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Proposed development of Bella Vista
DRAFT - Visual Impact Assessment: 2026-11-18

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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.

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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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Bella Vista

1. Executive Summary

1. EXECUTIVE SUMMARY

1.1 Introduction

Terra+ Landscape Architects was appointed as independent visual specialist to assess the potential visual impact of the proposed development of Erf 3495, Struisbaai (Bella Vista). This report updates the 2023 draft Visual Impact Assessment and assesses the amended Alternative 2 Preferred Layout prepared by Umsiza Planning (SDP_Bella Vista, 16 November 2026), measured against the visual indicators established in the 2023 draft. As the site lies at the edge of the town but interfaces with the open natural landscape of the Agulhas plain, the study combines aspects of Type A and Type B assessment and has been undertaken as a Level 4 Visual Impact Assessment.

1.2 The Proposed Development

The application entails the rezoning of Erf 3495 (12.22 ha) from Agricultural Zone to Subdivisional Area to provide:

- 72 single residential erven (52.6% of the site), with an average erf size of approximately 885 m²
- private streets (9.6%), with a single entrance/exit from Adelle Street
- private open space (5.1%), including two planted pipeline servitude corridors and a pocket park
- the steep northern slope retained as the Erf 80 Nature Conservation Area (3.96 ha, 32.7%)

The draft Architectural Guidelines restrict the 45 central erven, which straddle the ridge line, to single storey (6.0 m above natural ground), and allow double storey (7.5 m) on 27 erven along the northern edge (Erven 1, 26 to 38, 41 and 64 to 67) and the southern edge (Erven 10 to 16 and 79). The Guidelines further control building form, materials, colour and external lighting. Alternative 1 (84 erven, with 13 additional erven on the northern slope and the conservation area reduced to 2.06 ha) and the No-Go alternative were also considered.

1.3 The Receiving Environment

Struisbaai lies within a low, open, sky-dominated coastal landscape at the southern tip of Africa, in which small, low settlements sit within extensive natural fynbos and any change in height on a ridge is visible over some distance. The site occupies a low rise (up to 59 m above mean sea level) on the south-western edge of the town, covered in intact coastal fynbos and bounded by existing houses to the east and south and by open fynbos to the west. Its crest commands panoramic views over the bay and the 14 km beach. The receiving environment is of Medium to High significance; the site itself is not a declared scenic or heritage resource and can accommodate a degree of change.

Visual Sensitivity and Exposure

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• Visual sensitivity of the area: Moderate

• Visual sensitivity of receptors: High for adjoining residents; Moderate for travellers on the R319

• Visual Absorption Capacity: Low to Moderate; moderate on the southern and eastern edges adjoining existing houses, low on the northern brow, where built form is seen against the sky

• Visual intrusion: Moderate

The development will be highly visible from the immediately adjoining streets (Viewpoints 1 to 5), where a natural outlook will be replaced by a residential edge consistent in scale with the existing town. From the lower ground to the north (Viewpoints 6 and 7) the slope of Erf 80 will remain natural, but the northernmost row of houses will form a new skyline at the brow. From the middle and long distance viewpoints (Viewpoints 8 to 11) the development is expected to read as part of the town, provided roofs are dark and walls are a muted off-white; this is to be confirmed by simulation.

1.4 Response to Visual Indicators

The Preferred Layout responds to the principal visual indicator of 2023, the retention of the northern slope as open space, and to the indicators relating to the broader cultural landscape and the coastal sense of place. It partly responds to the indicators for a planted buffer to existing neighbours and the retention of view lines to the sea. The avoidance of new built skylines remains to be verified, and the proposed plant palette does not yet respond to the requirement for naturally occurring species.

Significance of Visual Impacts (Preferred Layout)

Phase	Before mitigation	After mitigation
Planning, Design and Construction	Medium adverse	Low adverse
Operational	Moderate adverse	Low to Moderate negative

The Operational Phase impact of Alternative 1 is of High adverse significance, as it would place houses on the steep northern slope, the most visible part of the site, and halve the conservation area.

1.5 Key Finding

The single storey restriction on the central ridge line is supported. However, the double storey zones have been placed on the northern and southern edges primarily to protect views within the estate. Seen from outside the estate, these are the most exposed edges of the development: the northern row at the brow of Erf 80, and the southern row on relatively high ground directly behind the existing houses on Noreen Street. The double storey zones must be verified through simulations from Viewpoints 1, 2, 6 and 7 before the Guidelines are finalised.

Principal Mitigation Measures

• Adopt the Architectural Guidelines as a condition of approval, enforced through the Design Review Committee.

• Restrict erven in the double storey zones to single storey, or set the upper floor back from the slope edge, where simulation shows they would break the skyline or loom over existing houses.

• Retain the single storey restriction and the 1.0 m platform limit on the ridge line erven.

• On erven bordering Erf 80, observe the 3.0 m building line, keep boundaries visually open, and plant erf edges with locally indigenous species continuous with the conservation area.

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• Require dark grey or charcoal matt roofs and warm off-white, stone or timber walls; exclude brilliant white and reflective finishes.

• Revise the Master Landscape Plan palette to locally indigenous species suited to the exposed coastal conditions, and limit lawn.

• Provide a planted buffer of naturally occurring species along the edges facing existing houses on Noreen Street and Adelle Street.

• Limit street lighting to low-level bollards, with no lighting on the edge of Erf 80 and no floodlighting or uplighting.

• Limit clearance to the construction zone of each erf, and fence off Erf 80 and the open space during construction.

• Manage Erf 80 as a conservation area, with alien clearing and fire management and no private access, structures or clearing.

1.6 Recommendation

Subject to the implementation of the architectural and landscape mitigation measures recommended in this report, the proposed development of Erf 3495, Struisbaai, as shown on the amended Alternative 2 Preferred Layout (16 November 2026), is recommended for approval from a visual impact perspective. Alternative 1 is not supported. The Architectural Guidelines should be finalised to incorporate the recommendations of this report, with particular attention to the double storey edge zones, the plant palette and lighting, and the simulations from Viewpoints 1 to 12 should be developed further to test the proposed mitigation measures.

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2. Introduction

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2. INTRODUCTION

2.1 Background

Terra+ Landscape Architects (Professional Landscape Architects) was appointed as consultant Visual Specialist to undertake a visual impact assessment (VIA) of the proposed development of Erf 3495, Struisbaai (Bella Vista) upon visual/aesthetic resources; toward fulfilling the requirements of HWC.

2.2 Terms of reference

TERRA+ and the directors 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:

Winter, S & Bauman, N. : 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

Independence of Visual Specialist

The authors of this document have no vested interest in the outcome of the approvals process associated with the development proposal assessed in this document; nor do they stand to gain financially from the design, construction or future manageme

2.3 Timing of Visual Specialist Input

This Visual Impact Assessment forms part of the planning and environmental approvals processes associated with the proposed development, and endeavours to determine the character and visual absorption capacity of the cultural landscape which contextualises 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.

The 2023 draft identified visual indicators for the site, including the retention of the steeply sloping northern portion as open space, a planted buffer between existing and new development, and the retention of view lines towards the sea. The revised layout has been measured against these indicators in this report.

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2.4 Type of Visual Impact Assessment

Although the project is local in extent, involving an open site within the town edge for which a Type B Visual Impact Assessment would ordinarily be required, the site interfaces with the open natural landscape of the Agulhas plain, for which a Type A Visual Impact Assessment is more appropriate. This study therefore includes aspects of both types in the consideration of potential visual impacts upon 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.

2.5 Scope of Visual Impact Assessment

Consistent with NEMA requirements for visual impact assessment, the visual specialist has assessed the potential impacts upon the cultural landscape of the planning, design and construction phases as well as the operational phases of the proposal.

The current state of the site is illustrated in the photographs that follow, which show the low, intact coastal fynbos of the site, the existing houses along its southern and eastern edges, and the views from the crest towards the bay.

2.6 Type and intensity of development

The proposed development is considered to be a Category 3 Development, i.e. low density residential development with private roads, low-scale infrastructure and associated engineering services.

The proposal is considered to be a development of low to medium intensity, i.e. single and double storey domestic structures with associated infrastructure. Some 37.8% of the site is retained as open space, of which the Erf 80 Nature Conservation Area accounts for 32.7%. The average erf size of approximately 885 m², with a maximum house footprint of 300 m² to 400 m² depending on erf size, is consistent with the grain of the existing residential areas on Adelle Street.

Residential use is compatible with the surrounding land use. However, as the site lies on the periphery of the town and on the crest of a rise, the development will change the natural fabric and spatial quality of the immediate area, and will be seen as an extension of the town onto previously open land.

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Fig. 1 - Images of Site (Source: Terra+)

2.7 Type and Significance of Receiving Environment

Struisbaai is a small fishing town on the eastern shore of the Agulhas plain, a low, wind-swept coastal landscape at the southernmost tip of Africa. The town looks east across Struisbaai bay, with its harbour, its long white beach curving to the north-east, and the open sea beyond. Behind it, the land rises gently to a series of low limestone and sand ridges covered in coastal fynbos, which separate Struisbaai from L'Agulhas and Suiderstrand to the south-west.

It is a landscape of horizontals: the line of the beach, the sea horizon, the low ridges and the even height of the fynbos. The settlements are small and low, and for the most part read as thin bands of white walls and grey roofs set between the fynbos and the sea. Within this landscape, even modest changes in height or position on a ridge are visible over some distance.

The site occupies one of these low rises on the south-western edge of the town. It forms the transition between the residential streets of Struisbaai and the open fynbos beyond. Due to this combination of factors the site is situated in a cultural landscape of medium to high scenic, cultural and historical significance. The site itself, however, is not a declared scenic or heritage resource, is bounded on two sides by existing development, and can accommodate a degree of change. The significance of the receiving environment is therefore considered to be Medium to High.

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2.8 The site within the receiving landscape

The relative position of the site to the coast, the R319, the protected areas and the existing town is shown in the figures that follow. The areas to the west and south-west of the site are open fynbos and form part of the continuous natural landscape between Struisbaai and L'Agulhas. The site is positioned at the edge of this landscape and at the end of the residential streets that extend westwards from Main Road.

2.9 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.

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2.10 Methodology

The degree of visual impact expected is 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, being visible within the view frame and visual experience of receptors, **Moderate Visual Impact and/or High Visual Impact** may be expected.

This requires a **Level 4 Visual Impact Assessment** which typically involves the following:

- Site visit and recording 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.

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.

2.11 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

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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.

2.12 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.
- Architectural detail of the proposal is not yet developed (colour, texture, fenestration, etc.) and remains conceptual; the site development plan does not yet indicate typical building footprints.
- 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.

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3. The Proposed Development

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3. THE PROPOSED DEVELOPMENT

3.1 Development Description:

The proposed development refers to the amended Alternative 2 Preferred Layout prepared by Umsiza Planning (Plan: SDP_Bella Vista, dated 16 November 2026, scale 1:2500) and describes the following:

- Rezoning of Erf 3495 from Agricultural Zone to Subdivisional Area
- Full site area of 12.22 ha (122 244 m²) per title deed; the SDP schedule totals 121 130 m²
- 72 single residential erven (Erven 1 to 71 and 79), totalling 63 869 m² (52.6%), with erf sizes from 617 m² (Erf 40) to 1 663 m² (Erf 21) and an average of approximately 885 m²
- Private street (Erf 72), totalling 11 667 m² (9.6%): an internal double loop road with a 13 m reserve, with a single entrance/exit from Adelle Street between Erven 9 and 10. There is no vehicle access from Noreen Street; a right of way (RoW) is indicated along the Noreen Street edge of Erf 79
- Private open space (Erven 73 to 78), totalling 6 160 m² (5.1%), comprising the two 10 m municipal water pipeline servitude corridors that cross the site diagonally, a pocket park with pergola at Erf 75, and a small remnant at Erf 78 on the southern boundary
- Erf 80 Nature Conservation Area (Private Open Space), 39 600 m² (32.7%), comprising the steep northern slope of the site, to be retained with its existing vegetation

The Preferred Layout differs from Alternative 1 (6 August 2025; Section 3.4.2) in that it omits the 13 erven on the steep northern slope and the northern apex of the site (Erven 83 to 95) and the streets serving them (Erven 81 and 82). Residential land use is reduced from 7.67 ha (63.8%) to 6.39 ha (52.6%), and the slope is retained intact as the 3.96 ha Erf 80 Nature Conservation Area, rather than a 2.06 ha area split by the additional erven. The streets and open spaces are private, and the single and double storey zone lines are shown on the SDP. The amended layout of 16 November 2026 supersedes the REV 2 layout of 18 October 2026: the Noreen Street access road has been omitted and Erf 79 is now a residential erf of 1 332 m², so that the estate is served by a single entrance/exit from Adelle Street, and Erven 15 and 16 have been reduced to 841 m² and 840

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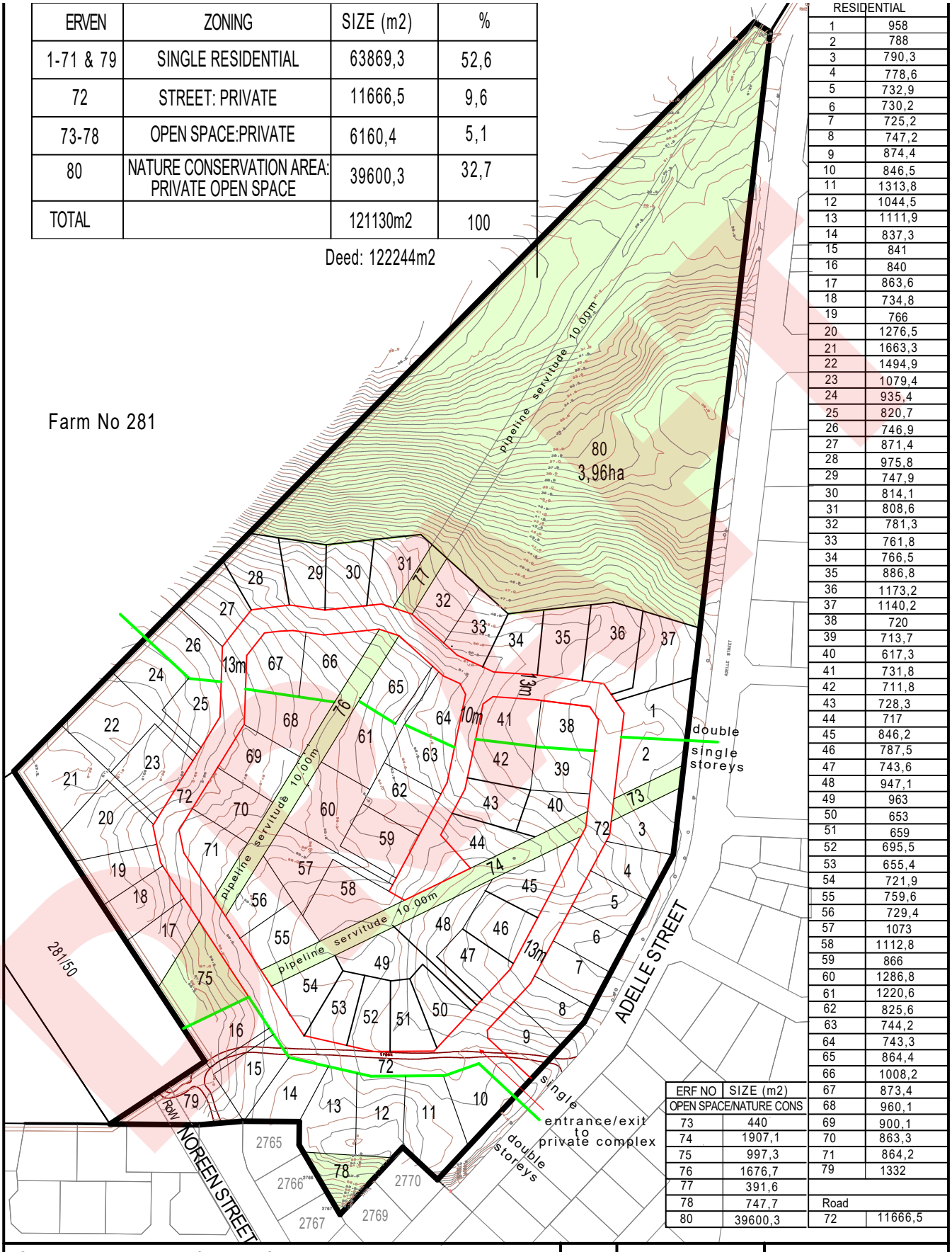


Fig. 2 - Amended Alternative 2 Preferred Layout (16 November 2026) on cadastral base. Source: Umsiza Planning

3.2 Height Zones and Building Envelope

The draft Architectural Guidelines divide the erven into two height zones, shown by the green zone lines on the SDP:

Zone	Erven	No. of erven	Max. height above NGL	Max. wall plate
Double storey (north)	1, 26 to 38, 41, 64 to 67	19	7.5 m	6.0 m
Double storey (south)	10 to 16, 79	8	7.5 m	6.0 m
Single storey (central)	2 to 9, 17 to 25, 39, 40, 42 to 63, 68 to 71	45	6.0 m	3.3 m

The central erven, which straddle the ridge line and the upper slope, are limited to single storey so that the development reads as a low, stepped group. In the double storey zone, the upper floor may not exceed 50% of the ground floor footprint. Ground floor platforms may not be raised more than 1.0 m above natural ground, which is of particular importance on the ridge line erven (approximately Erven 4, 5, 22, 23, 44, 62 and 69). Erf 79, a residential erf in the amended layout, lies south of the zone line on the SDP and is included here in the southern double storey zone; the Guidelines (Draft Rev 02) list only Erven 10 to 16 and should be updated accordingly.

The maximum footprint is set by erf size: 300 m² for erven up to 749 m², 350 m² for erven of 750 m² to 999 m², and 400 m² for erven of 1 000 m² and larger, with a maximum coverage of 50%.

[Fig. 10 - Height envelopes for the single and double storey zones. Source: Design Ateljee]

3.3 Architectural and Landscape Character

The Architectural Guidelines describe a calm coastal neighbourhood that sits low in the landscape. Houses are to be composed of a few simple, narrow, pitched-roof forms of no more than 6.5 m wide, linked by lighter, lower elements such as verandahs, lean-tos and pergolas. Revivalist and period styles are excluded. The palette is restrained: warm off-white render (brilliant white is not permitted), local limestone or sandstone, weathered timber, and dark grey or charcoal matt roofs. Reflective glass, bright galvanised roof finishes and visible solar water heater tanks are excluded.

External lighting is limited to low-level, shielded, downward-facing fittings of 3 000 K or less, with no floodlights or uplighters. Boundaries to Erf 80 and the public open space must be visually open, and solid walls on these edges are not permitted.

The Master Landscape Plan (JDV Landscape Studio) proposes tree-lined streets with grass-block tracks and hedged verges, planted pipeline servitude corridors, a picnic lawn and pergola in the open space at Erf 75, and the retention of existing vegetation on Erf 80 and Erf 78. The conceptual renders show houses set within indigenous planting, low dry-stone walls, and the estate seen against the sea.

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3.4 Development Alternatives

3.4.1 Alternative 2, amended (Preferred Layout):

72 residential erven clustered on the southern and central part of the site, with the steep northern slope retained as a 3.96 ha conservation area (32.7% of the site), and a single entrance/exit from Adelle Street (SDP dated 16 November 2026). This is the layout assessed in this report.

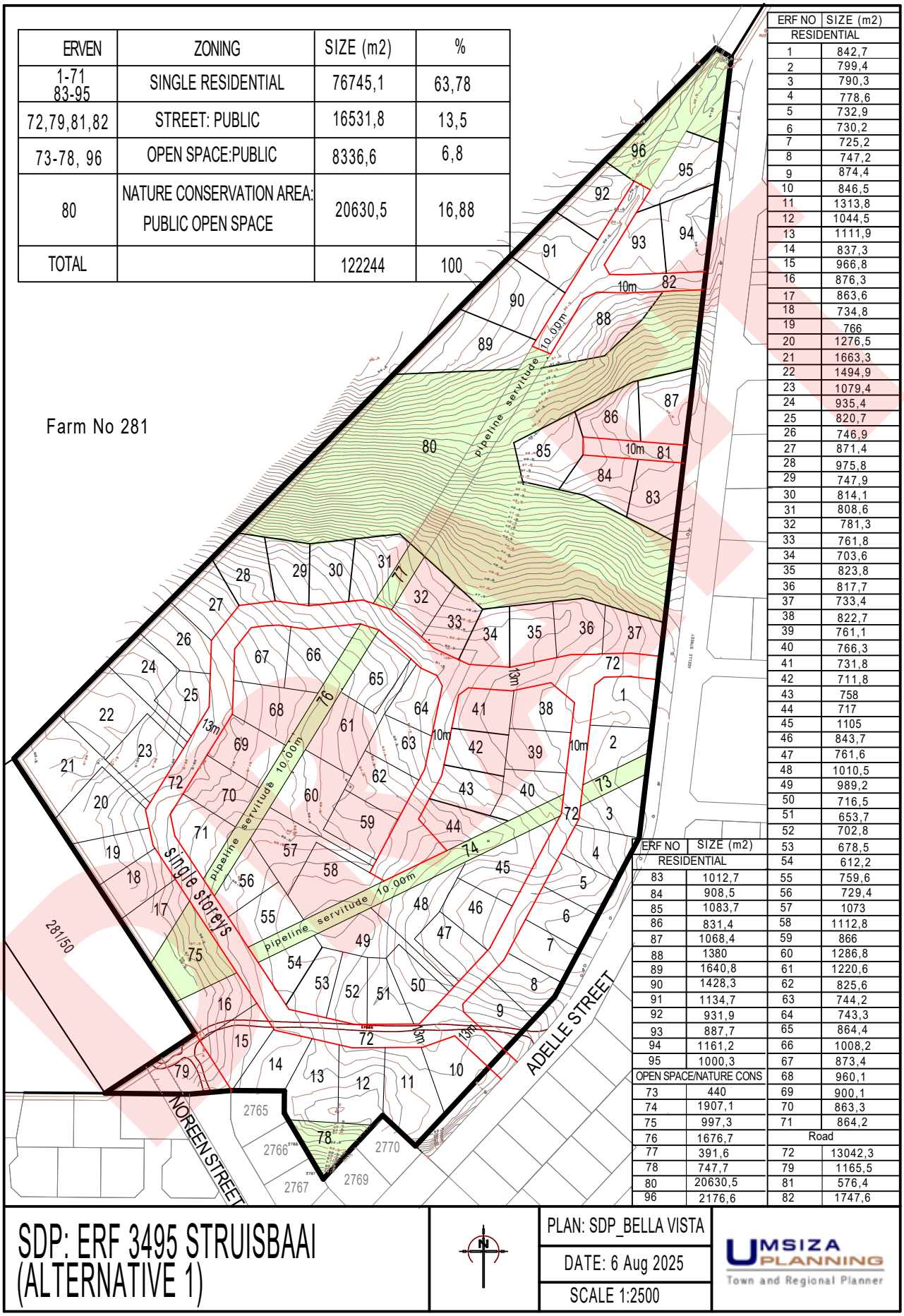
3.4.2 Alternative 1 (Not Preferred):

84 residential erven (Erven 1 to 71 and 83 to 95), with additional streets (Erven 81 and 82) extending north-east across the slope. Residential land use increases to 7.67 ha (63.8%), and the conservation area is reduced to 2.06 ha (16.9%), split by the additional erven. Erven 83 to 95 occupy the steep northern slope and the northern apex of the site down to Santie Street.

3.4.3 No-Go alternative:

Retention of the site as open fynbos under its current zoning, with no change to the visual status quo.

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ERVEN	ZONING	SIZE (m2)	%
1-71 83-95	SINGLE RESIDENTIAL	76745,1	63,78
72,79,81,82	STREET: PUBLIC	16531,8	13,5
73-78, 96	OPEN SPACE:PUBLIC	8336,6	6,8
80	NATURE CONSERVATION AREA: PUBLIC OPEN SPACE	20630,5	16,88
TOTAL		122244	100

ERF NO	SIZE (m2)
RESIDENTIAL	
1	842,7
2	799,4
3	790,3
4	778,6
5	732,9
6	730,2
7	725,2
8	747,2
9	874,4
10	846,5
11	1313,8
12	1044,5
13	1111,9
14	837,3
15	966,8
16	876,3
17	863,6
18	734,8
19	766
20	1276,5
21	1663,3
22	1494,9
23	1079,4
24	935,4
25	820,7
26	746,9
27	871,4
28	975,8
29	747,9
30	814,1
31	808,6
32	781,3
33	761,8
34	703,6
35	823,8
36	817,7
37	733,4
38	822,7
39	761,1
40	766,3
41	731,8
42	711,8
43	758
44	717
45	1105
46	843,7
47	761,6
48	1010,5
49	989,2
50	716,5
51	653,7
52	702,8
53	678,5
54	612,2
55	759,6
56	729,4
57	1073
58	1112,8
59	866
60	1286,8
61	1220,6
62	825,6
63	744,2
64	743,3
65	864,4
66	1008,2
67	873,4
68	960,1
69	900,1
70	863,3
71	864,2
Road	
72	13042,3
79	1165,5
81	576,4
82	1747,6

ERF NO	SIZE (m2)
RESIDENTIAL	
83	1012,7
84	908,5
85	1083,7
86	831,4
87	1068,4
88	1380
89	1640,8
90	1428,3
91	1134,7
92	931,9
93	887,7
94	1161,2
95	1000,3
OPEN SPACE/NATURE CONS	
73	440
74	1907,1
75	997,3
76	1676,7
77	391,6
78	747,7
80	20630,5
96	2176,6

[Fig. 13 - Alternative 1 layout. Source: Umsiza Planning, 6 August 2025]

3.5 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 summarised as follows, and may have negative, neutral or positive visual impact effects on the resources identified.

3.5.1 Construction phase:

- Site clearance and removal of fynbos for roads, services and building platforms
- Earthworks and excavations for roads, services and stormwater
- Construction operations: site establishment, materials delivery and storage
- Building activity, personnel and vehicles (visibility of machinery and site camp), extending over a long period as individual erven are built
- Noise, dust, temporary lighting, temporary services and hoarding

3.5.2 Operational phase:

- Transformation of the site from natural fynbos to residential (change in sense of place)
- New houses, gardens, walls and associated landscape on the crest of the rise
- Residential activities and passive recreational use of the open space
- Increased traffic on Adelle Street
- 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.

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4. Receiving Environment and Cultural Landscape

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4. THE RECEIVING ENVIRONMENT AND CULTURAL LANDSCAPE LAYERS

4.1 Receiving Environment Description

It is a slow evolving, rural, vernacular, cultural landscape that has been modified over time and adapted through residential use over the past decades. Urban expansion is slow and highly controlled due to the naturally protected nature of surrounding vegetation species.

4.1.1 Receiving Environment Description

The receiving environment is a slowly evolving, vernacular, coastal cultural landscape that has been modified over time and adapted through fishing and residential use. Urban expansion has been slow and contained, largely because the towns are surrounded by protected natural areas and critical biodiversity areas.

4.2 Visual Context

4.2.1 Nature of Proposed Development

The proposal entails a low to medium intensity residential development with associated infrastructure, effecting a change from natural fynbos to residential land use. The use is congruent with the adjoining residential areas. However, as the site is located on the crest of a rise at the interface with open natural land, the development will change the fabric and character of the area, manifesting as an extension of the townscape and possible visual intrusion into the landscape. New houses may obstruct views from adjacent and overlooking properties. The proposal does not set a new precedent for development within the area, but extends the existing pattern of development westwards.

4.2.2 Nature of Receiving Environment

The site lies on the southern coastline of the Overberg district in the Western Cape, an area with proclaimed heritage sites, protected natural areas and a single scenic route to Cape Agulhas. There is an established and recognised sense of place: a small, low-scale fishing and holiday town set between the fynbos and the sea.

Agulhas is identified as a cultural landscape of significance, located at the southernmost tip of Africa and attracting visitors throughout the year. The surrounding area has important vistas and scenic routes. The site itself is a low rise of moderate elevation; it does not form part of a prominent mountain ridgeline, but it does form a local skyline when seen from the lower ground to the north and north-east.

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4.3 Site location and context

4.3.1 Regional setting

The town of Struisbaai is situated on the coastline in the Overberg region in the Western Cape. It is situated in close proximity to Cape Agulhas, the southernmost point of Africa, and a few hours' drive from Cape Town (approximately 317km).

The town is situated as a thoroughfare for travelers heading to Cape Agulhas as there is only a single route to Cape Agulhas which travels through Struisbaai, but despite this has remained a small town with its main attraction the harbour and daily fishing activities.

One of the defining features of Struisbaai's regional landscape is its flat and low-lying terrain. Unlike many areas in the Western Cape, Struisbaai is far removed from mountain ranges. Instead, the land gently slopes towards Indian Ocean (cosmic landscape), until the very coastal border where it suddenly slopes to meet the ocean.



Fig. 3 - The site (outlined in red) in its broader context (Source: T+; GE Pro)



Fig. 4 - The nature of the Western Coastline, on which Struisbaai is situated (Source: Chas Everitt)

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4.3.2 Local context

At the local scale: the area is home to three small rural coastal towns: Struisbaai (in which subject site is located), Agulhas, and Suiderstrand. These towns are linked to one another through a single road, the R319 (also known as Marine Drive in Struisbaai and as Main Drive in Agulhas)which is the only road that leads to the respective towns from the mainland.

Vegetation in this area mainly consists of the Overberg Sandstone Fynbos, which comprises of seven different Fynbos species - four of these seven 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.

As a result of this ecological sensitivity, the three towns have all remained relatively small, undergoing little development in the past decades. As can be seen on the map below, the towns border critical biodiversity areas and national parks, which serves as a restriction for development.



Fig. 5 - Image on left depicts built environment in Struisbaai 1985. Image on right depicts built environment in Struisbaai 2023. As seen on the compared maps, not great development has taken place in Struisbaai in the past 38 years. (Source: GE Pro)



Fig. 6 - Photo depicting the character of the harbour (Source: Terra+)

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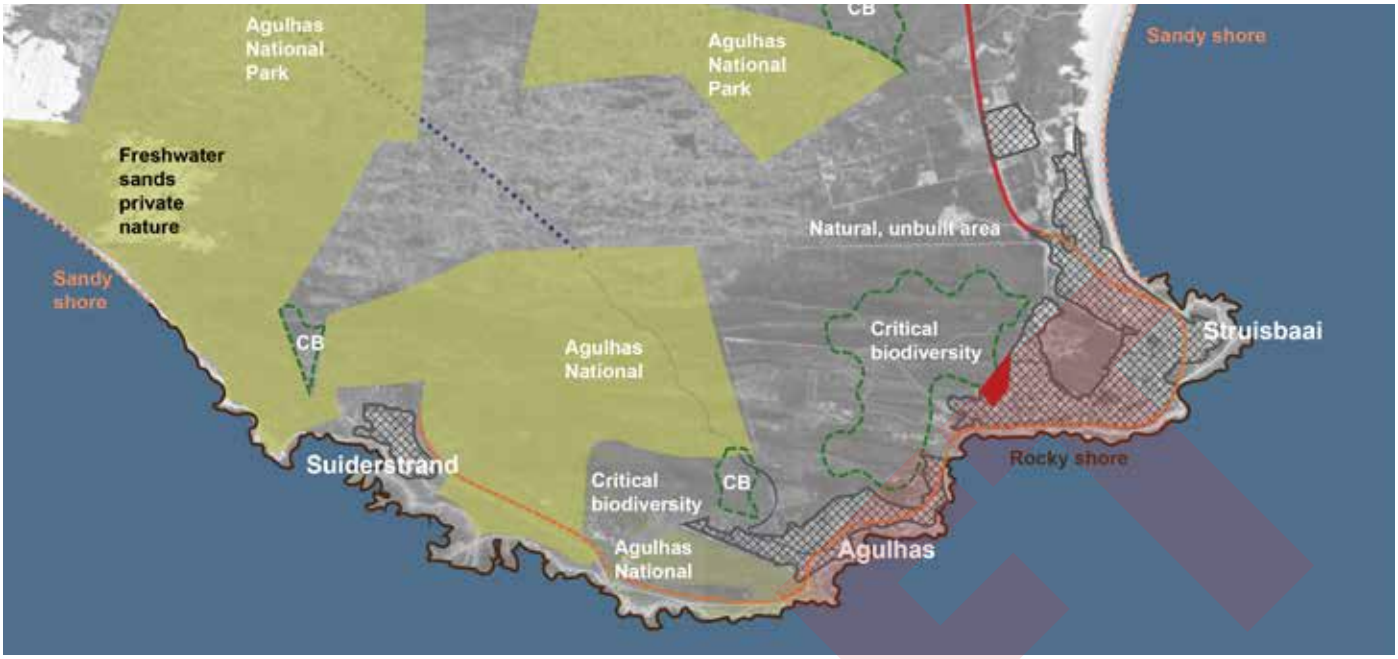


Fig. 7 - The site (outlined in red) in its local context with focus on built landscape vs natural vegetation and arteries between the towns (Source: T+; GE Pro)

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Fig. 8 - The site (outlined in red) in its local context shown within 20m contours (Source: T+; GE Pro)

Struisbaai is an old fishing town with a small population of approximately 3900 people. The town has its own (small) harbour where fishermen depart from and return to on a daily basis, making it the main source of activity and community for the town for both family of fishermen and visitors to the town.

The rest of the town is mainly home to residential properties - single standing homes of a maximum of two storeys height - scattered over the built area of 14.34 km2 along the coast.



Fig. 9 - The site (outlined in red) in its broader context (Source: GE Pro; T+)



Fig. 10 - Photo depicting the 14km beach, which can be seen from the subject site (Source: Terra+)

Next to the harbour on the North, Struisbaai is home to the longest beach in the Southern Hemisphere. This 14km stretch of coastline can be seen from the subject site.



Fig. 11 - Photo depicting the coastline and residential strip looking towards subject site (Source: Terra+)

The earliest architectural style of the town came from the original fishermen's huts, scattered along the coast. These were recognised as small whitewashed huts with thatched roofs. In some areas in the town, remnants of these cottages, and imitations thereof can be seen. However, the general architectural fabric in Struisbaai is quite mixed today.





Fig. 12 - Image on left depicts an original fisherman's hut still in Struisbaai today; image on right depicts a building which imitates the style of the original fisherman's cottage using modern technology and building technique (Source: Terra+)



Fig. 13 - Image depicting the typical mix of residential building styles as can be seen in Struisbaai, close to the subject site. Typically, residential properties in Struisbaai are single standing units limited to 2 storeys, each with approximately 50% of the property left naturally open (Source: Terra+)

4.3.3 Site description

Area	approx.12.62 ha (12,6200 m2) with application area approx. 8.18 ha (81,832.51m2);
Elevation	max 59m above mean sea level; min 32m above mean sea level
Slope	Long side of site; max. slope 23.9%, -16.2% and average slope 6.2%, -3.6%. Short side of slope (where application is proposed): max. slope: 4.7%, -18.8%. Average slope: 1.6%, -4.8%
Soils/Geology	Coastal Sandy Soils (nutrient poor), Limestone & Sandstone, Coastal dunes (associated with sandy soil), Alluvial soil (concentrated to wetland areas in Struisbaai), Salinity (due to proximity to ocean
Vegetation	7 Fynbos species including: endemic Elim (laterite) Fynbos; Limestone Fynbos; Proteoid Fynbos; Neutral Sand Proteoid Fynbos; Restioid Fynbos; and wetlands
Current Land-use	Natural, highly protected. Entire area falls under SANBI protected areas.
Hydrology/drainage	flow direction = South. Towards ocean

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Fig. 14 - The site (outlined in red) in its close surrounding context (Source: GE Pro; T+)

4.3.4 Site photos

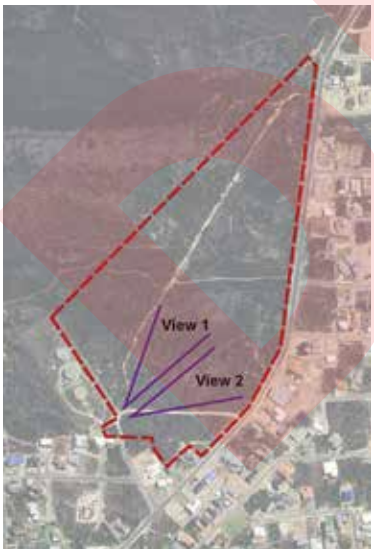




Fig. 15 - Image showing view 1 of subject site. Natural open area, home to indigenous Fynbos species, overlooking the 14km beach in Struisbaai on the North side (Source: Terra+)

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Fig. 16 - Fynbos species found naturally in the area includes: endemic Elim (laterite) Fynbos; Limestone; Fynbos; Proteoid Fynbos; Neutral Sand Proteoid Fynbos; Restioid Fynbos; and wetlands. The area is also home to small animals and birds. (Source: Terra+)



Fig. 17 - View 2 of the subject site. Subject site is a natural, open area home to indigenous Fynbos species, surrounded by residential properties. The site lies within the town's extention boundaries and follows the same pattern of expansion as the surrounding built fabric. (Source: Terra+)

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4.3.5 Topography and landform

As can be seen from the 5 m contours, the site occupies a low, rounded rise on the western edge of the town. The southern and central portion of the site, where development is proposed, is relatively flat, with a broad crest running roughly east to west through the central erven. From this crest the ground falls gently southwards towards Noreen Street and eastwards towards Adelle Street, and falls steeply northwards across Erf 80 towards Santie Street. Due to its elevation relative to the town, the crest enjoys panoramic views over the town, the bay and the sea.

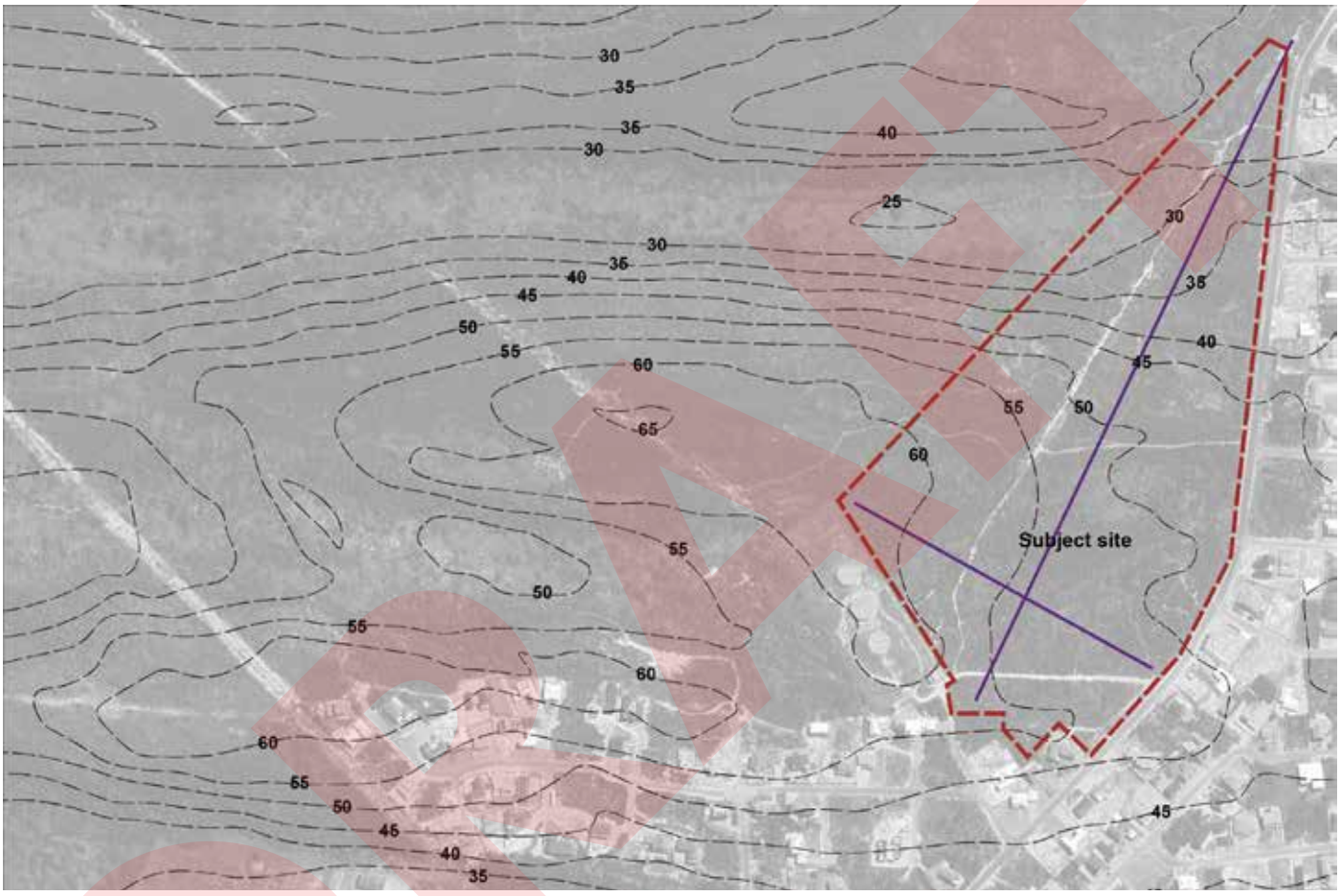


Fig. 18 - The site and surrounding contours (contours at 5m intervals) (Source: Terra+)

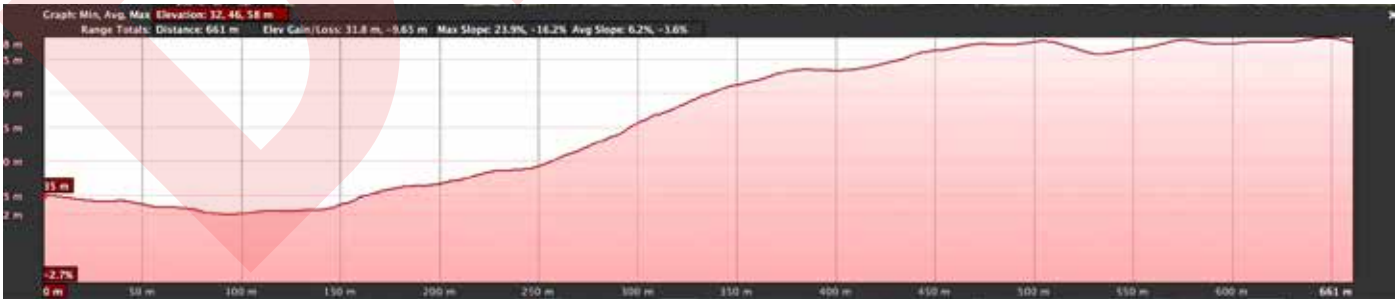


Fig. 19 - Site elevation 1 long side (Source: GE Pro)

Along the long section, the development area is relatively flat, and the ground then drops away sharply to the north. Under the Preferred Layout this steep slope is retained in its natural state as Erf 80. The northernmost row of erven (Erven 26 to 37) sits at the brow of this slope, and this edge will be the most exposed edge of the development when seen from the north.

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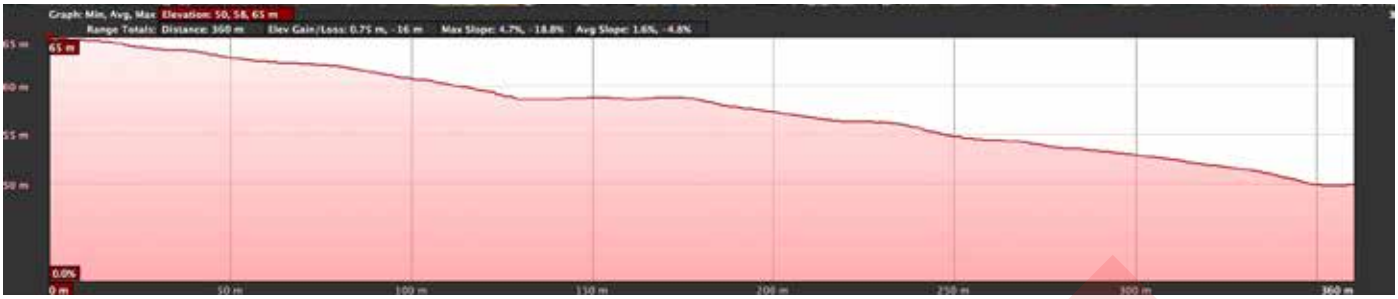


Fig. 20 - Site elevation 2 short side (Source: GE Pro)


Fig. 21 - Image showing a view of elevation 1 of subject site. Natural open area, home to indigenous Fynbos species, overlooking the 14km beach in Struisbaai on the North side (Source: Terra+)

Across the short section, the site is relatively flat, with a slight average slope towards Adelle Street.

The soils consist of nutrient-poor coastal sands over limestone, with rocky outcrops visible at the surface. These conditions suit the fynbos the site currently supports, and new planting should be drawn from the locally indigenous species that grow in these conditions.


Fig. 22 - Image showing a view of elevation 1 of subject site. Soil contains rocky sediment. A nutrient poor sediment perfectly suited for the vegetation it currently hosts. (Source: Terra+)

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4.3.6 Hydrology

The site occupies relatively high ground close to the sea. Stormwater runoff follows the natural slopes, southwards and eastwards towards the town and northwards across Erf 80. Due to the gentle gradients in the development area there are no defined drainage lines or water features on the site. The Struisbaai reservoir is situated on the south-western boundary of the site.

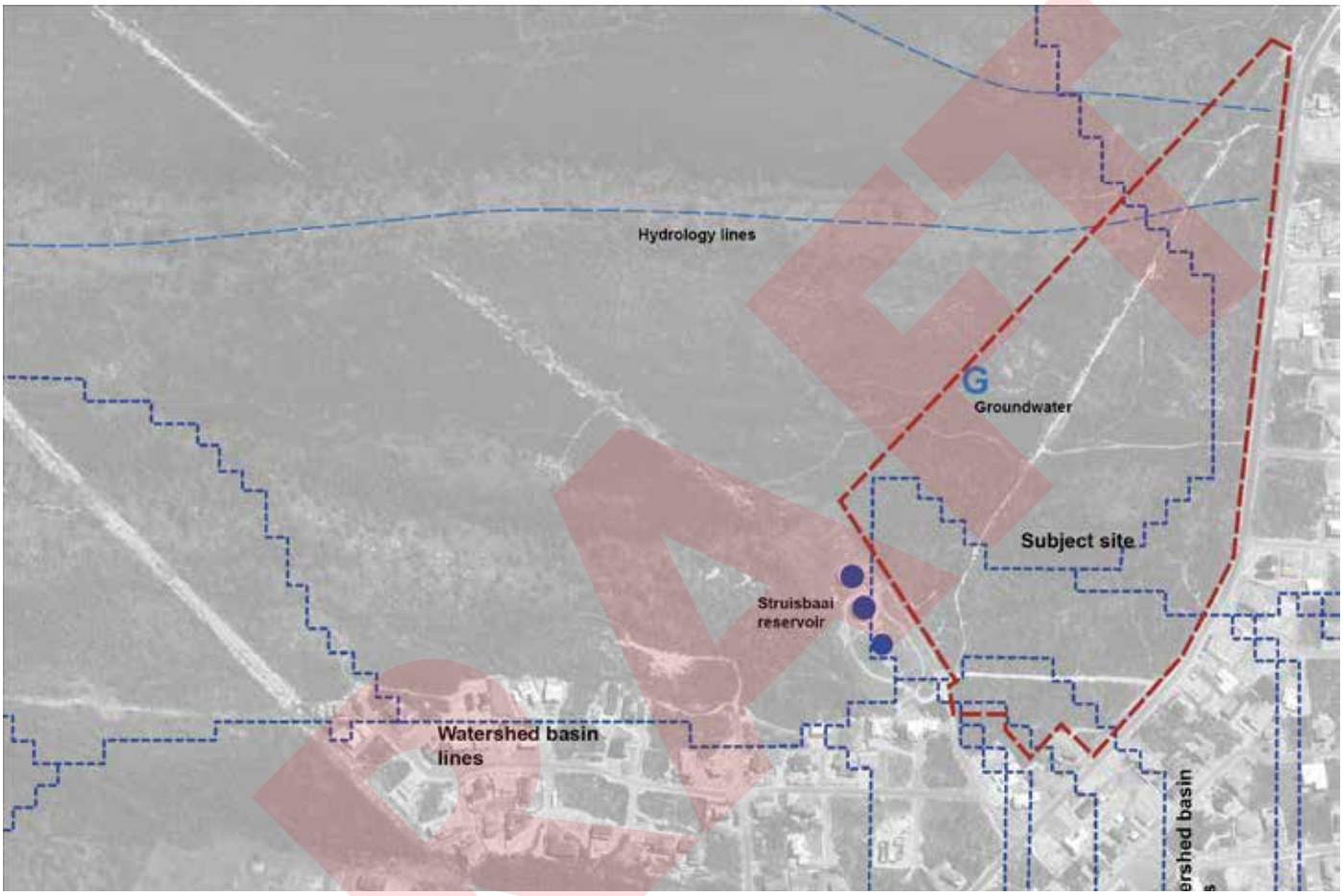


Fig. 23 - Water basin directions on site. (Source: Terra+)



Fig. 24 - Struisbaai Reservoir, situated next to subject site. (Source: Terra+)

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4.3.7 Vegetation patterns & Landscape cover

The site is covered by low, dense coastal fynbos, largely undisturbed apart from the informal vehicle track and the pipeline servitude. The vegetation is of an even height, generally below 1.5 m, and provides little screening of built form above single storey. Several of the vegetation types of the Agulhas plain are threatened, and the area surrounding the towns includes critical biodiversity areas. Construction on the site should therefore retain as much natural vegetation as possible and use locally indigenous species in all new planting

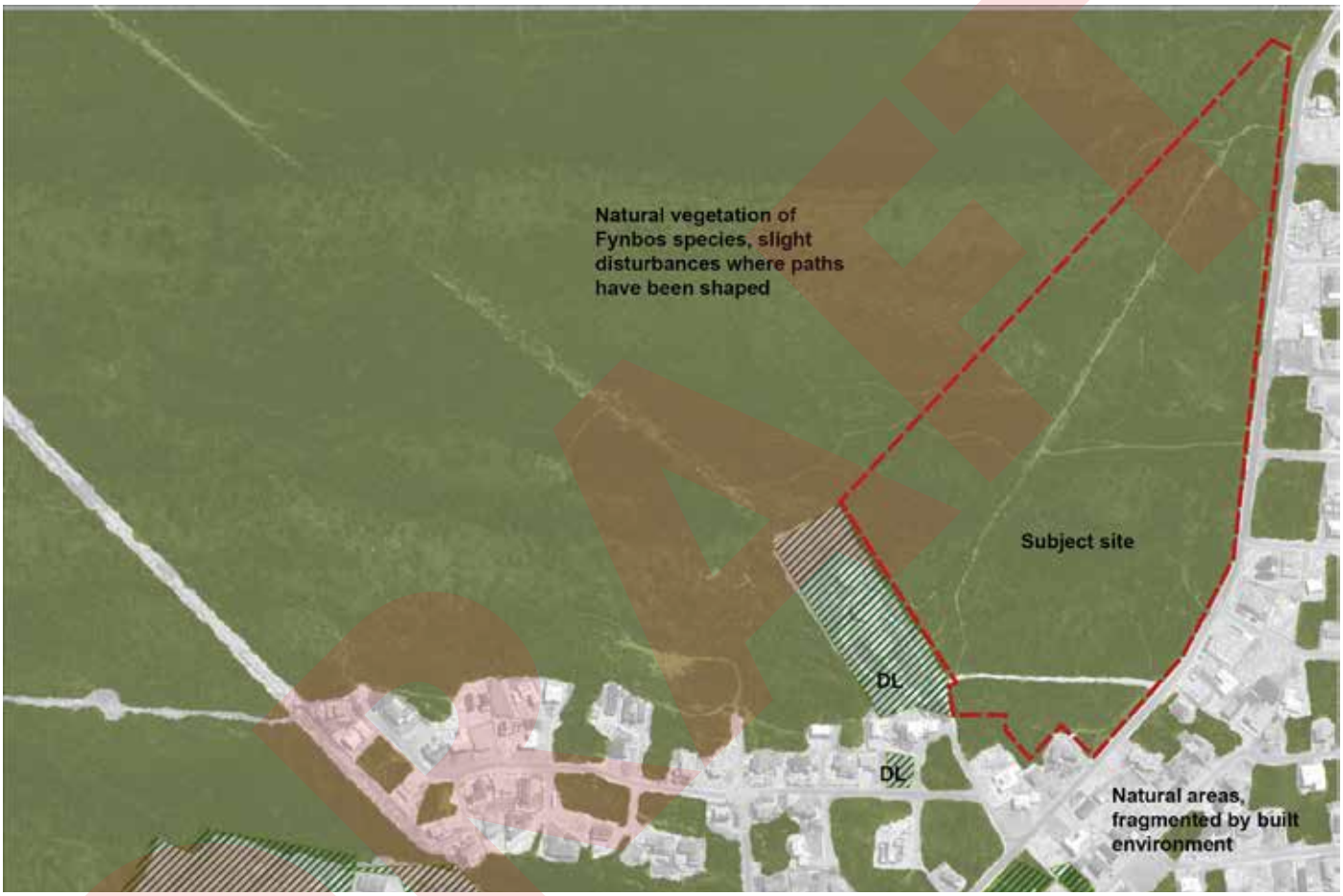


Fig. 25 - Vegetation on site. Vegetation in the area mainly consists of 7 Fynbos species including: endemic Elim (laterite) Fynbos; Limestone Fynbos; Proteoid Fynbos; Neutral Sand Proteoid Fynbos; Restioid Fynbos; and wetlands. (Source: Terra+)





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

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4.3.8 Settlement Patterns & Built Form

The site is bounded to the east and south by residential development: freestanding houses of one and two storeys on erven of a similar size to those proposed. Many of these houses are oriented towards the views of the bay and sea, and some look across the site. To the west is the open fynbos of Farm 281.

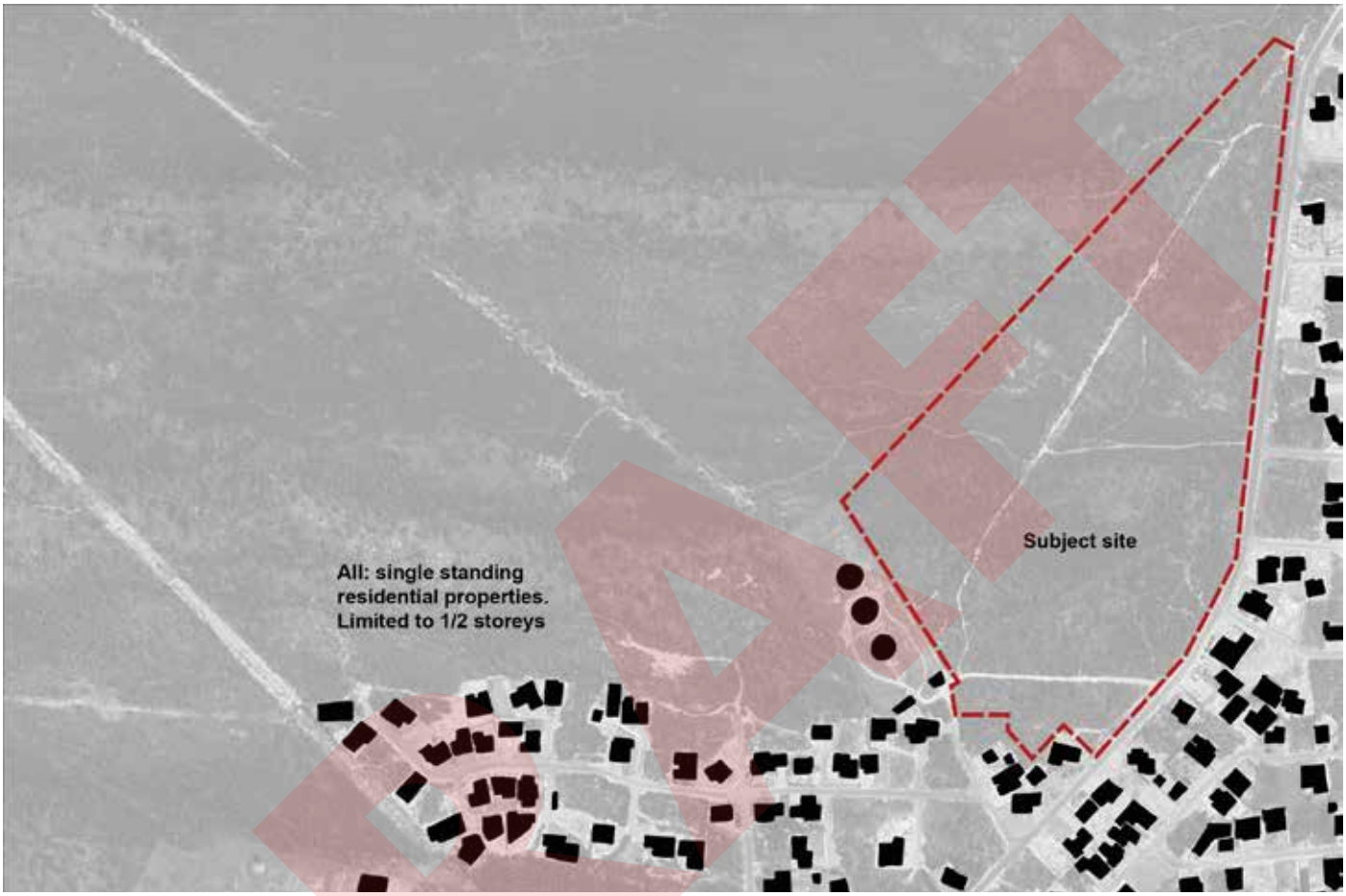


Fig. 27 - Built fabric surrounding site. All surrounding built fabric are single standing residential plots, limited to 1/2 storeys in height. The site falls within the boundaries of expansion and follow the same pattern of development as surrounding properties. (Source: Terra+)



Fig. 28 - Surrounding built fabric, as seen from site. (Source: Terra+)

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Fig. 29 - Image depicting surrounding built fabric on left, and open subject site on right. (Source: Terra+)

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4.3.9 Accessibility

The site is accessed from Adelle Street, which runs along its full eastern boundary, and from Noreen Street at its southern corner. Both are two-way residential streets connecting to Main Road (R319). An informal vehicle track crosses the site from south to north.

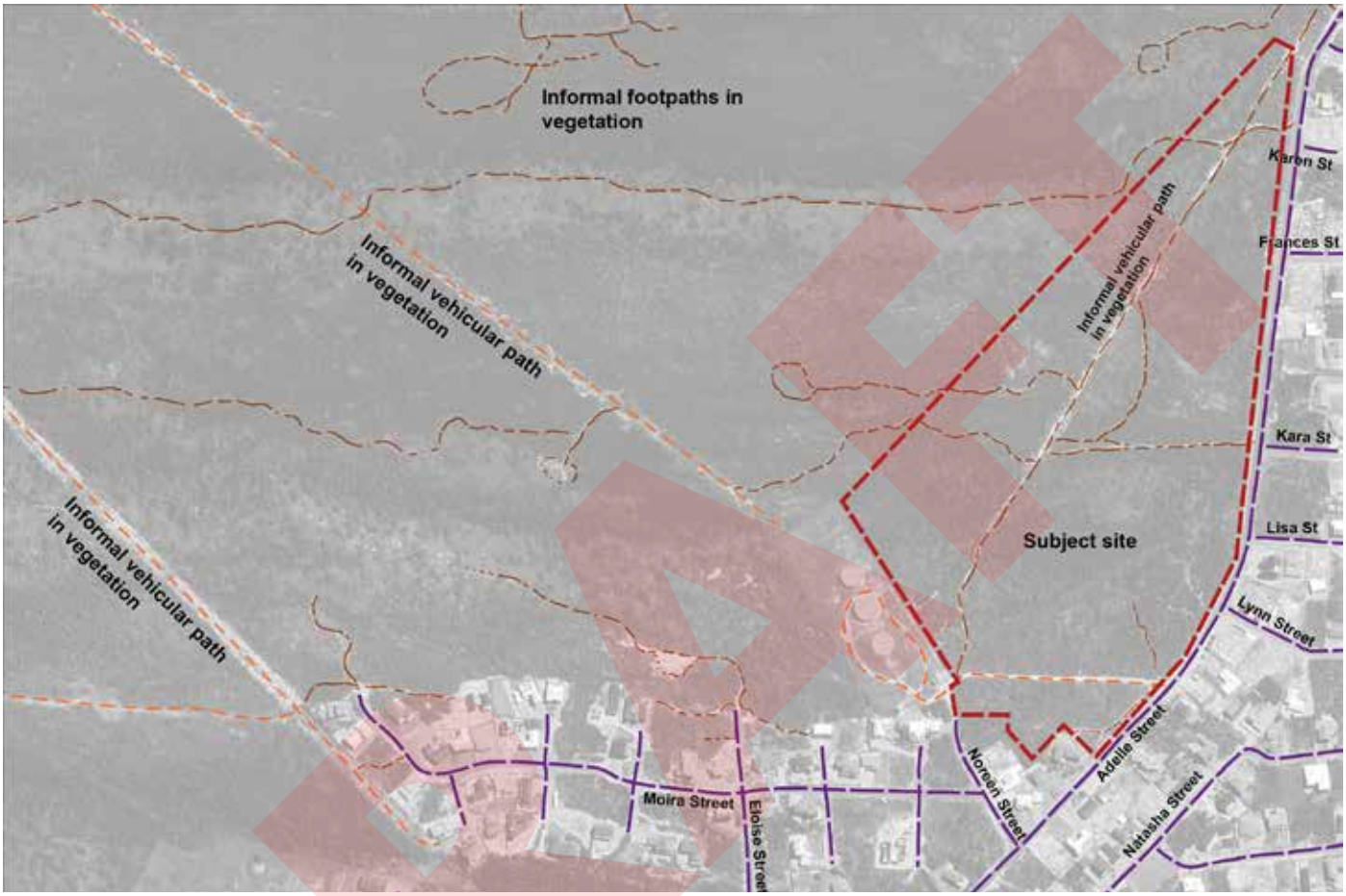


Fig. 30 - Built fabric surrounding site. All surrounding built fabric are single standing residential plots, limited to 1/2 storeys in height. The site falls within the boundaries of expansion and follow the same pattern of development as surrounding properties. (Source: Terra+)

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4.3.10 Composite

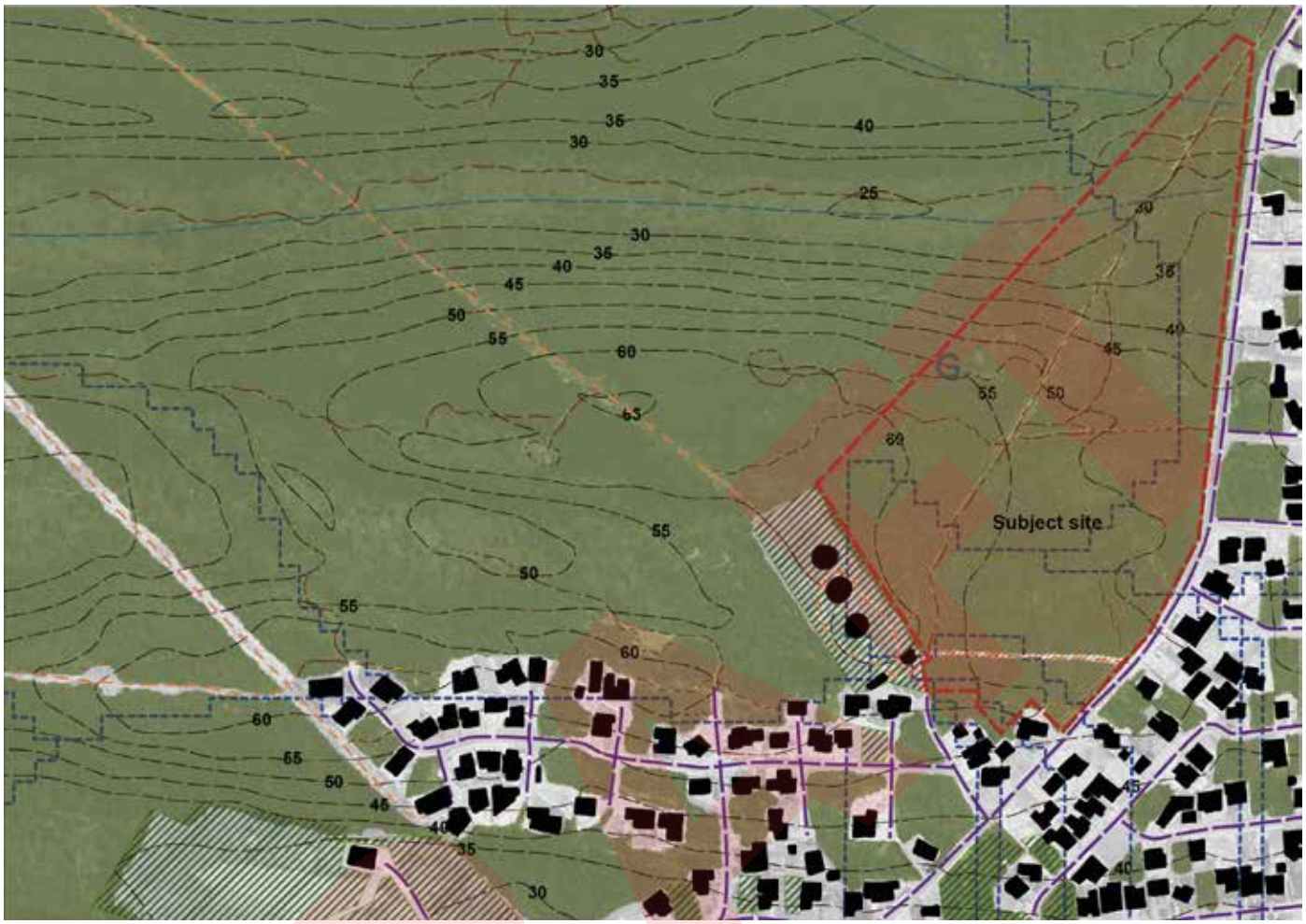


Fig. 31 - Composite (Source: Terra+)

In its entirety the site covers approximately 12.2 ha. The contours show that the southern and central part of the site, where the development is proposed, is a relatively flat crest, while the northern part falls steeply to the north. The Preferred Layout places the houses on the crest and retains the slope in its natural state. This preserves a vegetated foreground for the residents of the streets to the north and keeps the development back from the most visible part of the site. Because the crest is the highest ground in the immediate area, however, the houses on its northern edge will form a new skyline when seen from the north.

From a hydrological perspective, runoff from the development area flows south and east towards the existing streets. Stormwater can be managed through soft engineering measures (swales, permeable paving and rainwater harvesting) without drastic measures that would cause visual intrusion.

The vegetation on the site remains largely in its natural state. Development will transform approximately 7.5 ha of fynbos. Natural vegetation should be retained wherever possible on the open space, verges and erf edges, and garden planting should use naturally occurring species.

The retained vegetation on Erf 80 will act as a buffer for the residents to the north and north-east. Neighbours on the southern and eastern edges will experience a more direct visual change, although the proposed development follows the scale and grain of the existing residential pattern of the area.

The surrounding settlement consists mainly of freestanding houses of one or two storeys. Architectural styles vary, with some contemporary interpretations of the Struisbaai fishermen's cottage. As the site occupies the town's periphery, the development will establish a new edge to the built fabric.

The site is served by Adelle Street and Noreen Street. The new internal streets will connect to Adelle Street at a single entrance between Erven 9 and 10, without new external roads.



Fig. 32 - Neighbour situated on the southern side of the proposed development will see the tops of new built structure pop out over the terrain of natural vegetation on the North side of the subject site. (Source: Terra+)

The surrounding settlements primarily consist of standalone residential buildings, typically limited to one or two stories in height. The architectural styles of these buildings vary, though some exhibit contemporary interpretations of the original fishermen's cottages from Struisbaai. The built fabric around the site is concentrated to the east and south, as the development occupies the town's periphery, establishing a new line of structures.

Regarding accessibility, the site benefits from multiple two-way vehicular roads that serve neighboring properties and conveniently pass by the site and proposed structures. Adelle Road, situated to the east, traverses the entire expanse of the subject site and readily accommodates side roads. The addition of further roads will not disrupt the existing landscape but rather align with the ongoing trend of development in the vicinity.

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5. Visual Scenic Resources

5. VISUAL SCENIC RESOURCES

5.1 Type of Landscape

The site is situated on the south-western edge of Struisbaai, at the junction between the town and the open natural landscape of the Agulhas plain. In the area proposed for development the terrain forms a broad, gently rounded crest, which falls away steeply to the north. Views to the north-east and east take in the bay, the long beach and the sea. In the terminology of Norberg-Schulz, the setting is a 'cosmic' landscape: a low, open, sky-dominated landscape in which the horizon and the light are the dominant elements, and in which any vertical element is conspicuous.

5.2 Topography and Landforms

The site rises to approximately 59 m above mean sea level, higher than most of the adjoining town. The gradient is gentle across the development area and steep across Erf 80 to the north. The crest provides a visual connection to the bay and the sea, and conversely is visible from the lower ground to the north and north-east.

5.3 Vegetation and Landscape Cover

The site retains its indigenous fynbos, of low and compact growth, with little height variation and no trees. The vegetation therefore offers little screening of built form above approximately 1.5 m.

5.4 Settlement Patterns and Built Form

The site is positioned where the residential streets of Struisbaai end and the natural landscape begins. The adjoining houses to the east and south currently look onto the natural vegetation of the site, and some look across it towards the bay.

5.5 Landscape Character

The site is a largely undisturbed natural fynbos landscape at the edge of the town, positioned at the interface between urban development and the natural landscape, with panoramic views towards the sea.

5.6 Landscape Character Sensitivity

Due to its natural state and its elevated position, the site is sensitive to new development. Care must be taken to retain and reinstate as much of the natural vegetation as possible, to keep the built form low, and to remain in keeping with the existing pattern of development.

5.7 Type of Environment

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

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5.8 Landscape Integrity and Quality

Visual quality is enhanced by the intactness of the landscape and the absence of visual intrusions. The site is largely undisturbed and in its natural state, at the periphery between the town and the open natural landscape, and is considered a good quality natural landscape

5.9 Visual indicators

Visual indicators were identified in the 2023 draft as key informants to the planning of the layout, to enable congruency with the cultural landscape. The Preferred Layout has been measured against these indicators below.

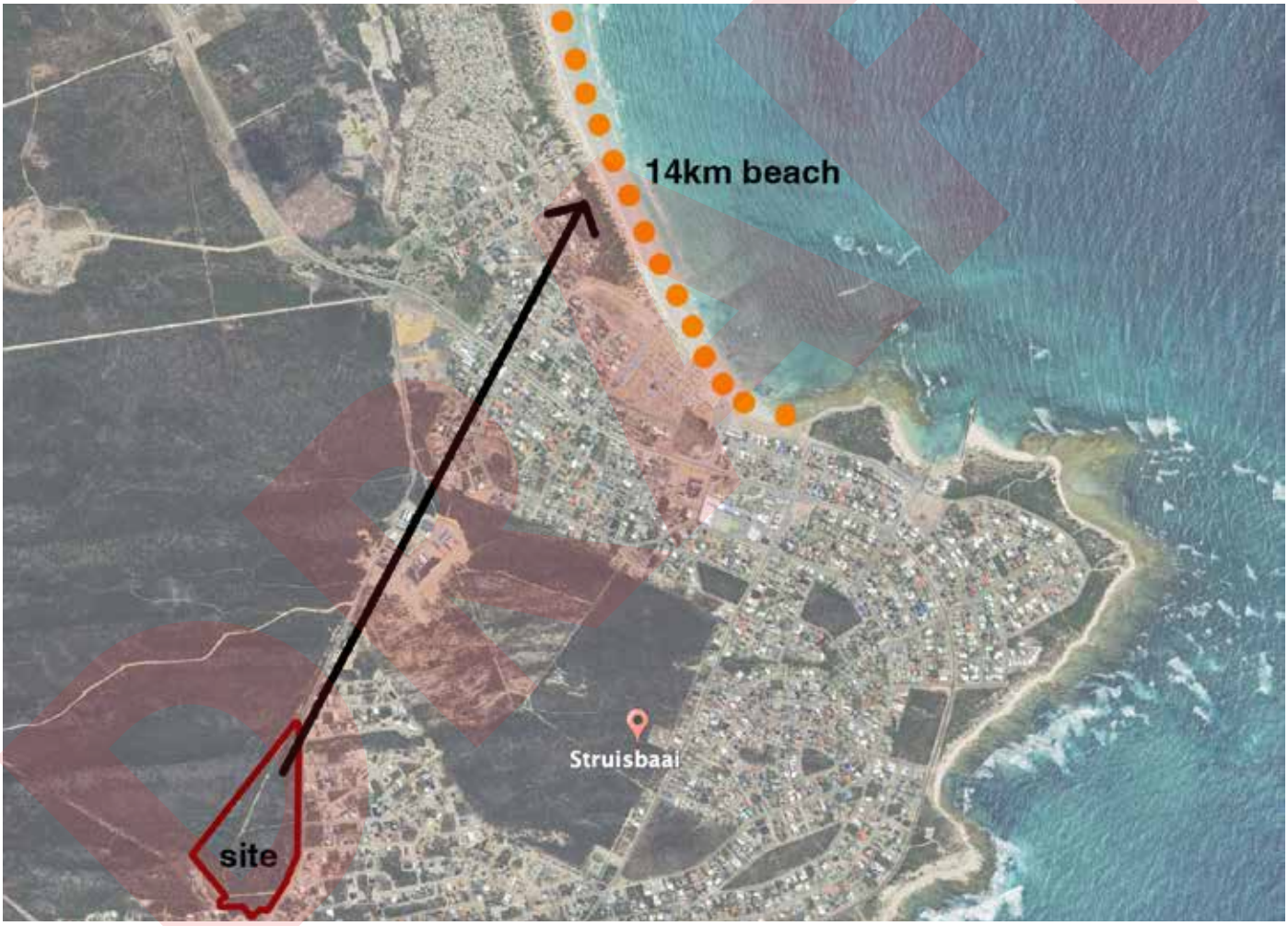


Fig. 33 - Visual indicators: regional, local and site scale. Source: Terra+

Scale	Visual indicator	Response in the Preferred Layout	
Regional	Recognise the broader cultural landscape and consider the site as a component within it	Development contained on the crest; northern slope retained; Architectural Guidelines refer to the regional vernacular	Responds
Regional	Retain and enhance the coastal sense of place (form, scale and typology of buildings and landscape)	Simple pitched forms, off-white render, local stone, dark roofs; revivalist styles excluded	Responds
Regional	Avoid new built skylines visible from the coast and the R319	Northern and southern edges zoned for double storey	To be verified (VP6, VP7, VP8)
Local	Urban-natural transition: planted buffer of naturally occurring species between neighbours and new development	No dedicated buffer to existing neighbours on Adelle and Noreen Streets; street trees and hedges proposed	Partly responds
Local	Retain view lines towards the sea; allow visual permeability at site boundaries	Pipeline servitude corridors provide two view lines; open boundaries to Erf 80	Partly responds
Site	Conserve and integrate the open area on the north side of the site	Erf 80 retained as a 3.96 ha Nature Conservation Area	Responds
Site	Use naturally occurring species in gardens, buffers and open space	Approved plant palette includes species not indigenous to the Agulhas plain, lawn and exotic shrubs	Does not yet respond

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Fig. 34 - Compostie (Source: Terra+)

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6. Visual Context

6. VISUAL CONTEXT

6.1 Visibility of proposed site

6.1.1 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, 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 1.5 km distance, and beyond 5 km, visibility is negligible.

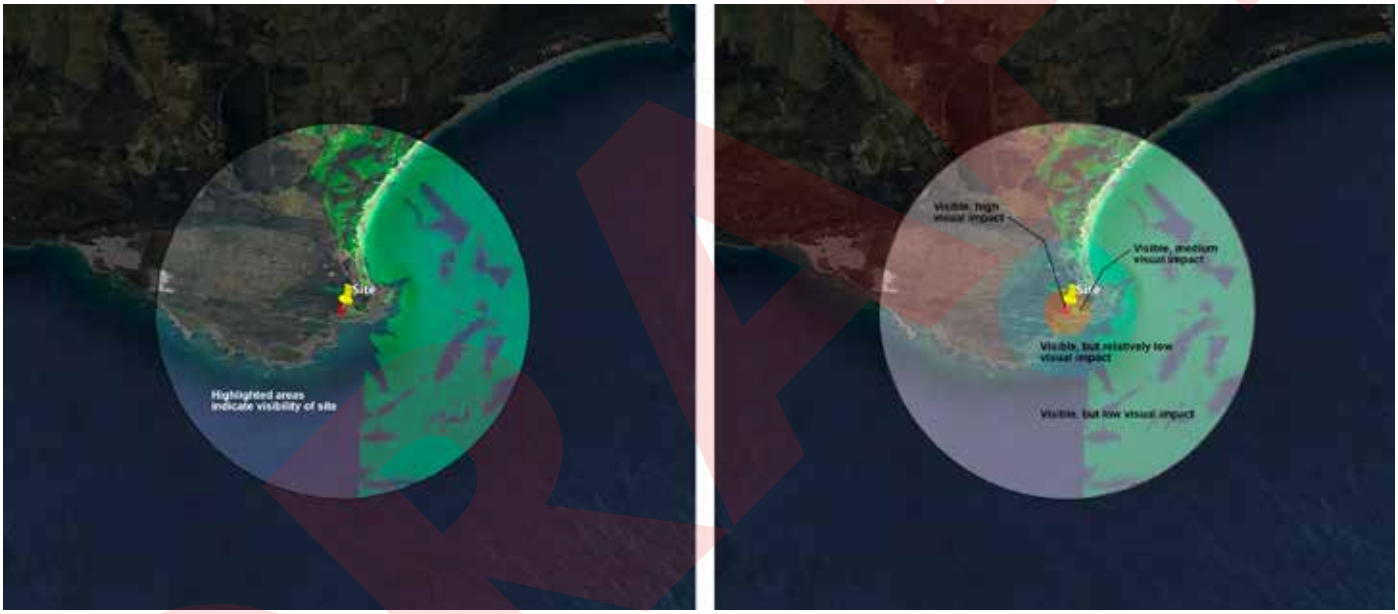


Fig. 35 - Digital view catchment regional scale analysis (topographic data only) (Source: Google Earth Pro; T+)

Visibility tends to decrease in direct proportion to increase in distance, as individual elements occupy smaller and smaller percentages of the overall field of view and become less visually dominant. With respect to the site, foreground views (within 500 m) are most critical. At greater distances visibility decreases significantly, as follows:

• 5 km radius = average clear visual distance to horizon for eye level (1.7 m above ground). The site occupies only a small percentage of the field of view at this distance.

• 10 km radius = possible clear visual distance, given atmospheric dust, vapour and particles. At this distance the site is barely perceptible within the townscape context.

• 20 km radius = maximum clear visual distance. At this distance the site, and any visual change upon it, is negligible given the scale.

FOREGROUND		MIDDLE DISTANCE		BACKGROUND		CONTEXT	
On site	adjacent	near	medium	long	distant	far	very far
Highly visible	Within 250m	250m – 500m	500m – 1km	1km – 2km	2km – 4km	4km – 5km	Not visible

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Fig. 36 - Digital view catchment regional scale analysis (topographic data only) (Source: Google Earth Pro; T+)

6.2 Visual Sensitivity

6.2.1 Visual Sensitivity of Area (Landscape Sensitivity)

The portion of the field of view occupied by the proposal decreases substantially at distances beyond 500 m from the site, as the development becomes continuous with the existing townscape. The area is therefore considered to have Medium or Moderate Visual Sensitivity.

6.2.2 Visual Sensitivity of Receptors

The receptors of the anticipated visual impact include the adjoining residential areas, which are considered to have High Visual Sensitivity given the frequency, duration and proximity of their exposure. The site falls at the town edge and interfaces with a natural coastal landscape of high visual and scenic amenity value, which heightens the sensitivity of these receptors. Travellers on the R319, as a route to a destination of national significance, are considered to have Moderate Visual Sensitivity.

6.2.3 Significance of Sensitivity to Visual Change

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

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6.3 Visual Exposure

6.3.1 Visual Absorption Capacity of Site (VAC)

Considering the low vegetation and the elevated, open landform, the Visual Absorption Capacity of the site is Low to Moderate. The capacity is not uniform: the southern and eastern parts of the development area adjoin existing houses and have a moderate VAC, while the northern edge at the brow of Erf 80 has a low VAC, as built form here is seen against the sky. The VAC will improve as the landscape planting matures.

6.3.2 Visual Intrusion of Development (Magnitude of Visual Change)

The development will occupy natural fynbos and will form a continuation of the existing residential fabric. New development will fit partially into its surroundings, drawing on the scale and grain of the town, but will be noticeable due to the transformation of the site from natural to built. The development is therefore considered to have Moderate Visual Intrusion.

6.3.3 Significance of Anticipated Visual Impacts

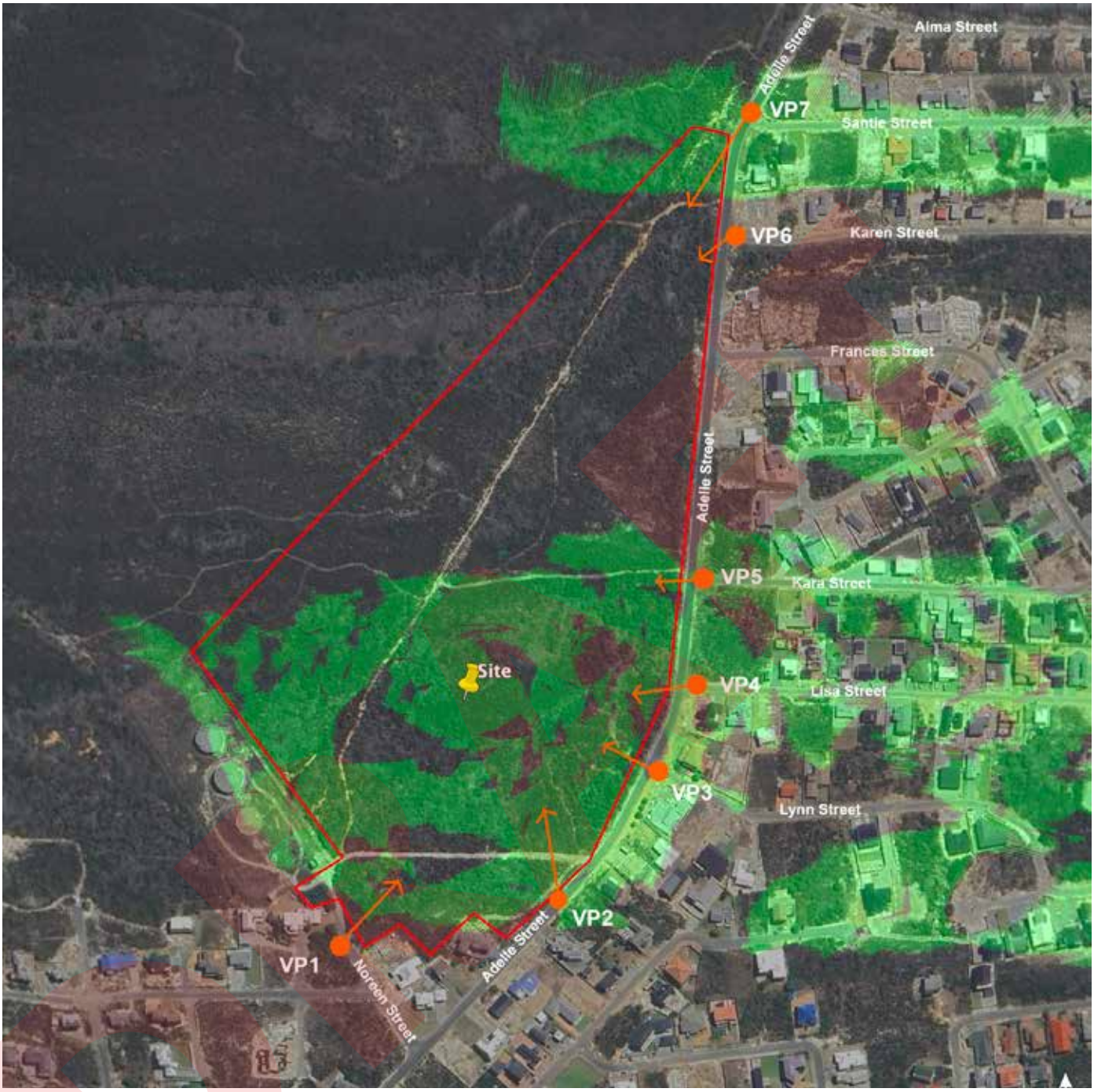
As a function of receptor sensitivity and the anticipated magnitude of change, the significance of the anticipated visual impacts is deemed to be Moderate. Mitigation, through height control on the exposed edges, the colour and form controls of the Architectural Guidelines, and landscape treatment, will be required.

6.4 Significant Views

The following significant views have been identified during site visits and from the view catchment analysis. They represent the experience of the viewer along the route or in the area in which the viewpoint is located, not only at the single position. Viewpoints 1 to 7 are the local viewpoints used in the 2023 draft, retained for continuity. Viewpoints 8 to 12 are middle and long distance viewpoints added to test the visibility of the development from the wider town, the coast and the R319.

In each case the existing view is compared with a simulation of the Preferred Layout, with houses modelled as indicative massing within the permitted envelope: 6.0 m above natural ground in the single storey zone and 7.5 m in the double storey zone, with dark grey pitched roofs and off-white walls, and footprints of 300 m² to 400 m² according to erf size.

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[Fig. 48 - Identified significant views (VP1 to VP12). Source: Terra+ & GE Pro]

VP	Location	Direction of view	Distance to nearest erf	Zone
1	Noreen Street, at the southern corner (Erf 79)	North-east	10 m to 30 m	**Foreground**
2	Adelle Street, southern end at the entrance	North-west	10 m to 30 m	**Foreground**
3	Adelle Street at Lynn Street	West	20 m to 40 m	**Foreground**
4	Adelle Street at Lisa Street	West	20 m to 40 m	**Foreground**
5	Adelle Street at Kara Street	West to south-west	20 m to 50 m	**Foreground**
6	Adelle Street at Karen Street	South-west	approx. 150 m to 250 m	**Foreground**
7	Adelle Street at Santie Street (northern apex)	South-west	approx. 350 m to 450 m	**Near**
8	R319 approach from L'Agulhas	North-east	approx. 1 km to 2 km [measure]	Middle distance
9	Struisbaai harbour (Main Road)	West to south-west	approx. 1.5 km to 2 km [measure]	Middle distance
10	Struisbaai main beach	South-west	approx. 2 km to 4 km [measure]	Background
11	R319 approach from Bredasdorp, entering Struisbaai	South to south-west	approx. 3 km to 5 km [measure]	Background

6.4.1 Viewpoint 1: Noreen Street, southern corner

Location: On Noreen Street at the southern corner of the site, opposite Erf 79 and next to the existing erf 2765.

Direction of view: North-east, into the site across Erf 79 and Erven 14 to 16.

Receptors: Residents of Noreen Street and the houses immediately south of the site (erven 2765 to 2770); motorists and pedestrians using Noreen Street.

Existing view: The view is across low fynbos rising gently towards the crest of the site. The skyline is formed by the fynbos itself against the sky, and the existing houses on Adelle Street are visible on the right of the view.

Expected change: Under the Preferred Layout, Erf 79 is a residential erf at the end of Noreen Street, and there is no vehicle access into the estate from this side. A house on Erf 79 will occupy the foreground of the view, with Erven 14, 15 and 16 behind it and the pocket park at Erf 75 to the left. Erf 79 and Erven 10 to 16 fall within the southern double storey zone, and double storey houses on these erven will be the dominant elements in the foreground. Beyond them, the roofs of the single storey houses on the crest will be seen against the sky.

Preliminary assessment: Highly visible, High visual intrusion for the immediate neighbours. This viewpoint is the main test of the southern double storey zone. Erven 10 to 16 sit on relatively high ground directly behind the existing houses, and the simulation should establish whether double storey houses here would loom over the existing erven to the south. **Erf 79 lies at the end of Noreen Street, where a double storey house would close the view into the site, and should be tested specifically.**

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6.4.2 Viewpoint 2: Adelle Street, southern end at the entrance

Location: On Adelle Street opposite the entrance to the site, between Erven 9 and 10, close to the southern boundary. Under the Preferred Layout this is the only vehicle entrance to the estate.

Direction of view: North-west, into the site along the entrance road.

Receptors: Residents at the southern end of Adelle Street; all residents and visitors entering the estate.

Existing view: Natural fynbos on the left of Adelle Street, rising to the crest, with existing houses lining the right-hand side of the street.

Expected change: The entrance, with its paved threshold and tree planting, will be the focus of the view. Erf 10 (double storey) and Erf 9 (single storey) flank the entrance, and the loop road and houses on Erven 7 and 8 will be seen beyond. The western side of Adelle Street will change from natural fynbos to a residential edge, matching the eastern side.

Preliminary assessment: Highly visible, Moderate to High visual intrusion. The change is the conversion of an open edge into a residential street front; this is consistent with the existing pattern of the street but represents a clear loss of the natural outlook for the residents opposite.

6.4.3 Viewpoint 3: Adelle Street at Lynn Street

Location: At the junction of Lynn Street and Adelle Street, opposite Erven 4 to 6.

Direction of view: West, across Adelle Street into the site, looking up Lynn Street's axis.

Receptors: Residents of Lynn Street, whose houses are oriented along the street towards the site, and residents of Adelle Street.

Existing view: Fynbos rising to the crest, with an open sky-line. This view is the continuation of the Lynn Street axis into the natural landscape.

Expected change: Erven 4 and 5 lie on the ridge line and are restricted to single storey, with platforms no more than 1.0 m above natural ground. Single storey houses will be seen in the foreground, with the roofs of further single storey houses on the crest behind. The axis of Lynn Street will terminate on houses rather than on the natural skyline.

Preliminary assessment: Highly visible, Moderate visual intrusion. The single storey restriction on the ridge line is effective here, provided the platform and height limits are enforced.

6.4.4 Viewpoint 4: Adelle Street at Lisa Street

Location: At the junction of Lisa Street and Adelle Street, opposite Erven 2 and 3 and the eastern end of the pipeline servitude open space (Erf 73).

Direction of view: West, along the alignment of the pipeline servitude corridor (Erven 73 and 74).

Receptors: Residents of Lisa Street and Adelle Street.

Existing view: Open fynbos rising towards the crest, crossed by the line of the pipeline servitude.

Expected change: The planted servitude corridor will form a green view line into the site, flanked by single storey houses on Erven 2, 3, 40, 44 and 45. The corridor maintains a measure of visual permeability through the development.

Preliminary assessment: Highly visible, Moderate visual intrusion, partly mitigated by the open space corridor. This viewpoint demonstrates the value of the servitude corridors as view lines and green links, and their planting should remain low and open rather than forming a dense avenue.

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6.4.5 Viewpoint 5: Adelle Street at Kara Street

Location: At the junction of Kara Street and Adelle Street, opposite Erven 1 and 37, at the north-eastern corner of the development area and the edge of Erf 80.

Direction of view: West to south-west, across the transition between the development and the conservation area.

Receptors: Residents of Kara Street and the northern part of Adelle Street.

Existing view: Fynbos in the foreground, with the ground beginning to fall away to the right (north) into the slope of Erf 80.

Expected change: Erven 1 and 37 fall within the northern double storey zone. Double storey houses on these erven will mark the north-eastern corner of the development and will be seen against the open slope of Erf 80. The edge between houses and conservation area will be clearly legible.

Preliminary assessment: Highly visible, Moderate to High visual intrusion. The interface with Erf 80 requires the visually open boundary treatment, natural planting on the erf edges and the 3 m building line proposed in the guidelines.

6.4.6 Viewpoint 6: Adelle Street at Karen Street

Location: At the junction of Karen Street and Adelle Street, opposite the central part of Erf 80, on lower ground below the brow of the slope.

Direction of view: South-west, up the slope of Erf 80 towards the northern edge of the development.

Receptors: Residents of Karen Street, Frances Street and the northern part of Adelle Street, many of whose houses are oriented towards the bay but have side or rear views of the slope.

Existing view: The vegetated slope of Erf 80 rising to the brow, with the skyline formed by fynbos against the sky.

Expected change: The slope itself will remain natural. The northernmost row of erven (Erven 26 to 37), which falls within the northern double storey zone, sits at the brow, and the houses will form a new skyline above the slope. Double storey houses on this row will be seen in silhouette from below.

Preliminary assessment: Visible, Moderate visual intrusion, potentially Moderate to High if the northern row breaks the skyline. This is the key viewpoint for the northern double storey zone. The Architectural Guidelines place double storey houses here on the basis that they are less likely to block views from other erven within the estate; from outside the estate, however, this row is the most exposed edge of the development. The simulation must establish whether the upper floors would be seen against the sky from Karen Street and Frances Street.

6.4.7 Viewpoint 7: Adelle Street at Santie Street (northern apex)

Location: At the junction of Santie Street and Adelle Street, at the northern apex of the site.

Direction of view: South-west, up the full length of Erf 80.

Receptors: Residents of Santie Street and the residential area to the north; motorists on Adelle Street.

Existing view: The narrow northern end of the site in the foreground, widening into the vegetated slope, with the brow on the skyline approximately 350 m to 450 m away. The pipeline servitude is visible as a line running up the slope.

Expected change: Under the Preferred Layout the foreground and middle ground remain natural. The houses on the brow (Erven 28 to 33 in particular) will be seen as a distant line on the skyline. Under Alternative 1, Erven 83 to 95 would occupy the foreground and middle ground of this view.

Preliminary assessment: Visible, Low to Moderate visual intrusion for the Preferred Layout; High for Alternative 1. This viewpoint best illustrates the benefit of retaining Erf 80.

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6.4.8 Viewpoint 8: R319 approach from L'Agulhas

Location: On the R319 (Main Road) between L'Agulhas and Struisbaai, at the point where the site first comes into view on the approach to Struisbaai [locate in GE Pro].

Direction of view: North-east, towards the south-western edge of Struisbaai.

Receptors: Tourists and residents travelling between Struisbaai and L'Agulhas on the only route to Cape Agulhas.

Existing view: The open fynbos plain in the foreground, with the houses of Struisbaai as a low band on the edge of the plain and the sea beyond. The site appears as part of the natural edge of the town.

Expected change: The development may appear as an extension of the town onto the rise, with the western edge (Erven 17 to 24) and the reservoir in front. The 2023 view catchment analysis identified moderate visibility from this direction.

Preliminary assessment: Partially visible, Low to Moderate visual intrusion [to be confirmed by simulation]. The key consideration is whether the development reads as a contained extension of the town or as a new built skyline on the rise.

6.4.9 Viewpoint 9: Struisbaai harbour

Location: On Main Road at the harbour [locate in GE Pro].

Direction of view: West to south-west, from the harbour towards the residential slopes of the town.

Receptors: Visitors to the harbour, the fishing community, and users of Main Road.

Existing view: The harbour in the foreground, with the houses of the town rising gently behind and the natural ridge beyond.

Expected change: The site lies behind the existing town. The roofs of the northern row of houses may be visible above the existing houses on the skyline.

Preliminary assessment: Low visibility, Low visual intrusion [to be confirmed by simulation]. At this distance the development is absorbed within the townscape, provided roofs are dark and matt.

6.4.10 Viewpoint 10: Struisbaai main beach

Location: On the main beach north of the harbour [locate in GE Pro].

Direction of view: South-west, back across the bay towards the town.

Receptors: Beach users and visitors; the 14 km beach is one of the main attractions of the town.

Existing view: The bay and beach in the foreground, with the town as a low band of white buildings and the natural ridges behind it.

Expected change: The development will add to the band of the town on the rise behind. Light-coloured walls facing north-east will be most visible, particularly in afternoon light.

Preliminary assessment: Low visibility, Low visual intrusion. The colour controls (warm off-white rather than brilliant white, dark matt roofs) are relevant at this distance.

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6.4.11 Viewpoint 11: R319 approach from Bredasdorp

Location: On the R319 at the northern entrance to Struisbaai [locate in GE Pro].

Direction of view: South to south-west, towards the town.

Receptors: All visitors arriving in Struisbaai and travelling to Cape Agulhas.

Existing view: The first view of the town and the bay, with the low ridges of the Agulhas plain behind.

Expected change: The development may be visible as part of the town on the rise in the background.

Preliminary assessment: Low visibility, Low visual intrusion [to be confirmed by simulation].

6.4.12 Night views

The site is currently dark at night, and forms part of the dark edge between the lit town and the natural plain. The development will add domestic and street lighting to the crest. A night simulation from Viewpoints 6 and 8 is recommended to illustrate the effect of the lighting controls in the Architectural Guidelines.

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7. Visual Impact Assessment

7. VISUAL IMPACT ASSESSMENT

7.1 Planning, Design and Development Phase Visual Impacts

7.1.1 Nature of Visual Impacts

Negative visual impacts may be expected during the construction stage of the project, resulting directly from site establishment, clearance of fynbos, and earthworks for roads, services and building platforms, with construction vehicles, materials delivery and building activity causing noise, dust and temporary lighting and hoarding impacts.

7.1.2 Extent of Visual Impacts

The geographic area of influence of the construction visual impacts is of a local extent, limited to the site and the adjoining streets, with construction activity on the northern edge visible from the lower ground to the north.

7.1.3 Duration of Visual Impacts

The construction of roads and services is of short-term duration. The construction of individual houses, however, is likely to continue intermittently over several years as erven are sold and developed, and the overall duration is therefore short to medium-term.

7.1.4 Intensity of Visual Impacts

The visual impacts of construction are deemed to be of medium intensity, given the clearance of fynbos on an elevated and open site, before mitigation and landscape establishment can take effect.

7.1.5 Probability of Visual Impacts

The visual impacts are highly probable: construction activity, vegetation clearance and associated disturbance will occur regardless of any prevention measures.

7.1.6 Level of Confidence in Prediction of Visual Impacts

Based on the Site Development Plan, the Architectural Guidelines, the Master Landscape Plan and the site visits undertaken, the level of confidence in this prediction is high.

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7.1.7 Significance of Construction Phase Visual Impacts before Mitigation

Determined through a synthesis of the nature, duration, intensity, extent and probability of the impact, the Construction Phase Visual Impacts of the Preferred Layout are of medium adverse significance.

7.1.8 Significance of Construction Phase Visual Impacts after Mitigation

Following mitigation (limiting clearance to roads, services and individual construction zones, protection of Erf 80 and the open space, dust and hoarding management, topsoil and plant rescue, and progressive rehabilitation), the significance of the impact is reduced to low adverse significance. (See Summary Table, Section 7.)

7.2 Operational Phase Visual Impacts

7.2.1 Nature of the Visual Impact

Should the Preferred Layout be implemented, negative impacts are expected in terms of the extension of the town onto the crest of the rise, the loss of natural fynbos, and the visual intrusion of houses into the outlook of the adjoining residents. Should the layout be implemented together with the Architectural Guidelines, the Landscape Plan and the additional measures recommended in this report, the impact may be improved from moderate negative to low to moderate negative.

Positive aspects include the retention of the northern slope as a 3.96 ha conservation area, and the clear and contained edge that the development will give to the town.

7.2.2 Extent of Visual Impacts

The geographic area of influence of the operational visual impacts is local, extending to the adjoining residential areas, the lower ground to the north and north-east, and parts of the R319 approach from L'Agulhas.

7.2.3 Duration of Visual Impacts

The operational visual impacts are of long-term or permanent duration, although their intensity is expected to reduce over time as the landscape planting matures.

7.2.4 Intensity of Visual Impacts

The magnitude of the operational visual impacts is of medium intensity, given the scale and grain of the development relative to the existing town, and its position on the crest.

7.2.5 Probability of Visual Impacts

The probability of the visual impacts occurring is definite once the development is built.

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7.2.6 Level of Confidence in Prediction of Visual Impacts

Based on available information, the level of confidence in the prediction is medium to high. Confidence in the effect of the double storey zones on the northern and southern edges will be confirmed by the simulations from Viewpoints 1, 2, 6 and 7.

7.2.7 Significance of Operational Phase Visual Impacts before Mitigation

Determined through a synthesis of the nature, duration, intensity, extent and probability of the impact, the Operational Phase Visual Impact of the Preferred Layout is of moderate adverse significance, having a noticeable influence on the visual environment and requiring specific mitigation.

The Operational Phase Visual Impact of Alternative 1 is of high adverse significance, as it would place houses on the steep northern slope, the most visible part of the site, and reduce the conservation area by half.

7.2.8 Significance of Operational Phase Visual Impacts after Mitigation

Following the implementation of the mitigation measures recommended in this report (height control on the exposed edges, the form, colour and lighting controls of the Architectural Guidelines, locally indigenous landscape planting, and retention of Erf 80), the Visual Impact of the Preferred Layout is reduced to low to moderate negative significance, having a notable but acceptable influence on the environment. (See Summary Table, Section 7.)

7.2.9 Visual Impact Significance Summary (Preferred Layout)

Phase	Significance before mitigation	Significance after mitigation
Planning, Design and Construction Phase	Medium adverse	Low adverse
Operational Phase	Moderate adverse	Low to Moderate negative

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8. Visual Impact Summary Tables

8. VISUAL IMPACT SUMMARY TABLES FOR EACH ALTERNATIVE

7.1a Planning, Design and Development Phase - Visual Impacts

DEVELOPMENT ALTERNATIVE:	PREFERRED LAYOUT (ALTERNATIVE 2)					
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.					
Risks (to local context / middle-ground)	Visual intrusion of new buildings					
Risks (to subject site / foreground)	Change in sense of place of the natural fynbos / town edge					
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	Clearance limited to roads, services and individual construction zones; Erf 80 and open space fenced off
Rehabilitation / restoration/ repair	Topsoil and plant rescue; progressive rehabilitation with locally indigenous species
Compensation / offset	Retention of Erf 80 Nature Conservation Area
Residual Impacts	Controlled adverse visual impacts for a limited 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

7.1b Planning, Design and Development Phase - Visual Impacts

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DEVELOPMENT ALTERNATIVE:	ALTERNATIVE LAYOUT (ALTERNATIVE 1)											
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.											
Risks (to local context / middle-ground)	Visual intrusion of new buildings and erosion of rural landscape character											
Risks (to subject site / foreground)	Change in sense of place of th natural fynbos / town edge											
Consequence of impacts and risks	visual disturbance of status quo, entire site 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), insertion of development in a rural landscape											
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	Limited: earthworks and retaining on the slope cannot be screened											
Rehabilitation / restoration/ repair												
Compensation / offset												
Residual Impacts	Visible earthworks and retaining on the northern slope											
Cumulative impacts post mitigation	Insufficient information											
Significance Rating (after mitigation):	Insufficient information											
Significance: Insufficient information	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

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7.2a Operational Phase - Visual Impacts

DEVELOPMENT ALTERNATIVE	PREFERRED LAYOUT (ALTERNATIVE 2):					
Operational Phase	Description					
Potential impact upon visual resources	Contemporary residential layer added to the coastal cultural landscape					
Risks (to broader context)	Extension of the town onto the crest; new built skyline seen from the north and the R319					
Risks (to local context)	Visual intrusion of new houses into the outlook of adjoining residents					
Risks (to subject site)	Change in sense of place from natural fynbos to residential estate					
Consequence of impacts and risks	Insertion of houses, streets, gardens and lighting					
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	Reduction of open natural landscape; visual intrusion of houses on the exposed northern and southern edges; light at night					
Neutral	Development consistent with the scale and grain of the existing town					
Positive	n/a					
Type of Impact	Description					
Direct	New houses, streets, walls and planting					
Indirect	Domestic and street lighting					
Induced	Traffic on Adelle Street					
Cumulative	Further expansion of the town westwards onto Farm 281					
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	Retention of Erf 80; clustering of development on the crest
Impact minimization	Height zones verified by simulation; single storey on the ridge line; platform limit of 1.0 m
Rehabilitation/ restoration/ repair	Architectural measures (form, scale, massing, materials, colour) per the Architectural Guidelines
Compensation/ offset	Landscape measures: locally indigenous planting, natural verges and erf edges
Residual impact	Development which fits in with the local townscape, seen as a contained extension of the town
Cumulative impact post mitigation	Low to Moderate, provided the development forms the western edge of the town and Erf 80 is retained
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

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7.2b Operational Phase - Visual Impacts

DEVELOPMENT ALTERNATIVE:	ALTERNATIVE LAYOUT (ALTERNATIVE 1)					
Operational Phase	Description					
Potential impact upon visual resources	Contemporary residential layer added to the coastal cultural landscape, including the steep northern slope					
Risks (to broader context)	Houses stepping down the most visible slope of the site; extension of the town towards Santie Street					
Risks (to local context)	Loss of the natural foreground for residents to the north and north-east					
Risks (to subject site)	Fragmentation of the conservation area into two parts					
Consequence of impacts and risks	insertion of new buildings and landscaping					
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	Reduction of open natural landscape; houses on the northern slope; conservation area halved					
Neutral	n/a					
Positive	n/a					
Type of Impact	Description					
Direct	New houses, streets, walls and planting					
Indirect	Domestic and street lighting					
Induced	Traffic on Adelle Street and Noreen Street					
Cumulative	Further expansion of the town westwards onto Farm 281					
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	neutro	negligo	v.low -ve	low -ve	mod. -ve	high -ve	v.high -ve

Proposed mitigation measures	Description
Impact avoidance/ prevention	unavoidable
Impact minimization	Insufficient detail to assess
Rehabilitation/ restoration/ repair	Insufficient detail to assess
Compensation/ offset	Insufficient detail to assess
Residual impact	Insufficient detail to assess
Cumulative impact post mitigation	medium to high (insufficient detail to assess)
Significance Rating after mitigation	Description
Significance: Insufficient detail to assess	v.high +ve	high +ve	med +ve	low +ve	v.low +ve	neutro	negligo	v.low -ve	low -ve	mod. -ve	high -ve	v.high -ve

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9. Conclusion

9. CONCLUSION

9.1 Appraisal

Erf 3495 is located on the south-western edge of Struisbaai, on a low coastal rise between the existing residential streets and the open fynbos of the Agulhas plain. The receiving landscape is a low, open, sky-dominated coastal landscape of medium to high significance, in which the small, low settlements sit within extensive natural vegetation, and in which any change in height on a ridge is visible over some distance.

The Preferred Layout clusters 72 residential erven on the crest and southern part of the site, adjoining the existing town, with a single entrance from Adelle Street, and retains the steep northern slope as a 3.96 ha Nature Conservation Area. This responds to the principal visual indicator established in 2023, and is a clear improvement on Alternative 1, which would have placed 13 additional erven on the slope.

The development will be highly visible from the immediately adjoining streets (Viewpoints 1 to 5), where it will replace a natural outlook with a residential edge consistent in scale with the existing town. From the lower ground to the north (Viewpoints 6 and 7), the slope will remain natural, but the northernmost row of houses will form a new skyline at the brow. From the middle and long distance viewpoints (Viewpoints 8 to 11), the development is expected to read as part of the town, provided roofs are dark and walls are of a muted off-white.

The height zoning of the Architectural Guidelines restricts the central ridge line erven to single storey, which is supported. However, the double storey zones have been placed on the northern and southern edges primarily to protect views within the estate. From outside the estate, these edges are the most exposed: the northern row (Erven 26 to 37) at the brow of Erf 80, and the southern row (Erven 10 to 16 and 79) on relatively high ground directly behind the existing houses on Noreen Street. The double storey zones must therefore be confirmed through the simulations from Viewpoints 1, 2, 6 and 7 before the guidelines are finalised.

The nature and visual impact of the proposed development can be mitigated, provided the Architectural Guidelines and the Landscape Plan are implemented to integrate the development with the surrounding landscape and town.

9.2 Mitigation: General Measures

The mitigation measures presented in this report will materially assist in the integration of the proposed development within the receiving landscape and in reducing its visual exposure. These measures must form an integrated part of the overall site management plan, be included in the Home Owners' Association constitution and title conditions, and be timed and programmed with the construction period of the development.

It is recommended that the Master Landscape Plan be developed into a detailed Landscape Plan by a Registered Professional Landscape Architect prior to construction. This plan should typically address the following:

- Existing vegetation to be retained on Erf 80, Erf 78, the open space corridors and the erf edges, and the method of protection during construction
- Plant rescue and the reuse of topsoil and seed-bearing material in rehabilitation

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• A planting palette of locally indigenous coastal fynbos and thicket species suited to the limestone and sand conditions and the wind exposure of the site

• Street and open space planting that is low and open in character, so that the servitude corridors remain view lines

• Lighting specifications for streets and the open space, including fixture shielding and colour temperature

9.3 Mitigation: Specific Measures

The following design-related mitigation measures are recommended:

9.3.1 Phase 1: Planning, Design and Construction

• The Architectural Guidelines must be adopted as a condition of approval and enforced through the Design Review Committee.

• The northern double storey zone (Erven 1, 26 to 38, 41 and 64 to 67) and the southern double storey zone (Erven 10 to 16 and 79) must be verified through the Google Earth Pro simulations. Where double storey houses would break the skyline from Viewpoints 6 and 7, or would loom over the existing houses from Viewpoints 1 and 2, the affected erven must be restricted to single storey, or the upper floor must be set back from the slope edge so that it is not seen against the sky.

• The single storey restriction and the 1.0 m platform limit on the ridge line erven (approximately Erven 4, 5, 22, 23, 44, 62 and 69) must be retained.

• On erven bordering Erf 80, buildings must observe the 3.0 m building line, boundaries must be visually open, and the erf edge must be planted with locally indigenous species continuous with the conservation area.

• Roofs must be dark grey or charcoal and matt; walls must be warm off-white, stone or timber. Brilliant white walls and reflective finishes must not be permitted, particularly on elevations facing north and north-east.

• The plant palette of the Master Landscape Plan must be revised. Species not indigenous to South Africa, such as Rhaphiolepis indica and Westringia fruticosa, should be removed, and riverine and forest trees (such as Combretum erythrophyllum, Syzygium spp. and Curtisia dentata) should be replaced with species suited to the exposed coastal conditions of the Agulhas plain, in consultation with the botanical specialist. Lawn should be limited as proposed in the guidelines, and the extensive lawns and hydrangeas shown in the renders should not be implemented.

• A planted buffer of naturally occurring species should be provided on the erf edges facing the existing houses on Noreen Street and Adelle Street, where possible within the street building lines.

• Street lighting should be low-level bollard lighting only, with no lighting on the edge of Erf 80. No floodlighting, uplighting or coloured lighting should be permitted.

• Clearance must be limited to the construction zone of each erf. Erf 80 and the open space must be fenced off during construction, and no stockpiling, access or dumping may take place there.

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9.3.2 Phase 2: Operational

- Erf 80 must be managed as a conservation area, with alien clearing and fire management, and no private access, structures or clearing.
- Landscape planting must be maintained and replaced where establishment fails.
- The Design Review Committee must review all house designs, including additions and alterations, against the guidelines and the recommendations of this report.
- Lighting must be monitored for compliance with the guidelines.

9.3.3 Residual Impact

With the mitigation measures set out above, the Planning, Design and Construction Phase visual impact is reduced from medium adverse to low adverse significance, and the Operational Phase visual impact is reduced from moderate adverse to low to moderate negative significance. The residual impact is driven principally by the transformation of natural fynbos and by the elevated position of the site, which cannot be fully screened, but which can be brought within acceptable limits through the height, form, colour and landscape controls recommended.

Considered holistically, the visual impact of the proposed development, while unavoidable given the change in land use, should not cause undue detriment to the visual resources, environment or well-being of receptors in Struisbaai, provided the mitigation measures recommended in this report are implemented and maintained, and should remain within acceptable visual, heritage and environmental quality standards.

9.4 Recommendation

Subject to the implementation of the architectural and landscape mitigation measures recommended above, the proposed development of Erf 3495, Struisbaai, as shown on the amended Alternative 2 Preferred Layout (16 November 2026), is recommended for approval from a visual impact perspective. Alternative 1 is not supported.

The Architectural Guidelines should be finalised to incorporate the recommendations of this report, with particular attention to the double storey zones on the northern and southern edges, the plant palette and lighting. The simulations from Viewpoints 1 to 12 should be further developed to assess and test the proposed mitigation measures. **The proposal should undergo another round of assessment once the architectural and landscape guidelines have been developed further and 3D simulations have been developed for the significant viewpoints.**

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10. Source Material

10. SOURCE MATERIAL

10.1 National Legislation

- Constitution of the Republic of South Africa, 10 December 1996
- CARA: Conservation of Agricultural Resources Act (43 of 1983)
- NEMA: The National Environmental Management Act (107 of 1998)
- NEM:BA: The National Environmental Management: Biodiversity Act (10 of 2004)
- NEM:PAA: The National Environmental Management: Protected Areas Act (57 of 2003)
- NHRA: The National Heritage Resources Act (25 of 1999)
- SPLUMA: The Spatial Planning and Land Use Management Act (16 of 2013)
- EIA Regulations, 2014 (as amended)

10.2 Provincial 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. Western Cape Government, Environmental Affairs & Development Planning, Cape Town

Western Cape Land Use Planning Act (3 of 2014)

Cape Agulhas Municipality: Spatial Development Framework [confirm edition] and Integrated Zoning Scheme By-law

10.3 Geographic data

Aerial photography and geospatial data: Google Earth Pro, Google Maps, Google Street View

GIS base information: Cape Farm Mapper (GIS Elsenburg); Western Cape Biodiversity Spatial Plan (CapeNature)

Topo-cadastral information: Chief Directorate: National Geo-spatial Information, 1:50 000 topographic sheets

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

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10.4 Online data

- Cape Farm Mapper: https://gis.elsenburg.com/apps/cfm/
- Chief Surveyor General, Cadastral Spatial Data Viewer: https://csg.esri-southafrica.com/
- SAHRIS (South African Heritage Resources Information System): https://sahris.sahra.org.za/
- Open Topo Map: https://opentopomap.org/

10.5 Project Information

Role	Name / company	Documents used
Developer	Helemika Number 1 (Pty) Ltd	
Town Planning	Umsiza Planning: Anna-Christa Redelinghuys	SDP Alternative 2 Preferred Layout, amended (16 Nov 2026); Alternative 2 (13 Aug 2025); Alternative 1 (6 Aug 2025)
Architecture	Design Ateljee (Pty) Ltd: Janeske Brits	Architectural Guidelines, Draft Rev 02 (Sep 2026)
Landscape Architect	JDV Landscape Studio: Ignis Goosen	Master Landscape Plan; Typical 3D Views 1 and 2 (29 Sep 2025)
Environmental Consultant	Lornay Environmental Consulting: Michelle Naylor	
Civil Engineer	Icon Consulting Engineers	
Electrical Engineer	Converge Consulting	

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11. Annexures

11. ANNEXURES

11.1 Consultant Data

The cultural landscape character analysis and Visual Impact Assessment report has been prepared by Ankia Bormans of Terra+ Landscape Architects, who as author of this document maintains complete impartiality, having no vested interest in the outcome of the approvals processes associated with the proposed development assessed within this document; nor standing to gain financially from the design, construction or future management thereof.

11.2 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

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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

11.3 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.

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11.4 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:

18th November 2026

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11.5 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:

18th November 2026

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