



FEEDBACK ON THE HIGH-WATER MARK, ATHINA ESTATE, PLETTENBERG BAY

10 October 2025

To whom it may concern,

It was initially observed that the high-water mark depicted on the Site Development Plan (SDP) (Annexure 1) appeared to be located much closer to the eastern boundary of the proposed development. In light of the proposed amendment to the environmental documentation to include a boardwalk at Athina Estate, the exact position of the high-water mark may significantly influence the regulatory process that must be followed.

If the high-water mark is accepted as currently shown on the SDP, the addition of the boardwalk would trigger a separate Basic Assessment in terms of the National Environmental Management Act (NEMA), Act 107 of 1998. However, if the high-water mark is accepted as described in the revised proposal below, the boardwalk may instead be authorised through an amendment process.

According to the SG diagram for property C03900080001683600000 (Annexure 2), the high-water mark is positioned further from the property boundary than indicated on the SDP. Updated data, obtained via aerial imagery dated 07 October 2025, confirms that the actual high-water mark aligns with the position shown on the SG diagram. This is further supported by the most recent Google Earth aerial imagery from February 2025 (Annexure 3).

Based on this information, it has been determined that the portion of the proposed boardwalk located within the 100-metre high-water mark setback is less than 49.00 square metres (Annexure 4). However, this is only accurate if the boardwalk terminates at the property boundary, as the current layout includes a section extending beyond the boundary (Annexure 5).

Provided the boardwalk remains within the property limits, its inclusion does not trigger any listed activities within the 100-metre high-water mark setback.

Justin Brittion

EAPASA: Candidate EAP (2023/6648)

081 208 2170



© 2011 Wiley Periodicals, Inc. *Journal of Cellular Biochemistry* 102: 127–135, 2011. DOI: 10.1002/jcb.22677



GENERAL NOTES		AI
THIS DRAWING REMAINS THE COPYRIGHT OF OUBK PTY LTD.		
ALL DIMENSIONS ARE IN METRIC UNITS UNLESS OTHERWISE INDICATED.		
DO NOT SCALE THIS DRAWING.		
ALL DIMENSION DETAILS, NOTES AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.		
BASIC STRUCTURE TO STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATION.		
ALL PUBLIC NOTATIONS THROUGH STRUCTURAL ELEMENTS TO BE VERIFIED WITH RELEVANT CONSULTANTS.		
ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS.		
THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR PERIODS BEING SPENT ON INTERPRETATION OF THE DRAWING.		
ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.		
REVISIONS		
REV	DATE	
A	19/07/2020	Issue for Consultants
B	19/07/2020	Re: 00/00/00
C	1/07/2021	Final 1: Submission
D	2/01/2021	CAD COR
E	2/01/2021	Print and e-mail
F	2/01/2021	Submit to City, E & P&S consent
G	2/01/2021	Revised and e-mail
H	19/07/2021	Final set out
I	19/07/2021	Final set out
J	19/07/2021	Final set out
K	19/07/2021	Final set out
L	19/07/2021	Final set out
M	19/07/2021	Final set out
N	19/07/2021	Final set out
O	19/07/2021	Final set out
P	19/07/2021	Final set out
Q	19/07/2021	Final set out
R	19/07/2021	Final set out
S	19/07/2021	Final set out
T	19/07/2021	Final set out
U	19/07/2021	Final set out
V	19/07/2021	Final set out
W	19/07/2021	Final set out
X	19/07/2021	Final set out
Y	19/07/2021	Final set out
Z	19/07/2021	Final set out
AA	19/07/2021	Final set out
AB	19/07/2021	Final set out
AC	19/07/2021	Final set out
AD	19/07/2021	Final set out
AE	19/07/2021	Final set out
AF	19/07/2021	Final set out
AG	19/07/2021	Final set out
AH	19/07/2021	Final set out
AI	19/07/2021	Final set out
AJ	19/07/2021	Final set out
AK	19/07/2021	Final set out
AL	19/07/2021	Final set out
AM	19/07/2021	Final set out
AN	19/07/2021	Final set out
AO	19/07/2021	Final set out
AP	19/07/2021	Final set out
AQ	19/07/2021	Final set out
AR	19/07/2021	Final set out
AS	19/07/2021	Final set out
AT	19/07/2021	Final set out
AU	19/07/2021	Final set out
AV	19/07/2021	Final set out
AW	19/07/2021	Final set out
AX	19/07/2021	Final set out
AY	19/07/2021	Final set out
AZ	19/07/2021	Final set out
BA	19/07/2021	Final set out
BB	19/07/2021	Final set out
BC	19/07/2021	Final set out
BD	19/07/2021	Final set out
BE	19/07/2021	Final set out
BF	19/07/2021	Final set out
BG	19/07/2021	Final set out
BH	19/07/2021	Final set out
BI	19/07/2021	Final set out
BJ	19/07/2021	Final set out
BK	19/07/2021	Final set out
BL	19/07/2021	Final set out
BM	19/07/2021	Final set out
BN	19/07/2021	Final set out
BO	19/07/2021	Final set out
BP	19/07/2021	Final set out
BQ	19/07/2021	Final set out
BR	19/07/2021	Final set out
BS	19/07/2021	Final set out
BT	19/07/2021	Final set out
BU	19/07/2021	Final set out
BV	19/07/2021	Final set out
BW	19/07/2021	Final set out
BX	19/07/2021	Final set out
BY	19/07/2021	Final set out
BZ	19/07/2021	Final set out
CA	19/07/2021	Final set out
CB	19/07/2021	Final set out
CC	19/07/2021	Final set out
CD	19/07/2021	Final set out
CE	19/07/2021	Final set out
CF	19/07/2021	Final set out
CG	19/07/2021	Final set out
CH	19/07/2021	Final set out
CI	19/07/2021	Final set out
CJ	19/07/2021	Final set out
CK	19/07/2021	Final set out
CL	19/07/2021	Final set out
CM	19/07/2021	Final set out
CN	19/07/2021	Final set out
CO	19/07/2021	Final set out
CP	19/07/2021	Final set out
CQ	19/07/2021	Final set out
CR	19/07/2021	Final set out
CS	19/07/2021	Final set out
CT	19/07/2021	Final set out
CU	19/07/2021	Final set out
CV	19/07/2021	Final set out
CW	19/07/2021	Final set out
CX	19/07/2021	Final set out
CY	19/07/2021	Final set out
CZ	19/07/2021	Final set out
DA	19/07/2021	Final set out
DB	19/07/2021	Final set out
DC	19/07/2021	Final set out
DD	19/07/2021	Final set out
DE	19/07/2021	Final set out
DF	19/07/2021	Final set out
DG	19/07/2021	Final set out
DH	19/07/2021	Final set out
DI	19/07/2021	Final set out
DJ	19/07/20	

D.C

D.C
D.C
D.C
D.C
D.C

D.C
D.C
D.C
D.C
D.C

Service Notes:

- 1) The line P40 represents the northern boundary of a Right-of-Way Servitude 6.0m wide as shown over Ref 16690.
- 2) The line G13 represents the northern boundary of a Right-of-Way Servitude 6.0m wide as shown over Ref 16690.
- 3) The line D6 represents the northern boundary of a Right-of-Way Servitude 6.0m wide as shown over Ref 16690.
- 4) The line AD represents the western boundary of a Right-of-Way and Municipal Services Servitude 20.0m wide as shown over Ref 16690.

The line 16690 represents the northern boundary of a 6,00 metre wide Servitude Right of Way and Municipal Servitude of Servitude No 165/1990.

Note:
The figure AF1F2D represents a Minor Road.

Description of Beacons:
A Flat iron standard
C Iron standard
RM1,RM2 ... 12mm iron peg in concrete underground
All other beacons are 12mm iron pegs.

Surveyed in February - March 2024

by me

(P.G. TEGGIN - PLS 1118)
Professional Land Surveyor

```

CO-ORDINATES
System: WG23      y      metres      x
Constants -30 000.00 +3 770 000.00
REFERENCE MARKS
UM1 ⊕      - 4 068.47 + 3 683.67
UM2 ⊕      - 4 103.33 + 3 788.82
FILE NO. Knys. 443 v.7
S.R. No. 271/2024
COMP: AM-1BCB (3610)
LPI: C0160000

```

Act 70/70
NOT APPLICABLE

THIS PORTION IS SUBJECT TO
ACT 21/1940

ENDORSEMENTS

S-G OFFICE NOTES

Annexure 3 – Updated high-water mark (By: Justin Brittion, 2025/10/07)



Eco Route
Environmental Consultancy

High-water map – Athina Estate (Erf 66/443)

Created by: Justin Brittion 2025/10/10

Annexure 4 – Measurement of boardwalk inside the 100-meter high-water mark (By: Justin Brittion, 2025/10/07)



Eco Route
Environmental Consultancy

Measurement of boardwalk

Created by: Justin Brittion 2025/10/10

Annexure 5 – Portion of boardwalk outside the property boundary (Yellow block)

