2024/01/06
Farhana Dawood	Ethekwini	South Africa	2024/01/06
Zaheeda Hurzuk	Pretoria	South Africa	2024/01/06
Moulhat Tona	Johannesburg	South Africa	2024/01/06
Christabel Hearthstones	Howick	South Africa	2024/01/07
Shameema Rahman	Johannesburg	South Africa	2024/01/07
Dipuo Irene Rakotsoane	Bloemfontein	South Africa	2024/01/07
Nadia Sabi	Johannesburg	South Africa	2024/01/07
Fatima Dadoo	Johannesburg	South Africa	2024/01/07
Francois De Wet	Germiston	South Africa	2024/01/07
Naafiah Abrahams		South Africa	2024/01/07
Shumsoodeen Hamid	Johannesburg	South Africa	2024/01/07
Firoze Khan	Benoni	South Africa	2024/01/07
Rabiah Hendricks	Pretoria	South Africa	2024/01/07
Saajida Bham	Koster	South Africa	2024/01/07
Zakkiyya Karim	Johannesburg	South Africa	2024/01/07
Caroline Dawson	Johannesburg	South Africa	2024/01/07
Nechodemus Banyane	Bloemfontein	South Africa	2024/01/07
Bilqees Capitão	Johannesburg	South Africa	2024/01/07

Atlehang Clark Hlapisi	Johannesburg	South Africa	2024/01/07
Muhammed Allie	Cape Town	South Africa	2024/01/07
Nelly Tshabalala	Durban	South Africa	2024/01/07
Gyroenecia Africa	Johannesburg	South Africa	2024/01/07
Humaira C	Ladysmith	South Africa	2024/01/07
Nuraan Peters	Cape Town	South Africa	2024/01/07
Masooda Vally	Johannesburg	South Africa	2024/01/07
Firdaus Essat	Durban	South Africa	2024/01/07
Zaineab Moolla	Durban	South Africa	2024/01/07
faadhil esoup	Estcourt	South Africa	2024/01/07
Shabaana Ismail	Johannesburg	South Africa	2024/01/07
abdul mohamed	Cape Town	South Africa	2024/01/07
Zainab Lasania	Johannesburg	South Africa	2024/01/07
Isaac Msepuma	Eastern cape	South Africa	2024/01/07
Sahil Larya	Germiston	South Africa	2024/01/07
Ms S Lasania	Johannesburg	South Africa	2024/01/07
Jasmin Jacobs	Cape Town	South Africa	2024/01/07
Haroon Pahad	Johannesburg	South Africa	2024/01/07
Muhammad Motalieb	Cape Town	South Africa	2024/01/07
Elaine Dodge	Johannesburg	South Africa	2024/01/07
Maurene Schlosz	Cape Town	South Africa	2024/01/07
David September	Cape Town	South Africa	2024/01/07
Tiaan Jacobs	Centurion	South Africa	2024/01/07
Michelle Daniels	Durban	South Africa	2024/01/07
ismail sakoor	Sandton	South Africa	2024/01/07
Abdurahman Arnold	Cape Town	South Africa	2024/01/08
Marjon Schouwstra	Centurion	South Africa	2024/01/08
Shay Morrison	Cape Town	South Africa	2024/01/09
Sesona Zazini	East london	South Africa	2024/01/10
riefda Peters	Cape Town	South Africa	2024/01/10
Magdie Da Silva	Bethlehem Freestate	South Africa	2024/01/10
Michael Klassen	Cape Town	South Africa	2024/01/10
sagrys de villiers	Witbank	South Africa	2024/01/10
Sabrina Perumal	Johannesburg	South Africa	2024/01/10
ProdRK Kabasia	Johannesburg	South Africa	2024/01/10
Tersia Venter	Danabay	South Africa	2024/01/15
Johanna Ferrera	Cape Town	South Africa	2024/01/17
Rudi van Wyk	Johannesburg	South Africa	2024/01/17
Rudie Van Aardt	Mosselbaai	South Africa	2024/01/21

Anco Barker

From: Anco Barker <ancobarker@gmail.com>
Sent: Monday, 22 January 2024 12:58
To: Anco Barker
Subject: Fwd: FW: Vervreemding: Mosselbaai erf 6393
Attachments: image001.png

Anco Barker

----- Forwarded message -----

From: **Windpomp Platinum** <windpompplatinum@gmail.com>
Date: Thu, 18 Jan 2024 at 09:26
Subject: Fwd: FW: Vervreemding: Mosselbaai erf 6393
To: <ancobarker@gmail.com>

From: T Steyn <theunis@kmls.co.za>
Sent: Saturday, January 13, 2024 10:42 AM
To: 'Roelf Meyer' <roelf@intransformation.org.za>
Cc: 'dkotze@mosselbay.gov.za' <dkotze@mosselbay.gov.za>;
 'Glynis.breytenbach@gmail.com' <Glynis.breytenbach@gmail.com>;
 'Tertuis.Simmers@westerncape.gov.za' <Tertuis.Simmers@westerncape.gov.za>;
 'janes@da.org.za' <janes@da.org.za>; 'sollym@da.org.za' <sollym@da.org.za>;
 'Reagen.Allen@westerncape.gov.za' <Reagen.Allen@westerncape.gov.za>; 'Ivor
 Jenkins' <ivor@intransformation.org.za>
Subject: Vervreemding: Mosselbaai erf 6393

Mr Meyer

Ons het reeds ons rondtes oor sosiale geregtigheid gehad. In die trant,
 die mees merkbare verskil is dat, waar die huidige bedeling die hele
 begroting steel het die vorige bedeling dit binne die begroting / prosedure
 gedoen. Dit beteken dat gekonkelry en gekullery met veel vernuftige oë

verblindery gedoen was . Tipiese voorbeelde hiertoe is die:

- * Kaapse politici wat destyds strategiese grondaankope gedoen het voor die bou van die DF Malan lughawe
- * Pietie du Plessis wat die Braam Raubenheimerdam op sy perskeplaas laat bou het &
- * Desnieteenstaande SA se nuwe bedeling; die tipiese broederbond wat steeds daarin geslaag het om twee van die Nelspruit gemeenskap se krieketvelde vir eie gewin in sakepersele te omskep.

Die teen hierdie agtergrond waarop Donald Trump sou gestel het, “What another beauty have we here?”:

<https://www.change.org/p/halt-the-sale-of-public-property-erf-6393-in-dana-bay-4800sqm-for-r-980-000> (aangetoon per meegaande skets)

Wel, terwyl die gemeenskap mobilisering teen die politieke bestel loods rakende hierdie situasie behoort die boekhouding hiertoe heel eenvoudig te wees, naamlik:

1. ‘n ware filantropiese intervensie sal (per statutêre mandaat) die ablusie geriewe sonder voorbehoud oprig en instandhou.
2. Maar meer as dit, die fidusiêre verpligting op die raad moet die vraag vra, “what if?” . Dit beteken, wanneer die filantrope se filantropie die einde bereik, wat gebeur dan?
3. Dis by daardie punt wanneer dat die raad moet instaan sodat die stront nie in die see beland nie.

4. En na alles bereik die filantroop dieselfde doel sonder om van sy kapitaal te moet afstaan vir 'n vaste bate wat na wese nie verhandelbaar mag wees nie. Dus die lakmoestoets per # 1.

Waarom dan die nodigheid vir 'n ingrepe teen die vervreemding van hierdie betrokke erf? Die antwoord slaan op:

* Heel moontlik, sodra die fokus vanaf hierdie perseel weggedraai word kan die eienaar bloot die erf teen die werklike markwaarde verhandel met die groot verskil

* dat die gebruik daarvan deur die groter gemeenskap dan buite kwessie sal wees.

Uiteindelik, elke ingeligte persoon is deeglik bewus van SA se emosies en persepsies rondom grond en daarom behoort Mosselbaai 'n toonsetter te wees. Dus, as SA die gang van sake wil omdraai is "business as usual" dan die gewenste aanslag?

Bestes,

T Steyn

Proposed Alienation of a Portion of ERF 6393 Moquini Comments

Document E317-11/2023 titled “*PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY (approx. 4 800 sq m), SITUATED IN MOQUINI: G COETZEE ON BEHALF OF SOUTH AFRICAN GLOBAL CONQUEROR TRUST*”, refers.

It is clear from document E317-11/2023 that arguably the most critical information required by the Executive Mayoral Committee and the Council to have made an informed decision on the matter was omitted. The municipal public consultation process that closes on 22 January 2024 is also flawed for the same reason.

The critical missing information referred to inter alia includes a consideration of the ***National Environmental Act : Integrated Coastal Management Act (Act No. 24 of 2008) and amendments (NEM:ICM Act)***. Following the aforementioned Act an updated Western Cape Provincial Coastal Management Program 2022 – 2027 document (WC:CMP-22/27) which is based on the NEM:ICM Act was compiled and should also have been considered during the compilation of the E317-11/2023 document. **Document E317-11/2023 makes no reference too, and includes no information on, the requirements of the NEM:ICM Act.**

The NEM:ICME Act unequivocally vests ownership of public property in the citizens of South Africa. The State, however, remains the trustee of coastal public property on behalf of the citizens of the Republic. **Coastal public property cannot be transferred, sold, attached or acquired by prescription, nor can the rights over it be acquired by prescription.** It is the duty of the State as trustee to ensure that coastal property is used, managed, protected, conserved and enhanced in the interests of the whole community, as opposed to only a few individuals or groups. The State must also act to take whatever reasonable legal and other necessary measures to conserve and protect coastal public property for the benefit of present and future generations.

Some of the many key requirements included in the NEM:ICM Act that are applicable to Erf 6393 that should have been considered and included in the E317-11/2023 document before seeking Council’s approval and commencing with a public consultation process include the following:

1. Definitions and/or Elements of the Coastal Zone

(a) Section 15:- “In simple terms, the NEM:ICM Act prohibits any acts or physical response to erosion or accretion on coastal public property. No person may construct, maintain or extend any structure, or take any other measures to prevent or promote erosion or accretion of the seashore in respect to coastal public property. Neither may any person require the State , or other person to take such action, unless the erosion is caused by an intentional act or omission of that organ of state or other person. “

(b) The Coastal Protection Zone (CPZ)– Sections 16 & 17:- The coastal protection zone consists of a continuous strip of land, starting from the **high-water mark (HWM)* and extending 100 meters inland in developed urban areas zoned as residential, commercial, or public open space,** or 1000 meters inland in areas that remain undeveloped commonly referred to as rural areas. There are however some provisions in order to justify certain adjustments to this zone. The CPZ also includes for any land that would be inundated (submerged or covered) by a 1:50 year storm event **(this includes flooding caused by both rain storms and rough seas) and a natural functioning littoral active zone*.**

***Definition / Location of the HWM:** Means the highest level reached by coastal waters caused by floods or storms up to a 10yr return period. Scientists have recorded and statistically determined the following wave heights for Mossel Bay:

Recurrence Interval	Wave Height (m)
every year	8.7
once every 5yrs	10.1
once every 10yrs	10.6

Scientists have also determined that climate change would, in due course, add another 10 to 20% to the wave heights recorded.

***Definition of littoral active zone:** Means any land forming part of, or adjacent to, the seashore that is unstable and dynamic as a result of natural processes and characterised by dunes, beaches, sand bars and other land forms composed of unconsolidated sand, pebbles or other such material which is not vegetated or partially vegetated.

2. Applicability of the CPZ HWM and littoral zone parameters to Erf 6393:- A visual inspection and desktop study based on satellite imaging and maps were used to establish the topography and status of Erf 6393 relevant to the HWM and definition of a littoral active zone. The observations made and conclusions reached includes the following:

(a) The dune on which Erf 6393 is located is a very dynamic, active and unstable system caused by wave and wind erosion, coastal storm surges and flooding. The southernmost boundary of Erf 6393 is located very close to the seashore and the property as a whole is almost totally denuded with very little evidence of vegetation. **There is no doubt therefore that it fulfills all the NEM:ICM Act's requirements to be classified as a naturally functioning littoral active zone and part of the Coastal Protection Zone.**

(b) Based on the wave height data set out in the table above it was established that significant portions of Erf 6393 will be flooded on a regular basis annually. The 1 in 5 and 10yr (the latter defined as the HWM) recurrence interval wave heights determined will cover the total area of Erf 6393 and most of the areas without vegetation on the rest of the dune. **There is no doubt that the HWM as well as the HWM plus 100m mark (as defined in the NEM:ICM Act) is located a significant distance inland of Erf 6393 and that the property therefore forms part of the Coastal Protection Zone.**

Based on the evidence presented it is clear that the Executive Mayoral Committee as well as the Council did not have the information required to make an informed decision on the proposed alienation of a portion of Erf 6393, Moquini. The public consultation process being conducted is similarly flawed without providing the required information regarding the NEM:ICM Act and its impact on the decision to the residents of Mossel Bay.

It is recommended that the decision to alienate a portion of Erf 6393 be rescinded or at the very least be delayed until all the required information for informed decision making is provided to all the parties involved.

J du Preez
Dana Bay Resident and Ratepayer

ANNEXURE H

From: Steyn, Douw
Sent: Friday, 24 November 2023 14:40
To: Gerrit Coetzee <gcoetzee76@gmail.com>
Cc: Andrea Coetzee VSA us <attache@groepvanmpye.com>; Jombile, Sesethu <sjombile@mosselbay.gov.za>
Subject: RE: FW: erf 6393 Aansoek - Raadsagenda en erf ligging van beoogde deel

Goeiemiddag

Dit behoort nie 'n probleem te wees nie, solank dit nie 'n permanente struktuur is nie.

Dankie in elk geval dat u dit noem, ek sal dan by oormaat van versigtigheid en volledigheid dit net insluit by die finale item wat Raad toe gaan na die publieke deelname proses.

Groete



Douw Steyn

Legal Advisor

101 Marsh Street, Mossel Bay

Email: dsteyn@mosselbay.gov.za

Web: <https://www.mosselbay.gov.za>

Tel: +27 44 606-5011



MOSSEL BAY | HARTENBOS | GREAT BRAK RIVER | HERBERTSDALE

Anti-Fraud Hotline: 0800 333 466

From: Gerrit Coetzee <gcoetzee76@gmail.com>
Sent: Friday, 24 November 2023 14:09
To: Steyn, Douw <dsteyn@mosselbay.gov.za>
Cc: Andrea Coetzee VSA us <attache@groepvanmpye.com>; Jombile, Sesethu <sjombile@mosselbay.gov.za>
Subject: Re: FW: erf 6393 Aansoek - Raadsagenda en erf ligging van beoogde deel

*** [EXTERNAL]: This email originated from outside the organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. ***

Baie dankie vir die verskafde informasie. Die uitgewysde deel dien steeds die doel.

Waardeer altyd jou insette.

Ek vertrou dat die opsieners vertrek ingesluit is by die mobiele aantrekkamers en -toilet as die beoogde toegelate eenhede?

(Wat alles onderworpe bly aan finale plan goedkeuring...)

Gerrit Coetzee

+1 206 755 3055

+27 76 877 9798

+27 83 436 9520

ANNEXURE I

F S Palm
 Site 098,
 Mossel Bay Retirement & Lifestyle
 Village,
 Flora Road,
 Mossel Bay 6500.

20 December 2023

The Municipal Manager
 P O Box 25,
MOSSEL BAY 6500

admin@mosselbay.gov.za
nleroux@mosselbay.gov.za
siombile@mosselbay.gov.za

Dear Sir,

PROPOSED ALIENATION OF A PORTION OF ERF 6393, MOSSEL BAY TO S A GLOBAL CONQUERORS TRUST

Your reference is 7/2/2/3 D Steyn, C1059905.

I, the undersigned F S Palm, Ward Committee member of Ward 11, wish to comment on the Council's proposal for the alienation of a Portion of Erf 6393, Mossel Bay (Council Resolution Item E317-11/2023) for "conservation and coastal access purposes".

At the outset, there are no objections to the proposal because it is regarded as an essential public service to be provided at no cost to the Council and in so-doing easing the burden on the Council and to the ratepayer.

However, as regards the conditions relative to the proposed sale, the following remarks are given:

Ad Paragraph 1. In addition to the term "conservation and coastal access purposes" reference should also be made to "and public purposes".

Ad paragraph 2. In addition to "conservation and coastal access purposes" the term "public amenities for the general public " should also be added. It is imperative that this restrictive condition be registered against the title deed.

Ad paragraph 4. The reference to paragraph 2 above should read paragraph 3.

Ad paragraph 23. The reference to a public servitude in favour of the general public is ideal to protect the rights of the general public. It should be ensured that this servitude (suitably described or drawn by an SG diagram over a portion of the Portion of Erf 6393, Mossel bay) should be registered simultaneously with the transfer of the property lest it be forgotten. The process of transfer and registering a servitude is a long drawn-out process and the servitude may be falling by the wayside as time passes.

Yours faithfully.

F S PALM
 Ward 11 Committee Member.

The Senior Manager Legal Services
Mossel Bay Municipality
101 Marsh Street
MOSSEL BAY



Level 6, 21C West Wing
Cento Building
Bella Rosa Office Park
21 Durbanville Avenue
BELLVILLE
P O Box 5039
TYGER VALLEY, 7536
patrick@ppmlaw.co.za and/or
salome@ppmlaw.co.za
TEL: 021 914 0707

VIA E-MAIL: dsteyn@mosselbay.gov.za

Our Ref: P. Mc Enery/svd – COE12/0004
Your Ref: **Mr D. Steyn**
Date: 20 October 2025

Sir

**G.L. & A. COETZEE N.N.O. (in their capacities as the Trustees for the time being of the SOUTH AFRICAN GLOBAL CONQUEROR TRUST) ("OUR CLIENT") // MOSSEL BAY MUNICIPALITY – RE: ALIENATION OF ERF 6393 MOSSEL BAY
COURT ORDER GRANTED UNDER WCHC CASE NUMBER: 16552/2024**

1. We refer to the above and further to your e-mail of 18 September 2025 requesting our client to comment on the objections raised in respect of the approval for the alienation of erf 6393 Mossel Bay (hereinafter "the property").
2. Introduction and Core Legal Position
These comments are submitted in response to the objections received by the Mossel Bay Municipality in relation to the alienation of the property to our client. These submissions are further made in response to an order granted by the Western Cape High Court reviewing the decision taken by the Municipality dismissing the alienation of the property to our client. Whilst it is not conceded that any of the objections are valid, whether in law or substance, or admitting that the initial approval for the alienation of the property was compromised, we shall deal hereunder with our client's submissions.
3. Our client's fundamental position remains that a valid and enforceable Agreement of Sale for the property exists and can be implemented.
4. The inclusion of the Public Participation Process (hereinafter "PPP") after the fact as a suspensive condition was an *ultra vires* act by the Municipality.
5. The *ultra vires* nature of the PPP renders that condition void *ab initio*, leaving the contract intact and enforceable.
6. The *Ultra Vires* Nature of the Suspensive Condition
 - 6.1 Low-Value Asset Classification
It is re-asserted that the property is classified as a low-value asset in

accordance with the Municipality's own policies and the Municipal Finance Management Act (hereinafter "MFMA").

6.2 The MFMA and relevant municipal procedures do not mandate a PPP for the alienation of low-value assets. The statutory requirement under relevant legislation is limited to a decision taken at a Council meeting open to the public, which has already occurred. There is a crucial legal distinction between holding a decision in a meeting "open to the public" and instituting a full PPP allowing for formal public submissions and objections, which in any event did not afford our client any right to respond thereto.

6.3 Void Suspensive Condition

The Municipality acted *ultra vires* (beyond its legal powers) by unilaterally adding the PPP requirement as a suspensive condition to the sale. This *ultra vires* addition makes the suspensive condition void and unenforceable. Consequently, our client regards the core agreement for the alienation of the property which received the necessary internal departmental, Mayoral Committee, and final Council approvals in a meeting open to the public in 2024, as having been concluded and fully enforceable.

7. MFMA Binding Principle

It is submitted that in terms of the MFMA principle that a decision by a Municipal Council to alienate a specific capital asset (in this case a low value asset) which does not require minimum level of basic services, may not be reversed. The Municipality at all times represented that the property can indeed be alienated as such and that no other requirements, save for those contained in the initial approval, were required and accordingly the Municipality is estopped from attempting to void / rescind the sale.

8. The Effect of the High Court Order

The High Court was requested to review the Municipality's decision not to alienate the erf. Crucially:

- 8.1 The Court denied the Municipality's request to declare its initial decision to sell the property void;
- 8.2 The Court's decision to refer the matter back to the Municipality effectively compels the Municipality to abide by its initial decision and affords it the opportunity to ratify and give effect to the alienation approval; and
- 8.3 The Municipality's initial contention in the High Court proceedings that the Court could not compel the alienation was effectively rejected by the Court's

ruling, which held the Municipality accountable to its pre-existing decision to alienate the property.

9. Substantiveness and Quantum of Objections

The objections, collected via the void PPP, are fundamentally unsubstantive on two grounds: legality and quantum.

9.1 Quantum and Relevance

- 9.1.1 The volume of objections received does not satisfy any measurable test of "substantiveness.";
- 9.1.2 The total number of objections received (estimated at 300 to 1,500) represents a negligible fraction—approximately **0.7%**—of the total residents of Mossel Bay; and
- 9.1.3 Measured against the total South African population, which holds an equal constitutional right to access public property and services, the objections represent less than **0.002%**.

The Municipality has a duty to look after the rights of the community as a whole and cannot rely on a minute fraction of objectors to frustrate a lawful commercial transaction that impacts the broader public. The test of substantiveness fails dismally on this quantitative measure.

9.2 Lack of Merit

Beyond the quantitative failure, the objections are, on their face, without merit:

- 9.2.1 The objections lack supporting evidence, studies, or substantiation;
- 9.2.2 They appear to be largely based on bias or political motivation rather than objective planning or legal concerns; and
- 9.2.3 Our client submits that the objections obtained through the *ultra vires* PPP are null and void *ab initio* and should be dismissed as irrelevant and unsubstantiated.

10. Without admitting that due and proper process was followed in calling for a PPP we shall hereunder deal with the submissions in relation to the objections made by the objectors in the PPP.

11 FINDING THAT PROPOSED SELLING PRICE IS FAR BELOW MARKET RELATED VALUE

11.1 In submitting the application, the Municipality in own accord procured a sworn valuation setting the market related value of the property.

11.2 The allegation that the said valuation is too low, is accordingly misplaced,

unfounded and devoid of any merit. The Municipality was in its initial pre-mayoral meeting approval, willing to alienate the erf to our client for a sum of 1%. The subsequent internal appraisal/s raised by the Municipality, through sworn appraisers who have the professed and necessary skills available, appraised the immovable property at R980,000.00 (VAT Included) – which value our client accepted.

11.3 Of further note is the fact that the initial offer that was offered by the Municipality to our client was in respect of the entire immovable property and not just a portion thereof. The latter appraisal of R980,000.00, which offer our client also accepted, was for a mere portion of the initial property, thus entailing that our client would now have overpaid for only a portion of the initial property.

11.4 Accordingly, the objection that the property would be sold below market value is not substantive at all, nor was any other valuation submitted by any of the 33 objectors.

12. THE TENDER PROCESS SHOULD HAVE BEEN FOLLOWED

12.1 It is rather significant that only once our client attempted to procure the immovable property, it sparked interest by others, notably one Mr. Knoetze who also “showed interest” in the property, without providing any evidence of what the shown interest entailed.

12.2 Apparently more interest has been shown by other third parties in order to acquire the immovable property, without any proof submitted to refute the Municipality’s statement that before our client’s interest, there had been no application to purchase the property.

12.3 The assertion that a tender process should have been followed is therefore opportunistic and ill-founded. Only when the two neighbouring residential developments of Moquini and Fisherman’s became aware of the potential acquisition of the immovable property by our client and that our client would be acting on behalf of the public to re-open public access to the beach, did this become an issue.

12.4 It must be noted that the Municipality via Mr. Douw Steyn communicated to our client telephonically on various occasions during July to October 2023 that it has a standing grievance against Moquini for not allowing public access through Moquini to the beach, notwithstanding the undertaking by

Moquini that they would do so when acquiring their land for development from the Municipality.

13. THE PROPOSED ALIENATION AND PLACEMENT OF TEMPORARY STRUCTURES AND PUBLIC ACCESS WILL CREATE A FIRE RISK TO MOQUINI AND FISHERMAN'S VILLAGE ESTATES

The proposed temporary structures are firstly made of aluminium, and secondly, they are "wet" in nature and require water in order to function properly i.e. a shower and toilets. Furthermore, the proposed structures are to be erected 254m from the nearest residential dwelling in Moquini estate. The area in question encompasses sand dunes and/or sparse natural dune flora scattered along the beach. The Municipality's findings in this regard are unsubstantiated and unfounded.

14. NO NEED FOR ABLUTION AND TOILET FACILITIES ON THE IMMOVABLE PROPERTY

It is with respect deplorable that the Municipality would contend that beachgoers and/or fishermen do not require access to ablution facilities. The nearest public toilet is located some 1,6km from the proposed facility, at Dana Beach 2. It is submitted that this objection is without any merit whatsoever.

15. OUR CLIENT CAN DONATE THE TEMPORARY FACILITIES WITHOUT OBTAINING OWNERSHIP OF THE IMMOVABLE PROPERTY

It is unclear how it can be asserted that a third party, such as our client, must assume the responsibility for erecting ablution facilities on a piece of land to which it does not have any rights. The proposed construction of course has financial implications. The basis for contending for such an objection furthermore falls flat if consideration is given to the Municipality's contention that at least one of the objectors has indicated an intention to acquire the immovable property from the Municipality, which there is no objection to.

16. THE INSTALLTION OF THE STRUCTURES WILL HARM THE NATURAL ENVIRONMENT AND SENSITIVE DUNE STRUCTURE

In furnishing the initial consent, the Municipality through its vast available resources surely considered the environmental impact of the proposed installation. As previously alluded to, the structure is non-permanent in nature and will not have a negative impact on the environment – unless the objectors are in good stance with a permanent structure. Of significance is the fact that the construction

of residential dwellings has been approved in the same proximity of the immoveable property. Furthermore, the construction type and material to be used by our client has always been known to the Municipality. No application for the erection of any structures has been made to the Municipality. The objections in this regard is premature and unfounded in the circumstances. Furthermore, and in any event, the alienation of the immoveable property was initially approved on condition that no structures would be erected without the Municipality's approval, which included the Department of Environmental Affairs.

17. THE DEED OF SALE SHOULD INCLUDE THAT LIVING ON THE IMMOVABLE PROPERTY AND THE DEVELOPMENT OF ANY COMMERCIAL ACITIVITY IS FORBIDDEN

No deed of sale has been presented to our client and the objection cannot be considered a valid objection in the circumstances. In any event, if the Municipality wishes to include a provision of no commercial activity in a deed of sale they are of course free to do so.

18. THE PUBLIC ACCESS CREATES A SECURITY RISK FOR THE RESIDENTS OF FISHERMAN'S VILLAGE AND MOQUINI ESTATES

18.1 This objection stands to be rejected with the contempt that it deserves. It cannot, with the greatest of respect, be contended by the Municipality that the mere placing of public ablution facilities on a public open space and the usage of such a public area by the general public *mero motu* result in security risks to the surrounding areas as contended for by the objectors. In any event, the residential estates of Moquini and Fisherman's Village are already equipped with high standards of security. The objection, with respect, is nothing other than an attempt by the objectors to continue their monopoly of using public space as their own private sanctuary. This should not be countenanced by the Municipality.

18.2 The opposite should rather hold true. The property is currently a vacant erf, which holds no less security risks than the same erf in private hands. The change in ownership cannot change the number of people visiting this remote area, and even if it does, it does not alter the core existence of the erf in that same is a public open space. There are three existing proclaimed beaches in the surrounding area, being Dana Bay 1, 2, and 3. The objectors would be laughed off if they objected to the number of people visiting Dana Beach 1 and/or 2 – yet the Municipality took heed of the objection that (more) people could visit Dana Beach 3.

- 18.3 Our client's intention is merely to provide amenities to the few who frequent the beach and to provide practical access which has been denied to the public. Nothing more.
- 18.4 Again, this objection is unsubstantiated, unfounded and ill-advised.
19. THE PROPOSED SALE IS TO A TRUST OF WHICH THE TRUSTEES MIGHT CHANGE WITHOUT HAVING THE SAME PHILANTHROPIC INTENTIONS
- Our client is utilised for the purpose of community upliftment. The changing intentions of follow-up trustees are completely irrelevant as our client's deed is the cornerstone of our client/the Trust. In any event, this concern can also be addressed in a restrictive condition in the title deed. Such concern is however not a rational reason for disapproving of the sale of the property to our client.
20. THE PROPERTY REMAINS IN ITS NATURAL UNTOUCHED STATE AND THAT A NOTARIAL 99-YEAR LEASE AGREEMENT BE ENTERED INTO BETWEEN THE MUNICIPALITY AND THE HOME OWNERS ASSOCIATIONS OF THE FISHERMAN'S VILLAGE AND MOQUINI ESTATES TO PRESERVE THE PROPERTY FOR CONSERVATION PURPOSES IN ORDER TO PROTECT THE FAUNA AND FLORA
- 20.1 I submit that the objections *in toto* can be summarised in the above passage. There can be little doubt that the said Home Owners Associations do not want to make available the beach areas to the public and forego the exclusivity that they at present exercise over it. Moquini and indirectly Fisherman's Village cut-off the public access road with their (private) conservation area – and justified their failure to comply with their undertaking to the Municipality by stating that the public could walk the 1,6km walk to the beach if they really wanted to visit it.
- 20.2 It must be emphasized that the Municipality is aware that the access road that previously granted access to the property and the adjacent beach is closed off by the (private) conservation area created by Moquini, yet the Municipality has failed to take any action against Moquini to restore the status quo that previously existed and gave public direct access. By acquiring the property our client can restore such access, which has always been our client's intention.
- 20.3 Only once our client attempted to procure ownership of the property did the Home Owners Associations indicate an interest in procuring / securing the

property for conservation purposes. Their true intentions are however perfectly clear: to use the area as their private domain, with access to the beach which are denied the general public. Our client has at all times had conservation and preservation in mind, hence the application for acquisition at its own costs and sharing such sentiments from the initial engagements with the Municipality throughout the entire process.

20.4 Our client would in any event provide easily accessible ablution facilities to the public, which structures would be approved by the Municipality, and to which Moquini and others can object to before its installation. Our client will however maintain the integrity of the environment with environmental friendly and approved materials.

20.5 It was furthermore recorded in the application to the Municipality that our client will also at all times apply its conduct in line with any new and/or amended environmental conservation directives forthcoming from the Municipality.

20.6 The Municipality was at all relevant times satisfied that our client could comply with these requirements in the initial approval, yet, for undisclosed reasons, now upholds this ill-founded objection.

21. THERE IS A POSSIBILITY THAT OUR CLIENT MAY APPLY FOR UPLIFTMENT OF THE RESTRICTIVE TITLE CONDITIONS

As in all instances where immovable property is concerned a possibility exists that an owner may apply for upliftment / variation of restrictive conditions. In such event a due process is of course followed, which encompasses various considerations and investigations by authorities and/or experts. Accordingly, mechanisms have already been put in place to deal with such possibility and accordingly this objection is devoid of any merit and ill-founded.

22. ALLEGED POLITICAL INFLUENCE

22.1 It is expressly denied that any nepotism or undue influence was exercised in the application process or initial approval.

22.2 If there was the possibility of political influence, or an act of nepotism, then, Gerrit Lodewikus Coetzee N.O. ("Coetzee") acting on behalf of the Trust, miserably failed in exercising his alleged influence. It is indeed so that a family member of Coetzee is a Ward Councillor in the Mossel Bay region. However, that being said, Coetzee has not once discussed the proposed

acquisition with his family member, nor was he aware of the proposed application for the acquisition until it was presented to the Municipality.

- 22.3 The suggestions are false and attempt by a politician to gain political advantage and the Municipality's reliance on such unfounded allegations to deny the alienation of the property to our client is unfortunate and ill-founded.

23. SUBSTANTIAL OBJECTIONS RECEIVED

The mere fact that objections were received does not equate to such objections being valid, substantiated or rational. In the same breath, had our client been afforded the opportunity, it could have canvassed substantial support in support of the application. Our client could have rallied many of the Mossel Bay residents who would love to gain access to this part of Dana Beach 3, far more support than the 33 objections. Numbers are with respect irrelevant. What is required is that the objections have merit, and it should be substantial merit. And furthermore, that objections with merit cannot be safely navigated. It is respectfully contended, that this is not the case with any of the fabricated objections. None has substantial merit or which cannot be safely navigated.

24. The limited opportunity to make presentations in respect of the PPP does not comply with the procedural fairness requirements with which our client was required to comply in terms of Section 33 of the Constitution and Section 3 of PAJA.
25. Administrative actions were taken in our client's absence and without affording our client the opportunity to make any further representations.

26. Conclusion and Demand

- 26.1 Our client has adhered to the High Court order by engaging with the administrative process initiated by the Municipality in good faith, despite the Municipality's error in invoking an *ultra vires* PPP.
- 26.2 **The Municipality is called upon to:**
- 26.2.1 Formally declare the Public Participation Process (PPP) invalid and ultra vires;
 - 26.2.2 Dismiss all objections received via the PPP as unwarranted, irrelevant, and unsubstantiated;

- 26.2.3 Ratify the initial decision to alienate the property to our client at the next Council meeting; and
- 26.2.4 Proceed forthwith with the transfer of the property to our client in accordance with the initially agreed terms of sale.

27. Addendum: Statement Regarding Allegations of Misconduct

- 27.1. Our client takes cognisance of the sworn statement made by Mr. Douw Steyn, on behalf of the Municipality, alleging that statements made by Coetzee were untrue.
- 27.2 Given that the High Court rejected the version advanced by the Municipality (and consequently Mr. Steyn), our client hereby calls upon Mr. Steyn to issue a formal, written apology.
- 27.3 In the absence of such an apology, our client reserves the right to institute a claim for defamation against both the Municipality, as an entity, and Mr. Steyn, in his personal capacity. The findings of the High Court will be relied upon in any subsequent defamation proceedings.

Yours faithfully,
PPM ATTORNEYS INC



per : **P. Mc ENERY**

11 FINDING THAT PROPOSED SELLING PRICE IS FAR BELOW MARKET RELATED VALUE

11.1 In submitting the application, the Municipality in own accord procured a sworn valuation setting the market related value of the property.

11.2 The allegation that the said valuation is too low, is accordingly misplaced,

unfounded and devoid of any merit. The Municipality was in its initial pre-mayoral meeting approval, willing to alienate the erf to our client for a sum of 1%. The subsequent internal appraisal/s raised by the Municipality, through sworn appraisers who have the professed and necessary skills available, appraised the immovable property at R980,000.00 (VAT Included) – which value our client accepted.

11.3 Of further note is the fact that the initial offer that was offered by the Municipality to our client was in respect of the entire immovable property and not just a portion thereof. The latter appraisal of R980,000.00, which offer our client also accepted, was for a mere portion of the initial property, thus entailing that our client would now have overpaid for only a portion of the initial property.

11.4 Accordingly, the objection that the property would be sold below market value is not substantive at all, nor was any other valuation submitted by any of the 33 objectors.

Response: It is part of the normal process in submitting an item to Council for consideration to obtain a valuation as Council must in terms of the Asset Management Policy read with the Local Government: Municipal Finance Management Regulations (published in terms of Act No.56 of 2003) be informed of the valuation of the capital asset to be disposed of and the method of valuation used to determine the valuation.

The comment received from the objector that the valuation is too low, was not accepted by Council as a fact, but merely taken into account as one of the substantial number of objections received.

The statement made by the Applicant that the Municipality was in its initial “pre-mayoral meeting” approval willing to alienate the erf at 1% (one percent) is not correct. It is not clear to which meeting is referred to and no minutes of such a meeting exists, as far as it might be relevant, as only Council can approve the alienation of Municipal property, including the selling price.

No offer for the entire erf was made to the Applicant, the Council decision refers to a portion of Erf 6393 Mossel Bay (app 4 800 m2) throughout.

Council made no decision based on the objection that the selling price is far below market related value, the objection was merely taken into account as one of the substantial number of objections received.

12. THE TENDER PROCESS SHOULD HAVE BEEN FOLLOWED

- 12.1 It is rather significant that only once our client attempted to procure the immovable property, it sparked interest by others, notably one Mr. Knoetze who also "showed interest" in the property, without providing any evidence of what the shown interest entailed.
- 12.2 Apparently more interest has been shown by other third parties in order to acquire the immovable property, without any proof submitted to refute the Municipality's statement that before our client's interest, there had been no application to purchase the property.
- 12.3 The assertion that a tender process should have been followed is therefore opportunistic and ill-founded. Only when the two neighbouring residential developments of Moquini and Fisherman's became aware of the potential acquisition of the immovable property by our client and that our client would be acting on behalf of the public to re-open public access to the beach, did this become an issue.
- 12.4 It must be noted that the Municipality via Mr. Douw Steyn communicated to our client telephonically on various occasions during July to October 2023 that it has a standing grievance against Moquini for not allowing public access through Moquini to the beach, notwithstanding the undertaking by Moquini that they would do so when acquiring their land for development from the Municipality.

Response: It is not uncommon that other parties show interest in obtaining municipal property once they become aware of the possible alienation thereof during the prescribed public participation process.

The relevance of this comment is however not clear, as the Council did not take any decision to follow the tender process in this instance based on the objections received or at all.

The reference to telephone conversations on various occasions is denied in this context as far as it is relevant, save to confirm that it was admitted that the local fishermen has a grievance against the Fisherman's Village and Moquini Estates, which is public knowledge and was known to the Applicant in any case.

13. THE PROPOSED ALIENATION AND PLACEMENT OF TEMPORARY STRUCTURES AND PUBLIC ACCESS WILL CREATE A FIRE RISK TO MOQUINI AND FISHERMAN'S VILLAGE ESTATES

The proposed temporary structures are firstly made of aluminium, and secondly, they are "wet" in nature and require water in order to function properly i.e. a shower and toilets. Furthermore, the proposed structures are to be erected 254m from the nearest residential dwelling in Moquini estate. The area in question encompasses sand dunes and/or sparse natural dune flora scattered along the beach. The Municipality's findings in this regard are unsubstantiated and unfounded.

Response: Council never made any findings in this regard, it was only mentioned as part of the objection received from the Moquini Coastal Estate Homeowners Association.

14. NO NEED FOR ABLUTION AND TOILET FACILITIES ON THE IMMOVABLE PROPERTY

It is with respect deplorable that the Municipality would contend that beachgoers and/or fishermen do not require access to ablution facilities. The nearest public toilet is located some 1,6km from the proposed facility, at Dana Beach 2. It is submitted that this objection is without any merit whatsoever.

Response: Council never contended that beachgoers and/or fishermen do not require access to ablution facilities as stated by the Applicant. The decision of Council was not to alienate the portion of Erf 6393 Mossel Bay to the Applicant or at all, but that it remains in its undeveloped natural state.

15. OUR CLIENT CAN DONATE THE TEMPORARY FACILITIES WITHOUT OBTAINING OWNERSHIP OF THE IMMOVABLE PROPERTY

It is unclear how it can be asserted that a third party, such as our client, must assume the responsibility for erecting ablution facilities on a piece of land to which it does not have any rights. The proposed construction of course has financial implications. The basis for contending for such an objection furthermore falls flat if consideration is given to the Municipality's contention that at least one of the objectors has indicated an intention to acquire the immovable property from the Municipality, which there is no objection to.

Response: This comment is somewhat unclear and was merely one of the statements made by an objector which was brought under Council's attention in the item.

16. THE INSTALLTION OF THE STRUCTURES WILL HARM THE NATURAL ENVIRONMENT AND SENSITIVE DUNE STRUCTURE

In furnishing the initial consent, the Municipality through its vast available resources surely considered the environmental impact of the proposed installation. As previously alluded to, the structure is non-permanent in nature and will not have a negative impact on the environment – unless the objectors are in good stance with a permanent structure. Of significance is the fact that the construction of residential dwellings has been approved in the same proximity of the immoveable property. Furthermore, the construction type and material to be used by our client has always been known to the Municipality. No application for the erection of any structures has been made to the Municipality. The objections in this regard is premature and unfounded in the circumstances. Furthermore, and in any event, the alienation of the immoveable property was initially approved on condition that no structures would be erected without the Municipality's approval, which included the Department of Environmental Affairs.

Response: This comment is duly noted. If the alienation is approved by Council this aspect can be dealt with in terms of appropriate conditions as to prior Environmental Impact Assessments and building plan approvals.

17. THE DEED OF SALE SHOULD INCLUDE THAT LIVING ON THE IMMOVABLE PROPERTY AND THE DEVELOPMENT OF ANY COMMERCIAL ACIVITY IS FORBIDDEN

No deed of sale has been presented to our client and the objection cannot be considered a valid objection in the circumstances. In any event, if the Municipality wishes to include a provision of no commercial activity in a deed of sale they are of course free to do so.

Response: This comment is noted as being accepted by the Applicant as a possible condition if the alienation is to be approved.

18. THE PUBLIC ACCESS CREATES A SECURITY RISK FOR THE RESIDENTS OF FISHERMAN'S VILLAGE AND MOQUINI ESTATES

18.1 This objection stands to be rejected with the contempt that it deserves. It cannot, with the greatest of respect, be contended by the Municipality that the mere placing of public ablution facilities on a public open space and the usage of such a public area by the general public *mero motu* result in security risks to the surrounding areas as contended for by the objectors. In any event, the residential estates of Moquini and Fisherman's Village are already equipped with high standards of security. The objection, with respect, is nothing other than an attempt by the objectors to continue their monopoly of using public space as their own private sanctuary. This should not be countenanced by the Municipality.

18.2 The opposite should rather hold true. The property is currently a vacant erf, which holds no less security risks than the same erf in private hands. The change in ownership cannot change the number of people visiting this remote area, and even if it does, it does not alter the core existence of the erf in that same is a public open space. There are three existing proclaimed beaches in the surrounding area, being Dana Bay 1, 2, and 3. The objectors would be laughed off if they objected to the number of people visiting Dana Beach 1 and/or 2 – yet the Municipality took heed of the objection that (more) people could visit Dana Beach 3.

18.3 Our client's intention is merely to provide amenities to the few who frequent the beach and to provide practical access which has been denied to the public. Nothing more.

18.4 Again, this objection is unsubstantiated, unfounded and ill-advised.

Response: Council never contended that public access will result in a security risk as stated by the Applicant. The decision of Council was not to alienate the portion of Erf 6393 Mossel Bay to the Applicant or at all, but that it remains in its undeveloped natural state.

19. THE PROPOSED SALE IS TO A TRUST OF WHICH THE TRUSTEES MIGHT CHANGE WITHOUT HAVING THE SAME PHILANTHROPIC INTENTIONS

Our client is utilised for the purpose of community upliftment. The changing intentions of follow-up trustees are completely irrelevant as our client's deed is the cornerstone of our client/the Trust. In any event, this concern can also be addressed in a restrictive condition in the title deed. Such concern is however not a rational reason for disapproving of the sale of the property to our client.

Response: The Applicant's comment is noted, but it is again reiterated that Council's decision not to alienate the property was not based on this objection alone, but on the number of objections received from the public during the prescribed public participation process.

20. THE PROPERTY REMAINS IN ITS NATURAL UNTOUCHED STATE AND THAT A NOTARIAL 99-YEAR LEASE AGREEMENT BE ENTERED INTO BETWEEN THE MUNICIPALITY AND THE HOME OWNERS ASSOCIATIONS OF THE FISHERMAN'S VILLAGE AND MOQUINI ESTATES TO PRESERVE THE PROPERTY FOR CONSERVATION PURPOSES IN ORDER TO PROTECT THE FAUNA AND FLORA

- 20.1 I submit that the objections *in toto* can be summarised in the above passage. There can be little doubt that the said Home Owners Associations do not want to make available the beach areas to the public and forego the exclusivity that they at present exercise over it. Moquini and indirectly Fisherman's Village cut-off the public access road with their (private) conservation area – and justified their failure to comply with their undertaking to the Municipality by stating that the public could walk the 1,6km walk to the beach if they really wanted to visit it.
- 20.2 It must be emphasized that the Municipality is aware that the access road that previously granted access to the property and the adjacent beach is closed off by the (private) conservation area created by Moquini, yet the Municipality has failed to take any action against Moquini to restore the status quo that previously existed and gave public direct access. By acquiring the property our client can restore such access, which has always been our client's intention.
- 20.3 Only once our client attempted to procure ownership of the property did the Home Owners Associations indicate an interest in procuring / securing the property for conservation purposes. Their true intentions are however perfectly clear: to use the area as their private domain, with access to the beach which are denied the general public. Our client has at all times had conservation and preservation in mind, hence the application for acquisition at its own costs and sharing such sentiments from the initial engagements with the Municipality throughout the entire process.
- 20.4 Our client would in any event provide easily accessible ablution facilities to the public, which structures would be approved by the Municipality, and to which Moquini and others can object to before its installation. Our client will however maintain the integrity of the environment with environmental friendly and approved materials.
- 20.5 It was furthermore recorded in the application to the Municipality that our client will also at all times apply its conduct in line with any new and/or amended environmental conservation directives forthcoming from the Municipality.
- 20.6 The Municipality was at all relevant times satisfied that our client could comply with these requirements in the initial approval, yet, for undisclosed reasons, now upholds this ill-founded objection.

Response: This comment is based on speculation as to the Applicant's opinion of the true intentions of the respective Homeowners Associations and is currently not relevant as Council did not resolve to enter into such an agreement with the respective Homeowners Associations

21. THERE IS A POSSIBILITY THAT OUR CLIENT MAY APPLY FOR UPLIFTMENT OF THE RESTRICTIVE TITLE CONDITIONS

As in all instances where immovable property is concerned a possibility exists that an owner may apply for upliftment / variation of restrictive conditions. In such event a due process is of course followed, which encompasses various considerations and investigations by authorities and/or experts. Accordingly, mechanisms have already been put in place to deal with such possibility and accordingly this objection is devoid of any merit and ill-founded.

Response: This comment is noted, but it is again reiterated that Council's decision not to alienate the property was not based on this objection alone, but on the number of objections received from the public during the prescribed public participation process.

22. ALLEGED POLITICAL INFLUENCE

22.1 It is expressly denied that any nepotism or undue influence was exercised in the application process or initial approval.

22.2 If there was the possibility of political influence, or an act of nepotism, then, Gerrit Lodewikus Coetzee N.O. ("Coetzee") acting on behalf of the Trust, miserably failed in exercising his alleged influence. It is indeed so that a family member of Coetzee is a Ward Councillor in the Mossel Bay region. However, that being said, Coetzee has not once discussed the proposed acquisition with his family member, nor was he aware of the proposed application for the acquisition until it was presented to the Municipality.

22.3 The suggestions are false and attempt by a politician to gain political advantage and the Municipality's reliance on such unfounded allegations to deny the alienation of the property to our client is unfortunate and ill-founded.

Response: The comments are noted, the Municipality did not make averments relating to undue influence and the Councillor recused himself during the Council Meeting with discussion of this item.

23. SUBSTANTIAL OBJECTIONS RECEIVED

The mere fact that objections were received does not equate to such objections being valid, substantiated or rational. In the same breath, had our client been afforded the opportunity, it could have canvassed substantial support in support of the application. Our client could have rallied many of the Mossel Bay residents who would love to gain access to this part of Dana Beach 3, far more support than the 33 objections. Numbers are with respect irrelevant. What is required is that the objections have merit, and it should be substantial merit. And furthermore, that objections with merit cannot be safely navigated. It is respectfully contended, that this is not the case with any of the fabricated objections. None has substantial merit or which cannot be safely navigated.

24. The limited opportunity to make presentations in respect of the PPP does not comply with the procedural fairness requirements with which our client was required to comply in terms of Section 33 of the Constitution and Section 3 of PAJA.
25. Administrative actions were taken in our client's absence and without affording our client the opportunity to make any further representations.

Response: Duly noted.
