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Struisbaai

PROPOSED REDEVELOPMENT OF SPLIT REMAINDER OF FARM PAPENKUILFONTEIN NO 281

VISUAL IMPACT ASSESSMENT: FINAL REPORT 2024-10-16

PREPARED BY TERRA+ LANDSCAPE ARCHITECTS
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HELEMIKA DEVELOPMENTS

PREFACE

Visual, scenic, and aesthetic components of the environment are valuable resources which contribute to the cultural landscape heritage of an environment. Visual Impact Assessment is integral to the management of visual heritage, towards ensuring that the integrity and quality of the visual environments is conserved.

The process of assessment involves an analysis of the spatial context and landscape character as well as an evaluation of the suitability of the proposed development or landscape modification (i.e. designed adaption) within this context. As all development proposals have the potential to change the visual character of the environment within which they are located, and to affect people's perceptions of such places, significant visual impacts may be expected.

Visual Impact Assessment (VIA) may be required as part of Basic Assessment, Scoping and EIA phases of the Environmental Assessment process or integrated within Heritage Impact Assessment (HIA) processes.

Visual Impact Assessments endeavour to determine the correct category of expected impact, to illustrate the expected visual impact associated with the proposed development; and to formulate measures or interventions to mitigate any detrimental impacts of the proposal to the extent that the development will meet acceptable visual criteria. To this end, Visual Impact Assessment can serve as a proactive tool to inform planning and design processes.

DISCLAIMER:

During the assessment of the study area, every effort has been made to ensure accuracy, using the source material available at the time of the assessment in good faith. Should any design changes be made after the completion of the assessment, Terra+ Landscape Architects cannot be held liable for discrepancies that may occur as a result thereof.

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CONTENTS

LIST OF FIGURES

1. SUMMARY

1.1 Site Name and Location

Property	Split Remainder of farm Papenkuilfontein No 281
Address	*Spookdraai, Marine Drive*
Situate	*Cape Agulhas municipality*
SG Region	*Overberg*
Province	*Western Cape Province, Overberg*
Farm/Erf number(s)	Split Remainder of farm Papenkuilfontein No 281
GPS co-ordinates	*Latetude:* **34°48'49.46"S**; *Longetude:* **0° 1'52.51"E**

1.2 Introduction

The site is currently a subdivision of Split Remainder of farm Papenkuilfontein No 281 from the Remainder. The proposed development will be a rezoning from Agriculture to Sub-divisional Area that will include 6 X Single Residential Zone erven (Erf 1-6), 1X Public Open Space Zone erf (Erf 7), X street zone erf (Erf 10) and 2 X Open Space (private Zone erven) (Erven 8 and 9). The proposal is to subdivide off a portion of (erf 1-6) to develop 6 small residential homes.

Visual Impact Assessment has been required as a component of the Heritage Impact Assessment process associated with the proposal. This report serves as the Visual Impact Assessment baseline report, incorporating landscape character analysis and determination of visual indicators for planning and design response.

Fig. 1 - Subject site, red outline (Source: GE Pro)

1.3 Scope of Analysis and Approach

The site is within a semi-rural **cultural landscape** of **high** visual significance and aesthetic value, (given the degree of intactness, integrity, and legibility) with a coastal character, **outside** the urban periphery, with important components of distinctive character, valued for tangible as well as intangible attributes. As it is potentially susceptible to changes of the types proposed; this assessment will consider the potential impact of the proposal from a cultural landscape perspective, with respect to the landscape character analysis of the site within its local and broader contexts.

The author confirms his compliance with the general requirements for specialists as set out in Regulation 13 of the EIA Regulations 2014 and that the assessment of the development proposal has been conducted as per the criteria, definitions and terminology set out within the CSIR Guideline for involving Visual & Aesthetic Specialists in EIA processes. This report also complies with all relevant aspects of Appendix 6 of the EIA Regulations 2014 (as amended).

1.4 Context

Subject site is located in the Overberg region of the Western Cape, on the shoreline. It neighbours the southernmost tip of Africa, Cape Agulhas, located south-west of the site.

At the **regional scale**: Struisbaai is situated on relatively low lying land. Mountainous regions are located far North to the town, and 2 small peaks on the far West above Agulhas. Thus, the landscape vegetation in this area mainly consists of the Overberg sandstone fynbos, which consists of 7 different Fynbos species - of which 4 of these are endangered. The entire area falls under SANBI protected areas. The towns are surrounded by national parks including: Agulhas national park, and the Freshwater sands private nature reserve.

The town lies in a relatively flat area, with no mountains surrounding it. The landscape can be described as an expansive landscape with vistas and views across the windswept coast.

1.5 Brief Description of Proposed Development

The proposed development is a collection of 6 small scale erven and assoicated access infratructure with access road off Marine drive. Included in the development is both private and public open space to allow access to the existing coastal pathways.

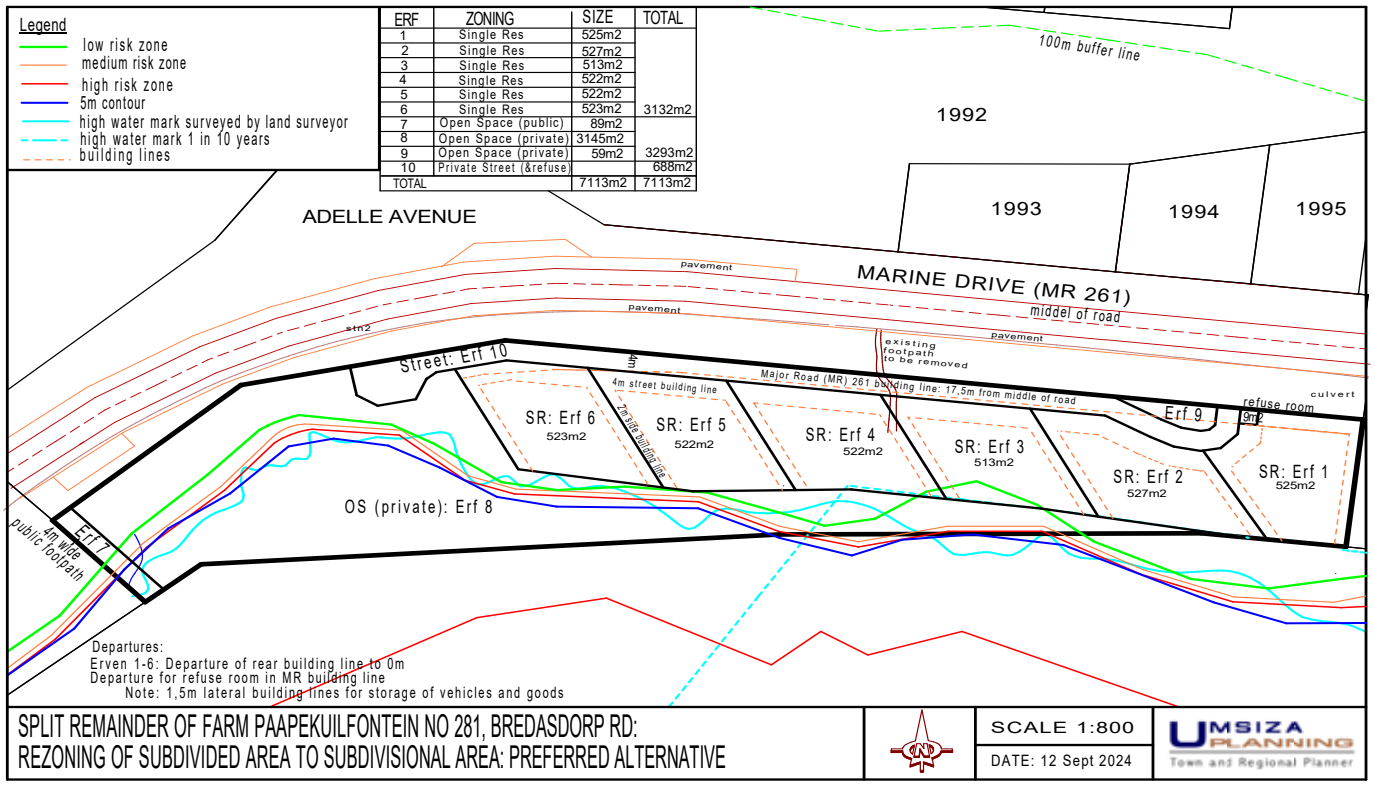


Fig. 2 - Preferred option of the Proposed development on cadastral map - Source: Project Planner

Fig. 3 - Landscape Plan of proposed preferred layout of the proposed development with indicative building footprints - Source: J.d.V Landscape Studio

1.6 Development Alternatives and No-Go Alternative

Previous iterations for the site included a layout with increase erven and reduce open space. This layout restricted visual access to the site and had limited pedestrian access to the site. This layout was amended after extensive design workshops with the professional team

The no-go alternative is where the site remains as is in its natural state.

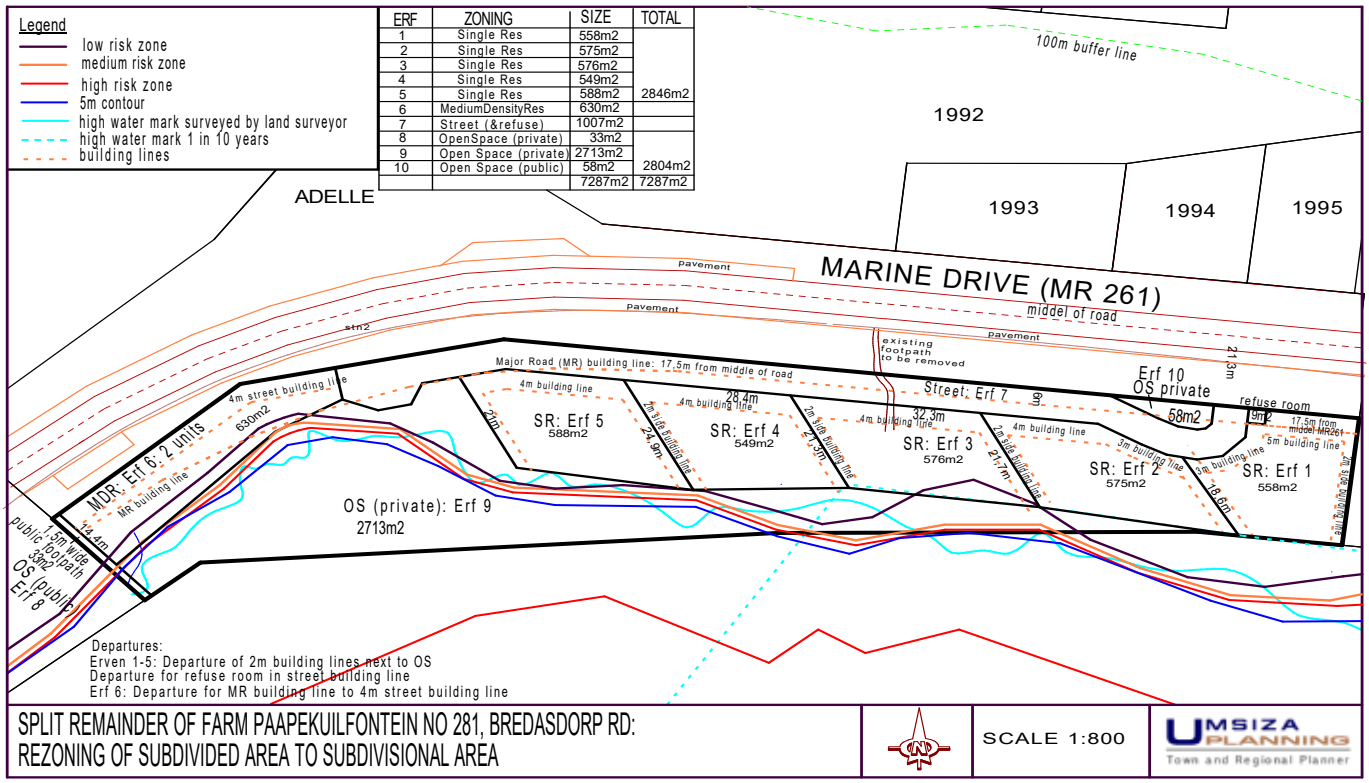


Fig. 4 - Option 1 (Alternative) of the Proposed development on cadastral map - Source: Project Planner

1.7 Visual Resources identified

It is critical to note that the resources of this particular site is not only visual, but the rural cultural landscape with all the nuances is of importance as a resource, both visually and as a character resource. The primary visual resource is the coastal edge and scenic drive. of which the site forms a part.

The character of this landscape is a coastal landscape shaped and define by the natural processes. The urban patterns are adhoc and mostly intrusive in this landscape

Visual resources across the scales are summarized as follows:

1.7.1 Regional Context:

Bucolic rural landscape of rolling hills with typical agricultural patterns and small settlements and farmsteads.

1.7.2 Local context:

Coastal landscape with rural interface. Small low density towns and villages with views across the ocean and rural landscape. Direct transition from small town to coastal or rural setting. Important scenic route and gateway to the two adjoining towns

1.7.3 Site Attributes:

Coastal landscape with intact and indigenous vegetation. Small footpaths that lead to areas of recreation and amenities

1.8 Potential Impacts on Visual Resources

1.8.1 Impacts upon the Regional Context:

Minimal impact as the site is along the coastal edge

1.8.2 Impacts upon the Local Context:

Change of the nature of the scenic route. Change in views of the coastal areas

1.8.3 Impacts upon the Site Attributes:

Transformation of the site form coastal zone to built up urban landscape. Potential visual intrusion on the foreground of the scenic experience along the route

1.9 Appraisal

A number of factors influence the significance of this particular site. Although the area of visual influence is relatively contained and local in nature the significance of the coastal landscape setting, the unique position of the site in relation to the rest of development in Struisbaai and the scenic route of Marine Drive, results in the proposed development to have a **significantly high visual impact** on the scenic, heritage and visual resources should the views not be mitigated through architectural and landscape interventions. Landscape and Visual indicators are proposed and could in time a duration of the development improve on the visual impact.

1.10 Mitigation

Strict adherence to heritage and environmental conservation and management controls, especially during the construction phases of the development (including sufficient hoarding, lighting and signage, as well as noise and dust control for occupational health and safety), should be enforced.

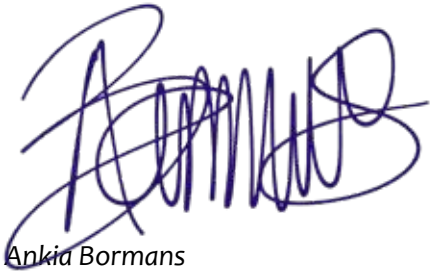
In addition it is recommended that the landscape and visual indicators are implemented and these parameters are incorporated in the planning application to ensure any new development is sensitive and cognisant of the limitations of the site. The proposed Landscape and Architectural Guidelines dated 14-10-12-24 must be strictly adhered to to ensure long-term mitigation of the visual intrusion and impact.

This includes any new additions and alterations, an architectural and landscape design review commitee must assess each application and amendment individually and no building works or landscape works take place without prior approval.

1.11 Recommendations

Although the significance site position relative to the coast and the adjacent scenic route and the visual impact that may be expected of any development along this route, the **significantly high visual impact** can be mitigated through the proposed architectural and landscape guidelines and interventions as proposed and the development is supported and recommended for approval.

1.12 VIA Author & Date



Ankia Bormans

TERRA+ Landscape Architects

Date: 25 SEPTEMBER 2024

2. INTRODUCTION

2.1 Background

Planning Professional - UMZISA Planning

Heritage Professional - Cindy Postlethwayte

Terra+ Landscape Architects (Professional Landscape Architects) was appointed as consultant Visual Specialist to undertake visual impact assessment (VIA) of the proposed development and to provide visual specialist input into the heritage impact assessment and to fulfill the further requirements of HWC and the planning process.

2.2 Terms of reference

TERRA+ Landscape Architects meet with the requirements for specialists as set out in Regulation 13 of the EIA Regulations 2014, and works in accordance with established cultural landscape heritage and visual assessment criteria, definitions and terminologies as set out in the following reference documents:

Oberholzer, B: Guideline for involving Visual & Aesthetic Specialists in EIA processes: Edition 1.

CSIR Report No. ENV-S-C 2005 053 F, Republic of South Africa, Provincial Government of the Western Cape, Department of Environmental Affairs & Development Planning, Cape Town, 2005; and:

Bauman, N. & Winter, S: Guideline for involving Heritage Specialists in EIA Processes: Edition 1.

CSIR Report No ENS-S-C 2005 053 F, Republic of South Africa, Provincial Government of the Western Cape, Department of Environmental Affairs & Development Planning, Cape Town, 2005

The author of this document has no vested interest in the outcome of the approvals process associated with the development proposal assessed in this document; nor does he stand to gain financially from the design, construction or future management thereof; and therefore maintains complete impartiality.

2.3 Timing of Visual Specialist Input

This Visual Impact Assessment forms part of the heritage, planning and building approvals processes associated with the proposed development, and endeavours to determine the character and visual absorption capacity of the cultural landscape which contextualizes the site, the visibility of the built components of the proposal, the potential visual impact on heritage resources, and the nature, extent, duration, intensity, probability and significance of these impacts, as well as measures to mitigate negative impacts and enhance potential benefits.

2.4 Type of Visual Impact Assessment

Although the project is local in extent, with limited extent to 6 erven and relatively close to the urban edge, for which a 'Type B' Visual Impact Assessment would be required, the site interfaces with the natural environment and coastal environment, for which a 'Type A' Visual Impact is more appropriate. The study, therefore, includes aspects of both types in the considerations of potential visual impacts on the cultural landscape.

Note:

> *Whereas many construction phase impacts tend to be significant and immediate, effecting noticeable change to the status quo, they to endure only as long as construction activity continues; operational phase impacts tend to be more permanent, but may become neutralized over time through mitigation and as the initial visual changes become alleviated.*

Fig. 5 - Image of Site (Source: Terra+)

2.5 Type and Intensity of Proposed Development

The project proposal is considered to be a Category 3 Development, i.e. generally low density residential development, with private roads, low-scale infrastructure and associated engineering services, usually with more than 50% of the site area retained as green open space.

2.6 Type and Significance of Receiving Environment

In terms of the approved Cape Agulhas Municipality Spatial Development Framework (CAM SDF) 2017-2022 (2017) the site and proposed development lies within the coastal risk zone, see fig 10. Over and above the significance of the coastal risk zones the site is also at the cusp of the transition from Struisbaai and Agulhas. This particular point in the landscape is a natural gateway and significant in the overall experience on the scenic drive.

Crucial to the site and development is the particular placement and position relative to Marine Drive. The proposed development is the only development that will experienced along the scenic route from the point where Marine Drive commences along the coast.

The landscape along the coast is typified by natural shrubbery, natural rock formations and clearings where there is public access to enjoy the coast as an amenity. The coastal edge is a landscape largely intact in its rugged beauty. The significance of this position is that the proposed development would be an insertion into this continuous experience of the coast.

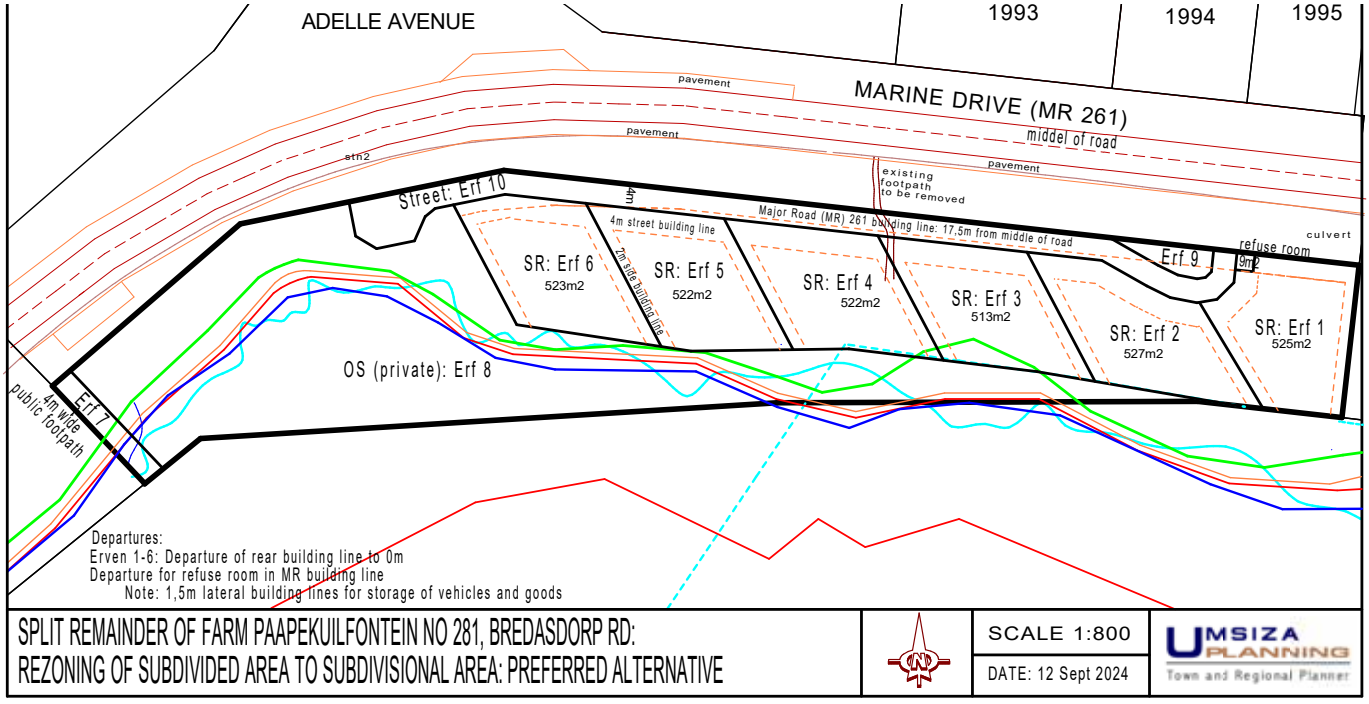


Fig. 6 - Diagram of the preferred layout indicating the coast risk zones

Fig. 7 - The site within its broader context (Source: Terra+)

Fig. 8 - Image of the site within its broader context seen from visitors spot just off Marine Drive (Source: Terra+)

2.7 Approach

*The visual specialist has approached this study from a **Cultural Landscape perspective**.*

This approach offers holistic vision for understanding and interpreting whole environments, considering human settlement needs within ecological carrying capacities. This concept endeavours to balance these dynamic systems through responsive conservation, development, and management, to augment each unique identity and spatial quality of these places and to ensure that interventions are located firmly within their contexts.

Cultural Landscapes provide a sense of place and identity, map human relationships with land over time. They are sites associated with significant events, activities, persons, or groups of people; they range in size from extensive tracts of rural land to historic homesteads and individual settlements. They can be grand estates, botanical gardens, parks, university campuses, cemeteries, agri-industrial sites, or scenic drives; they are works of art, narratives of cultures, and expressions of regional identity, constituting visual amenity heritage resources.

Recognizing and acknowledging the dynamic quality of cultural landscapes in that places do change over time (some features endure, certain patterns resonate; others fade, many vanish); and that development is at times necessary (and even desirable) for the continued vitality of place; it is important to identify, protect, enhance, and integrate visual qualities which contribute significant value to the character of landscape and lend meaning to the interpretation of place. These can become visual indicators for appropriate design response.

Ideally, from a cultural landscape perspective, visual impact assessment is approached pro-actively – to provide a mechanism for guiding the evolution of development proposals within appropriate visual parameters. This may be achieved by identifying visual resources upfront and, through strategic engagement, by integrating visual considerations into the planning and design phases of projects – and by measuring design proposals against established visual indicators and criteria.

To achieve this, the visual specialist has visited the site and investigated the surrounding areas to understand the site within its context, critical viewpoints, and view corridors. The visual specialists have also participated in planning discussions to advocate for visual issues.

2.8 Methodology

The degree of visual impact expected is a determined by the Type, Nature, Intensity and **Category of Development** measured against the Type, Nature and Significance of the **Receiving Environment** into which it is placed and indicates level of visual impact assessment required.

As 'noticeable change' in the visual character of the area is anticipated to arise from the development proposal, (in particular the change in the coastal character of the site and the changes to this associated with construction and operational activities, together with the introduction of new buildings and roadways) being visible within the view frame and visual experience of receptors, **High Visual Impact** may be expected.

This requires a **Level 3 Visual Impact Assessment** which typically involves the following:

- Site visit and recoding of visual indicators
- Identification of issues raised in scoping phase
- Description of the receiving environment and the proposed project
- Establishment of view catchment area, view corridors, viewpoints, and receptors

- Indication of potential visual impacts using established criteria,
- Description of alternatives, mitigation measures and monitoring programmes (if applicable)
- Review by independent, experienced visual specialist (if required)

The actual **significance** of the expected visual impacts must be ascertained holistically, considering the proposal in context, and interpreting the visual suitability of the potential changes.

In addition to the proposed Site Development and Sub-division plans produced by the project planners, the project architects have produced urban design and landscape framework drawings, which indicate building footprints and the architectural typologies of the proposed buildings. This gives an indication of the built form, materiality, texture, and colour.

In addition to these documents and plans, rendered perspectives were supplied to indicate the impact of the landscape proposals and amelioration of the building impact on the site. These plans and rendered perspective

This information has been interpreted within the context of landform information provided by Google Earth Professional, as well as aerial survey information provided by the project planners. The proposed buildings have been considered from strategic viewpoints at various distances from the site, towards the articulation of a professional opinion with recommendations for decision–making.

2.9 Assumptions

Assumptions underpinning the visual impact assessment process are as follows:

- Awareness that 'visual' implies the full range of visual, aesthetic, spatial, cultural and spiritual aspects of the environment, which together contribute to the local character and 'sense of place' of the area, and that 'visual' considerations are part of the cultural landscape.
- Understanding that 'impact' means a 'noticeable change' to the status quo when perceived under normal conditions; and that change is not necessarily negative, but may contain positive, neutral, and/or negative aspects in varying degrees.
- Identification of all significant visual heritage resources, including protected areas, scenic drives, sites of special interest and tourist destinations, together with their relative importance within the broader context of the region.
- Acknowledging the dynamic nature of landscape processes; including geological, biological, horticultural, and human settlement patterns, which contribute to landscape character, visual heritage attributes and scenic amenity value.
- The need to include quantitative criteria, such as 'visibility'; and qualitative criteria, such as 'aesthetic value' or 'sense of place' to achieve a balanced perception of visual impact (i.e. the rational and the intuitive; the measurable and the immeasurable)
- The need to include visual input as an integral part of the project planning and design process, so that the visual findings and recommended measures for mitigation can influence final designs pro-actively
- The need to determine the heritage value and significance of visual and aesthetic resources responsibly through a rigorous process, of which public engagement forms an essential component

2.10 Limitations

Limitations of the visual impact assessment process are as follows:

- The significance of cultural resources is dynamic and multifaceted, and the perception of visual impact may be interpreted subjectively, particularly as interest groups and societal values change over time. Thus, it is not always possible to provide a definitive visual statement of significance.
- Timing and Availability of Information: This report is based on information available at the time of writing and may be subject to review and revision, should additional or more detailed information become available at a later stage.
- Accuracy of Material: This report assumes that all material supplied by others (including specialist assessments, historical, planning and land-use background research) is an accurate and true reflection of the issues governing the property and its proposed development.
- The geographic aspects of this report rely on a combination of topo-cadastral maps at scales 1:500 000, 1:250 000 and 1:50 000, together with Google-Earth LIDAR data and GIS information at various scales as recent and as contemporary as possible. However, newer buildings and buildings still under construction may not be reflected.
- Detailed LiDAR information of the site context is not always available digitally; therefore, the visual simulations rely on landform as an indication of visibility. At grade, the screening effect of existing trees and buildings may reduce visibility significantly.

3. THE PROPOSED DEVELOPMENT

3.1 Development Description:

With reference to the draft proposal provided by UMSIZA

The development is described as follows:

A subdivision of Split Remainder of farm Papenkuilfontein No 281 from the Remainder. The proposed development will be a rezoning from Agriculture to Sub-divisional Area that will include 6 X Single Residential Zone erven (Erf 1-6), 1X Public Open Space Zone erf (Erf 7), X street zone erf (Erf 10) and 2 X Open Space (private Zone erven) (Erven 8 and 9). The proposal is to subdivide off a portion of (erf 1-6) to develop 6 small residential homes.

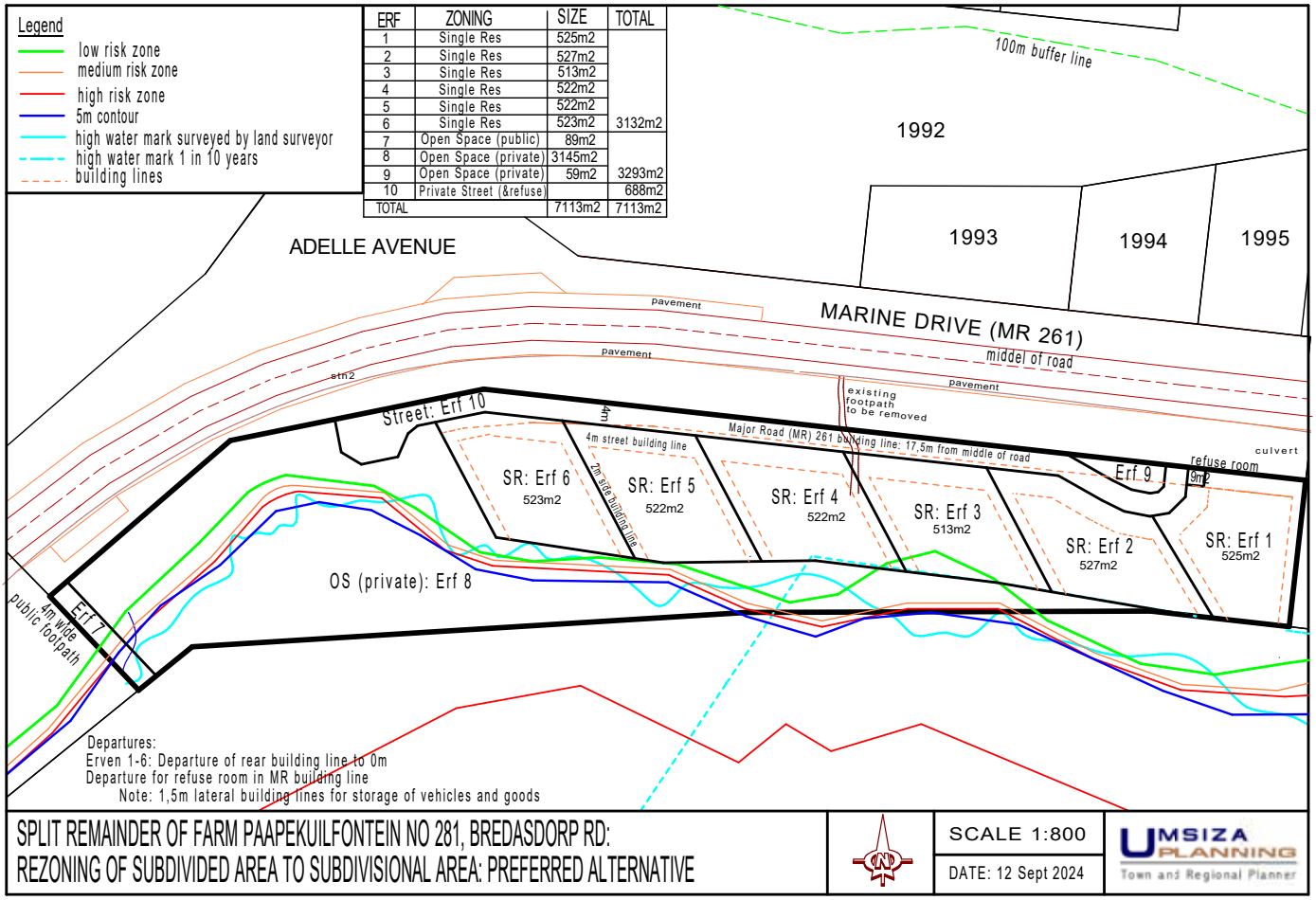


Fig. 9 - Proposed preferred layout of the proposed development on cadastral map - source UMSIZA

Fig. 10 - Landscape Plan of proposed preferred layout of the proposed development with indicative building footprints - Source: J.d.V Landscape Studio

3.2 Implications of the Proposed Development

Both the Construction and Operational phases of the project will effect noticeable changes (i.e. visual impact) to the visual status quo. These are summarized as follows; and may have negative, neutral or positive visual impact effects on the heritage resources identified.

3.2.1 Construction phase:

- Site clearance / removal of certain vegetation
- Earthworks / excavations to create building platforms
- Construction operations – establishment, materials delivery and storage
- Building activity, personnel and vehicles and tower cranes (visibility of machinery and site camp)
- Noise / dust / lighting / temporary services / hoarding

3.2.2 Operational phase:

- Transformation of the site from a coastal landscape to residential (change in 'sense of place')
- New residential buildings and associated landscape
- Residential activities / passive recreational use of internal open space
- Increased traffic flows

• Signage, Lighting at night

Note:

Whereas many construction phase impacts are significant and immediate, effecting noticeable change to the status quo, they last only for as long as construction activity continues. Operational phase impacts tend to be more permanent and long-lasting, but may become neutralized over time, as the visual changes become alleviated through the implementation of appropriate mitigation measures, and the maturing of landscape. This is dependent on the mitigation measures applied and architectural and landscape indicators followed.

3.3 *Site location and context*

Subject site is located in the Overberg region of the Western Cape, in the small coastal town of Struisbaai. It neighbouring town, the southernmost tip of Africa, Cape Agulhas, is located south-west of the site.

Fig. 11 - Regional Context: subject site area marked red (Source: GE Pro; Terra+)

At the **regional scale:** Struisbaai is situated on relatively low lying land. Mountainous regions are located far North to the town, and 2 small peaks on the far West above Agulhas. At a regional scale there is a distinct transition from a bucolic landscape with rolling hills to the flat plains as one enters the rural areas leading to Struisbaai.

Fig. 12 - Local context: subject site (marked in red) is situated on the outskirts of Struisbaai, 1 of 3 small coastal towns in the

At the **local scale**: The area is a popular tourist destination, due to the attraction to the Cape Agulhas, southernmost tip of Africa, and the town has developed in the past few decades. The area is home to 3 small rural coastal towns: Struisbaai (in which subject site is located), Agulhas, and Suiderstrand.

Vegetation in this area mainly consists of the Overberg sandstone fynbos, which consists of 7 different Fynbos species - of which 4 of these are endangered. The entire area falls under SANBI protected areas. The towns are surrounded by national parks including: Agulhas national park, and the Freshwater sands private nature reserve.

The town lies in a relatively flat area, with no mountains surrounding it. The landscape can be described as an expansive landscape with vistas and views across the windswept coast.

Fig. 13 - Site context: subject site is xxx (Source: GE Pro; Terra+)

At the **site scale:** Site is located in between Marine Drive - the main access road that connects Struisbaai, Agulhas and Suiderstrand with one another - and the ocean. Above Marine drive are a number of single residential buildings, loosely scattered across the landscape. The subject site is significant as the position is below Marine drive where few developments take place and on a gateway position (on a scenic bend in the road) between Struisbaai and Agulhas.

Fig. 14 - Photograph of site (Source: Terra+)

4. THE RECEIVING ENVIRONMENT

4.1 VIsual Context

Visual impact assessment should consider the receiving environment of the development proposal not only at site scale, but also at the broader contextual landscape scale, to understand the role of the site and the impact of its development holistically, and as a contiguous component of a larger system beyond its own cadastral boundaries.

4.1.1 Nature of the Development

The site and the proposed layout for the development is currently not in the urban edge in terms of the approved Cape Agulhas Municipality Spatial Development Framework (CAM SDF), however it has been included in the as yet approved revised SDF. Although the inclusion is noted, the nature of the context is significant and the proposed development will have a significant impact on the character of the area. Residential dwelling will have an impact on the public use and views of the sea and coastal edge.

Although the proposed development is a continuation of urban development in the area, the position relative to Marine Drive, as scenic route, is where it is contrary to the current pattern of development and this factor contributes to the visual impact expected.

4.1.2 Nature of the Receiving Environment

The broader context of the overberg and surrounding areas is one of agricultural landscape patterns and small towns and farmsteads. Notably this landscape changes dramatically as one passes Bredasdorp and enters the flat plains stretching to the sea with minor hills to the south. This approach to Struisbaai is unusual and denotes a particular sense of place. The entrance to the town is marked with historic houses which lends a particular character to the town. The main access road takes you right to the coast and along the rugged coastal edge of the scenic drive to Algulhas. The site for the proposed development lies at this bend in the road as one approaches (spookse draai) Algulhas and is a pivotal point in the landscape marked with a small inlet and beach opposite a green vegetated open space on the opposite side.

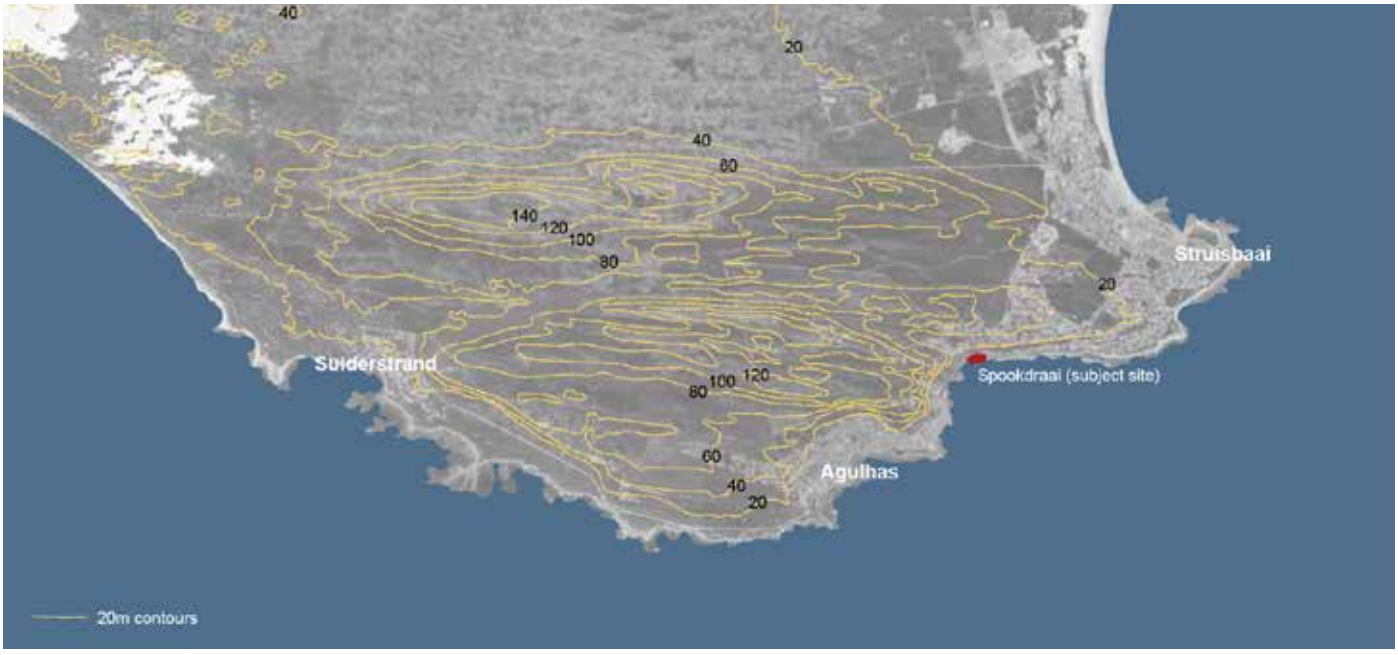


Fig. 15 - he site (outlined in red) in its broader context (Source: GE Pro)

Fig. 16 - The site (outlined in red) in its broader context (Source: GE Pro)

Fig. 17 - Photo depicting the character of the harbour (Source: Terra+)

Fig. 18 - Photos which depict the activity centred around the ocean. A bustling fishing town with a lot of activity (Source: Terra+)

Fig. 19 - Photo depicting the coastline and residential strip looking towards subject site (Source: Terra+)

Fig. 20 - Photo depicting the character of the built landscape close to site (Source: Terra+)

Fig. 21 - Photo depicting the coastline and residential strip looking towards subject site. A clear green buffer is left open between Marine Drive and the ocean, built fabric only located on the other side of the road. (Source: Terra+)

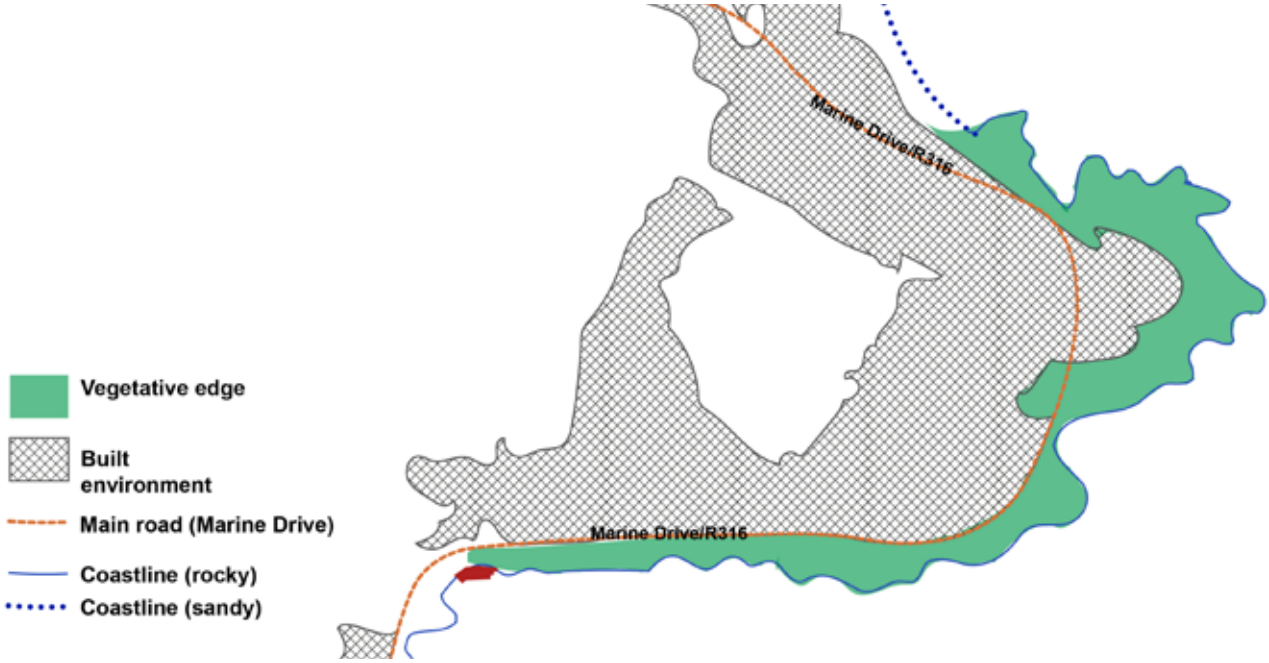


Fig. 22 - Diagram depicting the built landscape on Marine Drive, a clear patter of development on the far side of the ocean. A generous green buffer is left open between marine Drive and the ocean. (Source: Terra+)

4.2 Landscape Character Analysis

4.2.1 Type of Landscape

The site lies along the coastal edge of Struisbaai, at the foot of a collection of small hills present in an otherwise flat expansive landscape. The coastline is rugged and has a sense of wilderness with intact indigenous vegetation and rough eroded rocks. This a typical coastal landscape and although there are residential development the sense of place is rugged and exposed to the elements.

Fig. 23 - The site and surrounding contours (contours at 5m intervals) (Source: Terra+)

4.2.2 Topography and Landform

The site is nestled, as can be observed from the topography and contours, on the foothills of the minor hills and landforms in the landscape. This provides some protection from prevailing winter winds, but exposes the site to strong wind that buffets the coastline in summertime. There is a sense of being tucked against the slope with views to the sea and beyond. This is further emphasised by the bend in the road (spookdraai) that leads to Agulhas. The coastline is a series of rocky outcrops, indigenous vegetation and footpaths leading to accessible spaces for angling and recreation. There are one or two small sandy beaches along this portion of the coast, which intimates a sense of secludedness.

Fig. 24 - Images of the site and surroundings indicating the rocky nature of the coastline and recreational footpaths (Source: Terra+)

Fig. 25 - Vegetation patterns and landscape cover (Source: Terra+)

4.2.3 Vegetation patterns & Landscape cover

Site is situated in naturally untouched vegetation. Suiderstrand, Agulhas and Struisbaai vegetation in this area mainly consists of over berg sandstone fynbos which consists of, but not limited too, seven different fynbos species of which four are endangered. There are significant Critical Biodiversity Conservation Areas in the direct vicinity of the site. The coastal fynbos is rich and contribute directly to the sense of place with textures and smells evoking the varied coastal experience.



Fig. 26 - Coastal Vegetation (Source: Terra+)

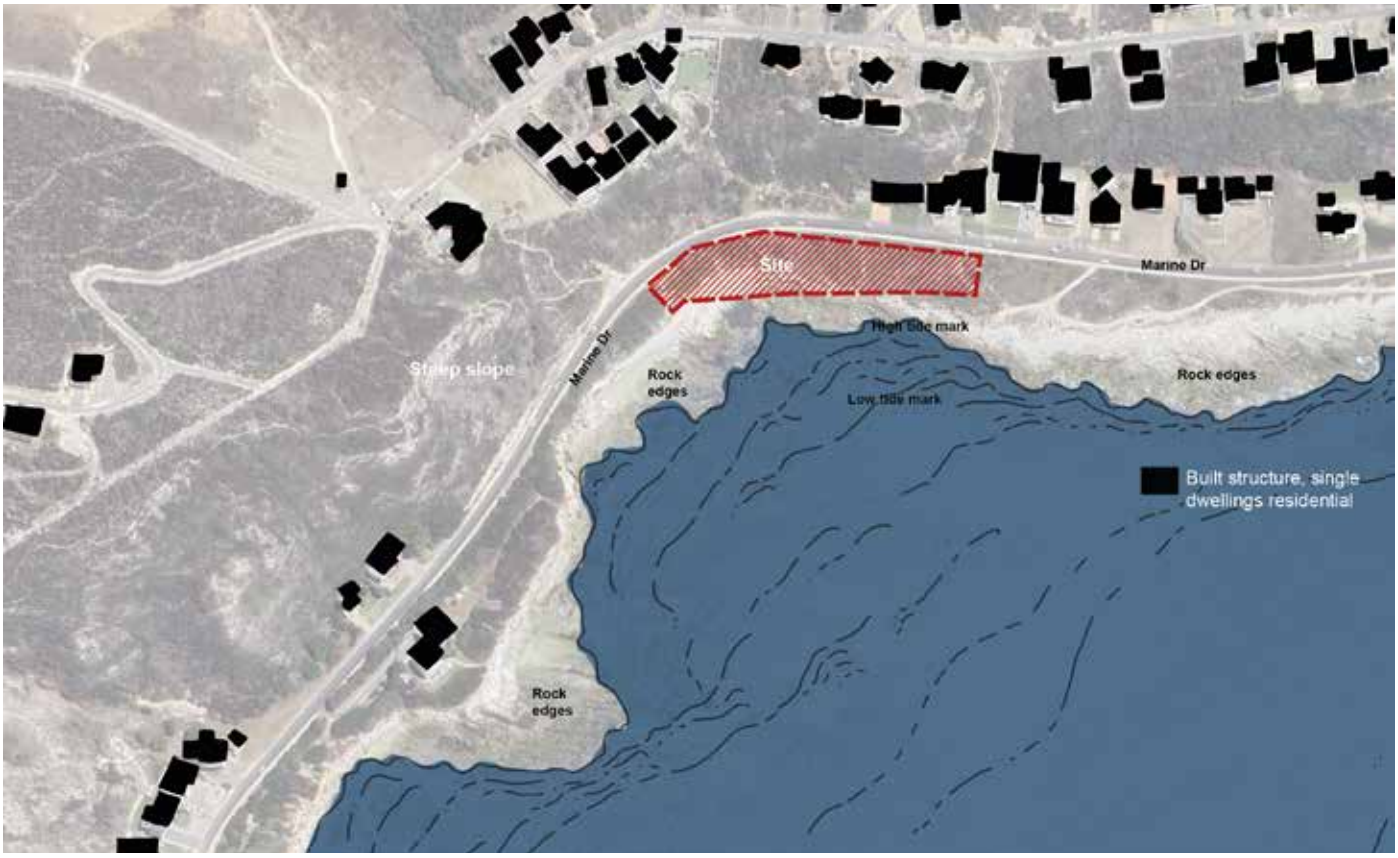


Fig. 27 - Settlement Patterns & Built form (figure / ground) at a regional scale Source: Terra+

4.2.4 Settlement Patterns & Built Form

The development pattern of the town of Struisbaai is largely residential with a business core and harbour developments along the coast. The urban patterns surrounding the site is residential with 2 to 3 storey dwellings all predominantly facing the sea.

Fig. 28 - Settlement Patterns surrounding site: clear pattern of residential developments placed on the side of Marine Drive, far side from ocean. Leaving a green buffer between ocean and road. (Source: Terra+)

Fig. 29 - Settlement Patterns: large green buffer between building and ocean (Source: Terra+)

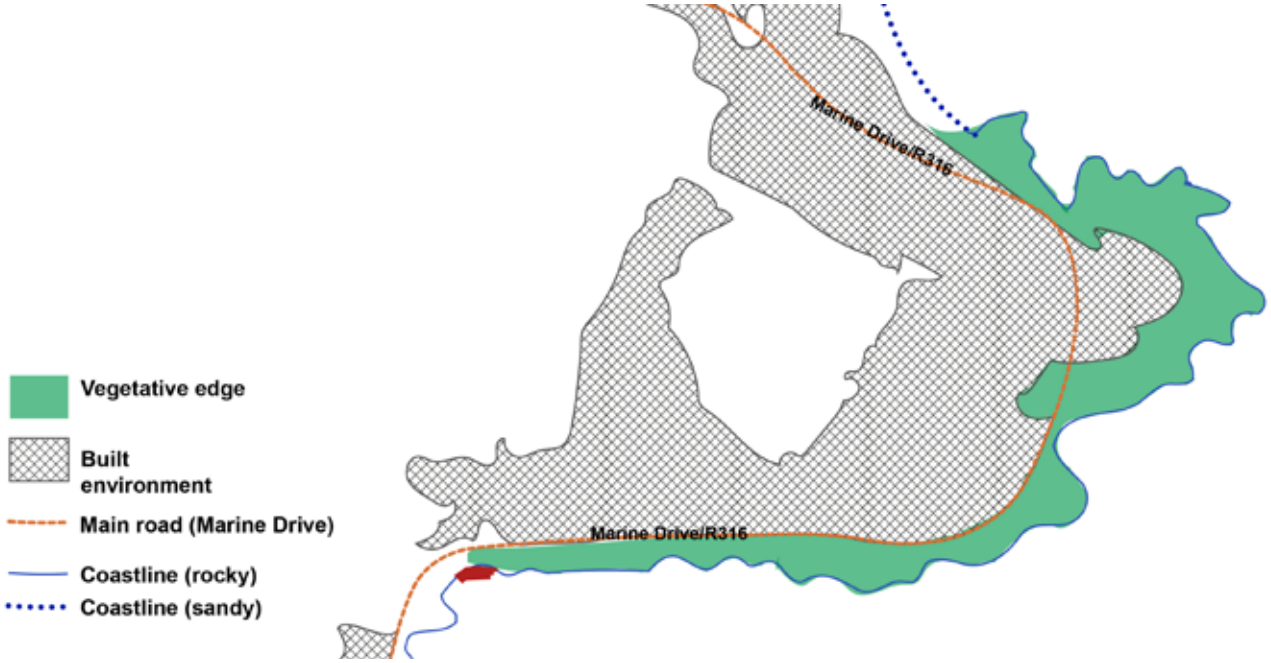


Fig. 30 - Diagram depicting the built landscape on Marine Drive, a clear patter of development on the far side of the ocean. A generous green buffer is left open between marine Drive and the ocean. (Source: Terra+)

4.2.5 Landscape Character

The site is in a landscape of rugged beauty juxtaposed by suburban residential development. It lies on the edge of a typical coastal shelf which is typified by a rocky coastal edge and varied and texture vegetation patterns

4.2.6 Landscape Character Sensitivity

The Landscape Character is considered highly sensitive to visual impact as it is associated with areas of high visual / scenic amenity.

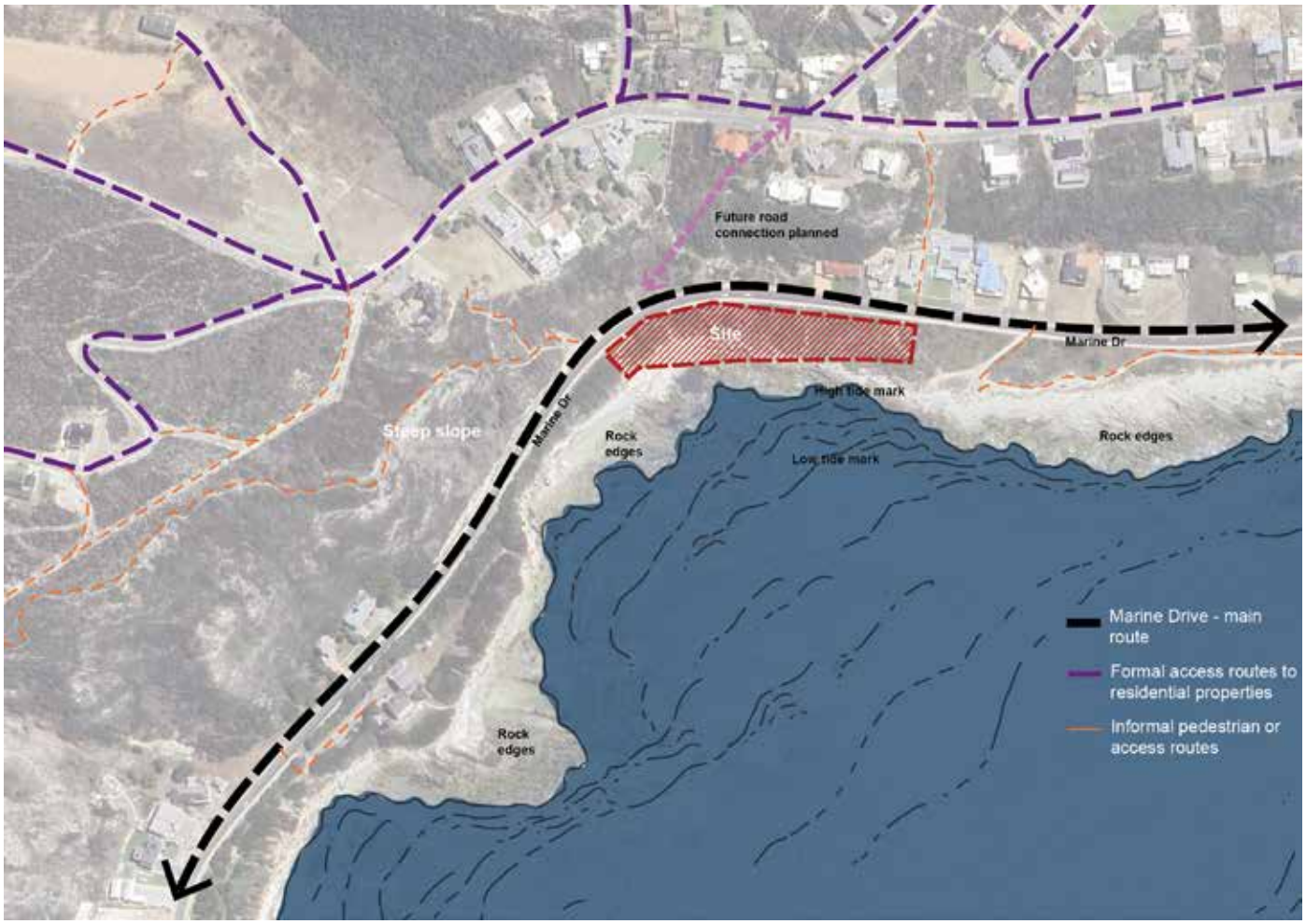


Fig. 31 - Connectivity and Access (Source: Terra+)

4.2.7 Accessibility

Main Road, Marine Drive, is the primary access route linking Struisbaai, Agulhas and Suiderstrand. Smaller access roads serve the residential areas with potential road extensions linking upper roads with Marine Drive. Smaller footpaths extend along the coastal edge, and connect to a network of footpaths in the green open space to other spaces and public amenities.

Fig. 32 - Views of access routes (Source: Terra+)

Fig. 33 - Composite (Source: Terra+)

4.2.8 Composite analysis

The composite map and diagrams clearly indicates a landscape of contrasts between urban development and rugged coastal elements. The position of the site and proposed development lies within this crucial interface or cusp in the landscape, both in the cross section form coast to top reaches of the landform and along the stretch of the scenic route along the coast. In both aspects of the landscape and the experience of the landscape the site and proposed development will have an impact.

4.3 Visual Scenic Resources

4.3.1 Type of Environment

The Site currently forms part of a coastal cultural landscape which includes areas, views and component resources of high scenic, cultural or historical significance.

4.3.2 Landscape Integrity & Quality

Visual quality is enhanced by the intactness of the direct landscape, and lack of visual intrusions along the coastal portion of the site.

Although the adjacent areas of the site is highly altered from its natural state, it is still part of a coastal landscape which has a high degree of integrity, particularly the portion below Marine Drive designating this a very good quality landscape.

4.3.3 Views and View Corridors

Due to its position on the coast and relation to the higher elevation of the surrounding areas the site is particularly visible from the surroundings areas and along the scenic route of Marine Drive and the properties along the adjacent town of Agulhas.

The viewpoints below are illustrated contextually in section 5 of this report

5. THE VISUAL SETTING

5.1 Visibility of the Site

5.1.1 View Catchment and Viewshed

Theoretically, areas shaded green in the following figures have direct views towards the site.

The 'View Catchment' diagrams calculate visibility with respect to topography (i.e. landform) only; whereas the viewshed diagrams would include LIDAR data (i.e. surface texture – buildings and trees) – if available, giving a more precise view. However, visibility decreases as distance increases, as individual elements occupy smaller and smaller percentages of the overall field-of-view. This is reflected as zones of visual influence.

Both the view catchment area is relatively small with views limited to the direct surroundings and a portion of the scenic route of Marine Drive and Agulhas, however these views are significant due to the particular quality and intact nature of the coastal landscape.

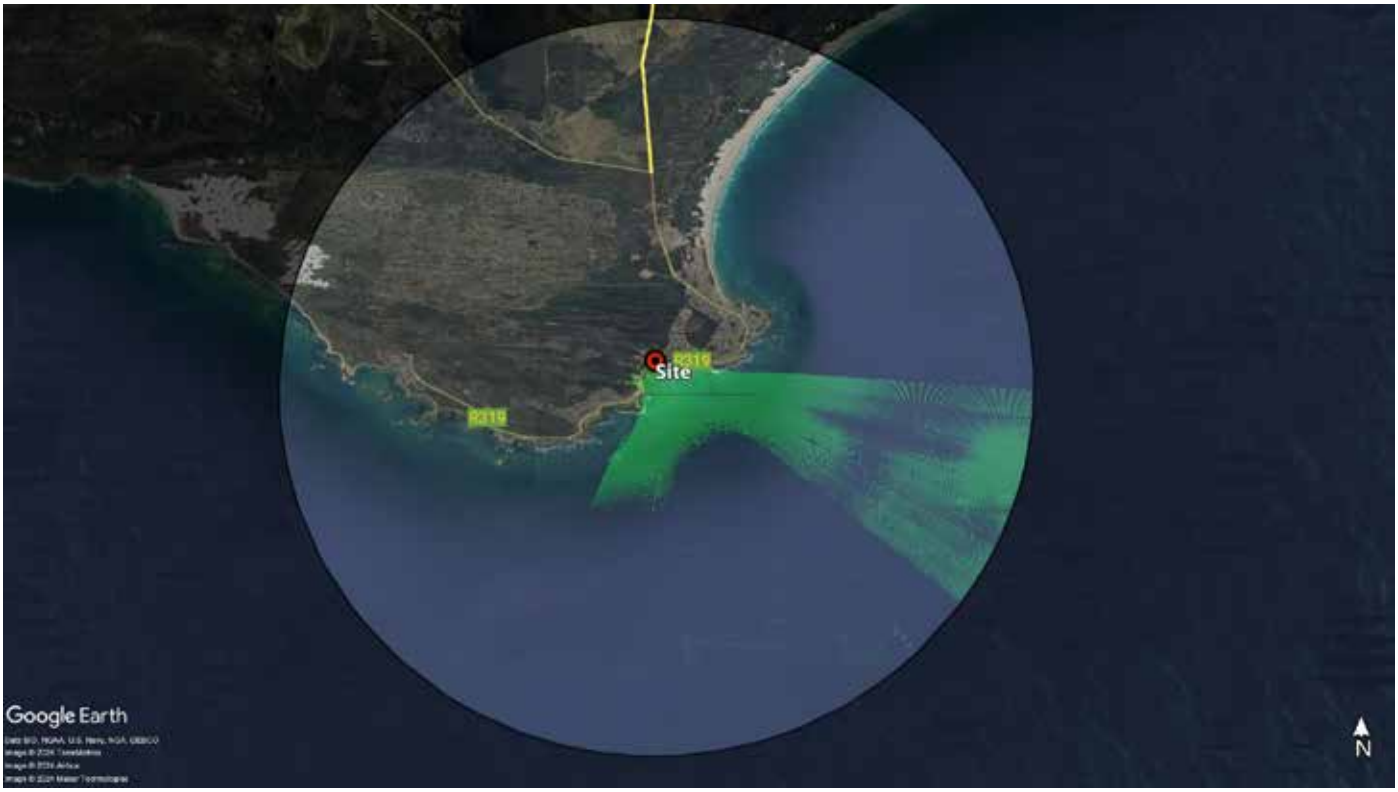


Fig. 34 - Viewpoints onto site (Source: GE Pro; Terra+)

Fig. 36 - Site viewshed (Source: GEP)

The diagram above indicates all areas that are visible (shaded in green) relative to the site. A series of viewpoints will illustrate the visibility of the site from distinct significant viewpoints and will illustrate the particular characteristics that will potentially be affected by the proposed development

Fig. 37 - Viewpoint 1 (Source: Terra+; Google Earth pro)


Fig. 38 - Viewpoint 1 onto site (Source: Terra+)

Viewpoint 1 - this viewpoint is from the approach road from Agulhas an the site is visible (indicated in red) with particular visibility to the slope down to the coastal edge. Particular attention to the edge condition of the development will be critical to views along this route.

Fig. 39 - Viewpoint 2 (Source: Terra+; Google Earth Pro)


Fig. 40 - Viewpoint 2 onto site (Source: Terra+)

Viewpoint 2 - Views from this vantage point is from the open space adjacent to the site and the full extent of the site is visible. Although these views will be limited to people walking up the footpath to the crest of the hill, the treatment of roofscapes and boundary conditions will be critical to ameliorate the visual impact.

Fig. 41 - VIewpoint 3 (Source: Terra+; Google Earth Pro)


Fig. 42 - Viewpoint 3 onto site, views are obscured by dense shrubbery. (Source: TERRA+)

Viewpoint 3 - Views from the vantage point is obscured by vegetation. The views of the site will be limited to the particular houses and the residents within these houses.

Fig. 43 - Viewpoint 4 (Source: Terra+; Google Earth Pro)


Fig. 44 - Viewpoint 4 onto site (Source: GE Pro)

Viewpoint 4 - this viewpoint is from the approach road from Struisbaai driving towards Agulhas. The site is visible along the route and particular attention to architectural form, roofscape and edge conditions must be given to ensure the visual impact is mitigated.

Fig. 45 - Viewpoint 5 (Source: Terra+; Google Earth Pro)


Fig. 46 - Viewpoint 5 onto site (Source: Terra+)

Viewpoint 5 - this viewpoint is from the recreational pathways and access roads to the coast. A portion of the site will be visible and the edge to the site must be landscaped and softened to ensure mitigation of the visual impact.

Fig. 47 - Viewpoint 6 (Source: Terra+; Google Earth Pro)


Fig. 48 - Viewpoint 6 - View of the site from residential are in Agulhas

Viewpoint 6 - this viewpoint is from the residential area along the coastal road of Agulhas. The site will be visible in its entirety and the application of the architectural and landscape parameters will be essential to mitigate visual impact .

5.1.2 Zones of Visual Influence

Visibility is dependent on factors such as: (a) the nature of the proposal; (b) its placement within the landscape; (c) the scale of the proposal relative to its context; (d) the detailed design (form, scale, massing, aggregation, etc.), as well as (e) the position and distance from which it is viewed. The net effect of these factors is that (at grade) the visual impact of an object will begin to fall away rapidly with increasing distance. Visibility will reduce substantially from 1 km distance, and beyond 5 km, visibility is negligible.

Fig. 49 - Figure 45: Zones of visual influence (Source: CFM)

FOREGROUND		MIDDLE DISTANCE		BACKGROUND		BROADER CONTEXT
On Site	Adjacent	Near	Close Proximity	Distant	Far distant	Beyond
Highly Visible	Within 500m	500m - 1km	1km-2km	2km-4km		4km -not visible

With respect to the visibility of the subject site; foreground and the near middle distance views are most critical (indicated in the table with a red outline).

5.2 VISUAL AND LANDSCAPE INDICATORS

NOTE: VISUAL AND LANDSCAPE INDICATORS AND DIAGRAMS ARE NOT ACTUAL DESIGNS BUT DIAGRAMS OF CONCEPTS AND IDEAS TO BE CONSIDERED AND ADOPTED TO ENSURE VISUAL AMELIORATION AND MITIGATION

5.2.1 Physical Connections

Maintain the access to the beach and footpath which are currently along the coastline and an amenity to the public

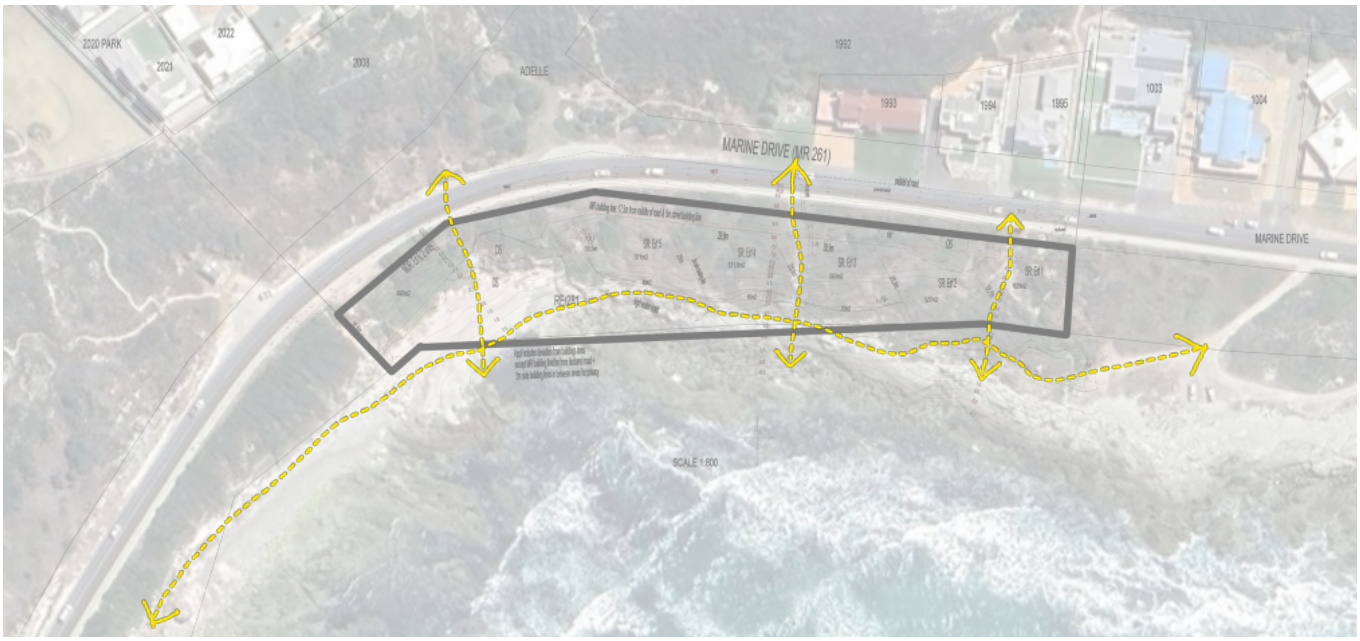


Fig. 50 - Physical Links (Source: Terra+)

5.2.2 Visual Corridors and Green Connections

Create green continuous corridors between units to ensure ample visual connection with the ocean from Marine Drive and the existing development adjacent to the site. These must be generous and allow for unobstructed views.

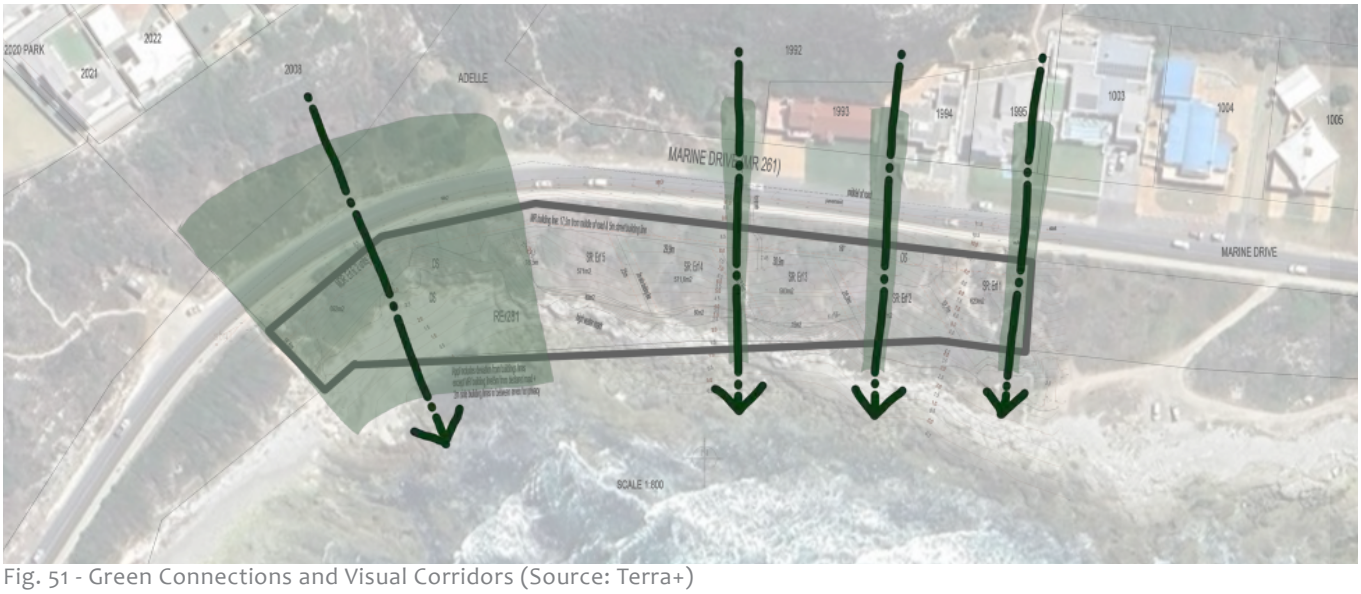


Fig. 51 - Green Connections and Visual Corridors (Source: Terra+)

5.2.3 Maintain a green buffer

Maintain a generous green edge of indigenous vegetation with no trees or exotic and manicured gardens. The buffer to be a minimum of 2m to allow the natural occurring shrubs to grow.

Fig. 52 - Maintain a green buffer (Source: TERRA+)

5.2.4 Suitable Architectural Typology

The architecture can be one of two typologies. The first a modest beach bungalow type architecture tucked in the landscape with typical pitched roofs and single storey in natural materials and finishes. A modern interpretation of this is feasible and will be possible on the site.

The alternative (which is expressed in the renders supplied) is a modern rendition of a dwelling. Should this be the route then the roof-scape and heights must be restricted as is illustrated in the sketch over the render supplied. Where possible the roofs must be vegetated "green roofs" (fig. 62 and 63).

The roof-scape must be interrupted to avoid continuous heights perceived from Marine Drive and surrounding areas. Avoid continuous structures that may have a cumulative effect of a "solid" wall architecture (fig. 61). All boundary walls must be permeable to allow vegetation and greenery to continue through the fencing. There should be no fencing along the sea edge of the property (fig. 64).

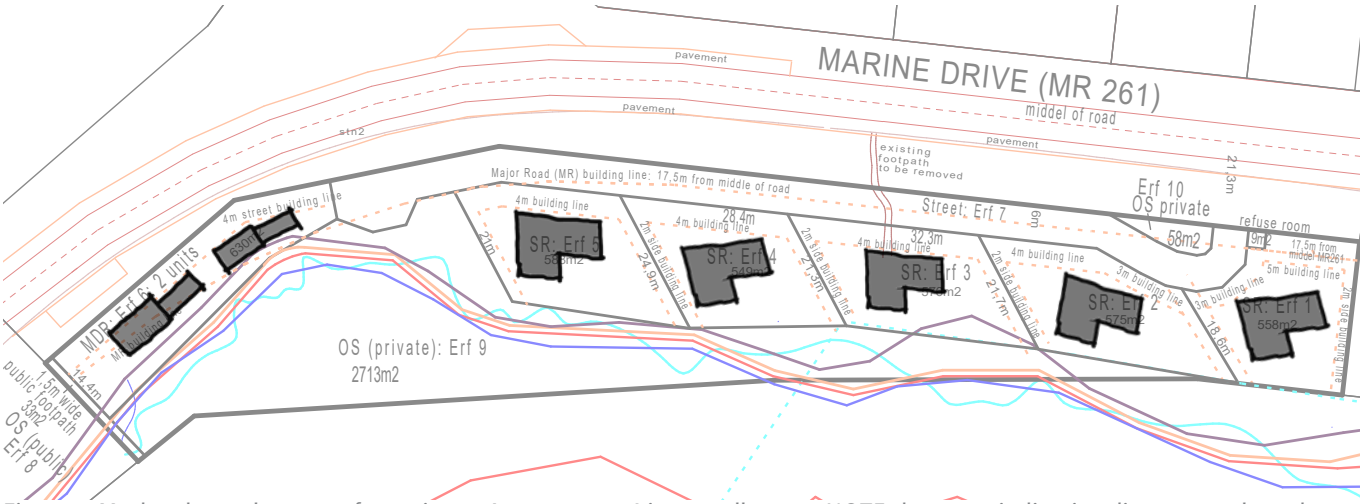


Fig. 53 - Modest bungalow type footprints - Approx 150 m² in overall cover. NOTE these are indicative diagrams only and not designs - diagrams developed prior to design workshops

Fig. 54 - Continuous height Roof-scape - Perceived as a continuous line in the skyline

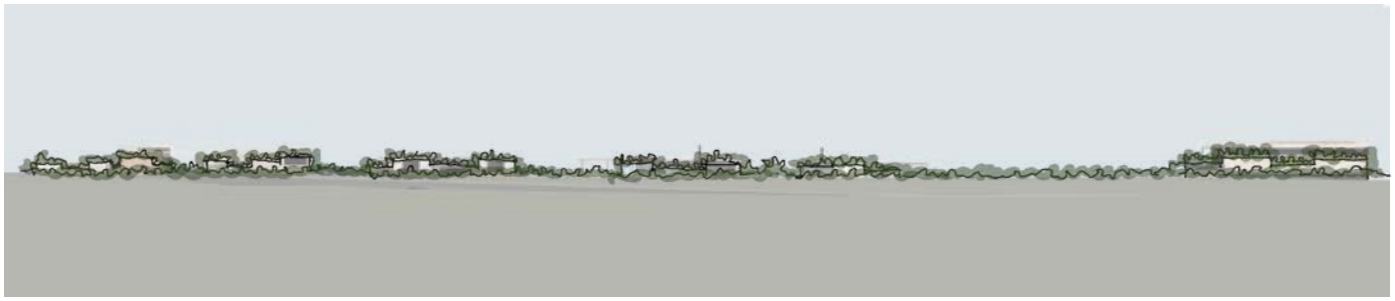


Fig. 55 - Reduced roof-scape and interrupted line.

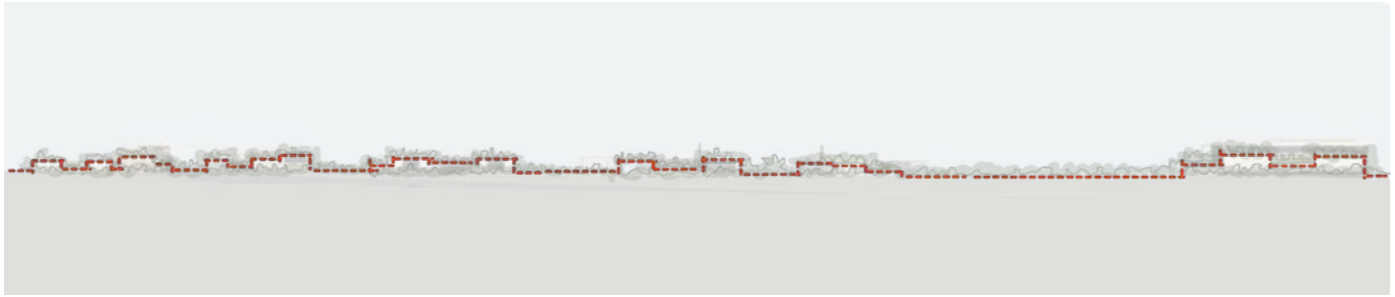


Fig. 56 - Perceived line is interrupted and non-monolithic

Fig. 57 - Reduce the roof height and maintain permeable boundary conditions

5.2.5 Visual Sensitivity

5.2.5.1VISUAL SENSITIVITY OF AREA (LANDSCAPE SENSITIVITY)

The portion of the field-of-view dominated by the proposal decreases substantially at distances beyond 1km from the site, as the proposal becomes screened by existing landforms and vegetation. However the typical landscape quality and the intrusion into the foreground of this unique setting creates a visual sensitivity that is deemed to have a **Medium to High Visual Sensitivity.**

5.2.5.2 VISUAL SENSITIVITY OF RECEPTORS

The Receptors of the anticipated visual impact include residential areas which are considered to have **High Visual Sensitivity**. The site falls within proposed urban edge, but interfaces with a coastal cultural landscape with high visual / scenic amenity value.

5.2.5.3 SIGNIFICANCE OF SENSITIVITY TO VISUAL CHANGE

As a function of landscape sensitivity and anticipated magnitude of change as a result of the development, above, the sensitivity to visual change is deemed to be of **High Significance**

5.2.6 Visual Exposure

5.2.6.4 VISUAL INTRUSION OF DEVELOPMENT (MAGNITUDE OF VISUAL CHANGE)

The development is proposed to occupy a portion of the coastline which is pristine and with no adjacent development to form a continuous pattern. This urban intrusion will result in a **High Visual Intrusion**

5.2.6.5 VISUAL ABSORPTION CAPACITY OF SITE

The particular landscape quality of the site and the fact that there are no adjacent development along this portion of the coast results in a **Low Visual Absorption Capacity.** This may be improved with mitigation measures

5.2.6.6 SIGNIFICANCE OF ANTICIPATED VISUAL IMPACTS

As a function of receptor sensitivity and anticipated magnitude of change as a result of the development, above, the sensitivity to visual change is deemed to be of **Major Significance** should no mitigation measures be implemented

6. DESIGN RESPONSE TO VISUAL AND LANDSCAPE INDICATORS

6.1 Architectural Guidelines

During extensive design workshops Design Ateljee (Pty) Ltd have developed comprehensive architectural design guidelines with:

"The intent of the Architectural Guidelines established for Spookdraai Estate is to ensure that the built environment is a well-considered socially and environmentally responsive outcome which recognizes the site and its importance in the context of the local landscape.

The dwellings are intended to sit within the landscape as opposed to sitting on the landscape to minimize the visual impact of large singular-built forms intruding on this unique landscape. The placement of built forms must be sensitive to the natural contours of the site and create a stepped visual profile to reduce massing impact.

The dwellings are intended to comprise of various linked forms consisting of landscaped flat roof elements which are connected to a singular pitched primary form."

Extract from the Architectural Design Guideline Document dated 14-10-2024

The following extracts were developed to respond to specific guidelines:
The local municipal by-laws on height restrictions will apply as measured from the base or mean level which is 8.0m. The base level is the average between the lowest natural ground level and the highest natural ground level taken from the perimeter of the structure.
Any platforms, pools or decks higher than 1.0m from the natural ground level is to be considered as part of the structure.

Flat roofs planted with fynbos an contiguous with the natural ground levels are limited to single storey sections and to 3.0m from Finished Floor Level to the underside of the soffit. No unarticulated exposed vertical face of solid wall or glazing (excluding gables) may be taller than 6.0m above the finished ground level. The maximum height of lean-to's and veranda's at eaves will be limited to 3.5m above the finished floor level directly below.

Of Particular importance is the guidelines regarding the building envelope and footprint of the proposed development. The extract below indicates building footprints that allow green buffer areas between the building footprint. This is furhter expanded upon in the landscape guidelines dated 14-10-2024.

2. BUILDING ENVELOPES

"Building Envelope" refers to the shell of the building and acts as a boundary between the interior and exterior.

The intention of the building envelope is to limit excessive coverage on sites and to ensure a maximum area of natural fynbos between houses. The intention of restricting the footprint is to reduce the overall visual impact of the estate. With the property sizes being relatively small and the form and slope of the site being difficult to work with it is intended to limit the footprint and coverage to 50% of the erf size.

The maximum footprint and coverage of the built forms may not exceed 50% of the erf size and may not be more than permitted in the local municipal by-laws.

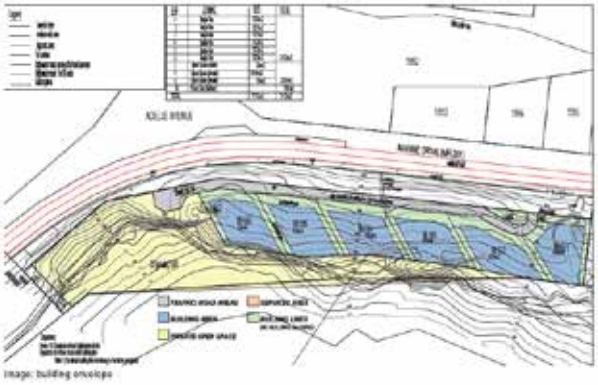


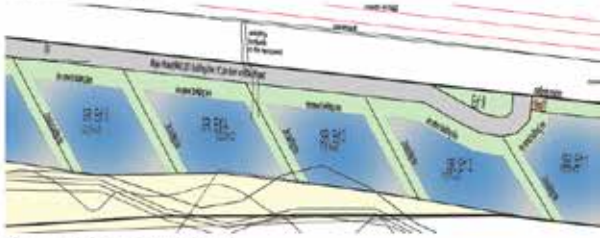
Image: building envelope

2.1 BUILDING LINES

Building lines are as per the Local Municipal town planning scheme with the addition of the lateral building lines being 2.5m:

STREET BUILDING LINE	– 4.0m
REAR BUILDING LINES	– 2.0m
LATERAL BUILDING LINE	- 2.5m

Garages are permitted to encroach on the side and rear building line and may be on the 1.5m building line with the necessary approvals in place. Garages must be set-back from the street kerb a minimum of 5.0m.



2.2 HEIGHT RESTRICTIONS

The height restriction of 7.5m for primary and major roof forms measuring parallel from the natural ground level is applicable. A topographic survey is to be done by professional land surveyor prior to any earthworks.

Secondary roof forms are to be subservient to the primary roof forms and may not be higher than any primary form. This height is measured from all parts of the building to the point of the natural ground level immediately below it.

Further parameters regarding buidling footprint,materials, roofscape, finishes were developed. These can be seen in annexure 11.6.

6.2 Landscape Architectural Guidelines

A landscape plan and landscape guideline document was prepared by J.d.V Landscape Studio and as a necessary supplement to the architectural guidelines dated 14-10-2024 will form part of the mitigation prepared for the development. The areas and elements covered include but are not limited to"

Lighting, Fencing, Paving, Landscape Structures and Planting.

The landscape plan illustrates the softening of the boundary fence and the provision of green buffer areas between the proposed built form. These green buffer areas will provide sight-lines as propose in the indicator and ameliorate the visual impact of the development.

The complete document and plan can be seen in Annexure 11.7

These mitigation measures will be taken into account when assessing the visual impact.

Extracts from the landscape guideline document can be seen below:

GARDEN LIGHTING:
All lighting must be louvered, to direct the light downwards, to avoid any light pollution. No up-lighter into trees or other features will be permitted.



MINOR RETAINING STRUCTURES:
Where minor retaining structures (maximum 500mm high) are required, directly around the dwelling, to divert stormwater away from the dwelling, treated timber (timber railway sleepers) or stone structures (no dressed stone cladding) will be permitted. No flexible retaining walls (Terraforce & Loffestein) or gabion walls will be permitted.



TRANSPARENT 1,2M HIGH FENCING AROUND LAWN AREAS TO CONTAIN PETS/POOL SAFETY:
No fencing will be permitted on the erf boundaries. Where pets have to be contained, a 1,2m fence will be permitted around the private lawn area, linked to the dwelling or where pool safety will be a factor. Preferably the fences must be hidden within the shrub beds to avoid structures fragmenting the harmonious flow of the Overberg Dune Strandveld and Cape Seashore Vegetation theme. The colour of the fences must be black.



It is essential that these guidelines are adhered to and enforced as each dwelling is approved. There must be an overall architectural and landscape review committee that ensures the guidelines are applied.

7. VISUAL IMPACT ASSESSMENT

7.1 Construction Phase Visual Impact

7.1.1 Nature of Visual Impacts

Negative Visual Impact may be expected – resulting directly from site clearance, bulk earthworks and removal of existing vegetation; with construction vehicles / building activity causing noise / dust

7.1.2 Extent of Visual Impacts

The geographic 'area of influence' or spatial scale of the visual impact is of a Local Extent –

i.e. limited to the site and immediate surroundings

7.1.3 Duration of Visual Impacts

The predicted life-space of the visual impact will be limited to Medium-term Duration, (e.g. 10-15 years) – enduring only as long as for the construction period of the project.

7.1.4 Intensity of Visual Impacts

This visual impact is deemed to be of **Medium-high** intensity –

where visual and scenic resources are affected to a limited extent only.

7.1.5 Probability of Visual Impacts

The probability of visual impact occurring is **definite** –

where the impact will occur regardless of any prevention measures

7.1.6 Level of confidence in prediction of Visual Impacts

Based on available information, the level of confidence in the prediction is **high**.

7.1.7 Significance of Construction Phase Visual Impacts

Determined through a synthesis of the aspects of nature, duration, intensity, extent and probability, the Construction Phase Visual Impact is of Medium adverse significance; however this may be ameliorated through the implementation of an environmental management plan as mitigation.

7.2 Operational Phase Visual Impacts

7.2.1 Nature of the Visual Impact

a **Negative Visual** Impact may be expected – resulting directly from the intrusion of new dwellings in a portion of the coastline otherwise undeveloped. Should mitigation measures be applied the impact may be reduced to low negative impact.

7.2.2 Extent of Visual Impacts

The geographic 'area of influence' or spatial scale of the visual impact is of a **Local extent** –

i.e. limited to the site as the visual impact decreases over time should the landscape and visual indicators be followed and implemented.

7.2.3 Duration of Visual Impacts

The predicted life-span of the Visual impact is of **Long-term Duration** (e.g. 15+ years) –

unless the landscape and visual indicators are followed and mitigation measures implemented.

7.2.4 Intensity of Visual Impacts

The magnitude of the Visual Impact is of **High** intensity where visual and scenic resources are affected to any significant extent

7.2.5 Probability of Visual Impacts

The degree of possibility of the visual impact occurring is **Definite** - where the impact

will occur regardless of any prevention measures

7.2.6 Level of confidence in prediction of Visual Impacts

Based on available information, the level of confidence in the prediction is **high**.

7.2.7 Significance of Operational Phase Visual Impacts before mitigation

Determined through a synthesis of the aspects of the nature, duration, intensity, extent and probability, the Operational Phase Visual Impact is of High Negative Significance, having a significant influence on the environment, and requiring mitigation.

7.2.8 Significance of Operational Phase Visual Impacts after mitigation

Taking the design evolution into account and the provision of a comprehensive architectural guideline document and a landscape plan and landscape guideline document the visual impacts may be mitigated should these be implemented. The management and long-term application of these measures are critical to ensure the development is properly visually mitigated and fit in the landscape.

8. VISUAL IMPACT SUMMARY TABLES

7.1a Planning, Design and Development Phase - Visual Impacts

DEVELOPMENT ALTERNATIVE:	PREFERRED LAYOUT					
Planning, Design and Development Phase	Description					
Potential impact upon visual resources	site clearance, removal of existing vegetation, earthworks, site establishment,					
Risks (to broader context / background)	Change in character of the coastal cultural landscape (context) and					
Risks (to local context / middle-ground)	Visual intrusion of new buildings					
Risks (to subject site / foreground)	Change in sense of place of the coastal landscape					
Consequence of impacts and risks	visual disturbance of status quo, foreground construction activity					
Probability of occurrence	n/a	improbable	possible	probable	high prob	definite
Level of Confidence in prediction	n/a	low	low/med	medium	high	certain
NATURE OF IMPACT:	DESCRIPTION					
Negative	Negative: (visual disturbance to status quo), foreground construction activity					
Neutral	n/a					
Positive	n/a					
TYPE OF IMPACT:	DESCRIPTION					
Direct	clearance, demolition, construction activities, vehicles					
Indirect	Increased activities associated with construction (later in time, elsewhere in space)					
Induced	Traffic along new roadways (as a consequence of the project)					
Cumulative	Development activity on adjacent properties					
DEGREE TO WHICH IMPACT:	DESCRIPTION					
may cause irreplaceable loss of resources	n/a	Low	low/med	Medium	med/high	High
can be avoided	n/a	Low	low/med	Medium	med/high	High
can be reversed	n/a	Low	low/med	Medium	med/high	High
can be managed	n/a	Low	low/med	Medium	med/high	High
can be mitigated	n/a	Low	low/med	Medium	med/high	High
IMPACT RATING:	DESCRIPTION					
Extent of impact	n/a	site	local	regional	national	international
Duration of impact (term)	n/a	short-term	short/med	medium	long-term	permanent
Intensity of impact	n/a	low	low/med	medium	med/high	high
SIGNIFICANCE RATING (BEFORE MITIGATION):	DESCRIPTION					

Significance	v.high +ve	high +ve	med +ve	lov +ve	v.low +ve	neutr o	negligo	v.low -ve	low -ve	mod. -ve	high -ve	v.high -ve

Proposed mitigation measures:	Description
Impact avoidance/ prevention	unavoidable
Impact minimization	limiting construction to within hoarding areas
Rehabilitation / restoration/ repair	preservation of landscape features including existing trees
Compensation / offset	site rehabilitation and management, erosion control
Residual Impacts	controlled adverse visual impacts for a short duration
Cumulative impacts post mitigation	neutral
SIGNIFICANCE RATING (AFTER MITIGATION):	DESCRIPTION

Significance	v.high +ve	high +ve	med +ve	low +ve	v.low +ve	neutr o	negligo	v.low -ve	low -ve	mod. -ve	high -ve	v.high -ve

7.2a Operational Phase - Visual Impacts

DEVELOPMENT ALTERNATIVE	PREFERRED LAYOUT:					
Operational Phase	Description					
Potential impact upon visual resources	Contemporary layer added to the cultural landscape					
Risks (to broader context)	Change in character of the coastal cultural landscape (context)					
Risks (to local context)	Visual intrusion of new buildings					
Risks (to subject site)	change in sense of place of the coastal landscape					
Consequence of impacts and risks	insertion of new buildings					
Probability of occurrence	n/a	improbable	possible	probable	high prob	definite
Level of Confidence in prediction	n/a	low	low/med	medium	high	certain
Nature of Impact	Description					
Negative	Intrusion of buildings in the foreground of a sensitive coastal landscape. Disturbance of a intact coastal landscape					
Neutral	n/a					
Positive	n/a					
Type of Impact	Description					
Direct	clearance, demolition, construction activities, vehicles					
Indirect	Increased activities associated with construction					
Induced	Traffic along new roadways					
Cumulative	Development activity on adjacent properties					
Degree to which impact:	Description					
may cause irreplaceable loss of resources	n/a	Low	low/med	Medium	med/high	High
can be avoided	n/a	Low	low/med	Medium	med/high	High
can be reversed	n/a	Low	low/med	Medium	med/high	High
can be managed	n/a	Low	low/med	Medium	med/high	High
can be mitigated	n/a	Low	low/med	Medium	med/high	High
Impact rating	Description					
Extent of impact	n/a	site	local	regional	national	international
Duration of impact (term)	n/a	short-term	short/med	medium	long-term	permanent
Intensity of impact	n/a	low	low/med	medium	med/high	high
Significance rating before mitigation	Description					

Significance	v.high +ve	high +ve	med +ve	lov +ve	v.low +ve	neutr o	negligo	v.low -ve	low -ve	mod. -ve	high -ve	v.high -ve

Proposed mitigation measures	Description
Impact avoidance/ prevention	unavoidable
Impact minimization	Use of greening and permeable fencing along the significant edges. Provide clear sightline and view corridors by providing green buffers. Keeping the significant portion along spookdraai as an open space.
Rehabilitation/ restoration/ repair	Natural vegetation will be rehabilitated and areas planted with suitable indigenous vegetation
Compensation/ offset	A large portion along the curve oa the approach scenic road will be kept as private open space
Residual impact	This will be a local impact, but some residual impact will remain
Cumulative impact post mitigation	There will be some cummulative impact but should mitigation measures be applied this will in time be minimised - Neutral to Low Negative
Significance Rating after mitigation	Description

Significance	v.high +ve	high +ve	med +ve	low +ve	v.low +ve	neutr o	negligo	v.low -ve	low -ve	mod. -ve	high -ve	v.high -ve

9. CONCLUSION

9.1 Appraisal

A number of factors influence the significance of this particular site. Although the area of visual influence is relatively contained and local in nature the significance of the coastal landscape setting, the unique position of the site in relation to the rest of development in Struisbaai and the scenic route of Marine Drive, results in the proposed development to have a **significantly high visual impact** on the scenic, heritage and visual resources. The mitigation measures proposed in particular the landscape plan, Architectural guidelines and Landscape guidelines dated 14-10-2024 which responded to the indicators supplied, will assist in mitigating the overall impact and the visual impact will improve with time as the vegetation grows and the landscape matures.

9.2 Mitigation: General Measures

Strict adherence to heritage and environmental conservation and management controls, especially during the construction phases of the development (including sufficient hoarding, lighting and signage, as well as noise and dust control for occupational health and safety), should be enforced.

In addition it is recommended that the landscape and visual indicators are implemented and these parameters are incorporated in the planning application to ensure any new development is sensitive and cognisant of the limitations of the site. The proposed Landscape and Architectural Guidelines dated 14-10-12-24 must be strictly adhered to to ensure long-term mitigation of the visual intrusion and impact.

This includes any new additions and alterations, an architectural and landscape design review commitee must assess each application and amendment individually and no building works or landscape works take place without prior approval.

9.3 Recommendation

From a Visual Impact assessment perspective, the proposed subdivision of the split remainder of farm papenkuilfontein no 281 into 6 residential erven with associated open space rezoning and road, together with the Landscape and Architectural Design Guidelines is recommended for approval, subject to the implementation of mitigation measures as described in this report.

10. SOURCE MATERIAL

10.1 Documents and Reports

- Bauman, N & Winter, S, 2005:
  Guideline for involving Heritage Specialists in the EIA process:
  Edition 1. CSIR Report No ENV-S-C 2005 053 F. Republic of South Africa,
  Provincial Government of the Western Cape, DEA&DP, Cape Town.

- Oberholzer, B 2005:
  Guideline for involving Visual and Aesthetic Specialists in the EIA process:
  Edition 1. CSIR Report No ENV-S-C 2005 053 F. Republic of South Africa,
  Provincial Government of the Western Cape, DEA&DP, Cape Town.

- Winter, S & Oberholzer, B (in Association with Setplan), 2013:
  Heritage and Scenic Resources: Inventory and Policy Framework for the Western Cape
  A Study prepared for the Western Cape Provincial Spatial Development Framework (Version 5)
  Western Cape Government, Environmental Affairs & Development Planning, Cape Town.

- Mucina, L & Rutherford, M C, 2006:
  The vegetation map of South Africa, Lesotho and Swaziland
  SANBI (South African National Biodiversity Institute)
  Pretoria

10.2 Legislation

- NEMA
  The National Environmental Management Act (107 of 1998)
  Government Printer (Pretoria)

- NHRA
  The National Heritage Resources Act (25 of 1999)
  Government Printer (Pretoria)

10.3 Geographic data

Aerial photography & geospatial data:

- GeoEye / TerraMetrics
- Google-Earth Data / Google Maps
- SOP, NOAA, U.S. Navy, NGA, GEBCO

GIS base information:

- Strategic Development Information
- Geographic Information Systems
- Cape Farm Mapper (GIS Elsenburg)

Topo-cadastral information:

- Various (topography, land use) maps
- Department of Land Affairs: Mapping and Surveys
- South African National Government

10.4 Online data

Cape Farm Mapper:

- https://gis.elsenburg.com/apps/cfm/
- https://gis.elsenburg.com/apps/cfm/docs/CapeFarmMapper%202.0%20User%20Manual.pdf

Cape Agricultural Mobile Information System:

- https://gis.elsenburg.com/mobile/camis/main/

Historic topo-cadastral map series (compiled by Adrian Frith) Cape Town / Environs:

- http://htonl.dev.openstreetmap.org/50k-ct/#10/-34.0000/18.5000/c1940
- http://htonl.dev.openstreetmap.org/50k-ct/#10/-34.0000/18.5000/c1960
- http://htonl.dev.openstreetmap.org/50k-ct/#10/-34.0231/18.5250/c1980
- http://htonl.dev.openstreetmap.org/50k-ct/#10/-34.0231/18.5250/c1990
- http://htonl.dev.openstreetmap.org/50k-ct/#10/-34.0231/18.5250/c2000

- http://htonl.dev.openstreetmap.org/50k-ct/#10/-33.9980/18.4715/c2010

City Map Viewer (via City of Cape Town website):

- https://citymaps.capetown.gov.za/EGISViewer/
- http://emap.capetown.gov.za/egisviewer/

City Zoning Viewer (via City of Cape Town website):

- http://emap.capetown.gov.za/EGISPbdm/

City Maps Lab

- https://web1.capetown.gov.za/web1/opendataportal/AllDatasets

Windy (real-time climatic information)

- https://www.windy.com/?-33.926,18.423,5

10.5 Project Information

Planning Information:

- Anna-Christa Redelinghuys (Umsiza Planning)

Heritage Indicators and Heritage Impact Assessment:

- Cindy Postlethwayte

Architectural Guidelines

- Design Ateljee (Pty) Ltd

Landscape Plan and Landscape Guidlines

- J.d.V Landscape Studio

11. ANNEXURES

11.1 Curriculum Vitae – Ankia Bormans

BIOGRAPHY

Full Name: ANKIA BORMANS

Qualifications

PrLArch (Professional Landscape Architect | Environmental Planner)
SACLAP # 20197,

CHP (Candidate Heritage Practitioner)
APHP

MLArch (Master of Landscape Architecture)
UCT, Faculty of Engineering & the Built Environment, (2007)

BAS (Bachelor of Architectural Studies)
UCT, Faculty of Fine Art & Architecture, (1993)

Professional Registration and Accreditation

South African Council for the Landscape Architectural Professions
SACLAP registered Professional Landscape Architect & Environmental Planner

Association of Professional Heritage Practitioners
APHP accredited Professional Heritage Practitioner

Professional Membership

International Council for Monuments and Sites (ICOMOS)
ICOMOS SA; ICOMOS ISCCL (International Scientific Committee on Cultural Landscapes)

Institute for Landscape Architecture in South Africa
ILASA-National and ILASA-Cape Regional Branch Professional Member

Service Positions Held

Institute for Landscape Architecture in South Africa (ILASA): ILASA-Cape Chair

International Federation of Landscape Architects (IFLA): IFLA Africa PPP Regional Chair

Professional Career History

Current (since 2012): Terra+ Landscape Architects: Director

2010 – 2012: Tarna Klitzner Landscape Architects
Design, documentation, site management, contract management

2008 – 2010: CNDV Africa
Urban design, planning and landscape architecture

11.2 Company Synopsis

TERRA +

TERRA + was founded in 2012 by Ankia Bormans, a registered Landscape Architect with over 5 years' experience working in other firms in Cape Town before starting her own company.

Ankia Bormans received her MLA from the University of Cape Town and has since worked full time as a Landscape Architect.

TERRA + is a Landscape Architectural practice that works independently and in collaboration with other Landscape Architects and various disciplines to ensure that projects are environmentally responsible, resilient, and sustainable. This allows for a wide range of projects across a wide range of scales and levels of detail design.

Through expertise in the field and collaboration TERRA + offers the ability to deal with projects ranging from Masterplan development, both urban and rural, right down to landscape architectural detail design. We have a clear understanding, that for any project to develop positively, it must be rooted in its context, this does not only relate to the natural environment but the urban context too.

Whilst engaging in practical aspects of projects, the aspects of research remain a strong element in the office, with design-based questions arising and challenges explored on an academic level. We believe that it is through the trans-disciplinary approach that a project is truly successful.

Apart from running a full-time practice Ankia Bormans is also actively involved in acting as external examiner at academic institutions. This encourages the reflective qualities of the profession and allows for broader exploration in the field of Landscape Architecture which is then translated to actual projects.

11.3 General Declaration

I, **Ankia Bormans** hereby declare that:

I have acted as independent specialist in this application and have performed the work relating to the application in an objective and fair manner, notwithstanding the fact that resultant views and findings may be un-favourable to the applicant;

there are no circumstances that have compromised my objectivity in performing such work; and I have no conflicting interests in the undertaking of this work, and neither will I engage in any such interests;

I have expertise in conducting the specialist report relevant to this application, including knowledge of the Act, regulations and any guidelines that have relevance to the activities proposed within this application;

I have undertaken to disclose to the applicant and the competent authority all information within our possession that reasonably may have the potential to influence any decision to be taken by the competent authority with respect to the application;

I have undertaken to disclose to the applicant and the competent authority the objectivity of any report, plan or document prepared by ourselves for submission to the competent authority to inform any decision to be taken by the competent authority with respect to the application;

I have complied with the Act, regulations and all other applicable legislation; that within this form I have furnished particulars that are true and correct; and that I am aware that a false declaration is an offence in terms of regulation 48 of the NEMA EIA Regulations and is punishable in terms of section 24F of the Act.

Signatures of the specialists:

Names of Specialists:

ANKIA BORMANS

Date:

25 September 2024

11.4 The Independent Specialist who compiled a specialist report and/or undertook a specialist process

I, **Ankia Bormans** as the appointed independent specialist hereby declare that I:

act/have acted as the independent specialist in this application;

regard the information contained in this report as it relates to my specialist input/study to be true and correct, and

do not have and will not have any financial interest in the undertaking of the activity, other than remuneration for work performed in terms of the NEMA, the Environmental Impact Assessment Regulations, 2010 and any specific environmental management Act;

have no and will not have any vested interest in the proposed activity proceeding;

have disclosed, to the applicant, EAP and competent authority, any material information that has or may have the potential to influence the decision of the competent authority or the objectivity of any report, plan or document required in terms of the NEMA, the Environmental Impact Assessment Regulations, 2010 and any specific environmental management Act;

am fully aware of and meet the responsibilities in terms of NEMA, the Environmental Impact Assessment Regulations, 2010 (specifically in terms of regulation 17 of GN No. R. 543) and any specific environmental management Act, and that failure to comply with these requirements may constitute and result in disqualification;

have ensured that information containing all relevant facts in respect of the specialist input/ study was distributed or made available to interested and affected parties and the public and that participation by interested and affected parties was facilitated in such a manner that all interested and affected parties were provided with a reasonable opportunity to participate and to provide comments on the specialist input/study;

have ensured that the comments of all interested and affected parties on the specialist report/study were considered, recorded and submitted to the competent authority in respect of the application

have ensured that the names of all interested and affected parties that participated in terms of the specialist input/study were recorded in the register of interested and affected parties who participated in the public participation process;

have provided the competent authority with access to all information at my disposal regarding the application, whether such information is favourable to the applicant or not; and am aware that a false declaration is an offence in terms of regulation 71 of GN No. R. 543.

Signatures of the specialists:

Names of Specialists:

ANKIA BORMANS

Date: 25 September 2024

11.5 DECLARATION OF THE SPECIALIST

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

I ….**Ankia Bormans** PrLArch ……, as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that:

In terms of the general requirement to be independent:

other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity; or

am not independent, but another specialist (the "Review Specialist") that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);

In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;

I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and

I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

2024/09/25

Signature of the Specialist: ***Date:***

Terra+ Landscape Architects

11.6 *Architectural Guideline Document*

11.7 *Landscape Guideline Document*