



# Eco Route

**ENVIRONMENTAL CONSULTANCY**  
REGISTRATION NO. 1998/031976/23

DR. COLLEEN EBERSOHN

PhD Univ. Pretoria

Cell: 072 222 6013

e-mail: [ebersohn@cyberperk.co.za](mailto:ebersohn@cyberperk.co.za)

MS. JANET EBERSOHN

Bsc. Hons. Environmental Management

Cell: 082 557 7122

e-mail: [janet@ecoroute.co.za](mailto:janet@ecoroute.co.za)

## **APPLICATION FOR A PART TWO AMENDMENT OF AN ENVIRONMENTAL AUTHORISATION FOR**

**The Development of a Beachfront Security Estate on Portion 66 &  
67 of Farm 443, Plettenberg Bay, Western Cape.**

*Amendment application in terms of the National Environmental Management Act,  
1998 (Act no. 107 of 1998) and the Environmental Impact Assessment Regulations,  
2014 for: The amendment of a valid environmental authorisation or the amendment of  
an environmental management programme.*



<b>PREPARED FOR:</b>	ATHINA DEVELOPMENT (PTY) LTD
<b>PREPARED BY:</b>	ECO ROUTE ENVIRONMENTAL CONSULTANCY
<b>DEPARTMENT REF:</b>	16/3/3/5/D1/14/0011/25
<b>AUTHOR:</b>	JOCLYN MARSHALL (EAPASA REG 2022/5006)
<b>DATE:</b>	24/07/2025

# ECO-ROUTE

## ENVIRONMENTAL

## CONSULTANCY



REGISTRATION NO. 1998/031976/23

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### STATEMENT OF INDEPENDENCE

I, **Joclyn Marshall**, of Eco Route Environmental Consultancy, in terms of section 33 of the NEMA, 1998 (Act No. 107 of 1998), as amended, hereby declare that I provide services as an independent Environmental Assessment Practitioner (EAPASA Reg: **2022/5006**) and receive remuneration for services rendered for undertaking tasks required in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), and the Environmental Impact Assessment Regulations, 2014 (as amended). I have no financial or other vested interest in the project.

EAP SIGNATURE: \_\_\_\_\_



**Western Cape  
Government**

Department of Environmental Affairs and  
Development Planning

# **AMENDMENT APPLICATION FORM**

Amendment application in terms of the National Environmental Management Act, 1998 (Act no. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 for: The amendment of a valid environmental authorisation or the amendment of an environmental management programme.

**APRIL 2024**

DEPARTMENTAL DETAILS	
CAPE TOWN OFFICE: DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 1) (City of Cape Town, West Coast District, Cape Winelands District & Overberg District)	GEORGE REGIONAL OFFICE: DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 3) (Central Karoo District & Garden Route District)
<p>The completed Form must be sent via electronic mail to: <a href="mailto:DEADPEIAAdmin@westerncape.gov.za">DEADPEIAAdmin@westerncape.gov.za</a></p> <p>Queries should be directed to the Directorate: Development Management (Region 1) at: E-mail: <a href="mailto:DEADPEIAAdmin@westerncape.gov.za">DEADPEIAAdmin@westerncape.gov.za</a> Tel: (021) 483-5829</p> <p>Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 1) Private Bag X 9086 Cape Town, 8000</p>	<p>The completed Form must be sent via electronic mail to: <a href="mailto:DEADPEIAAdmin.George@westerncape.gov.za">DEADPEIAAdmin.George@westerncape.gov.za</a></p> <p>Queries should be directed to the Directorate: Development Management (Region 3) at: E-mail: <a href="mailto:DEADPEIAAdmin.George@westerncape.gov.za">DEADPEIAAdmin.George@westerncape.gov.za</a> Tel: (044) 814-2006</p> <p>Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 3) Private Bag X 6509 George, 6530</p>

### LIST OF ABBREVIATIONS:

BA	Basic Assessment
CARA	Conservation of Agricultural Resources Act, 1982 (Act. No 43 of 1982).
CML	Coastal Management Line
CPP	Coastal Public Property
DFFE	Department of Forestry, Fisheries and Environment
EA	Environmental Authorisation
EIA	Environmental Impact Assessment
EIA Regulations	Environmental Impact Assessment Regulations, 2014 (as amended) as published in terms of Chapter 5 of National Environmental Management Act, 1998.
EAP	Environmental Assessment Practitioner
EAPASA	Environmental Assessment Practitioner Association of South Africa.
EMPr	Environmental Management Programme
NEMA	National Environmental Management Act, 1998 (Act No. 107 of 1998).
NEM:AQA	National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004).
NEM:BA	National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004)
NEM:ICMA	National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008).
NEM:PAA	National Environmental Management Protected Areas Act, 2003 (Act No. 57 of 2003).
NEM:WA	National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008).
NID	Notice of Intent to Develop
NOI	Notice of Intent
NWA	National Water Act, 1998 (Act No. 36 of 1998)
POPIA	Protection of Personal Information Act, 2013 (Act No. 4 of 2013)
SACNASP	South African Council for Natural Scientific Professions
S&EIR	Scoping and Environmental Impact Report
SSVR	Site Sensitivity Verification Report.
STR	Screening Tool Report.

## IMPORTANT INFORMATION TO BE READ PRIOR TO COMPLETING THIS APPLICATION FORM.

### 1. Purpose

The purpose of this form is to provide baseline information for the submission of an application for the amendment of a valid Environmental Authorisation ("EA") in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended). **PLEASE NOTE: THIS IS ONLY AN APPLICATION FORM AND NOT THE AMENDMENT REPORT THAT IS TO BE SUBMITTED IN TERMS OF A PART 2 AMENDMENT PROCESS.**

### 2. General

#### 2.1 Submission of documentation, reports and other correspondence:

The Department has adopted a digital format for corresponding with applicants or the general public. If there is a conflict between this approach and any provision in the legislation, then the provisions in the legislation prevail. If there is any uncertainty about the requirements or arrangements, the relevant Competent Authority must be consulted.

The Directorate: Development Management has created generic e-mail addresses for the respective Regions, to centralise their administration (i.e. notifying clients of decisions and receiving EIA applications, Notice of Intent form; request for fee reference numbers, etc.) Please make use of the relevant general administration e-mail address below when submitting documents:

**DEADPEIAAdmin@westerncape.gov.za**

Directorate: Development Management (Region 1):  
City of Cape Town; West Coast District Municipal area;  
Cape Winelands District Municipal area and Overberg District Municipal area.

**DEADPEIAAdmin.George@westerncape.gov.za**

Directorate: Development Management (Region 3):  
Garden Route District Municipal area and Central Karoo District Municipal area

General queries must be submitted via the general administration e-mail for EIA related queries. Where a case-officer of DEA&DP has been assigned, correspondence may be directed to such official and copied to the relevant general administration e-mail for record purposes.

All correspondence, comments, requests and decisions in terms of applications, will be issued to either the applicant/requester in a digital format via email, with digital signatures, and copied to the Environmental Assessment Practitioner ("EAP") (where applicable).

- 2.2 The required information must be typed within the spaces provided in the form. The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided. The tables may be expanded where necessary.
- 2.3 Unless protected by law all information contained in, and attached to this application, will become public information on receipt by the Department. Upon request, the Applicant/EAP must provide any interested and affected party with the information contained in or submitted with this Application Form.

#### **Protection of Personal Information Act, 2013 (Act No. 4 of 2013) ("POPIA"):**

Your attention is drawn to POPIA which is a comprehensive data protection legislation enacted in South Africa and came into effect on 1 July 2020. POPIA aims to give effect to the constitutional right to privacy, whilst balancing this against competing rights and interests, particularly the right of access to information. Please note that your personal information will only be used as far as it relates to the EIA process. By including your personal details in the Form and any subsequent reports and documents it will be deemed as giving consent to use this information as far as it relates to the EIA process.

- 2.4 This form is current as of **April 2024**. It is the responsibility of the Applicant/EAP to ascertain whether subsequent versions of the form have been released by the Department. Visit the Department's website at <http://westerncape.gov.za/eadp> to check for the latest version of this Application Form.
- 2.5 This Form must be duly dated and signed by the Applicant and/or EAP (wherever applicable) and must be submitted to the Department at the details provided below. Please note that a new declaration must be completed and submitted for the specific form or report.
- 2.6 Please note that it is an offence for a person to provide incorrect or misleading information in any form, including any document submitted in terms of the EIA Regulations to a competent authority or omits information that may have an influence on the outcome of a decision of a competent authority.
- 2.7 Note that an incomplete Application Form may result in this Department not acknowledging such Application Form.

### 3. Administrative requirements

- 3.1 This Application Form must always be used for applications that must be subjected to an Amendment of an EA or Environmental Management ("EMPr") in terms of the NEMA EIA Regulations where this Department is the Competent Authority.

- 3.2 An **application fee may be applicable**. Where an application fee must be paid, a Request for a Specific Fee Reference Number form (Appendix A) must be completed and submitted to the Competent Authority to obtain a Specific Fee Reference number, **prior to the submission of this application form**. Where applicable, the Request for a Specific Fee Reference Number form (Appendix A) as well as proof of payment (Appendix M), must be submitted to the Competent Authority with the submission of this Application Form.
- 3.3 **Note that should a listed activity be triggered by the proposed amendment, a Basic Assessment or Scoping/EIR Reporting process must be followed and an application for EA must be completed.**
- 3.4 Failure to lodge this Application Form prior to the expiry of the validity period of the EA may result in the lapsing of the EA, due to the competent authority being unable to process the application for amendment within this period; An application for the amendment of an EA must be submitted to the relevant competent authority on condition that the EA is valid on the date of receipt of such amendment application.

#### 4. Circulars, Guidelines and Tools

- 4.1 The Department's latest Circulars pertaining to the "One Environmental Management System" and the EIA Regulations, any subsequent Circulars, and guidelines must be taken into account when completing this Application Form.
- 4.2 When applying for a Part 2 amendment, The Screening Tool developed by the DFFE must be used to generate a screening report. Please use the Screening Tool link <https://screening.environment.gov.za/screeningtool> to generate the Screening Tool Report. The Screening Tool Report must be attached to this Application form as Appendix D.
- 4.3 When applying for Part 2 amendment, a Site Sensitivity Verification must be recorded in the format of a report and must be appended to the relevant assessment report. According to the "Procedures for the Assessment and Minimum Criteria for Reporting on identified Environmental Themes in terms of Sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998, when applying for EA" ("the Protocols"), before commencing with a specialist assessment, the current use of the land and environmental sensitivity of the site under consideration identified by the screening tool must be confirmed by undertaking a site sensitivity verification. The outcome of the site sensitivity verification must be recorded in the format of a report and must be appended to the relevant assessment report i.e., the draft amendment report. The protocols also indicate that compliance statements must be submitted when the information gathered from the site sensitivity verification differs from the designation of "very high" or "high" as identified in the Screening Tool unless adequate proof can be provided that there is "no sensitivity". A comment from the relevant Organs of State confirming that no further studies are required can also be submitted as supporting evidence. A copy of the Site Sensitivity Verification Report that conforms to the reporting requirements specified in the Protocols must be appended to the draft amendment report for comment. The Site Sensitivity Verification report must be attached to this Application Form as Appendix E.

#### 5. Lapsing of the Application

An application for the Amendment of the EA or EMPr lapses if the Applicant fails to meet any of the timeframes prescribed in terms of the NEMA EIA Regulations.

#### 6. Public Participation Process (Part 2 Amendment)

- 6.1 For a **Part 2 amendment process**, the proposed amendment(s) **must** be brought to the attention of potential and registered interested and affected parties, including State Departments/Organs of State which have jurisdiction in respect of any aspect of the relevant activity who **must** be given a minimum period of **30 days** to comment on the Report.
- 6.2 For a **Part 2 amendment process**, the proposed amendment(s) **must** be brought to the attention of landowner who **must** be given a minimum period of **30 days** to comment on the Report. Note that the landowner consent must be completed and submitted with the application form should the applicant not be the landowner.

### GENERAL REQUIREMENTS

#### 1. Applicants | EAPs and Specialists

An applicant must appoint an EAP at own cost to manage the application: Provided that an EAP need not be appointed for an application to amend an EA where no environmental impact assessment or part thereof is required as part of such amendment application. A Specialist may need to be appointed, at the cost of the applicant, if the level of assessment is of a nature requiring the appointment of a specialist.

The applicant must take all reasonable steps to verify whether the EAP and specialist complies with requirements set out in the EIA Regulations; and provide the EAP and specialist with access to all information at the disposal of the applicant regarding the application, whether or not such information is favourable to the application.

An EAP appointed to manage an application must be registered with an appointed registration authority contemplated in terms of section 24H of the NEMA. The appointed EAP must be able to provide proof that their registration is up to date and current.

An appointed Specialist performing work in accordance with the minimum information requirements specified in a Protocol published under Sections 24(5)(a), (h) and 44 of the NEMA, must be registered with the South African Council for Natural Scientific Professions (SACNASP). The appointed specialist must be able to provide proof of expertise as well as the SACNASP registration number.



## 2. Application Fees

- (a) An Applicant must pay a fee for the processing of an Amendment Application as set out in the Fee Regulations published in terms of sections 24(5) and 44(1) of the National Environmental Management Act, 1998 (Act No. 107 of 1998). It is acceptable for the appointed EAP to make the required payment on behalf of the Applicant.
- (b) An Applicant is exempt from having to pay the application fee if:
  - The application is for a community based project funded by a government grant; or
  - The Applicant is an Organ of State.
- (c) A fee of R2 000 is applicable to an application which must be subjected Part1, Part 2 or Part 4 Amendment process.
- (d) If the relevant application fee was not confirmed with the Department and a Specific Fee reference Number has not yet been obtained:
  - Complete the request for a Specific Fee Reference Number and e-mail it to the relevant Directorate. The Specific Fee Reference Number Form is attached as Appendix A of this form.
  - Where an Applicant is not required to pay a fee, the Applicant must inform the Department in writing by attaching proof thereof and a motivation to the Application Form.

Department of Environmental Affairs and Development Planning banking details:

Bank:	Nedbank
Branch Code:	145209
Account Number:	145 204 5003
Type of Account:	Current Account
Status:	Tax exempted
Deposit Reference:	Confirmed Specific Fee Reference Number

**NB: Your confirmed Specific Fee Reference Number MUST be used as a deposit reference when making a payment.**

## 3. Locality Map and Site Development Plan

A locality map must be attached to this Form, as Appendix H. The scale of the locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map. The map must include the following:

- an accurate indication of the project site position as well as the positions of the alternative sites, if any;
- road names or numbers of all the major roads as well as the roads that provide access to the site(s)
- a north arrow;
- a legend;
- the prevailing wind direction; and
- GPS co-ordinates (Indicate the position of the proposed activity with the latitude and longitude at the centre point for each alternative site. The co-ordinates should be in degrees, minutes and seconds. The minutes and seconds should be to at least three decimal places. The projection that must be used in all cases is the Hartebeesthoek94 WGS84 coordinate system;
- a digital copy of the GPS coordinates must also be provided in a KMZ File (.kmz) format. The KMZ File may be converted to a PDF format and submitted as such.

The EIA Regulations require that a map (i.e., a site development plan) at an appropriate scale which superimposes the proposed activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers; be submitted with the relevant EIA reports.

If the project has progressed to a point where a site development plan ("SDP") has been designed, the final plan must be submitted in a digital format with the Application Form. The Shape Files (.shp) for the site development plans must be in the Hartebeesthoek94 WGS84 co-ordinate system, and such plans must be included in an electronic copy of the report submitted to the competent authority).

## 4. Application Project Plan

A project schedule must be submitted as an Appendix K, and must include milestones for:

- public participation (dates for advertisements, workshops and other meetings, obtaining comment from organs of state including state departments);
- the commencement of parallel application processes required in terms of other statutes (WULA, Heritage and any other Department) and where relevant, the alignment of these application processes with the EIA process;
- the submission of the key documents (e.g. Part 2 Amendment Report and EMPs).

**Note:** All the above dates must take into account the reckoning of days as prescribed in the EIA Regulations, the statutory timeframes applicable to the Applicant and EAP, as well as the timeframes applicable in terms of authority responses as prescribed in the EIA Regulations. Possible appeals may impact on project timeframes/milestones.



## AMENDMENT APPLICATION FORM

**AMENDMENT APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 FOR: THE AMENDMENT OF A VALID ENVIRONMENTAL AUTHORISATION OR THE AMENDMENT OF AN ENVIRONMENTAL MANAGEMENT PROGRAMME,**

**APRIL 2024**

### GENERAL PROJECT DESCRIPTION

(This must include an overview of the project including the Farm name/Portion/Erf number)

The Athina Estate development is on Portion 66 and 67 of the Farm Brakkloof 443 along the coastal strip between the Beacon Isle Hotel and the Robberg Nature Reserve. Access will be directly from Robberg Bay Road and OP07209.

The Environmental Authorisation (16/3/3/1/D1/14/0028/22) was issued on 31 July 2024 which authorises the Holder to undertake the following activities that includes the listed activities as it relates to the development of structures and infrastructure within 100 metres of the high-water mark of the sea and the littoral active zone, the clearance of indigenous vegetation of more than 300m<sup>2</sup>, development of roads wider than 4 metres and the excavation of more than 5m<sup>3</sup> of sand within 100 metres of the high-water mark of the sea and littoral active zone for the development of a small beachfront estate (9 residential stands). A Part 1 Amendment was approved on 14 June 2024 for amendments to the SDP (16/3/3/5/D1/14/0007/24).

The development includes 9 residential stands that vary between  $\pm 1319\text{m}^2$  and  $\pm 1987\text{m}^2$  in size. There is some designated communal open space that will be rehabilitated with natural indigenous vegetation. The property will be fenced and gated, however access to the frontal / coastal beach walking trail will not be denied. The development will be controlled by the Homeowners Association and the design of houses will be subject to architectural design guidelines that will ensure an aesthetically pleasing development that blends in with the surroundings.



## SECTIONS TO BE COMPLETED AND INFORMATION TO BE APPENDED

### NOTE:

The Parts and Sections of the Form applicable to the proposed application type are marked with "●" and must be completed. The appendices applicable to each application type are marked with "●" and must be attached to the Application form as per the list below.

"N/A" depicts sections or appendices that are not applicable to the specific application type.

Please indicate "YES" or "NO" to indicate whether the Appendix is attached to the Application Form.

APPLICATION TYPE:	PART			APPENDIX:										
	1	2	3	A	B	C	D	E	F	G	H	I	J	K
PART 1 AMENDMENT	●	●	●	●	●	●	N/A	N/A	N/A	●	N/A	N/A	●	N/A
PART 2 AMENDMENT	●	●	●	●	●	●	●	●	●	●	●	●	●	●
PART 4 AMENDMENT	●	●	●	●	●	N/A	●	●	●	●	●	●	●	●

Please highlight the List of documents Appended to this Form:

Appendix A:	Specific Fee Reference Number	YES	NO	N/A
Appendix B:	Consent Form - Landowner	YES	NO	N/A
Appendix C:	EA Holder's Endorsement Form	YES	NO	N/A
Appendix D:	Screening Tool Report	YES	NO	N/A
Appendix E:	Site Sensitivity Verification Report	YES	NO	N/A
Appendix F:	Notice of Intent to Develop (NID) from Heritage Western Cape	YES	NO	N/A
Appendix G:	Existing approval(s)	YES	NO	N/A
Appendix H:	Locality map (at scale of 1: 50 000 or less, including a KMZ File)	YES	NO	N/A
Appendix I:	Site Development Plan / Map (including Shape Files)	YES	NO	N/A
Appendix J:	Zoning map	YES	NO	N/A
Appendix K:	Application Project Plan	YES	NO	N/A
Appendix L:	Proposed Public Participation Process	YES	NO	N/A
Appendix M:	Proof of payment of the application fee	YES	NO	N/A
Appendix N:	SG Diagram	YES	NO	N/A
Appendix O:	Title Deed / Notarial Deed of Servitude	YES	NO	N/A
Appendix P:	Amended EMPr	YES	NO	N/A
Appendix Q:	EAP CV	YES	NO	N/A

### NOTE:

A **Part 1** amendment will not change the scope of a valid EA, nor increase the level or nature of the impact which was initially assess as part of the valid EA or refers to a proposed change of ownership or transfer or rights and obligations. Refer to the requirements detailed in Regulation 29 and 30 of the EIA Regulations.

A **Part 2** amendment will result in a change to the scope of a valid EA where such change will result in an increased level of impact or change in the nature of impact, where such level or change in nature of impact was not assessed and included in the initial application for EA; or taken into consideration in the initial EA. Refer to the requirements and process detailed in Regulation 31, 32 and 33 of the EIA Regulations.

A **Part 4** amendment relates to an amendment to the impact management outcomes of an EMPr before an audit is required in terms of the EA. Refer to the process detailed in Regulation 37 of the EIA Regulations.

**Note that should a listed activity be triggered by the proposed amendment, a Basic Assessment or Scoping/EIR Reporting process must be followed and an application for EA must be completed.**

## PART 1: ADMINISTRATIVE DETAILS

### SECTION A: DETAILS OF APPLICANT | EAP | LANDOWNER | MUNICIPALITY

Highlight the Departmental Region and District in which the intended application will fall		CAPE TOWN OFFICE (REGION 1)		GEORGE REGIONAL OFFICE (REGION 3)	
		City of Cape Town	Cape Winelands District	Central Karoo District	
		West Coast District	Overberg District	Garden Route District	
<b>Duplicate this section where there is more than one Applicant</b>					
1.	Name of Applicant:	ATHINA DEVELOPMENT (PTY) LTD			
	Contact person name (if other):	Kyle Powter			
	Company/ Trading name				
	State Department/Organ of State:	ATHINA DEVELOPMENT (PTY) LTD			
	Company Registration Number:	2018/081918/07			
	Postal address & Postal code:	1 <sup>st</sup> Floor, Dean Street Arcade, Main Street			Code 7700
	Contact numbers:	Tel. +27(0)	Cell: +27(0) 82 505 1770		
E-mail:	kylepowter1@gmail.com				
2.	Company of EAP:	Eco Route Environmental Consultancy			
	EAP / Candidate EAP name:	Joclyn Marshall			
	EAP registration no:	2022/5006			
	Postal address & Postal code:	P.O. Box 1252, Sedgfield			Code 6573
	Contact numbers:	Tel. +27(0)	Cell: +27(0) 72 126 6393		
	E-mail:	joclyn@ecoroute.co.za			
	<b>Duplicate this section where there is more than one Landowner</b>				
3.	Name of landowner:	Athina Homeowners Association			
	Name of contact person for landowner (if other):	Jenny Gerhard			
	Postal address & Postal code:				Code
	Contact numbers:	Tel. +27(0)	Cell: +27(0)		
	E-mail:	jen@holidayplett.co.za			
	<p><b>Note:</b> The written consent form must be attached as Appendix B to this Form. If there is more than one cadastral, written consent must be provided for each cadastral unit by all landowners.</p> <p>The consent of the landowner or person in control of the land is not required for: a) linear activities; b) an activity directly related to prospecting or exploration of a mineral and petroleum resource or extraction and primary processing of a mineral resource; or c) strategic integrated projects ("SIPs") as contemplated in the Infrastructure Development Act, 2014 (Act No. 23 of 2014). For a Part 2 amendment process, the proposed amendment(s) must be brought to the attention of landowner who must be given a minimum period of 30 days to comment on the Report. Note that the landowner consent must be completed and submitted with the application form should the applicant not be the landowner.</p>				
4.	Name of Person in control of the land:	Athina Homeowners Association			
	Contact person for 'person in control of the land' (if other):	Jenny Gerhard			
	Postal address & Postal code:				Code:
	Contact numbers:	Tel. +27(0)	Cell: +27(0)		
	E-mail:	jen@holidayplett.co.za			
	<b>Duplicate this section where there is more than one Municipal Jurisdiction</b>				
5.	Municipality in whose area of jurisdiction the proposed activity will be undertaken:	Bitou Municipality			
	Name of contact person:	Chris Schliemann / Anje Minnie			
	Postal address & Postal code:	P.O. Box 255, Plettenberg Bay			Code 6600
	Contact numbers:	Tel. (044) 501 3324	Cell: +27(0) 83 628 4001		
	E-mail:	<a href="mailto:cschliemann@plett.gov.za">cschliemann@plett.gov.za</a> <a href="mailto:aminnie@plett.gov.za">aminnie@plett.gov.za</a>			

## SECTION B: NATIONAL SECTOR CLASSIFICATION LIST

Highlight the main sector the proposed development falls under and insert "1" in the relevant block in the sector list below. This will be the same sector indicated in the National Web Based Environmental Screening Tool which should be utilised to generate the Screening Tool Report.

**Note:** Where more than one sector may be applicable, for the purpose of identifying all the relevant / applicable specialist studies, also indicate the "secondary sector(s)" applicable to the proposed development by inserting a "2" in the relevant block in the sector list below with "2". Screening Tool Reports must be generated for each of the applicable sectors.

Infrastructure/Transport Services/Roads – Public		Utilities Infrastructure/Telecommunications/Radio Broadcasting – Tower	Services/Waste Management Services/Storage Facilities – Nuclear	
Infrastructure/Transport Services/Roads – Private		Utilities Infrastructure/Telecommunications/Radio Broadcasting – Mast	Services/Burial and cemeteries – Cemeteries	
Infrastructure/Transport Services/Rail-Public		Utilities Infrastructure/Telecommunications/Radio Broadcasting – Receivers	Services/Burial and cemeteries – Cremators	
Infrastructure/Transport Services/Rail – Private		Utilities Infrastructure – Marine cables	Services/Water services/Storage – Reservoirs	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Commercial		Utilities Infrastructure/Electricity/Generation/ Non- Renewable/ Hydrocarbon – Petroleum	Services/Water services – Desalination	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Private		Utilities Infrastructure/Electricity/Generation / Non-Renewable/ Hydrocarbon – Coal	Services/Water services – Treatment and Wastewater	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Public Services		Utilities Infrastructure/Electricity/Generation/ Non- Renewable – Nuclear	Services - Hospitality	
Infrastructure/Transport Services – Ports		Utilities Infrastructure/Electricity/Generation/Renewable – Hydro	Agriculture/Forestry/Fisheries – Crop production	
Infrastructure/Transport Services – Inland waterways		Utilities Infrastructure/Electricity/Generation/Renewable/Solar – PV	Agriculture/Forestry/Fisheries – Animal production	
Infrastructure/Transport Services – Marina		Utilities Infrastructure/Electricity/Generation/Renewable/Solar – CSP	Agriculture/Forestry/Fisheries – Afforestation	
Infrastructure/Transport Services – Canal		Utilities Infrastructure/Electricity/Generation/Renewable - Wind	Agriculture/Forestry/Fisheries – Aquaculture	
Infrastructure/Localised infrastructure – Infrastructure in the sea/Estuary/Littoral active zone/Development setback/100m inland/ or coastal public property	1	Utilities Infrastructure/Electricity/Generation/Renewable – Biomass/Biofuels	Agriculture/Forestry/Fisheries –Agro-processing	
Infrastructure/Localised infrastructure -Zip lines and Foefie slides		Utilities Infrastructure/Electricity/Generation/Renewable - Wave	Transformation of land – Indigenous vegetation	
Infrastructure/Localised infrastructure – Cableway and Funiculars		Utilities Infrastructure/Electricity/ Distribution and Transmission – Powerline	Transformation of land – From open space or Conservation	
Infrastructure/Localised infrastructure – Billboards		Utilities Infrastructure/Electricity/ Distribution and Transmission – substation	Transformation of land – From Agriculture or Afforestation	
Infrastructure/Localised infrastructure – Depot for dangerous goods		Services/Waste Management Services/Disposal Facilities – Hazardous	Transformation of land – From mining or heavy industrial areas	
Infrastructure/Localised infrastructure – Filling station or Tanks for Dangerous goods		Services/Waste Management Services/Disposal Facilities – Nuclear	Any activities close to or within a watercourse	
Utilities Infrastructure/Pipelines – Fresh/Storm water urban		Services/Waste Management Services/Disposal Facilities – General	Any activity in an estuary, on the seashore, in the littoral active zone, or in the sea	
Utilities Infrastructure/Pipelines – Fresh/Storm water rural		Services/Waste Management Services/ Treatment Facilities – Hazardous	Activity requiring a permit or license in terms of National or Provincial legislation governing the release or generation of emissions – emissions	
Utilities Infrastructure/Pipelines – Wastewater		Services/Waste Management Services/ Treatment Facilities – General	Activity requiring permit or license – Marine effluent/freshwater effluent	
Utilities Infrastructure/Pipelines – Dangerous goods urban		Services/Waste Management Services/ Storage Facilities – General	Activity requiring permit or license – Freshwater effluent	
Utilities Infrastructure/Pipelines – Dangerous goods rural		Services/Waste Management Services/ Storage Facilities – Hazardous	Release genetically modified organisms	

**Note:** Mining categories have been excluded from the above list.

**SECTION A: DETAILS OF THE ENVIRONMENTAL AUTHORISATION (“EA”) | ENVIRONMENTAL MANAGEMENT PROGRAMME (“EMPr”) AND PROPOSED AMENDMENTS**

The Environmental Authorisation (16/3/3/1/D1/14/0028/22) was issued on 31 July 2024 which authorises the Holder to undertake the following activities that includes the listed activities as it relates to the development of structures and infrastructure within 100 metres of the high-water mark of the sea and the littoral active zone, the clearance of indigenous vegetation of more than 300m<sup>2</sup>, development of roads wider than 4 metres and the excavation of more than 5m<sup>3</sup> of sand within 100 metres of the high-water mark of the sea and littoral active zone for the development of a small beachfront estate (9 residential stands).



1. The realignment of the internal road as shown on the New SDP attached as Appendix G1.
2. Repositioning of parking bays at the entrance to the Estate.
3. Entrance to P01 changed to behind the guardhouse and bin room.
4. Entrance to P03 moved closer to the main road (off the koppie) to gain access from its southern boundary.
5. The change in access points for the five beachfront properties (PO5 to PO9).
6. The minor realignment of the five beachfront erven as per the SG Diagram (Appendix I).
7. PL (plate level) at P05 lowered – height restriction still in place.
8. All portions on the beach side resized. The footprint of the 5 beachfront portions was 7271 square meters and has been reduced to 6884 square meters



Figure 2: SDP as per the approved Amendment dated 14 June 2024.

2. Provide a brief description of the proposed changes to the EA and/or subsequent amendments to the EA and/or EMPr. This must include an overview of the project including the Farm name/Portion/ErF number. Clearly indicate whether the EA does not include operational aspects:

The Athina Estate development is on Portion 66 and 67 of the Farm Brakkloof 443 along the coastal strip between the Beacon Isle Hotel and the Robberg Nature Reserve. Access will be directly from Robberg Bay Road and OP07209.

The development includes 9 residential stands that vary between  $\pm 1319\text{m}^2$  and  $\pm 1987\text{m}^2$  in size. There is some designated communal open space that will be rehabilitated with natural indigenous vegetation. The property will be fenced and gated, however access to the frontal / coastal beach walking trail will not be denied. The development will be controlled by the Homeowners Association and the design of houses will be subject to architectural design guidelines that will ensure an aesthetically pleasing development that blends in with the surroundings.

The proposed changes to the EA are as follows:

- The amendment of the Site Development Plan ("SDP") to reflect a boardwalk instead of a footpath.
- A revised layout proposed for the amendment of building plates that will have an overall increase in the development footprint of the building plates by  $165\text{m}^2$  for P06 and P07.
- The inclusion of an additional development footprint area on building plate P08 of  $54\text{m}^2$ , and removal of development footprint area from P09 of  $71\text{m}^2$  that will have an overall decreased of  $17\text{m}^2$ .
- **Amendment of Condition 21 as contained in the Environmental Authorisation (16/3/3/1/D1/14/0028/22) dated 31 July 2025.**

The EA does not define specific operational aspects. The environmental authorisation's validity period has been granted for a period of five (5) years, during which period the construction activities must commence and be concluded, including the post-construction rehabilitation and monitoring and submission of the final environmental audit reports for the construction phase. Considering the proposed implementation programme, the monitoring and post-construction rehabilitation can be adequately incorporated in the construction phase.

3. Is the Directorate Development Management the competent authority that issued the EA and/or subsequent amendments to the EA and/or EMPr? If **NO**, provide the details of the Competent Authority that issued the authorisation and details regarding their jurisdiction in terms of the NEMA.

N/A

4. Is the EA and/or subsequent amendments to the EA and/or EMPr still valid (in force)? If **yes**, until when is the EA and/or subsequent amendments to the EA and/or EMPr valid?



The environmental authorisation's validity period has been granted for a period of five (5) years, during which period the construction activities must commence and be concluded, including the post-construction rehabilitation and monitoring and submission of the final environmental audit reports for the construction phase. This Environmental Authorisation is granted for the period from date of issue until <b>31 July 2028</b> .				
5.	Were the activities commenced with on site during the validity period of the EA and/or subsequent amendments to the EA? If <u>YES</u> , describe the implementation of the EA and/or subsequent amendments to the EA to date (please indicate the individual listed activities commenced with).		YES	NO
<ul style="list-style-type: none"> <li>❖ Activity 17 of Listing Notice 1: This listed activity has commenced for the installation of services and the internal road.</li> <li>❖ Activity 19A of Listing Notice 1: Excavations have commenced for the installation of services and the internal road.</li> <li>❖ Activity 4 of Listing Notice 3: The construction of the internal road has commenced.</li> <li>❖ Activity 12 of Listing Notice 3: the clearance of more than 300m<sup>2</sup> of indigenous vegetation within 100m from the high-water mark of the sea has commenced for the installation of services and the internal road. Alien Invasive Plant clearing also commenced on 11 March 2024.</li> </ul>				
6.	Was the decision on EA and/or subsequent amendments to the EA and/or EMPr appealed by anyone? If <u>YES</u> , provide details of the Appeal Decision and a copy of the Appeal EA.		YES	NO
N/A				
7.	Does the proposed change(s) to the valid EA and/or subsequent amendments to the EA and/or EMPr, on its own, constitute a listed activity? Please ensure to complete Section E below.		YES	NO
N/A				
<b>NB. If <u>yes</u>, the amendment application will not be considered, and you will be required to apply for EA from the Competent Authority to undertake the listed activity. In such a case complete the relevant Parts of this form.</b>				
8.	Please indicate whether a Part 1, Part 2 or Part 4 amendment process is required (highlight the relevant box)			
	Part 1 amendment process	Part 2 amendment process	Part 4 amendment process	
	*Complete Section A and B below.	*Complete Sections A; C and E below.	*Complete Sections A; D and E below.	
<p><b>Note:</b> A <b>Part 1</b> amendment will not change the scope of a valid EA, nor increase the level or nature of the impact which was initially assess as part of the valid EA or refers to a proposed change of ownership or transfer or rights and obligations.</p> <p>A <b>Part 2</b> amendment will result in a change to the scope of a valid EA where such change will result in an increased level of impact <u>or</u> change in the nature of impact, where such level or change in nature of impact was not assessed and included in the initial application for EA; or taken into consideration in the initial EA.</p> <p>A <b>Part 4</b> amendment relates to an amendment to the impact management outcomes of an EMPr before an audit is required in terms of the EA</p>				
9.	Provide a list of the <b>similarly listed activities</b> in terms of the latest EIA Regulations, 2014 (as amended) that are applicable to the project:			
<p><b>Note:</b> For an amendment of an EA to be considered, the listed activity(ies) in the valid EA must be similarly listed in terms of the latest EIA Regulations Listing Notices.</p>				
Provide the activity number and description of the relevant <b>Listed Activities</b> from the previous NEMA notices or ECA notices as approved in the EA:		Describe the " <b>similarly listed activity</b> " identified in the current Listing Notices and provide a motivation and description of the portion of the proposed project to which the identified listed activity relates.		Describe how the activities are similar in nature.
Listing Notice 1, Activity 17		Development - (v) If no development setback line exists, then within a distance of 100 meters inland of the high-water mark of the sea  In respect of : (e) buildings of 50 square meters or more. (f) infrastructure, structures of 50 square meters or more.		The construction of the boardwalk will require a raised wooden structure of approximately 104m long and 1.5m wide, including staircases and landings, resulting in a footprint of ±214m <sup>2</sup> .  The boardwalk design is such that the section within the 100-meter highwater mark of the sea is under the 50m <sup>2</sup> threshold for Activity 17 of Listing Notice 1.
Listing Notice 1, Activity 19A		The infilling or depositing of any material of more than 5 cubic metres into, or the dredging , excavation, removal or moving of soil, sand,		The poles for the footing of the boardwalk will require excavation and concrete foundations. Excavation will remain within the proposed footprint of the footpath as



	shells, shell grit, pebbles or rock of more than 5 cubic metres from: (iii) the littoral active zone, an estuary or <b>a distance of 100 meters or more from the high-water mark of the sea.</b>	far as possible to avoid any further impacts. The poles will be 1.5m apart, requiring approximately 140 poles. This will result in approximately 3.9m <sup>3</sup> of excavation for the holes.  The boardwalk will be cantilevered over the substructure that will be sitting 400mm inside the 1500mm boardwalk width.
Listing Notice 3, Activity 12	<p>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p><b>(i) Western Cape</b> (i) Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; (iii) Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas;</p>	<p>The construction of the boardwalk will require a raised wooden structure of approximately 104m long and 1.5m wide, including staircases and landings, resulting in a footprint of ±214m<sup>2</sup>.</p> <p>The construction of the boardwalk will require minimal additional clearance of vegetation beyond what was approved as the boardwalk will be raised and follow the proposed footprint of the footpath as far as possible. The position and levels of the boardwalk will be determined on site.</p> <p>The additional increase of the building plates by 148m<sup>2</sup> will result in additional clearance of vegetation, however the increase to the build plate will not be within 100m of the high-water mark of the sea, as shown in figure 7.</p>
<p><b>Note:</b> "<b>ECA notices</b>", means the notices promulgated in terms of the Environment Conservation Act, 1989 (Act No. 73 of 1989) namely Government Notice R. 1182, as amended by Government Notice R. 1355 of 17 October 1997, Government Notice R. 448 of 27 March 1998 and Government Notice R. 670 of 10 May 2002.  <b>"previous NEMA notices"</b> as contemplated in these transitional arrangements means the previous notices published in terms of section 24(2) of NEMA (Government Notices R. 386 and R. 387 in the Government Gazette of 21 April 2006, as amended, Government Notices No. R.544, 545 and 546 in the Government Gazette of 18 June 2010, as amended, or Government Notices No. R983, R984 and R985 in the Government Gazette of 4 December 2014, as amended);</p>		

**Note:** A copy of the EA/ROD/Amendment EA(s)/ EMPr /Appeal Decision **must** be attached to this form as Appendix G.

## SECTION B: APPLICATIONS TO FOLLOW A PART 1 AMENDMENT PROCESS

Complete this section if a Part 1 Amendment process must be followed to amend the EA. Please highlight the relevant applicable sections and provide information in the blocks provided.

1.	Provide a concise description of the amendment(s) being applied for. This must include an overview of the project including the Farm name/Portion/Erf number: A Part 2 Amendment is being applied for, see Section C below.		
2.	Does the proposed change to the EA and/or subsequent amendments to the EA and/or EMPr relate to the change of ownership? Explain below:	YES	NO
N/A			
3.	Does the proposed change to the EA and/or subsequent amendments to the EA and/or EMPr relate to the transfer of rights and obligations? Explain below:	YES	NO
N/A			
4.	Does the proposed change to the EA and/or subsequent amendments to the EA and/or EMPr relate to the extension of the validity period of the EA? Explain below:	YES	NO
N/A			
5.	Does the EA and/or subsequent amendments to the EA and/or EMPr that was granted include operational aspects? If <u>NO</u> , explain why a Part 1 amendment process must be followed below:	YES	NO
N/A			
<b>Note:</b> Where the EA and/or subsequent amendments to the EA and/or EMPr does not include operational aspects, the period for which the EA is granted, may not be extended unless the process to amend the EA contemplated in Regulation 32 is followed. Furthermore, the period for which such EA is granted may only be extended for a maximum further period of 5 years.			
6.	Will the proposed changes to the EA result in a change in the scope of a valid EA? (NB: If <u>yes</u> , complete Section C: Part 2 Amendment Applications below).	YES	NO
7.	Will the proposed changes to the EA result in an increase the level or nature of the impact? Provided: Such impacts were not initially assessed and considered when the application was made for the EA under consideration. Explain below: (NB: If <u>yes</u> , complete Section C: Part 2 Amendment Applications below)	YES	NO
8.	Provide specific reasons for the amendment(s) being applied for. A Part 2 Amendment is being applied for, see Section C below.		
<b>Note:</b> A current written consent from the landowner must be attached as Appendix B and the endorsement from the Holder of the EA must be attached as Appendix C to this Form when submitted.			

## SECTION C: APPLICATIONS TO FOLLOW A PART 2 AMENDMENT PROCESS

Complete this section if a Part 2 Amendment process must be followed to amend the EA.

1.	Provide the DEA&DP reference number of the EA and/or subsequent amendments to the EA and/or EMPr to be amended and a concise description of the amendment(s) being applied for.		
	DEA&DP Ref. NO.	16/3/3/1/D1/14/0028/22	
	NEAS Ref. NO.	WCP/EIA/0001187/2022	
The proposed changes to the EA are as follows: <ul style="list-style-type: none"> <li>The amendment of the Site Development Plan ("SDP") to reflect a boardwalk instead of a footpath.</li> <li>A revised layout proposed for the amendment of building plates that will have an overall increase in the development footprint of the building plates by 165m<sup>2</sup> for P06 and P07.</li> <li>The inclusion of an additional development footprint area on building plate PO8 of 54m<sup>2</sup>, and removal of development footprint area from PO9 of 71m<sup>2</sup> that will have an overall decreased of 17m<sup>2</sup>.</li> <li>An amended EMPr has been included in the application, should the boardwalk be approved. The changes to the EMPr are highlighted in red.</li> <li>Amendment of Condition 21 as contained in the Environmental Authorisation (16/3/3/1/D1/14/0028/22) dated 31 July 2025.</li> </ul>			



Figure 3: New proposed amended SDP.

**Boardwalk:**

The construction of the boardwalk will require a raised wooden structure of approximately 104m long and 1.2m wide, including staircases and landings, resulting in a footprint of 155m<sup>2</sup>.

The boardwalk will follow the shape of the proposed footpath as far as possible, its position and level will be determined on site. The width of the boardwalk will be 1200mm wide, with the substructure sitting 300mm inside the 1200mm boardwalk width. A supporting floor joist will extend the full width of the boardwalk to support the 300mm cantilever on both sides.

The gum poles for the footing of the boardwalk will require excavation and concrete foundations. The poles will be 1.5m apart, requiring approximately 140 poles. This will result in approximately 3.9m<sup>3</sup> of excavation for the holes.

The boardwalk will be elevated off the ground, approximately 0.5m above ground level. The boardwalk design will be such that the decking planks will be spaced to allow for light to penetrate under the boardwalk. This will be to facilitate revegetation under the boardwalk.

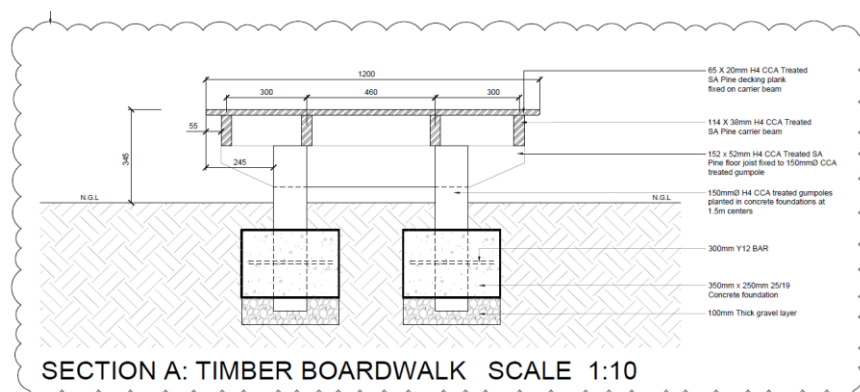


Figure 4: Cross section of boardwalk.

The boardwalk design is such that the section within the 100-meter highwater mark of the sea is under the 50m<sup>2</sup> threshold for Activity 17 of Listing Notice 1. The boardwalk footprint in this area is 46m<sup>2</sup> and is shown by the purple line in figure 6 below. The 100-meter highwater mark of the sea can also be determined using the SG Diagram (Appendix N) which indicates the property seawards boundary as being "62.97 meters above highwater mark". Therefore, 37.03m inland from the boundary is indicative of the 100-meter highwater mark.

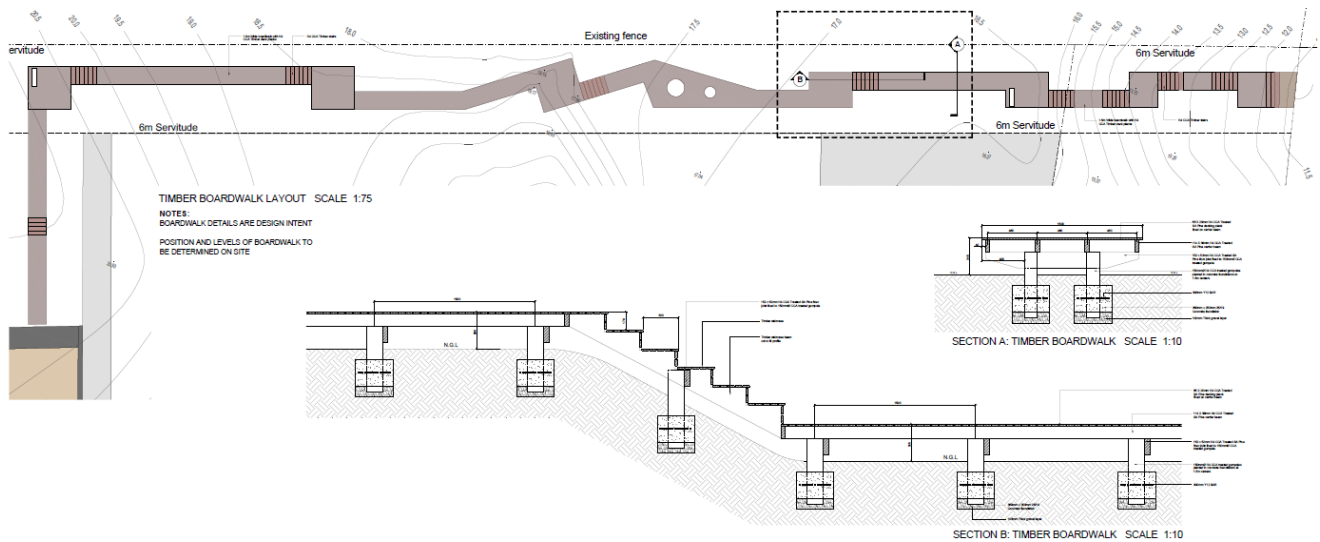
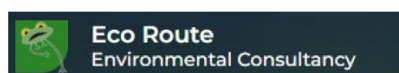


Figure 5: Proposed layout of the boardwalk.

Accoya modified wood is proposed to be used for the structure. This wood has a lifetime warranty of 50 years above ground and 25 years in ground. Minimal maintenance will be required during the operational phase.



Boardwalk in relation to 100 meters from the highwater mark  
Created by: Justin Britton 2024/11/27

Figure 6: Proposed boardwalk in relation to 100 meters from the highwater mark of the sea.

### **Build Plates:**

An adjustment in the building plate layout and increase in build plate area by 165m<sup>2</sup> is required due to the consolidation of Stand PO7 and PO6. The building plate adjustment also includes an additional area on PO8 and reduction of PO9. The build plate for PO9 has been reduced by 71m<sup>2</sup>, and PO8 increased by 54m<sup>2</sup> resulting in a



reduction of the total build plate area for the two stands by 17m<sup>2</sup>. The reduction of build plates is shown as pink, and increase is shown as orange in figure 7 below. The overall increase in build plate area is 148m<sup>2</sup>.



Approximate location of the 100m high water mark according to figure 6.

Figure 7: Proposed building plate layout.

### Servitude Right of Way:

Condition 21 of the Environmental Authorisation (16/3/3/1/D1/14/0028/22) dated 31 July 2025 is as follows –

*The Holder must ensure the development provides the public unrestricted access to the coastal public property. A coastal access point should be established and maintained on the site.*

It is proposed to amend this condition to the following –

*The Holder must ensure that access to the coastal public property over the servitude right of way is not restricted in accordance with the title deed condition.*

There is a servitude registered over Portion 67, giving access to Portion 60, which today comprises most of Whale Rock Estate. It must be made clear that this is not public access. It is also not a new proposal and has been the situation since 1987. The Conveyancer's Certificate attached as Appendix O contains the Notarial Deed of Servitude K750/1996. This servitude grants the owner of Portion 60 access over the property and permits them to landscape and pave the servitude area.

The servitude area is within the 6m ecological corridor along the northern boundary of the development. Condition 20 of the Environmental Authorisation (16/3/3/1/D1/14/0028/22) dated 31 July 2025 is as follows –

*The Holder must establish and maintain a six (6) metre wide ecological corridor along the northern boundary of the development. Further to this—*

- 20.1. The ecological corridor must be incorporated in the site development plan as a servitude for conservation purposes.
- 20.2. The servitude / corridor must be rehabilitated and maintained with locally indigenous plant species and kept clear of alien invasive vegetation.

20.3. No structures or infrastructure may be constructed in this servitude without authorisation. This ecological servitude must not be fenced on the eastern and western boundaries.

As per Condition 20.3, any structures within the servitude must be authorised. Furthermore, the servitude is for conservation purposes and should therefore limit movement over sensitive dune vegetation where there is no designated footpaths or boardwalks. The servitude will remain unfenced as per condition 20.3.

The requirement for a coastal access point as per Condition 21 implies that the Holder of the EA must also provide public parking which did not form part of the development proposal. This conflicts with the Title Deed and planning approval. Public access to the beach is provided for approximately 800m from the servitude area, and multiple private access points existing from neighbouring properties.

Comments received from DFFE: Oceans and Coasts dated 25 June 2025 state that controlled access through the estate is not recommended –

*While on the subject of public coastal access, the EA amendment, states that "The property will be fenced and gated, however access to the frontal/coastal beach walking trail will not be denied. The Homeowners Association will control the development..." the branch wishes to express concerns regarding private players such as a HOA burdening itself with the responsibility of managing and controlling the public exercising the right of access to the coast. Even though this is a good gesture that could be appreciated, the concern is that this should be a municipal function or a function of a public body. In this regard, it is recommended that such an undertaking be recorded in a manner that guarantees that the coastal access right-of-way will remain in perpetuity.*

The access right of way will remain in perpetuity as per the condition of the Title Deed and Notarial Deed of Servitude K750/1996.

2.	Will the proposed changes to the EA and/or subsequent amendments to the EA and/or EMPr result in a change in the scope of a valid EA and/or subsequent amendments to the EA and/or EMPr? Explain below:	YES	NO
<p>The letter issued by DEA&amp;DP on 20 February 2025 (16/3/3/6/7/5/D1/14/0426/24) following the submission of a Notice of Intent for the proposed amendments states the following –</p> <ul style="list-style-type: none"><li>It is noted that the proposal entails the amendment of the Site Development Plan ("SDP") to reflect a boardwalk instead of a footpath. The boardwalk extends beyond the approved development footprint.</li><li>Furthermore, there is a revised layout proposed for the amendment of building plates that will have an overall reduction in the development footprint of the building plates for P06 and P07; however, the proposed building footprints will extend beyond those previously assessed. <b>It is noted that the building plates will in fact have an overall increase in the development footprint by 148m<sup>2</sup>.</b></li><li>According to the proposed changes to the SDP, it is noted that PO8 with the additional building plate will transvers the existing erven boundary. Therefor there will be additional impacts that was not assessed in the previous Environmental Authorisation.</li><li>Considering the impacts during the construction phase and the operational phase, there will be a change in the visual and landscaping impacts. These further highlight that there will be additional impacts which were not assessed when the initial application for Environmental Authorisation was considered.</li><li>The latest proposal to amendment the Environmental Authorisation (i.e., changes to the approved SDP) will result in a change to the scope of a valid environmental authorisation where such change will result in an increased level or change in the nature of impact where such level of or change in the nature of the impact was not -<ul style="list-style-type: none"><li>o assessed and included in the initial application for environmental authorisation; or</li><li>o taken into consideration in the initial application environment authorisation.</li></ul></li></ul> <p>This view is supported by the changes to the building plates / footprints and the development of a boardwalk, which were not previously assessed nor taken into account in the initial application for environmental authorisation.</p>			
3.	Will the proposed changes to the EA and/or subsequent amendments to the EA and/or EMPr result in an increase the level or nature of the impact? Provided: Such impact(s) was initially assessed and considered when the application was made for the EA under consideration. Explain below:	YES	NO
<p>Impacts initially assessed as part of the valid Environmental Authorisation are shown in the tables below. There are only minor changes to the assessed impacts as a result of the amendment. No further substantial negative impacts are foreseen. The nature of the impact has however changed such that the impacts are associated with a boardwalk and not a footpath. The boardwalk extends beyond the approved development footprint, and the</p>			



proposed building footprints will extend beyond those previously assessed. The impacts associated with the construction of the dwellings have been assessed in the Environmental Impact Assessment process and contained in the approved EMPr. The additional build plate footprint will not increase the impacts significantly.

#### Construction Phase (boardwalk):

Impact	Amended SDP
Clearance of vegetation for the construction of the dwellings and associated infrastructure	Additional clearance of vegetation will be limited as the boardwalk will be raised and will follow the proposed footpath as far as possible.
Primary Dune System	No change – the primary dune system will not be affected.
Sedimentation	No change
Stormwater runoff and erosion	The boardwalk will not increase stormwater runoff or erosion. Limiting foot traffic to the boardwalk will reduce potential erosion. The raised boardwalk will allow for growth of some dune vegetation under the structure.
Disturbance / removal of topsoil	Excavation will be required to install the poles for the boardwalk footing. This will be undertaken in the footprint of the existing footpath.
Waste Pollution	No change
Construction Vehicles	No change
Geotechnical restraints due to sandy soils	Excavation will be required to install the poles for the boardwalk footing. Geotechnical constraints are not expected.
Noise pollution	No change
Visual impact and Landscaping	The boardwalk will have a slight visual change, however this should not be a negative visual change. The landscape plan provides for screening with a meandering boardwalk.
Employment	Employment of local labor for the installation of the boardwalk.

#### Operational Phase (boardwalk):

Impact	Amended SDP
Visual / Sense of place	Slight visual change due to a boardwalk structure, however this is not envisaged to be a negative impact. A well-designed boardwalk can add a rustic, natural aesthetic to the beach environment, blending with the surroundings while providing a clear path. The landscape plan provides for screening with indigenous trees.
Stormwater Management	By keeping people elevated above the dunes, boardwalks prevent the displacement of sand that would otherwise occur from foot traffic. Footpaths are more prone to erosion due to the constant shifting of sand and water movement, which can create uneven surfaces, gullies, and degradation over time.
Stormwater Runoff into Wetland	No change
Impervious Surfaces and Foundations	No change
Pollution entering surrounding environment	No change
Landscape Connectivity	No change
Primary Dune System	By keeping people elevated above the dunes, boardwalks prevent the displacement of sand that would otherwise occur from foot traffic.
Eradication of Alien Vegetation	No change
Formal gardens	No change

#### Construction Phase (building plates):

Impact	Amended SDP
Clearance of vegetation for the construction of the dwellings and associated infrastructure	Additional clearance of vegetation as the total proposed build plate footprints for the dwellings will be increased by 148m <sup>2</sup> .
Primary Dune System	No change – the primary dune system will not be affected.
Sedimentation	No change
Stormwater runoff and erosion	Stormwater runoff or erosion will not be increased.

Disturbance / removal of topsoil	The amended building plates may result in minor additional excavation as the footprint has increased slightly. One larger house is proposed instead of two individual dwellings on the consolidated erven (P06 and P07).
Waste Pollution	No change
Construction Vehicles	No change
Geotechnical restraints due to sandy soils	Geotechnical constraints are not expected to change.
Noise pollution	No change
Visual impact and Landscaping	Impacts associated with visual pollution during construction of dwellings will not change.
Employment	Employment of local labor for the construction phase of the dwellings.

#### Operational Phase (building plates):

Impact	Amended SDP
Visual / Sense of place	One larger house is proposed instead of two on the consolidated erven (P06 and P07). The house construction must comply with the Architecture Guidelines and municipal bylaws. There will not be any increased visual impacts.
Stormwater Management	No change
Stormwater Runoff into Wetland	No change
Impervious Surfaces and Foundations	No change
Pollution entering surrounding environment	No change
Landscape Connectivity	No change
Primary Dune System	No change
Eradication of Alien Vegetation	No change
Formal gardens	No change

Each potential environmental impact and risk identified was assessed according to specific criteria. These included the nature, extent, duration, consequence, probability and frequency of identified impacts, including the degree to which these impacts can be reversed, may cause irreplaceable loss of resources, and can be avoided, managed or mitigated. The criteria are based on the EIA Regulations, published by the Department of Forestry, Fisheries and the Environment (April 1998) in terms of the Environmental Conservation Act No. 73 of 1989. These criteria include:

#### Nature of the impact

This is an estimation of the type of effect the construction, operation and maintenance of a development would have on the affected environment. This description should include what is to be affected and how.

#### Extent of the impact

Describe whether the impact will be: local extending only as far as the development site area; or limited to the site and its immediate surroundings; or will have an impact on the region or will have an impact on a national scale or across international borders.

#### Duration of the impact

The specialist should indicate whether the lifespan of the impact would be short term (0-5 years), medium term (5-15 years), long term (16-30 years) or permanent.

#### Intensity

The specialist should establish whether the impact is destructive or benign and should be qualified as low, medium or high.

#### Probability of occurrence

The specialist should describe the probability of the impact actually occurring and should be described as improbable/unlikely (low likelihood), probable (distinct possibility), highly probable (most likely) or definite (impact will occur regardless of any prevention measures).

### Reversibility

- Completely reversible (high) – the impact can be reversed with the implementation of minor mitigation measures.
- Partly reversible (medium) – the impact is reversible but more intense mitigation measures are required
- Barely reversible (low) – the impact is unlikely to be reversed even with intense mitigation measures
- Irreversible – the impact is irreversible, and no mitigation measures exist

### Irreplaceable loss of resources

Describes the degree to which resources will be irreplaceably lost due to the proposed activity. It can be no loss of resources, marginal loss, significant loss or complete loss of resources.

### Cumulative effect

An effect which in itself may not be significant but may become significant if added to other existing or potential impacts that may result from activities associated with the proposed development.

### Significance

Significance of impacts are determined through a synthesis of the assessment criteria and is described as –

- Negligible negative – where it would have negligible effects and would require little or no mitigation
- Negligible positive – the impact will have negligible positive effects
- Minor negative - where it would have low negative impact and would require minor mitigation.
- Minor positive - the impact will have minor positive effects.
- Moderate negative – the impact will have moderate negative effects and will require moderate mitigation
- Moderate positive – the impact will have moderate positive effects
- High negative – the impact will have significant effects and will require significant mitigation measures to achieve an accepted level of impact
- High positive – the impact will have significant positive effects
- Very high negative – the impact will have highly significant effects and are unlikely to be able to be mitigated adequately
- High positive – the impact will have highly significant positive effects.

### **Impacts foreseen during the construction phase:**

Project Phase	Construction			
Impact	Clearance of vegetation for the construction of the boardwalk			
Description of impact	Loss of sensitive dune vegetation, and habitat loss for terrestrial wildlife.			
Mitigable	High	Mitigation exists and will considerably reduce the significance of impacts		
Potential mitigation	<ul style="list-style-type: none"><li>• The boardwalk must follow the existing footpath as far as possible in order to reduce the disturbance of vegetation.</li><li>• Protected plants must not be disturbed. The boardwalk must be designed to avoid protected plants.</li><li>• Design the boardwalk such that vegetation may be able to recolonize underneath and so that small animals can move unhindered.</li><li>• No access by heavy machinery will be allowed. All work to be done by hand.</li><li>• Laydown areas for construction materials must be contained within already disturbed areas.</li></ul>			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Low negative	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Very limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Low	Natural and/or social functions and/or processes are somewhat altered	Very low	Natural and/or social functions and/or processes are slightly altered
Probability	Likely	The impact may occur.	Likely	The impact may occur.
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact

Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - negative		Negligible - negative	
Comment on significance	<p>The boardwalk design aims to follow the existing footpath as far as possible, thereby reducing clearance of vegetation.</p> <p>A raised boardwalk system is considered as having less impact on the dune system than a footpath as it allows for the establishment of some dune vegetation under the structure. It will also ensure that people wanting to access the beach are restricted to the boardwalk, therefore reducing potential erosion due to foot traffic.</p> <p>A boardwalk minimizes the direct impact on sensitive dune ecosystems, reducing the trampling of plants and animal habitats. It preserves the natural dune structure, which helps maintain the dune's role in coastal protection (preventing erosion and acting as a barrier to storm surges).</p>			
Cumulative impacts	The impact would result in insignificant cumulative effects			

Project Phase	Construction			
Impact	Excavation for the construction of the boardwalk			
Description of impact	Disturbance of topsoil, potential soil erosion and the loss of topsoil			
Mitigable	High	Mitigation exists and will considerably reduce the significance of impacts		
Potential mitigation	<ul style="list-style-type: none"><li>Excavations for pole footings must be kept within the existing footpath as far as possible.</li><li>No access by heavy machinery will be allowed. All work to be done by hand.</li><li>Soil excavated for the pole footings must not be placed on surrounding vegetation. excess soil from excavation must be removed to a suitable area that will not cause loss of vegetation or harm to the environment.</li><li>The site must be stabilised where necessary using available materials, where possible. It is recommended that exposed soils are covered with wood chips.</li><li>Cement used for pole footing must not be mixed on the dune area or where it may cause pollution to the environment. Cement must not be allowed to spill.</li></ul>			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Low negative	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Very limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Low	Natural and/or social functions and/or processes are somewhat altered	Very low	Natural and/or social functions and/or processes are slightly altered
Probability	Likely	The impact may occur.	Improbable /unlikely	It is unlikely that the impact will occur.
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - negative		Negligible - negative	
Comment on significance	The boardwalk design aims to follow the existing footpath as far as possible in order to limit excavation to already disturbed areas.			
Cumulative impacts	The impact would result in insignificant cumulative effects			

**Impacts foreseen during the operational phase:**

Project Phase	Operational			
Impact	Maintenance of the boardwalk			
Description of impact	Vegetation disturbance, soil compaction and erosion, wildlife disturbance, pollution and debris.			
Mitigable	High	Mitigation exists and will considerably reduce the significance of impacts		
Potential mitigation	<ul style="list-style-type: none"><li>• Maintenance activities should be scheduled outside sensitive seasons (e.g., breeding/nesting periods) to reduce disturbance to wildlife.</li><li>• Use the designated boardwalk only to avoid trampling vegetation.</li><li>• All maintenance work to be done by hand.</li><li>• Use non-toxic, environmentally friendly materials for maintenance.</li><li>• Provide environmental awareness training for workers.</li><li>• Display informational signage for the public about dune sensitivity and protection efforts.</li></ul>			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Low negative	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Very limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Low	Natural and/or social functions and/or processes are somewhat altered	Very low	Natural and/or social functions and/or processes are slightly altered
Probability	Likely	The impact may occur.	Improbable /unlikely	It is unlikely that the impact will occur.
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability				
Significance	Negligible - negative		Negligible - negative	
Comment on significance	Wooden boardwalks are generally more durable than footpaths, especially in areas with heavy foot traffic or erosion-prone environments. They are less likely to become damaged by weather, erosion, or frequent use.  Accoya modified wood is proposed to be used for the structure. This wood has a lifetime warranty of 50 years above ground and 25 years in ground. Minimal maintenance will be required during the operational phase.			
Cumulative impacts	The impact would result in insignificant cumulative effects			

Project Phase	Operational			
Impact	boardwalk structure within the landscape			
Description of impact	Visual impacts of the structure			
Mitigable	High	Mitigation exists and will considerably reduce the significance of impacts		
Potential mitigation	<ul style="list-style-type: none"><li>Indigenous landscape plan to be followed for screening with indigenous trees.</li><li>Planting of locally occurring indigenous plant species, particularly those found within the dune system around the boardwalk.</li><li>The boardwalk must be designed to blend in with the surroundings.</li></ul>			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Low negative	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Very limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Low	Natural and/or social functions and/or processes are somewhat altered	Very low	Natural and/or social functions and/or processes are slightly altered

Probability	Likely	The impact may occur.	Improbable /unlikely	It is unlikely that the impact will occur.
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability				
Significance	Minor - negative		Negligible - negative	
Comment on significance	A well-designed boardwalk can add a rustic, natural aesthetic to the beach environment, blending with the surroundings while providing a clear path.			
Cumulative impacts	The impact would result in insignificant cumulative effects			

4.	Provide specific reasons for the amendment(s) being applied for.
<p>The Applicant, Athina Development (Pty) Ltd, requires the SDP to be amended to reflect a boardwalk instead of a footpath. The boardwalk will form part of the associated infrastructure for the Athina Development in terms of Activity 17 of Listing Notice 1. Activity 17 of Listing Notice 1 has been authorized in the EA.</p> <p>A raised boardwalk system is considered as having less impact on the dune system as it allows for the establishment of some dune vegetation under the structure. It will also ensure that people wanting to access the beach are restricted to the boardwalk, therefore reducing potential erosion due to foot traffic.</p> <p>A boardwalk minimizes the direct impact on sensitive dune ecosystems, reducing the trampling of plants and animal habitats. It preserves the natural dune structure, which helps maintain the dune's role in coastal protection (preventing erosion and acting as a barrier to storm surges).</p> <p>Wooden boardwalks are generally more durable than footpaths, especially in areas with heavy foot traffic or erosion-prone environments. They are less likely to become damaged by weather, erosion, or frequent use. Accoya modified wood is proposed to be used for the structure. This wood has a lifetime warranty of 50 years above ground and 25 years in ground. Minimal maintenance will be required during the operational phase.</p> <p>It should also be noted that the Notarial Deed of Servitude K750/1996 permits the servitude area to be landscaped and paved (Appendix O).</p> <p>A slight adjustment in the building plate layout is required due to the consolidation of Stand PO7 and PO6, as well as the inclusion of an additional area on PO8. This required the reduction of stand PO9 in order to keep the total building plate area within the approved allowance. The new owner of Stand PO7 and PO6 wants to construct a larger single dwelling on the consolidated stand rather than two separate dwellings.</p> <p>An amended EMPr has been included in the application, should the boardwalk be approved. The changes to the EMPr are highlighted in red.</p> <p><b>Amendment of Condition 21 of the Environmental Authorisation (16/3/3/1/D1/14/0028/22) dated 31 July 2025 is required to align with the conditions in the Title Deed and planning approval. The amendment will not change existing rights as per the Title Deed as the servitude will give access to Portion 60 and is not intended as a public beach access.</b></p>	
5.	Specialist Input and Procedures for the Assessment and minimum criteria for reporting on identified environmental themes:
5.1	Explain which environmental themes and protocols are applicable to your proposal.
<p>The National Environmental Screening Tool Report generated for the Basic Assessment process is attached as Appendix D. The following themes identified in the screening tool are applicable to the proposal:</p> <ol style="list-style-type: none"> <li>1. Landscape/Visual Impact Assessment</li> <li>2. Terrestrial Biodiversity Impact Assessment</li> <li>3. Plant Species Assessment</li> <li>4. Animal Species Assessment</li> </ol>	



5.2	Will you be conducting the specialist input as recommended in the screening tool report?	YES	NO
	If <u>NO</u> , please attach a SSVR as APPENDIX E and indicate for which Themes the specialist investigations will be conducted and provide an explanation why the others will not be undertaken or will not be undertaken at the level of assessment indicated in the STR.		
<p>The relevant specialist studies were undertaken for the Basic Assessment process for the Athina Estate development on Portion 66 and 67 of Farm 433 Plettenberg Bay. It is not envisaged that further specialist studies are required due to the minor changes required for the SDP amendment. The specialist studies were conducted in 2021 and 2022 and are considered to still be relevant.</p> <ul style="list-style-type: none"> <li>• A Visual Impact Assessment was compiled by Andre Vercueil Professional Architects, dated 15 May 2022.</li> <li>• An Animal Species &amp; Terrestrial Biodiversity Assessment Report was undertaken by Ken Coetzee (Conservation Management Services) in November 2021 and updated October 2022.</li> <li>• Terrestrial Plant Species Compliance Statement was completed by Regalis Environmental Services in December 2020, and updated October 2022.</li> </ul>			
6.	Will the proposed changes to the EA require changes to the provision of any engineering services? Explain below:	YES	NO
The proposed amendments to the SDP will not affect any services. The services have already been installed.			
<b>Note:</b> A current written consent from the landowner must be attached as Appendix B and where applicable, the endorsement from the Holder of the EA must be attached as Appendix C to this Form when submitted.			

## SECTION D: SPECIALIST INPUT

### Note:

Please note that the submission of a report generated from the National Web Based Environmental Screening Tool in terms of Section 24(5)(h) of the NEMA must be used to inform the specialist studies.

1.	Will you be conducting the specialist input as recommended in the screening tool report?	YES	NO
If no, indicate which specialist studies will not be conducted and provide a motivation.			
<p>The relevant specialist studies were undertaken for the Basic Assessment process for the Athina Estate development on Portion 66 and 67 of Farm 433 Plettenberg Bay. It is not envisaged that further specialist studies are required due to the minor changes required for the SDP amendment. The specialist studies were conducted in 2021 and 2022 and are considered to still be relevant.</p> <ul style="list-style-type: none"> <li>• A Visual Impact Assessment was compiled by Andre Vercueil Professional Architects, dated 15 May 2022.</li> <li>• An Animal Species &amp; Terrestrial Biodiversity Assessment Report was undertaken by Ken Coetzee (Conservation Management Services) in November 2021 and updated October 2022.</li> <li>• Terrestrial Plant Species Compliance Statement was completed by Regalis Environmental Services in December 2020, and updated October 2022.</li> </ul>			
2.	Explain whether any protocols are applicable to your proposed development, if so, provide a list of the applicable protocols.		
No applicable protocols.			

## SECTION E: PART 4 AMENDMENT APPLICATIONS

Complete this section if an amendment to the impact management outcomes of an EMP is required.

1.	Provide a concise description of the amendment(s) to the impact management outcomes of the EMP being applied for.		
	DEA&DP Ref. NO.		
	NEAS Ref. NO.		
2.	Provide specific reasons for the amendment(s) being applied for.		
3.	Will you be conducting the specialist input as recommended in the screening tool report?	YES	NO
	If <u>NO</u> , please provide an explanation. Where specialist input is required, a SSVR must be attached as APPENDIX E and indicate for which Themes the specialist investigations will be conducted and provide an explanation why the others will not be undertaken or will not be undertaken at the level of assessment indicated in the STR.		

## SECTION F: PUBLIC PARTICIPATION PROCESS

For a **Part 2** and **Part 4** amendment process, the proposed amendment(s) **must** be brought to the attention of potential and registered interested and affected parties, including State Departments/Organs of State which have jurisdiction in respect of any aspect of the relevant activity who **must** be given a minimum period of **30 days** to comment on the Report.

1.	Describe the proposed method of bringing the proposed amendment to the attention of the potential interested and affected parties OR registered interested and affected parties.		
See Appendix L.			
(a)	fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of -		
(i)	the site where the activity to which the application relates is or is to be undertaken; and	YES	EXEMPTION
(ii)	any alternative site.	YES	EXEMPTION
(b)	giving written notice, in any manner provided for in section 47D of the NEMA, to –		
(i)	the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION
(ii)	owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION
(iii)	the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;	YES	EXEMPTION
(iv)	the municipality (Local and District Municipality) which has jurisdiction in the area;	YES	EXEMPTION
(v)	any organ of state having jurisdiction in respect of any aspect of the activity; and	YES	EXEMPTION
(vi)	any other party as required by the competent authority;	N/A	YES
(c)	placing an advertisement in -		
(i)	one local newspaper; or	YES	EXEMPTION
(ii)	any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;	N/A	YES
(d)	placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken.	N/A	YES
(e)	using reasonable alternative methods, as agreed to by the Department, in those instances where a person is desirous of but unable to participate in the process due to— (i) illiteracy; (ii) disability; or (iii) any other disadvantage.	N/A	YES

2.	Where public participation will be undertaken prior to the submission of the application. Please provide a summary of the steps that will be followed:
Please see Appendix L for the Comments and Response Report. The following has been undertaken:	
<ul style="list-style-type: none"><li>• A 30-Day Public Participation Process was undertaken which ran from 05 June 2025 to 07 July 2025.</li><li>• All Registered Interested and Affected Parties identified in the BAR process were notified of the Amendment via email. Registered I&amp;AP's that do not have email addressed were notified via registered mail.</li><li>• Advertisement of the Amendment Application was done via the local newspaper, the Knysna-Plett Herald.</li><li>• Two site signs were placed at the site in areas that can be easily viewed by the public.</li><li>• All documents were made available on the Eco Route website.</li><li>• A second 30-Day Public Participation Process will be undertaken following the submission of the Amendment application to DEA&amp;DP.</li></ul>	

3. **State Departments/Organs of State to be consulted:**  
Provide a list of all the State departments/organs of State that will be consulted, including the name and contact details of the relevant official.

STATE DEPARTMENTS			
Name	Contact Person	Contact Details	Email
Department of Environmental Affairs and Development Planning (DEA & DP)	Danie Swanepoel Francois Naude	Private Bag x 6509, George, 6530 <a href="tel:0448142013">044 814 2013 (T)</a>	<a href="mailto:Danie.Swanepoel@westerncape.gov.za">Danie.Swanepoel@westerncape.gov.za</a>  <a href="mailto:Francois.Naude@westerncape.gov.za">Francois.Naude@westerncape.gov.za</a>
Department of Health	Nathan Jacobs	Private Bag x6592, George, 6530 044-803 2727 (T) 044-873 5929 (F)	<a href="mailto:Nathan.Jacobs@westerncape.gov.za">Nathan.Jacobs@westerncape.gov.za</a>

Heritage Western Cape	Noluvo Toto Stephanie Barnardt	Private Bag x9067, Cape Town, 8000 021-483 9729 (T) 021-483 9845 (F)	<a href="mailto:Noluvo.Toto@westerncape.gov.za">Noluvo.Toto@westerncape.gov.za</a>  <a href="mailto:Stephanie.barnardt@westerncape.gov.za">Stephanie.barnardt@westerncape.gov.za</a>
Provincial Roads Dept	Azni November Dirk Prinsloo	Private Bag x617, Oudtshoorn, 6620 044 272 6071 (T) 044 272 7243 (F)	<a href="mailto:Azni.November@westerncape.gov.za">Azni.November@westerncape.gov.za</a>  <a href="mailto:Dirk.Prinsloo@westerncape.gov.za">Dirk.Prinsloo@westerncape.gov.za</a>
Department of Water & Sanitation	John Roberts	Private Bag x16, Sanlamhof, 7532 021 941 6179 (T) 021 941 6082 (F)	<a href="mailto:RobertsJ@dwa.gov.za">RobertsJ@dwa.gov.za</a>
Dept of Agriculture Land Use Management	Cor van der Walt	Private Bag x1, Elsenburg, 7601 021 808 5099 (T) 021 808 5092 (F)	<a href="mailto:corvdw@elsenburg.com">corvdw@elsenburg.com</a>
Coastal Management Unit, DEA&DP	leptieshaam Bekko Mercia J Liddle	Private Bag x9086, Cape Town. 8000 021 483 4737 (T) 021 483 8326 (F)	<a href="mailto:leptieshaam.Bekko@westerncape.gov.za">leptieshaam.Bekko@westerncape.gov.za</a>  Mercia.Liddle@westerncape.gov.za
Transport & Public Works / Department of Infrastructure	Vanessa Stoffels	24 <sup>th</sup> Floor, 9 Lower Burg Street, Cape Town 021 483 4669 (T)	<a href="mailto:Vanessa.Stoffels@westerncape.gov.za">Vanessa.Stoffels@westerncape.gov.za</a>
DFFE: Forestry Management	Melanie Koen	Private Bag x12, Knysna, 6570 044 302 6902 (T) 044 382 5461 (F)	<a href="mailto:MKoen@dffe.gov.za">MKoen@dffe.gov.za</a>

ORGANS OF STATE			
Name	Contact Person	Contact Details	Email
Breede-Olifant Catchment Management Agency (BOCMA)	Andiswa Sam R Mphahlele	PO Box 1205, George, 6530 <a href="tel:0233468000">023 346 8000 (T)</a> <a href="tel:0233472012">023 347 2012 (F)</a>	<a href="mailto:asam@bocma.co.za">asam@bocma.co.za</a>  <a href="mailto:rmphahlele@bocma.co.za">rmphahlele@bocma.co.za</a>
Cape Nature Land Use Advice	Megan Simons	Private Bag x6546, George, 6530 044 802 5328 (T) 044 802 5313 (F)	<a href="mailto:msimons@capenature.co.za">msimons@capenature.co.za</a>
SANRAL	Nicole Abrahams Rene de Kock	Private Bag x19, Bellville, 7530 021 957 4602 (T)	<a href="mailto:AbrahamsN@nra.co.za">AbrahamsN@nra.co.za</a>  <a href="mailto:Dekockr@nra.co.za">Dekockr@nra.co.za</a>
Southern Cape Fire Protection Agency	Dirk Smit	Private Bag x12, Knysna, 6570 044 302 6912 (T) 086 616 1682 (F)	<a href="mailto:managerfpa@gmail.com">managerfpa@gmail.com</a>
SANPARKS	Vanessa Weyer	PO Box 3542, Knysna, 6570 044 302 5600 (T) 044 382 4539 (F)	<a href="mailto:Vanessa.weyer@sanparks.org">Vanessa.weyer@sanparks.org</a>

South African Civil Aviation Authority	Lizell Stroh	011 545 1232 (T)	<a href="mailto:Strohl@caa.co.za">Strohl@caa.co.za</a>
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MUNICIPALITIES			
Name	Contact Person	Contact Details	Email
Bitou Municipality	Chris Schliemann	PO Box 255, Plettenberg Bay, 6600 044 501 3324 (T) 086 659 7954 (F) 083 628 4001	<a href="mailto:cschliemann@plett.gov.za">cschliemann@plett.gov.za</a>
Bitou Municipality	Michael Rhode	PO Box 255, Plettenberg Bay, 6600 044 501 3264 (T) 044 533 3485 (F)	<a href="mailto:mrhode@plett.gov.za">mrhode@plett.gov.za</a>
Bitou Municipality	Anja Minnie	PO Box 255, Plettenberg Bay, 6600 044 501 3318 (T) 044 533 6885 (F)	<a href="mailto:aminnie@plett.gov.za">aminnie@plett.gov.za</a>
Garden Route District Municipality	Mr. Lusanda Menze	P.O. Box 12, George, 6530 044-8031300 (T) 0865556303 (F)	<a href="mailto:info@gardenroute.gov.za">info@gardenroute.gov.za</a>

**Note:** In terms of section 24O(3) of NEMA and Regulation 7(2) of the EIA Regulations, 2014 the Competent Authority must consult with every State Department/Organ of State that administers a law relating to a matter affecting the environment relevant to an application for an EA when such Competent Authority considers the application, and unless agreement to the contrary has been reached, the EAP will be responsible for such consultation on behalf of the Competent Authority. A State Department/Organ of State consulted in terms of Section 24O(2) of NEMA and Regulations 3(4) and 43(2) must within 30 days from the date of the EAP's request for comment, submit such comment in writing to the EAP, unless otherwise stated by the Competent Authority.

Please attach the detailed public participation process, which the Competent Authority must agree to, as Appendix L to this Form.

## PART 4 DECLARATIONS

### SECTION A: DECLARATION OF THE APPLICANT

**Note:** Duplicate this section where there is more than one Applicant.

I, KYLE POWTER ID Number: 

8	5	1	2	2	4	5	1	2	4	0	8	2
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in my personal capacity or duly authorised thereto hereby declare/affirm that:

- the information provided or to be provided as part of this Application form, is true and correct;
- I am fully aware of my responsibilities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), the Environmental Impact Assessment ("EIA") Regulations, as defined in Chapter 5 of NEMA (as amended) and any relevant Specific Environmental Management Acts and that failure to comply with these requirements may constitute an offence in terms of relevant environmental legislation;
- I am aware that is an offence in terms of Section 24F of the NEMA should I commence with a listed activity prior to obtaining an Environmental Authorisation ("EA");
- I am aware of my general duty of care in terms of Section 28 of the NEMA;
- I appointed the Environmental Assessment Practitioner ("EAP") which:
  - meets the requirements of the Section 24H Registration Authority Regulations, 2016, promulgated in terms of NEMA;
  - meets all the requirements in terms of Regulation 13 of the EIA Regulations, 2014;
  - meets all the requirements other than the requirement to be independent in terms of Regulation 13 of the EIA Regulations, but a review EAP has been appointed who does meet all the requirements of Regulation 13 of the EIA Regulations, 2014;
- I will provide the EAP and specialist, where applicable, and the Competent Authority with access to all information at my disposal that is relevant to the application;
- I will be responsible for the costs incurred in complying with the EIA Regulations, 2014 and other environmental legislation including but not limited to –
  - costs incurred for the appointment of the EAP or any person contracted by the EAP;
  - costs in respect of any fee prescribed by the Minister or MEC in respect of the EIA Regulations, 2014;
  - costs in respect of specialist reviews; and
  - the provision of security to ensure compliance with applicable management and mitigation measures; and
- I am responsible for complying with conditions that may be attached to any decision(s) issued by the Competent Authority; hereby indemnify, the government of the Republic, the Competent Authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action for which the Applicant or EAP is responsible in terms of the EIA Regulations, 2014 and any Specific Environmental Management Act.

**Note:** If acting in a representative capacity, a certified copy of the resolution or power of attorney must be attached.

  
Signature of the Applicant:

20 May 2025  
Date:

ATHINA DEVELOPMENT (PTY) LTD  
Name of company (if applicable):

**Note:** Duplicate this section where there is more than one Applicant.

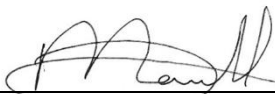
## SECTION B: DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I, JOCLYN MARSHALL EAP Registration Number:

2 0 2 2 / 5 0 0 6

as the appointed EAP hereby declare/affirm that:

- my EAP Registration is current and up to date, and will inform the Applicant and Department if the registration should lapse during this pre-application process;
- the information provided or to be provided as part of this Application form, is true and correct;
- in terms of the general requirement to be independent:
  - other than fair remuneration for work performed/to be performed in terms of this application, have no business, financial, personal or other interest in the activity or application and that there are no circumstances that may compromise my objectivity; or
  - am not independent, but another EAP that meets the general requirements set out in Regulation 13 of EIA Regulations, 2014 have been appointed to review my work (Note: a declaration by the review EAP must be submitted);
- in terms of the remainder of the general requirements for an EAP, am fully aware of and meet all of the requirements and that failure to comply with any the requirements may result in disqualification;
- I have disclosed/will disclose, to the Applicant, the specialist (if any), the Competent Authority and registered interested and affected parties, all material information that have or may have the potential to influence the decision of the Competent Authority or the objectivity of any report, plan or document prepared or to be prepared as part of this Application form;
- I have ensured/will ensure that information containing all relevant facts in respect of the Application form was/will be distributed or was/will be made available to registered interested and affected parties and that participation will be facilitated in such a manner that all interested and affected parties were/will be provided with a reasonable opportunity to participate and to provide comments;
- I have ensured/will ensure that the comments of all interested and affected parties were/will be considered, recorded and submitted to the Competent Authority in respect of this Application form;
- I have ensured/will ensure the inclusion of inputs and recommendations from any specialists in respect of the Application form, where relevant;
- I have kept/will keep a register of all interested and affected parties that participated in the public participation process;
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations, 2014; and
- All specialist investigations must comment on how the potential impacts relate to climate change concerns.



Signature of the EAP:

20 May 2025

Date:

ECO ROUTE ENVIRONMENTAL CONSULTANCY

Name of company (if applicable):



## APPENDIX B: LANDOWNER'S CONSENT FORM

**Note:** Where the applicant is not the landowner, in terms of Regulation 39 of the EIA Regulations, consent must be obtained from the landowner or person in control of the land that the proposed activity/ies may be undertaken on the land in question. The landowner's consent must be obtained when an application will be made to amend a valid Environmental Authorisation for the change of ownership or transfer of rights and obligations.

### CONTACT INFORMATION:

Name of landowner / Person in control of the land:			
Company / Trading name: State Department or Organ of State:			
Contact numbers:	Tel. +27(0)	Cell: +27(0)	
E-mail:			
Postal address:		Code:	

### CONSENT:

1. I/we the undersigned

*(insert the name/s of the owner/s of the land or person/s in control of the land)*

of identity number/ company registration number

*(insert the owner/s ID number/s or the registration number of the legal entity)*

am / are the registered owner/s of the property or the lawful person/persons in control of the land

*(insert description of the property/ properties and title deed numbers)*

located at:

*(insert the physical address and a brief description of the location of the property)*

2. I / we hereby give consent to the Applicant,

*(insert the name/s of the Applicant / legal entity applying)*

of identity number/registration number

*(insert the owner/s ID number/s or the registration number of the legal entity)*

to undertake the following activity(ies) on the land *(insert a brief description of the project and identified activity(ies) in question that will be applied for):*

\_\_\_\_\_  
Signature of landowner / authorised representative

\_\_\_\_\_  
Date:

**Note:** If you are an authorised representative or person in control of the land, a certified copy of the resolution or power of attorney must be attached.

## APPENDIX C: EA HOLDER'S ENDORSEMENT FORM

**Note:** Where a person/legal entity wishes to apply in terms of Regulation 29(b) of the EIA Regulations, 2014, for the change of ownership or transfer of rights and obligations associated with a valid environmental authorisation, such person must demonstrate that the lawful Holder of the Environmental Authorisation has given consent or is in agreement to the change of ownership or transfer of rights and obligations.

<b>CONTACT INFORMATION</b>			
Name of Holder:			
Company / Trading name: State Department or Organ of State:			
Contact person:			
Contact numbers:	Tel.	+27(0)	Cell: +27(0)
E-mail:			
Postal address & Postal code:		Code:	

### ENDORSEMENT

1. I/we the undersigned

--

(insert the name/s of the lawful Holder)

of company registration number

--

(insert the Holder's ID number/s or the registration number of the legal entity)

am / are the lawful Holder of the valid Environmental Authorisation

DEA&DP EIA REF. NO.:	
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--

(insert description of the Environmental Authorisation and date of issue)

located at:

--

(insert the physical address and a brief description of the location of the property)

2. I / we hereby endorse the Applicant,

--

(insert the name/s of the Applicant / persons applying)

of identity number/registration number,

--

(insert the applicant/s ID number/s or the registration number of the legal entity)

to transfer ownership or the rights and obligations associated with the Environmental Authorisation, to undertake the authorised activities on the approved site.

\_\_\_\_\_  
Signature of the Holder of the EA / authorised representative

\_\_\_\_\_  
Date:

**Note:** If you are an authorised representative of the Holder of the Environmental Authorisation, a certified copy of the resolution or power of attorney must be attached.