

YZERFONTEIN DEVELOPMENT

VISUAL IMPACT ASSESSMENT

PORTION 4 OF FARM 560, YZERFONTEIN

OCTOBER 2023, REVISED AUGUST 2025 ☙ PHOTOGRAPH 1: VIEW OF THE DENSE STRANDVELD VEGETATION ON SITE

researched and produced by
New World Associates LA © for **CK Rumboll & Vennote**



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Reflection

- "The term **'visual and aesthetic'** is intended to cover the broad range of visual, scenic, cultural, and spiritual aspects of the landscape. However, for the purpose of brevity, the term **'visual'** is used in the text' (p 1). **Thus it includes aspects of "the area's sense of place, ... natural and cultural landscapes, ... the identification of all scenic resources, protected areas and sites of special interest, together with their relative importance in the region, ... the need to include both *quantitative* criteria, such as 'visibility', and *qualitative* criteria, such as landscape or townscape 'character'** (pp 1-2)."

  This report (p 26) from the *PGWC Guideline for Involving Visual and Aesthetic Specialists in EIA Processes (November 2005)*

- **"Visual impact. The value of the environment is often under-estimated from a visual perspective.** It is the visual quality of the environment that, to a large degree, generates the attraction for the tourism industry and draws people to certain areas as desired locations for living a lifestyle outside of the large cities and densely developed urban areas. **The visual resources of rural areas, such as scenic landscapes and the cultural streetscapes and farmsteads,** and environments such as the Garden Route [Swartland], constitute major tourist attractions. ...

  Each area has its own unique visual character and atmosphere, which plays an important role in the quality of any tourist experience. The diversity of the landscapes makes it essential to consider all development **and more particularly the expansion of urban areas, an issue that requires special consideration.** The intention is to manage urban development in such a way that no development would detract from the visual quality of the environment **and that all development conform to a characteristic style and urban form that suits the character of the area."**

  This report (p 28) from the *PGWC Urban Edge Guideline (December 2005)*

ᘓ Beauty is in the eye of the beholder.

What the eye doesn't see, the heart doesn't grieve over.

English Proverbs

ᘓ Do not seek revenge or bear a grudge against one of your people,

but love your neighbour as yourself. I am the LORD.

Mosaic Law, Leviticus 19.18, The Holy Bible (NIV)

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1 Executive Summary

1.1 Summary

The proposed development of a major residential expansion in Yzerfontein with some business erwen and substantial conservation open space allocation will have a significant visual and aesthetic impact on the local environment. The site is natural and mostly hilly but flat nearer the town, being covered with high quality dense Langebaan Dune Strandveld vegetation. It lies adjacent the existing upmarket Atlantic Drive residential area with overlooking ocean views, however this eastern side of Atlantic Drive is landward. The site has high local visibility from Atlantic Drive in particular, with only long distance views from the incoming R315. The visual and aesthetic sensitivity of the area is moderate to high while the anticipated impact on the landscape is also moderate. Recommendations are made around the need for SDP amplification incorporating a landscape master plan and guidelines, site circulation and streetscaping, the use of locally indigenous plants and vegetation conservation, architectural guidelines, design for solar panels, scheme colouration and landscape maintenance. The revised August 2025 SDP has qualitatively reduced the overall visual and aesthetic impact of the scheme as open space areas have increased for limestone conservation at the expense of 93 residential units.

1.2 Project Description (see page 14)

1. The proposed development entails subdividing and rezoning Portion 4 of Farm Remainder 560, Yzerfontein from Agricultural Zone 1 to a new Portion 1, which will be variously subdivided into residential and open space erwen.
2. This will comprise: 747 Single Residential erwen, 3 General Residential erwen totalling 175 units, 1 continuous Open Space erf of 85.6 hectares, 2 Business Zone 2 erwen (1 hectare) and a Transport Zone 2: Roads (14.1 hectares) allocation. The scheme has been revised to accommodate limestone conservation areas.

3. The layout is limited to within the urban edge and lies to the south and east of the town near the town centre and along the back of the existing beachfront properties. The layout has large areas of open space integrated around the residential clusters.

1.3 Legal and Administrative Requirements (see page 25)

1. Provision is made for scenic, visual and aesthetic protection in the NHRA (1999), WC Provincial Urban Edge Guideline (2005), WC Provincial SDF (2014) and the Swartland SDF (2017-2022) inter alia.
2. The Provincial Government of the Western Cape *Guideline for Visual and Aesthetic Specialists in EIA processes* defines the scope and preparation of VIAs. VIA is integral to assessing environmental and heritage impact in scenic heritage areas like the coastal zone and historic towns.
3. The Swartland SDF reports comprehensively cover all aspects of the residential, tourism and conservation environment that pertain to the site and should be further built upon in the site plan development.

1.4 Visual Environment Description (see page 39)

1. The site lies to the south and west of the town, an area of rich natural vegetation with only minimal disturbance, and is largely flat to gently sloping. The vegetation on site is Langebaan Dune Strandveld.
2. The adjacent area, particularly along Atlantic Ridge is an upmarket housing area enjoying hilltop ridgeline views in many places.
3. There are a wide variety of contemporary architectural styles mostly with pale plaster-and-paint finishes.
4. However, there are some exceptional buildings clad in facebrick or dark vibrant colours with styles that stick out from the generally low slung, contemporary look of new Yzerfontein style.
5. The rich natural vegetation is often completely removed and replaced with gravel, exotic plants and occasional kitsch properties that, unfortunately, detracts from the overall harmonious aesthetic.

1.5 Visual Impact Assessment (see page 77)

1. VISUAL IMPACT: The proposed development will have a moderate-high impact on the landscape causing noticeable change to the visual environment.
2. VISIBILITY: The development has high visual exposure; low (landward) to high (seaward) visual absorption capacity; medium compatibility; and marginal (R315) to high (Atlantic Drive) visibility.

3. NATURE OF IMPACT: The development's visual impact has district extent, long-term duration, medium intensity, definite probability, and medium significance on the landscape.
4. The revised August 2025 SDP has not changed the overall visual and aesthetic impact of the scheme but there is more Open Space due to limestone area conservation.
5. RECOMMENDATIONS: are made around the need for SDP amplification incorporating a landscape master plan and guidelines, site circulation and streetscaping, the use of locally indigenous plants and vegetation conservation, architectural guidelines, design for solar panels, scheme colouration and landscape maintenance.

1.6 Visual Management and Monitoring Plan (see page 94)

1. Sound Visual Management is the ultimate aim of the VIA process. The Mitigation Recommendations developed in the report need to be implemented.
2. This process of implementation will occur throughout the lifetime of the project, hence, the need for a Monitoring Plan. Institutions, individuals and organisations referred in the Monitoring Plan must develop a means of achieving the monitoring otherwise this report serves no purpose.
3. Once the VIA Report has been approved, the Developers must seek the implementation of the recommendations as soon as possible.

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2 Project Description

2.1 Summary

The proposed development entails subdividing and rezoning Portion 4 of Farm Remainder 560, Yzerfontein from Agricultural Zone 1, which will be variously subdivided into residential and open space erwen. This will comprise: 747 Single Residential erwen, 3 General Residential erwen totalling 175 units, 1 continuous Open Space erf of 85.6 hectares, 2 Business Zone 2 erwen (1 hectare) and a Transport Zone 2: Roads (14.1 hectares) allocation. The scheme has been revised to accommodate limestone conservation areas. The layout is limited to within the urban edge and lies to the south and east of the town near the town centre and along the back of the existing beachfront properties. The layout has large areas of open space integrated around the residential clusters.

2.2 Introduction

Combined with Section 3, this chapter presents the relevant project information required to develop a Visual Impact Assessment (VIA) of the development for Environmental Impact Assessment (EIA) and Heritage Impact Assessment (HIA) purposes. This chapter reviews the relevant basic aspects of the proposed development and includes plans and diagrams as appropriate to this end.

2.2.1 Background

New World Associates was commissioned by the developers through CK Rumboll & Vennote to prepare the VIA for this project. The Environmental Application is also being managed by CK Rumboll & Vennote. Developments of this scale and nature in scenic and historic environments, within or without the Urban Edge, require Visual Assessments in accordance with the PGWC *Guideline for Specialist Visual Studies* (pp 11-12).

2.2.2 Accreditation

Bruce Eitzen ML BSc PrLArch PHP MEMBER ILASA APHP conducted this assessment. He is a registered Landscape Architect and Environmental Planner with the South African Council of

Landscape Architecture Professionals (SACLAP), and Specialist Practitioner in Visual and Landscape Heritage. He has thirty years experience across the board of Landscape Architecture and Environmental Planning and has practised in South Africa, Central Africa and East Africa. He holds a BSc (Botany) from the University of Cape Town and a Masters in Landscape Architecture from the University of Pretoria.

His public service includes serving for three years on the Association of Heritage Assessment Practitioners Executive Committee chairing Professional Practice. He also served on the National Executive Committee of the Institute for Landscape Architects in South Africa and was the Chair of ILASA Cape for four years. He also chaired the Local Organising Committee (LOC) of the International Federation of Landscape Architects (IFLA) World Congress 2012 that was held in Cape Town. He is the founder of Landscape Heritage SA, a new heritage organisation focussing on Southern African Landscape Heritage.

2.2.3 Statement of Independence

New World Associates is an independent consulting firm practising in the abovementioned fields. None of its members have any financial interest in the proposed development nor are involved in any other projects being undertaken by the developer.

See also: *Appendix A:* VIA Author's CV and *Appendix B:* VIA Author's Declaration of Independence.

2.2.4 Reporting Requirements

This report is generally based on South African environmental management procedures and, more specifically, on the provincial guideline endorsed by the Provincial Government of the Western Cape (PGWC) on 3 November 2005: *Guideline for Involving Visual and Aesthetic Specialists in EIA Processes* (November 2005, PGWC).

2.2.5 Assumptions and Limitations

This assessment has been conducted based on the information presented in the report as received from the development team at the time of the report's preparation. While the information provided is limited to these plans, a comprehensive site inspection and impact analysis allowed mitigation recommendations to be made. We assume that the information provided was accurate and complete, and there are no gaps in our knowledge of the project proposal for this level of assessment.

2.3 Project Proposal

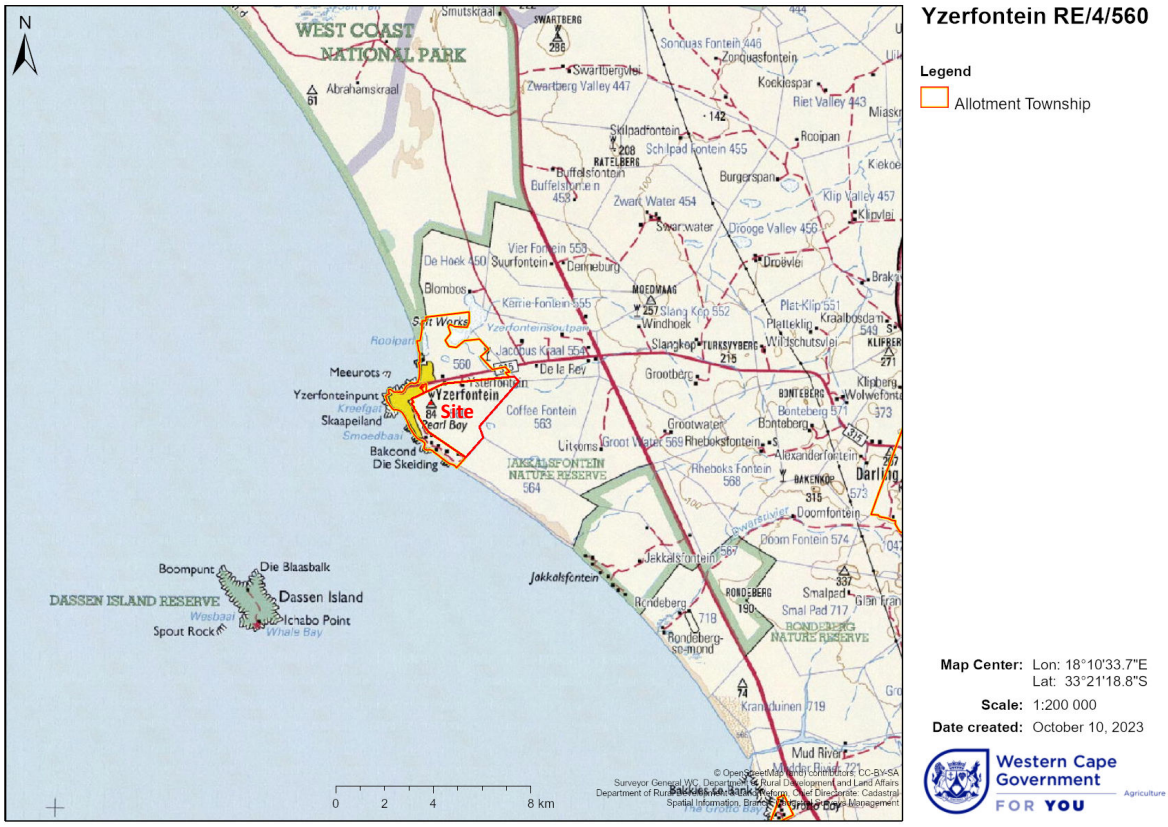
2.3.1 Location

The development occurs on Remainder 4 of Farm 560 Yzerfontein (see Figure 2-1). The site is located inland south and east of Yzerfontein.

2.3.2 Land Use Application

The following description is taken from the Motivation Report[1] (page 7) prepared by CK Rumboll & Partners for which an Environmental Impact Assessment (EIA) was conducted in 2009:

> The owners wish to develop portions of the property included within the urban edge of Yzerfontein for residential, commercial and open space purposes with the aim to provide housing opportunities adjacent to the existing residential area.



Source: Cape Farm Mapper | New World Associates.

Figure 2-1: Location of the Proposed Development.

Further extracts describing the proposed development are extracted from the Motivation Report using their chapter headings (pages 9–13):

5.2 Rezoning

Furthermore, application is made to rezone and subdivide Portion 1 of Portion 4 of Farm No. 560, Malmesbury RD, to subdivisional area to create a mixed use residential and commercial development.

The subdivisional area will include the following zonings (Site Development Plan shown above in Figure 4 and attached as Annexure K):

[1] CK Rumboll & Vennote (October 2023). *MOTIVATION REPORT Mixed-use Residential development on: Portion 4 of Farm No. 560,Malmesbury District.* Malmesbury.

- Residential Zone 1 erven
- General Residential Zone 1 (group house) erven
- Open Space Zone 1 erf
- Business Zone 2 erven
- Transport Zone 2: Roads

5.3 Subdivision

The newly subdivided and rezoned property (Portion 1 of Farm No 560/4) will allow the development to be further subdivided into various phases and smaller properties. Application is further made to subdivide the property to create 16 portions, which will serve as distinct phases for the development. The property will be subdivided as follow:[2]

Simultaneously with the subdivision of the property into the 16 portions, each newly created portion will be further subdivided as indicated in figure 4 above. The overall development will consist of:

- 861 Residential Zone 1 erven
- 3 General Residential Zone 1 (group house) erven: Total of 175 units
- 11 Open Space Zone 1 erven
- 2 Business Zone 2 erven
- Transport Zone 2: Roads

The main development concept of the proposal is to include erven to accommodate different residential topologies and meet the needs of the market. The integration of medium and low density residential opportunities together with provision for business opportunities creates a development which functions as a neighbourhood and satisfies immediate needs of the inhabitants of the area. The different topologies and neighbourhood business node enhances spatial integration. The purpose of each use is as follow:

Residential Zone 1

The design concept for the low-density residential units focuses on creating spacious, green, and liveable neighbourhoods that prioritize a sense of community and connection with nature. The concept aims to strike a balance between providing comfortable housing for residents while preserving open spaces and promoting sustainable development. The majority of the proposed erven will be Residential Zone1 properties, which vary between ±500m2 - ±800m2 in size. The objective of these erven will be to accommodate a dwelling for a single family. The size of these erven provides for sufficient outside living areas and floor space for a dwelling unit.

[2] As of August 2025, this approach has now changed with phase subdivisions occurring on a phase by phase basis (M de Villiers, pers. comm.).

General Residential Zone 1

The proposal for General Residential Zone 1 encompasses three phases, allowing for a maximum of 175 units and a density of approximately 25 units per hectare. These group housing developments aim to provide a crucial solution for residents in need of affordable and secure living environments, catering to individuals of all age groups. Each of the three group housing projects will occupy a separate site, and the internal design layout will be submitted during the relevant phase prior to construction. It is important to note that these group housing initiatives will strictly adhere to the land use requirements outlined in the zoning scheme for General Residential Zone 1. Furthermore, the architectural guidelines will accompany the development of each site and phase, ensuring consistency and compliance

Open Space Zone 1

As previously mentioned, a botanical assessment was conducted in 2009 to guide the development of this particular area. The assessment's findings emphasized the crucial need to conserve and protect at least 50% of the developable land in the study. With this imperative in mind, the layout of the development was designed to foster a seamless connection between the existing open spaces of Yzerfontein, the proposed open spaces, and the remaining expanses of natural veldt found on Farm No 560/4.The strategic arrangement of the development holds great significance as it enables the unimpeded movement of wildlife between the current residential area and the planned mixed-use residential development. By establishing this harmonious link, animals will have the freedom to traverse and explore the expanded habitat, ensuring their continued ecological well-being, without having to cross a road in the new proposed development.

This approach not only benefits the existing ecosystem but also promotes a sense of balance and coexistence between nature and human habitation. Moreover, this layout serves a broader purpose by preserving the scenic beauty and natural heritage of the region. By protecting significant portions of the land, the development embraces the intrinsic value of the area's flora and fauna. The integration of existing and proposed open spaces showcases a commitment to preserving ecological corridors, enhancing biodiversity, and maintaining the unique character of Yzerfontein

Business Zone 2

The layout plan includes the allocation of two Business Zone 2 properties, strategically designed to meet the needs of both the prospective residents of the newly proposed residential development and the existing residents. The first business property, situated to the east of the group housing, will be transformed into a commercial space intended to house a conveniently accessible small supermarket. This establishment aims to serve the surrounding neighbourhood effectively, offering essential goods and services within close proximity.

In addition, the second business property, positioned to the south, presents a unique opportunity to capitalize on its extraordinary view. Recognizing the potential, the property will un-

dergo development as a restaurant that will overlook the picturesque Yzerfontein. This carefully designed establishment will not only provide a culinary experience but also offer patrons a visually stunning atmosphere to enjoy their meals. The captivating view will serve as a major attraction, enhancing the overall dining experience and drawing visitors from both the local community and beyond.

By utilising these two Business Zone 2 properties in a strategic manner, the development aims to create a well-rounded and vibrant commercial landscape. The inclusion of a small supermarket and a restaurant with an exceptional view will cater to the diverse needs and preferences of the residents, fostering a sense of convenience, community, and enjoyment within the area.

5.4 Consent Use

Furthermore, application is made to accommodate a restaurant on the proposed business site (±8257m2) as a consent use. This proposed restaurant will fully adhere to the development guidelines stipulated for Business Zone 2. Further details and the final layout will be provided during the building planning phase.

5.5 Architectural and Design Concepts

Architectural guidelines will be implemented for the three group housing sites and will be submitted with the subdivision and development of each site. The remainder of the development is single residential and does not require an architectural guideline. All buildings will need to comply with the parameters set out in the zoning scheme and building plans will be evaluated by the Municipality.

5.6 Layout Road Design

The overall layout of the development is characterized by five distinct development pockets, each featuring its own unique design. The first pocket, encompassing Phases A to M, is interconnected through a well-planned 16m wide main road. This main road seamlessly connects to Dassen Island Drive, providing convenient access to houses located on both sides of the road. This main road will stretch through the development and later on connect to the R315 at Fishermans Haven. To enhance accessibility within the development, a network of internal road branches, measuring 10m/13m wide, is proposed. These road branches extend from the main road towards the inner part of the development, ensuring efficient servicing of the layout configuration.

Moving on to the subsequent phases, namely N, O, P, and Q, each of these pockets has a single access point connecting to Atlantic Drive on the southern part of the development. Within each phase, a well- designed 13m wide road is planned, also catering to the houses situated on either side of the road. The 13m wide road will serve the Residential Zone 1 properties. According to the traffic impact assessment, these single access roads are sufficient to service each of the proposed pockets.

With the creation of various development pockets, efficient access and convenience for the residents in each respective phase is ensured, further enhancing the overall functionality and liveability of the entire development.

2.3.3 Site Development Plan

Site Development Plan (July 2023)

The Site Development Plan (see Figure 2-4) shows two main areas of development.

In the north is a more formal grid layout of **414 Single Residential** units on 45.2 hectares, as well as **3 Group Housing** erwen totalling 175 units totalling 6.81 hectares, **Open Space** and a **Business Zone 2** unit on 8.26 hectares.

To the south are 4 more irregular groups of **Single Residential** units embedded in **Open Space** of 118 units (10.9 hectares), 160 units (14.5 hectares), 66 units (6.1 hectares) and 97 units (8.9 hectares).

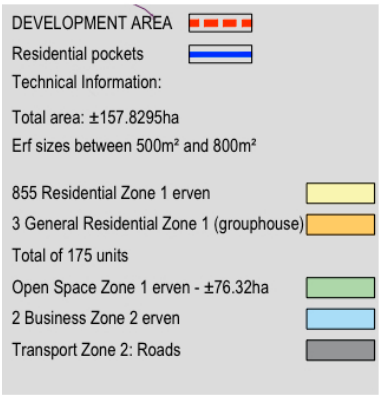


Figure 2-2: SDP Key (July 2023).

Overall there are **855 Single Residential erwen, 3 General Residential erwen** totalling 175 units, **1 continuous Open Space erf** of 76.3 hectares, **2 Business Zone 2 erwen** and a **Transport Zone 2: Roads** allocation.

The proposed development will be zoned as in Figure 2-5.

Site Development Plan (August 2025)

The Phasing Plan (Figure 2-6) and Site Development Plan (Figure 2-7) have been updated recently to accommodate various environmental concerns relating to **Limestone** areas now demarcated with a red line ____.

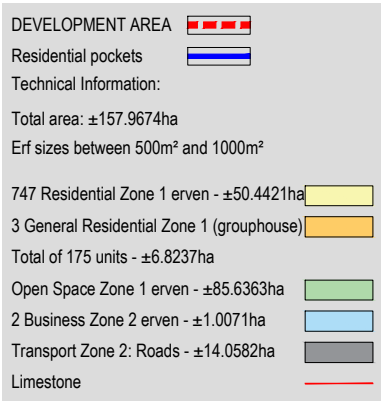
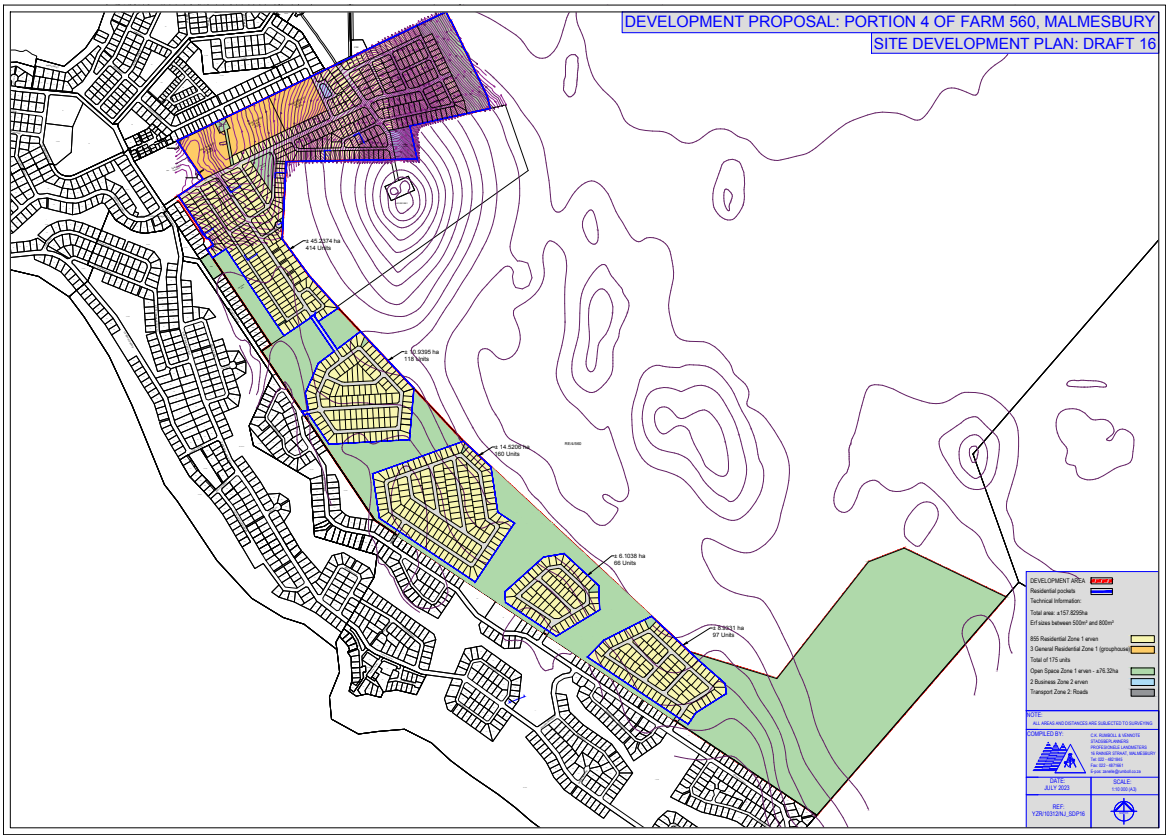


Figure 2-3: SDP Key (Aug 2025).

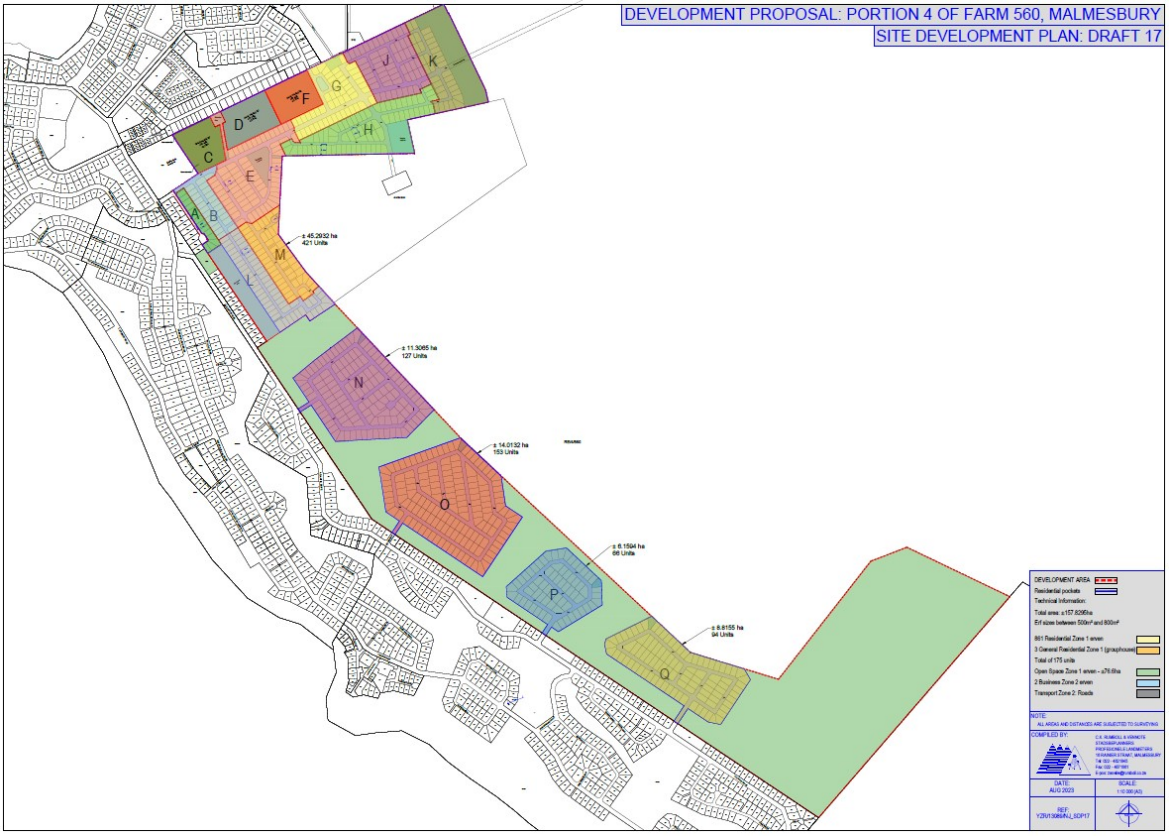
The layout remains similar but has changed in detail, particularly along Atlantic Drive where Phase N (now L) is smaller, phase P (now N) is much smaller and new Phase P is a new phase effectively taking up the losses in Phases N (L) and P (N). Phase P now wraps around into the southeastern extent of open space leaving overall larger open spaces/corridors between the various phases. Furthermore, Phases J and K are also lost and some of Phase H (see Figure 2-8 for the comparison).

Overall there are now **747 Single Residential erwen, 3 General Residential erwen** totalling 175 units, **1 continuous Open Space erf** of 85.6 hectares, **2 Business Zone 2 erwen** (1 hectare) and a **Transport Zone 2: Roads** (14.1 hectares) allocation.



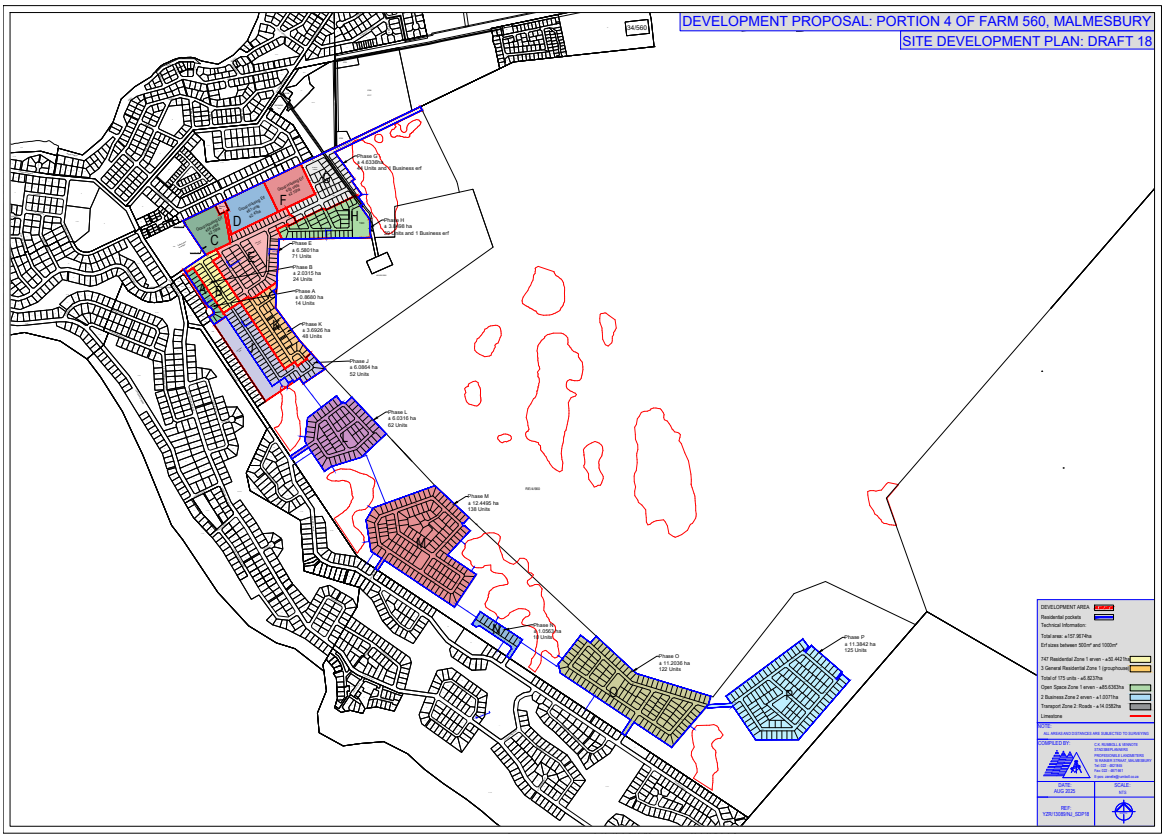
Source: CK Rumboll & Partners.

Figure 2-4: Site Development Plan: Proposed Zoning (July 2023).



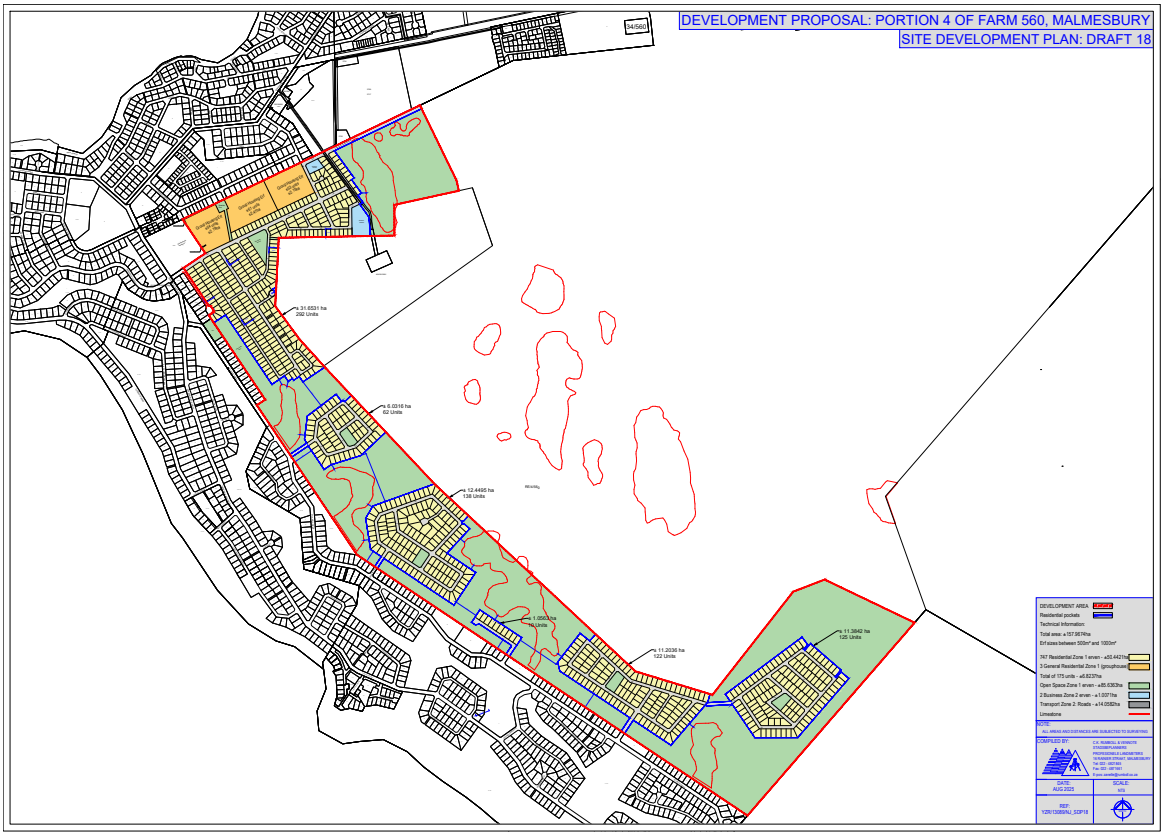
Source: CK Rumboll & Partners.

Figure 2-5: Development Phasing Plan (October 2023).



Source: CK Rumboll & Partners.

Figure 2-6: Development Phasing Plan (August 2025).



Source: CK Rumboll & Partners.

Figure 2-7: Site Development Plan: Proposed Zoning (August 2025).



Source: CK Rumboll & Partners.

Figure 2-8: Site Development Plan: Comparison of October 2023 and August 2025 SDPs.

See Appendix D on page 109 for full size plans.

2.3.4 Landscape and Environment

The site originally had a large area of Open Space in which most of the development was embedded, except in the north where there was little Open Space allocation. The August 2025 SDP now shows the northern zone as green space as a result of the limestone areas conservation. This is somewhat balanced by the loss of Open Space to Phase P in the south. Pocket/Play Parks recommended in the October 2023 VIA have also been included.

2.4 Alternatives

2.4.1 October 2023 SDP Revision

Originally there were no alternatives under consideration although the October 2023 SDP was on Revision 17 so had undergone considerable refinement.

2.4.2 August 2025 SDP Revision

The SDP was revised in August 2025 to allow for limestone conservation areas as noted in the previous section. Overall, there are 92 less residential units (to limestone conservation) and 16 residential units (to pocket/play parks), and a somewhat different layout of phases, particularly to the southwest with the addition of Phase P and the loss of Phases J and K in the north and much of Phase N.

NWA

3 Legal and Administrative Requirements

3.1 Summary

Provision is made for scenic, visual and aesthetic protection in the NHRA (1999), WC Provincial Urban Edge Guideline (2005), WC Provincial SDF (2014) and the Swartland SDF (2017-2022) inter alia. The Provincial Government of the Western Cape *Guideline for Visual and Aesthetic Specialists in EIA processes* defines the scope and preparation of VIAs. VIA is integral to assessing environmental and heritage impact in scenic heritage areas like the coastal zone and historic towns. The Swartland SDF reports comprehensively cover all aspects of the residential, tourism and conservation environment that pertain to the site and should be further built upon in the site plan development.

3.2 Introduction

This chapter provides the important and necessary policy, legal and administrative background for the visual impact study. A general overview of the relevant documents with specific reference to those applicable to visual planning is included. Particular mention is made of local planning guidelines that have the most direct bearing on the project such as the Spatial Development Framework (SDF) for the given area.

3.2.1 Background

The policy, legal and administrative framework for conservation, EIA and development in South Africa has long roots. Visual Impact Assessment (VIA) is mentioned in the national requirements for EIA under the National Environmental Management Act (NEMA) and the Environmental Conservation Act. Furthermore, the provincial government now endorsed its own guidelines for various EIA processes including VIA (PGWC, November 2005). Specific requirements for VIA may also included in local Spatial Development Frameworks (SDF) and Integrated development Plans (IDP).

3.3 Legal Framework

This review of current documentation is made with specific reference to requirements for VIA in the Law and by National Guidelines.

3.3.1 National Environmental Management Act No. 107 of 1998 (NEMA)

This Act is "To provide for co-operative environmental governance by establishing principles for decision-making on matters affecting the environment, institutions that will promote co-operative governance and procedures for co-ordinating environmental functions exercised by organs of state; and to provide for matters connected therewith."

Chapter 5: Integrated Environmental Management has among its general objectives: **(b) "identify, predict and evaluate the actual and potential impact on the environment, socio-economic conditions and cultural heritage, the risks and consequences and alternatives and options for mitigation of activities, with a view to minimising negative impacts, maximising benefits, and promoting compliance with the principles of environmental management set out in section 2" (p 34).**

3.3.2 South African National Heritage Resources Act, 1999 (NHRA)

NHRA regulations cover the protection of **historic sites, objects, buildings and landscapes.** It covers (ii) "archaeological items," namely, "material remains resulting from human activity… older than 100 years;" rock art, wrecks and "features, structures and artefacts associated with military history which are older than 75 years and the sites on which they are found (2 Definitions). **The Definitions also include the term "(vi) 'cultural significance' [which] means aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance."**

The NHRA makes provision for two forms of protection, formal and informal, and sets up a three tier system of formal protection as:

1. Grade 1 or National Heritage Sites managed by SAHRA.
2. Grade 2 or Provincial Heritage Sites managed by HWC.
3. Grade 3 or Local Heritage Sites managed by the Local Authority.

3.3.3 PGWC Guideline for Involving Visual and Aesthetic Specialists in EIA Processes (Edition 1, June 2005)

This long since endorsed guideline (November 2005) is the most relevant document that now guides VIA in the Western Cape.[3] It is a highly useful document and has been used to guide this report. While lacking a definition of VIA, it states in the Introduction: "This visual guideline

[3] Oberholzer, B (2005) by CSIR Environmentek. *Guideline for Involving Visual and 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 and Development Planning, Cape Town.

document is therefore an attempt to develop a 'best practice' approach for visual specialists, EIA practitioners and authorities involved in the EIA process.

The term **'visual and aesthetic'** is intended to cover the broad range of visual, scenic, cultural, and spiritual aspects of the landscape; however, for the purpose of brevity, the term **'visual'** is used in the text' (p 1).

Thus it includes aspects of "the area's sense of place, ... natural and cultural landscapes, ... the identification of all scenic resources, protected areas and sites of special interest, together with their relative importance in the region, ... the need to include both *quantitative* criteria, such as 'visibility', and *qualitative* criteria, such as landscape or townscape 'character' (pp 1-2).

3.3.4 PGWC Guideline for Involving Heritage Specialists in EIA Processes (Edition 1, June 2005)

Continuing on from the NHRA (1999), this now legally adopted Provincial Guideline further records (p 3): "Types of heritage resources as defined in the relevant legislation may include the following:

- Places, buildings, structures and equipment of cultural significance
- Places to which oral traditions are attached or are associated with living heritage
- Historical settlements or townscapes
- Landscape and natural features of cultural significance
- Geological sites of scientific or cultural importance
- Archaeological and palaeontological sites
- Graves and burial grounds
- Sites related to the history of slavery (NHRA)."

These are the so-called "tangibles" of the heritage concept (p 5). Thus the "cultural landscape" is seen as having a range from Archaeology to Palaeontology to Historical Architecture to Social History to Public Memory and Natural Landscape (p 6). Two categories of heritage significance/sensitivity are used: **Category 1:** Formally protected heritage sites and **Category 2:** Landscapes of recognised or potential significance or sensitivity (not yet formally protected) (p 18).

This extensive list of sites include Grade I-III, National and Provincial Heritage Sites and Protected Areas, as well as Provisionally Protected Sites, Urban Conservation Areas, Nature Reserves, proclaimed Scenic Routes, etc as well as World Heritage Sites e.g. Robben Island and Cradle of Humankind (Sterkfontein). A very large list of landscapes is also included starting with **Scenic/Historical Routes or Landscapes, Pristine Natural Areas e.g. Cedarberg and many**

other types of landscapes including Historic Farm *Werf*s e.g. *Boschendal, Morgenster, Alphen,* and historical farmlands e.g. Winelands, Swartland, Karoolands, and many more.

This long list has been ordered into twelve types of Heritage Context in Table 1 (pp 21-27), namely:

1. Palaeontological Landscape
2. Archaeological Landscape
3. Historical Built Urban Landscape
4. Historical Farmland
5. Historical Rural Town
6. Pristine/Natural Landscape
7. Relic Landscape
8. Burial Ground and Grave Site
9. Associated Landscape
10. Historical Farm Werf
11. Historical Institutional Landscape
12. Scenic/Visual Amenity Landscape.

Many of these could be grouped under the broad term Regional Cultural Landscapes (p 31). Thus various types of landscape form a vital part or domain of Heritage Resources. As a visual resource, landscape is very much seen and perceived in every human sense.

3.4 Administrative Framework

3.4.1 Western Cape Provincial Urban Edge Guideline (DEA&DP December 2005)

This document notes the following on visual impact that has special reference to this and all similar types of development, bold added (p 30):

> **"Visual impact. The value of the environment is often under-estimated from a visual perspective. It is the visual quality of the environment that, to a large degree, generates the attraction for the tourism industry and draws people to certain areas as desired locations for living a lifestyle outside of the large cities and densely developed urban areas. The visual resources of rural areas, such as scenic landscapes and the cultural streetscapes and farmsteads, and environments such as the Garden Route, constitute major tourist attractions.** Visual qualities of the environment also forms the backdrop to most other tourist activities, such as 4 x 4 routes, hiking trails, camping and recreational activities and even sporting facilities that sustain local economic activity. The growth of golf resorts in the Garden Route serve as examples of the attraction of the environment and more particularly the visual environment for interest in sporting facilities. Added thereto, the experience of reserves and resorts in the Cedarberg and Karoo are as much in the visual quality of the environment as it is in the attraction of the facilities.
>
> **Each area has its own unique visual character and atmosphere,** which plays an important role in the quality of any tourist experience. The diversity of the landscapes makes it essential to consider all development **and more particularly the expansion of urban areas, an issue that requires special consideration.** The intention is to manage urban development in such a way that no development would detract from the visual quality of the environment **and that all development conforms to a characteristic style and urban form that suits the character of the area."**

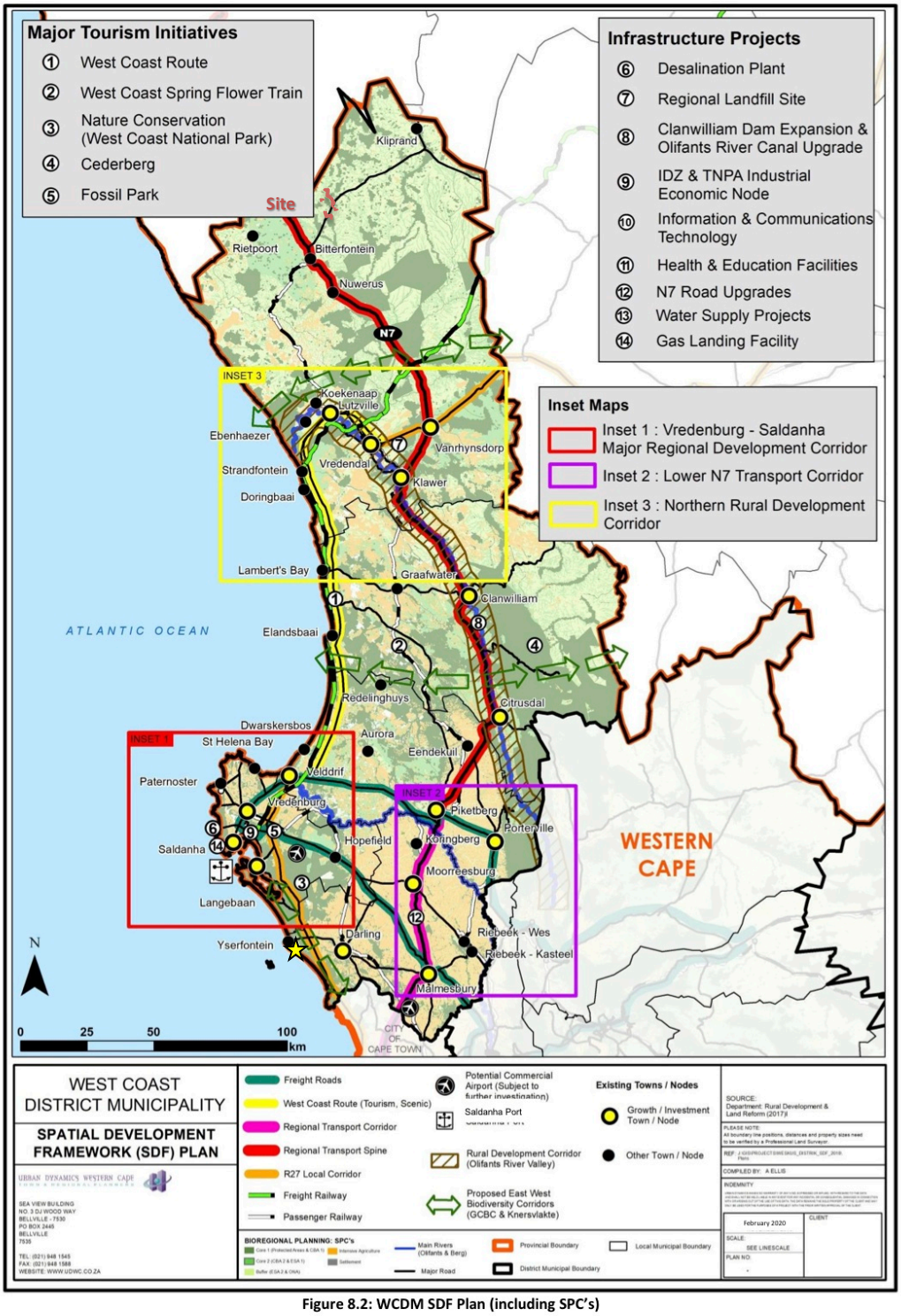


Figure 8.2: WCDM SDF Plan (including SPC's)

Source: West Coast District Municipal SDF (2020).

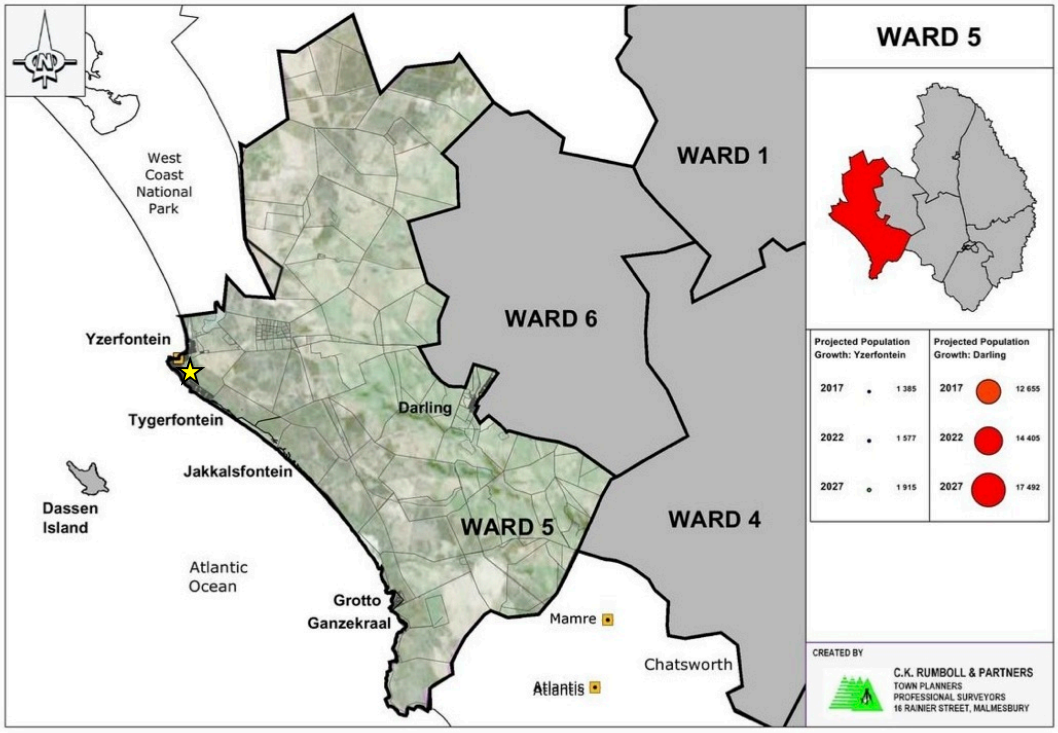
Figure 3-1: West Coast District Municipal SDF.

This implies that edge development should not only be limited to certain areas through inclusion or exclusion, **but that edge development should also be subject to urban design guidelines, architectural consideration and general aesthetic treatment.** The visual quality of the environment is not limited to the natural environment. **The built environment has as much of an effect on the aesthetic appeal of an area as has the natural environment."**

3.4.2 Swartland SDF (2023–2028)

Ward 5: Yzerfontein

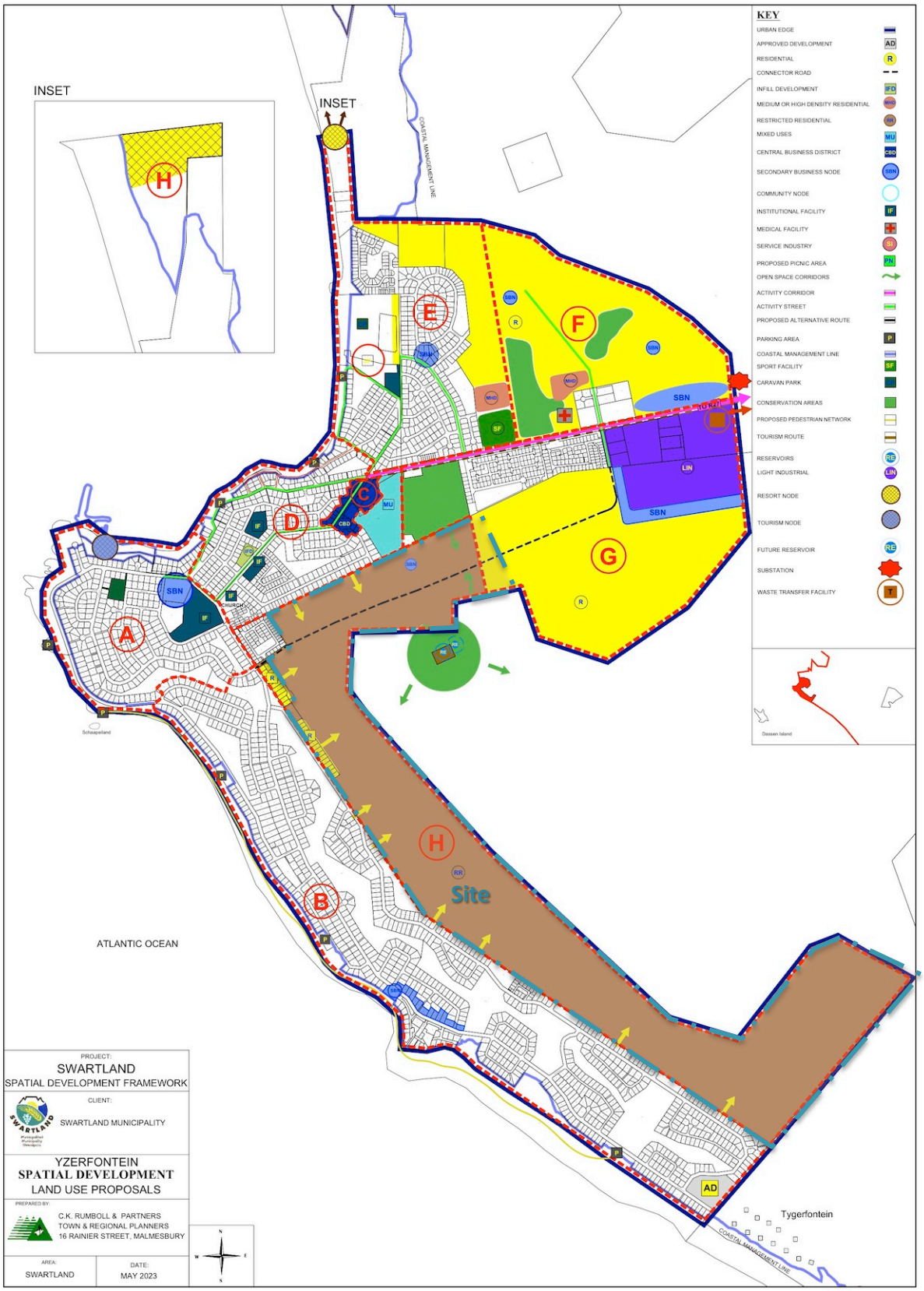
Yzerfontein lies in Ward 5 of the Swartland Municipality in its northwest corner.



Source: Swartland SDF (2023–2028).

Figure 3-2: Swartland SDF: Ward 5.

The site falls exactly onto an area already identified in the current SDF as **Tourism Resort** and lies fully within and on the Urban Edge (Figure 3-3).



Source: Swartland SDF (2023–2028).

Figure 3-3: Swartland SDF: Yzerfontein Spatial Development Land Use Proposals.

Swartland SDF Objectives: Yzerfontein

The following SDF Objectives for Yzerfontein are taken from pages 199–202 under the following objectives (page 199). They have direct relevance to the design, visual and aesthetic aspects of the proposed development.

> Objective 1: Grow economic prosperity and facilitate economic sector growth and
>
> Objective 4: Protect and grow place identity and cultural identity.

SPACE, BUILT		
Protect	**Change**	**Develop**
Heritage and Tourism: In 1935 Yzerfontein was established when 330 properties, to be use as holiday accommodation, were created on a part of Farm Yzerfontein No. 560. Seven new extensions and 1523 erven followed between 1970 and 1990. Yzerfontein has grown into a prestigious holiday destination and is popular among retirees, holiday makers and tourists. Sixty percent (60%) of the population are permanent in Yzerfontein and residents commute to work. Port facilities are small and limited, but opportunity strengthening commercial sector and recreation exists (fishing and water sport). The fish market at town entrance allows fishermen to sell their produce.	Develop aesthetic guidelines for Yzerfontein addressing street lighting and furniture to protect Yzerfontein's character Support development of and improve tourism related infrastructure including local tourism kiosk, tourism signs and facilities (guesthouses, restaurants and venues). Support development of coastal recreational facilities and services (fishing trips, canoeing, etc.) Sensitively develop a kiosk/ commercial building at Yzerfontein harbour to accommodate a tourism related facility like a restaurant/ renting of canoes and guided trips. Maintain and refurbish the caravan park. Capitalise on mild climate, beautiful scenery and peaceful living environment making Yzerfontein a popular tourism, retirement and holiday destination. Protect heritage buildings. Control demolition and extension of heritage buildings	Develop accommodation options in the urban and surrounding rural area. Develop a tourism strategy for Yzerfontein – in collaboration with local initiatives like "I love Yzerfontein" Develop educational hiking trails in natural veld areas Develop a LUMS overlay zone for erven along the coast to allow for limited tourism related uses additional to primary residential use rights e.g. wedding/party venues, photo/advertising shoots and film production, temporary use of dwellings for exhibition and sale of products. Develop a medium size resort/ leisure accommodation immediately north west of Yzerfontein between the coastline and the marsh area known as the "Rooipan", to strengthen the tourist node which include operations like the "Strandkombuis".

Source: Swartland SDF (2023–2028).

Figure 3-4: Swartland SDF: Objectives Yzerfontein: Heritage and Tourism.

Tourism: The delineation of the urban edge of the area east of Pearl Bay was done in consultation with a Baseline Sensitivity Study that was done by Nick Helme during July/August of 2008, on the entire Portion 4 of the Farm 560, with subsequent amendments to the report during July 2009. The Restricted Residential development proposal for this area as indicated on the Yzerfontein proposal plans was identified as part of the delineation of the urban edge in 2012. This detailed study of the entire farm 560 provided the necessary accurate input to determine the low, medium and high value conservation areas on the farm. The delineation of the urban edge considered the conservation status with the urban edge excluding the high conservation value area and including areas of medium conservation value.	Pursue the recommendation for the development of the medium conservation which allows for continuation of ecological corridors with restricted residential development to be allowed for on the remainder. This medium conservation area was identified for restricted development potential with a ratio of 50% development footprint and 50% for conservation that was set as a benchmark for the development on the medium conservation value area that was include in the urban edge. A conservation offset ratio of 6.45:1 was also recommended as part of the study where 6.45ha of conservation land will offset every 1ha of development land within the coastal portion identified for restricted residential development.	Ensure that these offset areas will be managed under a stewardship programme with Cape Nature, as was done for the first phase of development on the subject land. This initiative to also form part of future development phases to formalise more conservation areas.

Source: Swartland SDF (2023–2028).

Figure 3-5: Swartland SDF: Objectives Yzerfontein: Tourism and Conservation.

Residential: Yzerfontein's development footprint is informed by the coastline and natural veld and its urban form is mostly linear with access from distinctive main roads. Residential development constitutes most of the built environment of Yzerfontein with some commercial and social uses. Historically architecture evolved including "Beach Bungalow" evolving to a more modern minimalist style. Three distinctive residential areas exist in the town of Yzerfontein: The historical area at the main beach, parallel to the coast with supporting commercial and social infrastructure. The area located on the higher altitude point of Yzerfontein, in the centre of the urban area where the streets are parallel to the coast. The new extension of the town on the south-western plateau and coastal area with large areas of natural vegetation resulting in a lower density area.	Enrol farm workers on housing waiting list. Increase density for next 20 years (which ends in 2028) from the current 6.8 units per hectare to 7.8 units per hectare in Yzerfontein. Protect the character and historical context of surrounding environments and densify by means of infill development and willingness of owners to subdivide keeping in mind existing zonings, the character of surrounding environments and the unique sense of place and historical context of specific areas. Spatially allow for adequate areas for provision of different residential types. Support the development of rural residential opportunities and smallholdings (2ha) along the R315 as the entry road to Yzerfontein after the intersection with the R27. Develop group housing and flats with appearances of single homes. Densify in accordance with zone proposals through: Subdivision (sectional title) Infill development and Renewal and restructuring Sectional title subdivision of existing houses on single residential erven	Provide affordable housing demands, but not limited to, in Yzerfontein. Provide 57.7ha in Yzerfontein over the next 20 years of which 340.3ha is vacant and undeveloped areas as per Vacant Land Audit. Keep waiting list up to date. Increase density in and around the CBD and along activity streets and encourage renewal. Keep minimum single residential erf size of 500m². Support subdivision of land along the R315 for smallholdings. Identify natural corridor links across these areas. Require private development to include different housing topologies. Develop an old age home and other retirement developments and facilities.

Source: Swartland SDF (2023–2028).

Figure 3-6: Swartland SDF: Objectives Yzerfontein: Residential.

SPACE, NATURAL		
Protect	**Change**	**Develop**
Public and Private Space: Urban form of Yzerfontein is derived from natural veld and coastline to be protected and is mostly linear along the coastline. Three distinctive residential precincts exist: Historical precinct at harbour and parallel to beach with supporting commercial and social infrastructure. Higher lying area (highest altitude point), in centre of urban area. Streets run parallel to coast, and New south west extension of town with large areas of natural vegetation and low density. There are three commercial nodes within walking distances of residential areas: At town entrance, south west from the four-way stop. East of caravan park where commercial uses serve the caravan park and surrounding residential area, and Commercial use node at Villa Fontana complex on peninsula area.	Ensure greenfields developments provide for continuity of urban landscape and connectivity of natural vegetation corridors.	Develop and formalise parking areas along the beach and coast to protect surrounding natural areas.

Source: Swartland SDF (2023–2028).

Figure 3-7: Swartland SDF: Objectives Yzerfontein: Public and Private Space.

As the development planners, CK Rumboll & Vennote are also the Swartland SDF planners, the proposals seem to fall fully in line with the SDF.

Nature & Conservation: Yzerfontein is surrounded by an 84-meter high hill east of the town and a 50-meter high plateau on the southern periphery parallel to the coast line. Yzerfontein is surrounded by Langebaan Saldanha Fynbos biome, highly diversified, a variety of habitat areas, ecosystems and vegetation types specifically adapted to the climate and soil conditions. The West Coast Natural Park is located north of Yzerfontein (and the area in between is the coastal and marine protection zone). There are several sensitive wetlands, pans and salt marshes north of Yzerfontein. There are four threatened vegetation types identified around Yzerfontein: Langebaan Dune Strandveld found in alkaline dunes and sandy areas near the sea. Saldanha Flats Strandveld found on neutral sand as transitional vegetation type between Dune Strandveld and Sand Fynbos. Cape Inland Salt Pans Hopefield Sand Fynbos found in arid sandy soils further inland and north of Yzerfontein Between Bokbaai and the southern periphery of Yzerfontein are 713 species of which 5.9% are listed as Red Data species. Large open spaces in Yzerfontein urban area are considered nature reserves.	Develop and maintain multi-use use trails as open space corridors, natural habitat links and recreational facility (hiking and mountain bike trails and alternative uses such as events facilities and venues). Provide formal boardwalk walkways across the dunes to beach. Require that dwellings in Pearl Bay with beach frontage formalise access to the beach with shared boardwalks (with neighbours). Require all greenfields developments to zone land to expand natural corridors. Provide recreational facilities (play parks, picnic areas, outdoor gym equipment, etc.) Enhance public node in northern precinct (corner of Buitekant & Dolphin Streets) Include the area between Bokbaai and Yzerfontein as part of the proposed West Coast Conservation Corridor and recommend that development nodes be identified to minimise impact on the natural vegetation. Large open spaces in the urban area of Yzerfontein are considered as nature reserves.	Identify conservation worthy areas. Formalise status of natural conservation areas and enter into a stewardship programme with Cape Nature Develop management plans for conservation areas. Identify archaeological sites at harbour and develop management plan to protect the sites. Remove alien vegetation and rehabilitate open space area. Develop an Environmental Management Plan for the open space/conservation network in Yzerfontein. Design interactive development interfaces along open space network Prohibit development in high conservation worthy areas and exclude areas from urban edge.

Source: Swartland SDF (2023–2028).

Figure 3-8: Swartland SDF: Objectives Yzerfontein: Nature and Conservation.

All that could be added is perhaps that any of these objectives and proposals are amplified in the future development of the scheme.

Swartland SDF Objectives: Rural Areas of Ward 5

The following table extract falls under:

Objective 1: Grow economic prosperity and facilitate economic sector growth.

Residential	Provide affordable housing, but not limited to, in Yzerfontein.	Support development of resorts (within the West Coast Conservation Corridor)
	Support the development of a rural corridor along the R315 between the intersection with the R27 and Yzerfontein.	Allow for smallholdings and agri/ conservation/ tourism related uses around Yzerfontein.

Source: Swartland SDF (2023–2028): Page 210.

Figure 3-9: Swartland SDF: Rural Areas of Ward 5 Objective 1.

The following table extract falls under:

Objective 5: Protect ecological and agricultural integrity.

Heritage tourism route	Consider a Cape outpost produced fresh food for the ships that sailed around the Cape Develop a battlefield route to include the outpost form the Dutch East Indian Company at Grootte Post and Groene Kloof (near Mamre) and the farm Kraalbosdam to the north of Darling where one of the most fatal battles of the Anglo Boer War took place Establish a fossil and archaeological resources route along the West Coast including historical excavations, fossils, kilns and rock art
	Protect all and promote some of the 46 rural sites surveyed in the Swartland Rural Heritage Survey 2014 in Ward 5: 5 Grade 2 PHS (Provincial Heritage Site), 13 Grade 3 A (high local significance), 15 Grade 3 B (some local significance), 12 Grade 3C (limited local significance) and 1 no grading (no heritage significance). Develop Yzerfontein as tourism node and historical coastal town. Promote the different cultural historical features of the West Coast which include !Khwa ttu San Cultural Centre and historic farms dating back to the early 1800's and Mamre Mission Station (City of Cape Town). Conserve and maintain kilns outside Yzerfontein Develop the slave liberation and mission station route to include Vogelgezang (freedom to slaves of 1808 and the Khoi rebellion), Abbotsdale (Anglican mission), and Mamre (Moravian mission) in Cape Town and Wittewater and Goedverwacht missions in Bergrivier municipal area.

Source: Swartland SDF (2023–2028): Page 211–212.

Figure 3-10: Swartland SDF: Rural Areas of Ward 5 Objective 1.

The protection of landscape heritage is fundamental to sound visual, aesthetic and landscape planning.

Environmental Management Framework

Yzerfontein is noted along with Malmesbury, West Coast Biosphere and others requiring the following cultural management of various development types:

7.1.3.1 Environmental impact management: Culture

a) Cultural and historical areas

Environmental definitions: **Types of developments, land uses or activities**	**That should not occur**	**That may have significant impact**	**That have no significant impact**	**Related environmental management policies and guidelines**
Towns	Demolition of historical buildings. Any negative impacts on buildings or sites that have cultural or historical values.	Any development	Restoration of buildings for offices, guest houses, etc.	Cultural and historical legislation, policies and guidelines.
Landscapes	Uncontrolled, unsightly development.	Uncontrolled, unsightly development.	Limited, low density development that is not visually apparent and adds value to the environment.	Cultural and historical legislation, policies and guidelines.
Historical areas	Uncontrolled, unsightly development.	Uncontrolled, unsightly development.	Limited, light density development that is not visually apparent and adds value to the environment.	Cultural and historical legislation, policies and guidelines.
Scenic routes	Uncontrolled, unsightly development e.g. wind farms	Uncontrolled, unsightly development.	Limited, light density development that is not visually apparent and adds value to the environment.	Cultural and historical legislation, policies and guidelines

b) Public open spaces

Environmental definitions: **Types of developments, land uses or activities**	**That should not occur**	**That may have significant impact**	**That have no significant impact**	**Related environmental management policies and guidelines**
Structured open spaces & open space network	Commercial, Industrial or residential developments.	Commercial, industrial or residential developments.	Limited development.	Environmental Impact Assessment and Guidelines. Provincial Spatial Development Framework for the Western Cape Province. All legislation with an environmental aspect and corresponding regulations, policies and guidelines.

Draft 1 - Swartland Spatial Development Framework -2023-2028

Source: Swartland SDF (2023–2028): Page 314.

Figure 3-11: Swartland SDF: Environmental Impact Management: Culture.

3.5 Strategic Issues

3.5.1 Strategic Assessment

One of the difficulties of assessing visual impact at present is the lack of strategic Provincial or Municipal EIA, VIA or HIA studies which provide guidance on how the individual project fits into the overall context of development in any region. While an individual project seems to have an acceptable level of mitigatable impact, when viewed collectively, their sum total can well exceed the sum of the parts. That is, the impact of a single scheme such as this development may seem to be minimal when considered in isolation; however, when seen collectively with other developments also proposed in the area or region but as unknown to the assessor, or as not considered over the long term, the overall impact can become unsustainable. These are cumulative impacts.

There are no strategic visual studies done of the area that we are aware of. Therefore, it is not possible to consider strategic issues in detail at the project level as the information is generally not available and it is outside the scope of project assessments to do so.

3.6 Conclusion

The proposed development falls fully within the latest Swartland SDF proposals for Yzerfontein. As such, no conflict is seen at this level with the planned urban development layout, which should produce a positive landscape and visual environment.

NWA

4 Visual Environment Description

4.1 Summary

The site lies to the south and west of the town, an area of rich natural vegetation with only minimal disturbance, and is largely flat to gently sloping. The vegetation on site is Langebaan Dune Strandveld. The adjacent area, particularly along Atlantic Ridge is an upmarket housing area enjoying hilltop ridgeline views in many places. There are a wide variety of contemporary architectural styles mostly with pale plaster-and-paint finishes. However, there are some exceptional buildings clad in facebrick or dark vibrant colours with styles that stick out from the generally low slung, contemporary look of new Yzerfontein style. The rich natural vegetation is often completely removed and replaced with gravel, exotic plants and occasional kitsch properties that, unfortunately, detracts from the overall harmonious aesthetic.

4.2 Introduction

Combined with Section 2, this chapter presents the relevant visual data required to develop a Visual Impact Assessment. This is a strongly visual chapter well illustrated with site and regional photographs. Visual impact is all about what can we see and how this affects us. This chapter shows us what we can see.

4.2.1 Background

The description of the environment is undertaken with a view to presenting basic data for the VIA. A full presentation is made of the visual information collected and analysed as required for a Level 3 VIA.

4.2.2 Key Issues

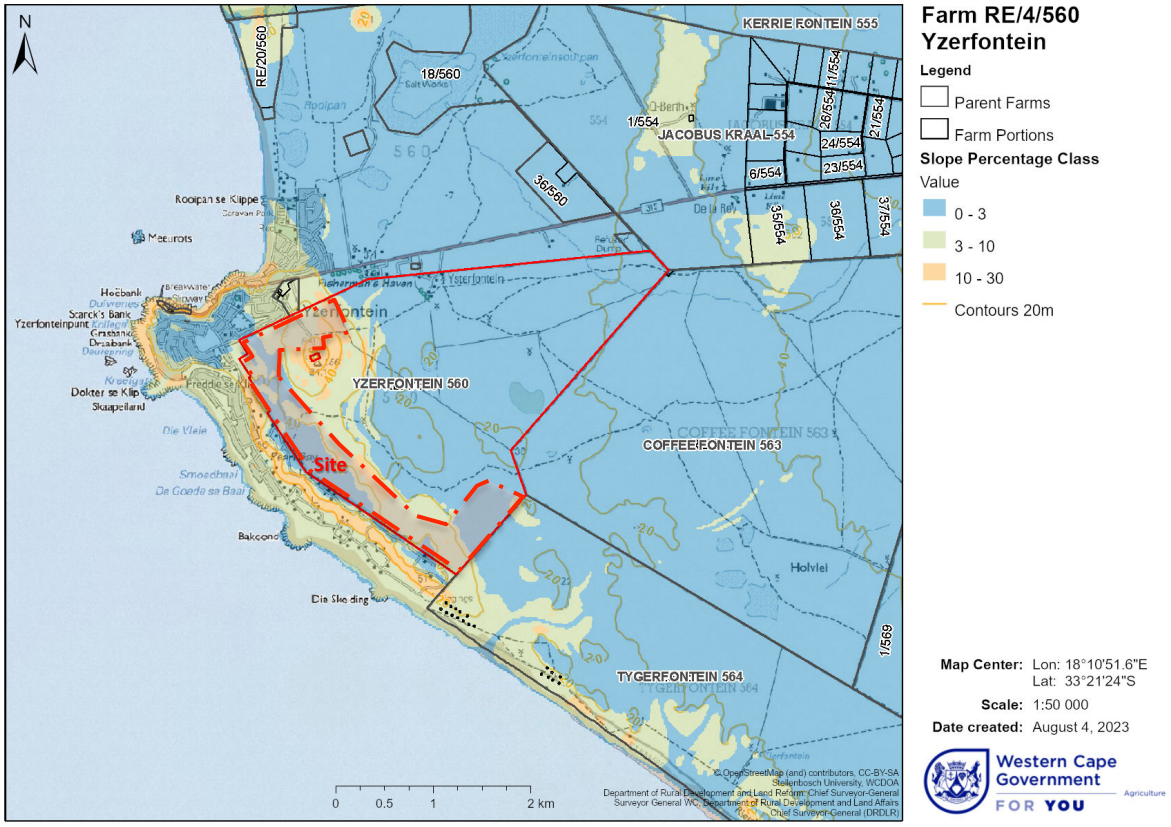
1. The site is undeveloped comprising entirely natural land of high quality natural vegetation with long distance views to the east.
2. The site lies off the entrance to Yzerfontein and wraps the existing town extension to the south and on the east of Atlantic Drive.

3. The property lies at the back of the existing town centre and housing and will substantially expand the existing town footprint.
4. Some of the linear development footprint is flat while other areas are sloping away from Atlantic Drive.
5. The housing along Atlantic Drive is high quality and relatively new (21st Century).

4.3 Natural Environment

4.3.1 Landform

The topography of the general area is mostly **relatively flat at <3%** with some **gently sloping 3-10%** land and **hilly slopes >10%** on the coastal edge and in the west of the site, rising to a hill in the northwest which the site wraps around just southeast of the town (Figure 4-1). The land rises on average to 20m above sea level and up to 60m on the small hill.



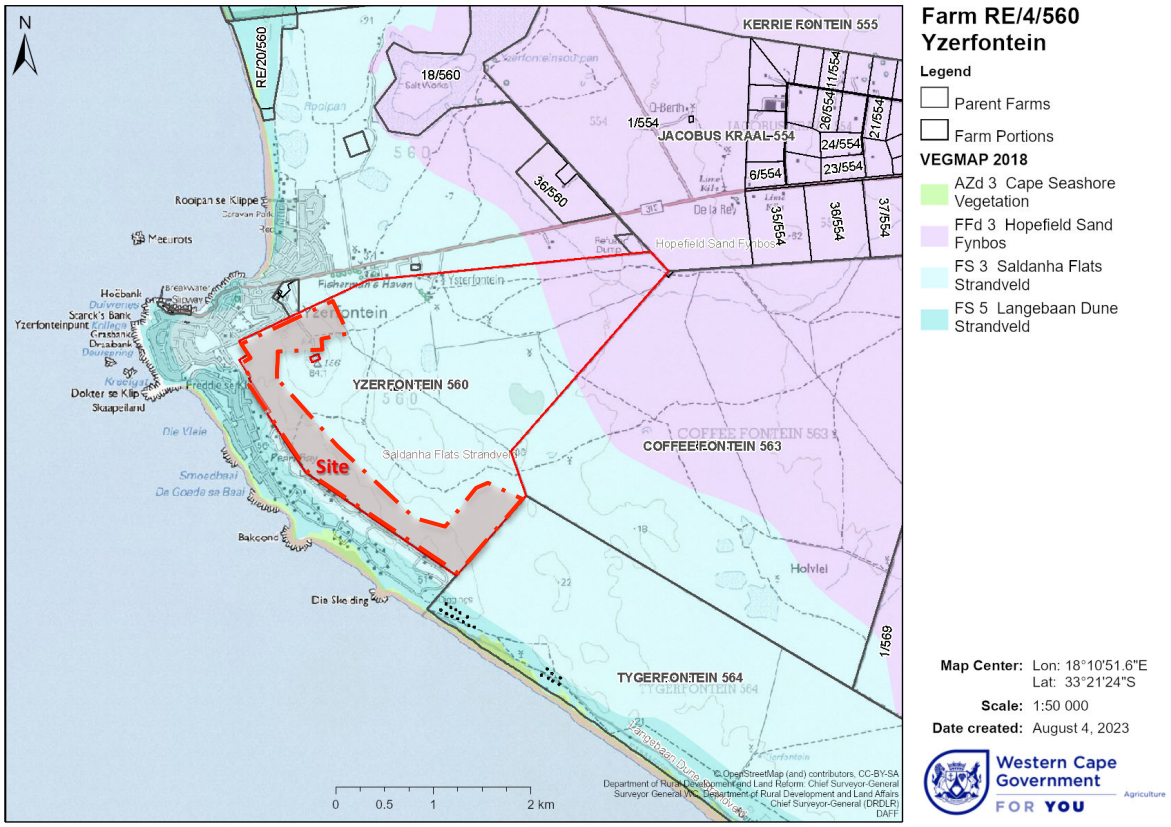
Source: Cape Farm Mapper | New World Associates.

Figure 4-1: Slope Classes Map of the Area.

4.3.2 Vegetation

The area maps as comprising entirely **Saldanha Flats Strandveld** while some **Hopefield Sand Fynbos** lies to the east (see Figure 4-2). However, site surveys show that it is mostly **Langebaan Dune Strandveld**, which continues westwards to the coast. The site is entirely natural that we could see and in good condition, especially after the good winter rains.

The conservation status of the natural vegetation is provided below in order to inform the site's landscape value with respect to the significance of the vegetation. Sometimes a site is covered with exotic aliens and these too have a significant impact on the visual and aesthetic value of a site. It also informs the landscaping and planting mitigation recommendations.



Source: VegMap 2018 on Cape Farm Mapper (CFM/SANBI, 2006–) | New World Associates.

Figure 4-2: Vegetation Map of the Area.

Conservation and Management[4]

The Site vegetation type is **Langebaan Dune Strandveld**.[5]

- **Langebaan Dune Strandveld** is ranked as **Vulnerable.**

[4] South African National Biodiversity Institute (2006–). *The Vegetation Map of South Africa, Lesotho and Swaziland*, Mucina, L., Rutherford, M.C. and Powrie, L.W. (Editors), online http://bgis.sanbi.org/SpatialDataset/Detail/18, Version 2012.

[5] **Vulnerable.** Target 24%. Almost 30% statutorily conserved in the West Coast National Park and in Rocherpan, SAS Saldanha, Columbine and Yzerfontein Nature Reserves. An additional 1% is protected in private reserves such as Groot Paternoster, Jakkalsfontein, Swartriet and Grotto Bay. Some 35% already transformed for cultivation and by urban sprawl. Alien *Acacia cyclops* and *A. saligna* have infested broad stretches of this vegetation unit. Erosion generally very low.

4.4 Cultural Environment

4.4.1 History[6]

Yzerfontein is a popular holiday resort, especially for surfers and anglers. The resort was established in 1936 by the Katz family who purchased the farm *Yzerfontein* (Iron Fountain), dividing it into residential stands. There is a spring and a saltpan on an ironstone formation about 3km inland for which the farm was originally named.

The Swartland SDF (page 199) notes that:

> Yzerfontein was established [in 1935] when 330 properties, to be used as holiday accommodation, were created on a part of Farm Yzerfontein No. 560. Seven new extensions and 1,523 erwen followed between 1970 and 1990. Yzerfontein has grown into a prestigious holiday destination and is popular among retirees, holidaymakers and tourists. Sixty percent (60%) of the population are permanent in Yzerfontein and residents commute to work.

Whales are known to seek the protection of the bay for calving and mating. Dassen Island which lies about 10km southwest of Yzerfontein is the largest of 34 submarine mountains along the West Coast, named for the dassies found there by Sir Edward Michelburne in 1605. Jan van Riebeeck also noted many seals there in 1654.

Dutch fishing at Saldanha Bay began in 1658 when "four 'free burghers' … were granted permission to settle and fish for a living in the Saldanha Bay area" (ibid). Prior to that, indigenous hunter-gatherers known as strandlopers gathered coastal resources along the coastline of the region.

Nearby Darling is an even older settlement renowned as a "flower town" and established in 1853 (ibid, page 50).

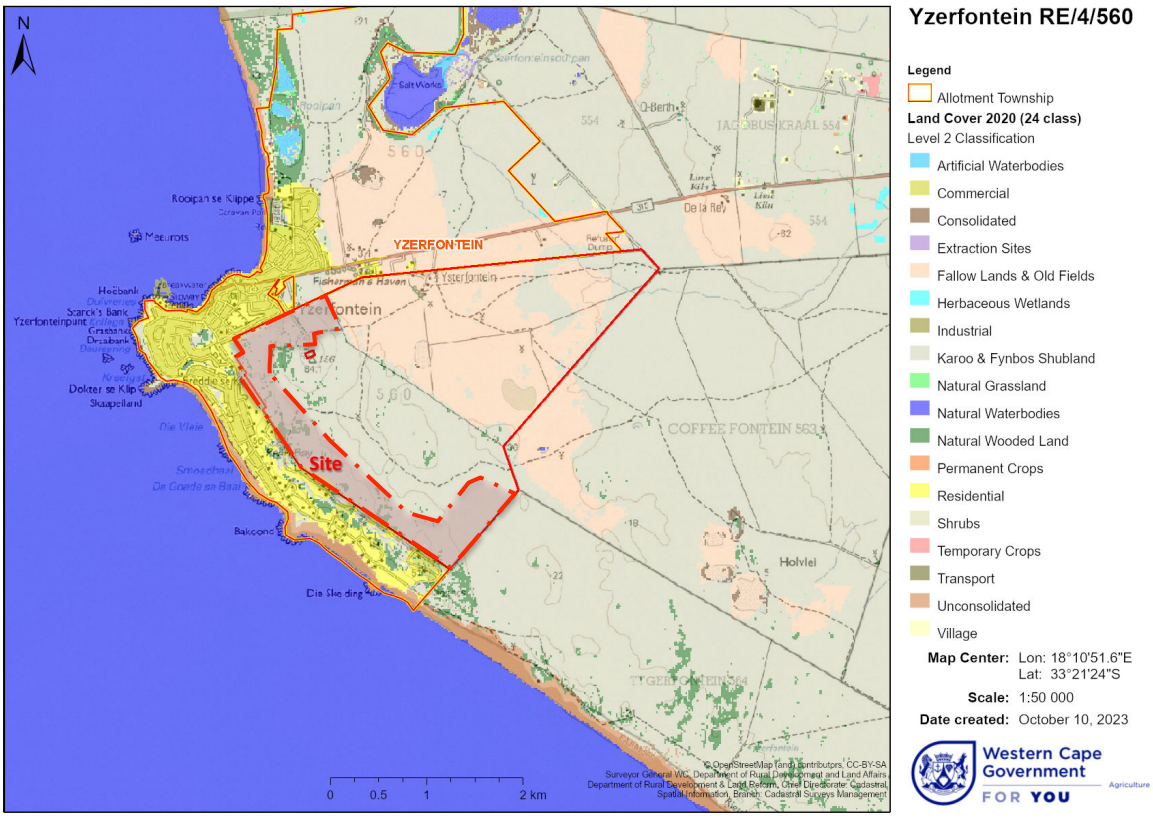
4.4.2 Heritage

There are two beehive-shaped lime kilns built in the 1940s on the road into Yzerfontein, used to make building lime from seashells, as practised by Jan van Riebeeck centuries before. These kilns were declared National Monuments in the 1980s and, presumable, downgraded to Provincial Heritage Sites under the National Heritage Resources Act (NHRA). There are also the remains of an unsuccessful fish-canning factory from World War II, the jetty now popular with anglers (ibid page 49).

4.4.3 Land/scape Cover

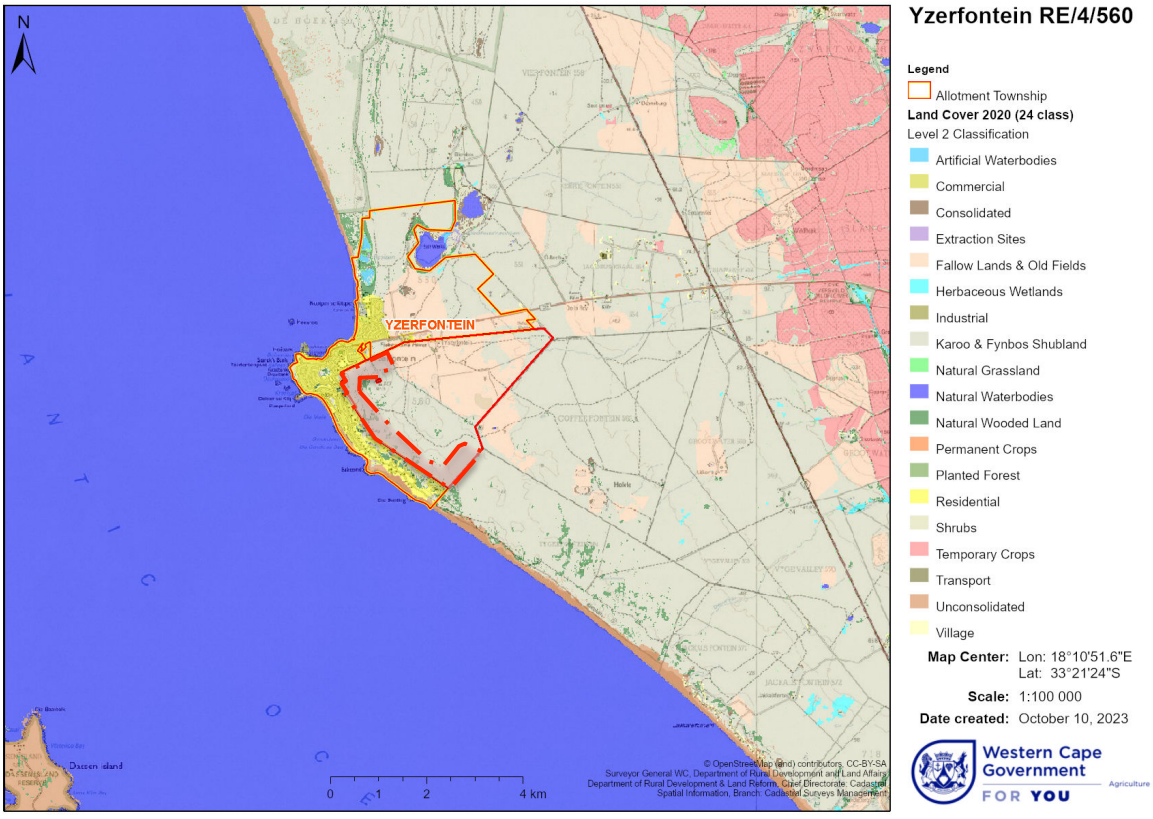
The Level 2 Land Cover Classification (24 Classes) shows that the site and surrounds has a relatively simple land/scape cover (see Figure 4-3), namely:

[6] Extracted from Erasmus (2004) *On Route in South Africa*, pages 48–49.



Source: Cape Farm Mapper | New World Associates.

Figure 4-3: Land Cover Level 2 of the site and surrounds.



Source: Cape Farm Mapper | New World Associates.

Figure 4-4: Land Cover Level 2 of the wider area.

- **Karoo & Fynbos Shrubland** in the southwest (Saldanha Flats Strandveld).
- **Fallow Lands & Old Fields** to the northeast of the site (old barley fields).
- **Residential** to the west and north in the built-up areas of Yzerfontein.
- **Natural Wooded Land** in scattered patches in natural areas (not obvious on site).

In the general area are some well known wetlands to the north along the coast marked as **Artificial Waterbodies** and **Natural Waterbodies**.

This falls within the much wider *natural vegetation* belt along the West Coast of the same **Karoo & Fynbos Shrubland**, the long *beaches* mapped as **Unconsolidated**, and the large areas of *wheat fields* mapped as **Temporary Crops** to the east around Darling (Figure 4-4).

4.4.4 Land Use

The site is currently zoned Agricultural Zone 1.

4.4.5 Urban Edge

The site occurs within the Urban Edge of Yzerfontein.



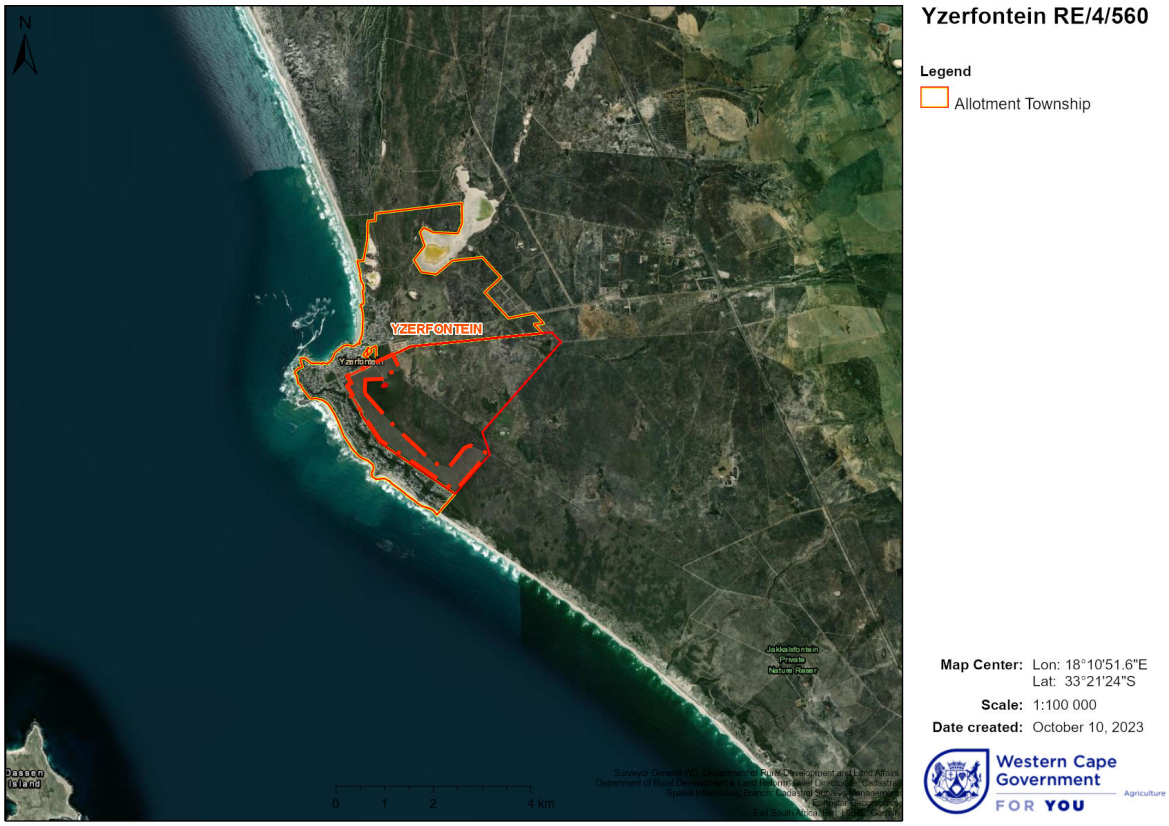
Source: Cape Farm Mapper | New World Associates.

Figure 4-5: Satellite Image of the site and surrounds.

4.4.6 Aesthetics

The area's aesthetic is largely rural with occasional resort towns along the coast for which the West Coast is famous (see Figure 4-5). The West Coast vegetation tends to be a dry sage-

coloured Strandveld covering the rolling dunes of the coastal zone, while to the east are the fertile rolling hills of the Swartland (see Figure 4-6). Yzerfontein is an upmarket coastal town with the more typical mixed residential housing of the twentieth century to the north and more contemporary housing in the south especially along Atlantic Drive.



Source: Cape Farm Mapper | New World Associates.

Figure 4-6: Satellite Image of the wider area.



Source: All photographs in this report by Bruce Eitzen © 2023

Photograph 4-1: Panorama of the site from Atlantic Drive north.

Vegetation on site was a brilliant green and colourful after the good winter rains and the rolling topography looks out to the east from its high level location below the ridgeline of Atlantic Drive. Housing along Atlantic Drive is upmarket and while lacking any estate rules, conforms

largely to a contemporary aesthetic with paler colours, glass and plaster mostly in use. There are occasional examples of quite different design and colouration but this stands out, sometimes unfortunately, from the general low-key look and aesthetic prevailing on the ridge.

4.5 Visual Environment

4.5.1 Visual

The site has been the subject of a photographic survey that looks at the site itself, the local area and views from local roads (Figure 4-7). The bulk of the visual description is to be found in the photographs that are self explanatory and accompanied by descriptions.



Source: Google Photos | NWA.

Figure 4-7: Site and photographic locations on satellite image.

4.5.2 Views from the Road

According to the PGWC Guidelines "the term 'visual and aesthetic' is intended to cover the broad range of visual, scenic, cultural and spiritual aspects of the landscape; however, for the purpose of brevity, the term 'visual' is used in the text" (p 1). Thus it is within the technical gambit of VIA to comment on all the varied aspects that make up the visual environment which is the aim of this study.

The photographic survey is presented as if one were to visit the site for the first time, covering views from the approach road, scenic routes, local roads, views of and from the site, and then views from the neighbourhood.

The following photographs were taken on 13 October 2023 in early summer.

Views Series Westbound on the R315 into Yzerfontein

The following views were taken from the R315 westbound as travelling from the N7. The landscape is largely flat with some alien vegetation partially obscuring long distance views of the ridge along Atlantic Drive.



Photograph 4-2: View series westbound on the R315 approaching Yzerfontein.



Photograph 4-3: View series westbound on the R315 approaching Yzerfontein.



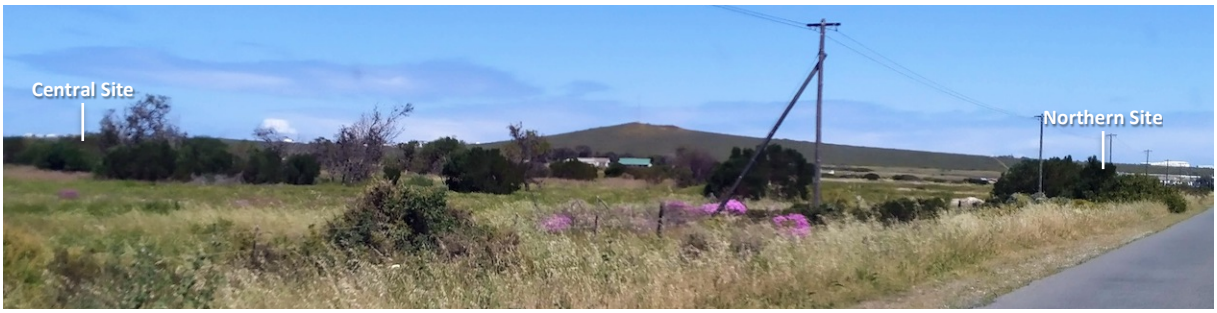
Photograph 4-4: View series westbound on the R315 approaching Yzerfontein.



Photograph 4-5: View series westbound on the R315 approaching Yzerfontein.



Photograph 4-6: View series westbound on the R315 approaching Yzerfontein.



Photograph 4-7: View series westbound on the R315 approaching Yzerfontein.



Photograph 4-8: View series westbound on the R315 approaching Yzerfontein.



Photograph 4-9: View series westbound on the R315 approaching Yzerfontein.



Photograph 4-10: View series westbound on the R315 approaching Yzerfontein.



Photograph 4-11: View series westbound on the R315 approaching Yzerfontein.



Photograph 4-12: View series westbound on the R315 approaching Yzerfontein.



Photograph 4-13: View series westbound on the R315 approaching Yzerfontein.



Photograph 4-14: View series westbound on the R315 entering Yzerfontein.



Photograph 4-15: View series westbound on the R315 entering Yzerfontein.



Photograph 4-16: View series westbound on the R315 entering Yzerfontein.



Photograph 4-17: View series westbound on the R315 entering Yzerfontein.



Photograph 4-18: View series westbound on the R315 entering Yzerfontein.



Photograph 4-19: View series westbound on the R315 entering Yzerfontein.

There are long distance views of the current housing and site on Atlantic Drive as you approach the town on the R315, particularly the housing that runs over the ridge to the east, as will all the proposed new housing areas. As you get nearer the town views of the site disappear or become obstructed by vegetation and/or structures, however, you can currently see into the northern edge of the development nearest the town as you enter. Other housing that is planned near by will ultimately obscure this.

Views Series Southbound on Dassen Island Drive

The following views were taken southbound on Dassen Island Drive where the site is on the left but behind the existing housing in places. There are various viewpoints through sporadic open spaces directly onto the site; otherwise the site is unseen from the road.



Photograph 4-20: View series southbound on Dassen Island Drive, housing to left.



Photograph 4-21: View series southbound on Dassen Island Drive, housing to left and right.



Photograph 4-22: View series southbound on Dassen Island Drive glimpsing the ocean.



Photograph 4-23: View series southbound on Dassen Island Drive showing the hill and site.



Photograph 4-24: View series southbound on Dassen Island Drive with glimpses of the ocean.



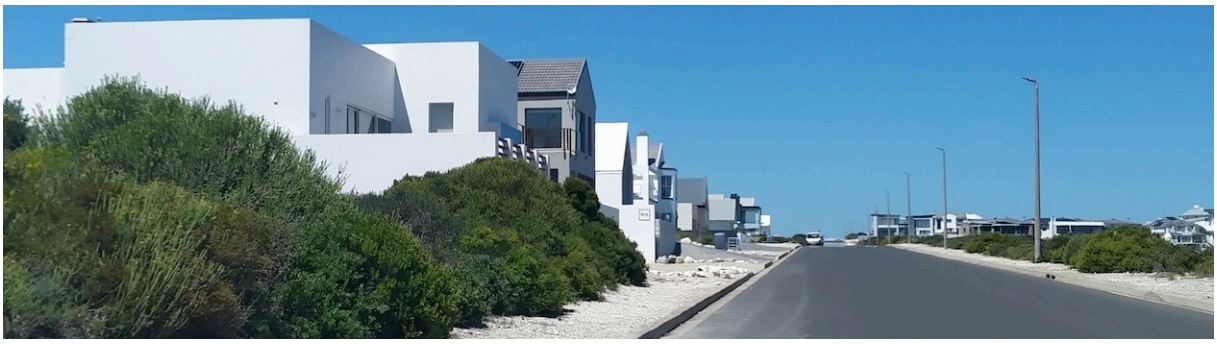
Photograph 4-25: View series southbound on Dassen Island Drive, ocean and roofscapes.

Views Series Southbound on Atlantic Drive

The following views were taken southbound on Atlantic Drive, where one will see the site on the left. At various places, as per the plan, the route will become like Dassen Island Drive but with much larger open spaces between housing clusters.



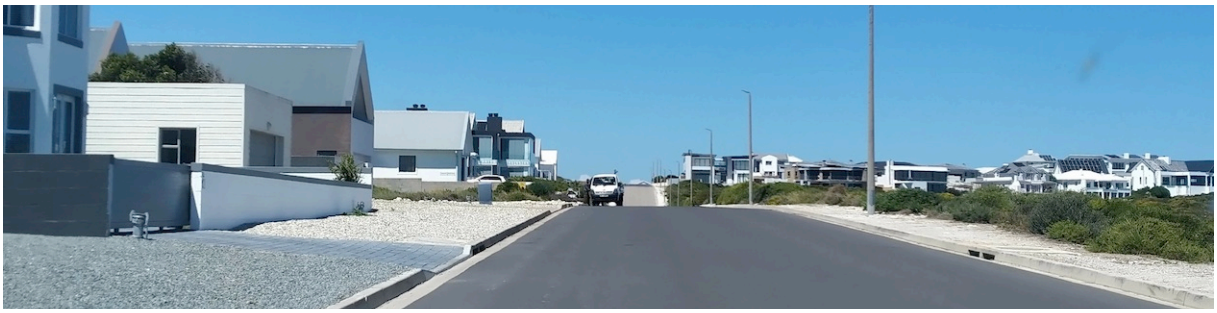
Photograph 4-26: View series southbound on Atlantic Drive with site to left.



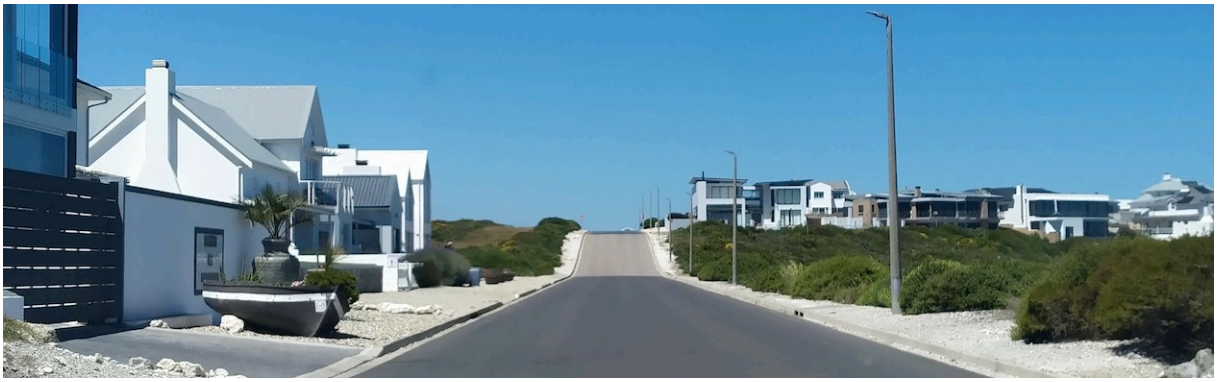
Photograph 4-27: View series southbound on Atlantic Drive with mixed housing styles to left.



Photograph 4-28: View series southbound on Atlantic Drive, open space to left.



Photograph 4-29: View series southbound on Atlantic Drive, houses to left, open space to right.



Photograph 4-30: View series southbound on Atlantic Drive with continuous open space.



Photograph 4-31: View series southbound on Atlantic Drive onto open space.



Photograph 4-32: View series southbound on Atlantic Drive, site and vegetation to left.



Photograph 4-33: View series southbound on Atlantic Drive: natural vegetation covers the site.



Photograph 4-34: View series southbound on Atlantic Drive, panorama from north to south.



Photograph 4-35: View series southbound on Atlantic Drive looking north over site to hill.

The site has tremendous views to the east and south, not to mention being covered with superb natural Saldanha Flats Strandveld vegetation.



Photograph 4-36: View series southbound on Atlantic Drive looking south over site.



Photograph 4-37: View series southbound on Atlantic Drive and dense natural vegetation.

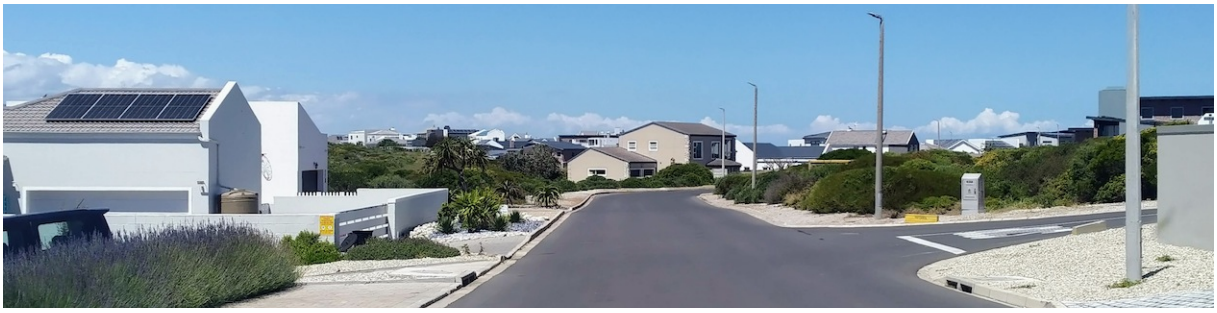


Photograph 4-38: View series southbound on Atlantic Drive with housing–vegetation boundary.



Photograph 4-39: View series southbound on Atlantic Drive and gravel/vegetation sidewalks.

There are a wide variety of mostly pale plaster-and-paint finishes from startling white to sand, tan, grey, sage, pale blue, mid grey but even black and Tuscan. Colouration should be chosen from the building location to more successfully bed them into the landscape. Intense colours and dark or rich facebrick should be avoided.



Photograph 4-40: View series southbound on Atlantic Drive, aloes, lavender and solar panels.



Photograph 4-41: View series southbound on Atlantic Drive with exotic aloes and vegetation stripping.



Photograph 4-42: View series southbound on Atlantic Drive: natural vegetation and facebrick.



Photograph 4-43: View series southbound on Atlantic Drive, vegetation and mixed stonework.



Photograph 4-44: View series southbound on Atlantic Drive and rich natural vegetation.



Photograph 4-45: View series southbound on Atlantic Drive facebrick and block work.



Photograph 4-46: View series southbound on Atlantic Drive with badly mixed styles.

The overall high quality of building is marred occasionally by kitsch, homegrown architecture and gardening that looks completely out-of-place and replaces the rich natural vegetation with blank walls and Fever Trees or rockeries.



Photograph 4-47: View series southbound on Atlantic Drive face brick and concrete.



Photograph 4-48: View series southbound on Atlantic Drive and the many wall greys.



Photograph 4-49: View series southbound on Atlantic Drive and some green.



Photograph 4-50: View series southbound on Atlantic Drive and Tuscan ochre.

Facebrick and Tuscan styles completely jar the generally more harmonious mixed contemporary architectural feel along upmarket Atlantic Drive. These standalone houses make thoughtless architectural statements that are in complete unfortunate contrast with the neighbourhood.



Photograph 4-51: View series southbound on Atlantic Drive with no natural vegetation left.



Photograph 4-52: View series southbound on Atlantic Drive, rich open spaces and solar panels.



Photograph 4-53: View series southbound on Atlantic Drive, all white and fake landscapes.



Photograph 4-54: View series southbound on Atlantic Drive disturbed vegetation grass.

Much of the natural vegetation to the left will be lost as in any development but there are generous swathes of connecting open space that will retain that sense of original setting and provide vital nature and landscape connections through the township expansion.



Photograph 4-55: View series southbound on Atlantic Drive, plaster and facebrick.



Photograph 4-56: View series southbound on Atlantic Drive, mixed roofs, dark and light.



Photograph 4-57: View series southbound on Atlantic Drive and the denser natural bush.



Photograph 4-58: View series southbound on Atlantic Drive, glimpses of the ocean.

Some of the houses seem to have been designed off plan in Pretoria with no reference to local architecture. How this is approved is questionable. It shows that there is a lack of unified image control despite one being largely operational.



Photograph 4-59: View series southbound on Atlantic Drive with some intense blacks.



Photograph 4-60: View series southbound on Atlantic Drive, sweeping views to the hills.



Photograph 4-61: View series southbound on Atlantic Drive, plaster, face brick and no vegetation left on sidewalks.

The mixed styles of architecture without building controls are in many parts quite successful and something of a playbook of contemporary architecture, not particularly West Coast either. Pale roofing and plaster-and-paint finishes are well suited to the streetscape, though not necessarily against the vibrant vegetation. There are more greys than greens or browns generally but in a rich vegetation setting, the greys might suit the sky but not the ground. The browns/tans seem to jar more than the greys, sages and blues.

Another notable aspect of the streets of Yzerfontein and the natural vegetation is the lack of trees so typical of fynbos, renosterveld and strandveld. Many weird and wonderful exotic plants have been used along the roads from large aloes to sisal and others, even Fever Trees from northern KwaZulu Natal. These all look terribly out-of-place and should be avoided. A strong attempt to create a unified streetscape and suitable street tree planting should be developed.



Photograph 4-62: View series southbound on Atlantic Drive, natural vegetation and pale colours.



Photograph 4-63: View series southbound on Atlantic Drive, all natural vegetation gone.



Photograph 4-64: View series southbound on Atlantic Drive onto the natural setting.



Photograph 4-65: View series southbound on Atlantic Drive, all white and grass.



Photograph 4-66: View series southbound on Atlantic Drive, solar fixes.



Photograph 4-67: View series southbound on Atlantic Drive, white roofs and green vegetation.



Photograph 4-68: View series southbound on Atlantic Drive, face brick and black.

The phenomenon of red facebrick buildings with black trims and walls stands out badly in this natural environment that is characterised by pale soils and the generally better suited pale plaster-and-paint colours that are more successfully employed in this prime residential area. The construction of kitsch rock gardens, kikuyu lawns, gravel gardens and palisade fences leaves much to be desired.



Photograph 4-69: View series southbound on Atlantic Drive, gravel and grey, vegetation gone.

Views Series Northbound on Atlantic Drive

The following views were taken northbound on Atlantic Drive, where one will see the site on the right. The variety of housing styles and the general loss of natural vegetation is evident.



Photograph 4-70: View series northbound on Atlantic Drive, construction and vegetation.



Photograph 4-71: View series northbound on Atlantic Drive: it's a very long ridge top road.

It is tragic how many people build in prime natural environments only to completely destroy them and replace the rich natural vegetation with kikuyu that has to be mowed, gravel for gardens and not a shred of natural vegetation left, gardens full of exotics or "indigenous" plants from other regions.



Photograph 4-72: View series northbound on Atlantic Drive with the lichen green house blending beautifully with the natural vegetation.



Photograph 4-73: View series northbound on Atlantic Drive and the rich natural vegetation and long distance views on display.



Photograph 4-74: View series northbound on Atlantic Drive: panorama of the currently natural site and long distance views.



Photograph 4-75: View series northbound on Atlantic Drive and succulent vegetation.



Photograph 4-76: View series northbound on Atlantic Drive and standout facebrick.



Photograph 4-77: View series northbound on Atlantic Drive: the green house.



Photograph 4-78: View series northbound on Atlantic Drive: simple but effective but not the fence.

This little green house painted in a shade of pale sage green with its light brown roof works well against the backdrop of natural vegetation on the landward side of Atlantic Drive. This kind of colouration would be more successful in the lower areas below/east of Atlantic Drive, not on the ridge necessarily, connecting structure colours and landscape well.



Photograph 4-79: View series northbound on Atlantic Drive and a mix of walls/fences and colours generally.



Photograph 4-80: View series northbound on Atlantic Drive and a rarer pale blue scheme.



Photograph 4-81: View series northbound on Atlantic Drive.

Along the ridge as illustrated with its strong sky connection, colours that blend with the blues, greys and white work well, especially in light of near completely loss of the rich natural vegetation. Blocky structures and red facebrick are completely out of keeping with the general scene and interrupt the low rooflines that are mostly employed here.



Photograph 4-82: View series northbound on Atlantic Drive: green/grey, gravel and blocks.



Photograph 4-83: View series northbound on Atlantic Drive: black roofs are rather intense.



Photograph 4-84: View series northbound on Atlantic Drive and the southern open space.

Attention to walling details on open spaces is often lacking and needs to be considered and controlled to ensure the successful integration of the extensive open space system in the suburban context and to prevent unsightly sidewalls and back walls in common space.



Photograph 4-85: View series northbound on Atlantic Drive and a black/white block.



Photograph 4-86: View series northbound on Atlantic Drive: greys and mixed colours.



Photograph 4-87: View series northbound on Atlantic Drive: black/white, gravel garden and olives after complete vegetation stripping.



Photograph 4-88: View series northbound on Atlantic Drive: all white and natural vegetation.



Photograph 4-89: View series northbound on Atlantic Drive: mixed architecture on the open space.



Photograph 4-90: View series northbound on Atlantic Drive: open space views to the hill.



Photograph 4-91: View series northbound on Atlantic Drive: Fever Trees.



Photograph 4-92: View series northbound on Atlantic Drive: mixed architectural styles.

Once again, the northbound views highlight the great variety of housing and landscape styles, those making a harmonious whole and those standing out negatively, breaking the overall unity and clashing with the nature-based environment and Yzerfontein style.




Photograph 4-93: View series northbound on Atlantic Drive: Tuscan and black.




Photograph 4-94: View series northbound on Atlantic Drive: low roofs and high white.




Photograph 4-95: View series northbound on Atlantic Drive: open space and housing.




Photograph 4-96: View series northbound on Atlantic Drive: open space and housing.




Photograph 4-97: View series northbound on Atlantic Drive: mixed housing.

The great variety of houses is further highlighted on this page with the range of red facebrick to Tuscan to black versus the overall paler colourings successfully used in general.



Photograph 4-98: View series northbound on Atlantic Drive: ocean view and styles.





Photograph 4-99: View series northbound on Atlantic Drive: building types.



Photograph 4-100: View series northbound on Atlantic Drive: northmost open space panorama.

4.5.3 Views from Neighbouring Areas

Views Series in Versveld Street

The following views were taken on Versveld Street, a small neighbouring street in the northeast of the site that will become contained by the development. It leads into Caracal Close, which has no views outside its own area or onto the site.

Versveld Street will see a significant reduction in their open space connection and open views into the soon-to-be developed area.



Photograph 4-101: View series in Versveld Street approaching and on the site.



Photograph 4-102: View series in Versveld Street: panorama south down street.



Photograph 4-103: View series in Versveld Street looking north into the site.



Photograph 4-104: View series off Versveld Street entering Caracal Close near the site.



Photograph 4-105: View series off Versveld Street entering Caracal Close near the site.

Views from Duckitt Street

The following views were taken from Duckitt Street around the back of the NG Kerk. There are no views into the site from these streets but neighbouring properties will be affected that are currently looking out onto the natural landscape.



Photograph 4-106: View series from Duckitt Street: view into the site right.



Photograph 4-107: View series from Duckitt Street: view into the site left, no view right.



Photograph 4-108: View series from Duckitt Street with no views to left through houses.



Photograph 4-109: View series from Duckitt Street and one view into the site.



Photograph 4-110: View series from Duckitt Street with no views into the site.

There are only occasional views from the Duckitt Street neighbourhood into the site from the street but bordering properties will look onto the development.

4.5.4 Views from Heritage Sites

The site can be seen in the distance from historic Yzerfontein Farm as shown in the Views from the R315 photograph series (see page 46).

4.5.5 Views on the Site

Views of the site were taken from neighbouring areas, primarily from Atlantic Drive (see pages 52ff and 64ff), where the rolling hillside coming off the east flank of Atlantic Drive ridge is covered with the dense natural Saldanha Flats Strandveld.

4.5.6 Conclusion

The site comprises mostly rolling hillsides clad with dense Saldanha Flats Strandveld vegetation with long distance views to the north, east and south but rarely of the ocean, if at all except directly off Atlantic Drive. It will be developed into upmarket housing similar to that already existing along the ridge of Atlantic Drive, however, there will be large conservation areas interspersed between the proposed housing, continuing the existing successful development pattern of southern Yzerfontein.

NWA

5 Visual Impact Assessment

5.1 Summary

VISUAL IMPACT: The proposed development will have a moderate-high impact on the landscape causing noticeable change to the visual environment. VISIBILITY: The development has high visual exposure; low (landward) to high (seaward) visual absorption capacity; medium compatibility; and marginal (R315) to high (Atlantic Drive) visibility. NATURE OF IMPACT: The development's visual impact has district extent, long-term duration, medium intensity, definite probability, and medium significance on the landscape. The revised August 2025 SDP has not changed the overall visual and aesthetic impact of the scheme but there is more Open Space due to limestone area conservation. RECOMMENDATIONS: are made around the need for SDP amplification incorporating a landscape master plan and guidelines, site circulation and streetscaping, the use of locally indigenous plants and vegetation conservation, architectural guidelines, design for solar panels, scheme colouration and landscape maintenance.

5.2 Introduction

This chapter uses the information collected in the previous chapters in an analysis that identifies and then describes the preliminary visual and aesthetic impacts of the project on the environment presented in tabular form due to the extent of the project.

DEFINITION: "Visual impact is defined as a change in the appearance of the landscape as a result of development which can be positive (improvement) or negative (detraction)" (IEA and the Landscape Institute, 1995).

5.2.1 Key Issues

1. The site falls within the Urban Edge and conforms to the proposed Yzerfontein SDF.
2. The site is largely high lying along Atlantic Drive sloping away to the east and north over the rolling landscape.
3. The site is natural and covered with high quality Saldanha Flats Strandveld.

4. The site is highly visible primarily from Atlantic Drive but might be seen from neighbouring backyards to the north.
5. The site cannot be seen from the seaward side being blocked by the Atlantic Drive ridge.

5.3 Methodology

A table is being used to scope the issues relating to visual and aesthetic impact of the wind turbines on the landscape.

5.3.1 The Visual Assessment

The visual environment can be structured into the following components:

1. **Natural Environment:** comprising the *Geomorphology* (geology, soil, land form), *Climate* (atmosphere and water), and *Nature* (vegetation and wildlife).
2. **Cultural Environment:** comprising *Land Use* (urban, rural, agricultural, recreational, etc), the *Structures* (architecture, engineering, lighting, services), and *History* (ancient, colonial, modern, contemporary).
3. **Visual Environment:** comprising *Views* (aesthetics, visibility), *Routes* (scenic, transport), and *Landscapes* (town, country, cultural, natural, mountainous, coastal, etc).

5.3.2 Triggers for Visual Assessment

These have been extracted from the PGWC (November 2005) list of triggers (p 9) with potential aspects relevant to this project noted in **bold:**

The nature of the receiving environment:

1. Areas with protection status, such as national parks or nature reserves;
2. Areas with proclaimed heritage sites or scenic routes;
3. Areas with intact wilderness qualities, or pristine ecosystems;
4. **Areas with intact or outstanding rural or townscape qualities;**
5. **Areas with a recognized special character or sense of place;**
6. Areas lying outside a defined urban edge line;
7. Areas with sites of cultural or religious significance;
8. **Areas of important tourism or recreation value;**
9. Areas with important vistas or scenic corridors;
10. **Areas with visually prominent ridgelines or skylines.**

The nature of the project:

1. High intensity type projects including large-scale infrastructure;
2. **A change in land use from the prevailing use;**
3. A use that is in conflict with an adopted plan or vision for the area;
4. **A significant change to the fabric and character of the area;**
5. **A significant change to the townscape or streetscape;**
6. **Possible visual intrusion in the landscape;**
7. Obstruction of views of others in the area.

As can be seen, the various sites could be described as falling within at least 4 of the 10 listed receiving environments (40%), and 4 out of 7 project types (57%) that may cause visual impact giving a combined total of 48.5%; the receiving environment has *moderate–low* sensitivity while the project character has *moderate–high* impact. **Thus the factors triggering potential impact suggest that impact will be moderate.** Regarding "the nature of the receiving environment," categories apply to both the site and the area generally.

5.3.3 Key Issues Requiring Specialist Input

The following table helps identify the likely level of impact:

TYPE OF ENVIRONMENT: High to Low Sensitivity	TYPE OF DEVELOPMENT: Low to High Intensity				
	Category 1 development	**Category 2 development**	**Category 3 development**	**Category 4 development**	**Category 5 development**
Protected/wild areas of international, national, or regional significance	Moderate visual impact expected	**High visual impact expected**	**High visual impact expected**	**Very high visual impact expected**	**Very high visual impact expected**
Areas or routes of high scenic, cultural, historical significance	Minimal visual impact expected	Moderate visual impact expected	**High visual impact expected**	**High visual impact expected**	**Very high visual impact expected**
Areas or routes of medium scenic, cultural or historical significance	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected	**High visual impact expected**	**High visual impact expected**
Areas or routes of low scenic, cultural, historical significance / disturbed	Little or no visual impact expected. Possible benefits	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected	**High visual impact expected**
Disturbed or degraded sites / run-down urban areas / wasteland	Little or no visual impact expected. Possible benefits	Little or no visual impact expected. Possible benefits	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected

Figure 5-1: Table of Visual Impacts ex DEA&DP Guidelines.

Furthermore, the PGWC "Categorisation of issues to be addressed by the visual assessment" (Table 1, p 6) identifies the project as **Category 3 development:** low density resort / residential type development.[7]

[7] The scale of this development and proposed expansion is large overall and in relation to the size of the town, making it virtually a Category 4 development which also produces a High visual impact.

Terms are defined as follows (p 7):[8] *Low density development* – generally single or double-storey domestic structures, usually with more than 50% of the area retained as natural (undisturbed) open space.[9] In the list of "Type of environment" this would be defined as **"areas or routes of *high* scenic, cultural, historical significance."** This would result in a theoretical possible outcome: ***high* visual impact** expected. When considering the following descriptions, we find that the visual impact is at least described as **Moderate–High**:

"High visual impact expected:

1. Potential intrusion on protected landscapes or scenic resources;
2. **Noticeable change in visual character of the area;**
3. Establishes a new precedent for development in the area.

"Moderate visual impact expected:

1. **Potentially some affect on protected landscapes or scenic resources;**
2. Some change in the visual character of the area;
3. **Introduces new development or adds to existing development in the area.**

"Minimal visual impact expected:

1. Potentially low level of intrusion on landscapes or scenic resources;
2. Limited change in the visual character of the area;
3. Low-key development, similar in nature to existing development."

"Little or no visual impact expected:

1. Potentially little influence on scenic resources or visual character of the area;
2. Generally compatible with existing development in the area;
3. Possible scope for enhancement of the area."

---

[8] **Category 1 development:** e.g. nature reserves, nature-related recreation, camping, picnicking, trails and minimal visitor facilities.
Category 2 development: e.g. low-key recreation / resort / residential type development, small-scale agriculture / nurseries, narrow roads and small-scale infrastructure.
Category 3 development: e.g. low density resort / residential type development, golf or polo estates, low to medium-scale infrastructure.
Category 4 development: e.g. medium density residential development, sports facilities, small-scale commercial facilities / office parks, one-stop petrol stations, light industry, medium-scale infrastructure.
Category 5 development e.g. high density township / residential development, retail and office complexes, industrial facilities, refineries, treatment plants, power stations, wind energy farms, power lines, freeways, toll roads, large-scale infrastructure generally. Large-scale development of agricultural land and commercial tree plantations. Quarrying and mining activities with related processing plants.

[9] *Low-key development* – generally small-scale, single-storey domestic structures, usually with more than 75% of the area retained as natural (undisturbed) open space.
Low density development – generally single or double-storey domestic structures, usually with more than 50% of the area retained as natural (undisturbed) open space.
Medium density development – generally 1 to 3-storey structures, including cluster development, usually with more than 25% of the area retained as green open space.
High density development – generally multi-storey structures, or low-rise high density residential development.

The following terms are used in the above assessments (p 8):

1. *Fundamental change* – dominates the view frame and experience of the receptor;
2. ***Noticeable change* – clearly visible within the view frame and experience of the receptor;**
3. *Some change* – recognisable feature within the view frame and experience of the receptor;
4. *Limited change* – not particularly noticeable within the view frame and experience of the receptor;
5. *Generally compatible* – Practically not visible, or blends in with the surroundings."

SUMMARY ASSESSMENT—VISUAL IMPACT: The proposed development will have a moderate-high impact on the landscape causing noticeable change to the visual environment.

This assessment of the impact is confirmed by the following descriptions of the categories of issues:

5.3.4 Level of Assessment

PGWC (November 2005) defines the selection of the appropriate approach to VIA for a moderate visual impact expected as a **Level 3** Visual Assessment (p 13). This is defined as follows:

Approach Type A Assessment*: which are relatively large in extent, and involve natural or rural landscapes.*

Visual impact assessment report by visual specialist qualified in landscape architecture or environmental planning; preferably affiliated to SACLAP.

Method:

1. Identification of issues raised in scoping phase, and site visit;
2. Description of the receiving environment and the proposed project;
3. Establishment of view catchment area, view corridors, viewpoints and receptors;
4. Indication of potential visual impacts using established criteria;
5. Inclusion of potential lighting impacts at night;
6. Description of alternatives, mitigation measures and monitoring programmes;
7. Review by independent, experienced visual specialist (if required);

A Level 4 VIA for High Impact requires "Complete 3D modelling and simulations, with and without mitigation" in addition to the above.[10]

[10] This is not always possible depending on the planning information available or necessary where development types are known.

5.4 Visual Analysis

5.4.1 Visual Mapping

This has been mapped in Figure 5-2 and shows the site's visibility as defined by its Viewshed, Zones of Visual Influence and Viewpoint Analysis. Visual Absorption Capacity (or Visual Sensitivity) is not mapped but discussed below. The mapping technique is a traditional, *reflective* mapping or viewshed mapping, which shows where, and to what extent, the site is visible from its surroundings. *Projective* mapping, that is, from viewpoints within the site (inside out) is not required but site views can be seen in the photographs.

5.4.2 Key to the Visual Analysis Map

The Visual Catchment is shown as thick brown lines and approximately follows the ridgelines of the mountains and hills (see Figure 5-2). Areas *theoretically* visible to the site (Zone of Visual Influence or ZVI) are indicated in **yellow** overlain on a radiating circle centred on the site graded from **solid blue** on the site being most visible to no shading beyond 5km visibility. Combined with the yellow ZVI this produces a **green** to **yellow** colour where the site is visible. Areas with no yellow colouring are those where the site is not visible (the view shadow).

It should be noted that the term *theoretically* is significant as it is neither possible nor necessary to physically check all these locations. However, strategic views have been checked according to site inspection and analysis. Some views that would theoretically be possible are not possible due to ground level screening and the hilly terrain. Urban and suburban buildings and orientation are also important factors in visibility. Radiating circles of concentric rings encompass the site at 1km intervals but including a 250m and 500m circle.[11]

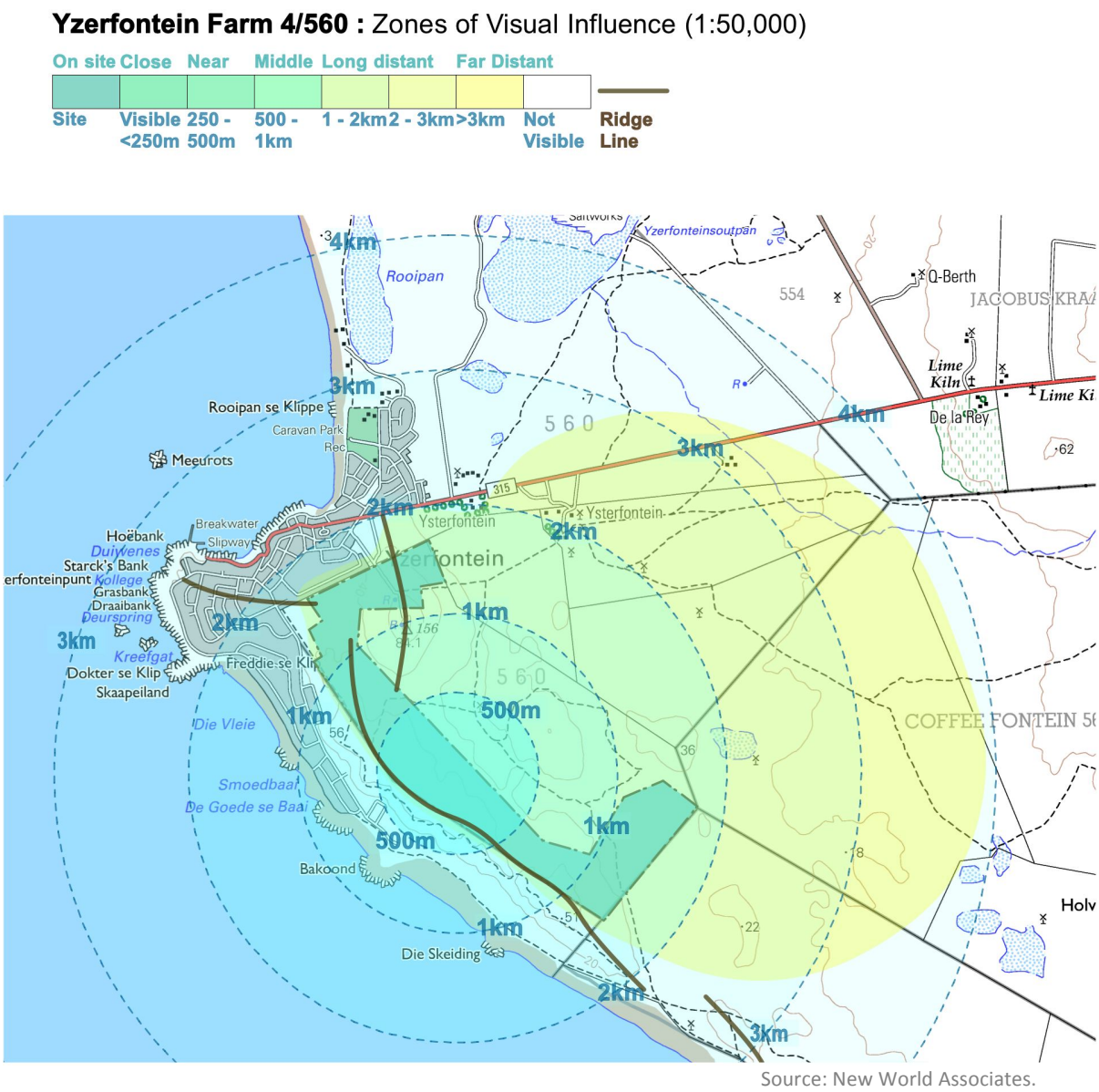
5.4.3 Viewshed

The **viewshed** is indicated by the edge of the yellow zones on the map and either is terminated by **ridgelines** shown in brown or diminishes with distance (see Figure 5-2). The viewshed of the site is contained mostly by local structures and vegetation rather than topography.

5.4.4 Zone of Visual Influence

The **Zone of Visual Influence (ZVI)** is shown in various shades of **green** and has a relatively small ZVI relative to the site (see Figure 5-2). The most significant ridgeline is that along Atlantic Drive as well as one through the town and on the hill. These completely constrain the ZVI to the landward side of the coastal ridge.

[11] Due to the very long nature of the site, nearly 3km, distances on the radii can be much shorter and so should be read to the nearest 500m radius and viewpoint.



Source: New World Associates.

Figure 5-2: Zone of Visual Influence.
Portion of a 1:50,000 map of Yzerfontein (3318AC_1999_ED4_GEO Yzerfontein) showing the approximate Zone of Visual Influence (ZVI).

5.4.5 Visual Absorption Capacity

The Visual Absorption Capacity (VAC) of the landscape is typically defined by landform, land use and vegetation. In this case, landform is the primary factor influencing visibility, followed by landuse such as buildings along nearby roads and to a lesser extent local vegetation such as tree planting.

VAC of the Land Form

Landform is a highly significant factor in constraining the ZVI of the site although it tends to fall off to the east over flat ground.

VAC of the Land Use

Land Use VAC is always a factor in built-up areas with ground level structures usually blocking off views near buildings and walls. Thus views from nearby properties will either block or face directly onto the site.

VAC of the Vegetation

The site has low vegetation VAC due to the relatively vegetation on site and in the area, with only minimal tree planting.

5.4.6 Visual Sensitivity

The area has relatively high sensitivity due to location on high quality naturally vegetated land just below the ridgeline. While the site can be seen from 3km away in the long distance, it is mostly visible to neighbouring properties particularly on Atlantic Drive and Versveld Street.

5.4.7 VIA Criteria and Assessment

The PGWC Guideline (June 2005, pp 18-19) defines Visual Impact Assessment Criteria as outlined following. We have included our assessment of the visual impact here along with the assessment criteria for ease of relating to the complex of terminology:

Specific Criteria for VIAs[12]—Visibility

The following analysis presents the specific criteria findings in bold for the project.

Visual exposure of the area: the geographic area from which the project will be visible, or view catchment area.

1. ***High visual exposure* – covers a large area (e.g. several square kilometres).**
2. *Moderate visual exposure* – covers an intermediate area (e.g. several hectares).
3. *Low visual exposure* – covers a small area around the project site.

Visual absorption capacity (VAC): the potential of the landscape to conceal the proposed project, i.e.

1. ***High VAC* – e.g. effective screening by topography and vegetation;[13]**
2. *Moderate VAC* – e.g. partial screening by topography (and vegetation);
3. ***Low VAC* – e.g. little screening by topography (or vegetation).[14]**

[12] *Note 1:* These, as well as any additional criteria, need to be customised for different project assessments. *Note 2:* Various components of the project, such as the structures, lighting or power lines, may have to be rated separately, as one component may have fewer visual impacts than another. This could have implications when formulating alternatives and mitigations.

[13] From the seaward side.

[14] From the landward side.

Landscape integrity: the compatibility or congruence of the project with the qualities of the existing landscape or townscape, or the 'sense of place.'

1. *Low compatibility* – visually intrudes, or is discordant with the surroundings;
2. ***Medium compatibility* – partially fits into the surroundings, but clearly noticeable;**
3. *High compatibility* – blends in well with the surroundings.

Visibility of the project: based on distance from the project to selected viewpoints i.e.:

1. ***Highly visible* – dominant or clearly noticeable (e.g. 0 to 1km);**[15]
2. *Moderately visible* – recognisable to the viewer (e.g. 1 to 2km);
3. ***Marginally visible* – not particularly noticeable to the viewer (e.g. 2km+).**[16]

SUMMARY ASSESSMENT—VISIBILITY: The development has high visual exposure; low (landward) to high (seaward) visual absorption capacity; medium compatibility; and marginal (R315) to high (Atlantic Drive) visibility.

The PGWC Guideline further notes: "To aid decision-making, the assessment and reporting of possible impacts requires consistency in the interpretation of impact assessment criteria. Various criteria are defined in the EIA Regulations, such as 'nature', 'extent', 'duration', etc. The interpretation of these criteria for visual assessments is given in Box 11" repeated below:

Criteria Used for the Assessment of Visual Impacts—Visual Impact Assessment

The following analysis presents the specific criteria findings in bold for the project.

Nature of the impact: an appraisal of the visual effect the activity would have on the receiving environment. This description should include visual and scenic resources that are affected, and the manner in which they are affected, (both positive and negative effects).

Extent: the spatial or geographic area of influence of the visual impact, i.e.:

1. *site-related:* extending only as far as the activity;
2. *local:* limited to the immediate surroundings;
3. ***district:* affecting a smaller urban/rural area;**
4. *regional:* affecting a larger metropolitan or regional area;
5. *national:* affecting large parts of the country;
6. *international:* affecting areas across international boundaries.

Duration: the predicted life-span of the visual impact:

1. *short term,* (e.g. duration of the construction phase);

[15] From Atlantic Drive and neighbouring properties.
[16] From the approach into Yzerfontein on the R315.

2. *medium term,* (e.g. duration for screening vegetation to mature);
3. ***long term,* (e.g. lifespan of the project);**
4. *permanent,* where time will not mitigate the visual impact.

Intensity: the magnitude of the impact on views, scenic or cultural resources.

1. *low,* where visual and scenic resources are not affected;
2. ***medium,* where visual and scenic resources are affected to a limited extent;**
3. *high,* where scenic and cultural resources are significantly affected.

Probability: the degree of possibility of the visual impact occurring:

1. *improbable*, where the possibility of the impact occurring is very low;
2. *probable*, where there is a distinct possibility that the impact will occur;
3. *highly probable*, where it is most likely that the impact will occur; or
4. ***definite*, where the impact will occur regardless of any prevention measures.**

Significance: The significance of impacts can be determined through a synthesis of the aspects produced in terms of their nature, extent, duration, intensity and probability, and be described as:

1. *low*, where it will not have an influence on the decision;
2. ***medium*, where it should have an influence on the decision unless it is mitigated; or**
3. *high*, where it would influence the decision regardless of any possible mitigation.

SUMMARY ASSESSMENT—NATURE OF IMPACT: The development's visual impact has district extent, long-term duration, medium intensity, definite probability, and medium significance on the landscape.

	Site	
VISUAL IMPACT		
Impact	Med-High	
Change	Med-High	
VISIBILITY		
Visual Exposure	High	
Visual Absorption Capacity	Low	High
Compatibility	Medium	
Visibility	Low	High
NATURE OF IMPACT		
Extent	District	
Duration	Long Term	
Intensity	Medium	
Probability	Definite	
Significance	Medium	

Figure 5-3: Table of Site Assessment.

Plomp Methodology

Visual impact assessment using the Plomp (2004) methodology (see Appendix C for key):

Activity	Impact	Phase	Probability		Duration		Scale		Magnitude / Severity		Significance[17]		
			Score	Magni-tude	Score	Magni-tude	Score	Magni-tude	Score	Magni-tude	Score	WOM	WM
Visual Significance Score Calculation = Probability x (Duration + Scale + Magnitude) = 5 x (4 + 1.5 + 6) = 5 x 11.5 = 57.5													
Construction activities, operational infrastructure and lighting, decommis-sioning of infrastructure	Visual impact of develop-ment on surrounding landscape	Construc-tion, opera-tions and closure	5	Definite	4	Long-term	1.5	District	6	Medium	57.5	Moder-ate	Mod-erate–Low

Figure 5-4: Plomp Methodology Assessment.

5.4.8 Distribution of Impacts

"Beneficiaries and losers"[18] (PGWC, p 21) of the project's visual impacts are mainly local as the development will only have high visual impact to the local environment.

5.4.9 Photomontages

Photomontages have not been prepared and are not considered necessary for this project as the impact is overall moderate and will be mitigated by the recommendations.

5.5 Analysis of Alternatives

Originally there are no significant alternatives to consider but the SDP was revised to accommodate limestone conservation areas.

5.5.1 July 2023 SDP versus August 2025 SDP

There is no overall variance in visual or aesthetic impact of the July 2023 scheme versus the August 2025 scheme that could be tabulated. There are 92 fewer housing units with a reduction of housing clusters along the length of Atlantic Drive that makes this stretch of the SDP more open and less impactful on the adjacent neighbours. However, there has consequently been the addition of Phase P to the southwest.

Conclusion

The overall impact of the revised August 2025 SDP is quantitatively unchanged from that of the July 2023 SDP, however, there is now more Open Space related to limestone area conservation which is a qualitative improvement.

[17] **Significance:** Score calculation = Probability x (Duration + Scale + Magnitude); Without Mitigation (WOM); With Mitigation (WM).

[18] Possible better designations are "winners and losers" or "beneficiaries and adversaries" as, so often objectors become opponents in environmental and visual impact.

5.6 Planning Phase Impacts

This is potentially the most significant phase of a Project as it is here that crucial planning and design decisions are taken. **Critical Mitigation Recommendations are noted in bold.**

5.6.1 Planning and Design

While there is a conflict between the need to densify urban areas within the urban edge at the same time as maintaining rural character along the urban edge, there is a similar conflict in rural areas in the need to locate industrial type activities that are often unsightly. This has to be managed and mitigated.

As the WC Provincial Urban Edge Guideline has referred to the need **"to manage urban development in such a way that no development would detract from the visual quality of the environment and that all development conform to a characteristic style and urban form that suits the character of the area,"** further stating that **"this implies that edge development should not only be limited to certain areas through inclusion or exclusion, but that edge development should also be subject to urban design guidelines, architectural consideration and general aesthetic treatment" for both natural and built environment** (see section 3.4.1).

Furthermore, the WC Provincial SDF noted *inter alia* the following:

- It also proposes "to ensure effective management of all municipal functions and facets to ensure equitable and affordable services and amenities and a safe **and aesthetically pleasing urban environment…."**.
- **Cultural resources acknowledged and protected as the fundamental link with the historical past and a basis for planning and shaping of future urban and rural environments.**
- **A safe, healthy and aesthetically pleasing urban environment, with the architectural and spatial character depicting the historical and cultural background of the habitat community.**

Many of these components such as the mountains, farms and historical structures are irreplaceable national assets and accentuate the region's unique character. For this reason, policy guidelines and actions must be formulated to emphasize, protect and promote these components. **The character, the detail of the towns and any planned changes should thus be carefully considered."**

It is the guidelines resulting from the visual-aesthetic-landscape analysis that will achieve the balance as best as possible along with their implementation.

Site Development Plan Assessment

The SDP is well conceived and links in well with the existing town planning and latest SDF. There is a clear distinction made between residential and very generous green open space come ecological corridors and conservation areas. The emphasis on the highly valuable natural environment needs to be taken further into the scheme's detailed development plans and controls in order to avoid the wanton and thoughtless destruction of natural vegetation evident along Atlantic Drive. Furthermore, there is a need to unify and harmonise architectural style and erf development and avoid properties that break the vernacular rulebook for either construction or cultivation.

Mitigation Recommendations

1. **Site Development Plan:** The SDP could be further developed to show landscaping setbacks and allocations building landscape and vegetation controls into the extension from the outset not to mention pedestrian and cycle routes.
2. **Guidelines:** must be developed to strengthen the image and character of this valuable real estate. This is very important to give direction to people who do not know anything about architecture, landscaping or development generally, or to control those who want to make a big statement with their property.
3. **Architectural Guidelines:** need to be prepared to guide the new extension's architectural character.
    3.1. **Yzerfontein Contemporary:** the best elements of the general character of housing along Atlantic Drive should be employed while architectural showpieces that stand out, or use foreign building types such as Pretoria, Camps Bay or Tuscan models, or lack proper design (kitsch), should be disallowed.
    3.2. **Roofing:** should be low slung and avoid upstanding roof types that protrude above the overall roofline of the neighbourhood.
    3.3. **Design for Solar Panels:** in roofing designs so that the generally black or dark charcoal panels do not stand out against a white or very light roofs or do not fit easily.
    3.4. **Facebrick:** should not be employed unless it is light coloured and matching with the local soil types.
    3.5. **Walls & Fences:** no unfinished back walls to be allowed. All walls/fences to be finished with natural colouring including those onto open space or any area exposed to the wall both inside and outside the property. No Vibracrete walls.
4. **Colouration:** The colouration of the scheme should try as far as possible to blend in with the natural colouring in the area without using striking contrasting colours such as intense bright or dark colours.

4.1. **Structures:** No black, charcoal, cypress, orange, yellow, red, purple, brown building colours or major highlights.

4.2. **Infrastructure:** No garish greens and blacks are generally advised, particularly vivid greens, reds, blues and browns that are so unsightly in items like water tanks, signage, furniture, etc.

4.3. **Landscape Colours:** Ideal landscape colours in rural areas, and even urban areas, are the dullest khaki browns, khaki greens, and khaki grey-greens. There is a case to move away from the blue/grey colours of the seaward/skyward orientation to a more landward/vegetation coloured scheme in this more nature reserve type environment i.e. sand/sage colours.

5. **Landscape Master Plan and Guidelines:** must be prepared for the scheme showing how the streetscapes and common spaces will be landscaped where they will not be natural conservation areas.

5.1. **Landscape Character:** As the extension is landward and not coastally oriented, and having a natural character, the landscape character should aim to a natural landscape using local plants wherever possible.

5.2. **Streetscapes:**

5.2.1. **Streetscape Design:** There is no design of the streetscape, which should include items such as sidewalks, signage, streetlights, pedestrian crossings, street trees, walls, landscaping, etc.

5.2.2. **Lighting:** needs to be allowed for and controlled in the two different areas, the gridiron north and the informal natural south.

5.2.3. **Solar Power:** schemes in the landscape could/should be considered on car ports, bus stops, shelters, small buildings, etc to help create local supply.

5.3. **Site Usage:**

5.3.1. **Circulation:** As much of the planned area is conservation, footpath routes need to be developed through the interconnecting natural spaces to prevent damage to the conserved vegetation and provide opportunities to walk the natural spaces and enjoy it.

5.3.2. **Play Parks:** no allowance has been made for this in the southern natural zone but this needs to be included throughout.

5.3.3. **Furniture:** allowances for items such as signage, benches and bins also need to be made.

5.4. **Planting Palette and *local* Vegetation Types:** A plant list should be developed using where possible the *locally* indigenous (endemic) species of Saldanha Flats

Strandveld, Langebaan Dune Strandveld or Hopefield Sand Fynbos, or wider regional species from the West Coast environment.

5.5. **Planting:** Landscape planting should be done with locally indigenous species where possible, otherwise trees and plants occurring in the fynbos region more generally. Careful conservation of the natural vegetation and the removal of aliens is necessary.

5.6. **Trees:** The consideration of trees needs to be carefully done to avoid using plants from other habitats like Fever Trees (*Acacia xanthophloea*) and even outstanding trees like Natal Fig (*Ficus natalensis*), which will look very exotic in this landscape.

5.7. **Street Trees:**

5.7.1. **Informal:** Formal street trees are not appropriate in the four southern residential clusters but rather the smaller, less formal trees of the SW Cape such as Wild Olive (*Olea europaea* subsp. *africana*), Coastal Silver Oak (*Brachylaena discolor*) and White Milkwood (*Sideroxylon inerme*).

5.7.2. **Formal** street trees could, however, be used in the northern sections that are laid out on a grid pattern and connect in to the old town.

5.8. **Exotic Trees:** Traditional exotic tree species e.g. Gum Trees (*Eucalyptus* species) are often best suited to the harsh conditions of the SW Cape but are not recommended in this case due to the natural character of the area which needs to be promoted and conserved.

6. **Landscape Maintenance:**

6.1. **Maintenance** of the landscape needs to be included in the development budget and a plan for the ongoing maintenance of the scheme landscaping should be prepared and budgeted for.

6.2. **Irrigation:** should be avoided where possible or recycled water used from buildings into gardens and street tree schemes.

5.7 Construction Phase Impacts

Construction Phase visual impacts are no more than normal for an urban site although they will be extensive.

5.7.1 Construction

Construction inevitably gives rise to noise, disruption and dust, amongst others. These are well covered by Municipal Bylaws. Site destruction and damage is also coincident with quarrying especially to water, soil and vegetation. Changes to the water table by excavations can also have a heavy impact on the trees with deaths occurring a few years later.

Mitigation Recommendation: Construction

1. **Damage Control:** All parties must make every effort to control the destruction of soils and vegetation on site, especially any remnants of natural vegetation. These must not be damaged under any circumstances.
2. **Pollution:** Chemical damage by cement mixing directly on the ground and by diesel, etc spills must also be prevented at all costs, as should vandalism of the plants and accidental damage to limbs by workers and machinery. Fires must be prevented also at all costs in all areas. Penalties and incentives should be implemented as can fencing off areas.
3. **Monitoring:** Monitoring of the landscape, soils and vegetation during construction is very important and must be attended to regularly. Damage to some is all too inevitable and often irreversible. Adequate indigenous (preferably endemic) vegetation must be planted.

5.8 Operation Phase Impacts

Lighting, landscape maintenance and conservation management are discussed.

5.8.1 Lighting

The Architectural and Landscape Guidelines need to consider lighting in their specific guidelines. Security lighting, while necessary, can be handled with care.

Mitigation Recommendation: Lighting

1. **Lighting:** Lighting should be minimised and carefully controlled as part of the project's management plan. The use of green energy fittings and concepts should be encouraged and lighting developed with sensitivity to the rural landscape.

5.8.1 Conservation Management and Landscape Maintenance

Waterwise landscaping should be used wherever possible and green star building practices.

Mitigation Recommendation: Conservation Management and Landscape Maintenance

1. **Landscape Maintenance:** must be carried out at all times in line with these recommendations to help keep the scheme green and encouraging local biodiversity.

5.9 Decommissioning Phase Impacts

On-going landscape maintenance and conservation management remains necessary.

5.9.1 Refurbishment and Resale

This is a continuing aspect of the property ownership cycle.

Mitigation Recommendation: Refurbishment and Resale

1. **Refurbishment and Resale:** The previous recommendations regarding Planning, Construction and Operation all apply to this process. The entire site can be dismantled and rehabilitated if no longer needed and restored to an appropriate land use.

This concludes the analysis of impacts and detailed recommendations for their mitigation. The chapter, Visual Management and Monitoring Plan follows. It gives recommendations for the management and monitoring of the environment and the given VIA recommendations.

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6 Visual Management and Monitoring Plan

Sound Visual Management is the ultimate aim of the VIA process. The Mitigation Recommendations developed in the report need to be implemented. This process of implementation will occur throughout the lifetime of the project, hence, the need for a Monitoring Plan. Institutions, individuals and organisations referred in the Monitoring Plan must develop a means of achieving the monitoring otherwise this report serves no purpose. Once the VIA Report has been approved, the Developers must seek the implementation of the recommendations as soon as possible.

6.1 Introduction

This chapter uses the information developed in the previous section. It sets out a basic plan for the implementation of both site management and the VIA recommendations.

6.1.1 Background

Site management in this case refers to that aspect of project management needed to control visual impact. The tools for visual management developed in the VIA Report are the *Mitigation Recommendations.* Their implementation also needs to be managed as part of the on-going site and impact management. A particular aspect of site management is monitoring. Monitoring is the routine inspection, recording and reporting of visual issues pertaining to visual impact aimed at mitigating impact by timely correction of problems as they arise.

6.1.2 Key Issues

1. Monitoring is typically routine inspection with physical analysis and recommendation, or routine reporting by various combinations of parties as outlined. The on-going monitoring of various aspects of the project are critical to its success. Long term management of visual issues is a more challenging issue that comes down to what individuals do over time as allowed to by their local authority.

2. With the identification of monitoring method, analysis and reporting, is the identification of the responsible party as indicated in Figure 6-1: Visual Monitoring Plan. This figure is crucial in the successful implementation of the Mitigation Recommendations and consequently, a visually-friendly (or visually responsible) project. The key parties referred to in the Monitoring Plan are largely the Developers/Owners, the Designers, and the Planning Authorities.
3. **Once the VIA Report has been approved, the Developer/s must seek the implementation of the recommendations as soon as possible. The Developer/s and Designers need to take this document and embody it in their day-to-day operations and long-term plans. Mitigation Recommendations are all written specifically around the subject of project and site management for impact mitigation; it is their incorporation into overall project management policy and practice that is required.**

6.2 Visual Management

6.2.1 Project and Site Management

The management of the project and site with particular reference to visual concerns is the subject of the Mitigation Recommendations and, indeed, the whole VIA study. As the Mitigation Recommendations are all written specifically around the subject of project and site management for impact mitigation; it is their incorporation into overall project management policy and practice that is required. The information contained in the VIA Report effectively provides the necessary information for the project management to implement their project in a visually responsible manner.

6.2.2 Implementing the VIA Recommendations

The Mitigation Recommendations have been written as broad guidelines to identify principles for minimising visual impact. The recommendations are by no means specifications. **There is a tendency in the construction industry to damage and repair later, which, while possible in construction, is not always possible in the environment. A need for care towards the environment should be developed by the Contractors.** The Development Team needs to take this document and embody it in their planning and design, day-to-day operations and long-term plans.

6.3 Environmental Monitoring

6.3.1 Monitoring Methodology

The framework for administering the implementation of mitigation guidelines is presented in the monitoring plan on the following page (see Figure 6-1: Visual Monitoring Plan). The table comprises the list of project activities numbered in the same sequence as those in the Miti-

gation Plan. For each project activity, recommendations are made from the following standardised monitoring activities:

6.3.2 Monitoring

The following types and timing of monitoring are suggested:

1. **Inspection:** site inspection (random, at completion), routine inspection (possibly annually), clean-up inspection (after completion of clean up of the accident incident).
2. **Monitoring:** observation (and photography).
3. **Review:** review of reports, plans and design.

6.3.3 Monitoring Plan

The Monitoring Plan has been tabulated for easy reference in the figure below.

Item	Project Component and Activity	Monitoring	Investigation	Reporting	Responsible Party
5.6	**PLANNING PHASE**				
5.6.0	VIA Report	Review	Physical and Recommendation	Recommendation	Planning Authorities
5.6.1	Planning and Design	Review	Physical and Recommendation	Recommendation	Authorities, Developers and Designers
5.7	**CONSTRUCTION PHASE**				
5.7.1	Construction	Site and Routine Inspection	Physical and Recommendation	Recommendation	ALL
5.8	**OPERATION PHASE**				
5.8.1	Lighting	Routine Inspection	Physical and Recommendation	Routine, *Ad hoc* Meeting	Owners, Authorities
5.8.2	Conservation Management and Landscape Maintenance	Routine Inspection	Physical and Recommendation	Routine, *Ad hoc* Meeting	Owners, Authorities
5.9	**DECOMMISSIONING**				
5.9.1	Refurbishment	Site Inspection	Physical and Recommendation	Routine, *Ad hoc*	Owner, Authorities

Figure 6-1: Visual Monitoring Plan.

6.3.4 Analysis

The following types of analyses are recommended:

1. **Physical:** on site and by photography.
2. **Recommendation:** check against VIA recommendation.

6.3.5 Reporting

The following methods of recording and reporting are recommended:

1. **Recommendation:** report or design recommendation.
2. **Routine:** log (daily, monthly, activity), report (quarterly), certificate, minutes.
3. ***Ad hoc:*** report (incident, closing).
4. **Meetings:** routine meeting (weekly), follow-up (incident), pro-active meeting (*ad hoc*).

6.3.6 Responsible Party

The following principal responsible parties have been identified as key during the monitoring process:

1. The Planning Authorities
2. The Developers and Owners
3. The Designers: Architects and Landscape Architects
4. The Contractors.

The above monitoring plan identifies who is conducting the prescribed monitoring activities. In cases where certification for compliance or approval are indicated the responsible certifying or approving authority is noted. Many building activities are strictly controlled by local by-laws.

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Appendix A VIA Author's CV

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Bruce Eitzen
Landscape Architect
Curriculum vitae

Principal	
Landscape Architect	Bruce Eitzen.
ML	Landscape Architecture & Urban Design (University of Pretoria) (1994). • Thesis Title (Africana Collection): *Incorporating Shona Culture in Township Design.*
BL Programme	Landscape Architecture & Environmental Planning (University of Pretoria) (1988).
BSc	Botany (University of Cape Town) (1984).
Practice	
New World Associates	• Bruce Eitzen has been practising landscape architecture and environmental planning since 1989. He has run his own professional landscape architectural practice from Cape Town since 2003 and in Harare, Zimbabwe from 1992. His practice has extensive experience in a wide range of landscape architecture and environmental planning specialising in visual and heritage planning. He is currently focussing on landscape heritage and landscape character assessment in the region. All work is computerised and digitally available.
Company	
SA Registration	Bruce Eitzen Landscape Architect cc trading as New World Associates, Landscape Architects.
Closed Corporation	2005/059513/23.
History	
2003 to date	New World Associates (Cape Town).
1996 to 2003	New World Associates PBC (Harare).
1992 to 1996	Environmental Design and Planning (Pvt) Ltd (Harare).
1989 to 1991	Environmental Design Partnership (SA).
Registrations	
ILASA	Professional Member of the Institute of Landscape Architects of South Africa.
	• NEC Member, Cape Treasurer, Chair Professional Practice & Development, ILASA Cape Chair (2008-2011); National Treasurer (2013); Vice Chair National (2008-2009). • IFLA 2012 World Congress LOC Chair (2009-2012).
APHP	Accredited Member of the Association of Professional Heritage Practitioners (Cape).
SACLAP	Professional Landscape Architect (SA) (SACLAP No. 20127).
NALA	Full Member and Founder of Nursery and Landscape Association (Zimbabwe) to 2003.
Awards	
ILASA 2013	• *Special Award* for services to the landscape profession.
ILASA 2007	• *Merit Awards:* Special Commendation for Koringberg VIA.
TUKS Prizes	• Best Environmental Planning Student (1987); Best Designer (1988) – University of Pretoria.
Skills	
Practice Management	30+ years experience in office management, staff management, office administration, contract administration, client liaison, work securement. Experienced in all areas and levels of project management in landscape architecture, environmental, visual, and heritage assessment.
Landscape Architecture	Experienced in all areas of practice, especially on commercial and prestige projects. Botanically trained, fynbos planting specialists with rehabilitation experience. Planting, large tree transplantation, paving, furniture, water feature and roof garden design; master planning, landscape analysis and site design; plan preparation, documentation, certification and report writing are all areas of considerable practise.
Landscape Management	Maintenance monitoring and direction of landscape development. Advisory to BC. Review and approval of Landscape Plans for individual units on estates. Advisory to HOA.
Green Star	Design and As-Built consulting for landscape, irrigation and ecology credits.
Environmental Planning	Diverse EIA experience obtained in Southern and East Africa.
Heritage Planning	Heritage Impact Assessment (HIA), Landscape Character Assessment (LCA) and Landscape Heritage Conservation and Planning.
Visual Planning	Visual Impact Assessment (VIA), Visual Planning, Photomontages.
Tourism & Recreation	Urban Parks, Sports Grounds, Public Open Space.
Urban Landscape	Urban Landscape master planning and design.
Publications	
Journal	• The Orangerie (2012) and Bloemhof EHQ (2015) have both featured in *Landscape SA*. • *Surviving the Drought* (Landscape SA May 2017) features the success of the Bloemhof EHQ landscape's endemic planting and waterwise soil solutions in beating the great drought of 2015-2017, Cape Town's worst drought in over a century.
Conference	• The paper *Designing with Fynbos* was presented at the ILASA 2014 Conference.

Public Service

Bruce Eitzen worked for years in various professional institutes including ILASA and APHP serving on their executive committees in various capacities over the years. Besides his work on South African institutes and associations, he was also one of the Founders of the Nursery and Landscape Association of Zimbabwe in the 1990s. His primary focus now is in developing the field of Landscape Heritage in the region.

Landscape Heritage Southern Africa (LHSA)

In 2020, Bruce Eitzen founded Landscape Heritage Southern Africa (LHSA) which is a heritage organisation devoted to conservation, appreciation and promotion of the vast Landscape Heritage of the region. LHSA is developing a massive landscape inventory, map and encyclopaedia of the region's landscape heritage. It is also networking with all role players in this vast domain in both the public and private sectors. See the LHSA website for more information:
https://landscape-heritage-sa.yolasite.com/

Africa Landscape Network (ALN)

He also participated in the establishment of the African Landscape Network (ALN) in 2021.

Project Experience

Bruce Eitzen has wide experience in over 60 development types.

Landscape Architecture

1. Roof Gardens
2. Malls
3. Hotels
4. Airports
5. Suburban Parks
6. Office Parks and HQs
7. Interior Landscapes and Atriums
8. Residences
9. Residential Estates
10. Apartment Complexes
11. Master Plans
12. University Campuses
13. Regional Cemetery
14. Green Star: Design & As-Built
15. Cemetery

Landscape Management

16. Maintenance Monitoring
17. Landscape Plan Control

Environmental Planning & EIA

18. High Rise Buildings
19. Quarry Planning and Rehabilitation
20. Tourism and Visual Surveys
21. Domestic Airports
22. Safari Lodges in National Parks
23. Underground Fuel Storage
24. Rural Roads in Remote Regions

Heritage Planning & HIA

25. Heritage Conservation Plan
26. Heritage Impact Assessment
27. Notification of Intent to Develop
28. Landscape Character Assessment
29. Wine Estates
30. Sewer Line
31. Water Line
32. Golf Course Estates
33. Historic Sites
34. Industrial Estates
35. Manor House
36. Cemeteries
37. Fish Farm
38. New Town
39. Historic Farms

Visual Planning & VIA

40. Residential Estates
41. Wine Estates
42. Resorts
43. Coastal Developments
44. Industrial Estates
45. Hotel
46. Regional Shopping Mall
47. Sewage Treatment Plant
48. New Towns
49. Quarry
50. Solar Farm
51. Wind Farm
52. Cemeteries
53. Ridgeline Housing
54. Fish Farm
55. Space Satellites

Tourism & Recreation Planning

56. Sports Fields
57. Safari Lodges
58. Hotels
59. Parks

Urban Landscape Design

60. Urban Landscapes
61. Master Plans
62. Urban Landscape Master Plans
63. CBD Landscape Planning

Select Project Profile

Landscape Architecture

KCC Sunnydale Church Campus
Site planning of 1.1-hectare hillside site, site analysis and master plan review in preparation of campus plan report and landscape design.

Karl Bremer Hospital Offices, Bellville
Green Star, waterwise landscape for the Provincial Government of the Western Cape for Earthworks LA. The project features an endemic planting scheme, car park retention pond planting and landscape enhancements for the great drought of 2015-17.

Bible Institute of South Africa, Kalk Bay
Campus master planning for this historic institution to enhance the natural, spiritual and heritage components of the site while maximising site usage for the college's 2023 Centenary Plan.

Baronetcy Estate, Plattekloof
Estate Landscape Architect managing implementation of Landscape Guidelines and Landscape Plan Approval.

Karwyderskraal Cemetery, Whale Coast
Preparation of Landscape Sketch Design for extensive, new regional cemetery serving the Hermanus Municipality.

Bloemhof Electricity Headquarters, Bellville
Green Star landscape for City of Cape Town's electricity supply depot HQ including roof gardens. Planting carefully selected using mostly endemics, low water regimes and permeable paving. Maintenance monitoring is ongoing.

Capricorn Beach, Muizenberg
Preparation of Landscape Site Development Plans (SDP) for an extensive mixed housing scheme in a windy, coastal fynbos site for MALA.

Khayelitsha Public Interchange, Cape Town
Preparation of public realm tree planting scheme for this large urban design project associated with the upgraded railway facilities to this underdeveloped township for MALA.

The Orangerie, Gardens
Landscape design for twin apartment complexes next to the Mount Nelson Hotel featuring a central gracht, pergola and waterfall; special consideration given to historic tree conservation. Management of maintenance is ongoing.

Airport City, Cape Town
Preparation of 3D modelled landscape featuring an exciting lake-sculpture design and Cape Flats landscape for this industrial park site for MALA.

Lourens River Estate, Somerset West
Sketch design for 2-hectare riverine landscape in small, upmarket housing complex for Langverwacht Landscaping.

The Promenade, Mitchell's Plain
Sketch design for new mega-shopping centre comprising primarily extensive car park planting and peripheral planting design along boundaries and entrances.

Harare International Airport, Harare
Directed preparation of sketch and detail designs to Tender stage of extensive courtyards prominently located and integral to the architectural concept. The design theme exploited a natural landscape built on hills representing various Zimbabwean environments. Also prepared the preliminary landscape master plan for the approach road, car parks and feature, grand axis landscape.

National University of Science and Technology Public Realm Landscape, Bulawayo
Sketch Design for three large landscape projects: Ceremonial Avenue, 1.2 km long with forest avenue planting and large central median; Bus Stop for central campus student access; Central Plaza with a radius of 50m, a central communications tower, colonnade, circular tree planting and lawns; Pedestrian Boulevard also 1.2 km long, links residences and Chapel to central campus through shaded avenues and meeting spaces. All areas are carefully furnished.

Mutual Gardens, Harare
Landscape Master planning detail design and implementation for a 7-hectare office park site situated in the suburbs. Detail designs cover eight courtyards, two roof gardens, a recreation area including two football fields, a woodland and lake and two hectares of landscaped gardens.

National University of Science and Technology, Bulawayo
Landscape Master planning of this new 200-hectare campus. Projects now taken through costings of thirty landscape projects including faculty buildings, roads and pedestrian routes, sports centre, residences, woodland planting and ceremonial spaces into the sketch and detail design stage.

House Sugarloaf, Harare
New private residence on a steep site. The design on four acres includes many terraces, formal landscaping, steep sight landscape treatment and enhancement of natural msasa woodland.

Mayor's Residence, Harare
Preparation of sketch and detail designs for a prestige 8 Ha residence. Features include indigenous woodlands, formal gardens and a small lake.

Southampton Life Centre, Harare
Detail design of shopping arcades, street landscaping around high-rise building, entrance fountain and a large roof garden for this central city site.

Mossgas, Mossel Bay
Master planning and detail design of oil refinery complex including extensive rehabilitation procedures in a rare ecosystem, and planning and construction of berms to utilise over 800,000m³ of spoil.

Environmental Planning & EIA

Victoria Falls Strategic EA
Photographic survey and landscape analysis as part of multi-disciplinary team investigating the impacts of development on the Victoria Falls area.

Domestic Airports Master Plan Project EIA, Zimbabwe
Preparation of ten EIA Reports for the development of new and existing, domestic airports around Zimbabwe. Airports included were: Buffalo Range, Bulawayo, Charles Prince, Gweru Thornhill, Hwange National Park, Kariba, KweKwe, Masvingo, Mutare Grand Reef and Victoria Falls. The EIA studies went up to the *Initial Assessment* stage and gave general recommendations for environmentally responsible project implementation. Full or *Detailed EIAs* were prescribed in two cases.

Matetsi Safari Lodge EIA, Victoria Falls Region
Preparation of EIA report for a proposed 60 bed safari lodge on the Zambezi River in the heavily gamed Matetsi Safari Area. Mitigation guidelines covered master planning, construction impacts, sensitive riverine habitats, game management, effluent treatment and social impacts.

NOCZIM FSP & Interlink Project EIA, Harare
Preparation of EIA report for an underground Fuel Storage Plant and connecting pipeline in the catchment of Harare's water supply dams. Mitigation guidelines focused on construction, operation and decommissioning phases and were particularly concerned with fuel spill, risk assessment, aesthetic impact and rehabilitation post construction.

Mutukula-Bukoba-Lusahunga Road EIA, NW Tanzania
Research, Site Inspection and EIA Report production for a 280 km road in NW Tanzania. Impacts and mitigation recommendations included road cuttings, bridges, purchasing of land from farmers, swamp crossings and urban roads.

Victoria Falls Safari Lodge, Victoria Falls
Preparation of specifications and inspection of rehabilitation of areas surrounding this time-share development. The site occurs on arid Kalahari Sands in mixed woodland and included a quarried area and elephant damaged vegetation.

Mossgas, Mossel Bay
Preparation of rehabilitation procedures and contract documentation for extensive, disturbed areas and newly constructed berms in renosterbos, a rare ecotype.

Heritage Planning & HIA

Rozenburg, Malmesbury HIA
Preparation of HIA for mixed use commercial, industrial and residential estate on historic Swartland farm.

Jonkersdrift, Jonkershoek HIA
Preparation of HIA for 8 new houses and agricultural buildings on Grade IIIa historic estate.

De Hoop Mixed Use Development Node HIA
Preparation of HIA for 79-hectare mixed-use node linking SW Malmesbury and Abbotsdale.

Schoonspruit *The Beacon*, Malmesbury
Revision and resubmission of an HIA for an amended industrial estate around a high profile, Grade IIIa Victorian house with significant historical garden.

La Motte Sites Feasibility Studies, Franschhoek
Preparation of an HIA for the comparative assessment of four alternative residential sites in the sensitive Robertsvlei Valley.

CNC Aquaculture, Sandveld
Preparation of the NID, Landscape Character Assessment (LCA) and HIA for a new salmon farming facility including 6 wind turbines.

Louw's Bos HIA, Stellenbosch
Preparation of the NID and HIA for a new regional cemetery for the Stellenbosch Municipality.

Calcutta Bos HIA, Stellenbosch
Preparation of the NID and HIA for a new regional cemetery for the Stellenbosch Municipality.

Saldanha Separator Plant, Vredenburg
Preparation of the NID and HIA for a heavy industrial development in a semi-rural area on the West Coast.

Royal Palms, Paarl
Preparation of HIA for mixed housing estate next to the proposed World Heritage Site of Dal Josaphat Language Origin Centre.

Glen Lily, Malmesbury
Preparation of HIA for a large expansion of N Malmesbury on veterinarian horse farm sited on a 17th century church erf.

Schoonspruit *The Beacon*, Malmesbury
Preparation of an HIA for a residential development around a high profile, grand Victorian house complete with turret.

Mariendahl Terraces, Newlands
Visual input into Heritage Statement for a small group of terrace houses near the historic breweries forming part of the staff housing next to the railway.

Langezandt Fishermen's Village, L'Agulhas
Preparation of Heritage/Urban Design VIA for development of controversial housing project in the vernacular fishermen's cottage style.

Mount Pleasant Terraces Heritage Conservation Plan, Table Mountain National Park
Research and preparation of detailed heritage study and conservation plan for this highly regarded, landscape national monument dating to the 18th century and associated with Lourens Cloete ex *Groot Constantia.*

Visual Planning & VIA

Kaap Agri Silos, Riebeek-West VIA
Preparation of VIA for new silos at historic Riebeek-West.

Farm 1259, Paternoster VIA
Preparation of VIA for mixed use residential, hotel and commercial development on the Paternoster Peninsula.

Darling Power PV Plant, Darling VIA
Preparation of VIA for Photovoltaic (PV) Plant nearby historic Darling.

Swartland Power PV Plant, Malmesbury VIA
Preparation of VIA for Photovoltaic (PV) Plant south of Malmesbury adjacent to historic Abbotsdale.

Rozenburg, Malmesbury HIA
Preparation of HIA for mixed use commercial, industrial and residential estate on historic Swartland farm.

Nederberg, Paarl VIA
Preparation of VIA for residential estate adjacent to historic *Nederberg*.

Jonkersdrift, Jonkershoek VIA
Preparation of VIA for 8 new houses and agricultural buildings on Grade IIIa historic estate.

SANSA Space Operations, Matjiesfontein
Preparation of the VIA for new satellite antennas near the historic town of Matjiesfontein, Karoo.

De Hoop Mixed Use Development Node VIA
Preparation of VIA for 79-hectare mixed-use node linking SW Malmesbury and Abbotsdale.

CNC Aquaculture, Sandveld
Preparation of the VIA for a new salmon farming facility including 6 wind turbines.

Schoonspruit *The Beacon*, Malmesbury
Revision and resubmission of a VIA for an amended industrial estate around a high profile, Grade IIIa Victorian house with significant historical garden.

La Motte Sites Feasibility Studies, Franschhoek
Preparation of a VIA for the comparative assessment of four alternative residential sites in the sensitive Robertsvlei Valley.

De Punt Estate, L'Agulhas
Preparation of a VIA and Landscape Character Assessment (LCA) on the cultural landscape for two ridgeline houses overlooking the town.

CNC Aquaculture, Sandveld
Preparation of the VIA for a new salmon farming facility including wind turbines.

Louw's Bos VIA, Stellenbosch
Preparation of the VIA for a new regional cemetery for the Stellenbosch Municipality.

Calcutta Bos VIA, Stellenbosch
Preparation of the VIA for a new regional cemetery for the Stellenbosch Municipality.

Farm 47 Lange Klip, St Helena Bay
VIA preparation for transport, scrapyard, composting and sand mining facilities on the Patrysberg near St Helena Bay adjacent a scenic route.

Harcroft, Constantia
VIA preparation for a historic 10-hectares estate in Upper Constantia, located on the boundary of the Table Mountain National Park.

Saldanha Separator Plant, Vredenburg
Preparation of the VIA for a heavy industrial development in a semi-rural area on the West Coast.

Novo Power Wind Farm, Vredenburg
Preparation of the VIA for an extensive industrial development in the Vredenburg Peninsula, West Coast.

Vredendal PV Plant, Vredendal
Preparation of the VIA for a PV Plant near Vredendal, West Coast.

Moerasrivier Mine, George
Preparation of VIA for gravel quarry in the George area.

Victoria Falls Strategic EA
Photographic survey and landscape analysis as part of multi-disciplinary team investigating the impacts of development on the Victoria Falls area.

Tourism & Recreation Planning

Wallacedene Sports Fields, Durbanville
Layout of sports fields and facilities comprising 6 football fields, cricket, stadium, hardball courts and indoors sports hall and entrances in Cape vernacular for MALA.

Khayelitsha Public Interchange, Cape Town
Preparation of public realm tree planting scheme for this large urban design project associated with the upgraded railway facilities to this underdeveloped township for MALA.

Emerald Hill Park, Harare
Design of 4.5-hectare suburban park including indigenous woodlands, lawns and gardens.

Victoria Falls Safari Lodge, Victoria Falls
Landscape design for this prestige time-share resort set in indigenous teak woodland. Landscaping theme was natural landscaping to reinforce the wild bush character of the site.

Web Site
Further information and full CV available on request; also please see my company web site:
www.new-world-associates.com

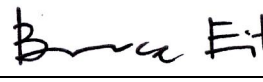
Appendix B VIA Author's Declaration of Independence

NWA

DECLARATION OF THE SPECIALIST

I **Bruce Eitzen**, as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that:

- In terms of the general requirement to be independent:
    - other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity; or
- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;
- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

Signature of the Specialist:  Date: **27/8/2025**

New World Associates, Landscape Architects

Name of company (if applicable):

Appendix C Plomp Assessment Methodology

An impact can be defined as any change in the physical-chemical, biological, cultural and/or socio-economic environmental system that can be attributed to human activities related to alternatives under study for meeting a project need.

Probability	**This describes the likelihood of the impact actually occurring.**
Improbable	The possibility of the impact occurring is very low, due to the circumstances, design or experience.
Probable	There is a probability that the impact will occur to the extent that provision must be made therefore.
Highly Probable	It is most likely that the impact will occur at some stage of the development.
Definite	The impact will take place regardless of any prevention plans, and there can only be relied on mitigatory actions or contingency plans to contain the effect.
Duration	**The lifetime of the impact.**
Short term	The impact will either disappear with mitigation or will be mitigated through natural processes in a time span shorter than any of the phases.
Medium term	The impact will last up to the end of the phases, where after it will be negated.
Long term	The impact will last for the entire operational phase of the project but will be mitigated by direct human action or by natural processes thereafter.
Permanent	Impact that will be non-transitory. Mitigation either by man or natural processes will not occur in such a way or in such a time span that the impact can be considered transient.
Scale	**The physical and spatial size of the impact.**
Local	The impacted area extends only as far as the activity, e.g. footprint.
Site	The impact could affect the whole, or a measurable portion of the above-mentioned properties.
Regional	The impact could affect the area including the neighbouring residential areas.
Magnitude/ Severity	Does the impact destroy the environment, or alter its function.
Low	The impact alters the affected environment in such a way that natural processes are not affected.
Medium	The affected environment is altered, but functions and processes continue in a modified way.
High	Function or process of the affected environment is disturbed to the extent where it temporarily or permanently ceases.
Significance	**This is an indication of the importance of the impact in terms of both physical extent and time scale, and therefore indicates the level of mitigation required.**
Negligible	The impact is non-existent or unsubstantial and is of no or little importance to any stakeholder and can be ignored.
Low	The impact is limited in extent, has low to medium intensity; whatever its probability of occurrence is, the impact will not have a material effect on the decision and is likely to require management intervention with increased costs.
Moderate	The impact is of importance to one or more stakeholders, and its intensity will be medium or high; therefore, the impact may materially affect the decision, and management intervention will be required.
High	The impact could render development options controversial or the project unacceptable if it cannot be reduced to acceptable levels; and/or the cost of management intervention will be a significant factor in mitigation.

Figure A-0-1: Impact Significance Criteria.

The significance of the aspects/impacts of the process was rated by using a matrix derived from Plomp (2004) and adapted to some extent to fit this process.[19] These matrices use the consequence and the likelihood of the different aspects and associated impacts to determine the significance of the impacts.

The significances of the impacts were determined through a synthesis of the criteria below in Figure A-0-1 above.

The following weights were assigned to each attribute:

Aspect	Description	Weight
Probability	Improbable	1
	Probable	2
	Highly Probable	4
	Definite	5
Duration	Short term	1
	Medium term	3
	Long term	4
	Permanent	5
Scale	Local	1
	Site	2
	Regional	3
Magnitude/Severity	Low	2
	Medium	6
	High	8
Significance	Sum (Duration, Scale, Magnitude) x Probability	
	Negligible	<20
	Low	<40
	Moderate	<60
	High	>60

Figure A-0-2: Attribute Weighting.

The significance of each activity is rated without mitigation measures and with mitigation measures for both construction and operational phases of the development.

[19] Plomp, H. (2004). *A Process for Assessing and Evaluating Environmental Management Risk and Significance in a Gold Mining Company*. Conference Papers – Annual National Conference of the International Association for Impact Assessment: South African Affiliate.

Appendix D Project Plans

NWA

DEVELOPMENT PROPOSAL: PORTION 4 OF FARM 560, MALMESBURY

SITE DEVELOPMENT PLAN: DRAFT 18

34/560

RE/4/560

Phase G
± 4.6336ha
44 Units and 1 Business erf

Phase H
± 3.8498 ha
39 Units and 1 Business erf

Phase E
± 6.5801ha
71 Units

Phase B
± 2.0315 ha
24 Units

Phase A
± 0.8680 ha
14 Units

Phase K
± 3.6926 ha
48 Units

Phase J
± 6.0864 ha
52 Units

Phase L
± 6.0316 ha
62 Units

Phase M
± 12.4495 ha
138 Units

Phase N
± 1.0563 ha
10 Units

Phase O
± 11.2036 ha
122 Units

Phase P
± 11.3842 ha
125 Units

DEVELOPMENT AREA	
Residential pockets	
Technical Information:	
Total area: ±157.9674ha	
Erf sizes between 500m² and 1000m²	
747 Residential Zone 1 erven - ±50.4421ha	
3 General Residential Zone 1 (grouphouse)	
Total of 175 units - ±6.8237ha	
Open Space Zone 1 erven - ±85.6363ha	
2 Business Zone 2 erven - ±1.0071ha	
Transport Zone 2: Roads - ±14.0582ha	
Limestone	

NOTE:
ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

COMPILED BY:
C.K. RUMBOLL & VENNOTE
STADSBEPLANNERS
PROFESIONELE LANDMETERS
16 RAINIER STRAAT, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871661
E-pos: zanelle@rumboll.co.za

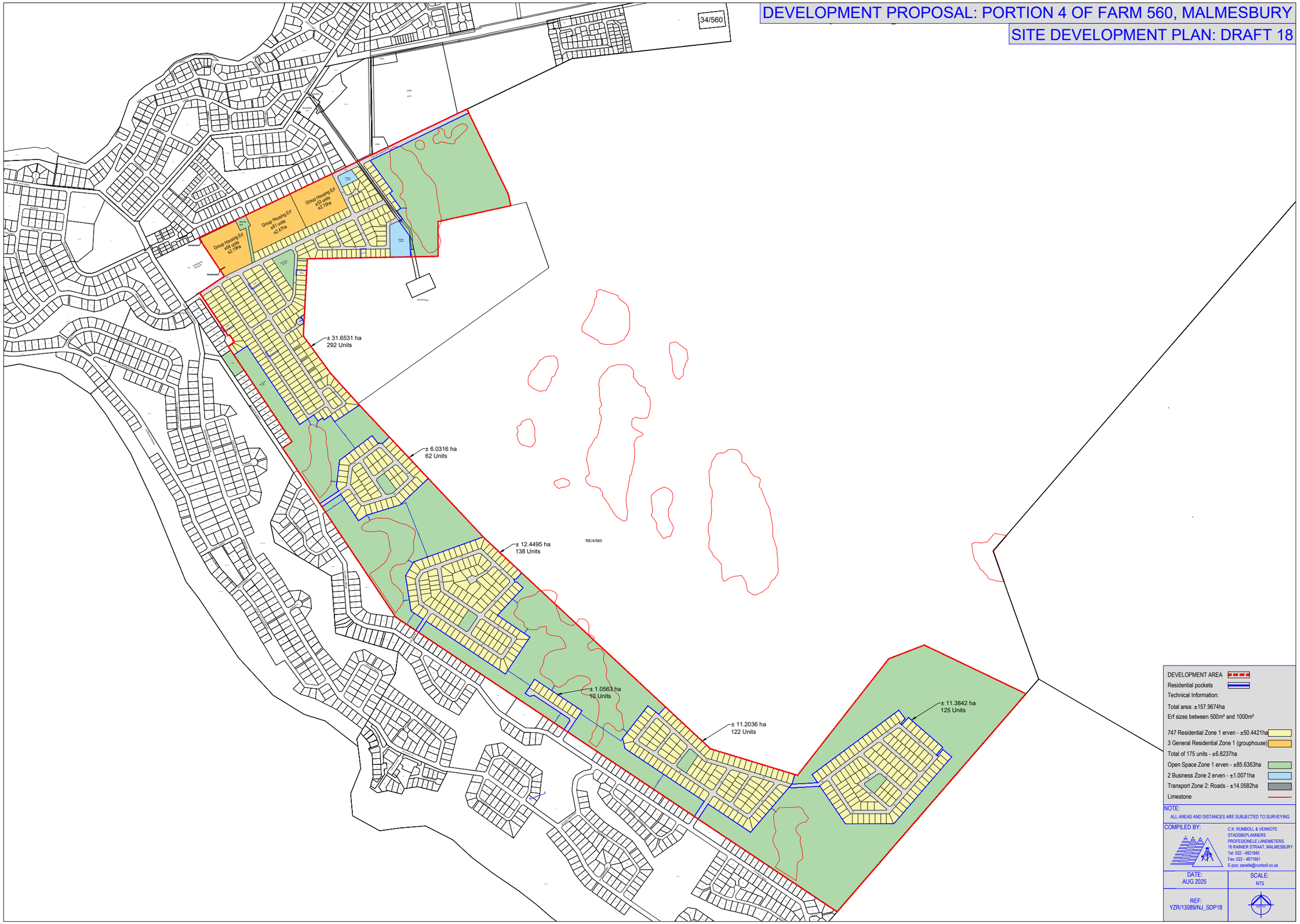
DATE: AUG 2025

SCALE: NTS

REF: YZR/13089/NJ_SDP18

DEVELOPMENT PROPOSAL: PORTION 4 OF FARM 560, MALMESBURY

SITE DEVELOPMENT PLAN: DRAFT 18



DEVELOPMENT AREA

Residential pockets

Technical Information:

Total area: ±157.9674ha

Erf sizes between 500m² and 1000m²

747 Residential Zone 1 erven - ±50.4421ha

3 General Residential Zone 1 (grouphouse)

Total of 175 units - ±6.8237ha

Open Space Zone 1 erven - ±85.6363ha

2 Business Zone 2 erven - ±1.0071ha

Transport Zone 2: Roads - ±14.0582ha

Limestone

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

COMPILED BY:

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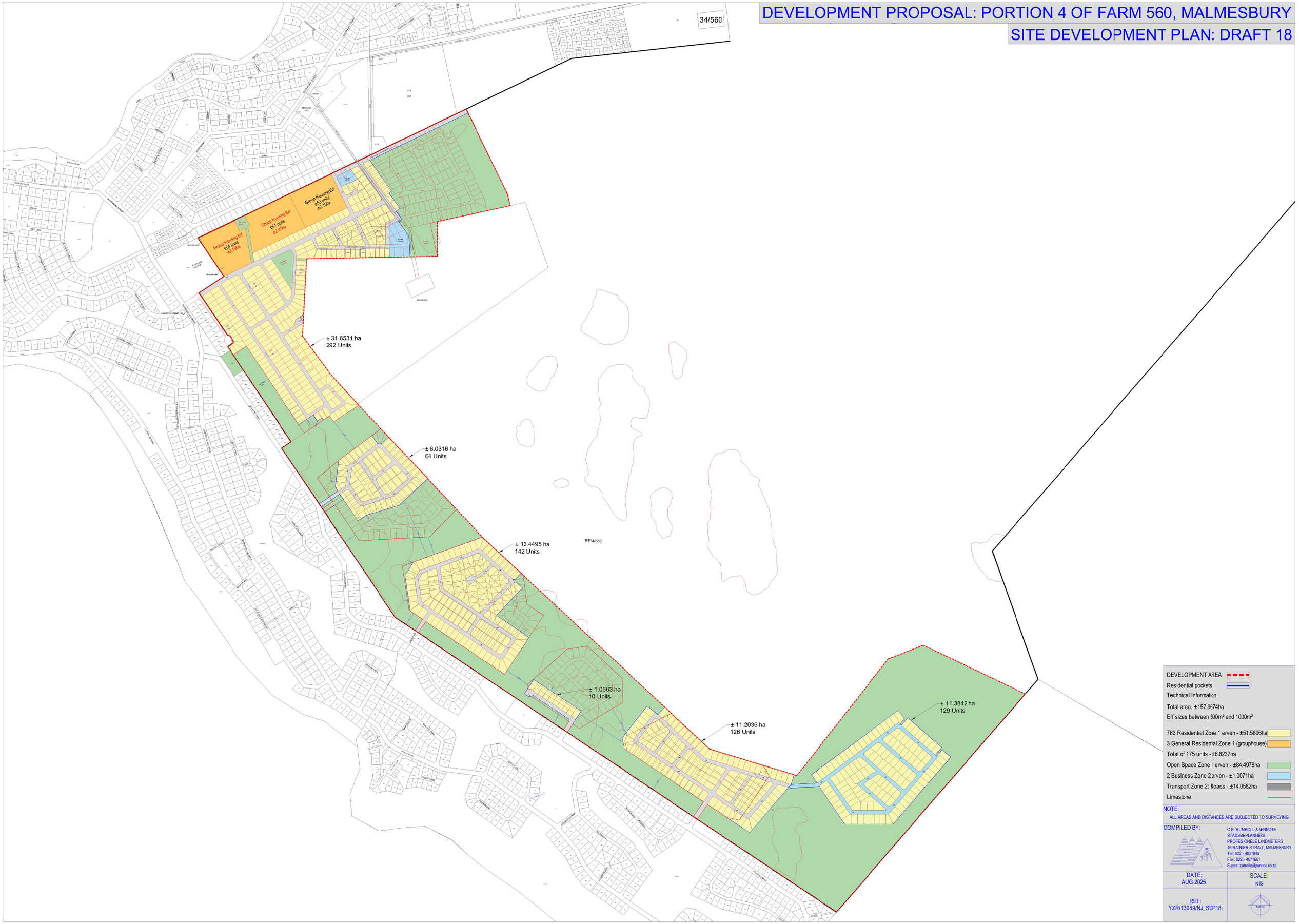
DEVELOPMENT PROPOSAL: PORTION 4 OF FARM 560, MALMESBURY

SITE DEVELOPMENT PLAN: DRAFT 18



DEVELOPMENT AREA

Residential pockets

Technical Information:

Total area: ±157.9674ha

Erf sizes between 300m² and 1000m²

763 Residential Zone 1 erven - ±51.5806ha

3 General Residential Zone 1 (grouphouse)

Total of 175 units - ±6.8237ha

Open Space Zone I erven - ±84.4978ha

2 Business Zone 2 erven - ±1.0071ha

Transport Zone 2: Roads - ±14.0582ha

Limestone

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

COMPILED BY:

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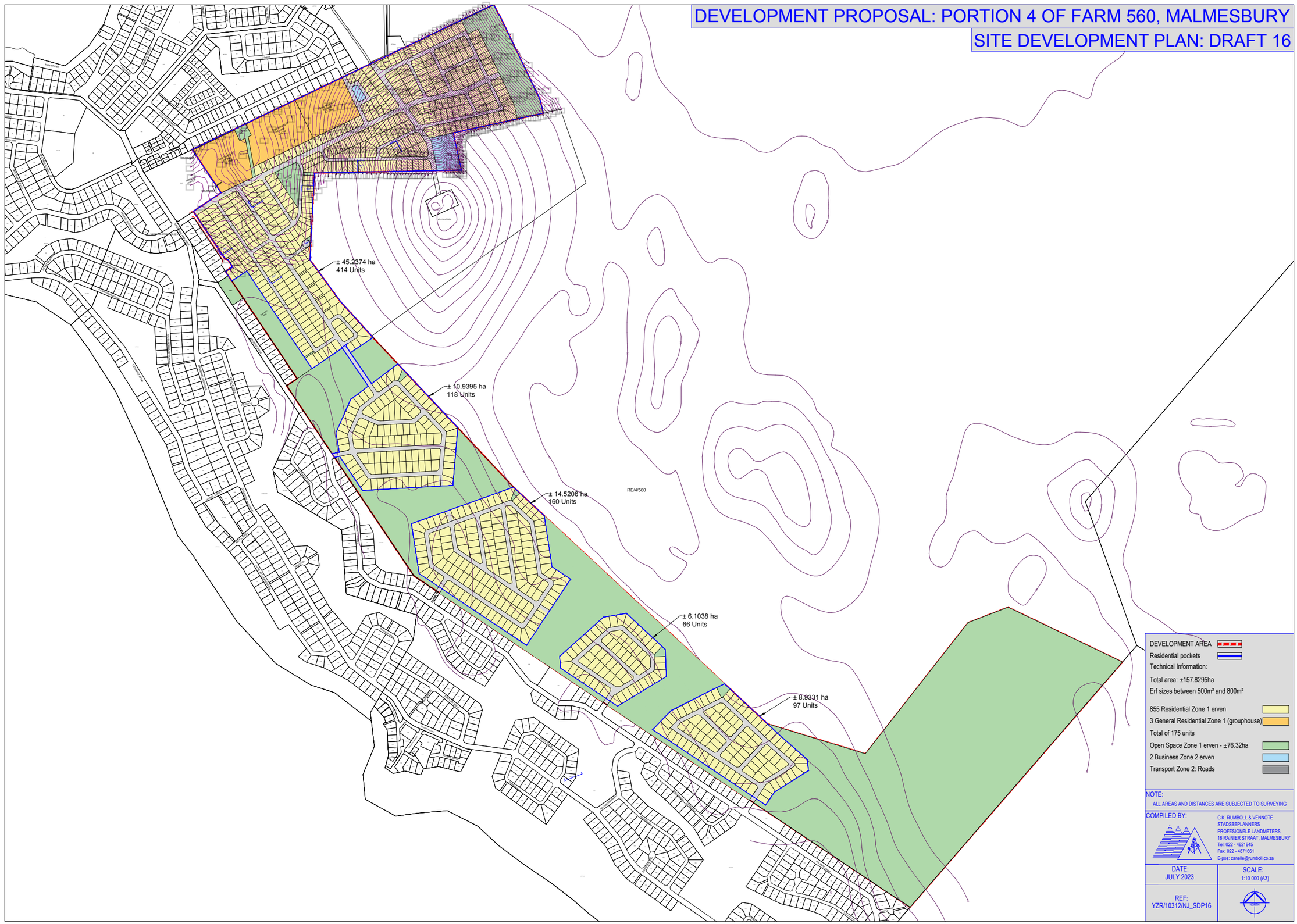
DATE:	SCALE:
AUG 2025	NTS

REF: YZR/13089/NJ_SDP18

DEVELOPMENT PROPOSAL: PORTION 4 OF FARM 560, MALMESBURY

SITE DEVELOPMENT PLAN: DRAFT 16



DEVELOPMENT AREA

Residential pockets

Technical Information:

Total area: ±157.8295ha

Erf sizes between 500m² and 800m²

855 Residential Zone 1 erven

3 General Residential Zone 1 (grouphouse)

Total of 175 units

Open Space Zone 1 erven - ±76.32ha

2 Business Zone 2 erven

Transport Zone 2: Roads

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

COMPILED BY:

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DATE: JULY 2023

SCALE: 1:10 000 (A3)

REF: YZR/10312/NJ_SDP16