
RE: Comments on Part 2 Amendment Application for the Athina Estate on Portion 66 & 67 of the Farm Brakkloof 443, Plettenberg Bay, Western Cape

From OCEIA <OCEIA@dffe.gov.za>

Date Tue 30 Sep 2025 11:55

To joclyn@ecoroute.co.za <joclyn@ecoroute.co.za>; OCEIA <OCEIA@dffe.gov.za>; Tabisile Mhlana <tmhlana@dffe.gov.za>

Cc admin@ecoroute.co.za <admin@ecoroute.co.za>; janet@ecoroute.co.za <janet@ecoroute.co.za>

Dear Joclyn,

I trust this email finds you well.

This comment aims to ensure that the right of public access to the coast is secured permanently, not just for as long as the HOA or developer chooses to allow it, hence the recommendation that this undertaking be formally secured and recorded in a manner to ensure that the coastal access right-of-way is preserved in perpetuity.

Kind Regards
Tabisile

From: joclyn@ecoroute.co.za <joclyn@ecoroute.co.za>

Sent: Monday, 29 September 2025 11:40

To: OCEIA <OCEIA@dffe.gov.za>; Tabisile Mhlana <tmhlana@dffe.gov.za>

Cc: admin@ecoroute.co.za; janet@ecoroute.co.za

Subject: RE: Comments on Part 2 Amendment Application for the Athina Estate on Portion 66 & 67 of the Farm Brakkloof 443, Plettenberg Bay, Western Cape

Dear Tabisile

I trust you are well.

The Department of Environmental Affairs and Development Planning (DEA&DP) requested that we get clarity from your department on the following with regards to the comments you submitted -

In addition to the above it is noted from the comments from DFFE: Oceans and Coasts dated 25 June 2025 DFFE: Oceans and Coasts does not support controlled access through the estate. It is required that more information be provided in this regard as the statements made are unclear.

Please can you assist in providing clarity.

Much appreciated.

Kind Regards,

Joclyn Marshall

MSc Environmental Science

EAPASA 2022/5006

072 126 6393



From: OCEIA <OCEIA@dffe.gov.za>

Sent: Friday, 27 June 2025 14:29

To: admin@ecoroute.co.za

Cc: Tabisile Mhlana <tmhlana@dffe.gov.za>; Joclyn <joclyn@ecoroute.co.za>

Subject: Comments on Part 2 Amendment Application for the Athina Estate on Portion 66 & 67 of the Farm Brakkloof 443, Plettenberg Bay, Western Cape

Good day,

Please see the attached comments for your consideration.

Kind Regards

Tabisile

From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Thursday, 05 June 2025 13:19

To: Danie Swanepoel <Danie.Swanepoel@westerncape.gov.za>; Francois Naude <Francois.Naude@westerncape.gov.za>; Dorien Werth <Dorien.Werth@westerncape.gov.za>; Nathan Jacobs <Nathan.Jacobs@westerncape.gov.za>; BC Admin <bcadmin@dffe.gov.za>; Rueben Molale <RMolale@dffe.gov.za>; OCEIA <OCEIA@dffe.gov.za>; OCEIA <OCEIA@dffe.gov.za>; Bathandwa Ncube <BNcube@dffe.gov.za>; Lydia Kutu <LKutu@dffe.gov.za>; Thivhulawi Nethononda <TNETHONONDA@dffe.gov.za>; Noluvo Toto <Noluvo.Toto@westerncape.gov.za>; Stephanie Barnardt <Stephanie.barnardt@westerncape.gov.za>; Azni November <Azni.November@westerncape.gov.za>; Dirk Prinsloo <Dirk.Prinsloo@westerncape.gov.za>; RobertsJ <RobertsJ@dws.gov.za>; 'Cor Van der Walt' <Cor.VanderWalt@westerncape.gov.za>; 'Brandon Layman' <Brandon.Layman@westerncape.gov.za>; Vanessa Stoffels <vanessa.stoffels@westerncape.gov.za>; Melanie Koen <Mkoen@dffe.gov.za>; Leptieshaam Bekko <leptieshaam.Bekko@westerncape.gov.za>; Ryan Apolles <Ryan.Apolles@westerncape.gov.za>; Mercia J Liddle <Mercia.Liddle@westerncape.gov.za>; Hilda Hayward <Hilda.Hayward@westerncape.gov.za>; Melvin Schwartz <Melvin.Schwartz@dalrrd.gov.za>

Cc: joclyn@ecoroute.co.za; 'Janet' <janet@ecoroute.co.za>

Subject: NOTIFICATION OF PUBLIC PARTICIPATION: Part 2 Amendment Application for the Athina Estate on Portion 66 & 67 of the Farm Brakkloof 443, Plettenberg Bay, Western Cape

Good day,

Kindly find below link to the Part 2 Amendment and relevant appendices.

<https://we.tl/t-5UuHutYBev>

[Amendment Application For the ATHINA ESTATE-05.06.2025.pdf](#)

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we.tl

A 30-day public participation will be held from **05/06/2025 – 07/07/2025**. Please submit your comments to the EAP undersigned in this time.

Should you have an issue accessing the link above, please visit our website to view all documents:

Part 2 Amendment Application for the Athina Estate on Portion 66 & 67 of the Farm Brakkloof 443, Plettenberg Bay, Western Cape | Eco Route

AMENDMENT APPLICATION

Notification of Public Participation:

Part 2 Amendment Application for the Athina Estate on Portion 66 and 67 of the Farm Brakkloof 443, Plettenberg Bay, Western Cape.

Notice is hereby provided in terms of the National Environmental Management Act (Act 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 (as amended) of the Amendment of a valid Environmental Authorisation. A 30-day Public Participation Process will be undertaken under the authority of the Department of Environmental Affairs and Development Planning (DEA&DP).

The Public Participation Process will run from **06/06/2025 – 07/07/2025**.

DEADP Ref for EA: **16/3/3/1/D1/14/0028/22**

DEADP Ref for Amendment: **16/3/3/5/D1/14/0007/24**

Location and Activity:

The Part 2 Amendment is for the Athina Estate development on Portion 66 and 67 of the Farm Brakkloof 443 in the Bitou Municipality, Plettenberg Bay, Western Cape. The Environmental Authorisation was issued on 31 July 2024 which approved the development of 9 residential stands with associated infrastructure and communal open space. A Part 1 Amendment was approved on 14 June 2024 for amendments to the SDP which included the realignment of the internal road and minor realignment of the five beachfront erven. The new proposed changes to the SDP 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 a slight increase in the development footprint of the building plates P06 and P07.
- The inclusion of an additional development footprint area on building plate PO8 and removal of development footprint area from PO9 that will have a slight decreased in the development footprint for the two stands.

The following Listed Activities in terms of the EIA Regulation 2014 as per the EA (16/3/3/1/D1/14/0028/22), are relevant:

- Government Notice No. R327 (Listing Notice 1): Activity 17(v)(e) & 19A(ii)
- Government Notice No. R324 (Listing Notice 3): 12(i)(iii)

A Part 2 Amendment Application and relevant appendices will be made available to all registered Interested and Affected Parties (I&AP's) for public review and comment. All relevant documents may be accessed via our website (www.ecoroute.co.za) during the public participation period.

Should you wish to gain further information regarding the project or wish to register as an Interested and Affected Party please contact the Environmental Assessment Practitioner (details below). Please provide written comments with your name, contact details and an indication of any direct business, financial, personal, or other interest which you may have in the development.

Environmental Assessment Practitioner
Joclyn Marshall (EAPASA Reg 2022/5006)
P.O. Box 1252, Sedgefield, 6573
Email: admin@ecoroute.co.za
Cell: 072 126 6393

ECO-ROUTE
ENVIRONMENTAL
CONSULTANCY



REGISTRATION NO. 1998/031976/23

Kind regards,

Joclyn Marshall

MSc Environmental Science

EAPASA 2022/5006

072 126 6393



Eco Route
Environmental Consultancy