



OUR REF: 2021-31_HIA Portion 66-67 Farm 443 Plettenberg Bay/Eco Route-01

YOUR REF: 23/09/2025

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

VISUAL IMPACT ASSESSMENT – COMMENTS ON AMENDED APPLICATION DATED 27/08/2025

I refer to your emailed request on 23/09/2025 to comment on the amended application:

The VIA dated 24/06/2022 HWC Case Number: 21021901SB1008E has reference.

1. CONFIRMATION OF YOUR REQUEST:

"We are in the process of amending the Site Development Plan for the Athina Estate (Portion 66 & 67 of 443, Plettenberg Bay). You did the Visual Impact Assessment for the Basic Assessment process in 2022.

We require that you provide comments on the proposed amendments, described below.

- *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 165m² for P06 and P07.*
- *The inclusion of an additional development footprint area on building plate P08 of 54m², and removal of development footprint area from P09 of 71m² that will have an overall decreased of 17m².*
- *Amendment of Condition 21 as contained in the Environmental Authorisation (16/3/3/1/D1/14/0028/22) dated 31 July 2025.*

I have included the Amendment Application and SDP. Please can you provide your comment by Friday, 26 September 2025, if possible.

2. MY COMMENTS:

The Visual Impact of the proposed amendments has been considered and I hereby confirm that:

The visual sensitivity of the site remains Low to Minimal.
The Visual Absorption of the proposed development remains High.
The Visual Intrusion of the site remains Low to Minimal.
Visibility from sensitive receptors remains Low to Minimal.

Recommendations

2.1 The following Mitigation measures remain unchanged:

- a) That the Architectural Design Guidelines proposed for the development be amended as described in the description above.
- b) That the necessary measures be implemented during the construction phase to protect the natural vegetation, to control the noise, dust and visual intrusion, inclusive of the amendments described in the description above.
- c) That a suitable consultant be appointed to recommend and implement the introduction of an indigenous landscape plan to protect the existing indigenous vegetation and to prepare a landscape plan for implementation in the private and common areas, inclusive of the areas for the proposed boardwalk etc. as described above.
- d) That external lighting restrictions and guidelines be implemented, inclusive of the area of the proposed boardwalk.

2.2 The following General Recommendations remain unchanged:

- a) The proposed consolidation and re-zoning of the Erven in the application and submission process (which have been motivated in terms of the local by-laws and in accordance with the requirements of the Bitou SDF, SPLUMA and LUPA), is to proceed, (inclusive of the amendments described above), as this also conforms to the appropriate heritage principles identified in the report.
- b) The VIA confirms that there are no heritage resources that will be negatively affected by the proposed development, inclusive of the proposed amendments described above.
- c) As the VIA confirms that there is little to no negative visual impact on the cultural landscape, (inclusive of the amendments described above), it is recommended that the application is to proceed accordingly.
- d) We do not anticipate any negative visual impact (inclusive of the amendments described above), that the proposed development would have on the surrounding area.
- e) It is recommended that the Architectural Design Guidelines, that have been drawn up to assure that the proposed development is sensitively co-ordinated into the urban landscape, be adopted with the proposed amendments described above.
- f) It is recommended that noise, storm water, erosion and dust during construction (inclusive of the amendments described above), is to be managed through the introduction of appropriate mitigation measures as spelt out in the specialist reports.

I therefore recommend that the proposed amendments be endorsed by the powers that be, as the proposed development (inclusive of the amendments described above), would have little to no visual impact on the cultural landscape.

Errors and omissions accepted.

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