

ANNEXURE A:

*Original Baron's View approval and approved
subdivision plan*

MUNICIPALITY OF
PLETTENBERG BAY



MUNISIPALITEIT VAN
PLETTENBERGBAAI

Enquiries/Navrae:
Mr A. G. Meintjies

☎ 04457 - 32050
☒ 26 - 6600
Fax 04457 - 33485

Verw./Ref. No.

Chief Directorate Planning
Directorate Land- Affairs
Private Bag x 9083
Cape Town
8000

20 Apr. 1998

Sir,

**PROPOSED REZONING AND SUBDIVISION : PORTION 47 OF THE FARM
GANSE VALLEI NO.444.**

The abovementioned application was received by my Council and simultaneously
An application for the amendment of the Regional Structure Plan was submitted to your
office.

The application includes 66 single residential stands and 1 Group Housing Stand (1,6955
ha) with a density of 20 units per hectare.

The necessary information regarding the application is attached hereto.

The site is located outside of the Plettenberg Bay CBD and as there is uncertainty
regarding my Councils delegated authority in terms of the General Structure Plan, and as
the Regional Structure Plan is to be amended, My Councils' decision is referred to your
Department for a final decision.

Objections were received and details are attached.

My Council at its meeting held on 25 March 1998 under Minute No.276, resolved as
follows:

" That it be recommended to the Provincial Administration of the Western Cape that
Council supports the rezoning and subdivision in terms of Section 17 and 25 of the Land
Use Planning Ordinance 15 of 1985 of Portion 47 of the Farm Ganse Vallei no.444 from
Agriculture 1 to 66 single residential stands, 1 Group Housing , 2 Private Open Space
stands and a remainder as depicted on Plan no. PB/C/209/1 and subject to the following
conditions:

1. General Plan

- (i) A general plan in respect of the proposed development to be approved by Council prior to submission of such General Plan by the applicant to the Surveyor- General in terms of the Section 26 of the Land Use Planning Ordinance 15 of 1985.
 - (ii) That Council reserves the right to require the applicant to amend the general plan if such plan does not comply with the conditions of subdivision approval.
2. All the conditions as laid down by the Department of Transport is to be adhered to.
3. The following conditions as laid down by the Cape Nature Conservation is to be adhered to.
- (i) There is a concern that units 1 to 8 could be a visual problem and should be positioned in such a way that it meets with Cape Nature Conservation 's approval.
 - (ii) Public open space to become Open Space 111 to ensure tighter control over this area of high conservation worthiness.
 - (iii) A management plan, including a schedule for the removal of all alien vegetation on the property must be prepared and approved before any construction commences.
 - (iv) Architectural style must be such that it blends in with the environment.
4. That a Home Owners Association be formed and is to be responsible for the future management of the proposed design principles and development proposals for the township.
5. That the Environmental Forum in conjunction with Cape Nature Conservation acts as an " watchdog" to ensure that all environmental principles and conditions be adhered to.
6. The guidelines in Annexure A,B,C,D of the application regarding Environmental report, visual impact study, design guidelines and recommendations for mitigating visual impact are to be strictly followed.

7. A Development Control Plan and proposals of monitoring these guidelines is to be finalised and approved by Council before any development can take place in order to ensure that the developer comply with the guidelines protecting the Skyline on the terrain.
8. The density of the Group Housing site (portion 67) may not exceed 20 units/ha and design of these units must form a harmonious architectural entity.
9. Approval of a development plan, landscaping plan and design manual of the group housing prior to building plan approval.
10. That a Services Agreement be concluded with the Municipality within 4 months of the date of final approval from the Provincial Administration Western Cape, failing such period the approval of the township will lapse.
11. A temporary turning circle servitude is to be registered over erf 67.
12. That the maximum utilisation of local labour be incorporated in the Services Agreement.
13. That Council reserve the right to restrict the height of any of the buildings where necessary.
14. That no development take place on land with slopes steeper than 1:4.

It was also resolved that the reasons of those Councillors voting against the application be submitted to the Provincial Administration Western Cape. (Copy attached).

Yours Faithfully



A.G. MEINTJIES
SENIOR TOWN PLANNER

ENQUIRIES: E M Thornhill
NAVRAE:
IMIBUZU:

TELEPHONE: 483-4210 (021)
TELEFOON:
IFOWUNI:

REFERENCE:
VERWYSING: AF284/19/4/2-D3
ISALATHISO:

DATE:
DATUM: 9 November 1998
UMHLA:

PROVINCIAL ADMINISTRATION: WESTERN CAPE
**DEPARTMENT OF GOVERNMENTAL AFFAIRS
AND HOUSING**

PROVINSIALE ADMINISTRASIE: WES-KAAP
**DEPARTEMENT VAN OWERHEIDSAKKE
EN BEHUISING**

ULAWULO LWEPHONDO: INTSHONA KOLONI
**ISEBE LEMICIMBI KARHULUMENTE
NOLWAKHIWO-ZINDLU**

Senior Town Planner
P.O Box 26
PLETTENBERG BAY
6600

Dear Sir

**PROPOSED REZONING AND SUBDIVISION: PORTION 47 OF THE FARM GANSE
VALLEI NO 444**

1. Your letter Mr A G Meintjies, undated and received by this Department on 26 April 1998, in the above regard, has reference.
2. The Competent Authority for the administration of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), has resolved the following -
 - 2.1 that an application in terms of section 16 read with section 42 of the above Ordinance for the rezoning of Portion 47 of the Farm Ganse Vallei No 444 Plettenberg Bay, as shown on the attached Plan No PB/C/209/1 from Agricultural Zone 1 to Subdivisional Area for the subdivision of the property into 66 Single Residential erven, 1 Group Housing erf, 2 Public Open Space erven and a remainder on which an existing house and outbuilding are located, be approved, and
 - 2.2 the application for the amendment of the Regional Structure Plan for Knysna/Wilderness/Plettenberg Bay from "Agriculture/Forestry" to "Township development" for the above area, be approved in terms of section 4(7) of Ordinance 15 of 1985.
3. The above approvals are subject to the following conditions:
 - 3.1 The Council shall approve a subdivisional plan in respect of the proposed development

← PLEASE STATE REFERENCE NUMBER IN FURTHER CORRESPONDENCE / VOORSIEN VERWYSINGSNOMMER IN VERDERE KORRESPONDENSIE ASSEBLIEF
NCEDA USEBENZISE INOMBOLO YESALATHISO KWINBALELWANO ELANDELAYO

SEND ALL CORRESPONDENCE TO:
Chief Directorate Planning
Directorate Land Use Management
27 Waile street
Private Bag X9083 FAX (021) 483-3633
CAPE TOWN, 8000

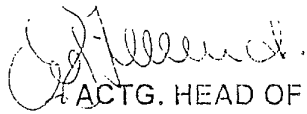
RIG ALLE KORRESPONDENSIE AAN:
Hoofdirektorat Beplanning
Direktorat Grondgebruikbestuur
Waalstraat 27
Privaatsak X9083 FAKS (021) 483-3633
KAAPSTAD, 8000

prior to submission of such General Plan by the applicant to the Surveyor-General in terms of section 26 of the Land Use Planning Ordinance 15 of 1985.

- 3.2 No construction or anything else (including anything that is linked to the property upon which it stands, even if the intended property is not part of the erf) shall be built on the relevant property within the distance of 10 meters, measured from the border of the national road without the written approval of the South African Roads Council.
 - 3.3 The above-mentioned conditions shall in terms of the definition of section (12)(5)(a)(1) of the Act 54 of 1971 at the cost of the applicant be included in the Title Deeds of the erven bordering the national road and that he provides proof to the South African Roads Council (SARC) within 12 months, that the inclusion has been done.
 - 3.4 No new entry to the National Road shall be considered. The approval of the Department of Transport is subject to the upgrading of the existing entrance. The plans for the upgrading of the entrance shall be forwarded to the Department of Transport for approval.
 - 3.5 The approval of the Department of Transport does not exempt the applicant from the provisions of any other legislation.
 - 3.6 Units 1 to 8 shall be positioned in such a way that it meets with Nature Conservation's approval.
 - 3.7 The two Public Open Space erven shall be rezoned to Open Space Zone III to ensure tighter control over the areas of high conservation worthiness.
 - 3.8 A management plan, including a schedule for the removal of all alien vegetation on the property shall be prepared and approved before any construction commences.
 - 3.9 The architectural style shall be as such that it blends in with the environment.
 - 3.10 A Home Owners' Association shall be formed which will be responsible for the future management of the proposed design principles and development proposals for the township.
 - 3.11 An Environmental Forum in conjunction with Cape Nature Conservation shall be established which must act as a "watchdog" to ensure that all environmental principles and conditions are adhered to.
 - 3.12 The guidelines in Annexures A, B, C and D of the application regarding the Environmental Report, Visual Impact Study, Design Guidelines and recommendations for mitigating visual impact shall be strictly adhered to.
 - 3.13 A Development Control Plan and proposals shall be finalised and approved by the Council before any development can take place in order to ensure that the development complies with the guidelines protecting the skyline on the terrain.
 - 3.14 The density of the Group Housing site (Portion 67) shall not exceed 20 units/ha and the design of these units shall form a harmonious architectural entity.
-

- 3.15 The Council shall approve a Development Plan, Landscaping Plan and a Design Manual of the group housing, prior to the approval of a Building Plan.
- 3.16 A Services Agreement shall be concluded with the Municipality within 4 months of the date of the final approval from the Provincial Administration Western Cape, failing such a period, the approval of the proposed township shall lapse.
- 3.17 A temporary turning circle servitude shall be registered over Erf 67.
- 3.18 The maximum utilisation of local labour shall be incorporated in the Services Agreement.
- 3.19 The Council reserves the right to restrict the height of any buildings where necessary.
- 3.20 No development shall take place on land with slopes steeper than 1:4.

Yours faithfully



ACTG. HEAD OF DEPARTMENT

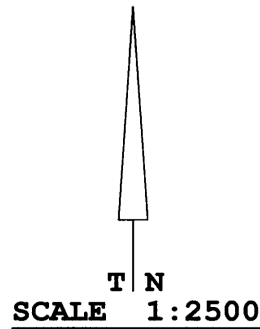
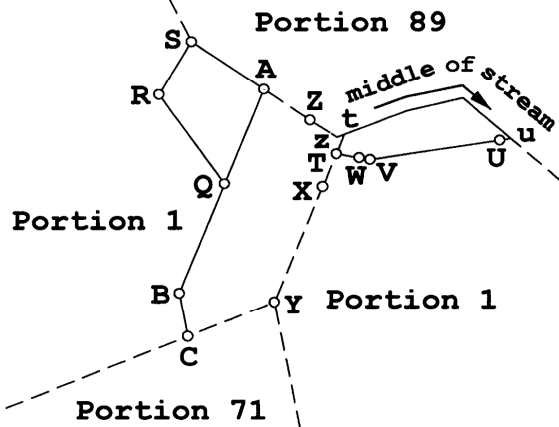
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ANNEXURE B:

Public Access Servitude Diagram

VPM SURVEYS KNYSNA

INSET - SCALE 1:1000



SG No.

6271/2007

Approved

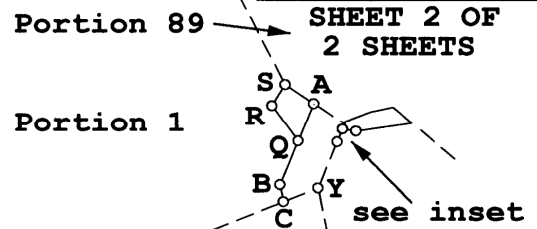
9-10-2007
forSURVEYOR-
GENERALBEACON DESCRIPTIONS :

S.....Iron Standard

T.....no beacon

Y.....20mm iron peg

All other beacons are 12mm iron pegs



Portion 1

Portion 1

Castelo Branco Avenue
Gen. Plan No. 5268/2003**PORTION 1 OF THE FARM GANSE VALLEI No. 444**situate in the Bitou Municipality,
Administrative District of Knysna,
Province of the Western Cape
Surveyed in September 2007

by me Professional Land Surveyor (R.J. KOHLER - PLS 0840)

VPM SURVEYS KNYSNA

SIDES metres		ANGLES OF DIRECTION	CO-ORDINATES System: WG.23			X	SG No.
			Y				
			Constants		+0,00	+3760000,00	
A B	31,01	21.52.50	A	-34 265,41	+7 581,29		6271/2007
B C	6,18	348.59.30	B	-34 253,85	+7 610,07		
			C	-34 255,03	+7 616,13		Approved
E D	16,69	285.00.10	D	-34 272,04	+7 753,70		
E F	13,09	56.30.10	E	-34 255,92	+7 749,38		
F G	25,67	86.53.00	F	-34 245,01	+7 756,60		
G H	20,41	77.44.50	G	-34 219,37	+7 758,00		
H J	28,90	64.28.10	H	-34 199,43	+7 762,33		
J K	35,05	54.45.40	J	-34 173,34	+7 774,79		
K L	25,71	46.19.00	K	-34 144,72	+7 795,01		
L M	71,89	36.06.50	L	-34 126,13	+7 812,76		
M N	15,09	50.34.20	M	-34 083,76	+7 870,84		
N P	117,26	65.03.30	N	-34 072,10	+7 880,43		
			P	-33 965,78	+7 929,88		
S A	11,92	304.25.50	S	-34 255,57	+7 574,55		
A Q	14,36	21.52.50					
Q R	15,41	144.32.10	Q	-34 260,06	+7 594,61		
R S	8,74	210.39.50	R	-34 251,12	+7 582,07		
U V	17,86	81.06.50	U	-34 297,49	+7 588,45		
V T	4,69	100.07.20	V	-34 279,85	+7 591,21		
			T	-34 275,23	+7 590,38		
V W	0,80	100.07.20	W	-34 279,06	+7 591,06		
X T	5,00	201.53.00	X	-34 273,36	+7 595,02		
X Y	17,54	21.53.00	Y	-34 266,82	+7 611,30		
A Z	4,70	304.25.50	Z	-34 269,28	+7 583,94		
T t		201.53.00					
U u		261.06.50					
Z z		304.25.50					

(258) PIP $\triangle$ -36 213,83 +4 486,76
 (117) KNYS 61 $\triangle$ -34 398,83 +6 667,31

1. The line A B C represents the western boundary and the line E F G H J K L M N P represents the northwestern boundary of a 12,50 metres wide access servitude as shown,
2. The figure S A Q R represents 145 square metres of land being an access servitude area,
3. The figure T t middle of stream u V represents 114 square metres of land being an access servitude area , over

PORTION 1 OF THE FARM GANSE VALLEI No.444

situate in the Bitou Municipality,
 Administrative District of Knysna,
 Province of the Western Cape
 Surveyed in September 2007



by me Professional Land Surveyor (R.J. KOHLER - PLS 0840)

This diagram is annexed to
 No.
 d.d.
 i.f.o.
 Registrar of deeds

The original diagram is
 is No. 2154/1897
 Transfer 1899- -1253
 Grant
 C.C.T.

File knysna 444.v.3
 S.R. No.2607/2007
 T.P.
 Comp. AM1BA(3606)

Farm 444 Portion 1

ANNEXURE C:

Copy of Title Deed – T13745/2017



VOS MAREE
ATTORNEYS EST 1995

Director:

A.M. Vos, B.A. LL.B (Stell)

Professional Assistants:

E.M. Muller, B.Mus LL.B (Stell)
M Kriegler, LL.B (UNISA)

Unit 23, Oewerpark
Rokewood Avenue
STELLENBOSCH, 7600
PO Box 168
STELLENBOSCH, 7599
Tel: +27 21 887 6860
Fax: +27 21 886 5793
VAT # 4040155550
Deeds Office Box 9
elfriede@vosmaree.co.za

U verw. / Your ref.: **Ms P Hanekom**

Ons verw. / Our Ref.: **F30100AU**

4 July 2017

The Directors
Saper Investments Pty Ltd
SOMERSET WEST

BY HAND

Dear Sirs

**OUR TRANSFERS: FAIRHAVEN COUNTRY ESTATE PTY LTD / SAPER INVESTMENTS PTY LTD
REMAINDER PORTION 47 (A PORTION OF PORTION 1) OF THE FARM GANSE VALLEI,
NO 444, KNYSNA**

I refer to the abovementioned matter and attach herewith the original Deed of Transfer T13745/2017 for your safe keeping.

Kindly acknowledge receipt hereof.

We trust the above to be in order.

Yours faithfully
VOS MAREE INC.


ELFRIEDE MULLER

ACKNOWLEDGE RECEIPT HEREOF ON
THE DAY OF 2017

Full Name: _____

Signature: _____

9

Vos Maree Attorneys
 Suite 23 Oewerpark
 Rokewood Ave
 Die Boord
 Stellenbosch
 Tel: +27218876860
 Fax: +27218865793

Prepared by me

Elmüller

CONVEYANCER
 ELFRIEDE MARIE MULLER

Purchase price/Value		Amount	Office fee
15 247 500-00		3 300-00	
Mortgage Amount			
Reason for exemption		Cat.....	section.....

DATA / VERIFY
 29 MAR 2017
 NCAPAI LINDA

DATA / CAPTURE
 23 MAR 2017
 LEUW D

T 000013745 / 2017

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JACOBUS PETRUS VAN ZYL

appeared before me, the Registrar of Deeds at Cape Town, the said appearer, being duly authorised thereto by a power of attorney signed at SOMERSET WEST on 15 NOVEMBER 2016 and granted to him by

FAIRHAVEN COUNTRY ESTATE PROPRIETARY LIMITED
 Registration Number 2012/027202/07

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 11 November 2016 by Private Treaty

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

SAPER INVESTMENTS PROPRIETARY LIMITED

Registration Number 2008/016031/07

its successors in title or assigns, in full and free property

REMAINDER PORTION 47 (A PORTION OF PORTION 1) OF THE FARM GANSE VALLEI NUMBER 444

In the Bitou Municipality, Division Knysna, Province of the Western Cape

IN EXTENT 8,4899 (Eight Comma Four Eight Nine Nine) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T17099/1966 with Diagram SG Number 10048/1965 annexed thereto and held by Deed of Transfer Number T62860/2014

- A. SUBJECT to the conditions referred to in Deed of Transfer Number T13455/1960.
- B. SUBJECT FURTHER to the terms of the Servitude referred to in the endorsement dated 20th April 1955 on Deed of Transfer Number 12321/1952, which endorsement read as follows:
- "The within described land is subject to a servitude in terms of an Order of the Water Court (Water Court District No. 4) dated 13/12/54 as will more fully appear on reference to the copy of said Order annexed hereto No. 177/55."
- C. SUBJECT FURTHER to the terms of the Servitude referred to in the endorsement dated 20th June 1956 on Deed of Transfer Number 12321/1952, which endorsement reads as follows:
- "The within described land in Paras 1 & 3 is subject to a Servitude of Aquaduct & Access with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No. 4) dated 13-12-1954 as will more fully appear on reference to the copy of said Order Ser. No. 352/55."
- D. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No 17099/1966 imposed by the National Transport Commission in terms of Sections 11(3) and (6) of Act No. 21/1940 as amended when approving of the deduction of the property hereby transferred, namely:
- The land shall not be subdivided further without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940 as amended, read in conjunction with Act 44/1948.
 - Not more than one dwelling house, together with such outbuildings as are ordinarily required to be used in connection therewith, shall be erected on the land without the written approval of the controlling authority, as defined in Section 1 of the Act 21/1940 as amended, read in conjunction with Act 44/1948.

- c. The land shall be used for residential and agricultural purposes only and no store, business or industry whatsoever shall be opened or conducted thereon without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940 as amended, read in conjunction with Act 44/1948.
- d. No structure or any other thing whatsoever shall be erected within a distance of 94,46 metres, measured from the centre line of the national road without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940 as amended, read in conjunction with Act 44/1948.
- E. SUBJECT FURTHER to the Servitude referred to in the endorsement dated 30th July 1979 on Deed of Transfer No 17099/1966 reading:
- "By Notarial Deed No. K497/1979S dated 19/6/1979 the property held hereunder is subject to a right in favour of the Municipality of Plettenberg Bay to convey electricity thereover, together with ancillary rights, and is subject to conditions, as will more fully appear from reference to the said Notarial Deed (and Diagram), grosse whereof is annexed hereto."
- F. SUBJECT FURTHER to the terms of the endorsement dated 25th May 1983 on Deed of Transfer No. 17099/1966 reading:
- "ENDORSEMENT IN TERMS OF SECTION 31(6) OF ACT 47 OF 1937 (AS AMENDED)
- A portion of the hereinmentioned property Meas +/- 686 m² has been expropriated by PROVINCIAL ADM. OF THE CAPE in terms of Sec 27 of the Road Ord. 19 of 1976. Vide Notice of expropriation No. R/D17/2-11/38 d.d 29/4/1983 filed as exprop. Caveat EX 335/83 plans in duplicate filed EX 335/83."
- G. SUBJECT FURTHER to the terms of the endorsement dated 9th March 1989 on Deed of Transfer No. T70654/1988 reading:
- "ENDORSEMENT IN TERMS OF SECTION 31(6) OF ACT 47 OF 1937 (AS AMENDED)
- A portion of the hereinmentioned property Meas +/- 891 m² has been expropriated by THE PROV. ADMIN. OF THE CAPE in terms of Sec 27 of the Roads Ord No. 19 of 1976. Vide Notice of expropriation No. D17/2-11/38 d.d 28/2/1989 filed as exprop. Caveat EX 164/89 plans in duplicate filed EX 164/89."
- H. By Notarial Deed of No K1130/2006 dated 19 July 2006 the within mentioned property is entitled to a general services servitude 3 metres wide over Erf 10095 held by T9680/2006; Erf 10096, Erf 10097, Erf 10098, Erf 10099, Erf 10100, Erf 10101, Erf 10102, Erf 10103, Erf 10104, Erf 10105 Plettenberg Bay and held by Certificate of Registered Title T80613/2006 with ancillary rights as will more fully appear from Notarial Deed of Servitude.
- I. By Notarial Deed of Servitude No. K619/08S dated 20th March 2008:

The within property is entitled and subject to the conditions and benefits contained in the abovementioned Notarial Deed of Servitude:

- a. A servitude right of way in favour of the general public, 12,50 metres wide, over:

Remainder portion 1, Held by Deed of Transfer No. T23839/1998, Portion 71, Held by Certificate of Consolidated Title No. T37084/08, Remainder Portion 89 (Portion of Portion 1), Held by Deed of Transfer No. T25857/1999
Of the farm Ganse Valleï No.444,

- the western boundary of which is indicated by the line A B C and the north western boundary of which is indicated by the line E F G H J K L M N P on Diagram SG No. 6271/2007,
- the western boundary of which is indicated by the line A B C on Diagram SG No. 6273/2007,
- the northern boundary of which is indicated by the line A B C D E F G H J K L except where to the south bounded by the broken line x middle of stream y, y S, S A, on Diagram SG No. 6274/2007.

- b. A servitude right of way area in favour of the general public, 145 square metres in extent over Remainder portion 1 of the farm Ganse Valleï No. 444, Held by Deed of Transfer No. T23839/1998, as indicated by the figure S A Q R on Diagram SG No. 6271/2007;

- c. A servitude right of way area in favour of the general public, 114 square metres in extent over Remainder portion 1 of the farm Ganse Valleï No. 444, Held by Deed of Transfer No. T23839/1998, as indicated by the figure T t middle of stream u V on Diagram SG No. 6271/2007;

This servitude is subject to the condition that it cannot be amended or cancelled without the written consent of the owners of or successors in title of Remainder portion 1, portion 47 (a portion of portion 1), portion 71 and remainder portion 89 (a portion of portion 1) of the farm Ganse Valleï No. 444 and remainder portion 28 of the farm Wittedrift No. 306 and any subdivisions thereof, all the properties more fully described in the said Deed of Servitude, provided it is understood that the said owners or successors in title have agreed to cancel this servitude in due course, to donate the land which forms the subject matter hereof to Bitou Municipality and to substitute the servitude hereby created with a proclaimed municipal road;

The within property is entitled to:

- d. A service servitude, 3 metres wide, the centre line of which is indicated by the line A B on Diagram SG No. 6272/2007 over Portion 71 of the farm Ganse Valleï No.444 held under Certificate of Consolidated Title No. T37084/08
- e. A sewerage servitude, 3 metres wide, the centre line of which is indicated by the line A B C D E F G H on Diagram SG No. 6270/2007 over Remainder Portion 1 of the farm Ganse Valleï No. 444 held under Deed of Transfer No. T23839/1998;

And the within property is subject to:

- f. A general services servitude, 5 metres wide, the eastern boundary of which is indicated by the line A B C D E F G H on Diagram SG No. 8205/1996 in favour of Bitou Municipality.

As will more fully appear from the said notarial deed and diagrams.

WHEREFORE the appearer, renouncing all the right and title the said

FAIRHAVEN COUNTRY ESTATE PROPRIETARY LIMITED

heretofore had to the premises, did, in consequence also acknowledge them to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said

SAPER INVESTMENTS PROPRIETARY LIMITED

its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R 15 247 500.00 (Fifteen Million Two Hundred and Forty Seven Thousand Five Hundred Rand) inclusive of VAT.

IN WITNESS WHEREOF I, the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

THUS SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at Cape Town on

2017 -03- 15

In my presence



Registrar of Deeds



Signature of appearer q.q.

ANNEXURE D:

SG Diagram No. 10048/65

6-5-1966.

CD	1840.5	99.06.09	C	-	28315.8	+	27470.5
DA	1249.1	209.07.30	D	-	26498.5	+	27179.3
CE	862.5	279.06.09	E	-	29167.4	+	27606.9
DE	9666.1	99.06.09	F	-	16954.1	+	25650.1

Description of Beacons

- A. B. D. : $\frac{3}{4}$ " iron peg in stone cairn
- C. : Half iron standard in stone cairn
- E. : Planted stone projecting 15"
- F. : Planted stone projecting 2'

Note: The brown line represents the centre line of a
 Certificate Road 40 Cape Feet wide over the Remainder
 up to the National Road.

SERVTUDE NOTE DELETED
 VIDE S. KNYSNA 444 2.52
 SURVEYOR GENERAL
 20/10/2008

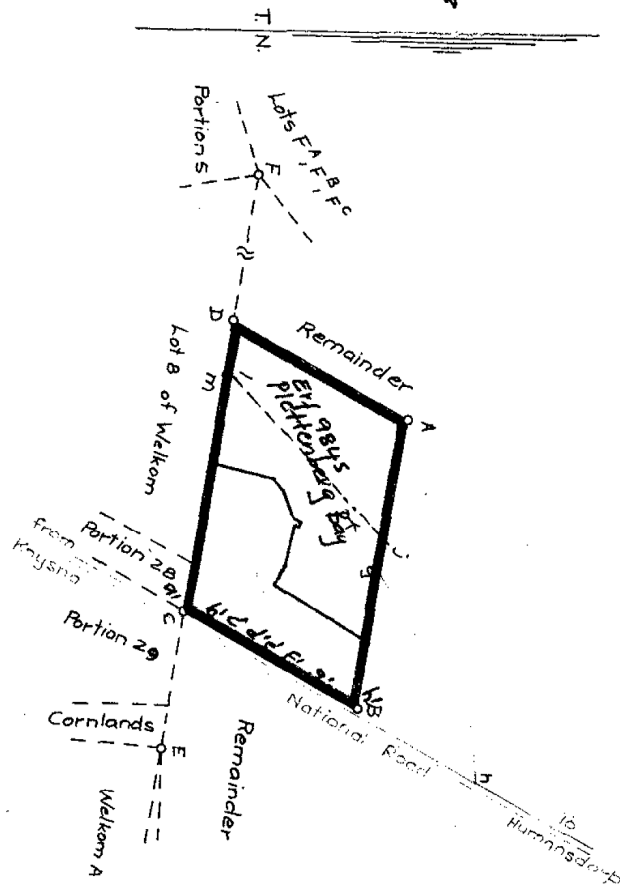
Portion 47 (a portion of Portion 1) of the farm
 GANSE VALLEI No. 1111111111
 KNYSNA
 Scale 1: 12500

The figure A B C D represents 21,413.6 ha morgen of land, being

PORTION 47 (a portion of Lot A) of the FARM GANSE VALLEI

situate in the
 Administrative District of Knyana Province of Cape of Good Hope
 Surveyed in August 1961 by me/us *Thurston J. Anderson*
 August 1965 Land Surveyors

This diagram is annexed to The original diagram is File No. 913453
 2/3 No. 17095/66 No. 2154/1897 S.R. No. E244/85



ANNEXURE E:

Beacon Certificate

Beacon Survey

Professional Land Surveyors
and Sectional Title Practitioners

103 Longships Drive P.O.Box 350 Plettenberg Bay

Tel: (044) 533 2230 Fax: (044) 533 0264

e-mail: beaconsurvey@mweb.co.za

March 2016

BEACON CERTIFICATE

PORTION 47 GANSE VALLEI N o. 444

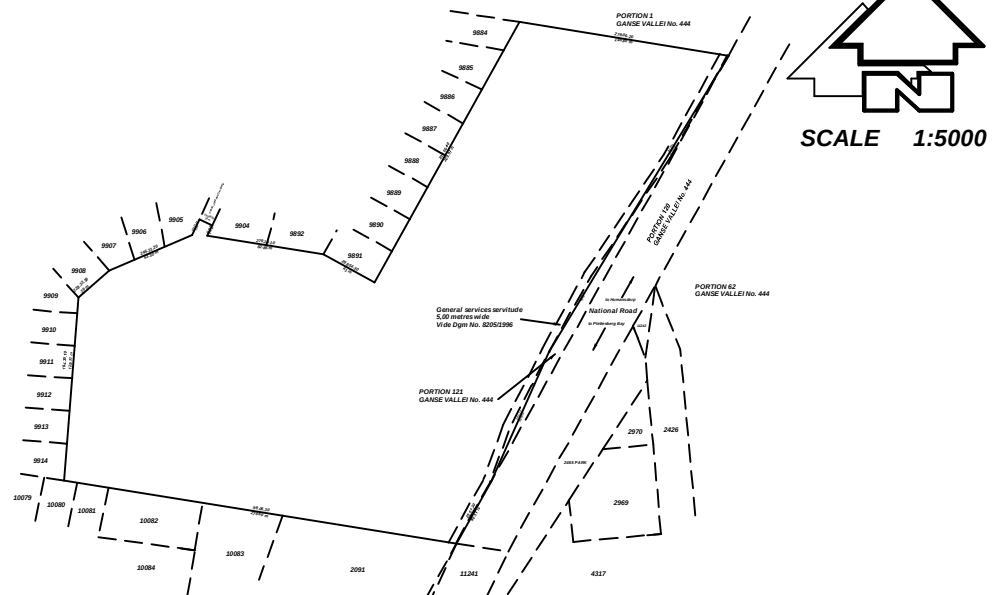
I, P. G. Teggin, Land Surveyor, hereby certify that Portion 47 Ganse Vallei No.444, in extent 8,3405 hectares, situate in the Bitou Municipality, Administrative District of Knysna, has been inspected under my personal supervision, and that the beacons found conform to the data recorded on S-G Dgm. No. 10048/1965 as illustrated in the sketch hereunder.

Professional Land Surveyor

I,, hereby certify that the beacons of Portion 47 Ganse Vallei No. 444, have this day been pointed out to me, as illustrated in the sketch hereunder.

Owner / Representative

Date



ANNEXURE F:

SG Diagram No. 8205/1996

V.P.M. SURVEYS

SIDES metres		ANGLES OF DIRECTION	CO-ORDINATES			SG No.
			Y	System: Lo 23°	X	
		Constants	-30 000,00	+3 760 000,00		8205/1996
A B	49,39	209.08.40	A	-4 103,37	+8 024,74	Approved  for SURVEYOR-GENERAL dated 1996-11-13
B C	40,86	200.10.20	B	-4 127,42	+7 981,60	
C D	32,78	207.03.10	C	-4 141,51	+7 943,25	
D E	27,44	206.56.40	D	-4 156,42	+7 914,05	
E F	60,85	209.09.00	E	-4 168,85	+7 889,60	
F G	99,83	213.52.20	F	-4 198,49	+7 836,45	
G H	82,94	209.11.50	G	-4 254,13	+7 753,57	
			H	-4 294,58	+7 681,17	
Knys 61 (117)		△	-4 446,61	+6 373,56		
PIP (258)		△	-6 261,68	+4 193,04		

Sheet 1 of 3 Sheets

BEACON DESCRIPTION

G.....10mm iron peg in concrete

All other beacons are 12mm iron pegs

The line ABCDEFGH represents the Eastern boundary of a general services servitude route 5 metres wide as shown

over PORTION 47 OF THE FARM GANSE VALLEI No. 444

Situate in the Greater Plettenberg Bay Transitional Local Council Area

Administrative District of Knysna, Province of the Western Cape

Surveyed in April and July 1996

By us

Professional Land Surveyors

(S.R.OLD - PLS 0984)

(R.J.KOHLER - PLS 0840)

This diagram is annexed to

No. K619/20085

d.d.

i.f.o.

Registrar of deeds

The original diagram is

No. 10048/65

Transfer 17099. 345 .1966

File Knys.444

S.R. No. E 3195/96

T.P.

Comp. AM-1BAD-(3606)

AM-1BA/Y52(730)

V.P.M. SURVEYS

GENERAL SERVICES SERVITUDE ROUTE
OVER PORTION 47 OF THE FARM GANSE VALEI No. 444

Greater Plettenberg Bay Transitional Local Council Area
 Administrative District of Knysna
 Province of the Western Cape
 Surveyed in April and July 1996

by us

Professional Land Surveyors

S.R. Old
 (S.R. OLD - PLS 0984)

R.J. Kohler
 (R.J. KOHLER - PLS 0840)

SG No.

8205/1996

Approved

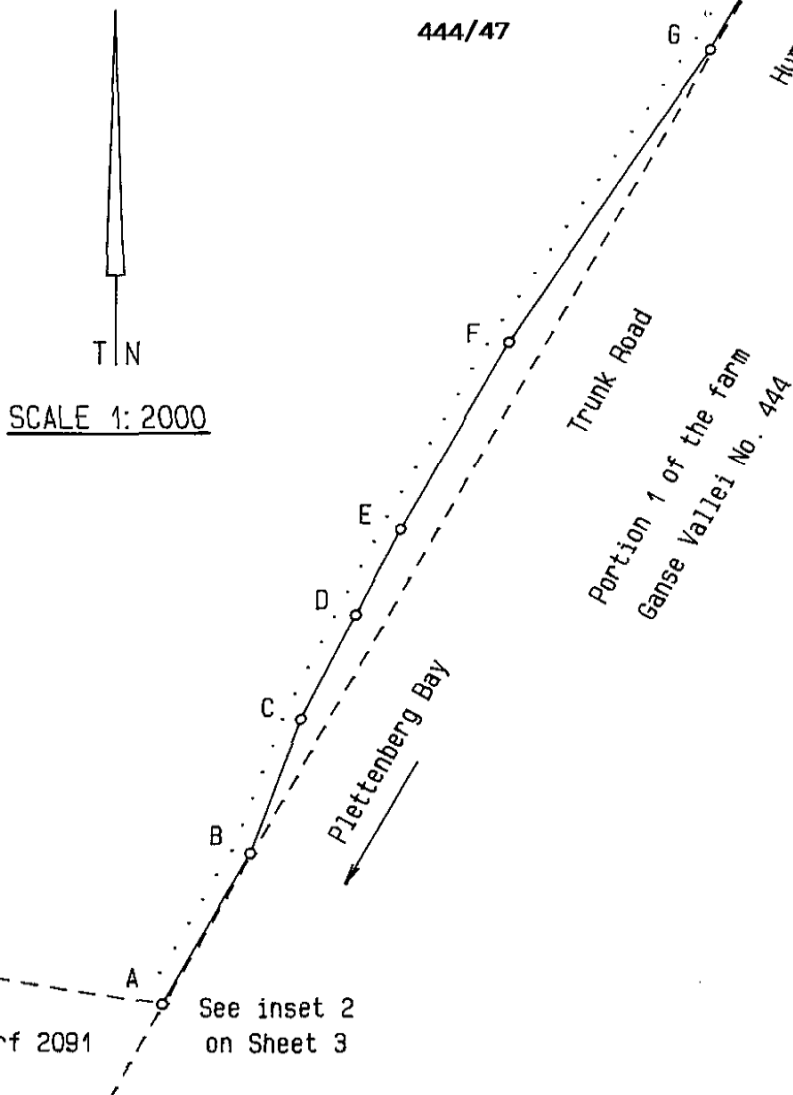
Phumani
 for
 SURVEYOR-
 GENERAL

dated 1996-11-13

Portion 1 of the farm
 Ganse Vallei No. 444

Sheet 2 of 3 Sheets

See inset 1
 on Sheet 3



B

SERVITUDE DCM.

OFFICE COPY

V.P.M. SURVEYS

GENERAL SERVICES SERVITUDE ROUTE
OVER PORTION 47 OF THE FARM GANSE VALLEI No.444

Greater Plettenberg Bay Transitional Local Council Area
Administrative District of Knysna
Province of the Western Cape
Surveyed in April and July 1996
by us Professional Land Surveyors

SG No.

8205/1996

Approved

[Signature]

for

SURVEYOR-
GENERAL

dated 1996-11-13

Sheet 3 of 3 Sheets

[Signature]

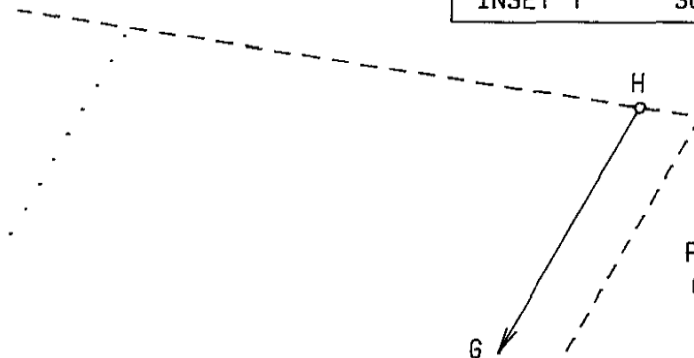
(S.R.OLD - PLS 0984)

[Signature]

(R.J.KOHLER - PLS 0840)

INSET 1

SCALE 1: 75

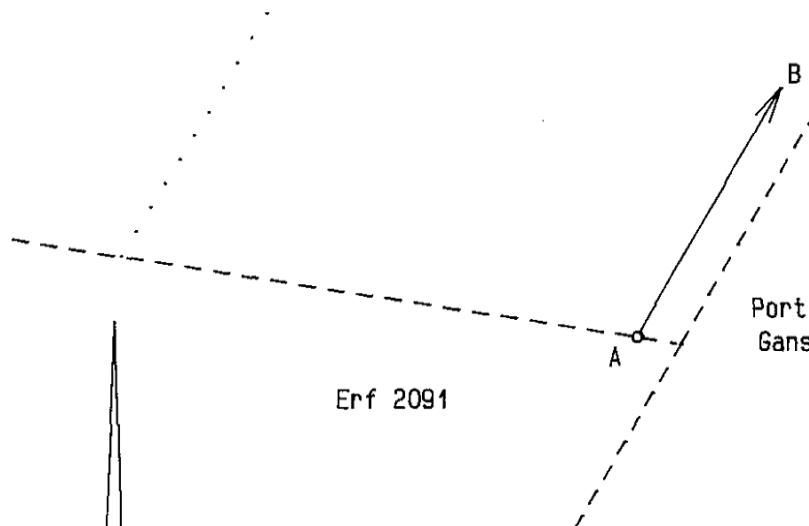


Portion 1 of the farm
Ganse Valleï No. 444



INSET 2

SCALE 1: 75



Erf 2091

Portion 1 of the farm
Ganse Valleï No. 444

B

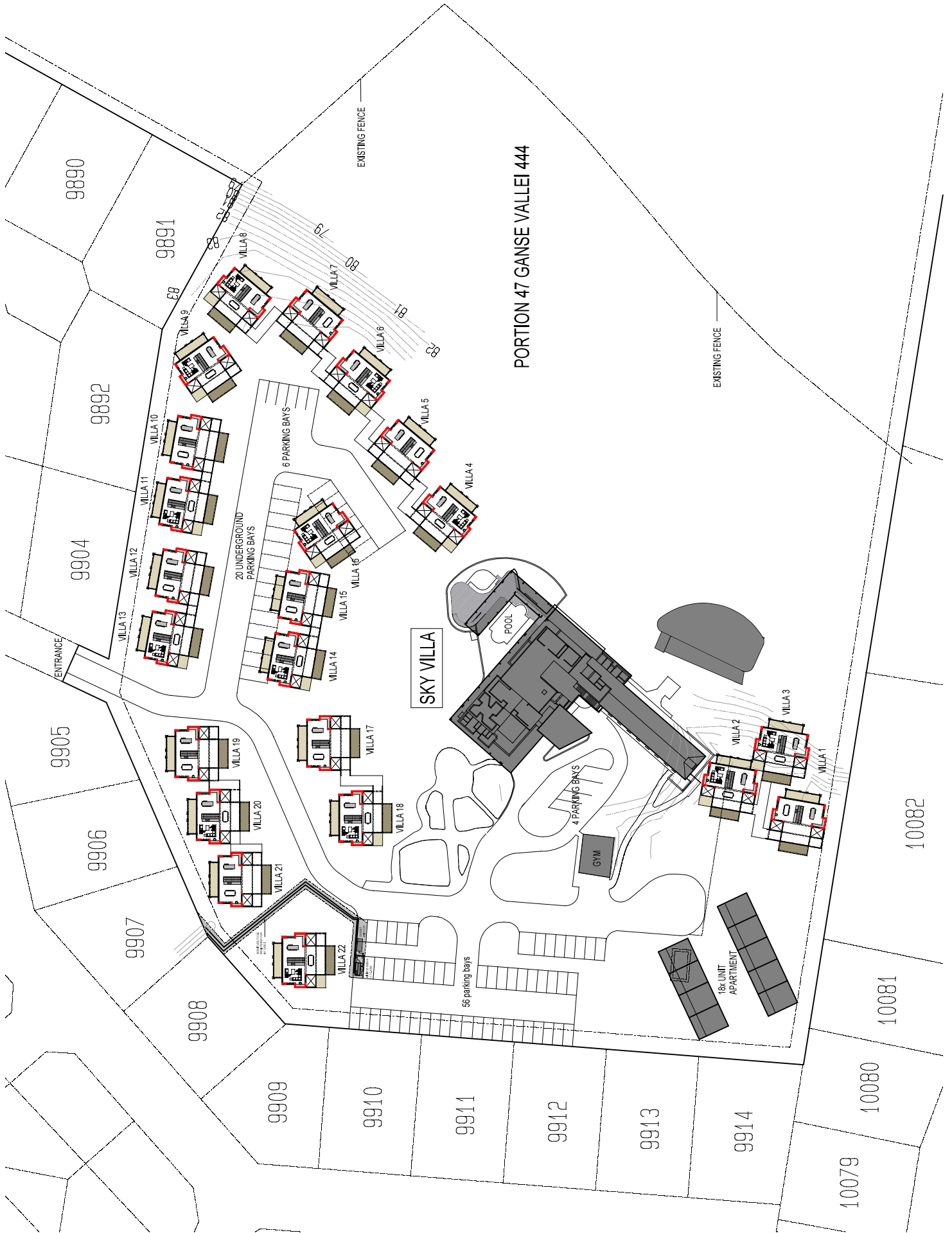
T N

SERVITUDE DCM.

S

ANNEXURE G:

Architectural Plans



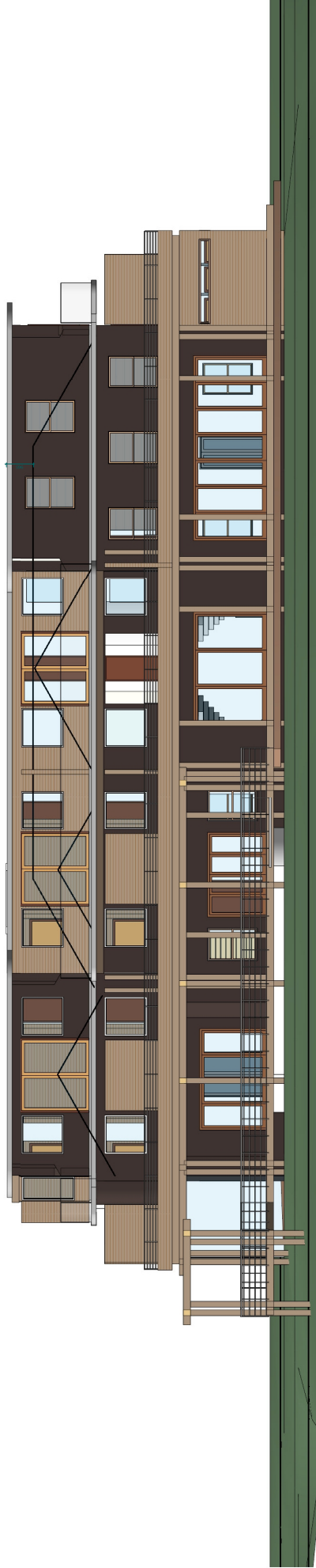
DATE REV AMENDMENTS



paul oosthuizen architects cc
 444 Plettenberg Bay, 6600
 427 (0)44 533 6381 1 427 (0)44 533 6389
 paul@pauloosthuizen.co.za
 06M 7540 / 51446 6226

project: Pin.47 of 444 Plettenberg Bay

Rev	By	Date	Light indication	OSB No.	WPF	WOC No.	REV
1	PC	2023-03-27	PC	1509		602	A
2	PC	2023-03-27	PC				
3	SAH	13 June 2018					



North Elevation

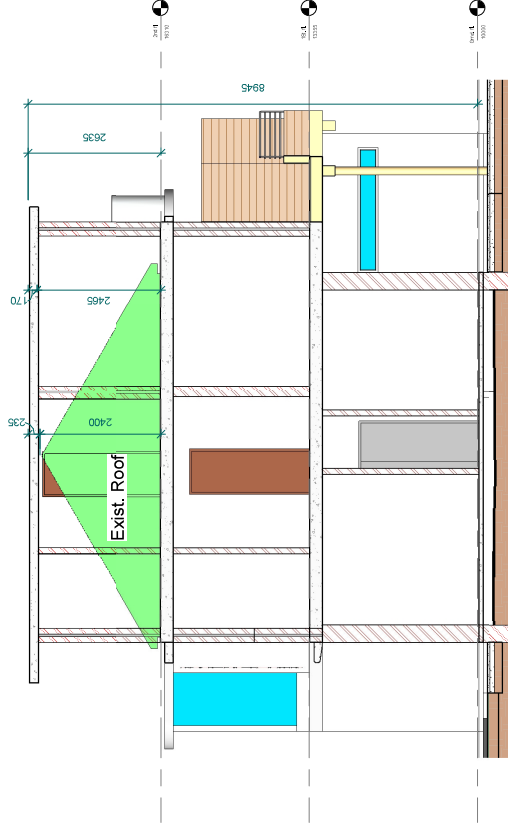


paul oosthuizen architects cc

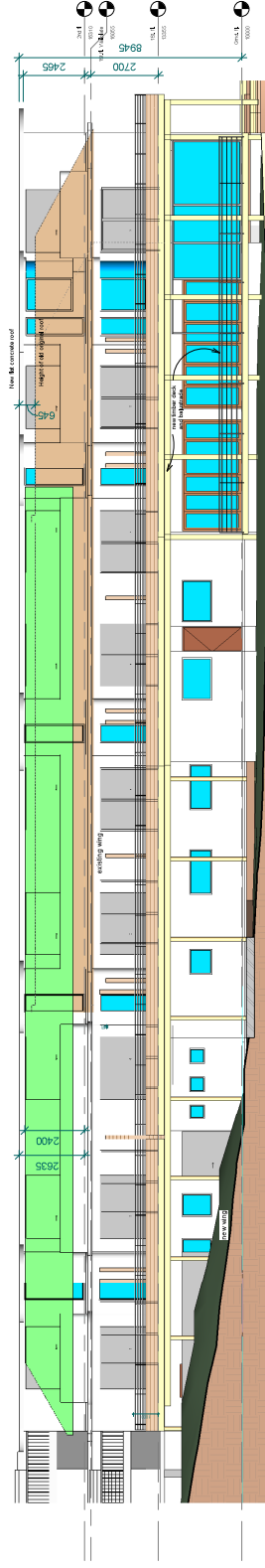
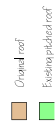
dut: y centre, crr, jackson & high str, stettinberg bay, 6800
t +27(0)44 533 6351 f +27(0)44 533 6369
paul@paulcoetzee.co.za

project: Ptn.47 of 444 Sky Villa

REV.	DWG. NR.	JOB NR.	Elevations
H	301	1509	As Indicated
			PO
			PO
			checked by
			date
			22 October 2019



1
Cross section
1 : 50



East
1 : 100
3

ANNEXURE H:

Pre-application consultation minutes

AGENDA & MINUTES:

PRE-APPLICATION CONSULTATION – 22 NOVEMBER 2018

PORTION 47 OF THE FARM GANSE VALLEI NO 444 (SKY VILLA)

<u>Name</u>	<u>Organisation</u>	<u>E-Mail</u>
Marike Vreken	MV TRP	marike@vreken.co.za
Hans Labuschagne	MV TRP	hans@vreken.co.za
Chris Schliemann	Bitou Municipality	CSchliemann@plett.gov.za
Adel Stander	Bitou Municipality	astander@plett.gov.za
Marcel Minne	Bitou Municipality	MMinne@plett.gov.za
Marius Buskes	Bitou Municipality	mbuskes@plett.gov.za

1. Background

- 1.1. The current consent use application for a guest house is “on hold” since the current operation exceeds the scope of a guest house. The current facility is a boutique hotel with a restaurant, and a function venue. Bitou Municipality is not prepared to accept / consider the current land development application.
- 1.2. The applicant should withdraw the current pending application.
- 1.3. Property is outside the urban edge, however Plettenberg Bay Zoning Scheme Regulations (Section 7) applies to the entire property.
- 1.4. Property is currently zoned Agricultural Zone.
- 1.5. The temporary occupation certificate lapsed.

2. Proposal

- 2.1. The current owners of the property wish to convert the existing manor house into a boutique hotel with a restaurant & function venue. It is also proposed to develop (22) loose standing villas and (2)x blocks of flats on the property.
- 2.2. In order to allow the proposed development (boutique hotel, villas & flats) the property must be rezoned to “General Residential Zone”, in terms of the Plettenberg Bay Zoning Scheme Regulations. The topography of the property allows the entire development proposal to occur on the south-western part of the property (which is a flat area), because of the topography a split zoning is proposed; “General Residential Zone” for the area that allows for the proposed land uses and “Special Zone” for the remainder of the property.
- 2.3. The existing Manor House to be converted into boutique hotel with +/- 30 bedrooms. The rest of the property (Special Zone) will also allow for recreational space – possibly hiking trails, cycling trails and decks for tents. The detailed will be planned after aliens have been cleared and developable slopes have been identified.

2.4. Except for the existing Manor House, the proposed development will consist of:

- 1x Main Boutique Hotel with a restaurant and Function Venue
- 22 x loose standing Villas. These will be in a rental pool, operated as part of the hotel development. These units might be sectionalised.
- 2x “blocks of flats”, consisting of 18 units for staff accommodation.
- Communal parking and landscaping.
- Access through the public road in Baron's View

3. Municipality's response

- 3.1. A split zoning is recommended for the proposed development.
- 3.2. General Residential Zone for the entire “hotel site” that include the licensed hotel, flats and chalets.
- 3.3. The remainder of the property will be rezoned to Special Zone (with its own development parameters), which will allow for tourist accommodation and allow ample conservation areas.
- 3.4. Currently, the site falls outside the demarcated urban edge for Plettenberg Bay. The Municipality is busy reviewing the SDF, and is included in the urban edge of the draft SDF that will soon be circulated and advertised for public comments / inputs. The current alignment of the Plettenberg Bay urban edge must have been a mistake when the SDF was compiled at the time. The application area is surrounded with urban development.
- 3.5. The applicant should motivate “site specific circumstances” that warrant this development proposal outside the urban edge. It is acknowledged that this site is surrounded by existing and approved urban development.
- 3.6. It was agreed that this application can be regarded as infill development since it is surrounded by urban related development.
- 3.7. CS mentioned visual impact is a concern and it must be appropriately addressed / mitigated in the development application.

4. Building Control – Occupation Certificate

- 4.1. The Applicant has to comply with the Bitou Engineering Department's requirements, then another temporary occupation certificate can be issued. These requirements might include capital contributions for the recent upgrades to the services connections.
- 4.2. The Applicant's Engineer has to liaise with Bitou Municipality's Engineers to establish what Engineering requirements have to be addressed.
- 4.3. Further temporary occupation certificates may be issued, until the approved land use rights are in place.

5. Process / Way forward

- 5.1. Applicant to withdraw current pending consent use application.
- 5.2. Updated Engineering Reports.

- 5.3. Applicant to submit new land use application (rezoning).
- 5.4. Formal advertising process to follow.
- 5.5. Motivate site specific reason for proposed rezoning.
- 5.6. New SDF should be available for public comments / inputs by November 2018.

ANNEXURE I:

Power of Attorney & Company Resolution

SAPER INVESTMENTS PTY LTD
REG NO 2008/016031/07

RESOLUTION

Resolution passed at the meeting of the Directors held in **Somerset West** on the **20th** day of **February** 2020.

Resolved that OTTO BENJAMIN WIEHAHN in his capacity as **DIRECTOR**, be and is hereby authorized to do whatever may be necessary to give effect to this resolution and to enter into and to sign such documents necessary to proceed with the applications as specified hereunder on behalf of the Company with such modification at his sole discretion shall deem fit, his signature to be conclusive proof that the documents which bear it are authorised in terms hereof.

DESCRIPTION OF PROPERTY:

**REMAINING EXTENT OF PORTION 47 (A PORTION OF PORTION 1) OF THE FARM
GANSE VALLEI NO 444, DIVISION KNYSNA**

NATURE OF APPLICATION:

REZONING & CONSENT USE

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME:

SIGNATURE:

OTTO BENJAMIN WIEHAHN



SPECIAL POWER OF ATTORNEY

I, OTTO BENJAMIN WIEHAHN

..... the undersigned,

do hereby nominate, constitute and appoint
THE AUTHORISED AGENTS OF MARIKE VREKEN TOWN & REGIONAL PLANNERS CC and duly
authorised employees of Marike Vreken Town Planners CC
with power of Substitution to be *my/our lawful representatives in *my/our application for:

REZONING & CONSENT USE

on

REMAINING EXTENT OF PORTION 47 (A PORTION OF PORTION 1) OF THE FARM
GANSE VALLEI NO 444, DIVISION KNYSNA

In addition to apply for such amendments of any zoning schemes / structure plans as may be deemed necessary and to make other necessary application and further to represent *me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the approval of the application, by virtue of those present and whatever our said representative have to date done herein.

Signed at **Somerset West** on this **20th** day of **February** 2020



SIGNED:

SIGNED:

In the presence of the undersigned witnesses:

AS WITNESSES:

1.

2.

ANNEXURE J:

Application Form



LAND USE PLANNING APPLICATION FORM

BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW

KINDLY NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Marike				
Surname	Vreken				
South African Council for Planners (SACPLAN) registration number (if applicable)	1101				
Company name (if applicable)	Marike Vreken Town Planners CC				
Postal Address	PO Box 2180				
	Knysna			Postal Code	6570
Email	info@vreken.co.za				
Tel	044 382 0420	Fax	044 382 0438	Cell	082 927 5310

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner(s)	SAPER INVESTMENTS (PTY)LTD				
Physical address				Postal code	
E-mail					
Tel		Fax		Cell	

PART C: PROPERTY DETAILS (in accordance with title deed)

Remainder of Portion 47 (a portion of portion 1) of the Farm Ganse Vallei No 444, in the Bitou Municipality, Division of Knysna, Western Cape Province

Physical Address	The application area is surrounded by The Hill Development and Formosa retirement village to the south and southwest; by the Baron's View development to the west and north, and the Plettenberg Bay Primary School and Market Square development to the east.
------------------	--

GPS Coordinates	34° 2'25.75"S and 23°22'0.51"E		Town/City	Plettenberg Bay		
Current Zoning	Agriculture Zone	Extent	8,4899ha	Are there existing buildings?	Y	N
Applicable Zoning Scheme	Plettenberg Bay Zoning Scheme Section 7		LUPO Scheme Regulations: Section 8	X		
Current Land Use	Residential: Hotel Accommodation					
Title Deed number and date	T	T13745/2017				
Any restrictive conditions?	Y	N	If Yes, list condition(s)	Conditions D(b) & D(c): These conditions deal with certain land uses that may not be conducted on the land without the permission of the National and Provincial Roads Authorities. This means that a development application will require the approval from these authorities, before the local municipality can approve a land use application. Condition E: deals with an electrical servitude in favour of the local municipality – this servitude must be honoured in a development proposal on the land. Condition F: deals with the expropriation of a portion for road purposes. Condition G: deals with the expropriation of a portion for road purposes.		
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies)	National and Provincial Roads Authorities It should be noted that SANRAL has already approved the development in their correspondence of 22 January 2019, therefore these conditions are no longer applicable to this development proposal.		
Have you informed the Bondholder of the application?	Y	N	No bond is registered.			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y	N	
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N	
PART D: PRE-APPLICATION CONSULTATION						
Has there been any pre-application consultation? Preliminary talks were held with Town Planning Department	Y	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.			
Official's name	Chris Schliemann	Reference Number	Pre-application consultation 22 November 2018	Date of consultation	22 November 2018	

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 (2) OF THE BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW AND APPLICATION FEES PAYABLE

Tic k	Section	Type of application
X	2(a)	a rezoning of land;
✓	2(b)	a permanent departure from the development parameters of the zoning scheme;
✓	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;
✓	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;
✓	2(e)	a consolidation of land that is not exempted in terms of section 24;
✓	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;
✓	2(g)	a permission required in terms of the zoning scheme;
✓	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;
✓	2(i)	an extension of the validity period of an approval;
✓	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;
✓	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;
✓	2(l)	a permission required in terms of a condition of approval;
✓	2(m)	a determination of a zoning;
✓	2(n)	a closure of a public place or part thereof;
X	2(o)	a consent use contemplated in the zoning scheme;
✓	2(p)	an occasional use of land;
✓	2(q)	to disestablish a home owner's association;
✓	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;
✓	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.

Will you want to advertise upon Municipal Consent?

Yes

APPLICATION FEES ** (please note the following)

** Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.*

*** The applicant is liable for the cost of publishing and serving notice of an application.*

**** Relevant fees will be determined by Council, and an invoice will be sent to the applicant accordingly.*

PART F: DETAILS OF PROPOSAL

Complete description of proposed development / intent of application:

SEE ATTACHED MOTIVATION REPORT

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [section 15(2)(a) to (s) of the Bitou Municipality Land Use Planning By- Law]

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete. It will not be considered complete until all required information and documentation have been submitted.

Required minimum documentation required in terms of section 38(1) of said legislation

Y	N/A	Written motivation		Y	N/A	S.G. diagram / General plan extract
Y	N/A	Locality plan		Y	N/A	Site development plan or conceptual layout plan
Y	N/A	Proposed subdivision plan		Y	N/A	Proof of agreement or permission for required servitude
Y	N/A	Conveyancer's certificate		Y	N/A	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:

Y	N	N/A	Consolidation plan		Y	N	N/A	<u>Land use plan</u> / Zoning plan
Y	N	N/A	Street name and numbering plan		Y	N	N/A	1:50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Landscaping (if applicable)		Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's comment		Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)		Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Copy of any previous approval		Y	N	N/A	

Y	N	N/A	Proof of lawful use right		Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Required number of documentation copies (<u>2 Hard Copies, 8 CD's, additional digital copies could be required</u>)		Y	N	N/A	Other (specify)

PART H: AUTHORISATION(S) OBTAINED IN TERMS OF OTHER LEGISLATION

Y	N	National Heritage Resources Act, 1999 (Act 25 of 1999)					
Y	N	National Environmental Management Act, 1998 (Act 107 of 1998)					
Y	N	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)					
Y	N	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)					
Y	N	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations					
Y	N	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N		Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N			Y	N		Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.					
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of Bitou Municipality: Land Use Planning By-Law ? If yes, please attach motivation.					

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section [86\(1\)](#) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.

5. That this submission includes all necessary land use planning applications required, by Bitou Municipality: Land Use Planning By-Law to enable the development proposed herein.
6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.

Applicant's
signature:



Date:

25/02/2020

Full name:

Marike Vreken

Professional
capacity:

Professional Town Planner

SACPLAN
registration
number:

1101

FOR OFFICE USE ONLY

Date received:

Received by:

Municipal Stamp

Municipal Stamp

ANNEXURES

The following Annexures are attached for the applicant's information.

Please do not submit these Annexures with the application form.

Annexure A: Minimum requirements matrix

Annexure B: Land use planning application submission and protocol

Annexure C: Land use planning application workflow

ANNEXURE K:

Civil Services Report

**ENGINEERS REPORT AND COMMENTS ON
CIVIL ENGINEERING SERVICES
TO PORTION 47 OF THE FARM GANSE VALLEI NO 444,
DIVISION KNYSNA
BITOU MUNICIPALITY**

October 2018

Prepared for: Fairhaven Country Estate (Pty) Ltd



PO Box 544
PLETTENBERG BAY
6600

Phone : 044 533 6369
Fax: 044 533 2858
Email: engineer@tuiniqua.co.za

**ENGINEERS REPORT AND COMMENTS ON
CIVIL ENGINEERING SERVICES TO
SKY VILLA
PORTION 47 OF THE FARM GANSE VALLEI NO 444,
DIVISION KNYSNA
BITOU MUNICIPALITY**

INDEX

1.	Terms of Reference	2
2.	Information Provided	2
3	Technical design parameters and standards	2
4	Water supply and storage	3
5	Sewer	5
6.	Roads and storm water	6
7.	Refuse removal	7

LIST OF APPENDICES

APPENDIX	Detail	Dwg. No.
A	Locality map	A1
B	Site Development Plan - 18 Skyvillas-04SP	A2
C	Schematic Internal services Layout	C1
	Schematic stormwater layout	C2
	Existing services and new external stormwater	C3
	Bulk services layout	C4
D	GLS Report	

1. TERMS OF REFERENCE

Tuiniqua (Pty)Ltd were requested by Marike Vreken of Marike Vreken Town Planners CC to update the services report originally done for Fairhaven Country Estate (Pty) Ltd. The updated report is in support of the proposed development of the site to allow for :

22 Villas with 2 bedrooms each:	88 hotel beds
18 x 1 bedroom flats:	36 hotel beds
30 hotel rooms:	60 hotel beds

Total: **184 hotel beds**

The layout will be in terms of the plan no: 18 sky villas-04SP updated and circulated on 11 September 2018.

The report will make recommendations regarding the following:

- External Bulk Water Supply
- Bulk Water Storage
- External Bulk Sewer
- Water and Sewer Augmentation
- Internal services

This report must be seen as a guideline on proposed services, as site environmental requirements and conditions will determine final design and positioning of services.

2. INFORMATION PROVIDED

The following development information was obtained:

- | | |
|---|-----------------|
| - Site development plan 11 September 2018 | - Marike Vreken |
| - Number of current hotel rooms confirmed with hotel as | 14 |
| - No of future proposed hotel rooms in main building | 30 |
| - Survey diagram | - Beacon Survey |
| - Services Agreement of Barons View | - April 2008 |
| - Services layout plan | - Tuiniqua. |

Site Information:

The site is situated just to the north-east of Plettenberg Bay and is bordered by the N2 on the eastern side. The site is within the Barons View development to the west and north. The site is bordered by The Hill Development to the south and developed serviced erven 9905 to 9914 to the west. There are developed erven on the northern boundary.

The site gains access from the N2 at km 62,0 section 8 (See Locality Map-Appendix A) Connections to existing services for water, sewer, roads, Telkom and stormwater need to be agreed to by the Hill HOA and Barons View HOA.

3. TECHNICAL DESIGN PARAMETERS AND STANDARDS.

This report and services designs will be based on the following:

- 3.1 GLS report
- 3.2 Guidelines for the provision of engineering services for residential townships-Dept of Community Development-1983 (aka "the Blue Book").
- 3.3 Guidelines for human settlement- planning and design- Red Book.
- 3.3 Council's policy on new developments- storage and transportation.
- 3.4 Augmentation and transport levies according to Council minute no 495-revised – July 2018.

4. WATER SUPPLY AND STORAGE

4.1 Development's total water demand.

The primary point of supply is the water purification works in Flying Cloud Avenue in central Plettenberg Bay.

A secondary supply point is the south west corner of the property where the proposed development is bordered by erf 9914 and erf 10080. A 110 mm diameter watermain future connection point is indicated here on the as built plans. The existing residential house connection is made at this point.

It is proposed to connect to the existing 200 mm watermains within Barons View (at erf 9909) and install a new 150 m long, 160 mm mains to the edge of the development as per GLS recommendations.

In order to calculate the additional water demand created by the development, consumption figures as per municipal figures and GLS are used.

Water demand tables(GLS figures)

Table 1	Recommended Average Demand			
Description	Capacity	No/units	AADD * m ³ /day	Total
Hotel	184 beds	184	0,35	64.40
			Total Average Annual Daily Demand kl/d	64.40

4.2 Fire risk category:

The site is classified as **low** to moderate risk.: fire flow criteria= 15 l/s @ 7m

4.3 Elements of total water supply system:

4.3.1 Source (Keurbooms river - Uplands) to water purification works

The advertised augmentation fees make provision for transportation from the source up to the Water purification works in Flying Cloud Avenue.

The estimated augmentation fees for existing and new are set out below

Based on current advertised fees (2018/2019):

Water augmentation-existing:

Table 2		Augmentation Levies – Water 2018/2019		
Description	Capacity	No/units/(m²)	Water levy/unit -- R	Total
Hotel	184 beds	184	7059	R1 298 856.00
			TOTAL	R1 298 856.00

(Figures exclude VAT and are increased by the Municipality from time to time)

4.3.2 Storage requirements-

The surrounding erven and site is served from the 4 ML reservoir via a 250 mm water mains.

Minimum storage capacity = 48 hours of Annual Average Daily Demand and Fire flow requirement.

For normal supply : = 128,80 m³
Fire flow requirements = 15l/s - 2hrs = 108m³
Storage required: = 237 m³

The fire flow is however shared with all erven served by the reservoir and a pro-rata contribution is proposed. i.e. : 2.7% of reservoir cost for fire.

4.3.3 Pro rata contributions to existing infrastructure

The primary point of supply is the water purification works in Flying Cloud Avenue. The secondary point of supply for the development is proposed as the 4 ML reservoir on erf 8749 and the following network elements need to be contributed to on a pro -rata basis:

- The existing 250 mm dia. supply and distribution mains up to Marine Drive
- The existing 4 ML reservoir
- The existing 250/200 mm dia watermains from Marine Way up to the connection point within Barons View.

Availability and costs to be negotiated with the owners of the spare capacity in the pipes and reservoir.

4.4 Internal reticulation.

The internal water reticulation is to be designed according to the "Red Book" and installed according to SANS1200. Materials to comply with ISO standards. The development to be supplied with a municipal approved bulk meter off the 110mm diameter mains at the boundary of the development.

Minimum internal reticulation pipe diameter to be 50 mm diameter.

Unit connections crossing roads to be 40 mm i.d. with 2 x 20 mm i.d. HDPE pipes at the erf for two erven and on the near side of the road 40mm i.d. branches to 2 x 20mm HDPE connections.

Pipe cover to be 1000mm minimum under roads and 600 mm under sidewalks and open spaces.

4.5 Water supply – Environmental considerations.

4.5.1 Internal network.

The internal water reticulation is to follow the proposed road network where possible to reduce the impact to the environment. Consideration will be given to place pipeline routes to flattest grades and in previously disturbed areas.

Other services can be installed to share trenches and services can be installed under roads and pathways.

4.5.2 Trenching and pipeline placement.

Trenching to be done in accordance with SANS 1200. In addition to this all topsoil along the route to be removed to 150 mm deep, - maintained and replaced as the final compacted layer. Regular compaction tests to be done to ensure adequate soil compaction in pipeline trenches.

In trenches of slopes over 25% grade - bio textiles and reseeding to be used to rehabilitate and protect the compacted topsoil.

Pipelines to be placed in consultation with and to recommendations of the environmentalist and in accordance with the Environmental Management Plan.

5. SEWER

5.1 Elements of total (bulk sewer) system:

5.1.1 Site to existing sewer purification works.

Barons View is directly adjacent to the Ganze Vallei sewer purification works.

It is proposed to connect into the Barons View sewer network and thereby connecting directly to the sewer purification works.

The surrounding developments are linked to the works and it is proposed to connect to the existing gravitation system on the north eastern side of the development.

There are two sewer manholes that have been provided on the boundary of the development for future connections. There is a bulk sewer line from the Barons View development connecting to the existing municipal outfall sewer to the north west of the property.

Estimated peak sewage flow : The estimated PDDWF for the development is estimated at 51.52 kl/day.

5.1.2. Sewer Purification works

The sewage works at Old Nick will be the primary delivery point for sewage. Augmentation payment is required by the Municipality towards the existing sewer purification works.

The Municipality has indicated that the existing works has capacity for the proposed redevelopment.

Confirmation of spare capacity in the existing private sewer network system is required and a pro-rata capital contribution will be required towards the existing infrastructure and needs to be negotiated with the neighbouring home owners association.

No upgrading of existing infrastructure is envisaged.

Sewer augmentation:

Table 11 Augmentation Levies – Sewer – Revised July 2018/2019				
Description	Capacity	No/units/(m ²)	Sewer levy/unit -- R	Total
Hotel	184 beds	184	1420.74	R261 416.16
			Augmentation for sewer	R 261 416.16

(Figures exclude VAT and are increased by the Municipality from time to time)

5.2 **Internal sewage reticulation.**

Sewage reticulation will be designed according to “Red Book” standards and installed in accordance with SANS 1200.

Each unit to be provided with an individual house connection. The internal network to consist of 110 and 160mm diameter Class 34 uPVC pipes with manholes at not more than 80 meters and at flow direction changes. Rodding eyes to be installed at all the top of lines.

Sewer lines are to be placed at a minimum of 1m below final road surface level and 650mm deep in erven and open spaces (minimum).

6. **ROADS and STORMWATER**

6.1 **Access.**

SANRAL has approved a combined access at km 62,0 (National route 2: Section 8) and it is proposed that this access and the road previously constructed to the site edge be used .

The road is cement interlock paved with kerbs and storm water catch pits have been provided.

Negotiations with the parties originally responsible for the agreement with SANRAL and the construction is required to obtain permission to use the road and determine a pro-rata contribution.

The proposed development would have no significant impact on the level of service of network traffic operations and it is recommended that the development be approved from a traffic point of view. Access and use of the Barons View internal road needs to be negotiated and confirmed with the Barons View HOA.

The existing access road has recently been improved by the developer from a safety point of view where road marking lines and signage has been introduced.

Road types and design guidelines.

Layer works, surfacing and geometry of the access road and parking to be in accordance with the "Red Book".

6.2 Stormwater management:

There is an existing stormwater system on site in the access road to the proposed development.

The existing system consists of a kerb and channel on the side of the road with a catch pit at erf 9902 with a 300 mm concrete pipe conveying stormwater across the road towards the west where a concrete stormwater retention/irrigation tank collects the water with an overflow opening.

It is proposed that stormwater runoff be collected and conveyed on the road surface and in a new piped network with a new site specific 600 diameter stormwater pipe conveying stormwater along the access road servitude, over the neighbouring developed area to the north and discharging on erf 9865 (Park) with a gabion retention and dissipation structure. A further two double stormwater catch-pits are required in the road reserve adjacent to erven 9903 and 9904.

A minor piped system is required in the north eastern corner of the development with gabion structure and stone pitching with water discharging onto the remainder of Portion 47.

7. REFUSE REMOVAL

The municipality currently service the Barons View development and it is proposed that the same collection point with enlarged refuse room be utilized as a refuse collection point.



Francois Scholtz Pr. Eng.

APPENDIX A



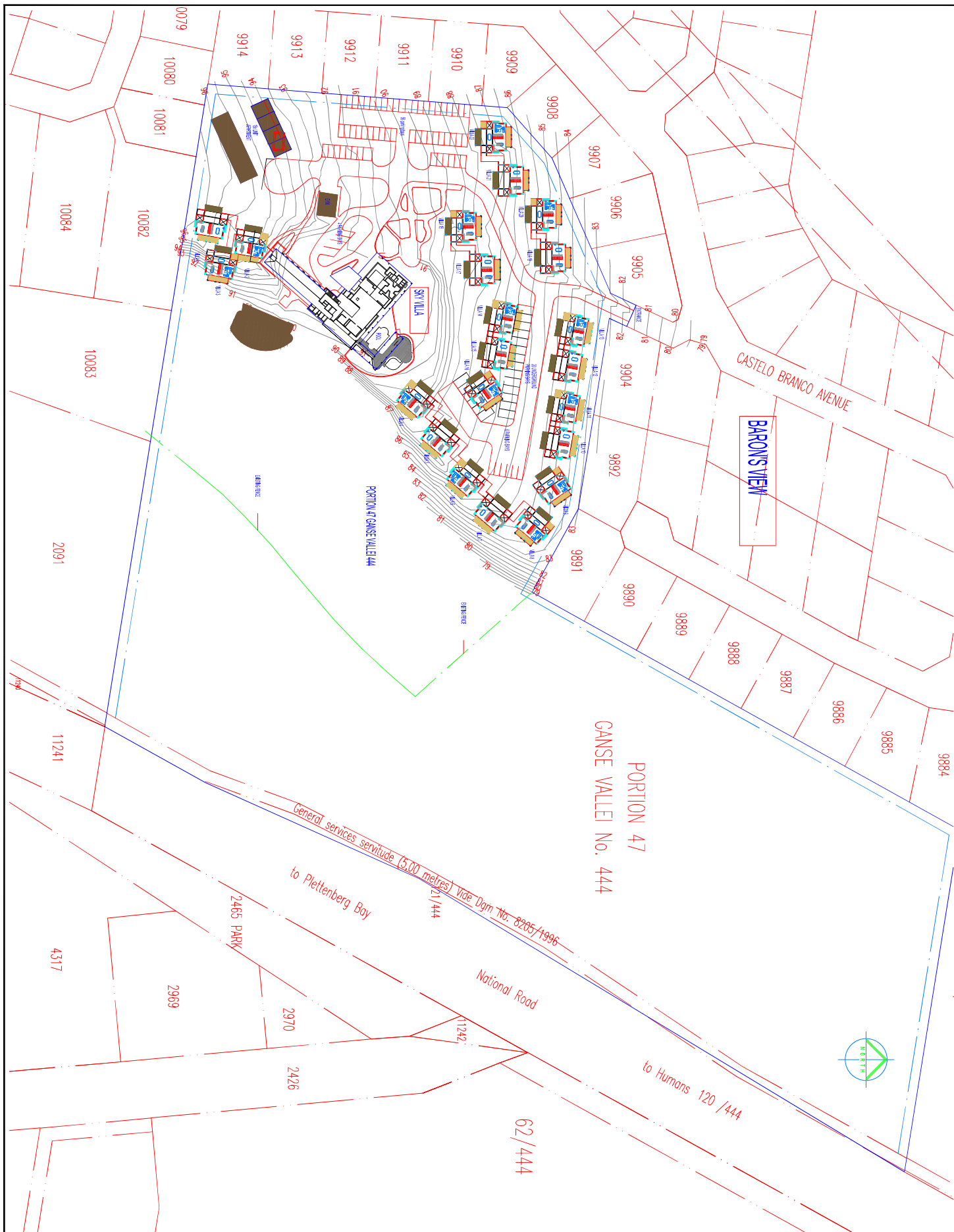
Annexure
A1

Scale 1 : 10 000	Prepared By BAH	Date 13 - 07 - 2016
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Project	Layout Description
Ptn 47-444 District Knysna	Location Plan

TUINIQUEA
 Tuiniqua (Pty) Ltd Reg. 2001/011886/07
 Ph (+27) 44 533 6369 Email engineer@tuiniqua.co.za
 Fax (+27) 44 533 2858 Web www.tuiniqua.co.za

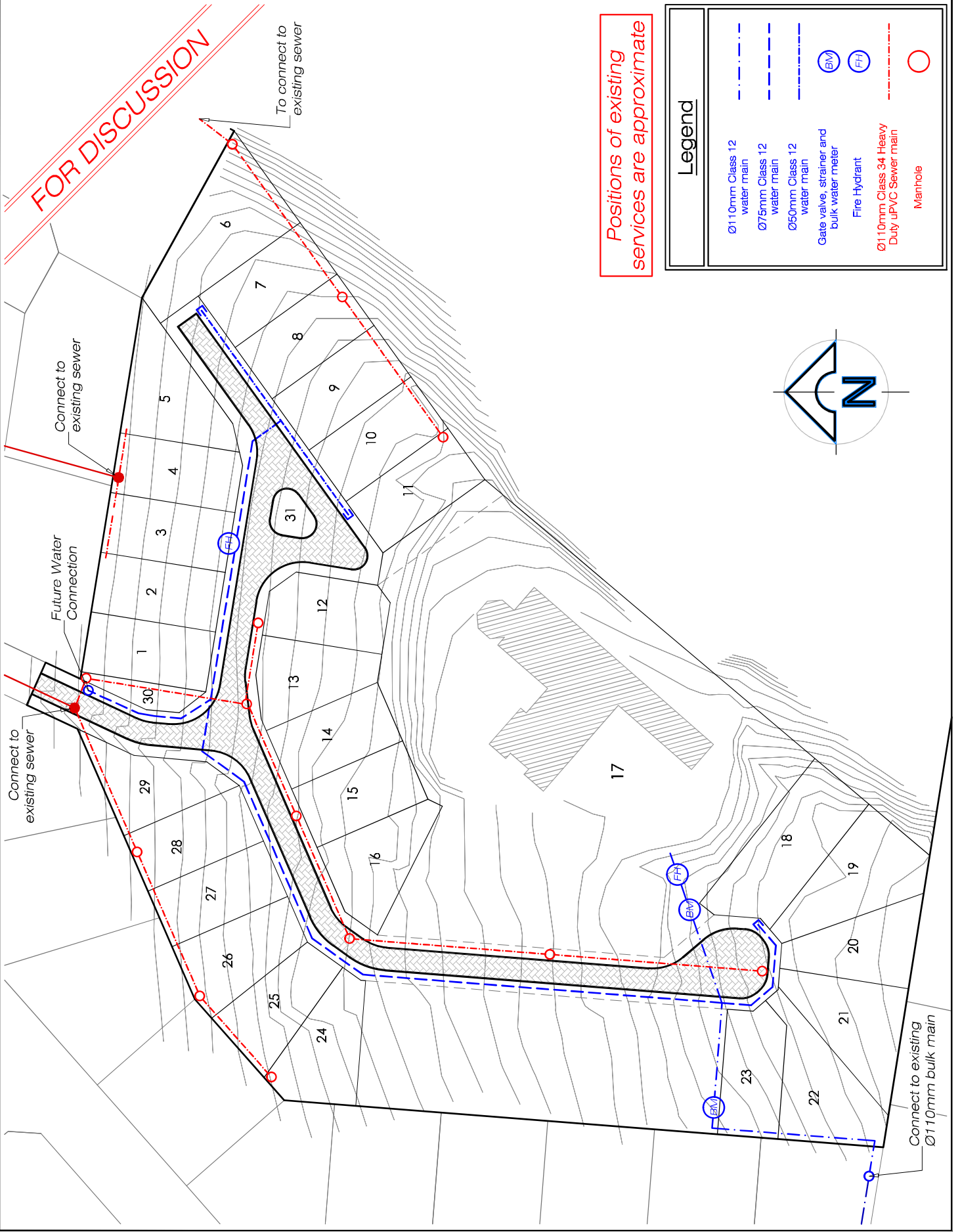
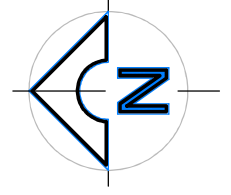
APPENDIX B



APPENDIX C

Legend	
---	Ø110mm Class 12 water main
---	Ø75mm Class 12 water main
---	Ø50mm Class 12 water main
---	Gate valve, strainer and bulk water meter
○	Fire Hydrant
○	Ø110mm Class 34 Heavy Duty uPVC Sewer main
○	Manhole

Positions of existing services are approximate

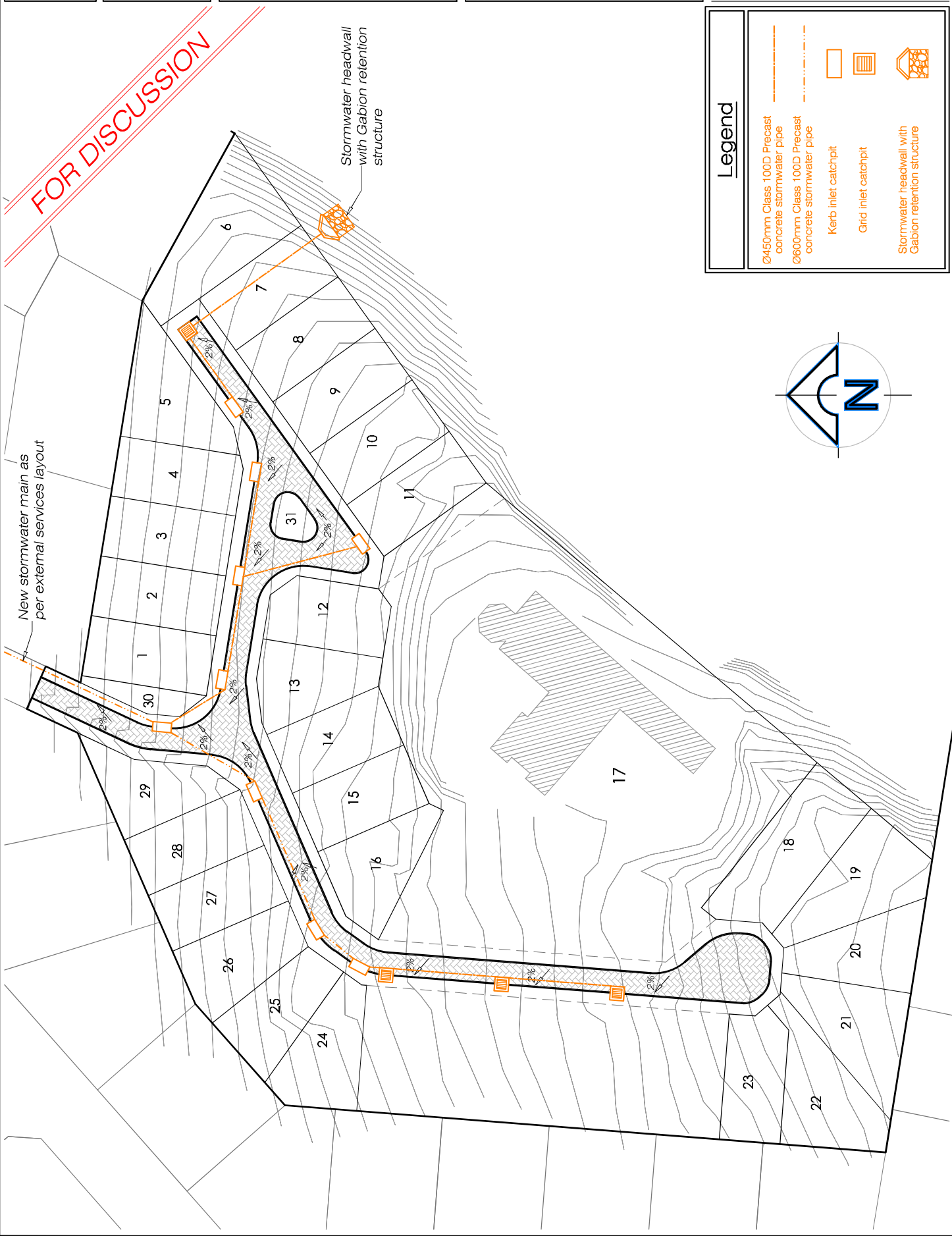
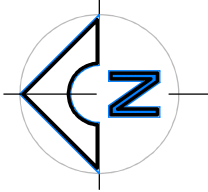




TUNIQUA
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 Reg. 2007/011896/07

Legend

	Ø450mm Class 100D Precast concrete stormwater pipe
	Ø600mm Class 100D Precast concrete stormwater pipe
	Kerb inlet catchpit
	Grid inlet catchpit
	Stormwater headwall with Gabion retention structure



Scale
 1 : 1000

Prepared By
 BAH

Date
 13 - 07 - 2016

Project
 Ptn 47-444
 District Knysna

Layout Description
 Stormwater Internal Schematic Layout

Annexure
C2



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Project

Ptn 47-444

District Kynsna

Layout Description

Existing Services and New External Stormwater Layout

Scale

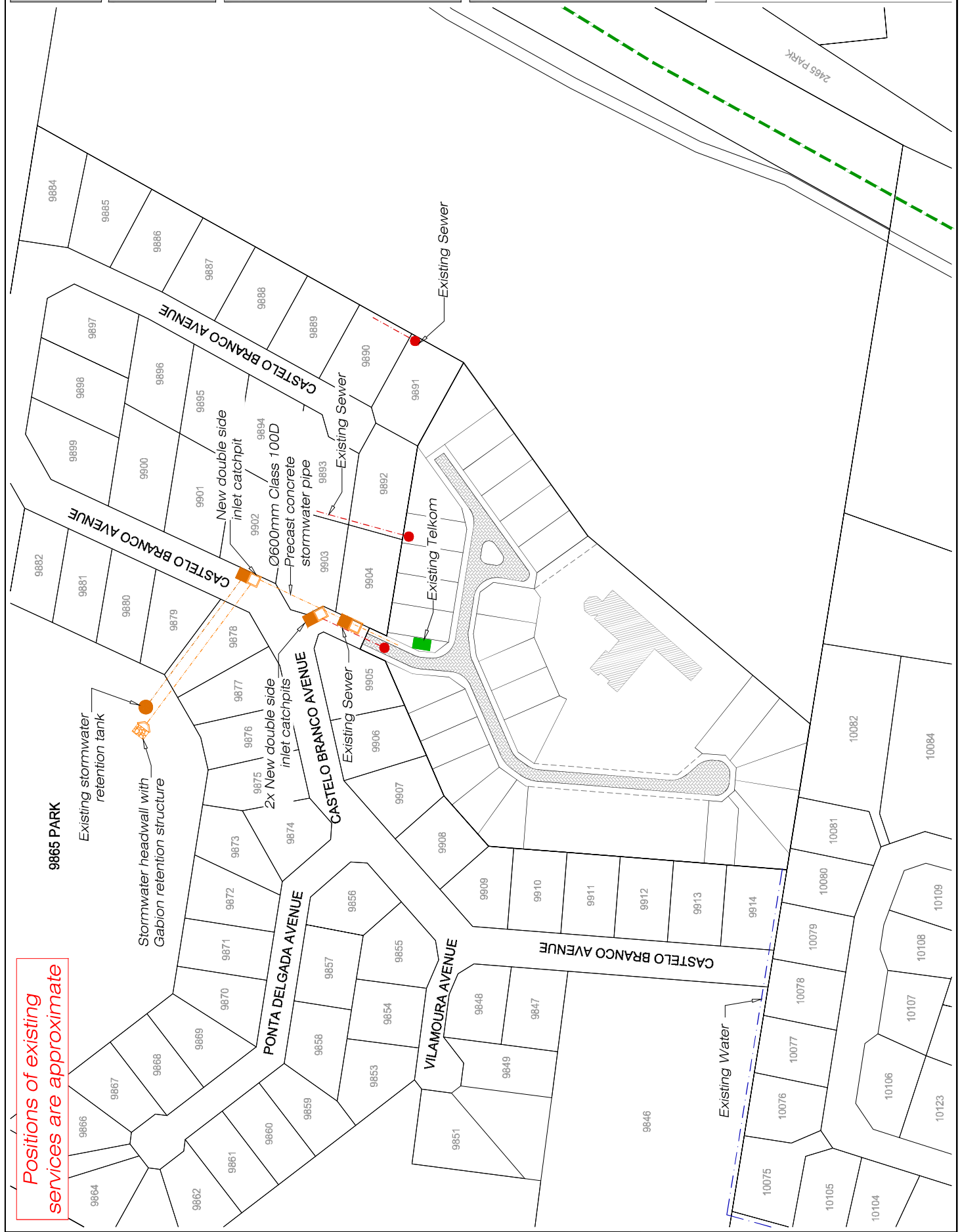
1 : 1000

Prepared By

SVN

Date

03 - 10 - 2018



Positions of existing services are approximate

APPENDIX D

5 October 2016

The Director: Services and Infrastructure
Bitou Municipality
Private Bag X1002
Plettenberg Bay
6600

Attention: Mr Pikkie Lombard

Dear Sir

**DEVELOPMENT OF THE REMAINDER OF PORTION 47 OF FARM 444, PLETTENBERG BAY:
CAPACITY ANALYSIS OF THE BULK WATER SERVICE**

The request by Mr Francois Scholtz of Tuiniqua Consulting Engineers regarding comments on the bulk water supply to the proposed development (residential and hotel development on the remainder of portion 47 of Farm 444, Plettenberg Bay), refers.

This document should inter alia be read in conjunction with the Water Master Plan (performed for the Bitou Municipality) dated June 2016.

The proposed development on Farm 444/47 was not taken into consideration for the recently completed master plan for the water network.

1 WATER DISTRIBUTION SYSTEM

1.1 Distribution zone

The master planning indicated that this development area should be accommodated in the existing Archiewood reservoir zone. The connection to the existing system should be done on the existing 110 mm diameter pipeline to the north of the development, as shown on Figure 1 attached.

The development is situated inside the water priority area.

1.2 Water demand

No provision was made in the original water analysis for the master plan for development on portion 47 of Farm 444.

For this re-analysis, the total annual average daily demand (AADD) and fire flows for the proposed development was calculated as follows:

- 30 Hotel beds @ 0,35 kℓ/d/unit = 10,5 kℓ/d
- 27 Residential erven @ 600 ℓ/d/unit = 16,2 kℓ/d
- Total = 26,7 kℓ/d
- Fire flow criteria (Low risk) = 15 ℓ/s @ 7 m

1.3 *Present situation*

1.3.1 *Reticulation network*

The existing water reticulation network between the Archiewood reservoirs and the proposed development has sufficient capacity to provide the required minimum water pressure of 24 m water head to the development during peak demand conditions, as well as to supply fire flow to the development of more than 15 ℓ/s at 7 m head.

It is however recommended that the existing 110 mm diameter pipe between the main 200 mm supply pipeline from the Archiewood reservoir and the proposed development (see Figure 1 attached) is reinforced in the future when the existing erven to the north and west of the proposed development start to develop. This proposed pipeline reinforcement is however not required as a minimum requirement in order to accommodate the proposed development in the existing water system.

Link service

- Item 1 : 150 m x 160 mm Ø replace existing 110 mm Ø supply pipe = R 156 000 *

(* Including P & G, Contingencies and Fees, but excluding VAT - Year 2015/16 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

1.3.2 *Reservoir capacity*

The existing Archiewood (2,0 Mℓ) reservoir has sufficient reservoir storage volume available to accommodate the proposed development on portion 47 of Farm 444, Plettenberg Bay.

1.3.3 *Bulk water supply*

The bulk water system supplying bulk water from the Plettenberg Bay Water Treatment Plant (WTP) to the Archiewood reservoir has sufficient capacity to accommodate the proposed development (see Figure 2 attached).

2 CONCLUSION

The developer of the remainder of portion 47 of Farm 444 in Plettenberg Bay will be liable for the augmentation and transportation fees (as calculated by the Bitou Municipality) as a contribution towards water infrastructure.

There is sufficient capacity in the existing water reticulation system to accommodate the proposed development. It is however recommended that the existing 110 mm diameter pipe between the main 200 mm supply pipeline from the Archiewood reservoir and the proposed development is reinforced in the future when the existing erven to the north and west of the proposed development start to develop.

We trust that you find this of value.

Yours sincerely

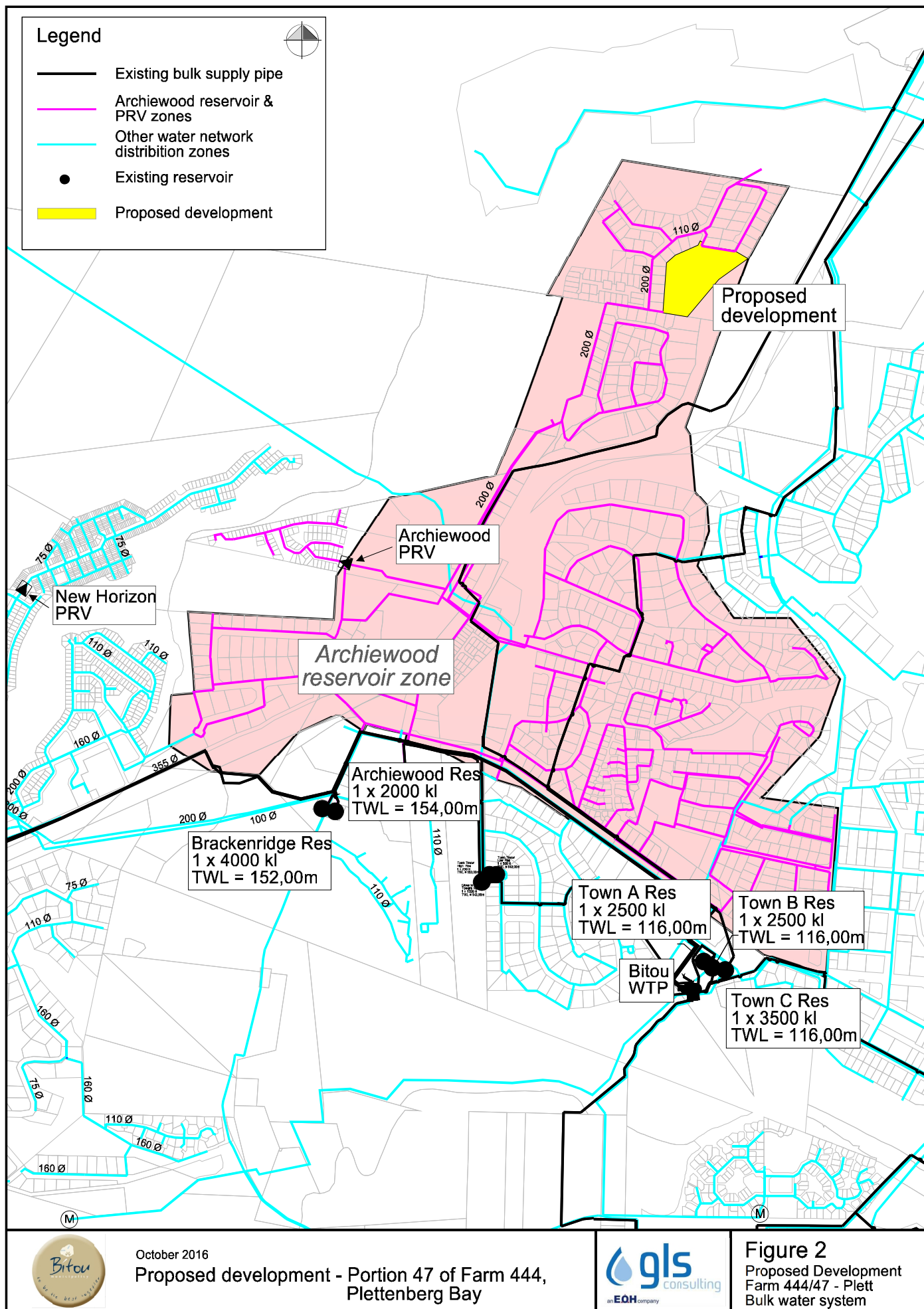
GLS CONSULTING (PTY) LTD
REG. NO.: 2007/003039/07



Per: JJ STREICHER (Director)

cc. Tuiniqua Consulting Engineers (Pty) Ltd
P. O. Box 544
PLETTENBERG BAY
6600

Attention: Mr Francois Scholtz



ANNEXURE L:

Botanical Report

BOTANICAL ASSESSMENT

PROPOSED DEVELOPMENT OF PORTION 47 OF FARM GANZE VALLEI 444, PLETTENBERG BAY

May 2016



Mark Berry Environmental Consultants

Pr Sci Nat (reg. no. 400073/98)

Tel: (021) 856-1148

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1 INTRODUCTION

This report investigates the botanical impacts of a proposed residential development on Portion 47 of Farm Ganze Vallei 444 in Plettenberg Bay (see Map 1). The proposed development site is located on a hill top west of the Keurbooms River estuary. The property is covered with trees (mainly exotic), lawn, grassy areas and a hotel, which is currently being renovated. The surrounding area (notably to the south) has been largely developed for housing. According to the 2006 Vegetation Map of South Africa, the site is located in Garden Route Shale Fynbos. Also found in the general area are South Outeniqua Sandstone Fynbos, Southern Afrotemperate Forest and Cape Estuarine Salt Marshes, the latter being associated with the Keurbooms River estuary. Garden Route Shale Fynbos is currently listed as Vulnerable in the National List of Threatened Ecosystems (December 2011).

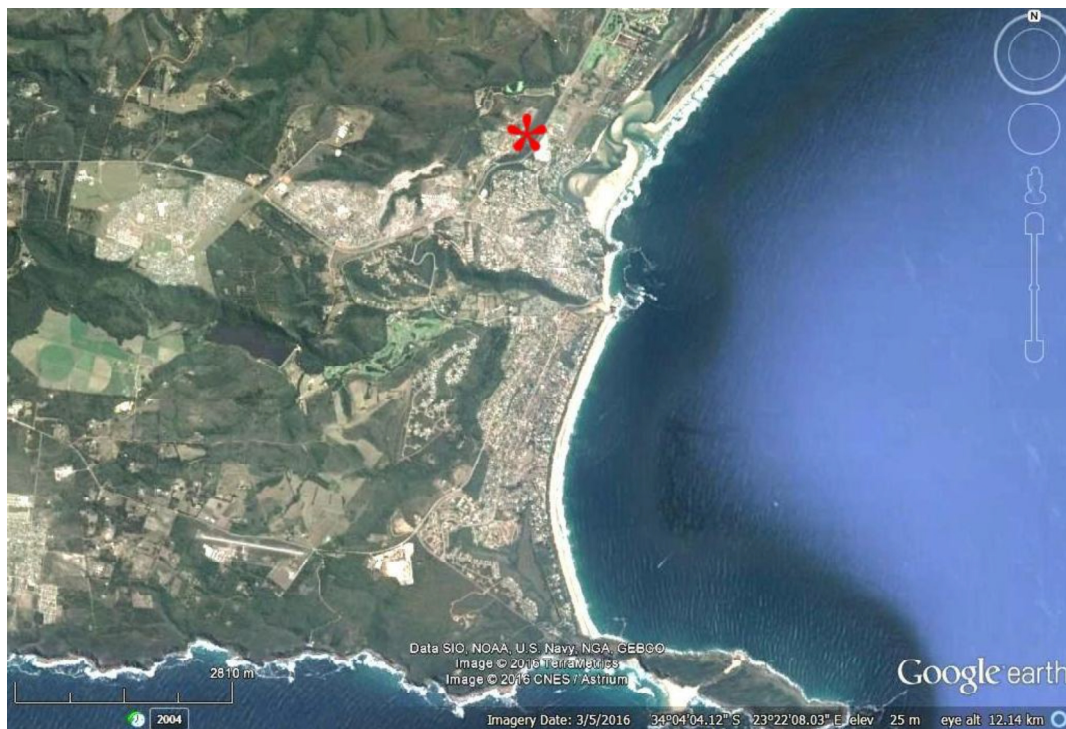
2 PROJECT DESCRIPTION

A 1.68 ha area has been earmarked for residential development and a private road, while the rest of the property will remain unchanged. An existing manor house/hotel on the site is currently being renovated and converted into a hotel (see Map 2). Two layout alternatives are presented for the residential development. Alternative 1 (original layout) comprises 21 residential erven with an average erf size of $\pm 650 \text{ m}^2$. Alternative 2 (preferred layout) comprises 35 residential erven in a denser arrangement of 380 m^2 each.

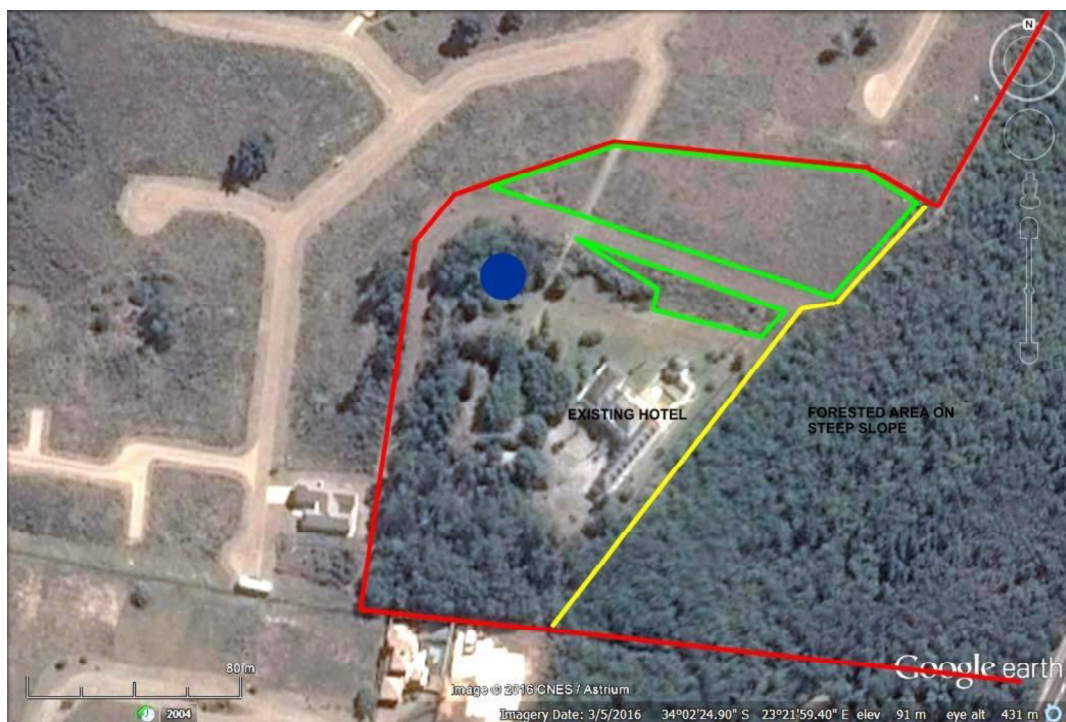
3 TERMS OF REFERENCE

The terms of reference for this study are as follows:

- To determine if vegetation of high conservation value will be affected by the project. Reference will be made to its conservation value and potential impact on ecological linkages, CBA's, etc.
- To determine if any rare and threatened (Species of Conservation Concern) plant species will be affected.
- To assess the impacts on flora and vegetation.
- To propose mitigation measures to be included in method statements to ensure that the impact on biodiversity is minimised.



Map 1 Satellite photo showing the location of proposed development site (red asterisk) in Plettenberg Bay.



Map 2 Satellite photograph showing the position of site (outlined in red) and existing manor house/hotel. The green outlined areas indicate the fynbos regrowth areas, while the yellow line indicates the approximated boundary of development site and wooded area on steep slope below. The blue circular area indicates the position of a small dam.

4 METHODOLOGY

A botanical survey of the site was undertaken on 21 April 2016 by Mark Berry (see CV attached). A qualitative assessment of the type and condition of affected vegetation, disturbance and presence of alien species and Species of Conservation Concern was carried out. Plant species not identified in the field, were collected or photographed and identified at the Compton Herbarium at Kirstenbosch. Mucina & Rutherford's (2006) vegetation map and the latest floristic taxonomic literature and reference books were used for the purpose of this specialist study. Any plants classified as rare or endangered in the Red List of South African Plants online database are highlighted.

The following information was recorded during the site visit:

1. The condition of the vegetation. Is the vegetation either disturbed or degraded? A disturbed or degraded area could range from old/existing agricultural fields (fallow land), or areas previously disturbed by construction activities, to an area that has been severely eroded or degraded as a result of bad land management.
2. The species diversity. This refers to the numbers of different indigenous plant species occurring on site. Indigenous fauna will also be noted.
3. Species of Conservation Concern occurring on site. This would include rare, vulnerable, endangered or critically endangered plants and animals (where possible).
4. Fatal flaws. These would include finding large numbers of threatened plants or local endemics that would be negatively impacted upon if project was allowed to continue.
5. Identification of the vegetation type(s) on the site. This would include trying to establish the known range of a vegetation type and whether or not this vegetation type is vulnerable (VU), endangered (EN) or critically endangered (CR).

5 LIMITATIONS TO THE STUDY

Since fieldwork was carried out during autumn, flowering plants that only flower at other times of the year (e.g. winter to spring) may have been missed, especially bulbs. However, considering the transformed/disturbed state of the site, the overall confidence in the completeness and accuracy of the botanical findings is considered to be good.

6 LOCALITY & BRIEF SITE DESCRIPTION

The study site is located on a hilltop, 1 km west of the Keurbooms River estuary. It overlooks a small valley to the north and enjoys an uninterrupted view of the Tsitsikamma Mountains beyond. About three quarters of the development site is covered with exotic trees, lawn, an

existing manor house/hotel, parking area, etc. A quarter of the site (northern portion) is covered with fynbos regrowth with a prominent grass component. It appears that the area was subject to regular bush cutting (see Photo 1) or past agricultural activities, eliminating many of the fynbos species expected to be found here. According to the 3322 Oudtshoorn 1:250 000 geological map, the site is underlain by conglomerate, sandstone, siltstone and clay of Cretaceous to Tertiary age (Enon Formation). The steep slope below the site to the southeast is covered with scrub forest. This area was not surveyed as it is fenced off, but it appears to be heavily infested with invasive trees along the top. Patches of indigenous forest may be present lower down the slope.

7 BIOGEOGRAPHICAL CONTEXT

The Vegetation Map of South Africa (Mucina & Rutherford 2006) classifies the vegetation found in the area as Garden Route Shale Fynbos (see Map 3). This unit stretches along the Garden Route from an area north of Heidelberg eastwards towards Oyster Bay, near Cape St Francis. It is typically found on the undulating hills/plains of the coastal forelands (Mucina & Rutherford 2006). In the study area it resembles a shrubby grassland. It is mostly confined to the flatter areas that are exposed to frequent fires, while the fire-protected slopes and valleys in the area are occupied by forest patches (Mucina & Rutherford 2006). Apart from a single *Erica* species, characteristic fynbos species are largely absent from site. No members of the Proteaceae or Restionaceae families were recorded.

Other major vegetation units found in the area include South Outeniqua Sandstone Fynbos (higher-lying sandstone areas), Cape Estuarine Salt Marshes (salt marshes associated with the lower reaches and estuaries of major rivers) and Southern Afrotemperate Forest (sheltered and fire-protected areas). Apart from Garden Route Shale Fynbos and Eastern Coastal Shale Band Vegetation, these units are still well represented in the larger area. About 44% of Garden Route Shale Fynbos is still left (DEA 2011). Both Garden Route Shale Fynbos and Eastern Coastal Shale Band Vegetation are currently listed as Vulnerable, while the others are listed as Least Threatened (DEA 2011).

Being located on the northern outskirts of Plettenberg Bay, the site is well connected to adjacent areas of fynbos and scrub forest to the west, north and east of the site. Urban development to the south and east has largely cut it off from the Keurbooms River estuary.



Photo 1 Google Earth photograph (dated 2004) showing the impact of past bush cutting.



Map 3 Extract of the SA Vegetation Map (Mucina & Rutherford 2006), showing the position of study site (red asterisk) within Garden Route Shale Fynbos (FFh9). Also found in the area are South Outeniqua Sandstone Fynbos (FFs19), Cape Estuarine Salt Marshes (AZe2), Southern Afrotemperate Forest (FOz1) and Eastern Coastal Shale Band Vegetation (maroon strip).

8 VEGETATION & FLORA

The area earmarked for residential development is covered with mainly exotic trees, a manor house/hotel, garden/lawn and areas of fynbos regrowth. The latter can be described as a medium dense grassy shrubland comprising mainly grasses, a single *Erica* species and asteraceous shrubs (see Photo 2). No proteas, restios or geophytes were recorded, which is indicative of the transformed state of the site. Alien infestation is noticeable in the wooded area around the manor house, especially black wattle, pines and gum trees. It also harbours several Afrotropical forest species, such as *Diospyros dichrophylla*, *Pittosporum viridiflorum* and *Ekebergia capensis*.

The following common shrub species were recorded in the fynbos regrowth, namely *Erica sparsa* (= *E. floribunda*), *Anthospermum aethiopicum*, *Chrysanthemoides monilifera*, *Stoebe plumosa*, *Helichrysum teretifolium*, *H. cymosum*, *H. petiolare*, *H. nudifolium*, *H. foetidum*, *Athanasia trifurcata*, *Metalasia acuta*, *M. pungens*, *Elytropappus rhinocerotis* (= *Dicerotheramnus rhinocerotis*), *Nidorella ivifolia*, *Passerina* cf. *corymbosa*, *Searsia lucida*, *S. pallens*, *Chironia baccifera*, *Hermannia flammea*, *Selago corymbosa* and *Diospyros dichrophylla*. Grasses, such as *Panicum maximum* and *Chloris gayana* (an exotic weed), were especially dominant, indicating to frequent bush cutting. No bulbs or succulents were recorded in the fynbos regrowth. Cape gerbil (*Tatera afra*) activity was also noted here.

The wooded area around the manor house is covered by mainly exotic trees, as well as several indigenous trees and shrubs of Afrotropical Forest origin (see Photo 3). The canopy of alien trees provides a suitable habitat (nursery plant effect) for indigenous growth to establish. Invasive species recorded here include black wattle (*Acacia mearnsii*), blackwood (*A. melanoxylon*), rooikrans (*A. cyclops*), *Acacia podalyriifolia*, pines, gums, bottlebrush, magenta cherry (*Syzygium paniculatum*), *Lantana camara* and prickly pear (*Opuntia ficus-indica*). Indigenous species recorded include typical forest/thicket species, such as *Diospyros dichrophylla*, *Pterocelastrus tricuspidatus*, *Colpoos compressum*, *Scolopia* cf. *zeyheri*, *Grewia occidentalis*, *Searsia lucida*, *S. crenata*, *Pittosporum viridiflorum*, *Ekebergia capensis* (probably planted), *Mystroxydon aethiopicum*, *Aloe pluridens*, *Senecio deltoideus*, *S. angulatus*, *S. macroglossus*, *Cynanchum* cf. *ellipticum*, *Aptenia cordifolia* (= *Mesembryanthemum cordifolium*), *Monsonia emarginata*, *Asparagus aethiopicus*, *Anemone vesicatoria* subsp. *grossa*, *Exomis microphylla*, *Barleria obtusa* and the fern *Cheilanthes viridis*. *Anemone vesicatoria* subsp. *grossa* is a forest endemic.



Photo 2 Fynbos regrowth on the northern side of the manor house.



Photo 2 Wooded area behind the manor house (under renovation).

A small dam (see Photo 3) nearby the manor house accommodates *Typha capensis*, *Cyperus papyrus* (papyrus sedge) and sword fern (*Nephrolepis cf. exaltata*). The latter is considered to be invasive. This water feature, being manmade, is not considered to have any ecological importance.



Photo 3 Small dam/water feature in the garden nearby the manor house.

No Species of Conservation Concern were recorded on site. The term Species of Conservation Concern refers to species that are listed as either Threatened or Rare in the Red List of South African Plants (Raimondo *et al.* 2009).

9 CONSERVATION STATUS

Over 50% of the original area of Garden Route Shale Fynbos has been transformed by agriculture and afforestation (Mucina & Rutherford 2006). Only about 5% of it is formally conserved in the Garden Route National Park and Boosmansbos Wilderness Area (Mucina & Rutherford 2006). Garden Route Shale Fynbos is currently listed as a vulnerable vegetation type. Alien infestation appears to be a serious problem in the area. The wooded area on the study site falls within the Garden Route Biodiversity Network. Map 4 shows that the wooded area is located inside a 'Critical Biodiversity Area' (CBA). It is clear that the information used in preparing the CBA map was not groundtruthed as the wooded area comprises mainly invasive

aliens and other exotic trees. No aquatic CBA's or National Freshwater Ecosystem Priority Areas (NFEPA) occur on the property. CBA's are terrestrial and aquatic features in the landscape that are critical for conserving biodiversity and maintaining ecosystem functioning in the long term (Maree & Vromans 2010; Job *et al.* 2008).



Map 4 Critical Biodiversity Areas (yellow) in the area. The property is outlined in red.

10 IMPACT OF THE PROPOSED HOUSING DEVELOPMENT

The proposed development site is located on a hilltop environment that was subject to regular bush cutting and other disturbances. The fynbos regrowth encountered in the northern part of site comprises widespread fynbos species and grasses. Although it has potential to re-establish itself to a certain extent, it has low to medium conservation value as certain key fynbos elements, such as proteas and restios, have been eliminated. Likewise, the wooded area comprises mainly invasive aliens, other exotic trees and common forest species, which utilise the shade provided by the taller alien trees. No Species of Conservation Concern or protected tree species were recorded and will be affected by the project. With regards to the two layout alternatives, the impact will be the same for both alternatives.

Impact on the vegetation type, habitat and CBA's

Considering the condition and transformed state of the vegetation found on site, the impact

imposed by the development on Garden Route Shale Fynbos is considered to be of low significance, with mitigation. Similarly, the impact on habitat and CBA's is negligible. Table 1 below summarises the impact.

Table 1 Impact on vegetation type, habitat and CBA's.

Mitigation	Extent	Duration	Intensity	Probability of occurrence	Significance (for both alternatives)	Status	Confidence
Without mitigation	Limited to site	Perm	Med	Probable	Low-med	-	Med-high
With mitigation	Limited to site	Perm	Med	Probable	Low	-	Med-high

Impact on Species of Conservation Concern

No impact identified.

Impact on biological connectivity or linkage

Being almost cut-off on the western side by an eco-estate development, the site provides a weak ecological link between the estuary and the large expanse of fynbos located further away to the west. The latter extends around the site to the north along the Gansevallei towards the N2. With mitigation, the impact on biological connectivity or linkage is likely to be of low significance. The impact can be mitigated by restricting planting in gardens and open spaces to locally indigenous species. It can be argued that the impact may be slightly less for Alternative 1 where larger erven may provide for the opportunity to establish larger indigenous gardens. The Table 2 below summarises the impact.

Table 2 Impact on biological connectivity or linkage.

Mitigation	Extent	Duration	Intensity	Probability of occurrence	Significance (Alternative 1)	Significance (Alternative 2)	Status	Confidence
Without mitigation	Limited to site & surroundings	Long term	Med	Probable	Low-med	Low-med	-	Med-high
With mitigation	Limited to site & surroundings	Long term	Med	Probable	Low	Low-med	-	Med-high

Establishment of alien invasive vegetation

As an indirect impact, soil disturbance caused by earthworks and mining activities will provide ideal conditions for the establishment of alien invasive vegetation. The presence of invasive

aliens on site, such as black wattle, blackwood, lantana and rooikrans, will exacerbate this impact. This can be partly mitigated by ongoing alien vegetation clearing in the area.

11 CONCLUSION & MITIGATION MEASURES

Given that the site was subject to regular bush cutting and other disturbances, the impact on biodiversity and the conservation status of Garden Route Shale Fynbos is expected to be of low significance, with mitigation. The fynbos regrowth encountered in the northern part of site comprises common fynbos species and grasses. Likewise, the wooded area comprises mainly invasive aliens, other exotic trees and common forest species. With regards to the layout alternatives, the impact will be the same for both. Impact on biological connectivity will be slightly less for Alternative 1, but not significantly so.

Mitigation should focus on the protection and utilisation of topsoil from the fynbos regrowth areas for rehabilitation purposes, establishing locally indigenous species in gardens and open spaces, and eradication of all woody alien plants in the remainder of the property.

The following mitigation measures should be considered if the project is allowed to proceed:

- Topsoil salvage and replacement would be critical for rehabilitation. Where possible, topsoil, containing fynbos seeds, should be conserved and used for rehabilitation purposes. Ideally, it should be transferred immediately to rehabilitation areas rather than being stockpiled, as stockpiling kills important fungi, microbes, seeds and soil fauna. Topsoil stockpiles must not exceed 0.5 m in height and must not be compacted.
- Only locally indigenous plant species should be used for planting and landscaping purposes, in both private gardens and open spaces. No declared invasive alien species must be used.
- It is recommended that the remainder of the property be cleared of all woody alien plants. Initial alien clearing will probably be the responsibility of the applicant, whereafter ongoing clearing will become the responsibility of the homeowners' association.

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Mucina, L. & Rutherford, M.C. (eds) 2006. The vegetation of South Africa, Lesotho and Swaziland. *Strelitzia* 19. South African National Biodiversity Institute, Pretoria.

CURRICULUM VITAE

M.G. (Mark) BERRY ENVIRONMENTAL CONSULTANT / ECOLOGIST

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CONTACT DETAILS: Tel: (021) 856-1148
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BORN: 13 December 1965

IDENTITY NUMBER: 6512135145082

NATIONALITY: South African

MARITAL STATUS: Married, two daughters

DRIVERS LICENCE: Code EB

LANGUAGES: Proficient in speaking, reading and writing English and Afrikaans

QUALIFICATIONS: BSc (1988) University of Stellenbosch (majored in Botany and Zoology)
BSc-Hons in Botany (1991) University of Stellenbosch
MSc in Botany (1993) Nelson Mandela Metropolitan University
PhD in Botany (2000) Nelson Mandela Metropolitan University

CAREER SUMMARY: **1997-2005:** Employed as an environmental specialist at **Planning Partners**, a multi-disciplinary consultancy specialising in town and regional planning, environmental planning and landscape architecture.
Started **Mark Berry Environmental Consultants** in **June 2005**.

EXPERIENCE: **Environmental Impact Assessments (EIA's)** for residential, commercial, industrial, agricultural and civil engineering projects. EIA applications include the upgrading of Murray's Bay Harbour at Robben Island; an abalone farm near Saldanha; several bulk sewer and stormwater pipelines; the upgrading of access to and restoration of an archaeological site (Klipgat Cave) near De Kelders; the rehabilitation of the flood-damaged Koringlands River in Swellendam; a regional shopping mall in Hawston; low-cost housing projects; and cell phone masts in the Mossel Bay area.

With a PhD in the botanical field, I regularly undertake **biodiversity assessments** of fynbos, strandveld, renosterveld, thicket and karoo vegetation types as part of the EIA application process. For my PhD I have assessed the impact of informal settlement on the coastal vegetation and flora of the south-eastern Cape coastal zone.

Environmental Management Plans (EMP's) for a wide range of activities, including golf estates, residential and commercial developments, wineries, bulk municipal infrastructure, a harbour and several borrow-pits/quarries.

Environmental Control Officer (ECO) on construction sites, including residential and commercial developments, the upgrading of a harbour and other civil engineering projects.

CONFERENCES &

PUBLISHED PAPERS: The impact of informal housing settlements on coastal vegetation. *The Naturalist*, Eastern Province Branch of the Wildlife Society of Southern Africa, Vol 37(1) 1993.

Impacts of informal settlements on south-eastern Cape coastal vegetation (South Africa). *Global Ecology and Biogeography Letters* 4: 129-139, 1994.

Aspects on the history and development of informal settlements in the south-eastern Cape coastal zone. *South African Geographical Journal* 86 (1): 23-39, 2004.

Impact of cutting and collecting of firewood associated with informal settlement in the south-eastern Cape coastal zone. *South African Journal of Botany* 71 (2): 2005.

South-eastern Cape vegetation and the impacts of informal settlements. Annual SAAB congress held at Wits, Johannesburg in 1994.

Informal settlements in the south-eastern Cape coastal region and associated environmental impacts. First International Geography Congress held at University of Durban-Westville in 1995.

EXAMINER:

Between 2000 and 2006 I have acted as examiner for the Board of Control for Landscape Architects (BOCLA), responsible for the setting up and marking of the Environmental Planning Section of exam paper.

**PROFESSIONAL
MEMBERSHIP:**

Professional member (reg. no. 400073/98) of the South African Council for Natural Scientific Professions (SACNASP).

REFERENCES:

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A director of Planning Partners, a consultancy specialising in town & regional planning and landscape architecture

Phone: (021) 418-0510

E-mail: lisa@planpart.co.za

Andrew Cleghorn

Civil engineer and associate at Kayad Knight Piesold (Pty) Ltd

Phone: (021) 555-0400

E-mail: acleghorn@knightpiesold.com

Prof Eileen Campbell

Department of Botany, Nelson Mandela Metropolitan University

Phone: (041) 504-2329

E-mail: Eileen.Campbell@nmmu.ac.za

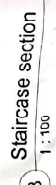
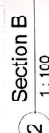
ANNEXURE M:

Approved Building Plans

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paid

Bud
COINTEGRATION
ARE INTEREST

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2016 MUNICIPALITY

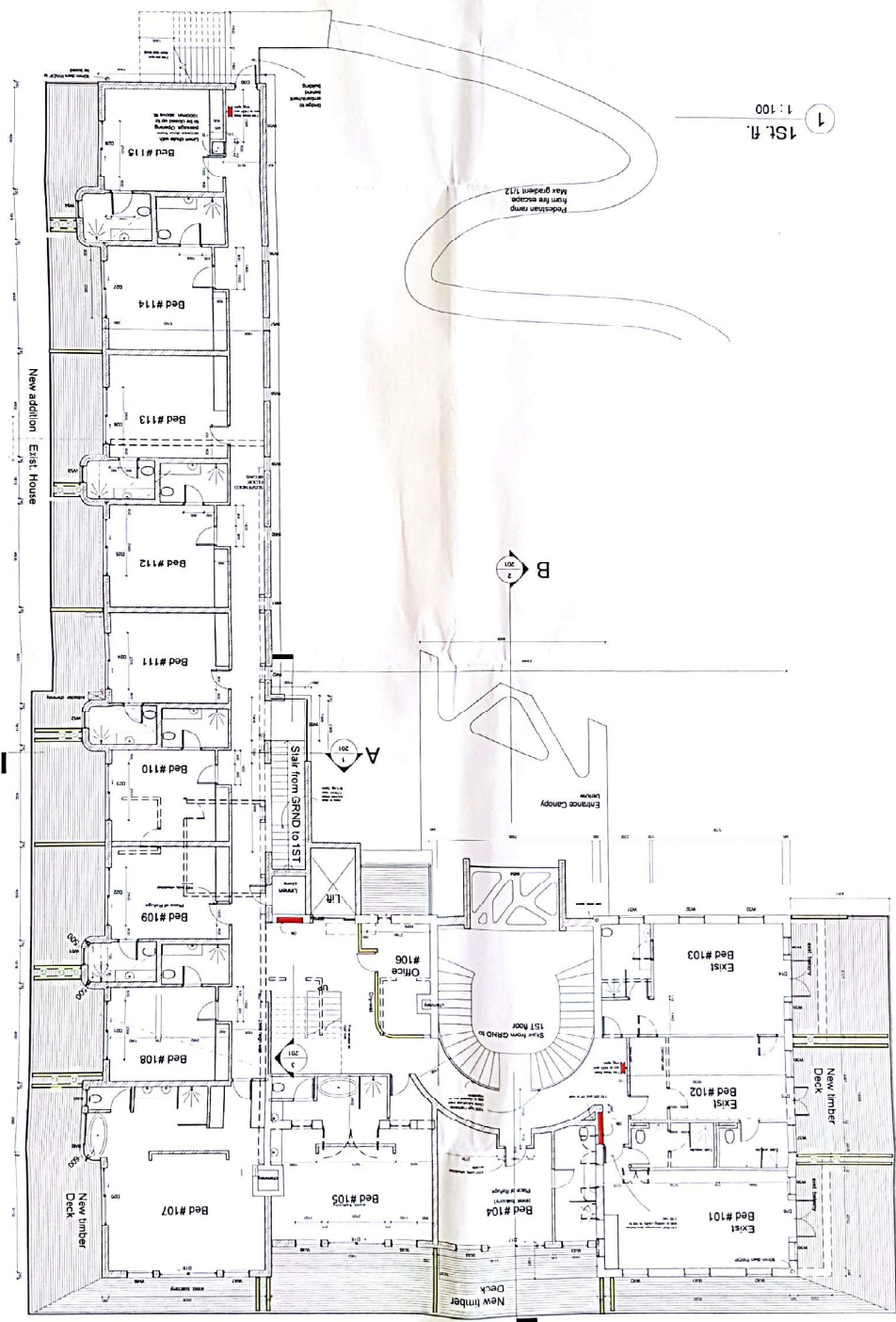
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2018-10-10



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Paul Oosthuizen Architects cc
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 24/11/19 10:2
 1509 103 L

ANNEXURE N:

Status Report from Surveyor General



**rural development
& land reform**

Department:
Rural Development & Land Reform
REPUBLIC OF SOUTH AFRICA

SURVEYOR-GENERAL: CAPE TOWN

90 Plein Street / Private Bag X9028, CAPE TOWN, 8000; Tel: 021 467 4800; Fax: 021 4653008; Email: sgdatawc@drdlr.gov.za

**MARIKE VREKEN
URBAN & ENVIRONMENTAL PLANNERS
PO BOX 2180
KNYSNA
6570**

*Enquiries: ML ZULU
My Reference: Knys.444 Vol.4 p216
Your Reference:*

2017-02-23

ATTENTION: Marike Vreken

Madam

**STATUS REPORT: ROADS SHOWN ON GENERAL PLAN NO: 5268/2003
PLETTENBERG BAY.**

I refer to your letter dated 2017-02-17.

According to my records, the land shown coloured in **ORANGE** on the attached plans represent:

Remainder Erf 9845 Plettenberg Bay vide Diagram No.5267/2003 as shown on **General Plan No.5268/2003**.

It is shown as **Public Road** in my records.

Yours faithfully

ML ZULU
for Surveyor-General: Western Cape

5268/2003

sht2

OWN PROPERTY PLATT



Portion 1 of the farm
OWNER VALUET No. 444

Portion 1 of the farm
OWNER VALUET No. 444

(PLETTENBERG BAY ALLOTMENT AREA)
GENERAL PLAN NO. 5268/2003

CDR

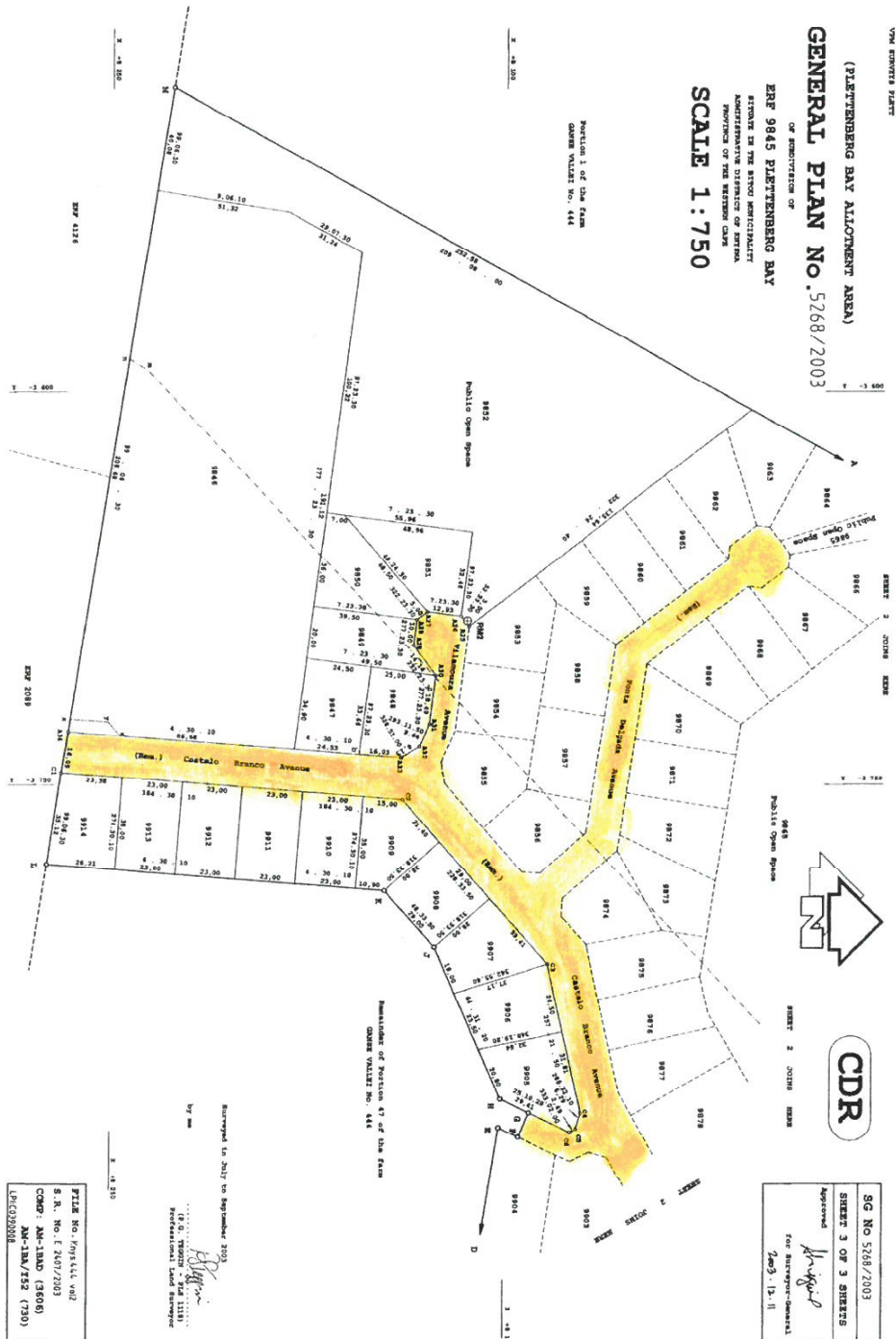
OF RESERVATION OF
ERF 9845 PLETTENBERG BAY
SITING IN THE RIVIER MUNCIPALITY
ADMINISTRATIVE DISTRICT OF NORTHERN
PROVINCE OF THE REPUBLIC OF SOUTH AFRICA
SCALE 1:750

SG No 5268/2003
SHEET 2 OF 3 SHEETS
Approved <i>[Signature]</i> for Surveyor-General 2003.12.11



FILE NO. KY544 VOL2
S.R. No. E 2407/2003
COMP: MV-13AD (3606)
CD: MV-13M/152 (730)
LP-032008

Surveyed in July to September 2003
by me
Professional Land Surveyor



ANNEXURE O:

Heritage Impact Assessment

HERITAGE IMPACT ASSESSMENT

PREPARED IN COMPLIANCE WITH
SECTION 38 (8)
OF THE NATIONAL HERITAGE RESOURCES ACT NO 25 OF 1999
AND
SUBMITTED TO
HERITAGE WESTERN CAPE

SKY VILLA DEVELOPMENT

BOUTIQUE HOTEL with VILLAS, APARTMENTS and TENTED UNITS
Remaining Extent of Portion 47 (A portion of Portion1) of the Farm Ganse Valleï No 444

HWC CASE NO. 18121204SB1220E



VIEW IN



VIEW OUT

URSULA RIGBY

ARCHITECT (B Arch) & HERITAGE PROFESSIONAL (M Phil CBE)
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DRAFT ONE – Issued for PPP 19 February 2020

DRAFT ONE

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EXECUTIVE SUMMARY

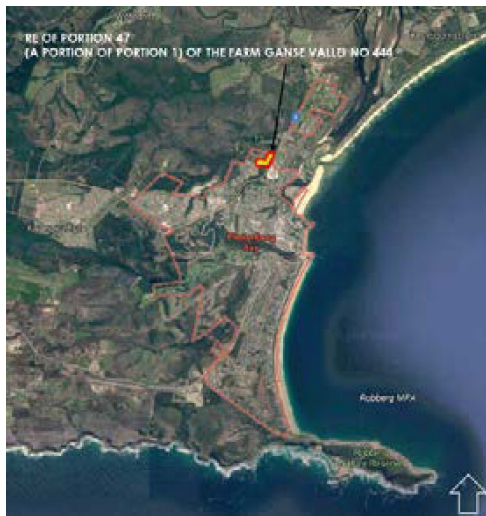
SITE NAME: SKY VILLA DEVELOPMENT

BOUTIQUE HOTEL with VILLAS, APARTMENTS and TENTED UNITS

LOCATION:

Remaining Extent of Portion 47 (A portion of Portion1) of the Farm Ganse Valleï No 444

HWC CASE NO. 18121204SB1220E



LOCALITY PLAN:

The Remaining Extent of Portion 47 (A portion of Portion1) of the Farm Ganse Valleï No 444 is owned by Saper Investments Pty Ltd. Ursula Rigby Architect and Heritage Professional has been appointed by Saper Investments Pty Ltd, to prepare this requisite HIA study.

DESCRIPTION OF PROPOSED DEVELOPMENT:

They wish to develop the site to

- accommodate changes to the existing Guest House (ex-Manor House, circa 1970) for legal use as a Boutique Hotel with a Restaurant and a Function venue
- to add the existing Guest House with the addition of one new level of accommodation (existing pitched roof is to be removed, height of new level is almost equal to height of existing pitched roof)
- to provide additional accommodation in the form of Villas (x 22), Apartment Blocks (2 blocks of 5 units each) and tents with decks (x 10).

The rezoning and the extent of the site (8,4899 Ha) triggered the need for a Notification of Intent to Develop (NID) submission to be made to Heritage Western Cape (HWC) in terms of sections 38(1) (c) (i) and 38(1) (d) of the NHRA.

The HWC response letter (January 2019) specified further requirements in terms of a Heritage Impact Assessment (HIA) that satisfies the provisions of Section 38(3).

The HIA must have specific reference to:

- Impacts to archaeological heritage resources
- Visual impacts of the proposed development

HERITAGE RESOURCES IDENTIFIED:

A summary of initial Heritage findings is as follows:

- The numerous subdivisions over time have resulted in the property no longer holding historical significance
- The Manor House is visible from a distance and is not 60+ years old

ANTICIPATED IMPACTS ON HERITAGE RESOURCES:

- Remodelling in 2014 -2016 has mitigated visual impacts
- The existing elevated viewing platform stands on stilts with significant visual bearing on the site when viewed from Lookout Beach
- Mitigating efforts which have been made in terms of planting around and below the platform and in between the stilts are taking effect. (Camouflage webbing is temporary until such time as planting is established).

Specialist inputs have been obtained from:

- ACRM (Agency for Cultural Resource Management) – Jonathan M Kaplan
Archaeological Impact Assessment for Saper Investments Pty Ltd (August 2019)
- PAUL BUCHHOLTZ

Visual Impact Statement for Saper Investments Pty Ltd (January 2020)

The approach to the HIA study is based on the requirements of Section 38(3) (a) to (g) of the NHRA.

Heritage design indicators have been proposed herein (by URA + HP) to enable an iterative process whereby indicators inform design development as an architect has yet to be appointed. An independent consultant was appointed to carry out assessments to inform a Visual Impact Statement for both Existing and Proposed Built Form. Assessment findings based on the URA + HP indicators and the SDP are as follows:

- The proposed development will create a minimal level of visual contrast and a high level of integration in terms of form, line, shape, pattern, colour and texture values with the surrounding developments already located on the ridgeline

Evaluations have been submitted (in Section Six) and mitigations are stipulated to address adverse effects on the environment. These mitigations in respect of Built Form are subject to scrutiny by all Interested and Affected Parties and will only therefore be finalised in the Final HIA.

The Archaeological Assessment identified no significant impacts to pre-colonial archaeological heritage that will need to be mitigated prior to the commencement of the proposed construction. In essence, the impact of the proposed Sky Villa Ganse Vallei development on archaeological heritage is assessed as LOW and the consultant concluded that there are no objections, on archaeological grounds, to the development proceeding.

Nevertheless, consideration must be given to the possibility that resources are uncovered during construction. In this instance findings are to be reported to the specialist consultant Heritage Archaeologist (Jonathan M Kaplan).

In summary the findings generally conclude:

The cultural landscape qualities of the study area essentially consist of an urban area where no material cultural or structural resources of historical significance were observed.

Notwithstanding, a comprehensive set of recommendations is presented as a summary of proposed mitigations for the development, in order to avoid adverse effects during and after the completion of the proposed project. These are presented to address provisions of Section 38(3)(g) of the NHR Act.

RECOMMENDATIONS:

It is intended that the recommended mitigations be incorporated into the detailed development proposal drawings and documentation. As such, these recommendations have been formulated from two sources, namely

- the indicators / directives and design proposals (URA + HP)
- the measures deemed to be relevant and noted as such in the VIS

These notations and associated illustrative images are collated into one A1 sheet which is intended to act as Guidelines for Design Development.

Refer to the DESIGN GUIDELINES in Appendix C.

DESIGN GUIDELINES FOR SKY VILLA DEVELOPMENT:
BOUTIQUE HOTEL with VILLAS, APARTMENTS and TENTED UNITS
RE OF PORTION 47 (A PORTION OF PORTION 1) OF THE FARM GANSE VALLEI NO 444
PREPARED FOR SAPER INVESTMENTS PRY. LTD
SHEETS. 100 AND 101 R00, DATED 18 Feb 2020

This HIA is submitted for comment at the same time as the Rezoning Application prepared by Marike Vreken Urban and Environmental Planners.

AUTHOR:

URSULA RIGBY
ARCHITECT (B Arch) & HERITAGE PROFESSIONAL (M Phil CBE)

Specialist inputs have been obtained from:

ACRM (Agency for Cultural Resource Management) – Jonathan M Kaplan
Archaeological Impact Assessment for Saper Investments Pty Ltd (August 2019)
Jonathan M Kaplan is a professional Archaeologist with an MA (Archaeology) (UCT).
PAUL BUCHHOLTZ

Visual Impact Statement for Saper Investments Pty Ltd (January 2020)
Paul Buchholtz is a Geoinformatics and Environmental Specialist, registered as a member of the the South African Geomatics Council

1. INTRODUCTION AND BACKGROUND INFORMATION

The owners of the Remaining Extent of Portion 47 (A portion of Portion1) of the Farm Ganse Vallei No 444 are Saper Investments Pty Ltd. They wish to develop the site to provide for residential holiday accommodation.

The site is located within the urban boundaries of the Bitou Municipality (Ward 2). It is situated on the west side of the N2, to the northwest of The Market Square Shopping Centre. The area of the site is 8,4899 Hectares in extent. Access to the site is via the Old Nick Intersection on the N2.

An existing circa 1970 Manor House on the site has recently been converted for use as a guest house (refer to Appendix E - 2016 approved drawings by Paul Oosthuizen Architect).

It is the owners' intention to develop the site to accommodate changes to the existing Guest House (ex-Manor House, circa 1970) for legal use as a Boutique Hotel with a Restaurant and a Function venue and to provide additional accommodation in the form of Villas (x 22), Apartment Blocks (2 blocks of 5 units each) and tents with decks (x 10).

The proposed development triggered the need for a Notification of Intent to Develop (NID) submission to be made to Heritage Western Cape (HWC) in terms of section 38(1)(c)(i)¹ and 38(1)(d)² of the National Heritage Resources Act (NHRA). Marike Vreken Urban and Environmental Planners was appointed to make the application and a standard NID form with Background Information Report was duly submitted.

The HWC response letter, dated 29 January 2019, specified further requirements in terms of a Heritage Impact Assessment (HIA) that satisfies the provisions of Section 38(3). Refer to Figure 3 below.

The HIA must have specific reference to:

- Impacts to archaeological heritage resources
- Visual impacts of the proposed development

Ursula Rigby Architect and Heritage Professional has been appointed by Saper Investments Pty Ltd, to prepare this requisite Heritage Impact Assessment study. Ursula Rigby is a professional architect with a B.Arch. (UCT) and an MPhil in Conservation of the Built Environment (UCT).

Specialist inputs have been obtained from:

ACRM (Agency for cultural Resource Management) – Jonathan M Kaplan

¹ NHRA 1999(Act 25 of 1999) section 38(1)(c)(i) refers to any development or activity that will change the character of a site exceeding 5 000m² in extent.

² NHRA 1999(Act 25 of 1999) section 38(1)(d) refers to the rezoning of a site exceeding 10 000m².

Jonathan Kaplan was appointed by Saper Investments Pty Ltd, to prepare an Archaeological Impact Assessment by Saper Investments Pty Ltd. Jonathan M Kaplan is a professional Archaeologist with an MA (Archaeology) (UCT).

- Refer to AIA Report attached as Appendix A dated August 2019

ARCHAEOLOGICAL IMPACT ASSESSMENT RE: PROPOSED DEVELOPMENT, REMAINING
EXTENT OF PORTION 47 (A PORTION OF PORTION 1) OF THE FARM
GANSE VALLEI NO. 444, PLETTENBERG BAY, WESTERN CAPE

Applicant:

SAPER INVESTMENTS (PTY) LTD

Prepared by: ACRM, August 2019

The overall purpose of the AIA is to assess the sensitivity of archaeological resources in the proposed development site, to determine the potential impacts on such resources, and to avoid and/or minimise such impacts by means of management and/or mitigation measures.

PAUL BUCHHOLTZ

Paul Buchholtz was appointed by Saper Investments Pty Ltd, to prepare a Visual Impact Statement by Saper Investments Pty Ltd. Paul Buchholtz is Geoinformatics and Environmental Specialist, registered as a member of the the South African Geomatics Council.

- Refer to VIS Report attached as Appendix B dated January 2020

VISUAL IMPACT STATEMENT RE: PROPOSED DEVELOPMENT, REMAINING EXTENT OF
PORTION 47 (A PORTION OF PORTION 1) OF THE FARM
GANSE VALLEI NO. 444, PLETTENBERG BAY, WESTERN CAPE

Applicant:

SAPER INVESTMENTS (PTY) LTD

Prepared by: Paul Buchholtz, January 2020

The overall purpose of the VIS Report is to provide an analysis of the interaction between the existing visual environment and the planned infrastructure. It provides the basis for determining visual impacts and mitigation strategies. This VIS provides an overview of the landscape character of the locality and assesses the degree to which the proposed development would be visually appropriate.



Figure 1: Locality Diagram Plettenberg Bay
Source: URA + HP



Figure 2: Locality Diagram - northern sector of Plettenberg Bay
Source: URA + HP

REGISTERED POST

Our Ref: HM/ BITOU / PLETTENBERG BAY /
EXTENT OF PORTION 47 (A PORTION OF PORTION 1)
OF THE FARM GANSE VALLEI NO 444
Case No: 18121204SB1220E
Enquiries: Stephanie-Anne Barnardt
E-mail: stephanie.barnardt@westerncape.gov.za
Tel: 021 483 9689
Date: 29 January 2019

Marika Vreken
PO Box 2180
Knysna
6570
info@vreken.co.za



RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED
In terms of Section 38(2) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape
Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED REDEVELOPMENT OF THE SITE FOR APARTMENTS AND HOTEL ACCOMMODATION, EXTENT OF PORTION 47 (A PORTION OF PORTION 1) OF THE FARM GANSE VALLEI NO 444, PLETTENBERG BAY, SUBMITTED IN TERMS OF SECTION 38(2) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 18121204SB1220E

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 20 December 2018. This matter was discussed at the Heritage Officers meeting held on 21 January 2019.

You are hereby notified that, since there is reason to believe that the proposed redevelopment of the site for apartments and hotel accommodation will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of section 38(3) of the NHRA be submitted. This HIA must have specific reference to the following:

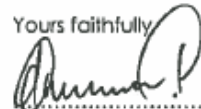
- Impacts to archaeological heritage resources
- Visual impacts of the proposed development

The required HIA must have an integrated set of recommendations.

The comments of relevant registered conservation bodies and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully,


Dr. Mxolisi Dlamuka
Chief Executive Officer, Heritage Western Cape

Figure 3: HWC Response to NID for Case Nuber 18121204SB1220E
Source: HWC.

1.1. PROPERTY DETAILS

The overall site size is 8,4899 ha in extent. It is currently zoned as “Agricultural Zone” in terms of the Plettenberg Bay Zoning Scheme Regulations.

Portion 47 (a Portion of Portion 1) of the Farm Ganse Vallei No 444 was subdivided off a portion of Portion 1 of the Farm Ganse Vallei No 444 in 1965 and subdivided again thereafter in 1996. Following the 1996 subdivision, the Baron’s View development was approved on Portion 47 in 1998. Infrastructure development was completed and some dwelling houses have been built on properties which have been sold.

The irregular-shaped property is situated in the south west corner of the original Ganse Vallei farm. The relationship of site to original farm with all its subdivisions is illustrated here below where the site is highlighted in red and yellow and the Ganse Vallei farm in purple. The inset diagrams are SG 20/1818 which is the earliest survey record of the farm, and SG 2055/1894 which is endorsed as – “Surveyed for Amended Title”.

Vehicular access to the site is via the N2 National Road turn off at the Old Nick Intersection just north of Plettenberg Bay central.

The topographical layout of the site is such that it slopes steeply from the plateaued area where the circa 1970 Manor House is sited in the west. The ground falls substantially.

The Manor House and associated outbuildings are located on the Remainder of Portion 47. These structures were built after 1965, circa 1970 and have subsequently been altered. (refer to Appendix E - 2016 approved drawings by Paul Oosthuizen Architect).

Remainder of Portion 47 with associated ‘palatial home’ was submitted for public auction sometime in 2014.³ The property was sold to Saper Investments Propriety Limited (Reg no 2008/016031/07) by Fairhaven Country Estate Propriety Limited (Reg no 2012/027202/07) by private treaty in 2016. The Title Deed description (T13745/2017) is noted as “*Remainder of Portion 47 (a portion of portion 1) of the Farm Ganse Vallei No 444, in the Bitou Municipality, division of Knysna, Western Cape Province*”.

The Deed is subject to various restrictions which are noted as follows:

- Conditions D(b) and D(c):
These conditions deal with land uses that may not be conducted on the land without the permission of the National and Provincial Roads Authorities. This means that a development application will require approval from these authorities before the local municipality can approve a land use application.
- Condition E:
This deals with an electrical servitude in favour of the local municipality – this servitude must be honoured in a development proposal on this land.
- Condition F:
This deals with the expropriation of a portion of the land for road purposes.

³ Michael James Organisation (MJO) Auction notification notice, 22 February 2014.

The property is to be rezoned from “Agricultural Zone” to “General Residential” and “Special Zone – Conservation Area” and all matters related to Deed restrictions will be dealt with in the rezoning application by Marike Vreken Urban and Environmental Planners.

The conditions of title which prevent development which are noted above (electrical servitude in favour of the Municipality and parts intended for expropriation for road) reduce the effective developable overall land parcel. Once these impacts have been calculated, the effective developable site area is reduced from 8,4899 ha to 8,3405 ha. ⁴

The extent of the new “General Residential” segment of the property, for primary land use right, is determined by the topography of the land. The south-western portion of the site is comprises of a plateau which drops steeply towards the east and for this reason, development can effectively only occur in this part of the site. The same conditions apply on the neighbouring properties.

The “General Residential” portion of site is approximately 33% of the whole.

The new “Special Zone – Conservation Area” portion of the property is approximately 67% of the whole.



Figure 4: RE of Ptn 47 (a ptn of Ptn 1) shown in relation to the Farm Ganse Valleï No. 444
Source: URA + HP with SG WC, Department of Rural Development and Land Affairs, Nov. 2019

⁴ Refer to Title Deed T13745/2017 Conditions D, F and G and to NID Report, M Vreken, December 2018, Pg. 3.

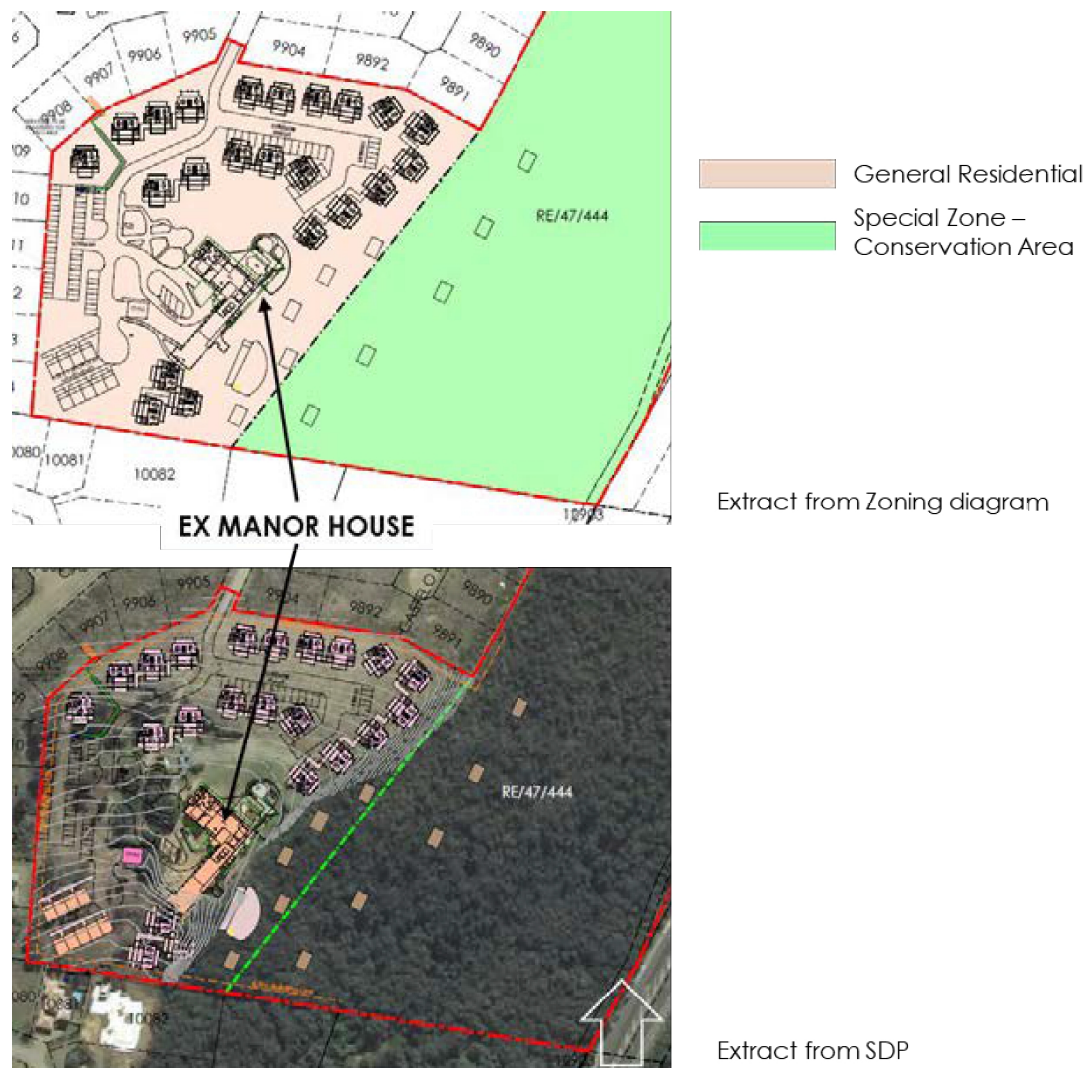


Figure 6: Extracts from SDP and Zoning Plan for the site
Source: Marike Vreken Urban and Environmental Planners

1.2. OWNER DETAILS

Saper Investments Propriety Limited (Reg no 2008/016031/07) own the property. They are registered and classified as a private company with investment in immovable and moveable property who are located in Paarl.

1.3. PROPOSED DEVELOPMENT OUTLINE

The existing circa 1970 Manor House has been converted for use as a Guest House. The intention is to alter this usage to a Boutique Hotel. The changes made to date are incorporated within the foot printed area occupied by the original Manor House. The Boutique hotel will provide for 30 hotel rooms with max 60 Beds.

The post alteration changes are shown in these before and after images which are provided in the Rezoning Planning Report which has been prepared by Marike Vreken Urban and Environmental Planners.

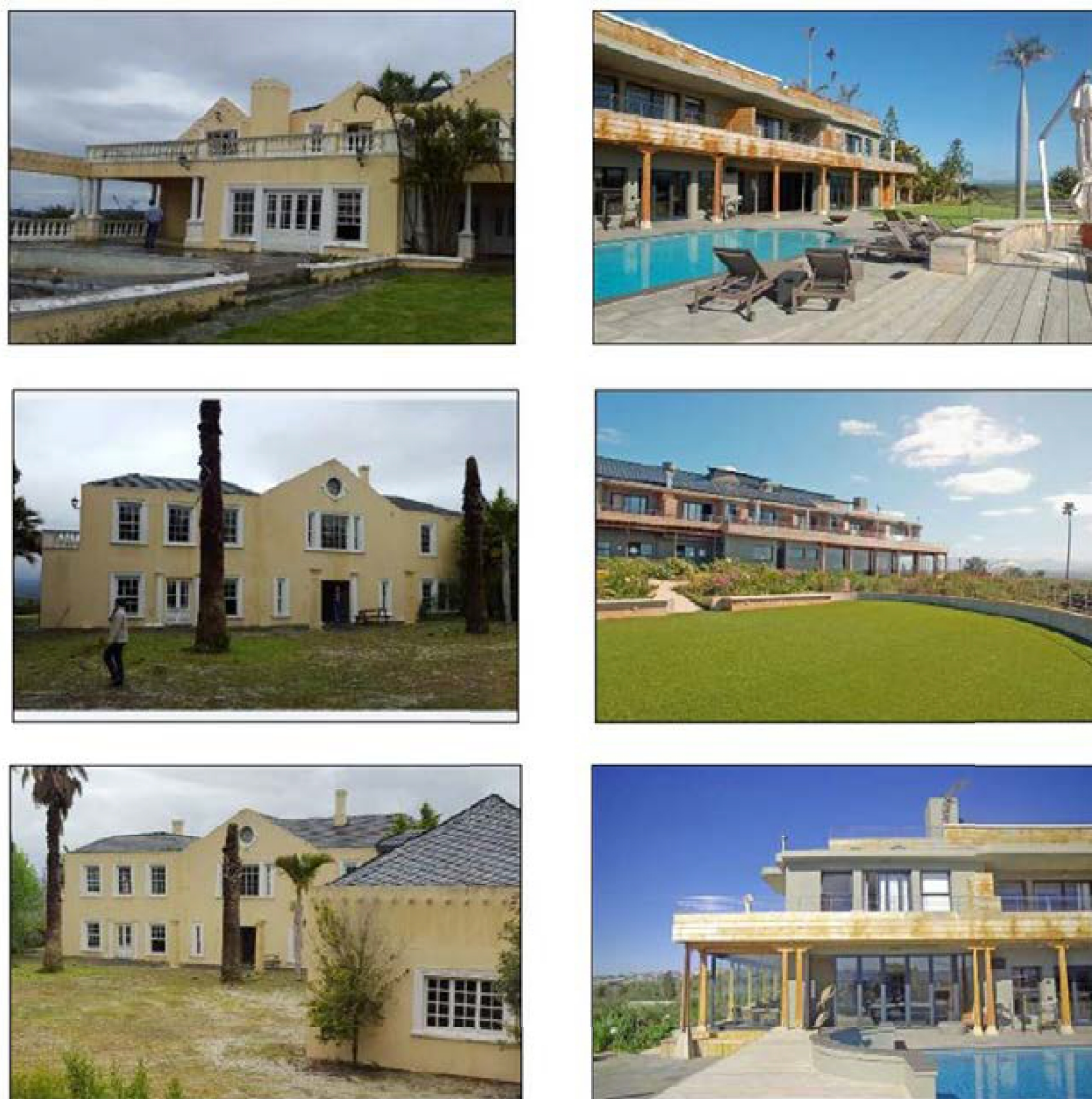


Figure 7: Ex Manor House now a Boutique Hotel with a Restaurant and a Function Venue
Source: Marike Vreken Urban and Environmental Planners

1.3.1. Alterations to the ex Manor House

It is the developer's intention to add an additional new level of accommodation to the existing Boutique Hotel (ex Manor House) over the SE wing.

1.3.2. New General Residential additions

In addition, the development proposal adds accommodation to the new “General Residential” segment of the site as follows:-

- 22 freestanding Villas (2 Bedroomed units, max 88 Beds)
- 2 x 2 storied apartment buildings (one with 10 x 1 Bedroomed units and one with 8 x 1 Bedroomed units, 36 beds max).
- 5 tents with decks as non-permanent structures.

The architectural inputs as per information contained in the NID are presented as small scale SDP layouts with plan form outlines for the new work (villa's, apartment blocks and tented units), accompanied by visual images as examples for the tented units.



Figure 8: SDP layout from NID Report
Source: Marike Vreken Urban and Environmental Planners

The new “Special Zone – Conservation Area” portion of the property will contain:-

- 5 tents with decks as non-permanent structures.

1.3.4. Additional Parking

A total of 86 parking bays are provided on the property.



Figure 9: Expanded Site Development Plan

Source: URA + HP with Marike Vreken Urban and Environmental Planners

1.4. HERITAGE RESOURCES AND THE LEGAL FRAMEWORK OF THE NHR ACT

1.4.1. NATIONAL HERITAGE RESOURCES ACT OF 1999 (NHR Act)

The NHR Act serves as the legal framework which guides the management and protection of the “National Estate”⁵ which is what the people of South Africa value as their heritage. The Act achieves this by controls which empower civil society to identify, claim, nurture and conserve their heritage.⁶

A Heritage resource is defined in the act as “any place or object of cultural significance”⁷ such as:-

- places, buildings, structures and equipment of cultural significance;
- places to which oral traditions are attached or which are associated with living heritage;
- historical settlements and townscapes;
- landscapes and natural features of cultural significance;
- geological sites of scientific or cultural importance;
- archaeological and paleontological sites;
- graves and burial grounds;
- sites of significance relating to the history of slavery in South Africa;
- moveable objects including military objects, fine art, books, records, documents, archaeological and paleontological objects and materials

1.4.2. GENERAL AND FORMAL PRINCIPLES AND HERITAGE RESOURCE PROTECTIONS

Section 5 of the Act outlines the following principles that identify heritage resources as being:

- finite, valuable, non-renewable and irreplaceable, and which
- have the capacity to promote reconciliation, understanding and respect.

The concepts governing protective mechanisms for buildings in the Act are either by:

“Formal”⁸ identification of individual sites and their designation by a formal action (gazette publication) establishing significance, or by

“General”⁹ protection as blanket or umbrella protections, usually for a period until they are formally protected. General protection therefore protects a category of heritage or heritage of a certain age enabling assessment/scrutiny of significance or the necessity to protect.

1.4.3. THE MANAGEMENT OF RESOURCES AND THE NHR ACT

The South African Heritage Resources Agency (SAHRA), with its council, co-ordinate and promote the management of Heritage Resources. Provinces are empowered to manage at a provincial level by means of Provincial Heritage Resource Agencies (PHRA's), specifically in this instance, Heritage Western Cape (HWC).

⁵ RSA, NHR Act 1999, Section 3 (1) to (3) “...those Heritage resources of South Africa which are of cultural significance or other special value for the present community...” such as places, building, structures, equipment of cultural significance, places, settlements, townscapes, landscapes and so forth.

⁶ Ibid., preamble.

⁷ Ibid., Section 26(xvi)

⁸ Ibid., Sections 27 to 32

⁹ Ibid., Sections 33 to 38

1.5. STATUTORY CONTEXT

The property is 8,4899 ha in extent. It contains the altered Manor House (circa 1970), parking, a swimming pool, viewing deck above a conservancy tank (450 000 litre) and new planting. The structures are currently used as a Boutique Hotel.

The property is currently zoned for Agriculture and will be rezoned to part “General Residential” and part “Special Zone – Conservation Area”.

Section 38 conditions in National Heritage Resources Act (NHRA) 1999 are triggered and these are specifically sections 38(1)(c)(i)¹⁰ and 38(1)(d)¹¹. The requisite NID has been submitted to the Provincial Authority and the response, dated 29 January 2019, requires that a Heritage Impact Assessment (HIA) be compiled to address and satisfy the provisions of Section 38(3). Specific reference is to be made to:

- Impacts to archaeological heritage resources
- Visual impacts of the proposed development

This report addresses these specific requests.

The application does not trigger conditions related to The National Environmental management Act, 1998 (Act 107 of 1998).¹²

A rezoning application and approvals in respect of restrictive deed conditions will be managed by Marike Vreken Urban and Environmental Planners.¹³

1.6. METHODOLOGY AND STRUCTURE OF THIS HIA

The approach to the study will be based on the requirements of Section 38(3) (a) to (g) of the NHRA.

The methodology employed in preparation of this report includes site visits and inspections, meetings and discussions with the planners, other consultants, the developers, reviews of historical research available, reviews of relevant conservation studies and reports and an in-office analysis and referenced interpretation of the information gathered.

A draft copy of this HIA report will be submitted to the local Interested and Affected Parties (IAP's) registered with Heritage Western Cape and the Plettenberg Bay Municipality

¹⁰ NHRA 1999(Act 25 of 1999) section 38(1)(c)(i) refers to any development or activity that will change the character of a site exceeding 5 000m² in extent.

¹¹ NHRA 1999(Act 25 of 1999) section 38(1)(d) refers to the rezoning of a site exceeding 10 000m².

¹² Refer to NID Report, M Vreken, December 2018, Pg. 12.

¹³ The Title Deed states that the property may only be used for single residential and agricultural purposes, unless the applicable National and Provincial roads Authorities grant permission.

Environmental and Heritage Management Branch. A public participation process will be followed in accordance with Heritage Western Cape's public participation regulations.

The comments will be included and addressed in the final HIA report.

This HIA report provides an introduction with information regarding property details and it verbally describes the nature of the application.

Section Two of the HIA Report will identify and analyse the heritage resources on, and to some extent, around the site by providing a brief history of the area which incorporates both social and built form developments over time.

A photographic reference of the context and the site is presented with views from within the site looking outwards, and views looking onto the site. These illustrate the context and surrounds, and provide means by which to assess potential impacts on heritage resources.

Moreover, this HIA Report will provide the requisite Archaeological Impact Assessment, which in turn will address and assess impacts to archaeological heritage resources. A composite Resource Map will graphically summarise findings (as per Section 38(3)(a) of the NHRA).

Section Three of the HIA Report summarises an overall assessment of resources and maps composite resources (as per Section 38(3)(b) of the NHRA).

Section Four of the HIA Report will address and propose appropriate heritage resource indicators and recommendations as design directives despite these not being a prerequisite for Section 38(3) of the NHR Act. These are included to demonstrate an iterative process whereby indicators inform design development.

The HIA will summarise an integrated set of recommendations and development proposals, as a response to the indicators. The recommendations will be described, illustrated and assessed in an independently prepared Visual Impact Report.

Section Five provides an assessment of the impacts of the development on heritage resources (as per Section 38(3)(c) of the NHRA). This is informed by a Visual Impact Statement (VIS) and an Archaeological Impacts Assessment (AIA). These specialist studies will provide inputs and thereby provide inputs to guide an appropriate design response which will contribute to a considered outcome. The recommended VIS mitigations be incorporated into the architectural design and detail development stages of work. The recommended AIA mitigations will form part of the recommendations to this report.

Section Six provides an evaluation of the impacts of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development (as per Section 38(3)(d) of the NHRA).

Section Seven will present the results of consultation with communities affected by the proposed development and other interested and affected parties regarding the impacts of the development on heritage resources (as per Section 38(3)(e) of the NHRA).

The first Draft HIA will be available to Interested and Affected Parties in a formal Public Participation Process (PPP) which is intended to correspond with the Land Use Management application and its Participation Process which will be managed by Marike Vreken Urban and Environmental Planners.

Comments received from relevant registered conservation bodies and the Municipality will be addressed and amendments may be made to the development proposal.

Section Eight will consider alternatives if need be (as per Section 38(3)(f) of the NHRA).

Section Nine of this report will provide a summary of proposed mitigations for the development on heritage resources. These will be presented to address provisions of Section 38(3)(g) of the NHR Act. An evaluation will be submitted which will stipulate mitigations to address adverse effects on heritage resources. The mitigations proposed will be subjected to scrutiny by all Interested and Affected Parties and will only therefore be finalised in the Final HIA.

1.7. AUTHORSHIP OF REPORT

This Heritage Impact Assessment is prepared by Ursula Rigby Architect who is registered with the South African Council for the Architectural Profession (SACAP), the South African Institute for Architects (SAIA) and as accredited Professional Heritage Practitioner, member of the Association of Professional Heritage Practitioners (APHP). All work is done in accordance with the APHP Code of Conduct, as outlined in Sections 2 and 3 of the APHP Constitution.

1.8. DECLARATION OF INDEPENDENCE

The assessment of the site is made as an independent assessment. There is neither business, personal, financial or other interest in the proposed development apart from remuneration for the research, assessment and the report preparation work.

This report assesses the significance of a heritage resource (the land and the build form upon it) and its purpose is to assist the owners, built environment professionals, heritage authorities and other interested and affected parties in making informed decisions with regard to the proposed development of the site.

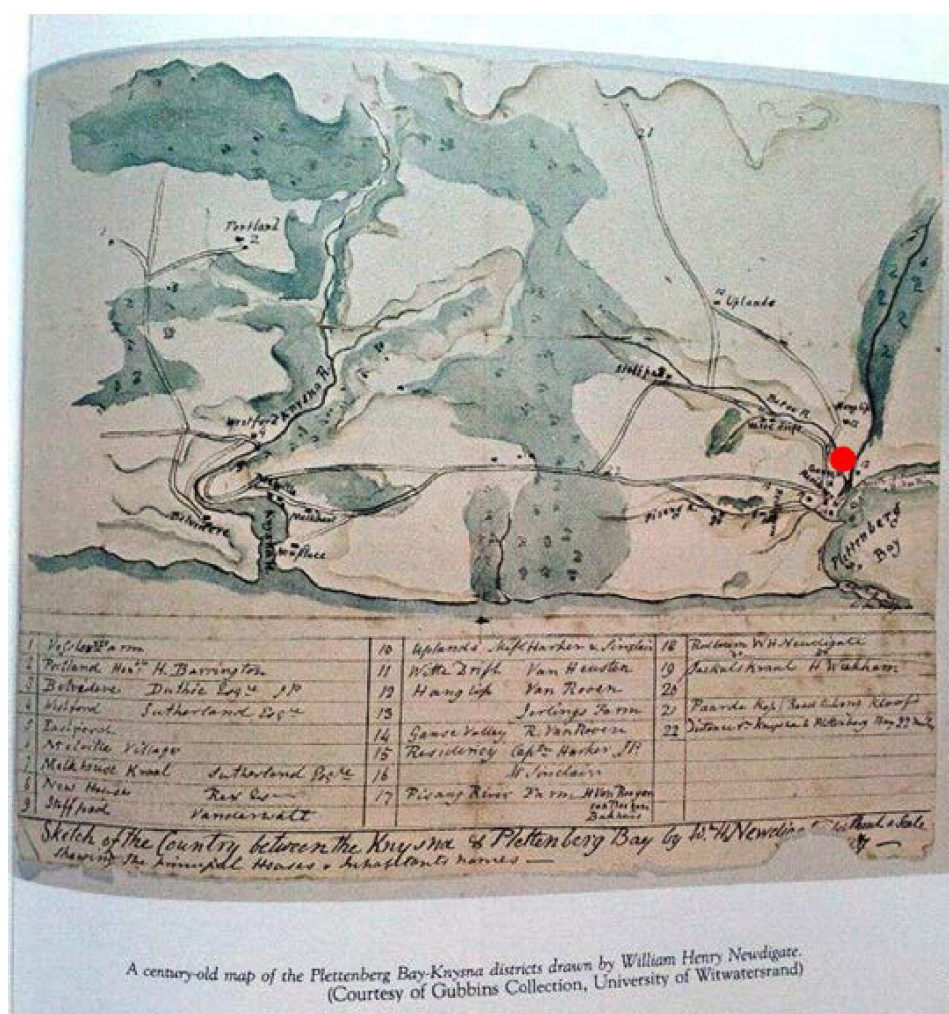
2. IDENTIFICATION, MAPPING AND ASSESSMENT OF HERITAGE RESOURCES

2.1. HISTORICAL EVOLUTION OF THE CONTEXT AND SITE

The proposed development is located on the Ganse Valleij Farm No. 444. Two SG diagrams from 1818 and 1894 show Ganse Valleij Farm. The development site is superimposed onto these diagrams for reference.

The Ganse Vallei Farm land parcel was originally surveyed in 1818 and again in 1894 where it is recorded as measuring 1390 Morgen and 3 Square Roods.¹⁴ Notes from this survey place the Farm in the “Field Cornetcy of Plettenberg’s Bay in the division of Knysna”.¹⁵ The land parcel is shown bounded in the north by the Farm Hangklip, in the North West by the Farm Wittedrift, in the east and south east by the Keurbooms River Downs and Marshes and in the south west by the Governor Residency, the Farms Welkom or Lot 1 and Astley or Lot 2.

The development site position is shown on an earlier sketched map entitled “Country between Knysna and Plettenberg Bay” by Newdigate (c 1850-1860) which is not drawn to scale.



A century-old map of the Plettenberg Bay-Knysna districts drawn by William Henry Newdigate.
(Courtesy of Gubbins Collection, University of Witwatersrand)

Figure 10: Newdigate Map “Country between Knysna and Plettenberg Bay” c 1850-1860
Source: Plettenberg Bay and the Paradise Coast”, Patricia Storrar, 2001

¹⁴ The earlier survey notes from the 1818 survey note the land parcel size as 842 Morgen and the land owner as Rynier van Rooyen. The 1898 survey is endorsed with a note as follows – “Surveyed for Amended Title” as per the annotation at the Ganse Vallei Farm on the 1880-1890 SG Map for the Plettenberg Bay area.

¹⁵ Now an obsolete word meaning a subdivision or ward of a district, falling under the jurisdiction of a field cornet. Also referred to as veld cornetcy; veld cornetship; veldkornetcy.

The early map and SG diagrams in Figure 4 highlight early patterns of settlement, development and usage which follow natural landscape elements.

For example we see:-

- The main road alignment on early maps is inset from, yet parallel to the coast and crosses through a forested area more or less midway between Knysna and Plettenberg Bay. This is entrenched today as the N2.
- The old map shows the road veering inland just past “The Residency” to the Farms of Gansevallei, Wittedrift, Hangklip and Uplands. This more or less aligns with today’s approach road to the development site via the Old Nick Intersection on the N2.
- The natural forest areas marked on the 1894 survey map are nowhere near to the development site which is located in the far southern corner of the land parcel where the ground falls substantially to the “Kuerbooms River Downs”.
- No palpable signs of early settlement or development are evident on this corner of the original farm.

The Old Nick site marks an early 1880’s settlement where buildings were said to have been constructed by Aaron Toplis who arrived in South Africa with other artisans brought from England by the then land owner William Newdigate, who is also the author of the “Country between Knysna and Plettenberg Bay” map. Toplis reputedly married and built a family home on the Farms Gansevallei and in about 1900 he built the *Gansevallei Algemene Handelaar* which is today the home of Mungo Trading according to the history storey board located on the site.

From the above, we deduce that the development site was part of a predominantly agricultural settlement pattern with scattered farmsteads located on the 23 older portions which were subdivided off the farm between the years of 1897 to 1941.¹⁶ There is no evidence of early settlement or development in this area. The extent of natural or indigenous vegetation on the sloping land is of interest although probably disrupted with the construction of the N2 which bounds and forms its eastern edge.

The subject site is located on the far southern edge of the parent erf on high ground with part steeply sloping towards the south east. As this land parcel is not located anywhere centrally on the parent erf nor near to a watercourse or access track, one can deduce that it was not likely to have been the site of an early settlement. Furthermore, it is the remaining extent of several subdivisions of land parcels from the parent farm and as such, is encircled by urban development. On its north and west it bounds Baron’s View Housing Estate with Formosa Retirement Village and The Hill Housing Estate forming its southern boundary. These developments are part of the late 1990 / early 2000 rezoning applications submitted to the then Municipality of Plettenberg Bay which have all been set out and serviced. A large number of the erven have been developed as free standing one, two and three storied villas which capitalise on the north eastern and east views out onto the valley and the ocean from high ground above the N2. These circa 2000 structures present as an architecturally homogenous mix of upper middle class residential holiday homes, most of which are secondary ‘holiday homes’.

The existing circa 1970 Manor House was converted for use as a guest house. It is utilised as a Boutique Hotel with a Restaurant and a Function venue. Its roof space currently provides a

¹⁶ Refers record of subdivisions recorded on SG Diagram 1055/1894.

venue for special functions. A temporary nomadic tent structure has on occasion been erected for atmospheric effect and to create shade, and a large viewing platform on stilts has been constructed in front of the Hotel.

The circa 1970's Manor House was constructed on the ridge line at the edge of the plateau in a position commanding impressive views yet somewhat disturbing the ridgeline when viewed from the beach. Its original form as a two storied single residential home was large. A three car garage, swimming pool and gazebo structure had been constructed in a faux-Georgian style, finished in a pale yellow colour with white trim. This private residential development was highly visible in this position. The alterations implemented under the direction of the new owners have considerably tempered this previously unattractive development.

The present owners are considering the addition of a third level and to this end, an Elevational study has been prepared and are presented here in Figure 14. The original roofline is shown in a feint dotted green line.

Photographic references of the context and the site are presented here below with views from within the site looking outwards, and views looking onto the site. These illustrate the context and surrounds, and provide means by which to assess potential impacts on heritage resources. Refer to Figure 15 and Figure 19.

Examples of the surrounding urban development (Baron's View housing Estate, Formosa Retirement Village and The Hill Housing Estate) are illustrated in Figures 16 to 18.



Figure 11: Site Analysis – Cultural Landscape

Source: URA with Marike Vreken Urban and Environmental Planners base diagram and inputs from Botanical Assessment (M Berry, Environmental Consultant, May 2016)



Figure 12: Views of the Manor House prior to alteration
Source: Various

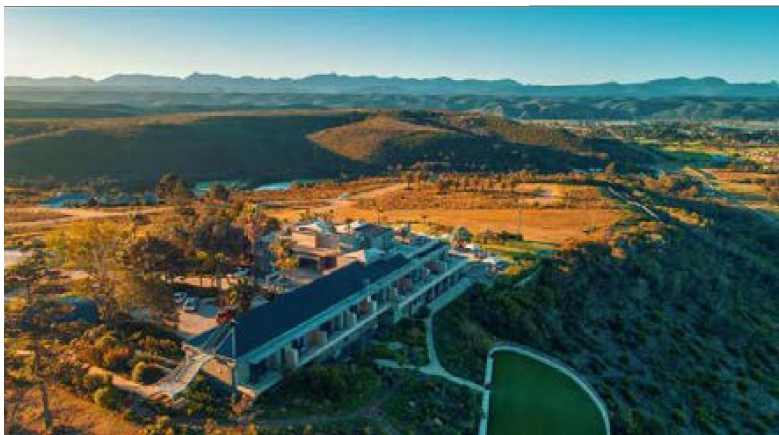


Figure 13: Views of the Manor House post alteration
Source: Various



Figure 13: Views of the Manor House post alteration (Continued...)



Figure 13: Views of the Manor House post alteration (Continued...)

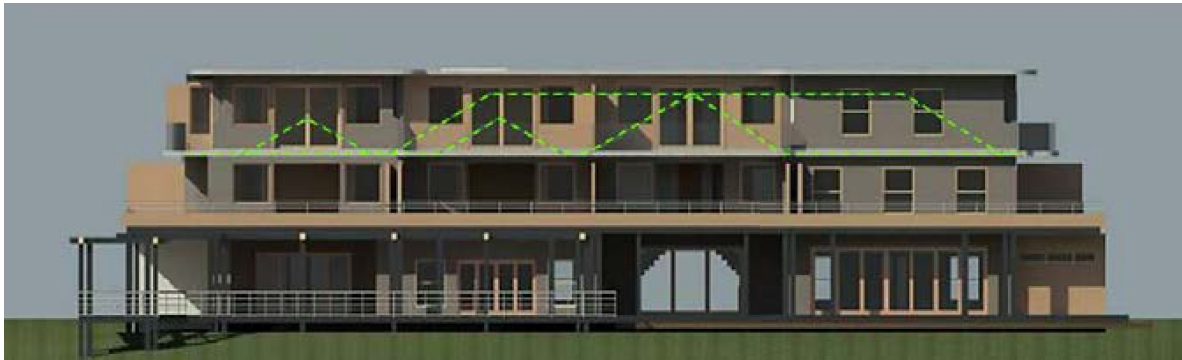


Figure 14: Elevational studies investigating third level option to the Boutique Hotel
Source: Marike Vreken Urban and Environmental Planners



A. VIEW FROM THE SITE TOWARDS THE NORTH



B. VIEW FROM THE SITE TOWARDS THE EAST



Figure 15: Photographic references – views from the Site
Source: Various

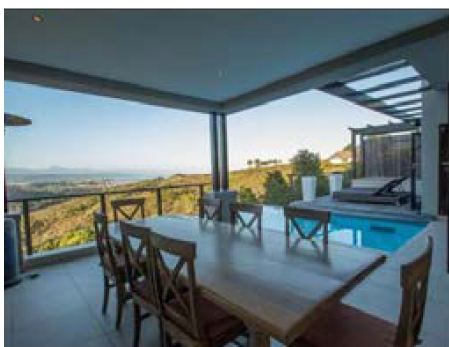


Figure 16: Baron's View Housing Estate located to the north and west of the subject site
Source: Various



Figure 17: Formosa Retirement Village located to the south west of the subject site
Source: Various



Figure 18: The Hill Housing Estate located to the south of the subject site
Source: Various

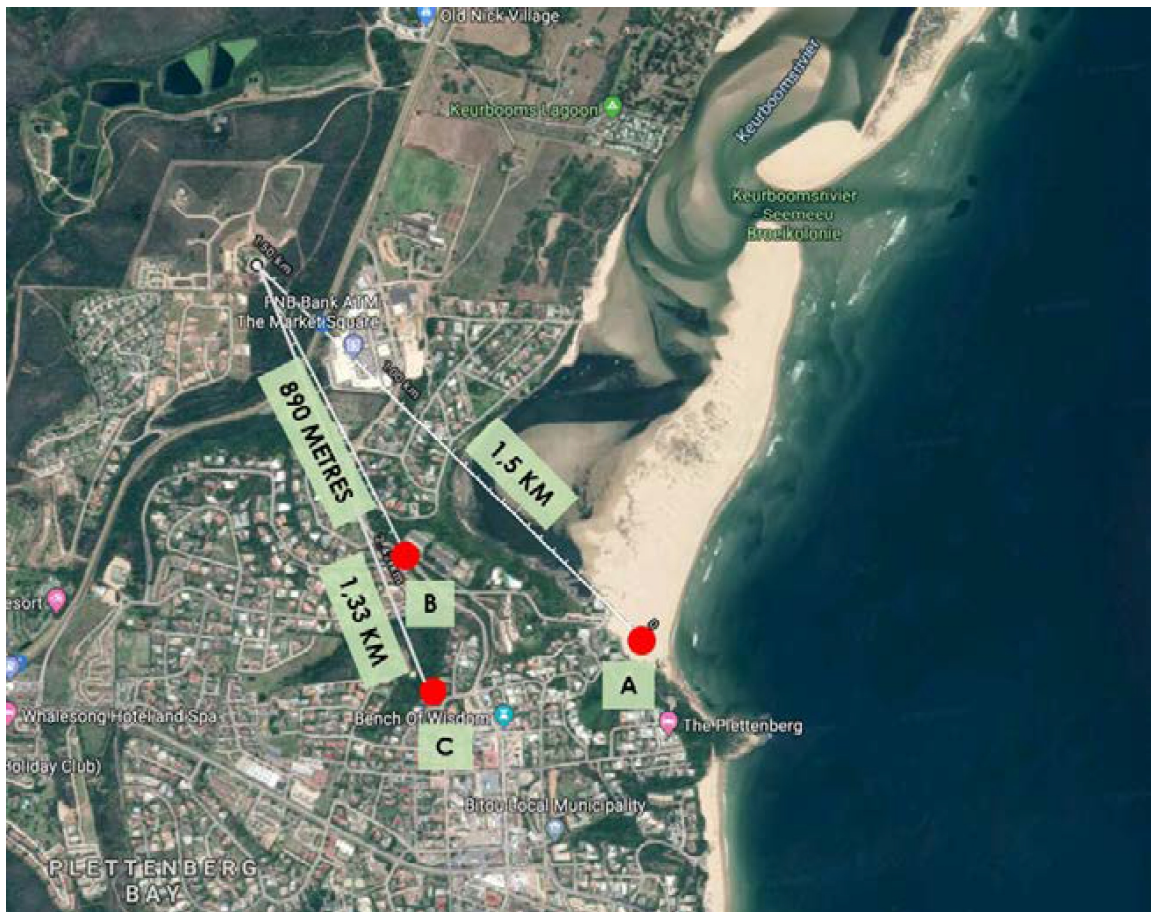


Figure 19: Photographic references – views onto the Site
Source: Various

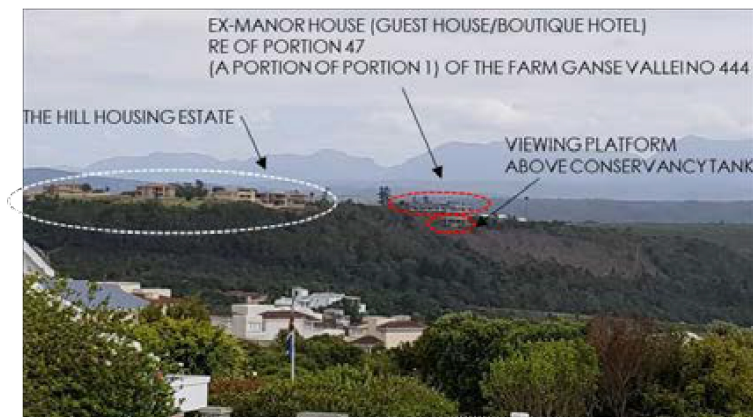


A. VIEW FROM LOOK OUT BEACH



B. VIEW FROM SOLON STREET

Figure 19: Photographic references – views onto the Site (Continued...)



C. VIEW FROM HIGH STREET

Figure 19: Photographic references – views onto the Site (Continued...)

2.2. IDENTIFICATION AND ASSESSMENT OF HERITAGE RESOURCES AND SIGNIFICANCES

Cultural significance is defined as: aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value of significance.

Heritage resources of cultural significance include, amongst other things:- places; buildings and structures; historical settlements and townscapes; landscapes and natural features.

The property under discussion has no particular historical heritage significance. It has been established that the land was not likely to have been the site of an early settlement. The plateau'd portion of the site is covered in grass and the remaining extent of natural or

indigenous vegetation on the sloping land minimal and has probably been substantially disrupted with the construction of the N2. There are no significant landscape features, seemingly little surface stone, and much of the area is covered in invasive vegetation, resulting in low archaeological visibility.

The land parcel is however distinguishable as a largish portion of uninterrupted vegetation on the south eastern steeply sloping portions of land which fall from the plateau to the N2. It is now largely surrounded and engulfed in urban development. The lone large freestanding ex-Manor house on top of the ridge is surrounded by a mix of upper-middle class architecturally unremarkable residential structures, all contained within the neighbouring gated communities.

The existing Manor House built form is notably visible from a distance and prior to the 2014/6 alterations could have been deemed to negatively impact this site. This building is not 60+ years and therefore not subject to scrutiny in this assessment. However, it must be noted that positive improvements have been made to this structure under the current ownership.

2.2.1. CULTURAL LANDSCAPE AND BUILT FORM ANALYSIS, ASSESSMENT AND MITIGATIONS

ANALYSIS:

Subdivisions off the Parent Farm Ganse Vallei over the past 122 years (1997 to 2019) have resulted in a substantially altered landscape.

ASSESSMENT:

The land parcel is distinguishable by its large portion of uninterrupted vegetation which is found on the south eastern sloping portions of land which fall from the plateau to the N2.

The numerous subdivisions over time have resulted in the property no longer holding historical significance.

The Manor House was constructed on the ridge line at the edge of the plateau in a position commanding impressive views yet disturbing the ridgeline when viewed from afar. Its original form, materials and the pale yellow colour with white trim resulted in it being highly visible in this position. The alterations implemented recently have considerably tempered its poor siting by means of the introduction of natural materials (timber) and the refinishing of its exterior surfaces. The extensive upgrades have enhanced the overall aspect of the site and improved views onto the site from outer views points A, B and C which are 1,5kms, 890metres and 1,33kms respectively from the site.

The viewing platform, which stands on stilts has significant visual bearing on the site when viewed from Lookout Beach despite mitigating efforts which have been made. The area below where the concrete stilt columns sit has been covered with camouflaged webbing as a temporary measure until such time as new planting is established.

MITIGATION MEASURES:

Although surrounded by urban development there is potential to:-

- sensitively site proposed new built form in order to mitigate impacts on the ridge and plateau
- sensitively design new built form (Villas and Apartment Blocks) in order to mitigate impacts on the ridge and plateau
- activate Fynbos regrowth on the sloping ground which is intended to be rezoned "Special Zone – Conservation Area"¹⁷
- sensitively design new built form (Tents with decks) in order to mitigate impacts on the sloping ground
- introduce new planting associated with the Tents

2.2.2. RELEVANT ARCHAEOLOGICAL FINDINGS FROM THE AIA REPORT

The specialist consultant's AIA Report set out to determine whether there are likely to be any important archaeological resources that may be impacted by the proposed development.

The investigations undertaken were done as to

- *Assess the sensitivity of archaeological resources on the proposed development site;*
- *Assess the significance of any impacts resulting from the proposed development, and*
- *Identify measures to protect any valuable archaeological resources that may exist within the proposed development site.*¹⁸

The outcomes from the investigations have determined that indications are that there are no archaeological risks associated with the proposed development as the affected property is already severely degraded and transformed.

The following findings have been tabulated:-

- *A small number of isolated Early and Middle Stone Age implements were recorded during the field assessment.*¹⁹

The archaeological resources have been graded as *Not Conservation Worthy* and determined to be most likely represent discarded flakes and flake debris. It is concluded that no evidence of any human occupation, or settlement was found in the surrounding area.

In summary:

*"Archaeological traces may be exposed below the topsoil's during construction activities, but significance of the remains is likely to Be LOW."*²⁰

¹⁷ Refer to mitigations as suggested in the Botanical Assessment (M Berry, Environmental Consultant, May 2016.

¹⁸ ACRM Report Aug 2019, Pg. 7.

¹⁹ Ibid., Pg. 10.

²⁰ Ibid., Pg. 2.

3. OVERALL ASSESSMENT OF RESOURCES

General Assessment:

The numerous subdivisions over time have resulted in the property no longer holding historical significance.

Archaeological Assessment:

- The study has identified no significant impacts to pre-colonial archaeological heritage that will need to be mitigated prior to proposed construction activities commencing.
- The impact significance of the proposed Ganse Vallei housing development on archaeological heritage is assessed as LOW
- There are no objections, on archaeological grounds, to the development proceeding.

Existing and Proposed Built Form Assessment:

The existing Manor House:

- The Manor House is visible from a distance.
- Remodelling in 2014/6 has mitigated visual impacts.
- This building is not 60+ years and therefore not subject to scrutiny in this assessment.

The existing viewing platform:

- This elevated platform stands on stilts with significant visual bearing on the site when viewed from Lookout Beach.
- Mitigating efforts which have been made in terms of planting around and below the platform and in between the stilts. (Camouflage webbing is temporary until such time as planting is established – see Figure 27)

The proposed new built form:

There is potential to:-

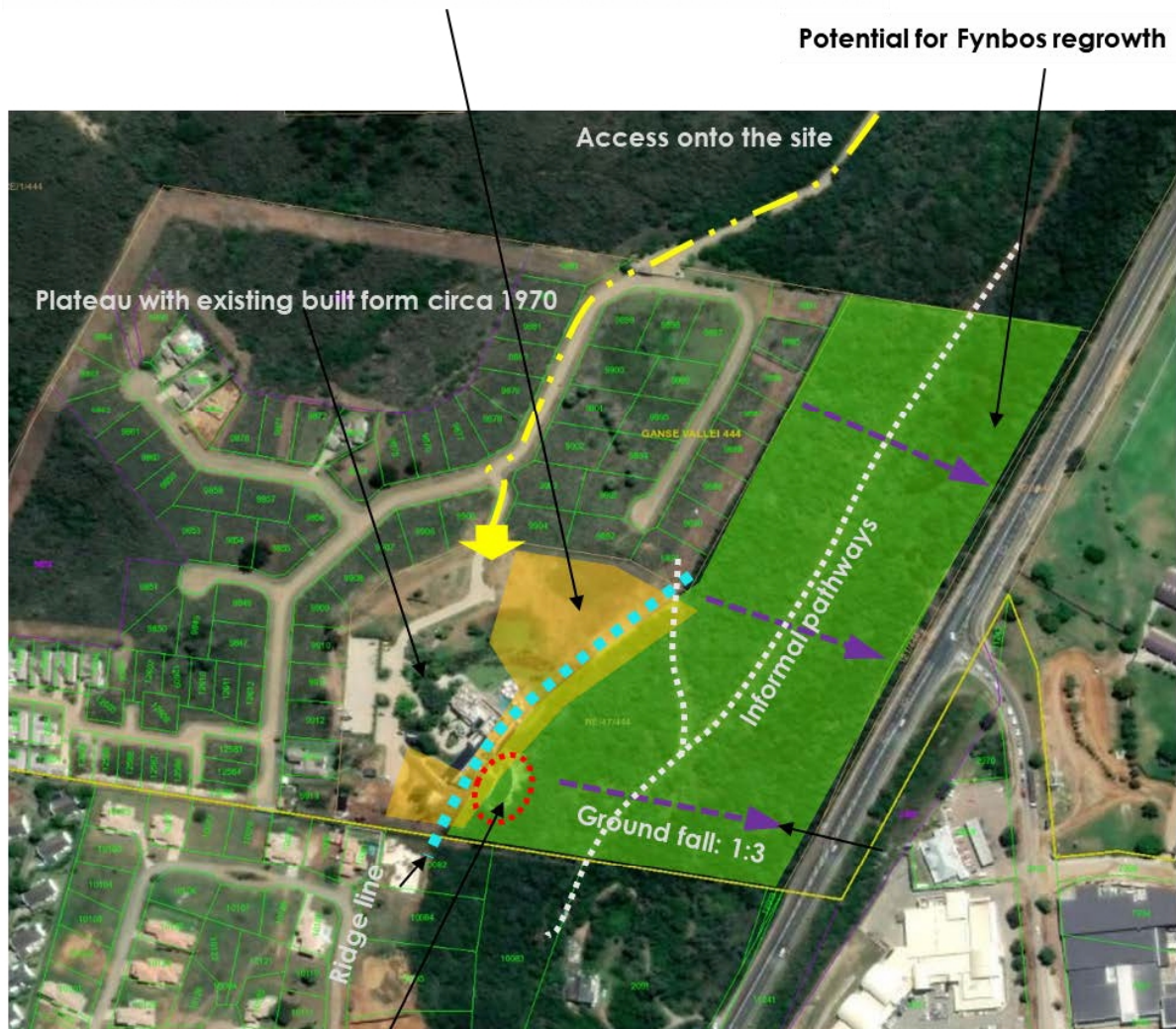
- Sensitively add an additional floor to the SE wing of the Boutique Hotel
- Sensitively site the proposed new built form in order to mitigate impacts on the ridge and plateau
- Sensitively design new built form (Villas and Apartment Blocks) in order to mitigate impacts on the ridge and plateau
- Activate Fynbos regrowth on the sloping ground which is intended to be rezoned “Special Zone – Conservation Area”²¹
- Sensitively design new built form (Tents with decks) in order to mitigate impacts on the sloping ground
- Introduce new planting associated with the Tents

Refer to summary notations captured on the Composite Resource Map

²¹ Refer to mitigations as suggested in the Botanical Assessment (M Berry, Environmental Consultant, May 2016).

3.1. COMPOSITE RESOURCE MAP

Mitigate visual impact of new built form on the edge of the plateau



Mitigate visual impact of existing viewing platform structure

Figure 20: Composite Heritage Resource Map with proposed Mitigation Notations
Source: URA + HP

4. HERITAGE RESOURCE INDICATORS/DIRECTIVES AND DESIGN PROPOSALS

Heritage resource indicators and recommendations as design directives are proposed here and included to demonstrate the iterative process whereby indicators inform design development.

A summarised and integrated set of recommendations and development proposals, as a response to the indicators, are presented and illustrated here below for assessment by means of an independent Visual Impact Statement (VIS). The VIS will ultimately act as a guideline which will feed into the architectural design and detail development stages of work by illustrating and analysing the impacts of the indicators as mitigations to the conceptual block layout plans.

In other words, the VI Specialist will work with proposals presented herein to explore practicable and effective mitigations to the development proposal as it stands.

Indicators and design directives are proposed in respect of the siting of new built form on the ridge, the design of new Villas and apartment Blocks which are located on the plateau and the design of new Tents with decks on the sloping ground. In addition, measures are proposed to reduce the visual impact of existing viewing platform structure.

4.1. Indicators and directives for design proposals - siting new built form

In order to mitigate impacts of new built form on the ridge and plateau:

New built form should be sited where least visible:

- set to the rear of a plateau or
- set into the hillside

Avoid:

- flattening the top of a hillside and siting the built form on the flattened part

Preferably:

- create a small berm to screen the building from a lower level

4.2. Indicators and directives for design proposals - additional height to Boutique Hotel

In order to mitigate impacts of an additional level of accommodation added to the existing Boutique Hotel (ex Manor House), situated on the ridge and plateau:

- utilise natural materials (timber) and continue the refinishing of its exterior surfaces

Impacts have been reduced with the recent alterations and a study presented in Figure 14 graphically illustrates an additional level in Elevational form. This is not much higher than the original roof line of the ex-Manor House.

4.3. Indicators and directives for design proposals - Villas and Apartment Blocks

In order to mitigate impacts on the ridge and plateau:

Building form should be designed to conform to the site topography:

- step the building down the hillside rather than utilising a ‘flatland’ layout on a hillside setting
- avoid retaining walls by employing pier supports or grade foundation beams

Building height, bulk and size should correspond with site terrain:

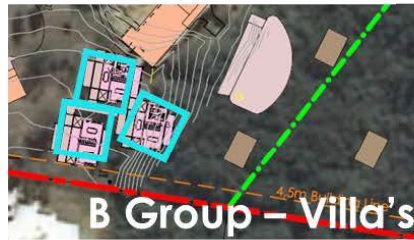
- design to minimise visual height and bulk
- use recesses and projections, roof/pergola overhangs, decks and other features to enhance the play of light and shadow which contribute to the visual reduction of bulk and which add interest
- carefully balance features such as doors, windows, wall massing
- minimise the first level height in order to reduce the overall building height
- roof forms and roof lines are to be broken by level changes to reflect irregular forms as found in the natural environment
- long linear unbroken roof lines are discouraged
- planted roofscapes are ideal
- minimise vertical building lines to reduce visual height
- horizontal natural wood lapping in wood is encouraged
- encourage diversity between units
- medium earth tone building material colours are encouraged as these compliment natural settings
- roof material colours are to be darker earth tones or dark grey as these colours will be less conspicuous when viewed from a distance
- consider lighting effects and utilise low lights wherever possible as opposed to spot lights or high level lighting
- utilise lights in planting for access routes



Key Map

	2 x 2 storied Apartments - 10 x 1 Bedroomed units and 8 x 1 bedroomed units
	22 freestanding Villas
	10 Tents with decks
	Viewing deck above a conservancy tank
	Demarcation between Zones (General Res. and Special Zone – Conservation Area)
	Site boundary line

Figure 21: Key Map for Design directive inputs
Source: URA + HP



BLUE BLOCKS OVERLAID ONTO SDP PLAN AND VISUAL IMAGES FROM 'SPANISH FARM' DEVELOPMENT ILLUSTRATE SUGGESTED LAYOUT AND FORM FOR NEW VILLAS AS FOLLOWS:-



Figure 22: Design directive inputs – Villas
Source: URA + HP



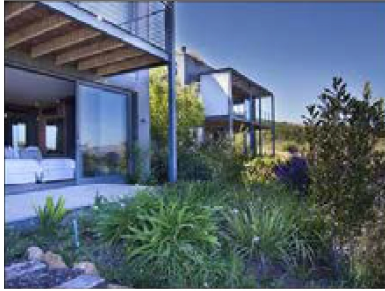
YELLOW BLOCKS OVERLAID ONTO SDP PLAN AND VISUAL IMAGES FROM 'SPANISH FARM' AND OTHER DEVELOPMENTS ILLUSTRATE SUGGESTED LAYOUT AND FORM FOR NEW TWO STORIED APARTMENTS AS FOLLOWS:-



Figure 23: Design directive inputs – Apartments
Source: URA + HP

YELLOW / BLUE BLOCKS OVERLAID ONTO SDP PLAN AND VISUAL IMAGES FROM 'SPANISH FARM' AND OTHER DEVELOPMENTS ILLUSTRATE SUGGESTED FORM AND DETAIL FOR NEW VILLA'S AND APARTMENT'S AS FOLLOWS:-

- SET UNITS INTO THE HILLSIDE
- SET UNITS BACK FROM THE RIDGELINE
- UNITS ORIENTATED ACCORDING TO CONTOURS SEE
- CREATE SMALL BERMS TO SCREEN BUILDINGS FROM LOWER LEVEL LONG VIEWS, SEE
- USE RECESSES/ PROJECTIONS, PERGOLAS/ DECKS TO ENHANCE THE PLAY OF LIGHT AND SHADOW TO CONTRIBUTE TO THE VISUAL REDUCTION OF BULK + TO ADD INTEREST



- SET UNITS INTO THE HILLSIDE



- MINIMISE THE FIRST LEVEL HEIGHT IN ORDER TO REDUCE THE OVERALL BUILDING HEIGHT
- PLANTED ROOFSCAPES ARE IDEAL
- MINIMISE VERTICAL BUILDING LINES TO REDUCE VISUAL HEIGHT – FOCUS ON HORIZONTAL PLANES
- DESIGN TO MINIMISE VISUAL HEIGHT AND BULK
- carefully balance features such as doors, windows, wall massing
- NATURAL WOOD AND STONE BELND INTO THE NATURAL ENVIRONMENT
- ROOF FORMS AND ROOF LINES TO BE BROKEN BY CHANGES IN LEVEL
- AVOID LONG LINEAR UNBROKEN ROOF LINES
- MEDIUM EARTH TONE BUILDING MATERIAL COLOURS ARE ENCOURAGED TO COMPLIMENT NATURE
- ROOF MATERIALS ARE TO BE DARKER EARTH TONES OR DARK GREY – LESS CONSPICUOUS

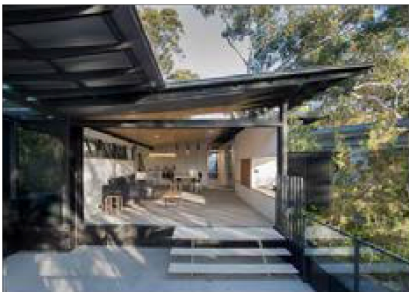


Figure 24: Design directive inputs – General notes re Villas and Apartments
Source: URA + HP

4.4. Indicators and directives for design proposals - Tents with decks

In order to mitigate impacts on the sloping ground:-

- avoid base walls and retaining walls by employing pier supports or grade foundation beams
- tent height, bulk and size should correspond with site terrain
- encourage diversity between units
- medium earth tone building material colours are encouraged as these compliment natural settings
- utilise floating deck walkways to avoid trampling new vegetation growth
- introduce new indigenous planting associated with the tented structure and decks
- consider lighting effects and utilise low lights wherever possible as opposed to spot lights or high level lighting
- utilise lights in planting for access routes.



BROWN DOTTED LINES OVERLAID ONTO SDP PLAN AND VISUAL IMAGES BELOW ILLUSTRATE SUGGESTED ACCESS ROUTE DETAILS AND PLATFORMING FOR NEW TENTS WITH DECKS:-



— TENT QUANTITIES, HEIGHT, BULK AND SIZE SHOULD CORRESPOND WITH SITE TERRAIN



- DIVERSITY IN SIZE AND ORIENTATION BETWEEN UNITS TO BE ENCOURAGED
- MEDIUM EARTH TONE COLOURS ONLY TO COMPLIMENT NATURE
- UTILISE FLOATING DECK WALKWAYS TO AVOID TRAMPLING NEW VEGETATION GROWTH



— AVOID RETAINING WALLS BY EMPLOYING PIER SUPPORTS OR GRADE FOUNDATION BEAMS

Figure 25: Design directive inputs – Tents and decks

Source: URA + HP and Marike Vreken Urban and Environmental Planners

- CONSIDER LIGHTING EFFECTS
- UTILISE SOFT EXTERIOR LIGHTING
- UTILISE LOW LIGHTS WHEREVER POSSIBLE AS OPPOSED TO SPOT LIGHTS OR HIGH LEVEL LIGHTING
- UTILISE LIGHTS IN PLANTING FOR ACCESS ROUTES.

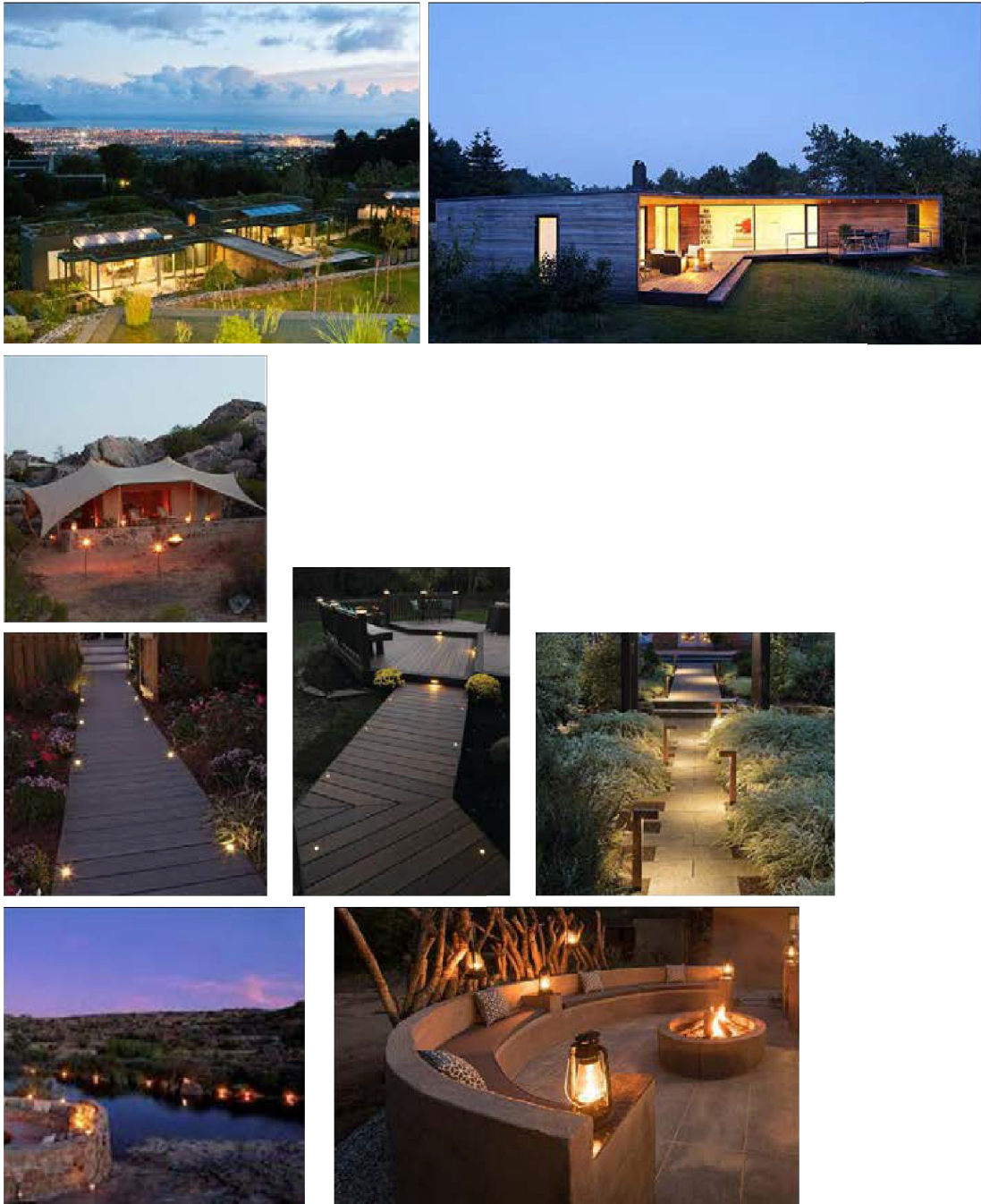


Figure 26: Design directive inputs – General lighting
Source: URA + HP

4.5. Indicators and directives for adaptations - Viewing Platform

In order to mitigate the visual impact of existing viewing platform structure:-

Additional measures of a more permanent nature have been recommended to reduce the impacts of the viewing platform structure such as:

- planting and terracing for planting which should be encouraged to cover the columns and a framework structure between the columns

These proposals have been suggested and are being acted upon.



VIEWING PLATFORM, WHICH STANDS ON STILTS HAS SIGNIFICANT VISUAL BEARING ON THE SITE WHEN VIEWED FROM LOOKOUT BEACH

MITIGATING EFFORTS HAVE BEEN MADE AND THE AREA BELOW WHERE THE CONCRETE STILT COLUMNS HAS BEEN TEMPORARILY COVERED WITH CAMOUFLAGED WEBBING. THE APPLICANTS HAVE PLANTED INDIGENOUS TREES AT THE BASE OF THE VIEWING PLATFORM.

MITIGATIONS ARE FOLLOWS:-

- PLANTING AND TERRACING FOR PLANTING TO BE FORMED BENEATH THE VIEWING PLATFORM TO ENCOURAGE GROWTH TO COVER THE COLUMNS
- TRAINING WIRE COULD BE FIXED TO THE COLUMNS TO ALLOW CREEPERS TO GROW UP AND AROUND THE COLUMNS

Figure 27: Design directive inputs – Viewing Platform

Source: URA + HP

5. ASSESSMENT OF POTENTIAL IMPACTS ON RESOURCES

The cultural landscape qualities of the study area essentially consist of an urban area where no material culture or structural resources of historical significance were observed.

5.1. Archaeological Survey Analysis – findings

Refer to Appendix A and extracts from this report is Section 2.2 entitled: Relevant Archaeological Report Findings.

In summary:

“Archaeological traces may be exposed below the topsoil’s during construction activities, but significance of the remains is likely to Be LOW.”²²

5.2. Visual Impact Statement – findings

Refer to Appendix B and the following summary of findings according to the VIS Report.

Visual Modification:

The following factors are noted in terms of visual modification and assessment of impacts

- Visual modification is a measure of the level of visual contrast and integration of the planned infrastructure with the existing landscape.
- Where an existing landscape has certain visual characteristics (i.e. visual elements of form, shape, line colour and texture), a development that has different visual characteristics will create contrast with the existing landscape.
- If similar developments already form part of the existing project landscape, the visual effects of a new development should borrow the visual character from these developments, thereby reducing visual modification.

Visual Findings:

This project site is surrounded by existing developments and once both these residential developments are at full capacity, the proposed development will fit in with the urban area and will allow for a more uniform urban pattern along the ridgeline.

The proposed development will therefore create a minimal level of visual contrast and a high level of integration in terms of form, line, shape, pattern, colour and texture values with the surrounding developments already located on the ridgeline.

It is for this reason that no 3D modelling or photomontages is required for this visual assessment.

²² Ibid., Pg. 2.

The proposed development has been assessed from various points and it has been found generally, that

- due to the increased distance (distance decay) from the project site and the screening effect of vegetation the development is barely visible
- the natural colours and natural materials used on the altered Manor House (Boutique Hotel) further blends the structures into the surrounding landscape and reduces visibility

The proposed development will therefore not be isolated on the ridgeline but will blend in with the surrounding developments reducing the contrast created by individual structures on a ridgeline.

Exposure from the N2:

The project site will have a very low (intermittent) exposure from the N2 view corridor due to the screening effect created by the vegetation next to the road and existing neighbouring developments. Drivers and passengers driving along the N2 road will only a brief glimpse (short viewing time) of the proposed project and in seated position, their view up towards the project site will be very limited. The visual exposure will be low.

Furthermore, topographic features and vegetation create a narrow viewing corridor along the N2 road from the Old Nick Village and Goose Valley Golf estate. The existing landscape conceals the proposed development and therefore the level of visual modification will be low.

Exposure from Plettenberg Bay:

The proposed development will be visible from a portion of the town (east-facing slope). One can see an existing development gap between The Hill Private Estate and the proposed project but as soon as the development is at full capacity the buildings from the development will join up with the proposed development creating a more uniform urban pattern along the ridgeline. This will reduce the level of visual contrast by providing visual integration with the surrounding modified (urban development) landscape.

6. EVALUATION OF THE IMPACTS OF DEVELOPMENT

6.1. Archaeological impacts

Archaeological impacts have been established to be low.

Nevertheless, consideration must be given to the situation where resources are uncovered during construction. In this instance, it is important to state that the findings are to be reported to the specialist Heritage Archaeologist who is:

Jonathan Kaplan:

Mobile: 082 321 0172

E-mail: acrm@wcaccess.co.za

6.2. Visual Impacts, Visual Sensitivity and exposure

The Sky Villa Boutique Hotel's form, line, shape and selection of colour and texture (natural wood panelling) and surrounding landscaping allow it to integrate well into the surrounding landscape and reduce visibility.

Consequently, the development's visual impact and exposure will be low to moderate.

6.2.1. Visual Absorption Capacity

As the project site is located on an elevated landform it is visually exposed to the surrounding area and, therefore, theoretically has a low VAC. However, effective landscaping could provide some screening to the development and reducing the VAC. The tented decks located on the hill be enclosed by the surrounding vegetation (Conservation Area) and will, therefore, have a high visual absorption capacity.

6.2.2. Visual Instruction

The proposed development is an extension of the surrounding urban developments of Plettenberg Bay (Baron View, The Hill Private Estate, Formosa Garden Village) and is as such compatible with the particular qualities of the area creating a low level of visual intrusion. The tented decks are compatible with the vegetation area (Conservation Area) of the project site and visual intrusion will, therefore, be low.

7. PUBLIC PARTICIPATION

To follow

8. RESULTS OF PUBLIC PARTICIPTION WITH IAP'S

To follow

9. PLANS FOR MITIGATION OF ANY ADVERSE EFFECTS DURING AND AFTER COMPLETION

9.1. RECOMMENDED MITIGATIONS

The following are a set of recommendations presented as proposed mitigations for the development, in order to avoid adverse effects during and after the completion of the proposed project. These are presented to address provisions of Section 38(3)(g) of the NHR Act.

Evaluations have been submitted (in Section Six of this report) and mitigations are stipulated to address adverse effects on natural resources and the environment. These mitigations are subject to scrutiny by all Interested and Affected Parties (IAP's) and will only therefore be finalised in the Final HIA.

Construction impacts are expected to occur, and some operational impacts can be avoided in the long term. Construction impacts are sudden, and tend to have a noticeably negative visual impact. Operational visual impacts are initially noticeable, but recede over time as the project becomes integrated within its context.

It is intended that the recommended mitigations be incorporated into the detailed development proposal drawings and documentation. As such, these Archaeological and General recommendations are combined from two sources, namely

- the indicators / directives and design proposals
- the measures deemed to be relevant and noted as such in the VIS

These notations and associated illustrative images are collated into two A1 sheets which is a record of recommended mitigations which will act as the Guidelines for Design Development.

Refer to Appendix C.

DESIGN GUIDELINES FOR SKY VILLA DEVELOPMENT:
BOUTIQUE HOTEL with VILLAS, APARTMENTS and TENTED UNITS
RE OF PORTION 47 (A PORTION OF PORTION 1) OF THE FARM GANSE VALLEI NO 444
PREPARED FOR SAPER INVESTMENTS PRY. LTD
SHEETS. 100 AND 101 R00, DATED 18 Feb 2020

9.2. Archaeological recommendations

Should any archaeological material be exposed during construction work, it must immediately be reported to a heritage practitioner so that an investigation and evaluation of the finds can be made.

9.3. General recommendations

9.3.1. Reducing unnecessary disturbance during construction:

As a general rule, reducing the amount of land disturbed during the construction of a project reduces the extent of visual impact. Measures relevant to the project include:

Reducing unnecessary contrasts from earthworks during construction:

Excessive cut and fill activities during construction often leave long-lasting negative visual impacts. Proper location and alignment and fitting infrastructure to the existing landforms to minimize the size of cuts and fills will greatly reduce visual impacts from earthwork.

Measures relevant to this project include:

- Retain as much of the existing vegetation as possible and where practical, screen construction activities from key viewing locations (This is referred to as vegetation manipulation)
- Establish limits of disturbance that reflect the minimum area required for construction
- Existing vegetation should be retained where possible through the use of retaining walls
- Minimizes the size of cuts and fills to greatly reduce visual impacts from earthwork by employing the technique of 'all cut' as opposed to excessive cut and fill
- Set new built form to the rear of a plateau or set into the hillside
- New built form should be sited where least visible
- Create a small berm to screen the building from a lower level
- The dumping of excess rock and earth on downhill slopes should be limited
- Topsoil should be stripped (prior to construction), saved, and replaced on earth surfaces disturbed by construction activities

9.3.2. Design recommendations

Limiting the footprints and the height of structures:

Visual impact can be reduced by limiting the footprint of the buildings and hardscaping as well as the heights of buildings. Limiting the footprint of infrastructure will help to provide more greening areas in between buildings which will assist with screening and visual absorption of structures. Measures relevant to this project include:

Design recommendations for new built form:

Development and architectural guidelines have been proposed to address planning and aesthetic considerations required for the development of the property. The architectural ethos of the development and the guidelines presented in Section Four of this document provide indicators and directives as guidelines is to protect and safeguard the environment and scenic resources and guide an appropriate architectural character. This is important in order to preserve the investment value of the development.

The guidelines are not intended to be restrictive and they should promote an overall design sensitivity. The buildings should aim to be as visually recessive as possible.

Consideration is to be given to the following elements relevant to this project which include:

- Limit the footprints and the height of structures to reflect visual images contained herein
- Building form is be designed to conform to the site topography

- Step the buildings down the hillside rather than utilising a 'flatland' layout on the hillside setting
- Avoid retaining walls to floor surface bed level by employing pier supports (with planting) or grade foundation beams
- Design to minimise overall and visual height
- Minimise the first level height in order to reduce the overall building height
- Design to minimise bulk and form (grouping components as separate but linked forms)
- Finishes and material colours of all surfaces are to be muted earth colours excluding white, beige and cream
- Organisation and orientation of units are to be clustered as opposed to grid formatted
- Roofscapes and roof forms and lines are to be broken by level changes to reflect irregular forms as found in the natural environment
- Long linear unbroken roof lines are discouraged
- Planted roofscapes are ideal
- Roof colours are to be dark grey or a dark earth tone
- Windows are to be recessed with overhangs to prevent reflection of the sun
- Use recesses and projections, roof/pergola overhangs, decks and other features to enhance the play of light and shadow which contribute to the visual reduction of bulk and which add interest
- Carefully balance features such as doors, windows, wall massing
- The use of horizontal natural wood lapping in wood is encouraged
- Encourage diversity between units
- Utilise floating deck walkways as access between units (especially tented units) to avoid trampling new vegetation growth

9.3.3. Colour considerations and recommendations

Colour has the greatest impact on the visual success or failure of a project. Strong contrasts in colour create easily recognisable visual conflicts in the landscape. Measures relevant to the project include:

- Use colours that blend with or are in harmony with the surrounding landscape (including tonal variations of existing colours in the surrounding landscape)
- Avoid strongly contrasting or discordant colours that stand out in the landscape
- Medium earth tone building material colours are to be used as these compliment natural settings
- Roof material colours are to be darker earth tones or dark grey as these colours will be less conspicuous when viewed from a distance

- Colours for smooth structures are to be two or three shades darker than the background colours (to compensate for shadow patterns created on background surfaces that make colours appear darker).
- Galvanized steel should be darkened to prevent glare. Low lustre paints are to be used wherever possible to reduce glare

9.3.4. Lighting design

Effective light management must be incorporated into the design of the lighting to ensure that visual influence is limited. A number of measures can be implemented to reduce light pollution and those relevant to the project are as follows:

- Low flux lamps and direction of fixed lights toward the ground are to be implemented. Choose fixtures that keep light shining up or sideways. If you can see the bright bulb from a distance, it's a bad light. With a good light, you see lit ground instead of the dazzling bulb.
- Consider lighting effects and utilise low lights as opposed to spot lights or high level lighting
- Utilise lights in planting for access routes
- The design of night lighting is to be kept to a minimum level required for operations and safety
- Where feasible, put lights on timers to turn them off each night after they are no longer needed

9.3.5. Landscape Plan

A Landscape Plan must be drawn up by a professionally registered Landscape Architect.

The objective of the Landscape Plan must be:

- To identify and retain indigenous trees and shrubs that will visually screen the development
- To provide a planting plan of indigenous trees and shrubs for access routes and open spaces that will allow for the medium – long-term visual screening of the development and enhance the living environment
- To draw up a management plan for phasing in indigenous trees and phasing out exotic trees. The plan should include the planting of fast-growing, pioneer type trees, trees with a medium growth rate and those that have a slower growth rate. This management plan should be for a minimum of 20 years and should be monitored and revised every 5 years
- To provide Landscape Guidelines for homeowners (if any units are intended to be sold). Planting of lawn alone exacerbates the visibility of the units. The mix of lawn, shrubs and trees should be carefully designed with the importance of trees and large shrubs emphasised, to provide further greening of the built environment
- To provide guidelines on visually permeable boundary treatments, using fencing for the most part and walls at entrances only. No precast concrete walls.

9.4. Recommendations after construction (restoration and reclamation)

Restoration and reclamation strategies are very similar to the design strategies for earthwork. The objectives of restoration and reclamation include reducing long-term visual impacts by decreasing the amount of disturbed area and blending the disturbed area into the natural environment while still providing for project operations.

All areas of disturbance that are not needed for operation and maintenance should be restored as closely as possible to previous conditions. Measures relevant to the project include:

- Topsoil should be stripped (prior to construction), saved, and replaced on earth surfaces disturbed by construction activities
- Planting holes should be established on cut/fill slopes to retain water and seeds
- Indigenous plant species should be selected to rehabilitate disturbed areas
- Where possible rehabilitation efforts should emulate surrounding landscape patterns in terms of colour, texture and vegetation continuums
- Replace soil, brush, rocks and mulch over disturbed earth surfaces when appropriate, to allow for natural regeneration rather than introducing an unnatural looking grass cover
- Re-vegetation of disturbed areas should occur as soon as practicable possible after the completion of various construction activities

10. CONCLUSION

The conclusion will be finalised once the Public Participation has been concluded.

10.1. Interim recommendation.

The interim recommendation is that inputs obtained via the specialist studies concluded have provided valuable inputs which are summarised in the DESIGN GUIDELINES (Appendix C):

DESIGN GUIDELINES FOR SKY VILLA DEVELOPMENT:
BOUTIQUE HOTEL with VILLAS, APARTMENTS and TENTED UNITS
RE OF PORTION 47 (A PORTION OF PORTION 1) OF THE FARM GANSE VALLEI NO 444
PREPARED FOR SAPER INVESTMENTS PRY. LTD
SHEETS. 100 AND 101 R00, DATED 18 Feb 2020

This report and associated guidelines are both subject to comment and once comment has been received and addressed, the final report and guidelines are to be endorsed as the approved guideline for preparation of detailed drawings in the Land Development applications process.

APPENDIX A: VISUAL IMPACT STATEMENT

Specialist Report by Paul Buchholtz -



Report:

Visual impact statement for the remaining extent of portion
47 of the farm Ganse Vallei no 444, Plettenberg Bay

Reference: GV012020

Prepared for: SAPER Investment
Pty Ltd

Revision: 1

27 January 2020

Report details

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Report status		Draft	Report number GV012020
Client		SAPER Investment Pty Ltd	Client contact Otto Wiehahn
Rev	Date	Author	
1	27 January 2020	Paul Buchholz	

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GLOSSARY

Aesthetics	Relates to the pleasurable characteristics of a physical environment as perceived through the five senses of sight, sound, smell, taste, and touch.
Adverse visual impact	Any modification in landforms, water bodies, vegetation or any introduction of structures which negatively impacts the visual character of the landscape and disrupts the harmony of the basic elements (i.e. form, line, colour and texture).
Basic elements	The four design elements (form, line, colour and texture) which determine how the character of a landscape is perceived.
Contrast	Opposition or unlikeness of different forms, lines, colours or textures in a landscape and therefore the degree to which project components visually differs from its landscape setting.
Colour	The property of reflecting light of a particular intensity and wavelength (or a mixture of wavelengths) to which the eye is sensitive. It is the major visual property of surfaces.
Form	The mass or shape of an object(s) which appears unified, such as a vegetative opening in a forest, a cliff formation or a water tank.
Integration	The degree to which a development component can be blended into the existing landscape without necessarily being screened from view.
Interfluve	The area of higher ground which separates two rivers/watercourses which flow into the same drainage system
Key viewing locations	One or more points on a travel route, use area or a potential use area, where the view of a management activity would be most revealing.
Landscape character	The arrangement of a particular landscape as formed by the variety and intensity of the landscape features and the four basic elements of form, line, colour and texture. These factors give the area a distinctive quality which distinguishes it from its immediate surroundings.
Landscape features	Land and water form, vegetation and structures which compose the characteristic landscape.
Line	The path (real or imagined) that the eye follows when perceiving abrupt differences in form, colour or texture. Within landscapes, lines may be found as ridges, skylines, structures, changes in vegetative types or individual trees and branches.
Micro-topography	Small scale variations in the height and roughness of the ground surface; in the context of this report the definition includes structures such as buildings and larger-sized vegetation that can restrict views
Mitigation measures	Methods or procedures designed to reduce or lessen the adverse impacts caused by management activities.
Mountain, hill or ridge	Is a physical landscape feature, elevated above the surrounding landscape. It includes the foot/base, slopes and crest of the mountain, hill or ridge
Rehabilitation	A management alternative and/or practice which restores landscapes to a desired scenic quality.
Ridgelines	Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape.
Scale	The proportionate size relationship between an object and the surroundings in which the object is placed.

Sense of place	The unique quality or character of a place, whether natural, rural or urban and relates to uniqueness, distinctiveness or strong identity. It is also sometimes referred to as genius loci meaning 'spirit of the place.
Texture	The visual manifestations of the interplay of light and shadow created by the variations in the surface of an object or landscape.
Visual modification	A measure of the visual interaction between a development and the landscape setting within which it is located.
Viewshed	The creation of a computer generated probable viewshed to define the extent to which the planned infrastructure is visible from key viewing locations.
Visual Sensitivity	The degree to which a change to the landscape will be perceived adversely.
Visual Impact	A measure of joint consideration of both visual sensitivity and visual modification

1. INTRODUCTION

1.1 General

Visual impact assessments should not be an obstacle in the approval process of a proposed development. Visual input, especially at the early concept stage of the project, can play an important role in helping to formulate design alternatives, as well as minimising impacts, and possibly even costs, of the project

It is in the nature of visual and scenic resources to include abstract qualities and connotations that are by their nature difficult to assess or quantify as they often have cultural or symbolic meaning. An implication of this is that impact ratings cannot simply be added together. Instead, the assessment relies on the evaluation of a wide range of considerations, both objective and subjective, including the context of the proposed project within the surrounding area.

The analysis of the interaction between the existing visual environment and the planned infrastructure provides the basis for determining visual impacts and mitigation strategies. This visual impact assessment provides an overview of the landscape character of the locality and assesses the degree to which the proposed development would be visually appropriate.

1.2 Methodology

1.2.1 The sequence of work employed in this study

A desktop survey using 1:50,000 topographical survey maps, Google Earth, and ArcMap (Esri, ArcGIS software) were undertaken. Following the desktop information gathering process, a site visit was conducted to test the conclusions of the terrain analysis, to identify receptors and appraise the local landscape.

The methodology employed by this visual assessment is based on the following methods:

- The United States Department of Agriculture: Forestry Service - *Landscape Aesthetics*;
- The United States Bureau of Land Management Visual Resources Management;
- The Landscape Institute and the Institute of Environmental Management & Assessment - Guidelines for Landscape and Visual Impact Assessment; and
- The Provincial Government of the Western Cape's Guideline for involving visual and aesthetic specialists in EIA processes and the Guidelines for Landscape

Visual modification is a measure of the level of visual contrast and integration of the planned infrastructure with the existing landscape. An existing landscape has certain visual characteristics expressed through the visual elements of form, shape, line colour and texture. A development that has different visual characteristics than the existing landscape will create contrast with the existing landscape. If similar developments already form part of the existing project landscape, the visual effects of a new development will borrow the visual character from these developments, reducing visual modification.

The project site is surrounded by existing developments and borders onto the N2 road in the south. The Baron View Development borders onto the northern boundary and The Hill Private Estate onto the western boundary. Once both these residential developments are at full capacity, the proposed development will fit in with the urban area and will allow for a more uniform urban pattern along the ridgeline.

The proposed development will therefore create a minimal level of visual contrast and a high level of integration in terms of form, line, shape, pattern, colour and texture values with the surrounding developments already located on the ridgeline. Therefore, no 3D modelling or photomontages is required for this visual assessment.

1.2.2 Written and drawn material was made available

- An urban Background information for the notice of intent to develop: Remaining extent of portion 47 (a portion of portion 1) of the farm Ganse Vallei no 44.
- UR Illustrations for HIA Report - prelim 13 Sep 2019 R01
- UR Notes re VIA for Draft HIA following on from client feedback discussions 24 Oct 2019

1.2.3 Receiving site

The receiving site was assessed, and areas of the locality from where the development appeared to be likely to be visible, adjacent lands, and local roads.

This study was conducted between December 2019 and January 2019. The weather on the days of the site visit was clear and open. A photographic survey of the site and surrounding areas was carried out.

The visual assessment was undertaken using standard criteria such as geographic view-sheds and viewing distances as well as qualitative criteria such as compatibility with the existing landscape character and settlement pattern. Potentially sensitive areas were assessed, and mitigation measures were evaluated.

1.3 Assumptions and limitations

It should be noted that the experiencing of visual impacts is subjective and largely based on the perception of the viewer or receptor. The presence of a receptor in an area potentially affected by the proposed development does not thus necessarily mean that a visual impact would be experienced.

Value can be placed in a landscape in terms of its aesthetic quality, or in terms of its sense of identity or sense of place with which it is associated. If no such values are held with respect to a landscape, there is less likely to be a perception of a visual impact if the landscape becomes subject to visual alteration. Development within a landscape may not be perceived negatively at all if the development is associated with progress or upliftment of the human condition.

The perception of visual impacts is thus highly subjective and involves value judgements on behalf of the receptor. The context of the landscape character, the scenic / aesthetic value of an area, and the types of land use practised tend to affect the perception of whether landscape change (through development) would be considered an unwelcome intrusion.

The abovementioned landscape values can be interlinked, but can also be conflicting, e.g. amenity values associated with a landscape held by a particular group of people as described above may conflict with economic values associated with the market or development possibility of the landscape that is held by others. It is in this context that visual impact related to a potential development often arises as an issue in environmental impact assessments.

1.3.1 Data

The best currently and readily available datasets were utilized for the visual impact assessment. It is important to note that variations in the quality, format and scale of available datasets could limit the scientific confidence levels of the visual impact assessment outcomes.

1.3.2 Viewshed analysis

Slope and aspect are significant in the context of views. Topography expressed in the form of slope and aspect can perform an essential role in limiting views or 'focusing' views in a certain direction. Viewers located low down within an enclosed valley would experience a limited visual envelope or viewshed, as the rising topography around them would prevent wider views of the surrounding terrain beyond the immediate valley.

Similarly, an object placed lower down in such an enclosed valley would have a limited viewshed, being shielded or partly shielded by the terrain surrounding it. A viewer located on a hill slope with a certain aspect would only be able to view the surrounding terrain in the direction of the aspect of the slope. Conversely, a viewer on a higher-lying interfluvium will be exposed to potentially wide-ranging views over the surrounding terrain, and large objects placed in these terrain settings could similarly be visible from a wide area.

The micro-topography within the landscape setting in which the viewer and object are located is also important. The presence of micro-topographical features and objects such as buildings or vegetation that would screen views from a receptor position to an object can remove any visual impact factor associated with it.

Fischer (1995) analysed the effects of data errors on viewsheds calculated by Geographic Information Systems and has shown that the calculations are extremely sensitive to small errors in the data and the resolution of the data and the errors in viewer location and elevation. Other studies have also shown that a viewshed calculated using the same data but with eight different Geographic Information Systems can produce eight different results.

Hankinson (1999) also states that viewsheds are never accurate, and they contain several sources of error and may not always be feasible to separate these errors or to estimate their size and potential effects. It is, therefore, better to describe a viewshed analysis as a probable viewshed that must be subjected to subsequent field testing and verification.

A probable viewshed can be based on topography only and shows areas that will be screened by intervening hills, mountains etc. A probable topographic viewshed does not consider heterogeneous and complex natural and man-made elements in the surrounding landscape. Intervening vegetation, buildings or small variations in topography, such as road cuttings are therefore not considered.

Therefore, it is a conservative assessment of those areas that may be visually impacted by the planned infrastructure. Increasing sophistication/accuracy of the probable viewshed by the addition of data on complex natural and man-made elements in the landscape is desirable, but it will introduce further errors of detail and interpretation in the viewshed analysis.

1.3.3 Visualisation

It must be remembered that any visualisation (3D models, photomontages, photos and maps) of complex natural and man-made elements produce perceptions, interpretations and value judgements that are not always consistent with those that would be produced by actual encounters with the elements represented. Visualisations should, therefore, be considered an approximation of the three-dimensional visual experiences that an observer would receive in the field and must be subjected to subsequent field testing and verification.

Photomontage is the superimposition of an image onto a photograph to create a realistic representation of proposed or potential changes to any view. The overall aim of photography and photomontage is to represent the landscape context under consideration and the proposed development, both as accurately as is practical. It must be kept in mind that the human eye sees differently than a camera lens, both optically and figuratively. The focusing mechanisms of human eyes and camera lenses are different. Human vision is binocular, and dynamic compared to a camera that tends to flatten an image.

2. APPLICABLE POLICIES AND GUIDELINES

Several government policies and plans, guidelines, environmental management instruments and other decision-making instruments are relevant to the site and development and have been reviewed. These include:

2.1 The Western Cape Provincial Spatial Development Framework (PSDF)

Makes provision for:

- the protection and sustainable use of Landscape and Scenic Resources,
- the protection, management and enhancement of the provinces Sense of Place, Heritage and Cultural Landscape

2.2 The Garden Route Environmental Framework

This document provides baseline data on the Topographical, Visual and 'Sense of Place' aspects in the Garden Route, the sensitivity, constraints and development guidelines for the area assist in informing decision-making.

Management Guidelines are provided for Ecologically Sensitive Geographical Areas. Of particular reference to this report are the guidelines for development in:

- Topographically Sensitive Geographical Areas;
- Conservation and Protected Areas; and
- Visually Sensitive Landscape Geographical Areas.

Risks include:

- Erosion of steep slopes;
- The potential for visual and light pollution;
- Destruction of visual topographical quality;
- Development impact of sensitive topographical features and landscapes;
- Inappropriate large-scale development;
- Sprawling urbanisation; and
- Large scale change of land use developments outside of the urban edge.

Objectives include:

- Maintain the integrity of the Garden Route Landscape;
- Limit development on steep slopes;
- Enhance and protect the topographical landscape backdrop to the Garden Route;
- Manage development on steep slopes, discouraging development;
- Limit development densities
- Retain the 'sense of place' of villages and hamlets;
- Enforce building control and aesthetics;
- Protect the 'sense of place' of the Garden Route;
- Protect and enhance the visual quality of prominent tourism routes, meanders and nodes;
- Protect the visual integrity of the South African National Park asset, as well as provincial nature reserves; and
- Limit and prohibit development on prominent visually sensitive and exposed features.

2.3 Heritage and Scenic Resources: Inventory and Policy Framework for the Western Cape

The study provides input on cultural and scenic resources and provides a guide for the identification and conservation of these resources. The report focuses on the broader regional scale rather than

the local landscapes or individual site scales and is, therefore, an overview rather than a detailed inventory of cultural and scenic resources.

2.4 DEA&DP Guideline for Management of Development on Mountains, Hills & Ridgelines

Key decision-making criteria regarding development on mountains, hills and ridges, relevant to this visual impact assessments, are:

- to avoid inappropriate development (i.e. intrusive and consumptive development) on mountains, hills and ridges taking into account the character of the existing environment;
- to ensure that where development does take place, that its layout and design takes account of sensitive features and environmental constraints, thereby promoting environmentally sensitive development of projects on mountains, hills and ridges where development is authorized;
- to preserve landform features through ensuring that the siting of facilities is related to environmental resilience and visual screening capabilities of the landscape;
- to ensure that the scale, density and nature of the developments are harmonious and in keeping with the sense of place and character of the area.

Environmental characteristics such as steep slopes (steeper than 1:4) and development on the crest of a mountain, hill or ridge will serve as key indicators of environmental sensitivity.

The development patterns and the character of the area within which the proposed development will be situated must be described.

2.5 Bitou municipality spatial development framework (2019)

The overarching long-term spatial development vision for the Bitou municipality is: “To become the Garden Route’s sustainable tourism hub for the benefit for all”. The Bitou spatial development framework identifies the following actions that must be implemented to achieve the abovementioned vision and that are applicable to the visual impact statement:

- Facilitate the increase of tourism attractions that attract tourists and wealthy residents.
- Ensure that this strengthening of attractions is not done at the expense of the natural or social environment
- Manage developments along the coastline in a sustainable and precautionary manner and manage public access to the coastline and estuaries

3. PROJECT DESCRIPTION

3.1 Project location

The remainder of Portion 47 (A Portion of Portion 1) of the Farm Ganse Vallei No 444 is currently zoned as “Agriculture Zone” in terms of the Plettenberg Bay Zoning Scheme Regulations. The property is 12 hectares in extent and is surrounded by the urban development of Plettenberg Bay. This property was the remaining farmhouse when the Baron’s View development was approved and developed after the Provincial Government approved the development of Portion 47 of the Farm Ganse Vallei No 444 during 1998

The project area is located on a ridgeline just north of the N2 national road that runs through the town of Plettenberg Bay in the Garden Route. The proposed development is located within the urban edge and classified as residential (Bitou Spatial Development Framework, 2019)

The project area is part of existing developments along the ridgeline that includes The Hill Private Estate, Formosa Garden Village and existing single residences along Ferdinand street in the south-west. Natural areas and the Barons View development are located towards the north-west of the project area and towards

the south, the town of Plettenberg is located. Towards the north-east of the proposed development and north of the N2 some natural areas, a sewage treatment plant and the Old Nick Village. South of the N2 along the Keurbooms river the Goose Valley golf estate is located (Figure 1).

Access to the site is obtained via an existing public road that runs from the Old Nick Intersection on the N2 National Road to the northwestern boundary of the property.

3.2 Development description

The owners of the proposed development have applied for a consent use for a guest house and started to use the existing farmhouse as a guest house. This application was subsequently withdrawn and the owners now wish to convert the existing manor house into a boutique hotel with a restaurant & function venue. The proposed development will consist of the following components (Figure 2):

- Thirty bedroom Boutique Hotel
- Twenty-two freestanding two-bedroom Villas
- Two double-storey apartment blocks. One apartment block will contain ten one-bedroom units and the second block eight one-bedroom units
- Ten tented decks (wood)
- Eighty-six parking bays

The primary point of water supply is the water purification works in Flying Cloud Avenue in central Plettenberg Bay. A secondary supply point is the south-west corner of the property where the proposed development is bordered by Erf 9914 and Erf 10080. A 110mm diameter water main future connection point is indicated here on the as-built plans. The existing residential house connection is made at this point. It is proposed to connect to the existing 200mm water mains within Barons View (at Erf 9909) and installs a new 150m long, 160mm mains to the edge of the development.

Barons View is directly adjacent to the Ganze Vallei Sewer Purification Works. It is proposed to connect into the Barons View sewer network and thereby connecting directly to the sewer purification works. The surrounding developments are linked to the works and it is proposed to connect to the existing gravitation system on the northeastern side of the development. Two sewer manholes have been provided on the boundary of the development for future connections. There is a bulk sewer line from the Barons View development connecting to the existing municipal outfall sewer to the north-west of the property.

There is an existing stormwater system on-site located in the access road to the proposed development. The existing system consists of a kerb and channel on the side of the road with a catch pit at Erf 9902 with a 300mm concrete pipe conveying stormwater across the road towards the west where a concrete stormwater retention tank collects the water with an overflow opening. It is proposed that stormwater runoff be collected and conveyed on the road surface and into a new piped network next to the access road, over the neighbouring developed area to the north and discharging on Erf 9865 (Park) with gabion retention and dissipation structure. A further two double stormwater catch-pits are required in the road reserve adjacent to Erven 9903 and 9904.

A minor piped system is required in the northeastern corner of the development with a gabion structure and stone pitching with water discharging onto the Remainder of Portion 47.

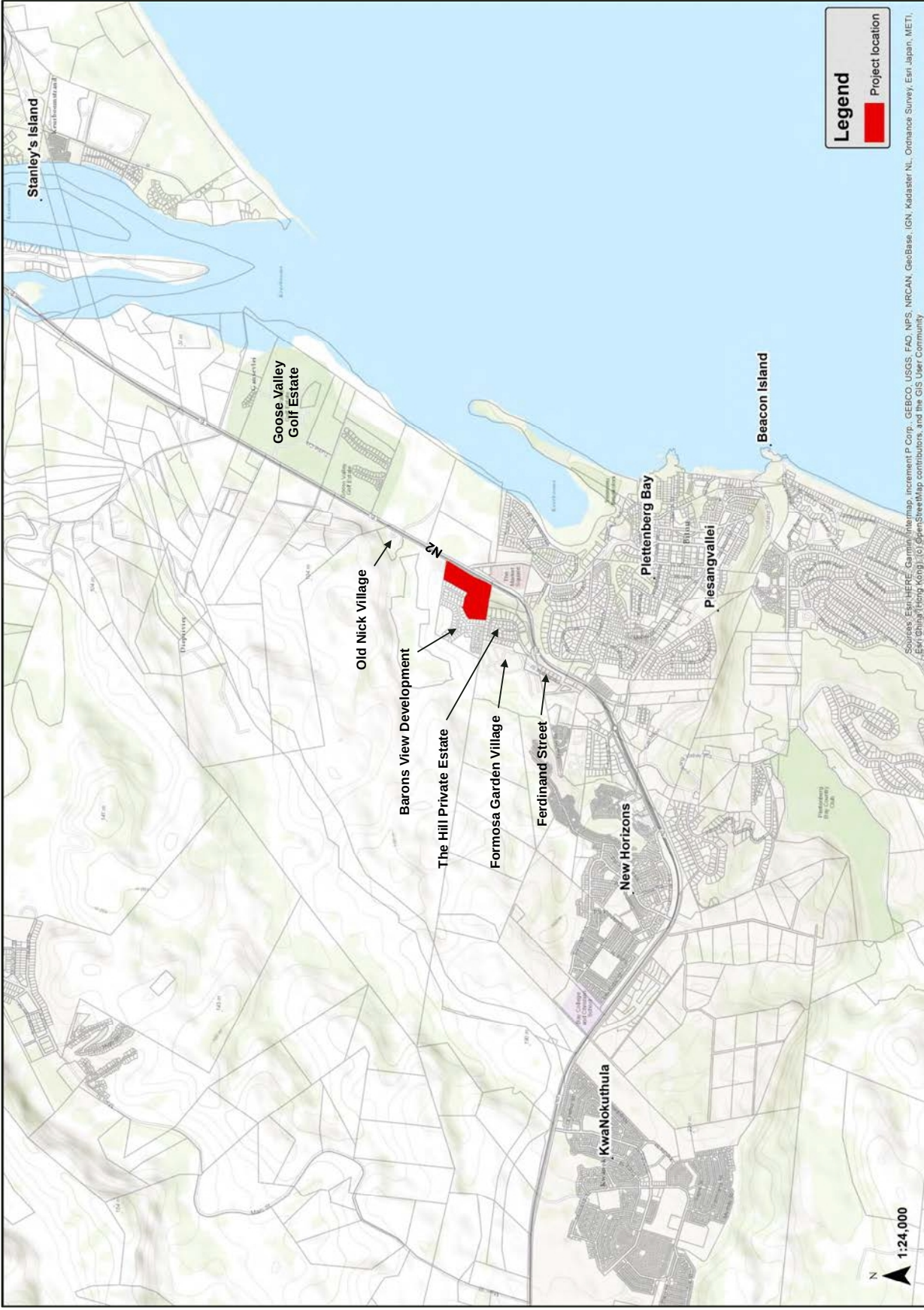


Figure 1: Project location

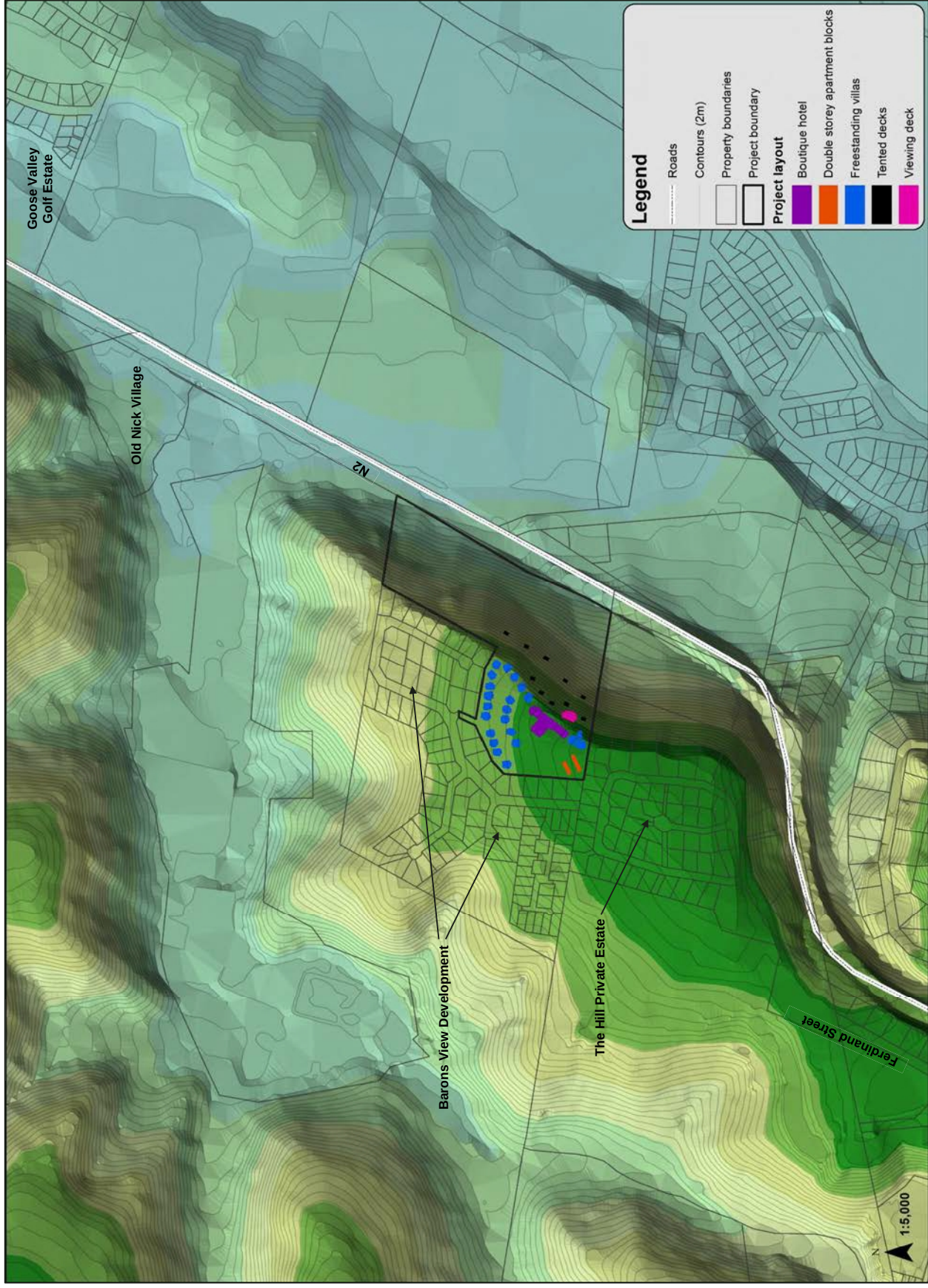


Figure 2: Project layout

3.3 Proposed rezoning and subdivision

To accommodate the proposed boutique hotel, block of flats, loose standing villas & tented decks (5), a rezoning application was submitted in terms of the Bitou Municipality Land Use Planning By-law. Split zoning is proposed to allow the proposed boutique hotel, block of flats, loose standing villas & tented decks on the western part of the property, which consists of existing disturbed areas, this portion will be rezoned to “General Residential Zone”.

The remainder of the property is located on a steep slope where no development has occurred before (private, unregistered / un-proclaimed nature conservation) and is so unique that the Plettenberg Bay zoning scheme regulations do not have any zoning category that applies to the intended uses. This portion of the property will, therefore, be rezoned to “Special Zone – Conservation Area” to conserve the natural vegetation (Figure 9) and allow limited tented decks on existing disturbed areas. The “split zoning line” is determined from the south-eastern corner of Erf 9891 to the north-eastern corner of Erf 10083. Five (5) of the tented decks will be located in the Conservation Area the establishment of hiking/mountain bike trails are also proposed (Figure 3 & Table 1).



Figure 3: Project zoning

Zoning category	Zoning parameter	Prescribed parameter criteria	Proposed development criteria
General residential	Minimum Erf size	• 1000 m² - Blocks of Flats • 4000 m² - Licensed Hotel • 2000 m² - Residential Buildings	• Property (erf) size: 83,405 m²
General residential	Street Building Line	• 4,5m	• The proposed development buildings will be more than 4.5m away from any street
General residential	Lateral Building Line	• 4,5m or ½ the height of the building (whichever is more restricting)	• The proposed development adheres to the most restrictive parameter
General residential	Rear Building Line	• 4,5m or ½ the height of the building (whichever is more restricting)	• The proposed development adheres to the most restrictive parameter
General residential	Street Width	• The site must abut a street of at least 13m wide	• Property borders the N2 Road which is wider than 13m.
General residential	Distance from Street centre line	All street boundary wall or fences of the site are erected at a distance of not less than 8m from the centre line of the abutting street or streets and the land between such boundary walls or fences and the legal street boundary is made up as part of such street. The portion(s) of the site falling within 8m of the centre line of the abutting street(s) shall be excluded for the purpose of determining coverage and bulk on the remainder of the site, provided that if the owner transfers the said portions of the site to the Council free of compensation.	• The proposed developments infrastructure will be further away than 8m from the street centre line
General residential	Coverage	• 50% - Blocks of Flats • 50% - Licensed Hotel • 50% - Residential Buildings	• Proposed development covers less than 50% of the property
General residential	Floor Area Ratio	• 0.75 - Blocks of Flats • 1.00 - Licensed Hotel	• The proposed development is much less than the most restrictive floor area ratio

Zoning category	Zoning parameter	Prescribed parameter criteria	Proposed development criteria
		• 0.75 - Residential Buildings	
General residential	Number of Floors	• 3 Floors	• No building will exceed the allowed floors
General residential	Height	No point or any portion of the building shall be higher than 10,3m above the natural ground level, measured from the contiguous average natural ground level of that portion of the building nearest to the principal or main road frontage and taken around the perimeter of the building any portion of the building shall not be higher than 10.6m above the NGL directly below such a point of any portion of the building.	• No building will exceed the allowed height of 10.6m
General residential	Parking Provision	• One parking area for every 2 bedrooms in case of hotels and other residential buildings • 20 additional parking bays for the hotel	• 71 parking bays are required and the proposed development will provide 86
Special Zone: Conservation Area	Conservation Area	• The Municipality may require an environmental conservation plan to be submitted for its approval. • The Municipality must determine the land-use restrictions and the development parameters for the property based on the objectives of this zoning, the particular circumstances of the property and, where applicable, in accordance with an approved environmental management plan. • Tourist accommodation in a "conservation area", is subject to conditions imposed by the Municipality with regard to layout, landscaping and building design. • A site development plan must be submitted to the Municipality for its approval, clearly indicating the position of all structures, services and internal roads.	• The natural vegetation will be conserved and allow limited (5) tented decks on existing disturbed areas

Table 1: Plettenberg Bay zoning schemes applicable to the proposed development

4. METHODOLOGY

It is in the nature of visual and scenic resources to include abstract qualities and connotations that are by their nature difficult to assess or quantify as they often have cultural or symbolic meaning. It is necessary therefore to include both quantitative criteria (such as viewing distances), and qualitative criteria (such as sense of place), in visual impact assessments.

An implication of this is that impact ratings cannot simply be added together. Instead, the assessment relies on the evaluation of a wide range of considerations, both objective and subjective, including the context of the proposed project within the surrounding area. The phrase “beauty is in the eye of the beholder” is often quoted to emphasize the subjectivity in undertaking a visual impact assessment

The analysis of the interaction between the existing visual environment (landscape character and sense of place) and the planned infrastructure provides the basis for determining visual impacts and mitigation strategies. This is completed by defining the visual effect of the planned infrastructure and visual sensitivity of viewing locations to determine impact.

The evaluation of the existing visual environment consists of the assessment of both the landscape setting and key viewing locations within it. The landscape setting can be defined in terms of topography, vegetation, hydrology and land-use features. These elements define the existing visual character of the landscape with which the planned infrastructure interacts.

The use of the basic elements of form, line, colour and textures has become the standard in describing and evaluating landscapes. Modifications in a landscape which repeat the landscape's basic design elements are said to be in harmony with their surroundings. Modifications which do not harmonize, often look out of place and are said to contrast or stand out in unpleasing ways.

Value can be placed in a landscape in terms of its aesthetic quality, or in terms of its sense of identity or sense of place with which it is associated. If no such values are held with respect to a landscape, there is less likely to a perception of a visual impact if the landscape becomes subject to visual alteration. Development within a landscape may not be perceived negatively at all if the development is associated with progress or upliftment of the human condition.

The perception of visual impacts is thus highly subjective and thus involves ‘value judgements’ on behalf of the receptor. The context of the landscape character, the scenic / aesthetic value of an area, and the types of land use practised tending to affect the perception of whether landscape change (through development) would be considered to be an unwelcome intrusion. Sensitivity to visual impacts is typically most pronounced in areas set aside for the conservation of the natural environment (such as protected natural areas or conservancies), or in areas in which the natural character or scenic beauty of the area acts as a drawcard for visitors (tourists) to visit an area, and accordingly where amenity and utilitarian ecological values are associated with the landscape.

When landscapes have a highly natural or scenic character, amenity values are typically associated with such a landscape. Structural features such as power lines and other electricity transmission developments and related infrastructure are not a feature of the natural environment but are rather representative of human (anthropogenic) change to a landscape.

Thus, when placed in a largely natural landscape, such structural features can be perceived to be highly incongruous in the context of the setting, especially if they affect or change the visual quality of a landscape. It is in this context of incongruity with a natural setting that new developments are often perceived to be a source of visual impact.

4.1 Observer locations

Observer locations (views from communities, major roads, conservation areas etc.) are those areas where people (receptors) are likely to obtain a view of the planned infrastructure. These viewing locations have different significance based on numerous factors, collectively evaluated through land use and viewing distance to the planned infrastructure.

The selection of the key viewing locations is based on their location within the defined view-shed where they would have a clear view of the planned infrastructure.

Factors that will be considered in selecting the key viewing locations are:

- **The angle of observation** - The apparent size of a project is directly related to the angle between the viewer's line-of-sight and the slope upon which the planned infrastructure is to take place. As this angle nears 90 degrees (vertical and horizontal), the maximum area is viewable.
- **Numbers of viewers** - Areas seen and used by large numbers of people are potentially more sensitive. Protection of visual values usually becomes more important as the number of viewers increase.
- **Length of time the project is in view** - If the viewer has only a brief glimpse of the planned infrastructure, the contrast may not be of great concern. If, however, the planned infrastructure is subject to view for a long period, as from an overlook, the contrast may be very significant.
- **Distance from the project** - The greater the viewing distances, the lower the visual sensitivity. The visual modification of a development is assumed to be the highest when the observer is very close to it and has a direct line of sight. The visual modification then decreases with distance and is also known as distance decay (Hull & Bishop, 1988).
- **Field of vision** - The visual impact of a development can be quantified to the degree of influence on a person's field of vision both horizontally and vertically. The visual impact of a development will vary according to the proportion in which a development impacts on the central field of vision. Within the central field of vision images are sharp, depth perception occurs and colour discrimination is possible. Developments, which take up less than 5% of the central field of vision, are usually insignificant in most landscapes (Human Dimension and Design, 1979).
- **Visibility** - Viewed by the human eye 1.8 m from the ground across a "flat" surface such as the sea, the horizon will be of the order of 6 km distant, due to the curvature of the earth. Viewed at an elevation of 60 m, the horizon will be of the order of 32 km distant and from the top of a 1000 m mountain, the horizon will be at a distance of approximately 113 km. A tall structure standing above the horizon would, of course, increase these distances significantly; for example, for an observer at 1.8 m who is viewing a man-made structure 50 m tall, the effective distance to the horizon is 34 km and for a 100 m structure the distance is 46 km (Miller & Morrice, no date). In addition, mist, haze or other atmospheric conditions may significantly affect visibility (Hill et al, 2001).

4.2 Visual sensitivity

Visual sensitivity is a measure of how critically a change to the existing landscape is viewed by people from different land-use areas in the vicinity of a development.

The degree of visual sensitivity of an area is closely related to the aesthetic quality of the area, as well as to the value placed in the aesthetic quality of the landscape but is also related to the area's socio-economic profile. In this regard, residential, tourist and/or recreation areas generally have a higher visual sensitivity than other land use areas (e.g. industrial, agricultural or transport corridors), because they use the scenic amenity values of the surrounding landscape and may be used as part of a leisure experience and often over extended viewing periods.

It is important to note that the presence of natural/perceived natural and rural elements or areas within the landscape as viewed from the surrounds of the project area can engender perceptions of aesthetic quality or value to the landscape. Many studies of landscape conservation have highlighted the value placed by people in rural or natural landscapes. A rural landscape can be defined as an where an interaction between humans and nature over time has led to the development of a landscape that has its own characteristics, and which is a middle

ground between an urban landscape and wilderness, consisting of human activities that are related to the natural environment, such as agriculture and pastoral activities (Mazehan et al, 2013). A natural landscape, as defined in this report is close in appearance to how the landscape would appear without human alteration – i.e. mimicking or closely resembling that of a wilderness.

Placing value in a landscape is a psychological and cultural practice; values and meanings are not intrinsic to the landscape, but rather they are phenomena created by humans through their cultural practices (Pun, 2004). It is thus important to note that perceptions of a landscape may not be universally shared, and different individuals or groups of people may perceive or treat the same landscape differently, in turn ascribing different values and meanings to it (Pun, 2004). Values and meanings ascribed by local people may not be evident to an outsider.

There are different types of values that can be placed on a landscape; i.e. economic values (e.g. the relevance of the landscape for business enterprises, or the market possibility of products from landscape), amenity values (values related to the non-material benefits associated with it) and security values (Pun, 2004). Amenity values can be subdivided into different sub-categories; “intrinsic” ecological value, scientific and educational value, aesthetical and recreational value, and orientational and identity value.

Landscapes and the viewing of landscapes has also been shown to have positive psychological and health benefits; Velarde et al (2007), have shown through an examination of various environmental psychology studies that visual exposure to natural landscapes (e.g. by means of viewing natural landscapes during a walk or viewing from a window) generally has a beneficial impact on human health (e.g. reduced stress, facilitating recovery from illness, and behavioural changes that improve mood and general well-being).

Landscape as a source of beauty is prevalent within the arts and is a strong drawcard for recreational activities. In addition, landscape is an element in the ability of people to orient themselves and is strongly related to people's cultural identity and sense of place. It is in this context that value is placed in natural or rural landscapes, and it follows that such value would be placed on views in an area such as the study area which is largely natural, and which has high aesthetic value by virtue of its scenic nature.

The above values can be interlinked, but can also be conflicting, e.g. amenity values associated with a landscape held by a certain group of people as described above may conflict with economic values associated with the market or development possibility of the landscape that is held by others. It is in this context that visual impact associated with a potential development often arises as an issue in environmental impact assessments.

The latter three sub-categories of amenity value described above – aesthetic, identity and psychological health value are typically involved in the perception of visual impact and constitute the elements of the ‘visual sensitivity’ associated with that landscape, as development within a landscape can change the landscape to the degree to which the amenity value associated with a landscape would be considered to be degraded or no longer present.

Visual sensitivity may range from high to low, depending on the following additional factors:

- **The visual absorption capacity** - The potential of the landscape to conceal the proposed project will reduce or increase visual sensitivity.
- **Viewing distance** – The greater the viewing distances, the lower the visual sensitivity. The visual modification of a development is assumed to be the highest when the observer is very close to it and has a direct line of sight. The visual modification decreases with distance and is also known as distance decay (Hull & Bishop 1988).
- **Length of time** the project is in view - If the viewer has only a brief glimpse of the planned infrastructure, the contrast may not be of great concern and the visual sensitivity low. If, however, the planned infrastructure is subject to view for a long period, as from an overlook, the contrast may be very significant.
- **General orientation** - General orientation of residences to landscape areas affected by a project. Residential, tourist and/or recreation areas with a strong visual orientation towards the planned infrastructure (i.e. those with areas such as living rooms and/or verandas orientated towards it), will have a higher visual sensitivity than those not orientated towards the planned infrastructure.

- **Relative planned infrastructure size** - The contrast created by the project is directly related to its size and scale as compared to the surroundings in which it is placed.
- **Type of users** - Visual sensitivity will vary with the type of users. Recreational sightseers may be highly sensitive to any changes in visual quality, whereas workers who pass through the area on a regular basis may not be as sensitive to change.
- **Numbers of viewers** - Areas seen and used by large numbers of people are potentially more sensitive. Protection of visual values usually becomes more important as the number of viewers increase.
- **Adjacent land uses** - The inter-relationship with land uses in adjacent lands can affect the visual sensitivity of an area. For example, an area within the view-shed of a residential area may be very sensitive, whereas an area surrounded by commercially developed lands may not be visually sensitive.
- **Special areas** - Management objectives for special areas such as natural areas, wilderness areas, conservation areas, scenic areas, scenic roads or trails frequently require special consideration for the protection of the visual values. This does not necessarily mean that these areas are scenic, but rather that one of the management objectives may be to preserve the natural landscape setting. The management objectives for these areas may be used as a basis for assigning sensitivity levels.

Landscapes are subdivided into three (3) distanced zones based on relative visibility from travel routes or observation points (receptors). The three zones are:

- **Foreground-Middle ground Zone** - This is the area that can be seen from each travel route for a distance of 0 to 5 kilometres where management activities might be viewed in detail. The outer boundary of this distance zone is defined as the point where the texture and form of individual plants are no longer appear in the landscape. In some areas, atmospheric conditions can reduce visibility and shorten the distance normally covered by each zone.
- **Background Zone** - This is the remaining area which can be seen from each travel route to approximately 24 kilometres but does not include areas in the background which are so far distant that the only thing discernible is the form or outline. To be included within this distance zone, vegetation should be visible at least as patterns of light and dark.
- **Seldom-Seen Zone** - These are areas that are not visible within the foreground-middle ground and background zones and areas beyond the background zones.

Land-use areas are generally characterised in terms of low, moderate or high visual sensitivity, as follows:

- Low visual sensitivity - industrial areas, local roads, mining and degraded areas.
- Moderate visual sensitivity - tourist roads, major roads, sporting or recreational areas and places of work.
- High visual sensitivity - rural residences, recreation areas, conservation areas, scenic routes or trails.

4.3 Visual modification

Visual modification is a measure of the level of visual contrast and integration of the planned infrastructure with the existing landscape. An existing landscape has certain visual characteristics expressed through the visual elements of form, shape, line colour and texture. A development that has different visual characteristics than the existing landscape will create contrast with the existing landscape. If similar infrastructure already forms part of the existing landscape, the visual effects of the planned infrastructure will borrow visual character from these operations, reducing visual modification.

The degree to which the visual characteristics of the planned infrastructure contrast with the existing landscape will determine the level of visual modification. For example, a newly created mine will have a high visual modification due to strong contrast. An extension of operations in an existing mine will have a lesser visual modification. A successfully rehabilitated mine area will also have a lower visual modification due to limited contrast with the current landscape.

In a similar way, a project is said to be integrated with the existing landscape based on issues of scale, position in the landscape and contrast. High visual integration is achieved if a development is dominated by the existing landscape, is of small scale and/or limited contrast.

The level of visual modification generally decreases with distance and is categorised as follows:

- **Negligible (or very low) level of visual modification** – where the development is distant and/or relates to a small proportion of the overall view-shed.
- **Low level of visual modification** - where there are minimal visual contrast and a high level of integration of form, line, shape, pattern, colour or texture values between the development and the landscape. In this situation, the development may be noticeable but does not markedly contrast with the landscape.
- **Moderate level of visual modification** - where a component of the development is visible and contrasts with the landscape, while at the same time achieving a level of integration. This occurs where surrounding topography, vegetation or existing modified landscape provide some measure of visual integration or screening.
- **High level of visual modification** - where the major components of the development contrast strongly with the existing landscape and demand attention.

The following factors must be considered when applying visual modification categories:

- **Length of time the project is in view** - If the viewer has only a brief glimpse of the project, the contrast may not be of great concern. If, however, the project is subject to view for a long period, as from a viewing location, the contrast may be very significant.
- **Relative size or scale** - The contrast created by the project is directly related to its size and scale as compared to the surroundings in which it is placed.
- **Recovery time** - The amount of time required for successful re-vegetation should be considered. Recovery usually takes several years and goes through several phases (e.g. bare ground to grasses, to shrubs, to trees, etc.). It may be necessary to conduct contrast ratings for each of the phases that extend over long time periods. Those conducting contrast ratings should verify the probability and timing of vegetative recovery.
- **Atmospheric conditions** - The visibility of planned infrastructure due to atmospheric conditions, such as air pollution or natural haze, should be considered
- **Motion** - Movement such as waterfalls, vehicles or plumes draw attention to a project.
- **Form** - Contrast in form results from changes in the shape and mass of landforms or structures. The degree of change depends on how dissimilar the introduced forms are to those continuing to exist in the landscape.
- **Line** - Contrasts in line results from changes in edge types and interruption or the introduction of edges, bands, and silhouette lines. New lines may differ in their sub-elements (boldness, complexity, and orientation) from existing lines.
- **Colour** - Changes in value and hue tend to create the greatest contrast. Other factors such as chroma, reflectivity and colour temperature, also increase the contrast.
- **Texture** - Noticeable contrast in texture usually stems from differences in the grain, density and internal contrast. Other factors such as irregularity and directional patterns of texture should also be considered.

5. VISUAL ASSESSMENT OF THE SITE AND PROPOSED DEVELOPMENT

The DEA&DP Guideline for involving visual & aesthetic specialists in EIA processes Document provides a number of criteria that relate specifically to Visual Impact Assessments namely:

- Visibility of the project;
- Visual exposure;
- Visual sensitivity of the area;
- Visual sensitivity of receptors;
- Visual Absorption Capacity; and
- Visual Intrusion.

It is recommended that the proposed project should be assessed against these criteria before attempting to assess the visual impact of the proposed development.

5.1 Description of the affected area and the scenic resources

Plettenberg Bay and the site of the proposed development are situated in the 'Garden Route', in the southeastern extent of the Western Cape. The area is a scenic, coastal area with rich, visual diversity. This diverse and beautiful coastal area is a landscape formed over millions of years and numerous sea-level changes. The Outeniqua and Tsitsikama mountains, which consist of hard and folded Table Mountain Quartzite (TMQ), create a majestic backdrop to a coastal platform, in the north (Figure 4).

The undulating coastal platform falls relatively gently towards the ocean and is drained by numerous rivers that either finds their way to the ocean through steep-sided gorges, where the substrate is TMQ, or via estuaries where the substrate is softer. The coastline is again diverse with half heart bays, with headlands of hard TMQ and sandy beaches, estuaries and dunes or cliffs and river gorges.



Figure 4: A view of Plettenberg Bay with the undulating coastal platform and Outeniqua mountains in the background

From: Oberholzer and Winter, Western Cape Provincial Spatial Development Framework – Heritage and Scenic Resources: Inventory and Policy Framework (May 2013)

“The Cape Fold Mountains, predominantly the Langeberg and Outeniqua ranges, continue east from the Overberg as far as Plettenberg Bay (and even further to Port Elizabeth). Between the mountains and the coast, the well-known ‘Garden Route’ traverses a series of estuaries, lakes and forests of scenic value between Mossel Bay and Plettenberg Bay. The northern boundary of the Eden District is defined by the impressive

Swartberg Mountains, a range consisting of the same Table Mountain Group sandstones, reaching over 2100m in places, and often covered by snow in winter” (Figure 5)

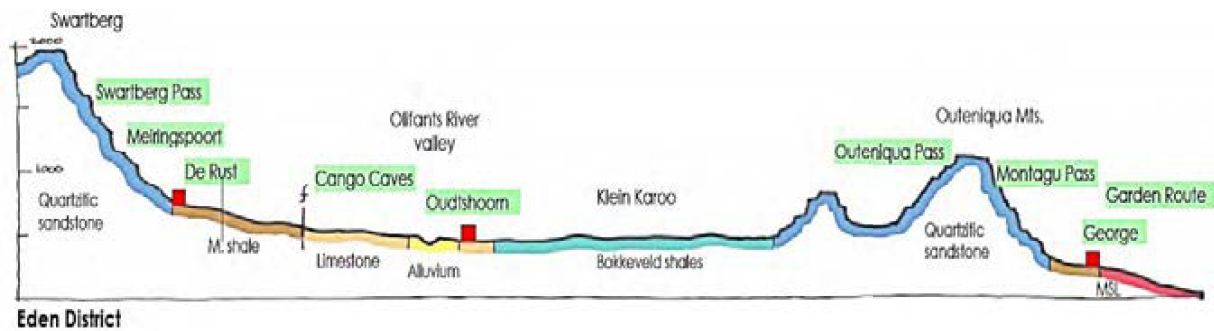


Figure 5: Cross section through the Eden District (source: Oberholzer and Winter 2013)

From: The Garden Route Environmental Framework (2010)

“The landscape of the Garden Route comprises an intricate mosaic of landforms, which further supports its diverse ecological features. These features extend from coastal features, through to the lake system, framed by the backdrop of the high Oudeniqua mountains. The area is similarly dissected by numerous rivers draining the highlands to the coast. The coastal landscape is characterised by sensitive foredune systems which are prone to erosion, and which perform critical ecological functions, and which similarly are sought after for residential property development. The area is characterised by cover sands on steep slopes surrounding the lakes and estuaries, which are unstable and unsuitable for development activity.

and

The Garden Route has been named as such due to the visual and aesthetic quality attached to the region. Similarly, the region is considered as one of the most scenic in the country, attracting significant numbers of domestic and international tourist throughout the year. This asset is, unfortunately, one of the regions limiting factors. Due to the perceived high - quality of life associated with the region underpinned by scenic topography, quaint villages and hamlets, large tracts of natural open space systems supported by an extensive national park system (Garden Route National Park); the Garden Route has become the ideal location of retired individuals from the larger cities, as well as a growing international interest. This insatiable demand for development land for residential and tourism use is limited by the biophysical, physical and aesthetic constraints of the area. It is indeed the case of the “exact reasons for the attraction could become its downfall”.

5.2 Surrounding land uses

The project area is surrounded by urban areas, smallholdings, areas degraded by invasive alien plants and natural areas. (Figure 6). The application area is surrounded by The Hill Development and Formosa Garden Village to the south and southwest by the Baron’s View Development to the west and north, and the Plettenberg Bay Primary School and Market Square Shopping Centre to the east (Figure 8). Access to the site is obtained via an existing public road that runs from the Old Nick Intersection on the N2 National Road to the northwestern boundary of the property

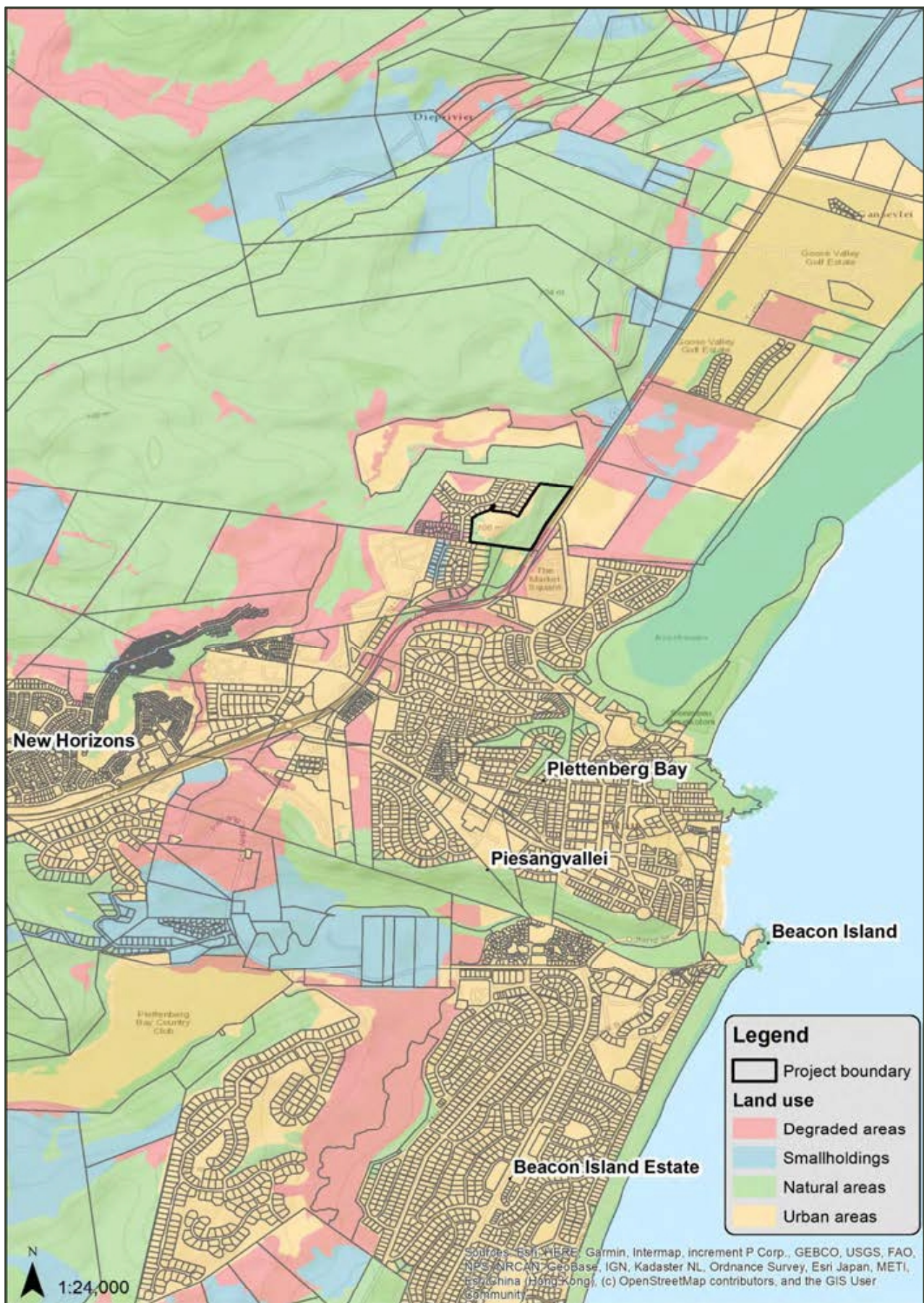


Figure 6: Land use

5.3 Topography

The proposed project site is located on top of a hill with views over the coastline, Outeniqua mountains and Plettenberg Bay (Figure 9,10,11). The topography of the site can be described as a low, flat-topped ridge with gentle to moderately steep sloping sides and featuring indents where the landscape has been eroded into small valleys by drainages. Slopes on the southern portion of the project are moderately steep, while those beyond the northern half are more gradual (Figure 7,8,10,11). The proposed development will be constructed on the south-western side of the property. The south-western part of the property is characterised by flat topography, characterised with a slope between 1:8 and 1:10.

The highest point of the project site is in the south-west corner measuring 96 meters above sea level and the lowest point is situated at the northern boundary at 79 meters. The eastern part of the project site has a very steep slope towards the N2 road. The east-west ridge bisects the terrain and forms a natural watershed which creates two drainage areas to the north and the south. The area towards the southern boundary of the site drains via riparian zones and natural drainage channels. The northern part does not have any prominent natural drainage courses (Figure 11).

5.4 Local vegetation

Piesang River Fynbos Forest and Roodefontein Grassy Fynbos are present on the project site subject to regular bush cutting and other disturbances (Figure 7,8,9,10,12). The fynbos regrowth encountered in the northern part of the project site comprises widespread fynbos species and grasses (General Residential Zone). Although it has the potential to re-establish itself to a certain extent, it has low to medium conservation value as certain key fynbos elements, such as Protea and Restio species, have been eliminated. The southern portion (Conservation Area) of the project site located on slope bordering onto the N2 road the comprises mainly out of invasive alien plants (Pine, Black Wattle) and common forest species, which utilise the shade provided by the taller invasive alien trees (Figure 7). No plant species of conservation concern or protected tree species have been recorded in this area.

5.5 Protected landscapes

The project site lies within the Garden Route Biosphere Reserve, and the Keurbooms River Nature Reserve is located in the west and the Plettenberg Bay Country Club Private Nature Reserve towards the east. The project site contains a small area of Critical Biodiversity Areas 1 (Terrestrial) located on the southern slope bordering onto the N2 road (Figure 13). The Western Cape Biodiversity Spatial Plan Handbook (2017) states that Critical Biodiversity Areas 1 (CBA1) areas must be kept in a natural or near-natural state, with no further loss of habitat or species. Degraded areas should be rehabilitated to natural or near-natural condition, and invasive alien plant clearing should be given a high priority. Only low-impact, biodiversity-sensitive land uses are appropriate for CBA1 areas.

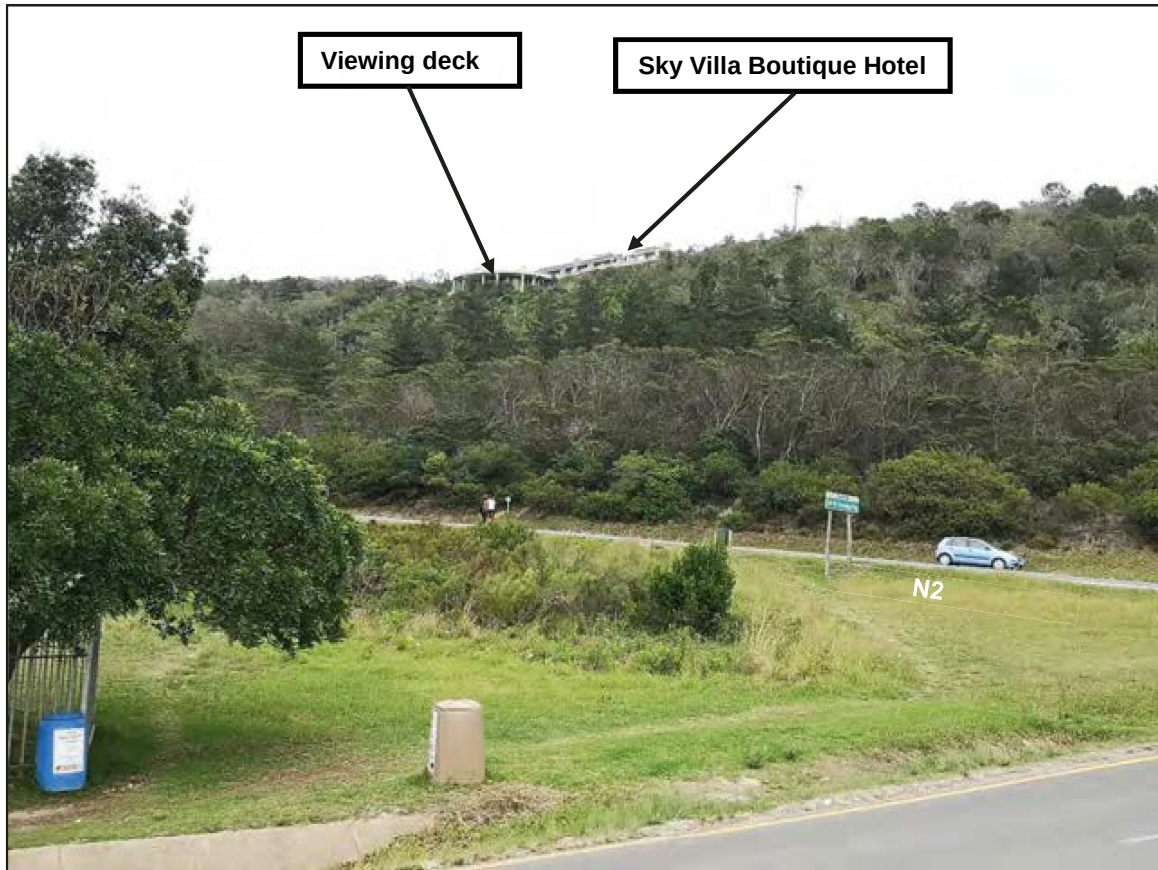


Figure 7: Southern portion of the project site with Pine and Black Wattle trees



Figure 8: The south facing slope of the project site looking down onto the N2



Figure 9: The Sky Villa Boutique Hotel



Figure 10: The view from the hotel towards the coast and surrounding landscape

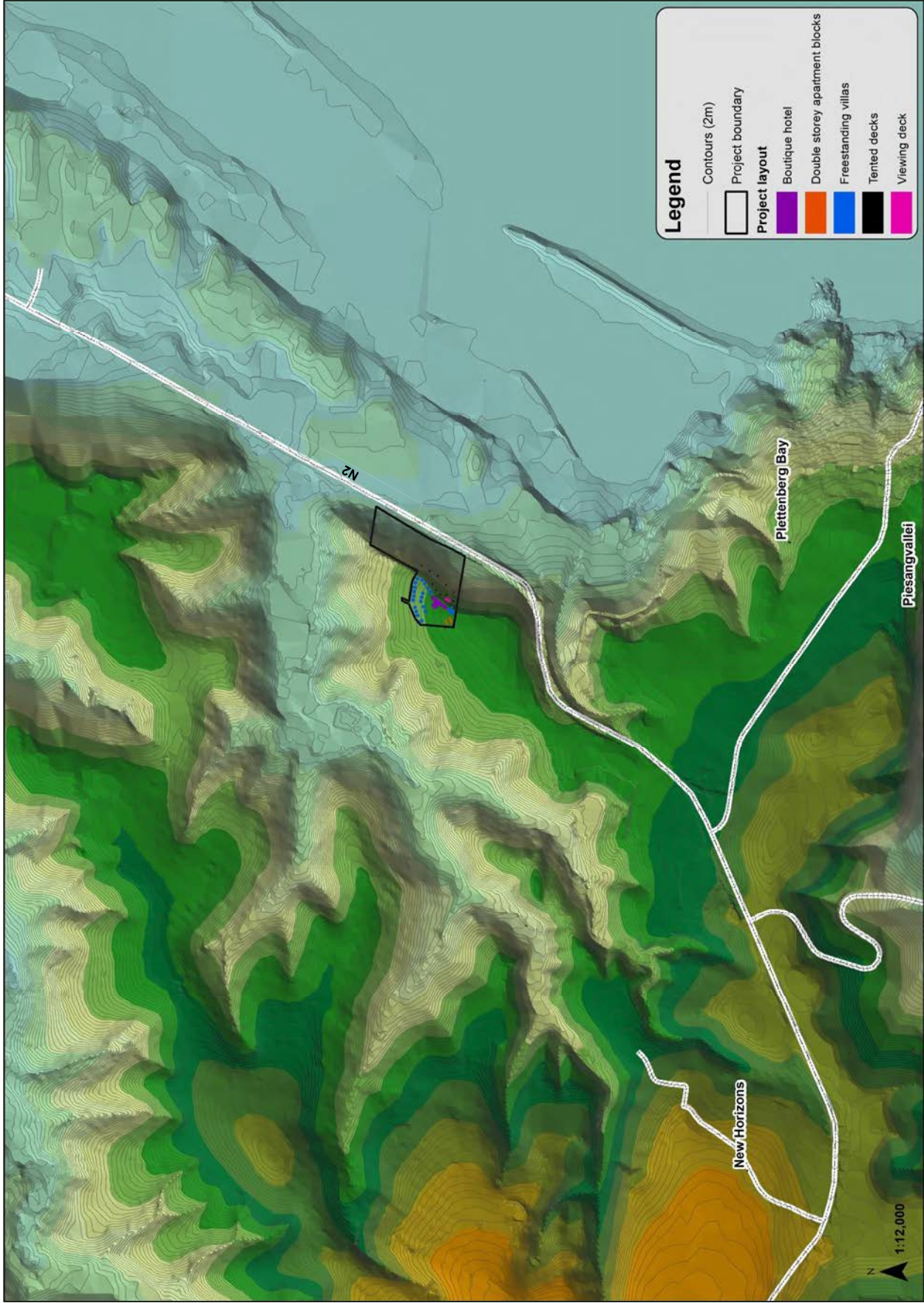


Figure 11: Project site topography

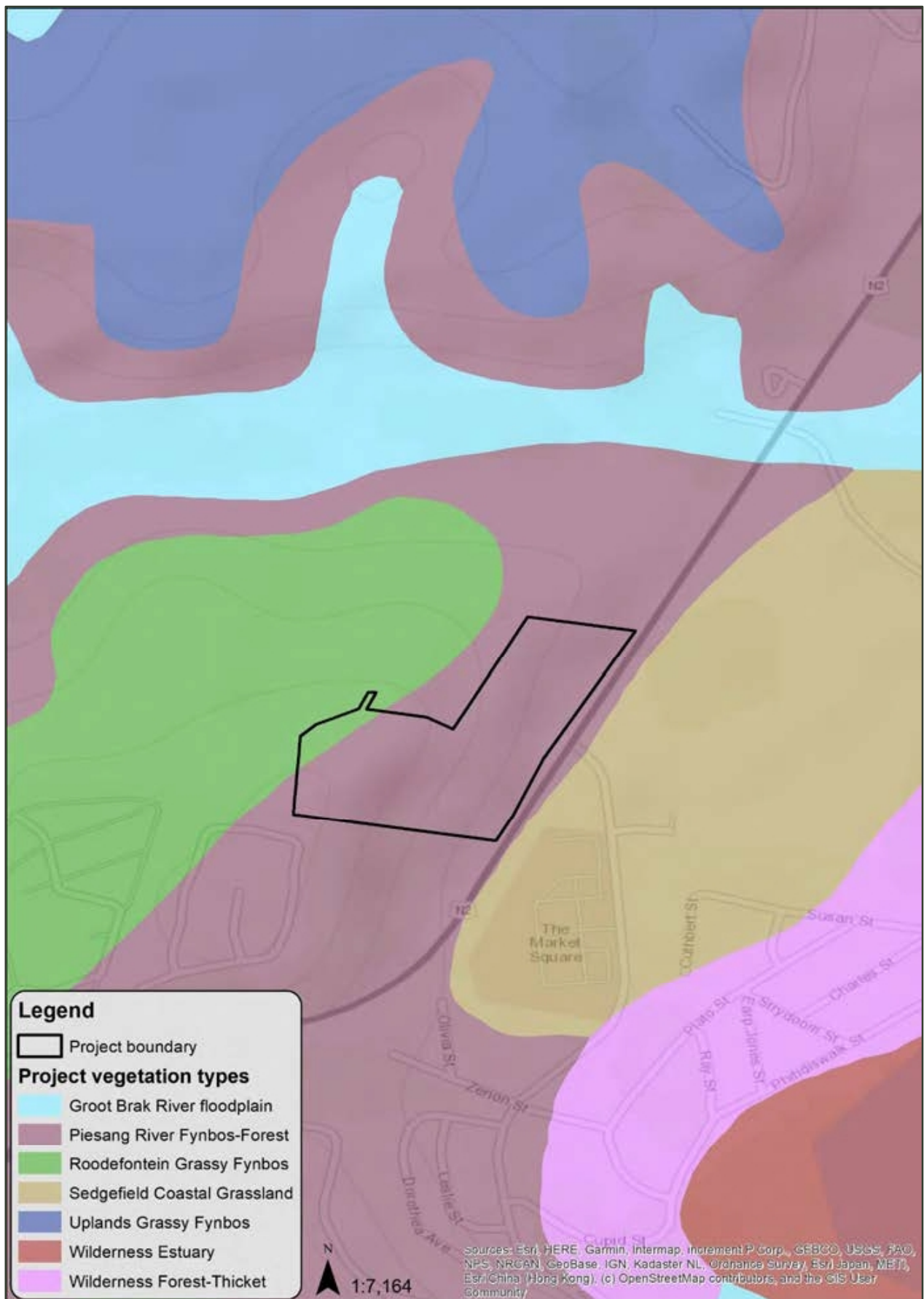


Figure 12: Vegetation map

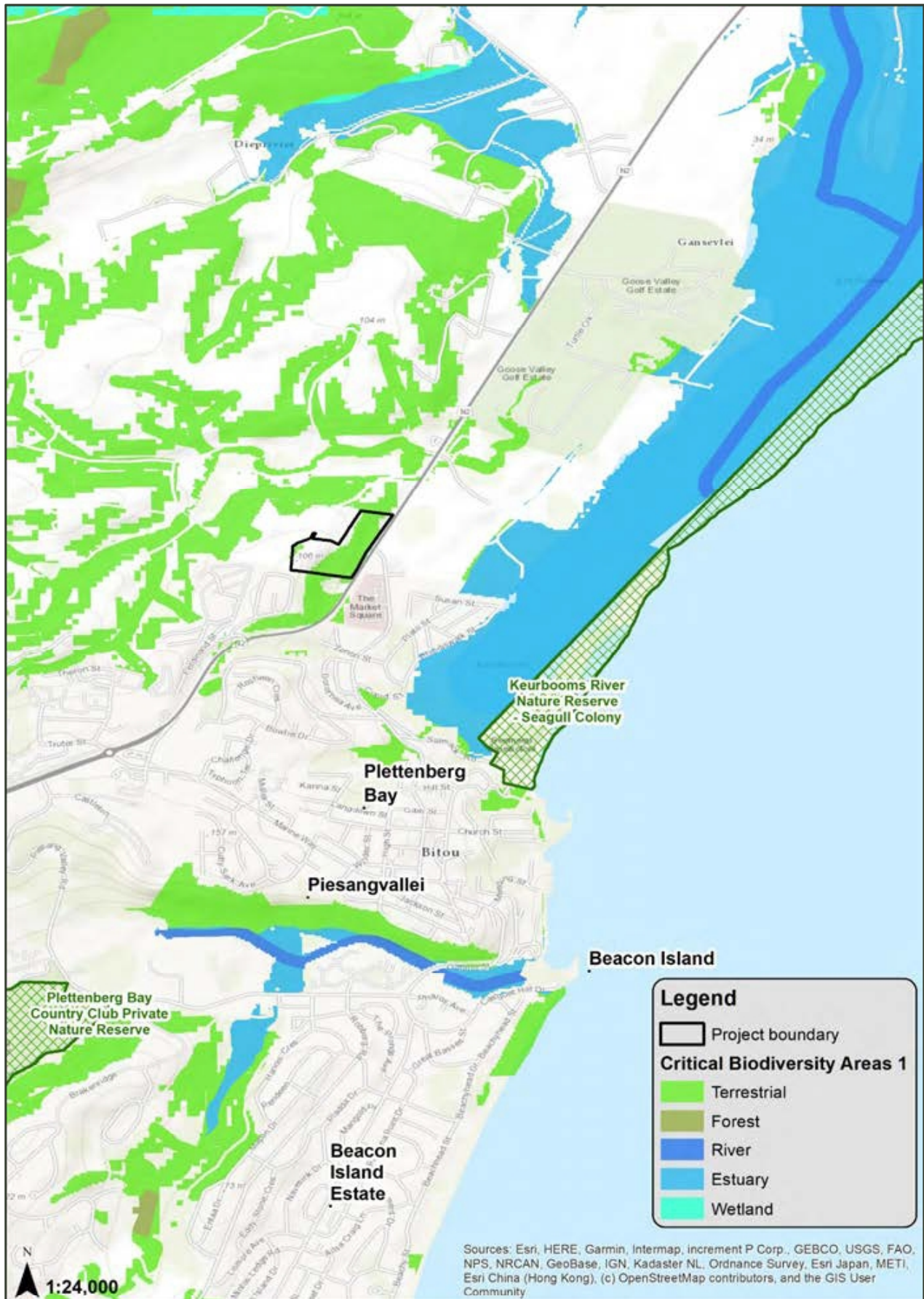


Figure 13: Protected landscapes

5.6 Landscape character & value

Landscape character is defined as the distinct, recognisable, and consistently occurring pattern of elements in a particular type of landscape as created by specific combinations of geology, landform, soils, vegetation, land use, field patterns, and human settlement.

A mountain, hill or ridge is described as a physical landscape feature, elevated above the surrounding landscape. This includes the foot/base, slope and crest of a mountain, hill or ridge. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines, which, in general, are highly visible and dominate the landscape. The project is located on a hill with beautiful views of the Indian Ocean, Plettenberg Bay, Outeniqua mountains and surrounding landscape (Figure 8 & 10).

The immediate area surrounding the project is characterised by medium to high-income residential development and tourism facilities. The residential developments that surround the application area, include Baron's View, Formosa Garden Village and The Hill Private Estate. The Plettenberg Bay Primary School is situated east of the property. South-east of the property is the Market Square Shopping Centre which is a significant customer attraction. Old Nick Village is located north of the property which is another tourist attraction (Figure 1-3).

6. VISIBILITY OF THE PROPOSED DEVELOPMENT

6.1 View catchment

The geographical area from which the project will theoretically be visible, or view catchment (probable viewshed), is dictated by topography. Theoretically, the project site could be seen from New Horizons in the west, Stanley's Island in the east, Plettenberg Bay in the south and limited views to the north. Views to Plettenberg Bay is limited to the portion of the town facing the Keurboom River and river mouth. The proposed development will not be visible from The Beacon Island Estate, Piesangvallei and the western section of the town due to the prominent ridgeline above Piesangvallei that blocks all views on to the project site (Figure 14 & 15).

However, distance, development, vegetation and topography will reduce the actual view catchment that the site and project will have, to a much smaller area

6.2 Zone of visual influence

The project site is surrounded by existing developments and borders onto the N2 road in the south. The Baron View Development borders onto the northern boundary and The Hill Private Estate onto the western boundary (Figure 3). Once both these residential developments are at full capacity, the proposed development will fit in with the urban area and will allow for a more uniform urban pattern. Potential views into the project site will also be very limited due to the buildings in both developments that will obstruct (screening) views.

The proposed development cannot be seen from observer points A, B and D (Figure 16,17 &18) due to the screening effect created The Hill Private Estate buildings. The project site is also located on a lower section (94 meters above sea level) of the ridgeline behind The Hill Private Estate (100 meters above sea level) and therefore increases the screening effect of the buildings.

Only glimpses of the proposed development can be seen from observer point D due to the screening effect of the vegetation next to the N2 road (Figure 19 – 22). Vehicles are also passing the proposed development at speeds 60 kilometres per hour that further reduces the opportunities to view the proposed development. The driver and passengers in the car are also seated that makes it very difficult to view the development high on the ridge.

The proposed development can be seen from observer point E (Figure 24) but due to natural colours and materials selected for the hotel, it does not create a high level of contrast with the surrounding landscape. The low hotel and viewing deck structures also follow the topography of the ridgeline further reducing the contrast with the surrounding landscape.

The proposed development can be seen from observation points F & G but due to the increased distance (distance decay) from the project site and the screening effect of vegetation the development is barely visible (Figure 25 & 26). The natural colours and natural materials used on the hotel further blends the structures into the surrounding landscape and reduces visibility.

Observation points H, I, J provide views onto the proposed development but the low structure (follows the ridgeline topography) of the hotel and the natural materials used reduces the visibility (Figure 27-29). There is currently a development gap between The Hill Private Estate and the proposed project but as soon as the development is at full capacity the buildings from the development will join up with the proposed development creating a more uniform pattern along the ridgeline. The proposed development will therefore not be isolated on the ridgeline but will blend in with surrounding developments reducing the contrast created by individual structures on a ridgeline.

The proposed development is completely screened by The Hill Private Estate and higher topography from observation point K (Figure 30)

The zone of visual influence for the whole site of the proposed development is illustrated in Figure 15. It spans an area of approximately 1.4 km south, 0.5 km west, 1.5 km north and 1.7 km to the east. According to the specific criteria for visual impact assessments, the visibility of the site is local, being visible from the area less than 5km away.

6.3 Receptors

The level of visual impact considered acceptable is dependent on the type of receptors. The following receptor sensitivity ratings were considered:

- High sensitivity – e.g. residential areas, nature reserves and scenic routes or trails
- Moderate sensitivity – e.g. sporting or recreational areas, or places of work
- Low sensitivity – e.g. industrial, or degraded areas

Highly sensitive receptors of the site and proposed development include the residential areas surrounding the project location and the conservation areas south and west of the project site (Figure 13, 16-30).

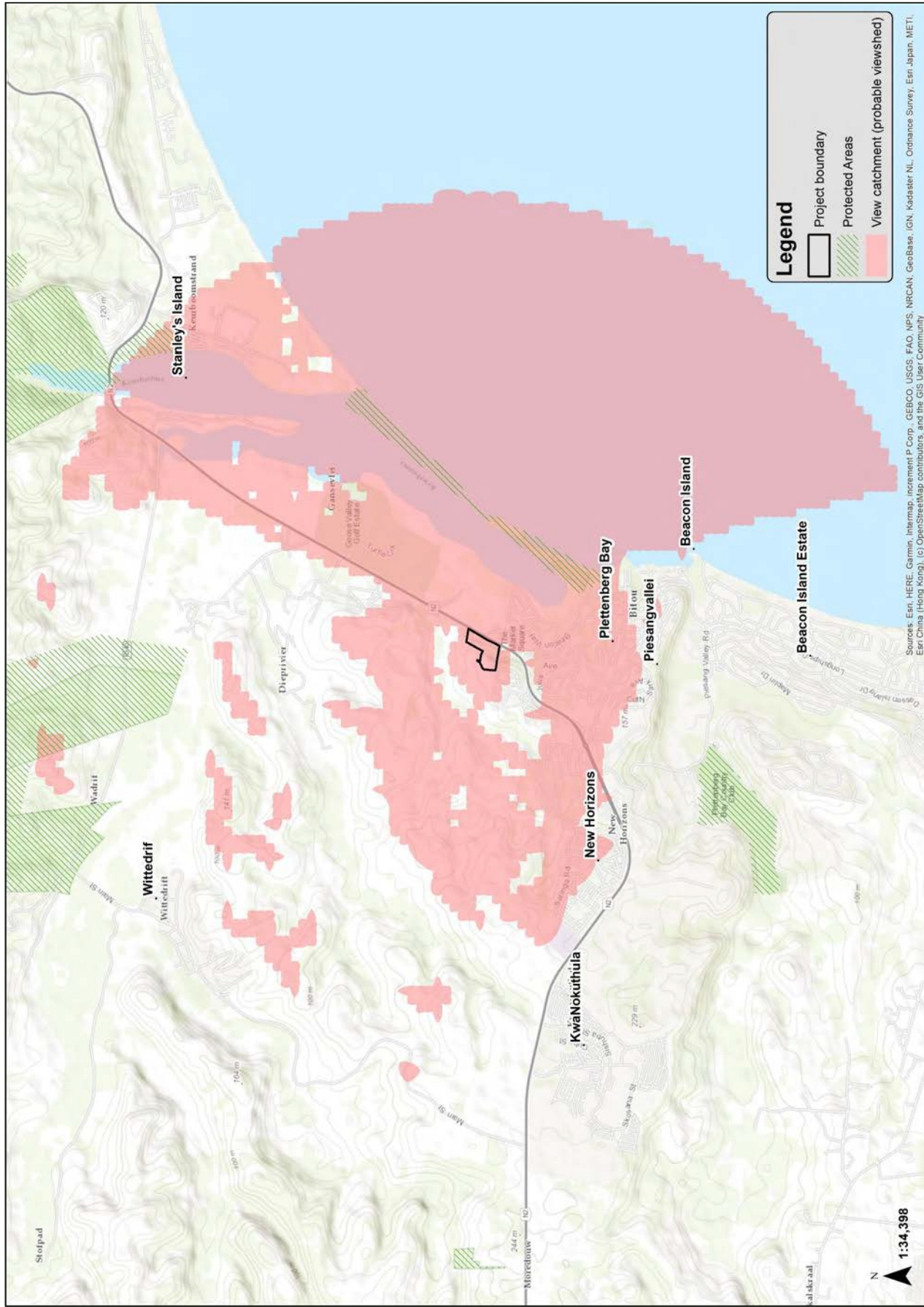


Figure 14: Project view catchment (probable viewshed)

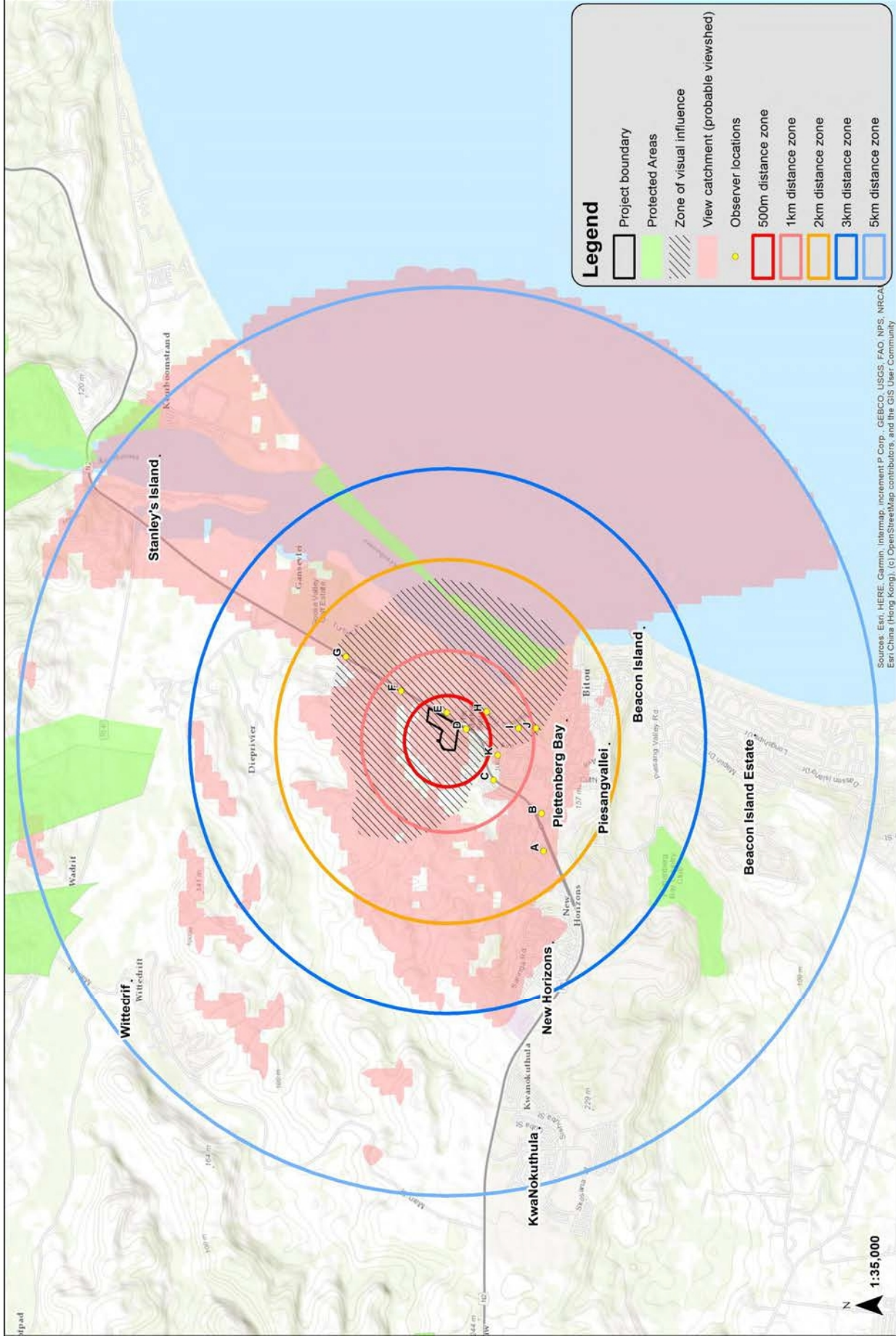


Figure 15: Project zone of visual influence and observer points



Figure 16: Observer location A



Figure 17: Observer location B



Figure 18: Observer location C



Figure 19: Observer location D (1)



Figure 20: Observer location D (2)



Figure 21: Observer location D (3)

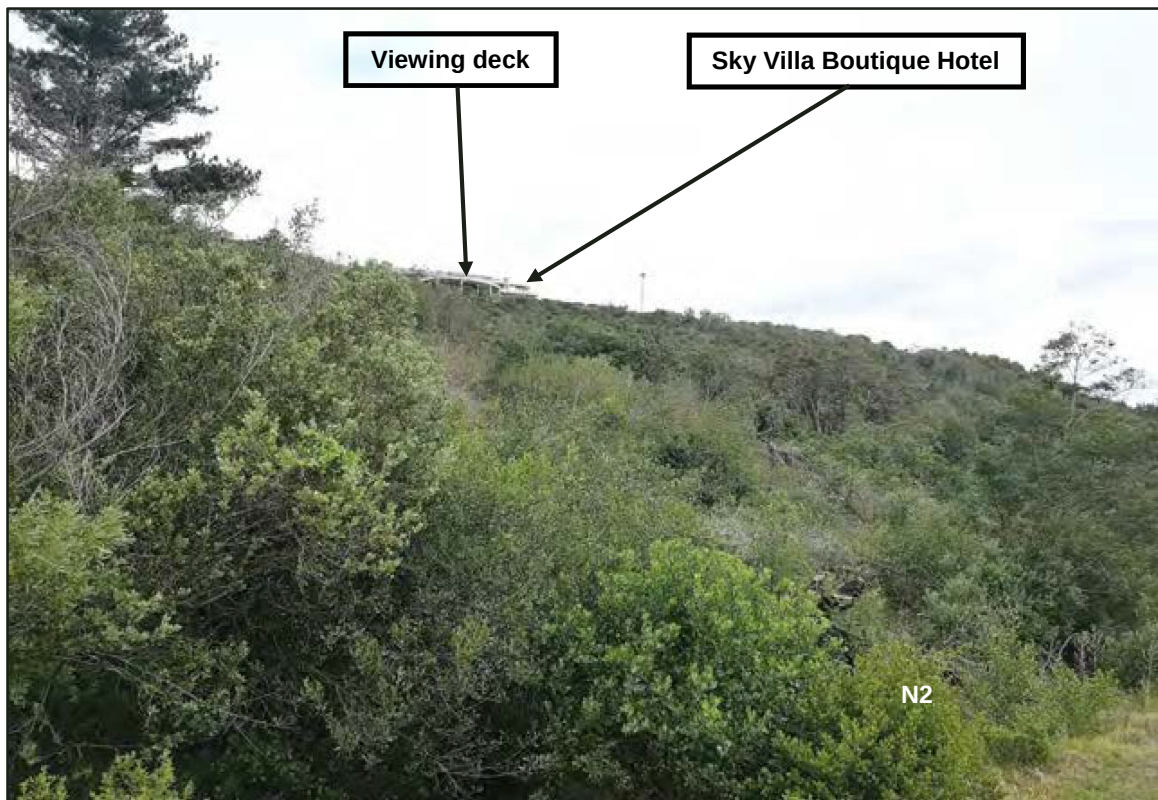


Figure 22: Observer location D (4)



Figure 23: Observer location D (5)

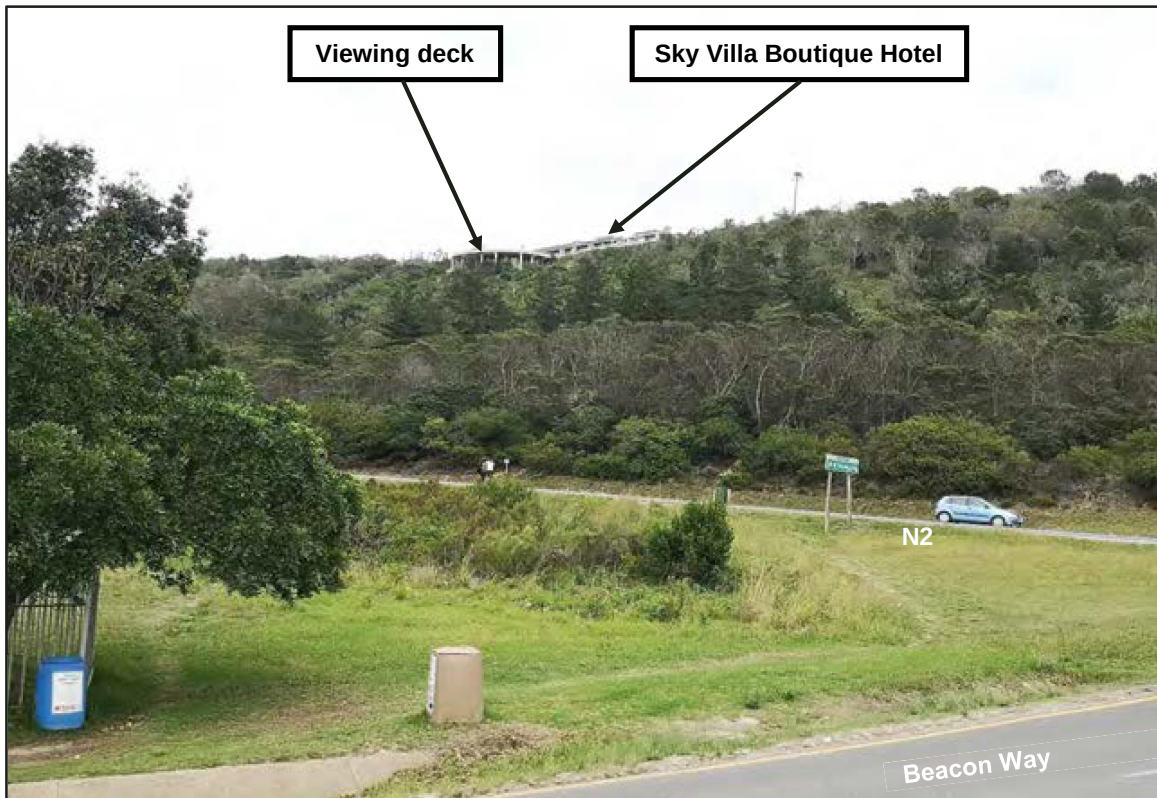


Figure 24: Observer location E



Figure 25: Observer location F

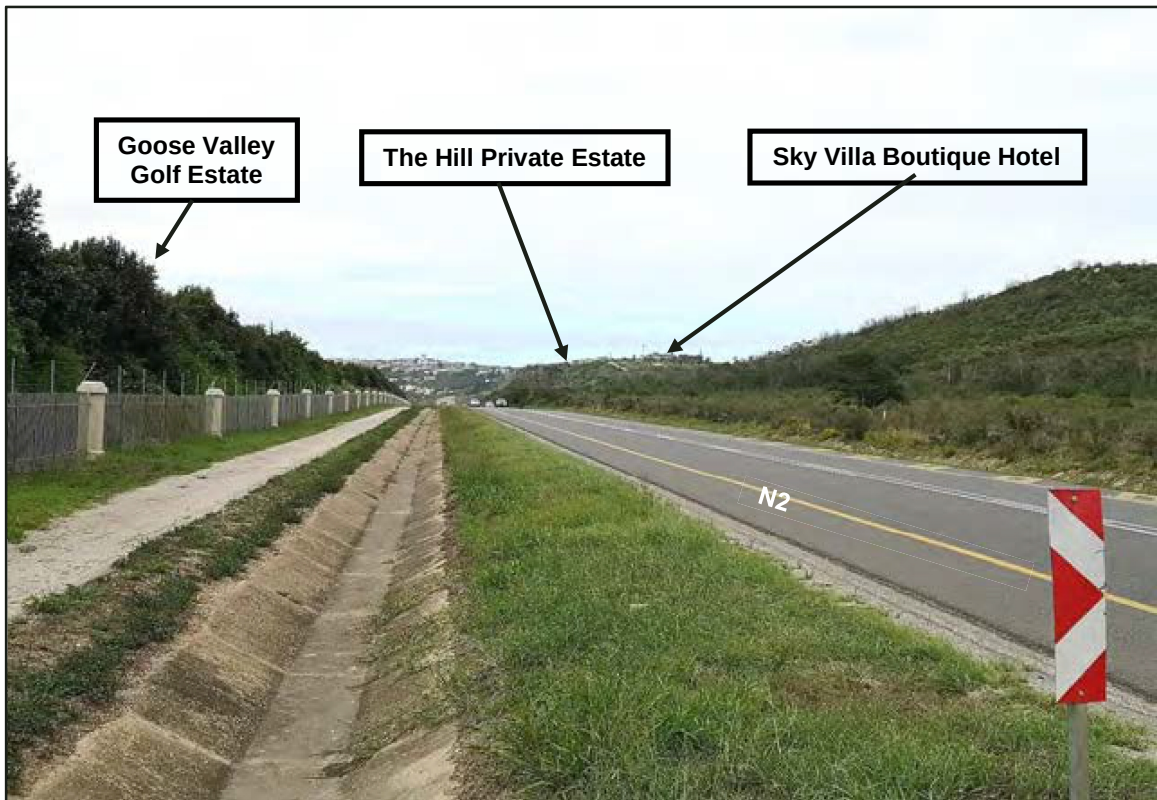


Figure 26: Observer location G

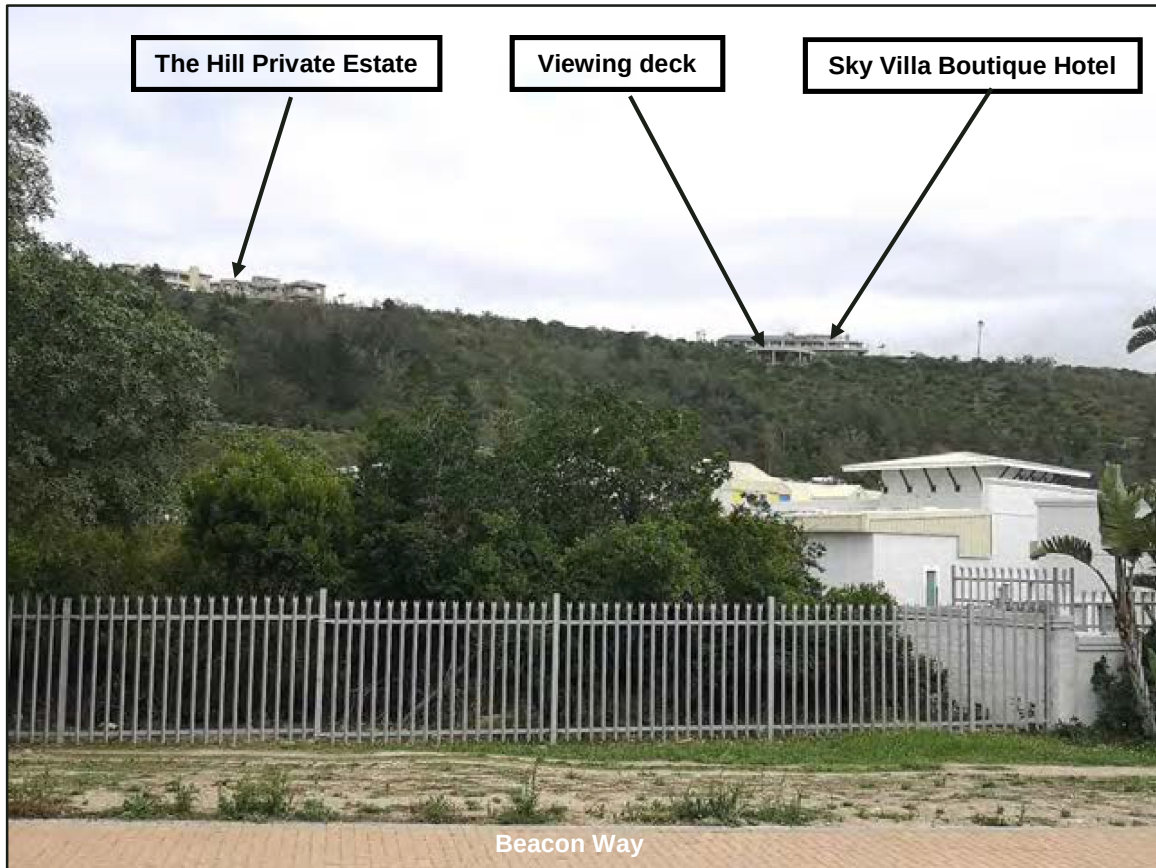


Figure 27: Observer location H



Figure 28: Observer location I



Figure 29: Observer location J

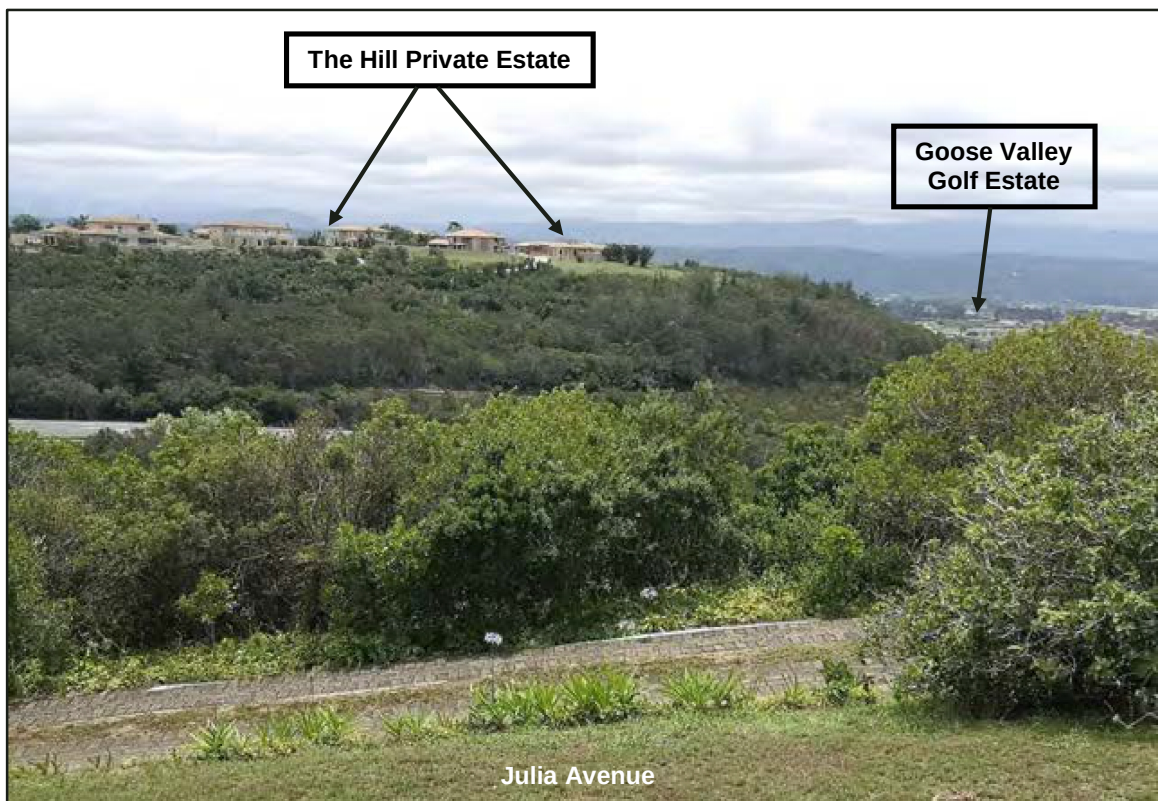


Figure 30: Observer location K

6.4 Visual exposure

The visual impact of a development diminishes at an exponential rate as the distance between the observer and the object increases. Relative humidity and fog in the area directly influence the effect. Increased humidity also causes the air to appear greyer that diminishes detail. Thus, the impact at 1 000 m would be 25% of the impact as viewed from 500 m. At 2 000 m, it would be 10% of the impact at 500 m. The inverse relationship between distance and visual impact is well recognised in visual analysis literature (Hull and Bishop, 1998) and was used as important criteria for this study.

Thus, visual exposure is an expression of how close receptors are expected to get to the proposed interventions on a regular basis. For the purposes of this assessment, close-range views (equating to a high level of visual exposure) are views over a distance of 500 m or less, medium-range views (equating to a moderate/medium level of visual exposure) are views of 500 m to 2 km, and long-range views are over distances greater than 2 km (low levels of visual exposure).

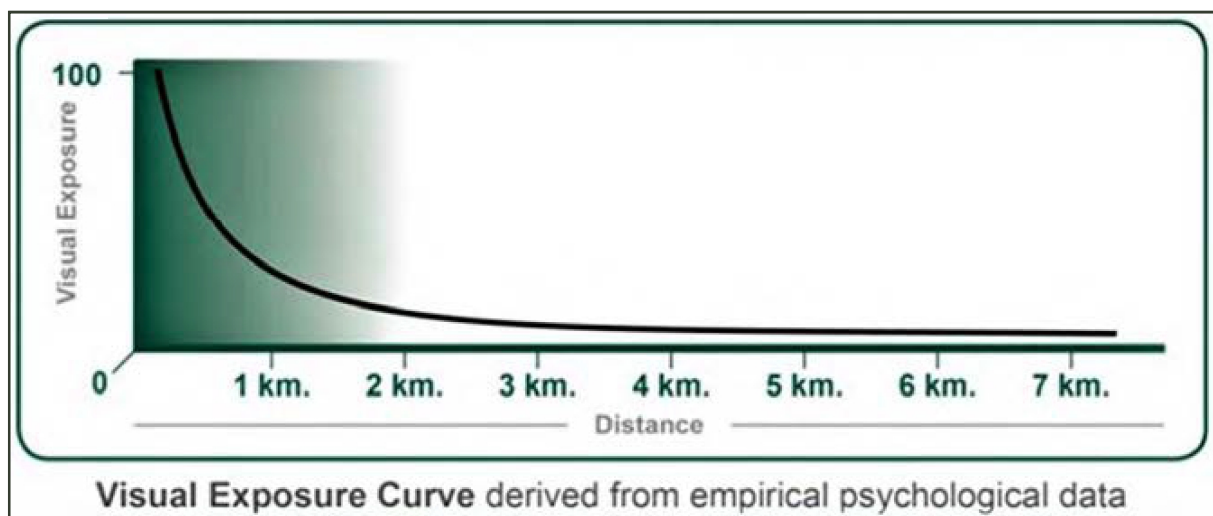


Figure 31: Visual exposure graph

Within the Zone of Visual Influence view corridors, viewpoints and receptors will experience “Visual Exposure” to the site and proposed development. The following visual exposure classes was considered during the assessment:

- High exposure – dominant or clearly noticeable
- Moderate exposure – recognisable to the viewer
- Low exposure – not particularly noticeable to the viewer

6.4.1 View corridors

6.4.1.1 N2 view corridor

The project site will have a very low (intermittent) exposure from the N2 road due to the screening effect created by the vegetation next to the road and existing neighbouring developments. Drivers and passengers driving along the N2 road will only a brief glimpse (short viewing time) of the proposed project and in seated position, their view up towards the project site will be very limited (Figure 15-23). The visual exposure will be low.

6.4.1.2 Old Nick Village and Goose Valley Golf estate corridor

Topographic features and vegetation create a narrow viewing corridor along the N2 road from the Old Nick Village and Goose Valley Golf estate (Figure 15,25 & 26). The ability of the landscape to conceal the proposed development is high and the level of visual modification will be low. The viewing distance will also increase and

creates a lower visual sensitivity (distance decay) and cars moving along the N2 road will only have brief glimpses (short viewing time) of the proposed development.

6.4.1.3 The Plettenberg Bay viewing corridor

The proposed development will be visible from a portion of the town (east-facing slope). Topographic features (ridgeline above Piesangvallei) (Figure 15,24,27,28,29). There is currently a development gap between The Hill Private Estate and the proposed project but as soon as the development is at full capacity the buildings from the development will join up with the proposed development creating a more uniform urban pattern along the ridgeline. This will reduce the level of visual contrast by providing visual integration with the surrounding modified (urban development) landscape.

The Sky Villa Boutique Hotels form, line, shape and selection of colour and texture (natural wood panelling) and surrounding landscaping allow it to integrate well into the surrounding landscape and reduce visibility (Figure 9). Once the Hill Private Estate development reaches the proposed development it will reduce the contrast even further. The visual exposure will be low to moderate.

6.5 Visual sensitivity

The inherent visibility of a project sites landscape is usually determined by a combination of topography, landform, vegetation cover, settlement pattern and special features. This translates into visual sensitivity. The following visual sensitivity classes were considered during the assessment:

- High visual sensitivity – highly visible and potentially sensitive areas in the landscape,
- Moderate visual sensitivity – moderately visible areas in the landscape,
- Low visual sensitivity – minimally visible areas in the landscape

A mountain, hill or ridge is described as a physical landscape feature, elevated above the surrounding landscape. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines, which, in general, are highly visible and dominate the landscape.

The topography of the project site can be described as a low, flat-topped ridge with gentle to moderately steep sloping sides and featuring indents where the landscape has been eroded into small valleys by drainages. Slopes on the southern edge are steep, while those beyond the northern half are more gradual, except for the drainage valleys, which are relatively steep (Figure 11).

The proposed project infrastructure is located on the ridgeline area but is surrounded by existing developments (Baron View, The Hill Private Estate, Formosa Garden Village) that will provide a visual enclosure to the proposed development once full capacity is reached (Figure 1). Once fully enclosed with the surrounding developments the proposed development will fit in with the urban area located on the flat-topped ridge and allow for a more uniform urban pattern. The tented decks will be well screened (enclosed) by the surrounding vegetation (Figure 3). The visual sensitivity for the proposed development is therefore low.

6.6 Visual absorption capacity

Visual Absorption Capacity (VAC) is the capacity of the landscape to conceal the proposed development. The VAC of a landscape depends on its topography and on the type of vegetation that occurs in the landscape. The size and type of development also play a role. The following visual absorption classes were considered during the assessment:

- High VAC – effective screening is provided by topography and vegetation
- Moderate VAC - partial screening is provided by topography and vegetation
- Low VAC - little screening is provided by topography or vegetation

The project site is located on an elevated landform and is therefore visually exposed to the surrounding area and the, therefore, has a low VAC. However, effective landscaping could provide some screening to the development and reducing the VAC. The tented decks located on the will be enclosed by the surrounding vegetation (Conservation Area) and will, therefore, have a high visual absorption capacity (Figure 1).

6.7 Visual intrusion

Visual intrusion is defined as the level of compatibility or congruence of the project with the particular qualities of the area, or its sense of place. This is related to the idea of context and maintaining the integrity of the landscape or townscape. The following visual intrusion classes were considered during the assessment:

- High visual intrusion – the proposed development results in a noticeable change or is discordant with the surroundings
- Moderate visual intrusion – the proposed development partially fits into the surroundings, but clearly noticeable
- Low visual intrusion – the proposed development creates minimal change or blends in well with the surroundings

The proposed development is an extension of the surrounding urban developments of Plettenberg Bay (Baron View, The Hill Private Estate, Formosa Garden Village) and is as such compatible with the particular qualities of the area creating a low level of visual intrusion. The tented decks are compatible with the vegetation area (Conservation Area) of the project site and visual intrusion will, therefore, be low (Figure 1).

7. POTENTIAL VISUAL IMPACTS OF THE PROPOSED DEVELOPMENT

The assessment of visual impacts is based on a synthesis of criteria including nature of impact, extent, duration of the impact, intensity, probability of occurrence, reversibility, irreplaceable loss of resources, cumulative effect and level of significance.

7.1 Nature of the impact

The nature of the visual impacts will be the visual effect the activity would have on the receiving environment. These visual impacts will be:

Pre-construction phase:

- Removal of some transformed vegetation (grass) will be required for earthworks in the General Residential Zone. Some light vegetation pruning will occur in the Conservation Area to create spaces for the tented decks, but the impact on the visual vegetation resource will be low.

Construction phase:

- During construction, earthworks and construction activities would result in some visual scarring of the already transformed landscape in the General Residential Zone. The tented decks will be built on stilts without the use of any heavy machinery or earthworks that will create very little disturbance to the surrounding vegetation.

Operational phase:

- The project site surrounded by existing housing developments and the Sky Villa Boutique Hotel and viewing deck is located on the property (Figure 3). The proposed development would not result in a change in the visual character of the surrounding urban landscape that is already developed.

The General Residential Zone of the project site has been subject to regular bush cutting and other disturbances and the remaining impoverished Fynbos species has a low to medium conservation value. The southern portion (Conservation Area) of the project site located on slope bordering onto the N2 road the comprises mainly

out of invasive alien plants (Pine, Black Wattle) and common forest species (Figure 7,8,9,10). The project site can, therefore, be described as a highly disturbed and formerly transformed habitat.

7.2 Impact assessment criteria

7.2.1.1 The extent of the impact

The spatial or geographic area of influence of the visual impact: the extent of the impact for the proposed development is local (limited to the immediate surroundings).

7.2.1.2 Duration of the project

The predicted lifespan of the visual impact: the duration of impacts for the proposed development will be short term (duration of the construction phase) and complete visual integration will be achieved with the surrounding developments once they reach full capacity in terms structures (houses).

7.2.1.3 The intensity of the impact

The magnitude of the impact on views, scenic or cultural resources (intensity of the impacts): the intensity of the impacts for the proposed development will be low (visual and scenic resources are affected to a very limited extent due to the existing urban pattern surrounding the proposed development).

7.2.1.4 The probability of the impact

The degree of possibility of the visual impact occurring (probability of the impact occurring): the probability of the impact occurring for the proposed development ranges from low to negligible.

7.2.1.5 Reversibility

The reversibility of any visual impacts created by the proposed project is high (potential impacts can be reversed with mitigation measures).

7.2.1.6 The irreplaceable loss of resources

The degree to which visual resources will be irreplaceably lost due to the proposed development is low.

7.2.1.7 Cumulative effect

An effect which in itself may not be significant but may become significant if added to other existing or potential impacts that may result from activities associated with the proposed development. The cumulative impacts of the proposed development before mitigation is low and after mitigation negligible.

7.2.1.8 Significance

The significance of impacts is determined through a synthesis of the assessment criteria. The significance of the impacts of the proposed development is low. In the case of any adverse impacts, mitigation will be achieved easily.

8. VISUAL CONSTRAINTS & MITIGATION

The Garden Route Environmental Management Framework (GREMF) has identified the inappropriate placement of development infrastructure on prominent and exposed topographical features such as ridgelines as a risk to the visual landscape of the Garden Route.

The GREMF states that proposed developments within areas of outstanding natural beauty, scenic drives and panoramic views must be sensitive to the natural beauty and consider the following aspects when planning the development:

- Infrastructure should be visually unobtrusive
- Materials and colours used for the development should blend into the surrounding landscape
- Infrastructure should be grouped in clusters with open spaces between clusters
- Infrastructure should not interfere with the skyline (ridgelines), landmarks, major views and vistas
- The development should not increase light, noise or effluent pollution
- The development should correspond to the historical, architectural and landscape style of surrounding layout and buildings

Based on the results from the policy review and the visual assessment every attempt should be made to design the proposed development so that buildings, structures, and other improvements extend as little as possible above the existing ridgelines or alter the ridge profile significantly when viewed from the public streets, roads, water bodies or facilities.

Where possible infrastructure should be designed to conform to the natural topography and hillside setting of the project site. Buildings and associated infrastructure located on hillsides below the ridgeline should follow the contours of the site and blend with the existing terrain to reduce bulk and mass. Infrastructure should be positioned to allow adequate space for tree planting and other vegetation screening interventions. Roof forms and rooflines should be broken into smaller building components to reflect the irregular forms of surrounding natural features. The slope of roofs should be oriented in the same direction as the natural slope.

8.1 Visual mitigation principles

General visual mitigation principles to reduce visual impact can be categorised as:

- On-site treatments to reduce visual effects; and
- Treatments at viewer locations to reduce visual sensitivity.

On-site treatments involve rehabilitation of landforms and land cover, while viewer location treatments involve a range of treatments to screen views, filter views and/or re-orientate primary views.

On-site treatments might include:

- Visual and ecological planting patterns of indigenous vegetation to achieve landscape patterns that emulate in part existing mixes of tree and grass cover in the surrounding landscape.
- Minimising exposure of work areas to sensitive receptors.
- Preparing an internal landscape plan for rehabilitation areas.

At viewer location treatments include:

- Landscape design and plantings for affected locations. This will require an appropriately qualified person to visit the affected locations and develop a landscape plan to screen or filter views to the project areas.

Design fundamentals are general design principles that can be used for all forms of activity or development, regardless of the resource value being addressed. Applying the following three fundamentals will assist with mitigation measures:

- Proper siting or location.
- Reducing unnecessary disturbance.
- Repeating the elements of form, line, colour and texture of the surrounding landscape.

Design strategies are more specific activities that can be applied to address visual design problems. The following strategies will not necessarily be applicable to every proposed activity or project:

- Colour selection
- Earthwork
- Vegetative manipulation

- Structures
- Reclamation/restoration
- Linear alignment design considerations

The fundamentals and strategies mentioned above are all interconnected, and when used together, can help resolve visual impacts from proposed activities or developments.

8.2 Visual mitigation principles

The following mitigation should be considered when constructing the proposed infrastructure for this project to reduce the visual impact.

8.2.1 Reducing unnecessary disturbance

As a general rule, reducing the amount of land disturbed during the construction of a project reduces the extent of visual impact. Measures relevant to the project include:

- Retain as much of the existing vegetation as possible and where practical to screen construction activities from key viewing locations. This is also referred to as vegetation manipulation.
- Establish limits of disturbance that reflect the minimum area required for construction.
- Existing vegetation should be retained where possible through the use of retaining walls.

8.2.2 Colour selection

The selection of the best colour for the planned project will have the greatest impact on the visual success or failure of the project. Strong contrasts in colour create easily recognisable visual conflicts in the landscape. Measures relevant to the project include:

- The selection of colours that blend with or are in harmony with the surrounding landscape will drastically reduce the visual impact of the project. Such colours would include tonal variations of existing colours in the surrounding landscape. Contrasting but discordant colours that stand out in the landscape should be avoided.
- Select colours for smooth structures that are two or three shades darker than the background colours to compensate for shadow patterns created by natural textures that make colours appear darker.
- Galvanized steel on structures should be darkened to prevent glare. Low lustre paints should be used wherever possible to reduce glare.

8.2.3 Reduce contrasts from earthworks

The scars left by excessive cut and fill activities during construction often leave long-lasting negative visual impacts. Once the dark surface soil layer is disturbed, exposing the much lighter colour of the subsurface soil, a strong contrast is created that may take many years to recover.

There are a number of ways to reduce the contrasts created by earthwork construction. Proper location and alignment are the most important factors. Fitting the proposed project infrastructure to the existing landforms in a manner that minimizes the size of cuts and fills will greatly reduce visual impacts from earthwork. Other earthwork design techniques, such as balancing cut and fill or constructing with all fill or all cut should be considered, where appropriate, as methods to reduce strong visual impacts. Measures relevant to the project include:

- The scars left by excessive cut and fill activities during construction often leave long-lasting negative visual impacts. Where possible fitting the proposed project infrastructure to the existing landforms in a manner that minimizes the size of cuts and fills will greatly reduce visual impacts from earthwork.
- The dumping of excess rock and earth on downhill slopes should be limited.

8.2.4 Limiting the footprints and heights of structures

Visual impact can be reduced by limiting the footprint of the buildings and hardscaping as well as the heights of buildings. Limiting the footprint of infrastructure will help to provide more greening areas in between buildings which will assist with screening and visual absorption of structures.

8.2.5 Development and architectural guidelines

Development and building guidelines need to address procedural, planning and aesthetic considerations required for the successful design and development of the property and the architectural ethos of the development. The purpose of design guidelines is to protect and safeguard the environment and scenic resources and guide the appropriate architectural character to preserve the investment value of the development.

The guidelines should not be restrictive conditions but should promote an overall design sensitivity whilst allowing flexibility for individual expression. The buildings should aim to be as visually recessive as possible. Of importance to visual impact, aspects will be height, finishes and form, with the grouping of components in separate but linked forms providing a better visual impact than one larger component. Orientation, materials, low pitch roofscape will all contribute to visual mitigation. Colours of walls should be muted earth colours excluding white, beige and cream. Roof colour should be dark grey. Windows should be recessed with overhangs to prevent reflection of the sun.

8.2.6 Landscaping

A Landscape Plan must be drawn up by a professionally registered Landscape Architect. The objective of the Landscape Plan must be:

- To identify and retain indigenous trees and shrubs that will visually screen the development;
- To provide a planting plan of indigenous trees and shrubs for streets and open spaces that will allow for the medium – long-term visual screening of the development and enhance the living environment of the owners and residents.
- To draw up a management plan for phasing in indigenous trees and phasing out exotic trees such that the proposed development will always be screened from sensitive receptors, by trees. The plan should include the planting of fast-growing, pioneer type trees, trees with a medium growth rate and those that have a slower growth rate. This management plan should be for a minimum of 20 years and should be monitored and revised every 5 years.
- To provide Landscape Guidelines for homeowners. Planting of lawn alone exacerbates the visibility of the units. The mix of lawn, shrubs and trees should be carefully designed with the importance of trees and large shrubs emphasised, to provide further greening of the built environment.
- To draw up a Landscape Operational Maintenance Plan for the Homeowners Association to manage the shared open spaces beyond individual erf boundaries.
- To provide guidelines on visually permeable boundary treatments, using fencing for the most part and walls at entrances only. No precast concrete walls.

8.2.7 Lighting design

Effective light management needs to be incorporated into the design of the lighting to ensure that the visual influence is limited to the power station, without jeopardising operational safety and security.

A number of measures can be implemented to reduce light pollution and those relevant to the project are as follows:

- Where possible construction activities should be conducted behind noise/light barriers that could include vegetation screens.
- Low flux lamps and direction of fixed lights toward the ground should be implemented where practical. Choose “full-cut off shielded” fixtures that keep light from going uselessly up or sideways. Full cut off light fixtures produces minimum glare. They increase safety because you see illuminated people, cars, and terrain, not dazzling bulbs. If you can see the bright bulb from a distance, it’s a bad light. With a

good light, you see lit ground instead of the dazzling bulb. “Glare” is light that beams directly from a bulb into your eye.

- The design of night lighting should be kept to a minimum level required for operations and safety
- The utilisation of specific frequency LED lighting with a green hue on perimeter security fencing.
- Where feasible, put lights on timers to turn them off each night after they are no longer needed

8.2.8 Restoration and reclamation

Strategies for restoration and reclamation are very much similar to the design strategies for earthwork, as well as the design fundamentals of repeating form, line, colour, and texture and reducing unnecessary disturbance. The objectives of restoration and reclamation include reducing long-term visual impacts by decreasing the amount of disturbed area and blending the disturbed area into the natural environment while still providing for project operations.

Though restoration and reclamation are a separate part of project design, they should not be forgotten or ignored. It is always a good idea to require a restoration/reclamation plan as part of the original design package. All areas of disturbance that are not needed for operation and maintenance should be restored as closely as possible to previous conditions. Measures relevant to the project include:

- The objective of restoration and reclamation efforts is to reduce the long-term visual impacts by decreasing the amount of disturbed area and blending the disturbed area into the natural environment while still providing for project operations.
- Topsoil should be stripped, saved, and replaced on earth surfaces disturbed by construction activities.
- Planting holes should be established on cut/fill slopes to retain water and seeds.
- Indigenous plant species should be selected to rehabilitate disturbed areas.
- Where possible rehabilitation efforts should emulate surrounding landscape patterns in terms of colour, texture and vegetation continuums.
- Replacing soil, brush, rocks and forest debris over disturbed earth surfaces when appropriate, thus allowing for natural regeneration rather than introducing an unnatural looking grass cover.
- Revegetation of disturbed areas should occur as soon as practicable possible after the completion of various construction activities.

8.3 Monitoring program

The potential visual impacts and proposed mitigation thereof must be undertaken by a professionally registered landscape architect that must be part of the design team (including engineers and architects). The brief of the landscape architect (LA) must include:

- The LA must consult with both engineers and architects to ensure that sensitive earthwork and buildings design development occurs, that will allow for reducing the construction and operation phase visual impacts.
- The LA must work with the project surveyor, arborist and planners in establishing which trees are to remain on-site for visual screening and taking this information into the design development of the civil and building works.
- The LA must prepare a landscape plan, design development thereof and monitoring implementation and thereafter maintenance. The plan must include what trees are, and indigenous vegetation is, to be retained, what is to be removed, the planting of indigenous trees, new tree and shrub planting along roadways and in open spaces in the built areas and a guideline document for private gardens within the development.

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APPENDIX B: ARCHAEOLOGICAL SURVEY ANALYSIS

Specialist Report by ACRM

**ARCHAEOLOGICAL IMPACT ASSESSMENT
PROPOSED DEVELOPMENT, REMAINING EXTENT OF
PORTION 47 (A PORTION OF PORTION 1) OF THE FARM
GANSE VALLEI NO. 444, PLETTENBERG BAY
WESTERN CAPE**

HWC Case No. 18121204SB122OE

Assessment conducted under Section 38 (3) of the National Heritage Resource
Act (No. 25 of 1999)

Prepared for:

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**AUGUST
2019**

Executive summary

1. Introduction

ACRM was instructed by Ursula Rigby Architect and Heritage Practitioner to conduct an Archaeological Impact Assessment (AIA) for a proposed housing development on Portion 47 (a Portion of Portion 1) of the Farm Ganse Valleï No. 444, in Plettenberg Bay in the Western Cape.

The proposed development site is located on a hilltop site overlooking Plettenberg Bay, outside the urban edge.

An AIA was requested by Heritage Western Cape (HWC) following the submission of a Notice of Intent to Develop (Case No. 18121204SB122OE).

The Plettenberg Bay area is a known sensitive archaeological landscape.

2. The development proposal

A 1.68ha area of the property has been earmarked for an upmarket residential development. Twenty two villas, two blocks of 18 apartments, and 10 tented decks are envisaged. Bulk engineering services will also be provided. Most of the subject property is already severely transformed and disturbed by historical development, with patches of new growth Fynbos occurring in places.

3. Legal Framework

The National Heritage Resources Act (No 25 of 1999) makes provision for a compulsory Heritage Impact Assessment (HIA) when an area exceeding 5000m² is being developed. This is to determine if the area contains heritage sites and to take the necessary steps to ensure that they are not damaged or destroyed during development.

4. Aim of the AIA

The overall purpose of the AIA is to assess the sensitivity of archaeological resources in the proposed development site, to determine the potential impacts on such resources, and to avoid and/or minimise such impacts by means of management and/or mitigation measures.

5. Heritage Resources identified

A field assessment was undertaken by ACRM on 17th August 2019, in which the following observations were made:

A small number of isolated, Early and Middle Stone Age tools were recorded during the field assessment. These included an ESA bifacial handaxe, a few angular chunks, a minimal core, and several MSA flakes. All the tools are made on locally available quartzite. The tools were recorded in a partially transformed or severely disturbed context, both inside and outside the proposed development footprint area. The archaeological resources have been graded as Not Conservation Worthy and most likely

Archaeological Impact Assessment, proposed Ganse Vallei Housing Development, Plettenberg Bay

represent discarded flakes and flake debris. No evidence of any human occupation, or settlement was found in the surrounding area.

6. Anticipated impacts

Archaeological traces may be exposed below the topsoil's during construction activities, but the significance of the remains is likely to be LOW.

7. Conclusion

The study has identified no significant impacts to pre-colonial archaeological heritage that will need to be mitigated prior to construction activities commencing.

The impact significance of the proposed Ganse Vallei housing development on archaeological heritage is assessed as LOW and therefore there are no objections, on archaeological grounds, to the development proceeding.

8. Recommendations

1. No mitigation is required prior to construction activities commencing.

Archaeological Impact Assessment, proposed Ganse Vallei Housing Development, Plettenberg Bay

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Archaeological Impact Assessment, proposed Ganse Vallei Housing Development, Plettenberg Bay



Figure 2. Google satellite map indicating the location (red polygon) of the proposed development site in Plettenberg Bay

2. THE DEVELOPMENT PROPOSAL

A 1.68ha area of the 8.5ha property has been earmarked for an upmarket housing development. Twenty two villas, two blocks of 18 apartments and 10 tented decks are envisaged (Figure 3). Bulk engineering services will also be provided. In order for the proposed development to proceed, the entire property will have to be rezoned from Agricultural Zone, to General Residential Zone and Special Zone – Conservation Zone.

Most of the proposed development site has already been irrevocably transformed by historical development that includes the original manor house, the existing Sky Villa Boutique Hotel Restaurant and Function Venue, parking, internal streets, lighting, extensive landscaping, and engineering services. More than 90% of the proposed development will take within the already severely degraded and transformed footprint area of the hotel precinct.

The 'Special Zone – Conservation Area' in the eastern portion of the property will allow for a limited number of tented decks on existing disturbed areas. It is also proposed to develop walking trails and mountain bike trails in this area, which is located below the security fence overlooking the N2.

Archaeological Impact Assessment, proposed Ganse Vallei Housing Development, Plettenberg Bay



Figure 3. Proposed site development plan. Note the tented camps below the green line in the 'Special Zone - Conservation Area'.

3. HERITAGE LEGISLATION

The National Heritage Resources Act (Act No. 25 of 1999) makes provision for a compulsory HIA when an area exceeding 5000m² is being developed. This is to determine if the area contains heritage sites and to take the necessary steps to ensure that they are not damaged or destroyed during development. The Act provides protection for the following categories of heritage resources:

- Landscapes, cultural or natural (Section 3 (3))
- Buildings or structures older than 60 years (Section 34);
- Archaeological sites, palaeontological material and meteorites (Section 35);
- Burial grounds and graves (Section 36);

Archaeological Impact Assessment, proposed Ganse Valleï Housing Development, Plettenberg Bay

- Public monuments and memorials (Section 37);
- Living heritage (including cultural tradition, oral history, performance, ritual, popular memory, skills and techniques, indigenous knowledge systems and the holistic approach to nature, society and social relationships) (Section 2 (d) (xxi)).

4. TERMS OF REFERENCE

The terms of reference for the study were to:

- Determine whether there are likely to be any important archaeological resources that may be impacted by the proposed development;
- Assess the sensitivity of archaeological resources on the proposed development site;
- Assess the significance of any impacts resulting from the proposed development, and
- Identify measures to protect any valuable archaeological resources that may exist within the proposed development site.

5. DESCRIPTION OF THE RECEIVING ENVIRONMENT

The proposed development site is located on a hilltop west of the Keurboom River estuary, in Plettenberg Bay (Figure 4). Access to the property is via a public servitude road from the Old Nick intersection with the N2 National Road. The property, at 96m ASL, provides sweeping and spectacular views over Plettenberg Bay and the Indian Ocean. To the north, the site overlooks a small valley with uninterrupted views of the Tsitsikamma Mountains. Much of the proposed development site is already severely degraded and transformed as a result of historical land uses (Figure 5). More than ¾ of the sloping property is covered with exotic trees, levelled lawn (Kikuyu & Kweek) and grassy areas, where top soils have been removed. Isolated patches of new growth Fynbos and Pioneer species occur in places. The Sky Villa Boutique Hotel, hotel parking, landscaped gardens, vegetable gardens, and bulk services, occupy a significant portion of the proposed development site (Figure 6). The property is fenced for security purposes. The, steep east facing slopes below the security fence overlooking the N2/Plettenberg Bay is covered in dense invasive vegetation and scrub forest. There, are no significant landscape features on the proposed development site. Surrounding land use is residential, retirement village, school and tourism uses, N2 National Road, Ganse Valley Sewer Purification Works, Market Square Shopping Centre alongside the N2, and vacant, low productive agricultural land.

Archaeological Impact Assessment, proposed Ganse Vallei Housing Development, Plettenberg Bay



Figure 4. Google aerial map of the property, including the boundary of the proposed development site (red polygon)



Figure 5. Aerial view of the proposed development site. Note the severely disturbed context of the site. The tented decks will be located in the dark green area, above the gravel road



Figure 6. Aerial view of the proposed development site facing north east. Most of the proposed development will take in the disturbed open areas. The tented decks will be located on steep, densely vegetated, east facing slopes.

6. STUDY APPROACH

6.1 Method

The overall purpose of the study is to assess the sensitivity of archaeological resources in the proposed site, to determine the potential impacts on such resources, and to avoid and/or minimise such impacts by means of management and/or mitigation measures.

The significance of archaeological resources was assessed in terms of their content and context. Attributes considered in determining significance include artefact and/or ecofact types, rarity of finds, exceptional items, organic preservation, potential for future research, density of finds and the context in which archaeological traces occur.

A field assessment was undertaken on 17th October, 2019. The position of identified archaeological resources, were plotted using a hand held GPS unit set on the map datum wgs 84. A track path of the survey was also captured.

A literature survey was carried out to assess the heritage context surrounding the proposed development site.

6.2 Constraints and limitations

There were no major constraints associated with the study. Access to the site was easy and mobility was unhindered. The densely vegetated, steep, east facing slopes below the security fence were not searched, however.

ACRM, October 2019

6.3 Identification of potential risks

Indications are that there are no archaeological risks associated with the proposed development. The affected property is already severely degraded and transformed.

6.4 Archaeological context

The archaeological importance of the Plettenberg Bay region is well known (Kaplan 1993). Important sites include Nelson Bay Cave in the Robberg Nature Reserve, and the Matjies River Shelter near Keurboomstrand, both of which are declared Provincial Heritage Sites. A number of Khoisan burials were also removed from Matjies River Shelter (Dreyer 1933), while the painted burial stone at Cold Stream Shelter near Natures Valley has been dated to 10 000 years ago. Shell middens have also been documented at Platbank, Uiteindelik, Beacon Island, Hangklip and Keurboom Beach (Kaplan 1993). A rare ESA quarry site has been recorded on the Farm Brakkloof (Kaplan 2010). Large numbers of tools, including handaxes, bifacial cutting tools, flakes and discoidal cores were recorded in the old quarry, many of them in primary or near primary context. Archer (2011) was able to show that raw-materials at this site were actively procured by ESA people and artefacts were made *in situ*. It is worth noting that most ESA sites in South Africa comprise isolated occurrences that are often encountered in old agricultural lands where they are exposed on the surface of ploughed fields, or during excavations for pipelines, and roads. The Brakkloof quarry/workshop site is significant in that it was clearly targeted by early hominins as a source of raw material for making tools, and the employment of identifiable tool making techniques. Archer (2011) has shown that the site was visited on multiple, occasions by these near-modern humans.

Dispersed scatters of Early Stone Age (ESA) and Middle Stone Age (MSA) tools dating back more than 500 000 years ago have also been recorded at Whale Rock, Robberg Beach Estate and Brackenridge (Kaplan 2000a, b, 2001, 2004). Recent AIAs for proposed housing and sand mining applications alongside the N2 have documented limited numbers of ESA and MSA tools in a severely disturbed and transformed context (Kaplan 2018, 2017, 2008).

7. FINDINGS

Trackpaths and waypoints of archaeological finds are illustrated in Figure 7.

A spreadsheet of waypoints and a description of the finds are presented in Table 1.

A small number of isolated Early and Middle Stone Age implements were recorded during the field assessment (Figures 8 & 9). These included an ESA bifacial handaxe (Point 324), a few angular chunks, a minimal core (Point 522), and several MSA flakes. All the tools are made on locally available quartzite. Only two tools (Points 124 & 224) were found in the proposed footprint area on compacted gravel and clay sand (below the topsoils) on the lawn in front of the swimming pool/deck. The tools were recorded in a partially transformed or severely disturbed context, both inside and outside the proposed development footprint area. The archaeological resources have been graded as Not Conservation Worthy and most likely represent discarded flakes and flake debris. No evidence of any human occupation, or settlement was found in the surrounding area.

Archaeological Impact Assessment, proposed Ganse Vallei Housing Development, Plettenberg Bay



Figure 7. Google satellite map illustrating waypoints of archaeological finds. Red lines are track paths.

Point	Name of farm	Lat/Long	Description of finds	Grading	Mitigation
	Portion 47 of Farm Ganse Vallei 444		All in quartzite		
124		S34° 2'23.41"E23°22'3.67"	MSA flake on compact clay and gravel surface	NCW	None required
224		S34° 02.391' E23° 22.041'	MSA flake embedded in compact clay	NCW	None required
324		S34° 02.371' E23° 21.892'	ESA handaxe	NCW	None required
522		S34° 02.389' E23° 21.900'	ESA minimal core and angular chunk among pile of stone	NCW	None required
621		S34° 02.339' E23° 21.868'	Flat MSA flake	NCW	None required
720		S34° 02.343' E23° 21.980'	MSA flake and MSA flake/blade	NCW	None required
820		S34° 2'20.76 E23°21'595"	Angular chunk on cobble	NCW	None required
920		S34° 2'18.14"E23°22'0.81"	Angular chunk on cobble	NCW	None required

Table 1. Spreadsheet of waypoints and description of archaeological resources. NCW = Not Conservation Worth



Figure 8. Collection of tools. Ruler scale is in cm



Figure 9. Collection of tools. Ruler scale is in cm

8. CONCLUSION

The study has identified no significant impacts to pre-colonial archaeological heritage that will need to be mitigated prior to proposed construction activities commencing.

The impact significance of the proposed Ganse Valleï housing development on archaeological heritage is assessed as LOW and therefore there are no objections, on archaeological grounds, to the development proceeding.

9. RECOMMENDATIONS

With regard to a proposed housing development on Portion 47 (a Portion of Portion 1) of the Farm Ganse Valleï No. 444, in Plettenberg Bay, the following recommendations are made:

1. No mitigation is required prior to construction activities commencing.

10. REFERENCES

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APPENDIX C: DESIGN GUIDELINES

DESIGN GUIDELINES FOR SKY VILLA DEVELOPMENT:
BOUTIQUE HOTEL with VILLAS, APARTMENTS and TENTED UNITS
RE OF PORTION 47 (A PORTION OF PORTION 1) OF THE FARM GANSE VALLEI NO 444
PREPARED FOR SAPER INVESTMENTS PRY. LTD
SHEETS. 100 AND 101 R00, DATED 18 Feb 2020



SKY VILLA DEVELOPMENT
LOCALITY PLAN



SKY VILLA DEVELOPMENT
SITE KEY PLAN



USING BLOCKS OVER/AD ONTO SITE PLAN AND VISUAL IMAGES FROM 'SPANISH FARM' AND OTHER DEVELOPMENTS ILLUSTRATE SUGGESTED LAYOUT AND FORM FOR NEW VILAS AS FOLLOWS:



A AND B GROUP VILAS

YTI LOW/BLUE BLOCKS OVER/AD ONTO SITE PLAN AND VISUAL IMAGES FROM 'SPANISH FARM' AND OTHER DEVELOPMENTS ILLUSTRATE SUGGESTED FORM AND DETAIL FOR NEW VILAS AND APARTMENTS AS FOLLOWS:

- SET UNITS INTO THE HILLSIDE
- SET UNITS BACK FROM THE RIDGELINE
- UNITS ORIENTED ACCORDING TO CONCEPTUAL OVERVIEW
- USE RECESSED PROJECTIONS, PERGOLAS/DECKS TO ENHANCE THE PLAY OF LIGHT AND SHADOW TO CONTRIBUTE TO THE VISUAL REDUCTION OF BULK + TO ADD INTEREST

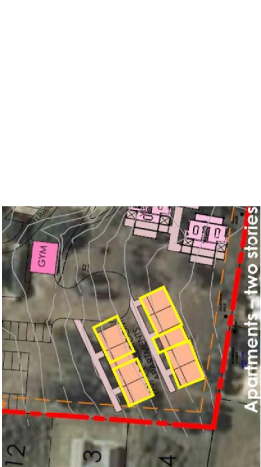


— SET UNITS INTO THE HILLSIDE

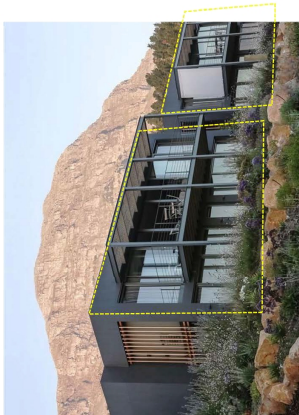


MANAGE THE FIRST TWO LIVES IN ORDER TO REDUCED THE OVERALL BUILDING HEIGHT

- PLANT ROOFSCAPE ART (TALL)
- MINIMISE VERTICAL BUILDING LINES TO REDUCE VISUAL HEIGHT - FOCUS ON HORIZONTAL PLANES
- DESIGN TO MINIMISE VISUAL HEIGHT AND BULK
- USE NATURAL MATERIALS AND STONE BLEND INTO THE NATURAL ENVIRONMENT
- ROOFTOP FORMS AND ROOFTOP LINES TO BE BROKEN BY CHANGING IN T/VI
- AVOID LONG INFRASTRUCTURE ROOFTOP LINES
- ROOFTOP MATERIALS ARE TO BE DARKER EARTH TONES OR DARK GREY - LESS CONTRASTFUL



YTI LOW BLOCKS OVER/AD ONTO SITE PLAN AND VISUAL IMAGES FROM 'SPANISH FARM' AND OTHER DEVELOPMENTS ILLUSTRATE SUGGESTED LAYOUT AND FORM FOR NEW TWO STORED APARTMENTS AS FOLLOWS:



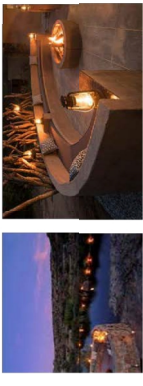
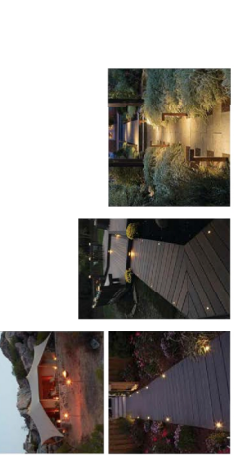
APARTMENTS

CONSIDER LIGHTING EFFECTS

- UTILISE SOFT EXTERIOR LIGHTING
- UTILISE LOW LIGHTS WHEREVER POSSIBLE AS OPPOSED TO SPOT LIGHTS OF HIGH LEVEL LIGHTING
- UTILISE LIGHTS IN LANDING FOR ACCESS ROUTES



CONSIDER LIGHTING EFFECTS



GENERAL NOTES

These guidelines are not intended to be restrictive and they should promote an overall design sensitivity. All buildings should aim to be as visually recessive as possible.

GENERAL REQUIREMENTS

- Retain, as much of the existing vegetation as possible and use it to screen buildings from activities from key viewing locations (this is referred to as vegetation manipulation)
- Establish limits of disturbance that reflect the minimum area required for construction
- Avoid retaining walls to floor surface bed level possible through the use of retaining walls
- Minimizes the size of cuts and fills to greatly reduce visual impacts from earthwork by employing the technique of 'all cut' as opposed to excessive cut and fill
- Set new built form to the rear of a plateau or set into the hillside
- New built form should be sited where least visible
- Create a small berm to screen the building from a view line
- The cladding of excess rock and earth on downhill slopes should be limited
- Topsoil should be stripped (prior to construction), saved, and replaced on earth surfaces disturbed by construction activities

DESIGN REQUIREMENTS

- Limit the footprints and the height of structures to reflect visual images contained herein
- Building form is to be designed to conform to the site
- Step the buildings down the hillside rather than utilizing a 'flat and' layout on the hillside setting
- Avoid retaining walls to floor surface bed level by employing pier supports (with planting) or grade
- Design to minimise overall and visual height
- Minimise the first level height in order to reduce the overall building height
- Design to minimise bulk and form (grouping)
- Use muted earth colours for all surfaces are to be muted earth colours excluding white, beige and cream
- Organisation and orientation of units are to be considered in relation to the landscape
- Roofscapes and roof forms and lines are to be broken by level changes to reflect irregular forms as found in the natural environment
- Long linear unbroken roof lines are discouraged
- Roof colours are to be dark grey or a dark earth tone
- Windows are to be recessed with overhangs to prevent reflection of the sun
- Overhangs, decks and other features to enhance the play of light and shadow which contribute to the visual reduction of bulk and which add interest
- Carefully balance features such as doors, windows, and the use of horizontal natural wood lapping in wood is encouraged
- Encourage diversity between units
- Utilise floating deck walkways as access between units (especially limited units) to avoid trampling new vegetation growth

NEW BUILT FORM COLOUR PALETTE REQUIREMENTS

- Use colours that blend with or are harmonious with the natural landscape
- Avoid stonily contrasting or discordant colours that stand out in the landscape
- Roof material colours are to be darker earth tones or dark grey as these colours will be less conspicuous when viewed from a distance
- Background surfaces that make colours appear darker
- Darker roof lines should be darkened to prevent glare. Low waste paints are to be used wherever possible to reduce glare

LIGHTING REQUIREMENTS

- Avoid placement of fixed lights toward the ground are to be implemented. Choose fixtures that keep light shining up or sideways. If you can see the light bulb from a distance, it's a bad light. With a good light, you see it ground instead of the sky
- Consider lighting effects and utilise low lights as opposed to spot lights or high level lighting
- Utilise lights in planting for access routes
- The design of night lighting as to be kept to a minimum
- Where feasible, put lights on timers to turn them off each night after they are no longer needed

PROJECT:

SKY VILLA DEVELOPMENT
Boutique Hotel with Villas,
Apartments and Tented Units

RE OF PORTION 47 (A PORTION
OF PORTION 1) OF THE FARM
GANSE VALLEI NO. 444

DESIGN GUIDELINES

FOR
SAPER INVESTMENTS (PTY) LTD

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a r c h i t e c t
professional heritage practitioner

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Durbanville
8001

Cell: 082 415 0999

SAA Practice No. F52005
SAA Enrolment No. 5042
SAA Reg. No. 4598

Sheet No. 100
17 Feb 2020

APPENDIX D: POWER OF ATTORNEY + COMPANY RESOLUTION

LETTER OF AUTHORITY
RESOLUTION BY OWNERS/MEMBERS/TRUSTEES OF:-

SAPER INVESTMENTS PROPRIETARY LIMITED

Reg no. 2008/016031/07

Resolved that

URSULA RIGBY ARCHITECT AND HERITAGE PROFESSIONAL is authorised to submit application's to Heritage Western Cape on behalf of the land owner/s of REMAINDER PORTION 47 (A PORTION OF PORTION 1) OF THE FARM GANSE VALLEI NUMBER 444 (Measuring 8,4899 HA)

Owned by SAPER INVESTMENTS PROPRIETARY LIMITED

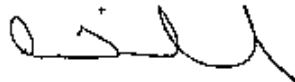
Situated in Plettenberg Bay (on the west side of the N2,) for the purposes of

Submitting a Heritage Impact Assessment (HIA) that satisfies the provisions of Section 38(3) to Heritage Western Cape (HWC) in accordance with the NID Response letter dated January 2019 in HWC Case no. 18121204SB1220E

A CERTIFIED TRUE COPY

Director Saper Investments Pty Ltd

Signed:



Name: Otto Wiehahn

Contact telephone number: 021 200 1463

Date:- 19 February 2020

Place:- Somerset West

**RESOLUTION PASSED BY THE DIRECTOR OF SAPER INVESTMENTS (PTY) LTD
(REGISTRATION NO: 2008/0160131/07)
AT Somerset West ON THE 19th day of February 2020**

RESOLVED THAT:

As owner entity of the property know as REMAINDER PORTION 47 (A PORTION OF PORTION 1) OF THE FARM GANSE VALLEI NUMBER 444 (Measuring 8,4899 HA)

Hereby appoint:

URSULA RIGBY ARCHITECT AND HERITAGE PROFESSIONAL
to make application to such authorities on behalf of the Company, as may be necessary for the application to:

Submit a Heritage Impact Assessment (HIA) that satisfies the provisions of Section 38(3) to Heritage Western Cape (HWC) in accordance with the NID Response letter dated January 2019 in HWC Case no. 18121204SB1220E.

FURTHER RESOLVED to grant URSULA RIGBY with power of attorney to act on behalf of the Company and lodge the application to be made and further to authorise her to sign all documents and to do all such aspects as may be necessary to give effect to the application.



Director:
Otto Benjamin Wiehann

Director : OB Wiehann

APPENDIX E: TITLE DEED

Not included for PPP

APPENDIX F: SG DIAGRAMS AND BEACON CERTIFICATE

OFFICE COPY
KANTOOR AFKRIF

S.G. No.

1004855

Approved.

18. Lath

Surveyor-General.
6.5.1966.

STDS Cape Feet	DIRECTIONS	CO-ORDINATES y System	OFF. DESG.
AB	279.06.20	- 80000.0 +11940000.0	
BC	29.07.40	- 27106.5 + 26088.1	
CD	99.06.09	- 28923.8 + 26379.4	
DA	209.07.20	- 28315.8 + 27470.5	
CE	279.06.09	- 26498.5 + 27179.3	
DE	99.06.09	- 29167.4 + 27606.9	
DF		- 16954.1 + 25650.1	

Description of Beacons

- A. B. D. : $\frac{3}{8}$ " iron peg in stone cairn
C. : Half iron standard in stone cairn
E. : Planted stone projecting 15"
F. : Planted stone projecting 2'

Note: The brown line represents the centre line of a
Service Road 40 Cape Feet wide over the Remainder
up to the National Road.

Portion 4.7 (a portion of Portion 1) of the farm
Ganse Valley No. 12500

KNYSNA
Scale 1: 12500

The figure A B C D.

represents 25.0003 21,412.6 morgen of land, being

PORTION 4.7 (a portion of Lot A) of the Farm GANSE VALLEI

situate in the

Administrative District of Kryana Province of Cape of Good Hope

Surveyed in August 1961 by means of theodolite and plan table
August 1965

Land Surveyors

This diagram is annexed to

File No. 9/2453

The original diagram is

No. 2154/1897

dated

2/11/66

No. 1703/66

Transfer/Grant

No. 1899.19.1253

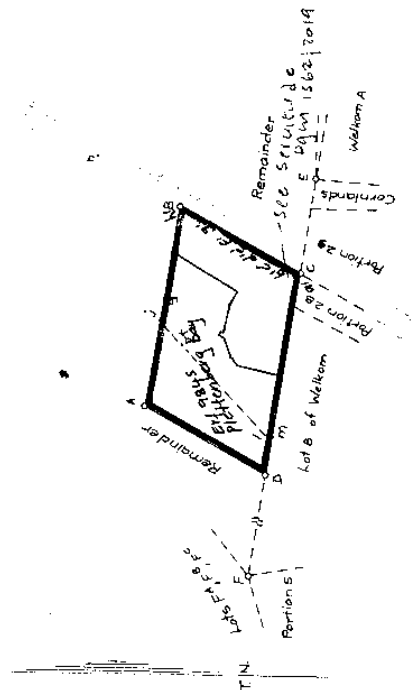
Gen. Plan

C

Comp. AM - LEAD

Register of Deeds.

FOR ENCLOSURE
SEE BACK OF DIAGRAM



11/18/65

SERVITUDES' LEASEHOLD AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	DEED	INITIALED
E 640/78	2976/78	The lines jk, kl, lm represent the centre line of an Electric Power Transmission Servitude 20m. wide	D/s K 497/79	9/
E 3195/96	8205/96	The line a'b'c'd'e'f'g'h represents the eastern bdy of a general services servitude route 6m wide.	K 619/2008	Wb
1053/2019	1562/2019	For figure description see servitude diagram		

THE FOLLOWING OPERATIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	DATE	TRANSFER NO.	INITIALED	REMR.
E 2407/03	5267/2003	Erf 9845 (Mettlenberg Bay)	12. 7237 ha	37085/2008	Wb	

Beacon Survey

Professional Land Surveyors
and Sectional Title Practitioners

103 Longships Drive P.O.Box 350 Plettenberg Bay

Tel: (044) 533 2230 Fax: (044) 533 0264

e-mail: beaconsurvey@mweb.co.za

March 2016

BEACON CERTIFICATE

PORTION 47 GANSE VALLEI N o. 444

I, P. G. Teggin, Land Surveyor, hereby certify that Portion 47 Ganse Vallei No.444, in extent 8,3405 hectares, situate in the Bitou Municipality, Administrative District of Knysna, has been inspected under my personal supervision, and that the beacons found conform to the data recorded on S-G Dgm. No. 10048/1965 as illustrated in the sketch hereunder.

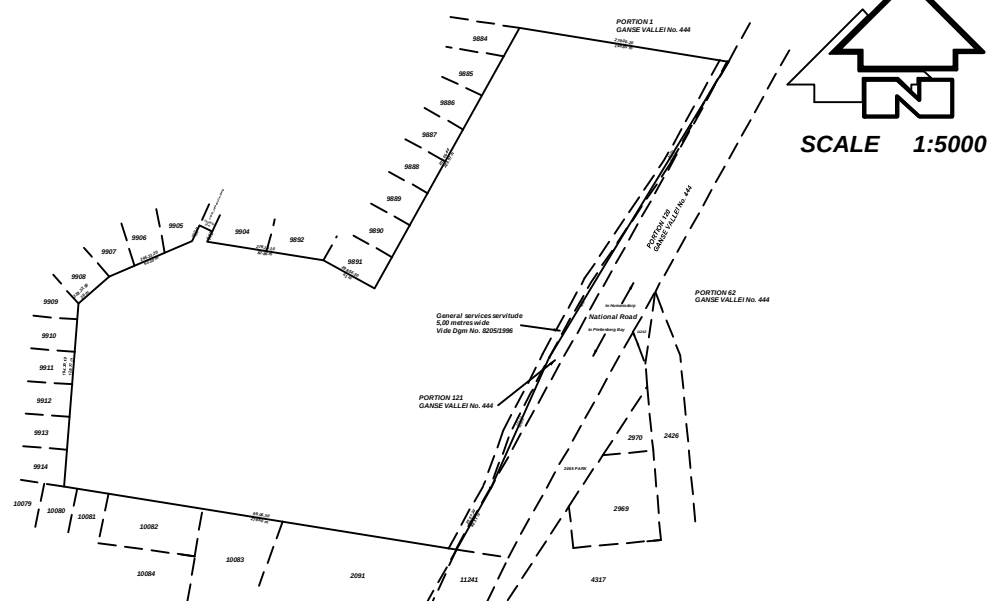


Professional Land Surveyor

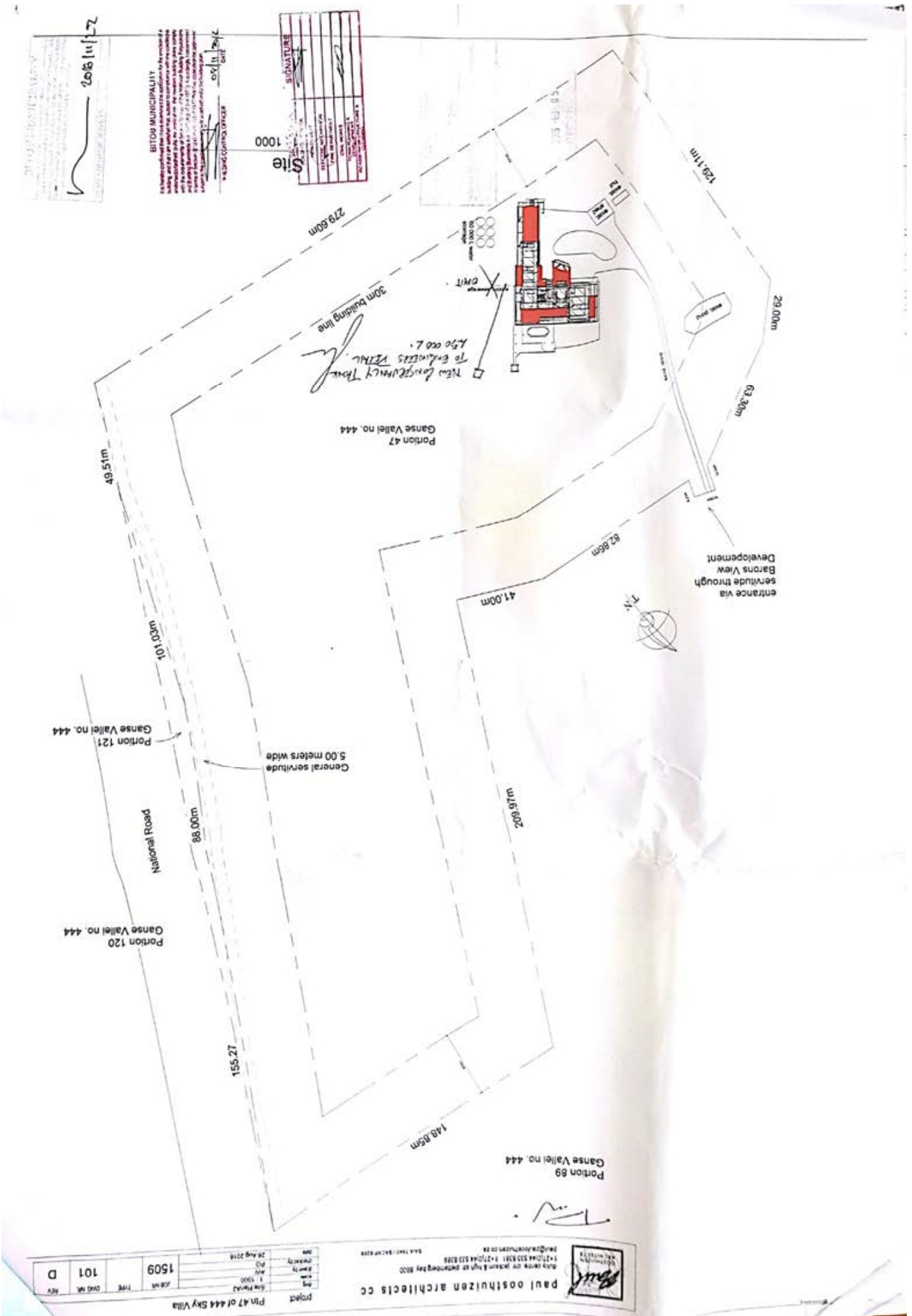
I,, hereby certify that the beacons of Portion 47 Ganse Vallei No. 444, have this day been pointed out to me, as illustrated in the sketch hereunder.

Owner / Representative

Date

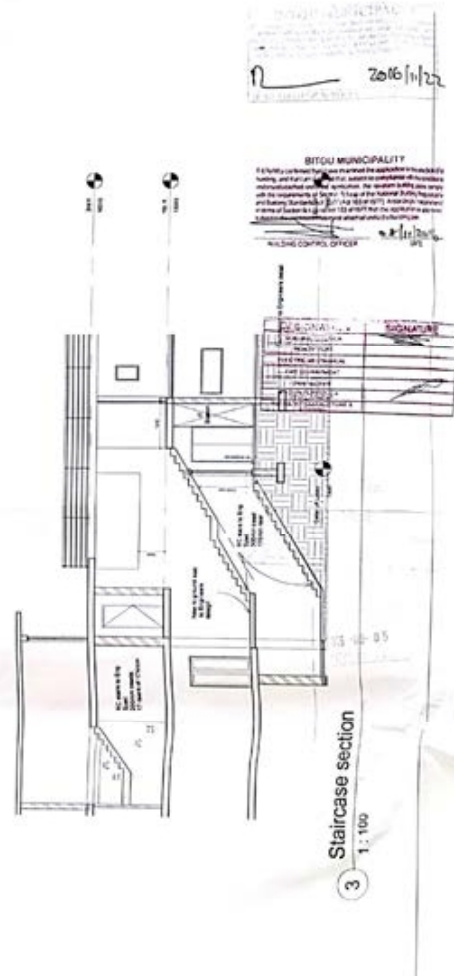
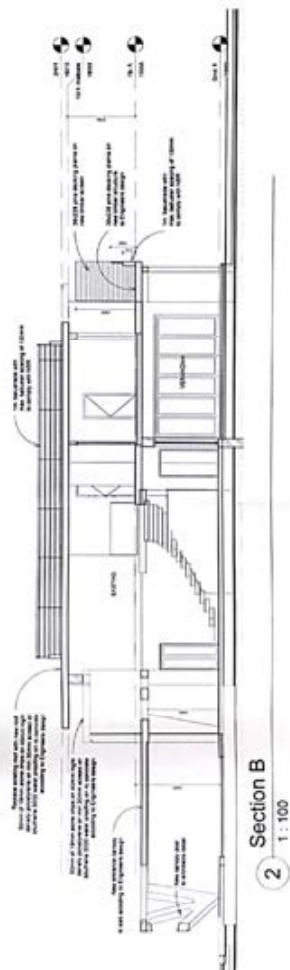
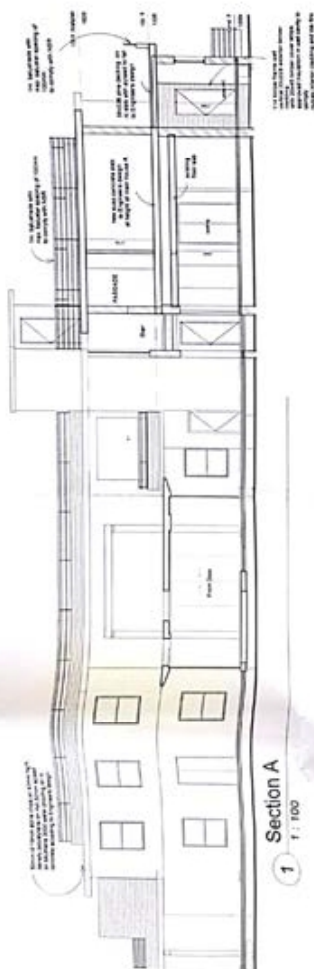


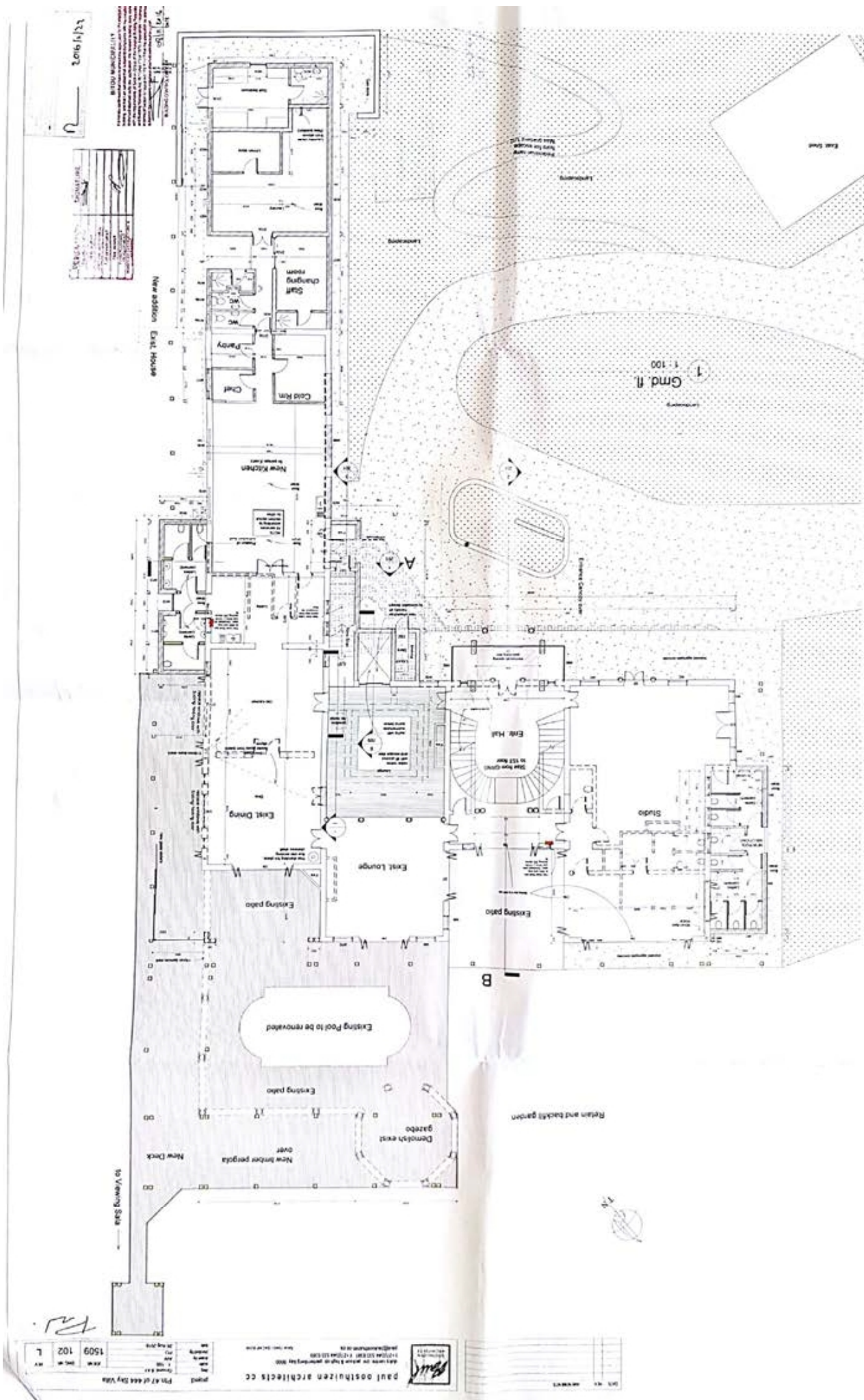
APPENDIX G: PREVIOUSLY APPROVED DRAWINGS FOR EX-MANOR HOUSE



project: Ptn 47 of 448 Day Villa
 architect: paul oosthuizen architect cc
 address: 448 Day Villa, Ptn 47 of 448 Day Villa, Ptn 47 of 448 Day Villa
 drawing: 1509
 date: 20 Aug 2018
 sheet: 201 G
 scale: 1:100
 drawing: 1509
 date: 20 Aug 2018
 sheet: 201 G
 scale: 1:100

Paul Oosthuizen Architect CC
 448 Day Villa, Ptn 47 of 448 Day Villa, Ptn 47 of 448 Day Villa
 1509
 20 Aug 2018
 201 G
 1:100





APPENDIX H: BITOU MUNICIPALITY + OTHER IAP COMMENT IN THE PP PROCESS

To follow

ANNEXURE P:

Visual Impact Statement



Report:

Visual impact statement for the remaining extent of portion
47 of the farm Ganse Valleï no 444, Plettenberg Bay

Reference: GV012020

Prepared for: SAPER Investment
Pty Ltd

Revision: 1

27 January 2020

Report details

Document prepared by:

Paul Buchholz
Postnet Suite 63
Private Bag x 6590
George
6530

Comments should be directed to:

Paul Buchholz
T +27 079 881 4447
E p.buchholz@outlook.com

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Document control			
Report title		Visual impact statement for the remaining extent of portion 47 of the farm Ganse Vallei no 444, Plettenberg Bay	
Report status		Draft	Report number GV012020
Client		SAPER Investment Pty Ltd	Client contact Otto Wiehahn
Rev	Date	Author	
1	27 January 2020	Paul Buchholz	

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GLOSSARY

Aesthetics	Relates to the pleasurable characteristics of a physical environment as perceived through the five senses of sight, sound, smell, taste, and touch.
Adverse visual impact	Any modification in landforms, water bodies, vegetation or any introduction of structures which negatively impacts the visual character of the landscape and disrupts the harmony of the basic elements (i.e. form, line, colour and texture).
Basic elements	The four design elements (form, line, colour and texture) which determine how the character of a landscape is perceived.
Contrast	Opposition or unlikeness of different forms, lines, colours or textures in a landscape and therefore the degree to which project components visually differs from its landscape setting.
Colour	The property of reflecting light of a particular intensity and wavelength (or a mixture of wavelengths) to which the eye is sensitive. It is the major visual property of surfaces.
Form	The mass or shape of an object(s) which appears unified, such as a vegetative opening in a forest, a cliff formation or a water tank.
Integration	The degree to which a development component can be blended into the existing landscape without necessarily being screened from view.
Interfluve	The area of higher ground which separates two rivers/watercourses which flow into the same drainage system
Key viewing locations	One or more points on a travel route, use area or a potential use area, where the view of a management activity would be most revealing.
Landscape character	The arrangement of a particular landscape as formed by the variety and intensity of the landscape features and the four basic elements of form, line, colour and texture. These factors give the area a distinctive quality which distinguishes it from its immediate surroundings.
Landscape features	Land and water form, vegetation and structures which compose the characteristic landscape.
Line	The path (real or imagined) that the eye follows when perceiving abrupt differences in form, colour or texture. Within landscapes, lines may be found as ridges, skylines, structures, changes in vegetative types or individual trees and branches.
Micro-topography	Small scale variations in the height and roughness of the ground surface; in the context of this report the definition includes structures such as buildings and larger-sized vegetation that can restrict views
Mitigation measures	Methods or procedures designed to reduce or lessen the adverse impacts caused by management activities.
Mountain, hill or ridge	Is a physical landscape feature, elevated above the surrounding landscape. It includes the foot/base, slopes and crest of the mountain, hill or ridge
Rehabilitation	A management alternative and/or practice which restores landscapes to a desired scenic quality.
Ridgelines	Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape.
Scale	The proportionate size relationship between an object and the surroundings in which the object is placed.

Sense of place	The unique quality or character of a place, whether natural, rural or urban and relates to uniqueness, distinctiveness or strong identity. It is also sometimes referred to as genius loci meaning 'spirit of the place.
Texture	The visual manifestations of the interplay of light and shadow created by the variations in the surface of an object or landscape.
Visual modification	A measure of the visual interaction between a development and the landscape setting within which it is located.
Viewshed	The creation of a computer generated probable viewshed to define the extent to which the planned infrastructure is visible from key viewing locations.
Visual Sensitivity	The degree to which a change to the landscape will be perceived adversely.
Visual Impact	A measure of joint consideration of both visual sensitivity and visual modification

1. INTRODUCTION

1.1 General

Visual impact assessments should not be an obstacle in the approval process of a proposed development. Visual input, especially at the early concept stage of the project, can play an important role in helping to formulate design alternatives, as well as minimising impacts, and possibly even costs, of the project

It is in the nature of visual and scenic resources to include abstract qualities and connotations that are by their nature difficult to assess or quantify as they often have cultural or symbolic meaning. An implication of this is that impact ratings cannot simply be added together. Instead, the assessment relies on the evaluation of a wide range of considerations, both objective and subjective, including the context of the proposed project within the surrounding area.

The analysis of the interaction between the existing visual environment and the planned infrastructure provides the basis for determining visual impacts and mitigation strategies. This visual impact assessment provides an overview of the landscape character of the locality and assesses the degree to which the proposed development would be visually appropriate.

1.2 Methodology

1.2.1 The sequence of work employed in this study

A desktop survey using 1:50,000 topographical survey maps, Google Earth, and ArcMap (Esri, ArcGIS software) were undertaken. Following the desktop information gathering process, a site visit was conducted to test the conclusions of the terrain analysis, to identify receptors and appraise the local landscape.

The methodology employed by this visual assessment is based on the following methods:

- The United States Department of Agriculture: Forestry Service - *Landscape Aesthetics*;
- The United States Bureau of Land Management Visual Resources Management;
- The Landscape Institute and the Institute of Environmental Management & Assessment - Guidelines for Landscape and Visual Impact Assessment; and
- The Provincial Government of the Western Cape's Guideline for involving visual and aesthetic specialists in EIA processes and the Guidelines for Landscape

1.2.2 Written and drawn material was made available

- An urban Background information for the notice of intent to develop: Remaining extent of portion 47 (a portion of portion 1) of the farm Ganse Valleij no 44.
- UR Illustrations for HIA Report - prelim 13 Sep 2019 R01
- UR Notes re VIA for Draft HIA following on from client feedback discussions 24 Oct 2019

1.2.3 Receiving site

The receiving site was assessed, and areas of the locality from where the development appeared to be likely to be visible, adjacent lands, and local roads.

This study was conducted between December 2019 and January 2019. The weather on the days of the site visit was clear and open. A photographic survey of the site and surrounding areas was carried out.

The visual assessment was undertaken using standard criteria such as geographic view-sheds and viewing distances as well as qualitative criteria such as compatibility with the existing landscape character and settlement pattern. Potentially sensitive areas were assessed, and mitigation measures were evaluated.

1.3 Assumptions and limitations

It should be noted that the experiencing of visual impacts is subjective and largely based on the perception of the viewer or receptor. The presence of a receptor in an area potentially affected by the proposed development does not thus necessarily mean that a visual impact would be experienced.

Value can be placed in a landscape in terms of its aesthetic quality, or in terms of its sense of identity or sense of place with which it is associated. If no such values are held with respect to a landscape, there is less likely to be a perception of a visual impact if the landscape becomes subject to visual alteration. Development within a landscape may not be perceived negatively at all if the development is associated with progress or upliftment of the human condition.

The perception of visual impacts is thus highly subjective and involves value judgements on behalf of the receptor. The context of the landscape character, the scenic / aesthetic value of an area, and the types of land use practised tend to affect the perception of whether landscape change (through development) would be considered an unwelcome intrusion.

The abovementioned landscape values can be interlinked, but can also be conflicting, e.g. amenity values associated with a landscape held by a particular group of people as described above may conflict with economic values associated with the market or development possibility of the landscape that is held by others. It is in this context that visual impact related to a potential development often arises as an issue in environmental impact assessments.

1.3.1 Data

The best currently and readily available datasets were utilized for the visual impact assessment. It is important to note that variations in the quality, format and scale of available datasets could limit the scientific confidence levels of the visual impact assessment outcomes.

1.3.2 Viewshed analysis

Slope and aspect are significant in the context of views. Topography expressed in the form of slope and aspect can perform an essential role in limiting views or 'focusing' views in a certain direction. Viewers located low down within an enclosed valley would experience a limited visual envelope or viewshed, as the rising topography around them would prevent wider views of the surrounding terrain beyond the immediate valley.

Similarly, an object placed lower down in such an enclosed valley would have a limited viewshed, being shielded or partly shielded by the terrain surrounding it. A viewer located on a hill slope with a certain aspect would only be able to view the surrounding terrain in the direction of the aspect of the slope. Conversely, a viewer on a higher-lying interfluvium will be exposed to potentially wide-ranging views over the surrounding terrain, and large objects placed in these terrain settings could similarly be visible from a wide area.

The micro-topography within the landscape setting in which the viewer and object are located is also important. The presence of micro-topographical features and objects such as buildings or vegetation that would screen views from a receptor position to an object can remove any visual impact factor associated with it.

Fischer (1995) analysed the effects of data errors on viewsheds calculated by Geographic Information Systems and has shown that the calculations are extremely sensitive to small errors in the data and the resolution of the data and the errors in viewer location and elevation. Other studies have also shown that a viewshed calculated using the same data but with eight different Geographic Information Systems can produce eight different results.

Hankinson (1999) also states that view-shed are never accurate, and they contain several sources of error and may not always be feasible to separate these errors or to estimate their size and potential effects. It is, therefore, better to describe a view-shed analysis as a probable view-shed that must be subjected to subsequent field testing and verification.

A probable viewshed can be based on topography only and shows areas that will be screened by intervening hills, mountains etc. A probable topographic view-shed does not consider heterogeneous and complex natural and man-made elements in the surrounding landscape. Intervening vegetation, buildings or small variations in topography, such as road cuttings are therefore not considered.

Therefore, it is a conservative assessment of those areas that may be visually impacted by the planned infrastructure. Increasing sophistication/accuracy of the probable view-shed by the addition of data on complex natural and man-made elements in the landscape is desirable, but it will introduce further errors of detail and interpretation in the view-shed analysis.

1.3.3 Visualisation

It must be remembered that any visualisation (3D models, photomontages, photos and maps) of complex natural and man-made elements produce perceptions, interpretations and value judgements that are not always consistent with those that would be produced by actual encounters with the elements represented. Visualisations should, therefore, be considered an approximation of the three-dimensional visual experiences that an observer would receive in the field and must be subjected to subsequent field testing and verification

Photomontage is the superimposition of an image onto a photograph to create a realistic representation of proposed or potential changes to any view. The overall aim of photography and photomontage is to represent the landscape context under consideration and the proposed development, both as accurately as is practical. It must be kept in mind that the human eye sees differently than a camera lens, both optically and figuratively.

The focusing mechanisms of human eyes and camera lenses are different. Human vision is binocular, and dynamic compared to a camera that tends to flatten an image.

2. APPLICABLE POLICIES AND GUIDELINES

Several government policies and plans, guidelines, environmental management instruments and other decision-making instruments are relevant to the site and development and have been reviewed. These include:

2.1 The Western Cape Provincial Spatial Development Framework (PSDF)

Makes provision for:

- the protection and sustainable use of Landscape and Scenic Resources,
- the protection, management and enhancement of the provinces Sense of Place, Heritage and Cultural Landscape

2.2 The Garden Route Environmental Framework

This document provides baseline data on the Topographical, Visual and 'Sense of Place' aspects in the Garden Route, the sensitivity, constraints and development guidelines for the area assist in informing decision-making.

Management Guidelines are provided for Ecologically Sensitive Geographical Areas. Of particular reference to this report are the guidelines for development in:

- Topographically Sensitive Geographical Areas;
- Conservation and Protected Areas; and
- Visually Sensitive Landscape Geographical Areas.

Risks include:

- Erosion of steep slopes;
- The potential for visual and light pollution;
- Destruction of visual topographical quality;
- Development impact of sensitive topographical features and landscapes;
- Inappropriate large-scale development;
- Sprawling urbanisation; and
- Large scale change of land use developments outside of the urban edge.

Objectives include:

- Maintain the integrity of the Garden Route Landscape;
- Limit development on steep slopes;
- Enhance and protect the topographical landscape backdrop to the Garden Route;
- Manage development on steep slopes, discouraging development;
- Limit development densities
- Retain the 'sense of place' of villages and hamlets;
- Enforce building control and aesthetics;
- Protect the 'sense of place' of the Garden Route;
- Protect and enhance the visual quality of prominent tourism routes, meanders and nodes;
- Protect the visual integrity of the South African National Park asset, as well as provincial nature reserves; and
- Limit and prohibit development on prominent visually sensitive and exposed features.

2.3 Heritage and Scenic Resources: Inventory and Policy Framework for the Western Cape

The study provides input on cultural and scenic resources and provides a guide for the identification and conservation of these resources. The report focuses on the broader regional scale rather than the local landscapes or individual site scales and is, therefore, an overview rather than a detailed inventory of cultural and scenic resources.

2.4 DEA&DP Guideline for Management of Development on Mountains, Hills & Ridgelines

Key decision-making criteria regarding development on mountains, hills and ridges, relevant to this visual impact assessments, are:

- to avoid inappropriate development (i.e. intrusive and consumptive development) on mountains, hills and ridges taking into account the character of the existing environment;
- to ensure that where development does take place, that its layout and design takes account of sensitive features and environmental constraints, thereby promoting environmentally sensitive development of projects on mountains, hills and ridges where development is authorized;
- to preserve landform features through ensuring that the siting of facilities is related to environmental resilience and visual screening capabilities of the landscape;
- to ensure that the scale, density and nature of the developments are harmonious and in keeping with the sense of place and character of the area.

Environmental characteristics such as steep slopes (steeper than 1:4) and development on the crest of a mountain, hill or ridge will serve as key indicators of environmental sensitivity.

The development patterns and the character of the area within which the proposed development will be situated must be described.

2.5 Bitou municipality spatial development framework (2019)

The overarching long-term spatial development vision for the Bitou municipality is: “To become the Garden Route’s sustainable tourism hub for the benefit for all”. The Bitou spatial development framework identifies the following actions that must be implemented to achieve the abovementioned vision and that are applicable to the visual impact statement:

- Facilitate the increase of tourism attractions that attract tourists and wealthy residents.
- Ensure that this strengthening of attractions is not done at the expense of the natural or social environment
- Manage developments along the coastline in a sustainable and precautionary manner and manage public access to the coastline and estuaries

3. PROJECT DESCRIPTION

3.1 Project location

The remainder of Portion 47 (A Portion of Portion 1) of the Farm Ganse Vallei No 444 is currently zoned as “Agriculture Zone” in terms of the Plettenberg Bay Zoning Scheme Regulations. The property is 12 hectares in extent and is surrounded by the urban development of Plettenberg Bay. This property was the remaining farmhouse when the Baron’s View development was approved and developed after the Provincial Government approved the development of Portion 47 of the Farm Ganse Vallei No 444 during 1998

The project area is located on a ridgeline just north of the N2 national road that runs through the town of Plettenberg Bay in the Garden Route. The proposed development is located within the urban edge and classified as residential (Bitou Spatial Development Framework, 2019)

The project area is part of existing developments along the ridgeline that includes The Hill Private Estate, Formosa Garden Village and existing single residences along Ferdinand street in the south-west. Natural areas and the Barons View development are located towards the north-west of the project area and towards the south, the town of Plettenberg is located. Towards the north-east of the proposed development and north of the N2 some natural areas, a sewage treatment plant and the Old Nick Village. South of the N2 along the Keurbooms river the Goose Valley golf estate is located (Figure 1).

Access to the site is obtained via an existing public road that runs from the Old Nick Intersection on the N2 National Road to the northwestern boundary of the property.

3.2 Development description

The owners of the proposed development have applied for a consent use for a guest house and started to use the existing farmhouse as a guest house. This application was subsequently withdrawn and the owners now wish to convert the existing manor house into a boutique hotel with a restaurant & function venue. The proposed development will consist of the following components (Figure 2):

- Thirty bedroom Boutique Hotel
- Twenty-two freestanding two-bedroom Villas
- Two double-storey apartment blocks. One apartment block will contain ten one-bedroom units and the second block eight one-bedroom units
- Ten tented decks (wood)
- Eighty-six parking bays

The primary point of water supply is the water purification works in Flying Cloud Avenue in central Plettenberg Bay. A secondary supply point is the south-west corner of the property where the proposed development is bordered by Erf 9914 and Erf 10080. A 110mm diameter water main future connection point is indicated here on the as-built plans. The existing residential house connection is made at this point. It is proposed to connect to the existing 200mm water mains within Barons View (at Erf 9909) and installs a new 150m long, 160mm mains to the edge of the development.

Barons View is directly adjacent to the Ganze Valleï Sewer Purification Works. It is proposed to connect into the Barons View sewer network and thereby connecting directly to the sewer purification works. The surrounding developments are linked to the works and it is proposed to connect to the existing gravitation system on the northeastern side of the development. Two sewer manholes have been provided on the boundary of the development for future connections. There is a bulk sewer line from the Barons View development connecting to the existing municipal outfall sewer to the north-west of the property.

There is an existing stormwater system on-site located in the access road to the proposed development. The existing system consists of a kerb and channel on the side of the road with a catch pit at Erf 9902 with a 300mm concrete pipe conveying stormwater across the road towards the west where a concrete stormwater retention tank collects the water with an overflow opening. It is proposed that stormwater runoff be collected and conveyed on the road surface and into a new piped network next to the access road, over the neighbouring developed area to the north and discharging on Erf 9865 (Park) with gabion retention and dissipation structure. A further two double stormwater catch-pits are required in the road reserve adjacent to Erven 9903 and 9904.

A minor piped system is required in the northeastern corner of the development with a gabion structure and stone pitching with water discharging onto the Remainder of Portion 47.



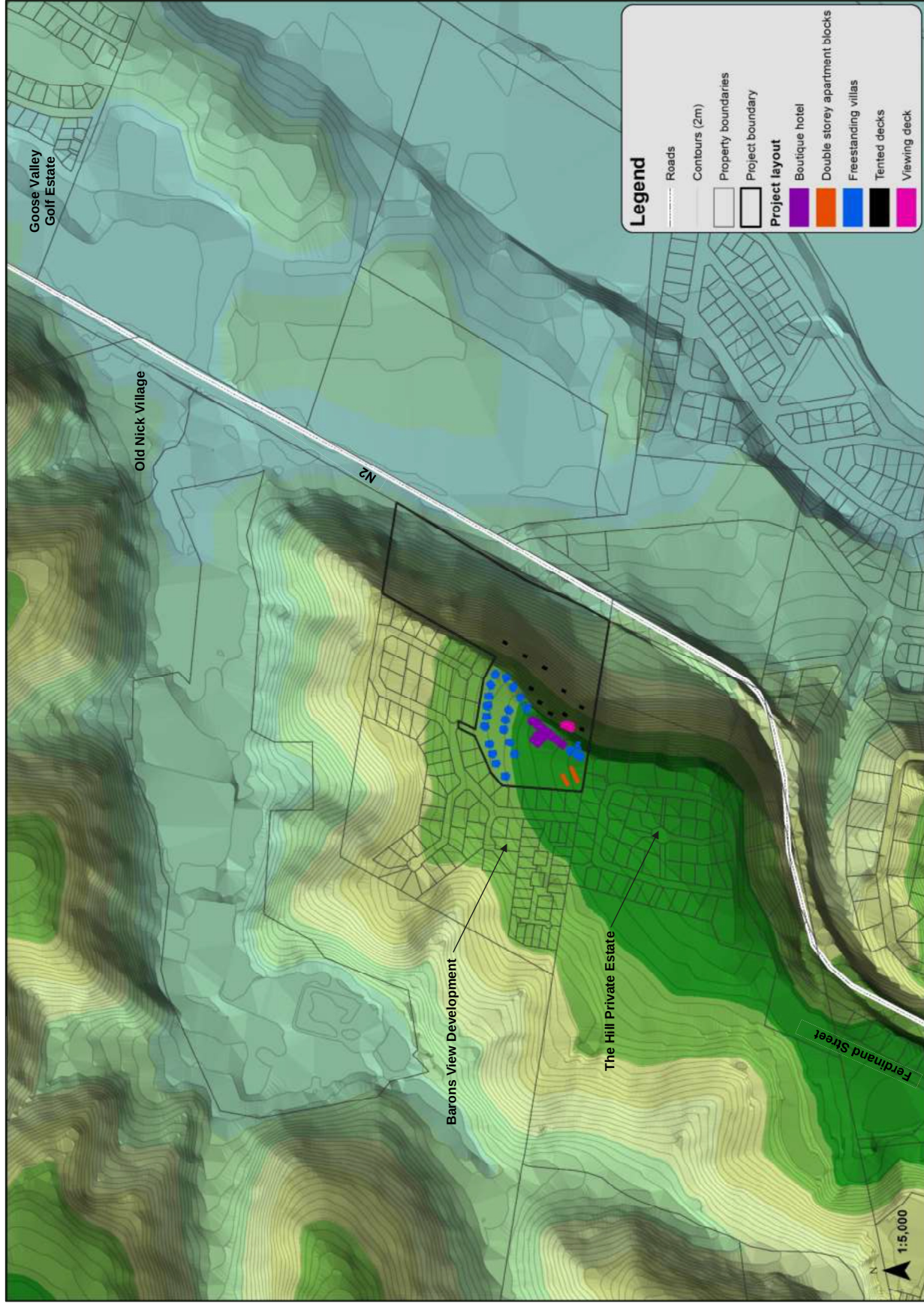


Figure 2: Project layout

3.3 Proposed rezoning and subdivision

To accommodate the proposed boutique hotel, block of flats, loose standing villas & tented decks (5), a rezoning application was submitted in terms of the Bitou Municipality Land Use Planning By-law. Split zoning is proposed to allow the proposed boutique hotel, block of flats, loose standing villas & tented decks on the western part of the property, which consists of existing disturbed areas, this portion will be rezoned to “General Residential Zone”.

The remainder of the property is located on a steep slope where no development has occurred before (private, unregistered / un-proclaimed nature conservation) and is so unique that the Plettenberg Bay zoning scheme regulations do not have any zoning category that applies to the intended uses. This portion of the property will, therefore, be rezoned to “Special Zone – Conservation Area” to conserve the natural vegetation (Figure 9) and allow limited tented decks on existing disturbed areas. The “split zoning line” is determined from the south-eastern corner of Erf 9891 to the north-eastern corner of Erf 10083. Five (5) of the tented decks will be located in the Conservation Area the establishment of hiking/mountain bike trails are also proposed (Figure 3 & Table 1).



Figure 3: Project zoning

Zoning category	Zoning parameter	Prescribed parameter criteria	Proposed development criteria
General residential	Minimum Erf size	• 1000 m² - Blocks of Flats • 4000 m² - Licensed Hotel • 2000 m² - Residential Buildings	• Property (erf) size: 83,405 m²
General residential	Street Building Line	• 4,5m	• The proposed development buildings will be more than 4.5m away from any street
General residential	Lateral Building Line	• 4,5m or ½ the height of the building (whichever is more restricting)	• The proposed development adheres to the most restrictive parameter
General residential	Rear Building Line	• 4,5m or ½ the height of the building (whichever is more restricting)	• The proposed development adheres to the most restrictive parameter
General residential	Street Width	• The site must abut a street of at least 13m wide	• Property borders the N2 Road which is wider than 13m.
General residential	Distance from Street centre line	All street boundary wall or fences of the site are erected at a distance of not less than 8m from the centre line of the abutting street or streets and the land between such boundary walls or fences and the legal street boundary is made up as part of such street. The portion(s) of the site falling within 8m of the centre line of the abutting street(s) shall be excluded for the purpose of determining coverage and bulk on the remainder of the site, provided that if the owner transfers the said portions of the site to the Council free of compensation.	• The proposed developments infrastructure will be further away than 8m from the street centre line
General residential	Coverage	• 50% - Blocks of Flats • 50% - Licensed Hotel • 50% - Residential Buildings	• Proposed development covers less than 50% of the property
General residential	Floor Area Ratio	• 0.75 - Blocks of Flats • 1.00 - Licensed Hotel	• The proposed development is much less than the most restrictive floor area ratio

Zoning category	Zoning parameter	Prescribed parameter criteria	Proposed development criteria
		• 0.75 - Residential Buildings	
General residential	Number of Floors	• 3 Floors	• No building will exceed the allowed floors
General residential	Height	No point or any portion of the building shall be higher than 10,3m above the natural ground level, measured from the contiguous average natural ground level of that portion of the building nearest to the principal or main road frontage and taken around the perimeter of the building any portion of the building shall not be higher than 10.6m above the NGL directly below such a point of any portion of the building.	• No building will exceed the allowed height of 10.6m
General residential	Parking Provision	• One parking area for every 2 bedrooms in case of hotels and other residential buildings • 20 additional parking bays for the hotel	• 71 parking bays are required and the proposed development will provide 86
Special Zone: Conservation Area	Conservation Area	• The Municipality may require an environmental conservation plan to be submitted for its approval. • The Municipality must determine the land-use restrictions and the development parameters for the property based on the objectives of this zoning, the particular circumstances of the property and, where applicable, in accordance with an approved environmental management plan. • Tourist accommodation in a "conservation area", is subject to conditions imposed by the Municipality with regard to layout, landscaping and building design. • A site development plan must be submitted to the Municipality for its approval, clearly indicating the position of all structures, services and internal roads.	• The natural vegetation will be conserved and allow limited (5) tented decks on existing disturbed areas

Table 1: Plettenberg Bay zoning schemes applicable to the proposed development

4. METHODOLOGY

It is in the nature of visual and scenic resources to include abstract qualities and connotations that are by their nature difficult to assess or quantify as they often have cultural or symbolic meaning. It is necessary therefore to include both quantitative criteria (such as viewing distances), and qualitative criteria (such as sense of place), in visual impact assessments.

An implication of this is that impact ratings cannot simply be added together. Instead, the assessment relies on the evaluation of a wide range of considerations, both objective and subjective, including the context of the proposed project within the surrounding area. The phrase “beauty is in the eye of the beholder” is often quoted to emphasize the subjectivity in undertaking a visual impact assessment

The analysis of the interaction between the existing visual environment (landscape character and sense of place) and the planned infrastructure provides the basis for determining visual impacts and mitigation strategies. This is completed by defining the visual effect of the planned infrastructure and visual sensitivity of viewing locations to determine impact.

The evaluation of the existing visual environment consists of the assessment of both the landscape setting and key viewing locations within it. The landscape setting can be defined in terms of topography, vegetation, hydrology and land-use features. These elements define the existing visual character of the landscape with which the planned infrastructure interacts.

The use of the basic elements of form, line, colour and textures has become the standard in describing and evaluating landscapes. Modifications in a landscape which repeat the landscape's basic design elements are said to be in harmony with their surroundings. Modifications which do not harmonize, often look out of place and are said to contrast or stand out in unpleasing ways.

Value can be placed in a landscape in terms of its aesthetic quality, or in terms of its sense of identity or sense of place with which it is associated. If no such values are held with respect to a landscape, there is less likely to a perception of a visual impact if the landscape becomes subject to visual alteration. Development within a landscape may not be perceived negatively at all if the development is associated with progress or upliftment of the human condition.

The perception of visual impacts is thus highly subjective and thus involves ‘value judgements’ on behalf of the receptor. The context of the landscape character, the scenic / aesthetic value of an area, and the types of land use practised tending to affect the perception of whether landscape change (through development) would be considered to be an unwelcome intrusion. Sensitivity to visual impacts is typically most pronounced in areas set aside for the conservation of the natural environment (such as protected natural areas or conservancies), or in areas in which the natural character or scenic beauty of the area acts as a drawcard for visitors (tourists) to visit an area, and accordingly where amenity and utilitarian ecological values are associated with the landscape.

When landscapes have a highly natural or scenic character, amenity values are typically associated with such a landscape. Structural features such as power lines and other electricity transmission developments and related infrastructure are not a feature of the natural environment but are rather representative of human (anthropogenic) change to a landscape.

Thus, when placed in a largely natural landscape, such structural features can be perceived to be highly incongruous in the context of the setting, especially if they affect or change the visual quality of a landscape. It is in this context of incongruity with a natural setting that new developments are often perceived to be a source of visual impact.

4.1 Observer locations

Observer locations (views from communities, major roads, conservation areas etc.) are those areas where people (receptors) are likely to obtain a view of the planned infrastructure. These viewing locations have different significance based on numerous factors, collectively evaluated through land use and viewing distance to the planned infrastructure.

The selection of the key viewing locations is based on their location within the defined view-shed where they would have a clear view of the planned infrastructure.

Factors that will be considered in selecting the key viewing locations are:

- **The angle of observation** - The apparent size of a project is directly related to the angle between the viewer's line-of-sight and the slope upon which the planned infrastructure is to take place. As this angle nears 90 degrees (vertical and horizontal), the maximum area is viewable.
- **Numbers of viewers** - Areas seen and used by large numbers of people are potentially more sensitive. Protection of visual values usually becomes more important as the number of viewers increase.
- **Length of time the project is in view** - If the viewer has only a brief glimpse of the planned infrastructure, the contrast may not be of great concern. If, however, the planned infrastructure is subject to view for a long period, as from an overlook, the contrast may be very significant.
- **Distance from the project** - The greater the viewing distances, the lower the visual sensitivity. The visual modification of a development is assumed to be the highest when the observer is very close to it and has a direct line of sight. The visual modification then decreases with distance and is also known as distance decay (Hull & Bishop, 1988).
- **Field of vision** - The visual impact of a development can be quantified to the degree of influence on a person's field of vision both horizontally and vertically. The visual impact of a development will vary according to the proportion in which a development impacts on the central field of vision. Within the central field of vision images are sharp, depth perception occurs and colour discrimination is possible. Developments, which take up less than 5% of the central field of vision, are usually insignificant in most landscapes (Human Dimension and Design, 1979).
- **Visibility** - Viewed by the human eye 1.8 m from the ground across a "flat" surface such as the sea, the horizon will be of the order of 6 km distant, due to the curvature of the earth. Viewed at an elevation of 60 m, the horizon will be of the order of 32 km distant and from the top of a 1000 m mountain, the horizon will be at a distance of approximately 113 km. A tall structure standing above the horizon would, of course, increase these distances significantly; for example, for an observer at 1.8 m who is viewing a man-made structure 50 m tall, the effective distance to the horizon is 34 km and for a 100 m structure the distance is 46 km (Miller & Morrice, no date). In addition, mist, haze or other atmospheric conditions may significantly affect visibility (Hill et al, 2001).

4.2 Visual sensitivity

Visual sensitivity is a measure of how critically a change to the existing landscape is viewed by people from different land-use areas in the vicinity of a development.

The degree of visual sensitivity of an area is closely related to the aesthetic quality of the area, as well as to the value placed in the aesthetic quality of the landscape but is also related to the area's socio-economic profile. In this regard, residential, tourist and/or recreation areas generally have a higher visual sensitivity than other land use areas (e.g. industrial, agricultural or transport corridors), because they use the scenic amenity values of the surrounding landscape and may be used as part of a leisure experience and often over extended viewing periods.

It is important to note that the presence of natural/perceived natural and rural elements or areas within the landscape as viewed from the surrounds of the project area can engender perceptions of aesthetic quality or value to the landscape. Many studies of landscape conservation have highlighted the value placed by people in rural or natural landscapes. A rural landscape can be defined as an where an interaction between humans and nature over time has led to the development of a landscape that has its own characteristics, and which is a middle

ground between an urban landscape and wilderness, consisting of human activities that are related to the natural environment, such as agriculture and pastoral activities (Mazehan et al, 2013). A natural landscape, as defined in this report is close in appearance to how the landscape would appear without human alteration – i.e. mimicking or closely resembling that of a wilderness.

Placing value in a landscape is a psychological and cultural practice; values and meanings are not intrinsic to the landscape, but rather they are phenomena created by humans through their cultural practices (Pun, 2004). It is thus important to note that perceptions of a landscape may not be universally shared, and different individuals or groups of people may perceive or treat the same landscape differently, in turn ascribing different values and meanings to it (Pun, 2004). Values and meanings ascribed by local people may not be evident to an outsider.

There are different types of values that can be placed on a landscape; i.e. economic values (e.g. the relevance of the landscape for business enterprises, or the market possibility of products from landscape), amenity values (values related to the non-material benefits associated with it) and security values (Pun, 2004). Amenity values can be subdivided into different sub-categories; “intrinsic” ecological value, scientific and educational value, aesthetical and recreational value, and orientational and identity value.

Landscapes and the viewing of landscapes has also been shown to have positive psychological and health benefits; Velarde et al (2007), have shown through an examination of various environmental psychology studies that visual exposure to natural landscapes (e.g. by means of viewing natural landscapes during a walk or viewing from a window) generally has a beneficial impact on human health (e.g. reduced stress, facilitating recovery from illness, and behavioural changes that improve mood and general well-being).

Landscape as a source of beauty is prevalent within the arts and is a strong drawcard for recreational activities. In addition, landscape is an element in the ability of people to orient themselves and is strongly related to people's cultural identity and sense of place. It is in this context that value is placed in natural or rural landscapes, and it follows that such value would be placed on views in an area such as the study area which is largely natural, and which has high aesthetic value by virtue of its scenic nature.

The above values can be interlinked, but can also be conflicting, e.g. amenity values associated with a landscape held by a certain group of people as described above may conflict with economic values associated with the market or development possibility of the landscape that is held by others. It is in this context that visual impact associated with a potential development often arises as an issue in environmental impact assessments.

The latter three sub-categories of amenity value described above – aesthetic, identity and psychological health value are typically involved in the perception of visual impact and constitute the elements of the ‘visual sensitivity’ associated with that landscape, as development within a landscape can change the landscape to the degree to which the amenity value associated with a landscape would be considered to be degraded or no longer present.

Visual sensitivity may range from high to low, depending on the following additional factors:

- **The visual absorption capacity** - The potential of the landscape to conceal the proposed project will reduce or increase visual sensitivity.
- **Viewing distance** – The greater the viewing distances, the lower the visual sensitivity. The visual modification of a development is assumed to be the highest when the observer is very close to it and has a direct line of sight. The visual modification decreases with distance and is also known as distance decay (Hull & Bishop 1988).
- **Length of time** the project is in view - If the viewer has only a brief glimpse of the planned infrastructure, the contrast may not be of great concern and the visual sensitivity low. If, however, the planned infrastructure is subject to view for a long period, as from an overlook, the contrast may be very significant.
- **General orientation** - General orientation of residences to landscape areas affected by a project. Residential, tourist and/or recreation areas with a strong visual orientation towards the planned infrastructure (i.e. those with areas such as living rooms and/or verandas orientated towards it), will have a higher visual sensitivity than those not orientated towards the planned infrastructure.

- **Relative planned infrastructure size** - The contrast created by the project is directly related to its size and scale as compared to the surroundings in which it is placed.
- **Type of users** - Visual sensitivity will vary with the type of users. Recreational sightseers may be highly sensitive to any changes in visual quality, whereas workers who pass through the area on a regular basis may not be as sensitive to change.
- **Numbers of viewers** - Areas seen and used by large numbers of people are potentially more sensitive. Protection of visual values usually becomes more important as the number of viewers increase.
- **Adjacent land uses** - The inter-relationship with land uses in adjacent lands can affect the visual sensitivity of an area. For example, an area within the view-shed of a residential area may be very sensitive, whereas an area surrounded by commercially developed lands may not be visually sensitive.
- **Special areas** - Management objectives for special areas such as natural areas, wilderness areas, conservation areas, scenic areas, scenic roads or trails frequently require special consideration for the protection of the visual values. This does not necessarily mean that these areas are scenic, but rather that one of the management objectives may be to preserve the natural landscape setting. The management objectives for these areas may be used as a basis for assigning sensitivity levels.

Landscapes are subdivided into three (3) distanced zones based on relative visibility from travel routes or observation points (receptors). The three zones are:

- **Foreground-Middle ground Zone** - This is the area that can be seen from each travel route for a distance of 0 to 5 kilometres where management activities might be viewed in detail. The outer boundary of this distance zone is defined as the point where the texture and form of individual plants are no longer appear in the landscape. In some areas, atmospheric conditions can reduce visibility and shorten the distance normally covered by each zone.
- **Background Zone** - This is the remaining area which can be seen from each travel route to approximately 24 kilometres but does not include areas in the background which are so far distant that the only thing discernible is the form or outline. To be included within this distance zone, vegetation should be visible at least as patterns of light and dark.
- **Seldom-Seen Zone** - These are areas that are not visible within the foreground-middle ground and background zones and areas beyond the background zones.

Land-use areas are generally characterised in terms of low, moderate or high visual sensitivity, as follows:

- Low visual sensitivity - industrial areas, local roads, mining and degraded areas.
- Moderate visual sensitivity - tourist roads, major roads, sporting or recreational areas and places of work.
- High visual sensitivity - rural residences, recreation areas, conservation areas, scenic routes or trails.

4.3 Visual modification

Visual modification is a measure of the level of visual contrast and integration of the planned infrastructure with the existing landscape. An existing landscape has certain visual characteristics expressed through the visual elements of form, shape, line colour and texture. A development that has different visual characteristics than the existing landscape will create contrast with the existing landscape. If similar infrastructure already forms part of the existing landscape, the visual effects of the planned infrastructure will borrow visual character from these operations, reducing visual modification.

The degree to which the visual characteristics of the planned infrastructure contrast with the existing landscape will determine the level of visual modification. For example, a newly created mine will have a high visual modification due to strong contrast. An extension of operations in an existing mine will have a lesser visual modification. A successfully rehabilitated mine area will also have a lower visual modification due to limited contrast with the current landscape.

In a similar way, a project is said to be integrated with the existing landscape based on issues of scale, position in the landscape and contrast. High visual integration is achieved if a development is dominated by the existing landscape, is of small scale and/or limited contrast.

The level of visual modification generally decreases with distance and is categorised as follows:

- **Negligible (or very low) level of visual modification** – where the development is distant and/or relates to a small proportion of the overall view-shed.
- **Low level of visual modification** - where there are minimal visual contrast and a high level of integration of form, line, shape, pattern, colour or texture values between the development and the landscape. In this situation, the development may be noticeable but does not markedly contrast with the landscape.
- **Moderate level of visual modification** - where a component of the development is visible and contrasts with the landscape, while at the same time achieving a level of integration. This occurs where surrounding topography, vegetation or existing modified landscape provide some measure of visual integration or screening.
- **High level of visual modification** - where the major components of the development contrast strongly with the existing landscape and demand attention.

The following factors must be considered when applying visual modification categories:

- **Length of time the project is in view** - If the viewer has only a brief glimpse of the project, the contrast may not be of great concern. If, however, the project is subject to view for a long period, as from a viewing location, the contrast may be very significant.
- **Relative size or scale** - The contrast created by the project is directly related to its size and scale as compared to the surroundings in which it is placed.
- **Recovery time** - The amount of time required for successful re-vegetation should be considered. Recovery usually takes several years and goes through several phases (e.g. bare ground to grasses, to shrubs, to trees, etc.). It may be necessary to conduct contrast ratings for each of the phases that extend over long time periods. Those conducting contrast ratings should verify the probability and timing of vegetative recovery.
- **Atmospheric conditions** - The visibility of planned infrastructure due to atmospheric conditions, such as air pollution or natural haze, should be considered
- **Motion** - Movement such as waterfalls, vehicles or plumes draw attention to a project.
- **Form** - Contrast in form results from changes in the shape and mass of landforms or structures. The degree of change depends on how dissimilar the introduced forms are to those continuing to exist in the landscape.
- **Line** - Contrasts in line results from changes in edge types and interruption or the introduction of edges, bands, and silhouette lines. New lines may differ in their sub-elements (boldness, complexity, and orientation) from existing lines.
- **Colour** - Changes in value and hue tend to create the greatest contrast. Other factors such as chroma, reflectivity and colour temperature, also increase the contrast.
- **Texture** - Noticeable contrast in texture usually stems from differences in the grain, density and internal contrast. Other factors such as irregularity and directional patterns of texture should also be considered.

5. VISUAL ASSESSMENT OF THE SITE AND PROPOSED DEVELOPMENT

The DEA&DP Guideline for involving visual & aesthetic specialists in EIA processes Document provides a number of criteria that relate specifically to Visual Impact Assessments namely:

- Visibility of the project;
- Visual exposure;
- Visual sensitivity of the area;
- Visual sensitivity of receptors;
- Visual Absorption Capacity; and
- Visual Intrusion.

It is recommended that the proposed project should be assessed against these criteria before attempting to assess the visual impact of the proposed development.

5.1 Description of the affected area and the scenic resources

Plettenberg Bay and the site of the proposed development are situated in the 'Garden Route', in the southeastern extent of the Western Cape. The area is a scenic, coastal area with rich, visual diversity. This diverse and beautiful coastal area is a landscape formed over millions of years and numerous sea-level changes. The Outeniqua and Tsitsikama mountains, which consist of hard and folded Table Mountain Quartzite (TMQ), create a majestic backdrop to a coastal platform, in the north (Figure 4).

The undulating coastal platform falls relatively gently towards the ocean and is drained by numerous rivers that either finds their way to the ocean through steep-sided gorges, where the substrate is TMQ, or via estuaries where the substrate is softer. The coastline is again diverse with half heart bays, with headlands of hard TMQ and sandy beaches, estuaries and dunes or cliffs and river gorges.



Figure 4: A view of Plettenberg Bay with the undulating coastal platform and Outeniqua mountains in the background

From: Oberholzer and Winter, Western Cape Provincial Spatial Development Framework – Heritage and Scenic Resources: Inventory and Policy Framework (May 2013)

“The Cape Fold Mountains, predominantly the Langeberg and Outeniqua ranges, continue east from the Overberg as far as Plettenberg Bay (and even further to Port Elizabeth). Between the mountains and the coast, the well-known ‘Garden Route’ traverses a series of estuaries, lakes and forests of scenic value between Mossel Bay and Plettenberg Bay. The northern boundary of the Eden District is defined by the impressive

Swartberg Mountains, a range consisting of the same Table Mountain Group sandstones, reaching over 2100m in places, and often covered by snow in winter” (Figure 5)

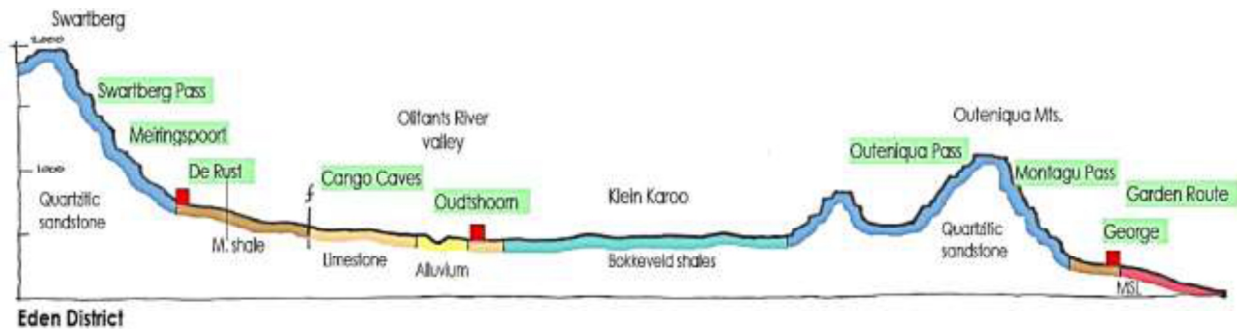


Figure 5: Cross section through the Eden District (source: Oberholzer and Winter 2013)

From: The Garden Route Environmental Framework (2010)

“The landscape of the Garden Route comprises an intricate mosaic of landforms, which further supports its diverse ecological features. These features extend from coastal features, through to the lake system, framed by the backdrop of the high Outeniqua mountains. The area is similarly dissected by numerous rivers draining the highlands to the coast. The coastal landscape is characterised by sensitive foredune systems which are prone to erosion, and which perform critical ecological functions, and which similarly are sought after for residential property development. The area is characterised by cover sands on steep slopes surrounding the lakes and estuaries, which are unstable and unsuitable for development activity.

and

The Garden Route has been named as such due to the visual and aesthetic quality attached to the region. Similarly, the region is considered as one of the most scenic in the country, attracting significant numbers of domestic and international tourist throughout the year. This asset is, unfortunately, one of the regions limiting factors. Due to the perceived high - quality of life associated with the region underpinned by scenic topography, quaint villages and hamlets, large tracts of natural open space systems supported by an extensive national park system (Garden Route National Park); the Garden Route has become the ideal location of retired individuals from the larger cities, as well as a growing international interest. This insatiable demand for development land for residential and tourism use is limited by the biophysical, physical and aesthetic constraints of the area. It is indeed the case of the “exact reasons for the attraction could become its downfall”.

5.2 Surrounding land uses

The project area is surrounded by urban areas, smallholdings, areas degraded by invasive alien plants and natural areas. (Figure 6). The application area is surrounded by The Hill Development and Formosa Garden Village to the south and southwest by the Baron’s View Development to the west and north, and the Plettenberg Bay Primary School and Market Square Shopping Centre to the east (Figure 8). Access to the site is obtained via an existing public road that runs from the Old Nick Intersection on the N2 National Road to the northwestern boundary of the property

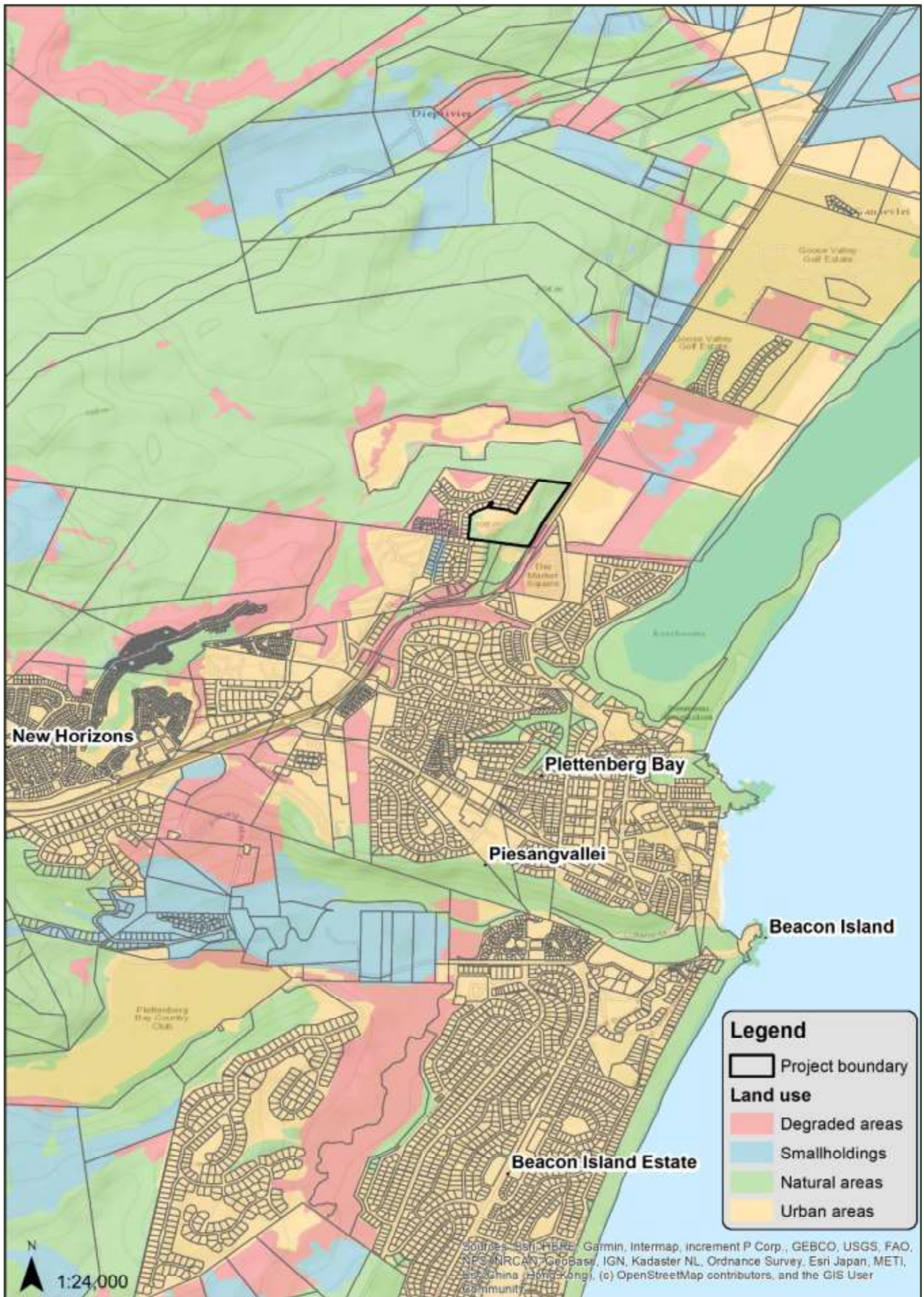


Figure 6: Land use

5.3 Topography

The proposed project site is located on top of a hill with views over the coastline, Outeniqua mountains and Plettenberg Bay (Figure 9,10,11). The topography of the site can be described as a low, flat-topped ridge with gentle to moderately steep sloping sides and featuring indents where the landscape has been eroded into small valleys by drainages. Slopes on the southern portion of the project are moderately steep, while those beyond the northern half are more gradual (Figure 7,8,10,11). The proposed development will be constructed on the south-western side of the property. The south-western part of the property is characterised by flat topography, characterised with a slope between 1:8 and 1:10.

The highest point of the project site is in the south-west corner measuring 96 meters above sea level and the lowest point is situated at the northern boundary at 79 meters. The eastern part of the project site has a very steep slope towards the N2 road. The east-west ridge bisects the terrain and forms a natural watershed which creates two drainage areas to the north and the south. The area towards the southern boundary of the site drains via riparian zones and natural drainage channels. The northern part does not have any prominent natural drainage courses (Figure 11).

5.4 Local vegetation

Piesang River Fynbos Forest and Roodefontein Grassy Fynbos are present on the project site subject to regular bush cutting and other disturbances (Figure 7,8,9,10,12). The fynbos regrowth encountered in the northern part of the project site comprises widespread fynbos species and grasses (General Residential Zone). Although it has the potential to re-establish itself to a certain extent, it has low to medium conservation value as certain key fynbos elements, such as Protea and Restio species, have been eliminated. The southern portion (Conservation Area) of the project site located on slope bordering onto the N2 road the comprises mainly out of invasive alien plants (Pine, Black Wattle) and common forest species, which utilise the shade provided by the taller invasive alien trees (Figure 7). No plant species of conservation concern or protected tree species have been recorded in this area.

5.5 Protected landscapes

The project site lies within the Garden Route Biosphere Reserve, and the Keurbooms River Nature Reserve is located in the west and the Plettenberg Bay Country Club Private Nature Reserve towards the east. The project site contains a small area of Critical Biodiversity Areas 1 (Terrestrial) located on the southern slope bordering onto the N2 road (Figure 13). The Western Cape Biodiversity Spatial Plan Handbook (2017) states that Critical Biodiversity Areas 1 (CBA1) areas must be kept in a natural or near-natural state, with no further loss of habitat or species. Degraded areas should be rehabilitated to natural or near-natural condition, and invasive alien plant clearing should be given a high priority. Only low-impact, biodiversity-sensitive land uses are appropriate for CBA1 areas.

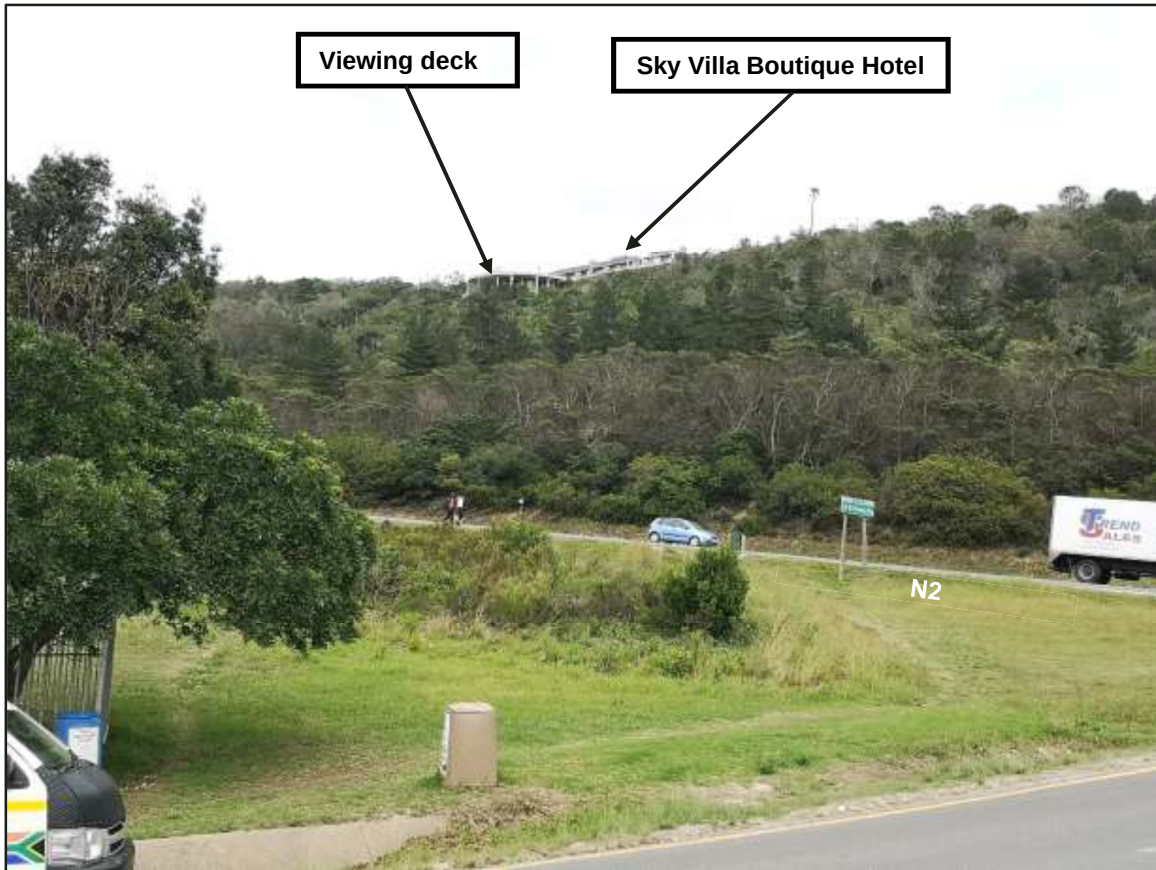


Figure 7: Southern portion of the project site with Pine and Black Wattle trees

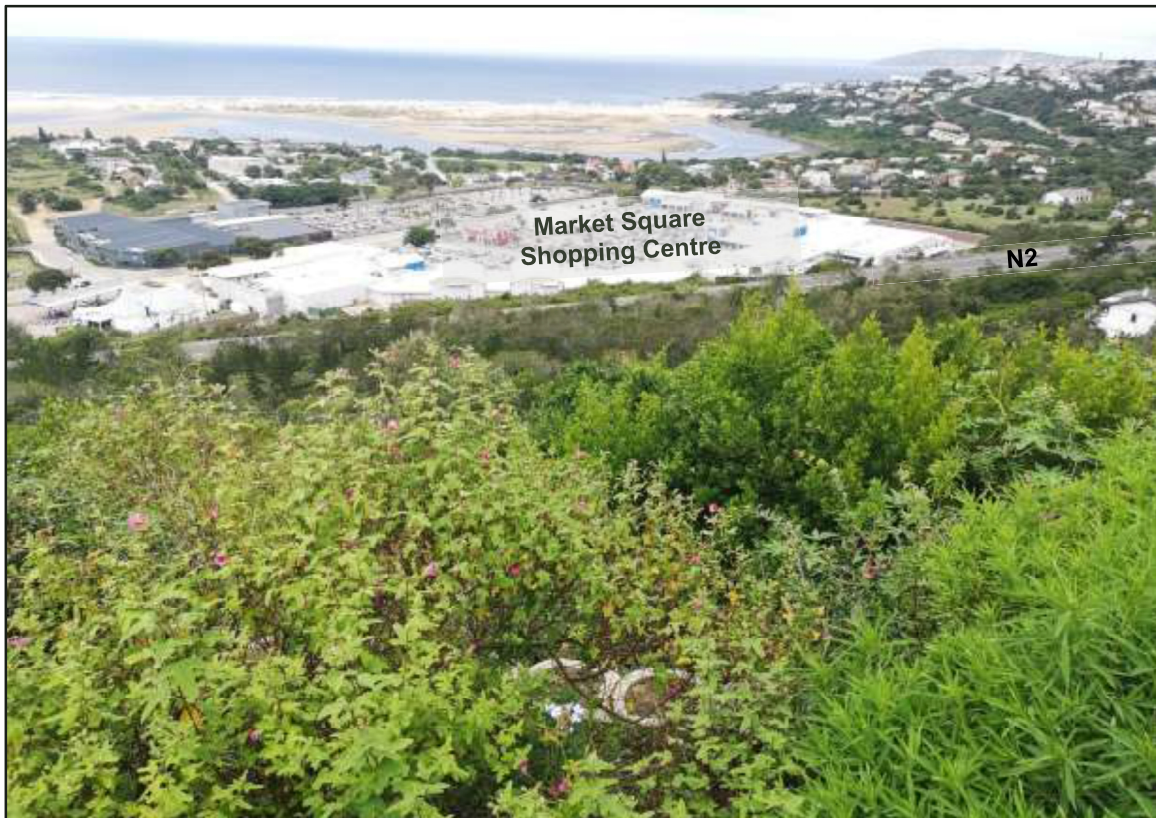


Figure 8: The south facing slope of the project site looking down onto the N2



Figure 9: The Sky Villa Boutique Hotel



Figure 10: The view from the hotel towards the coast and surrounding landscape

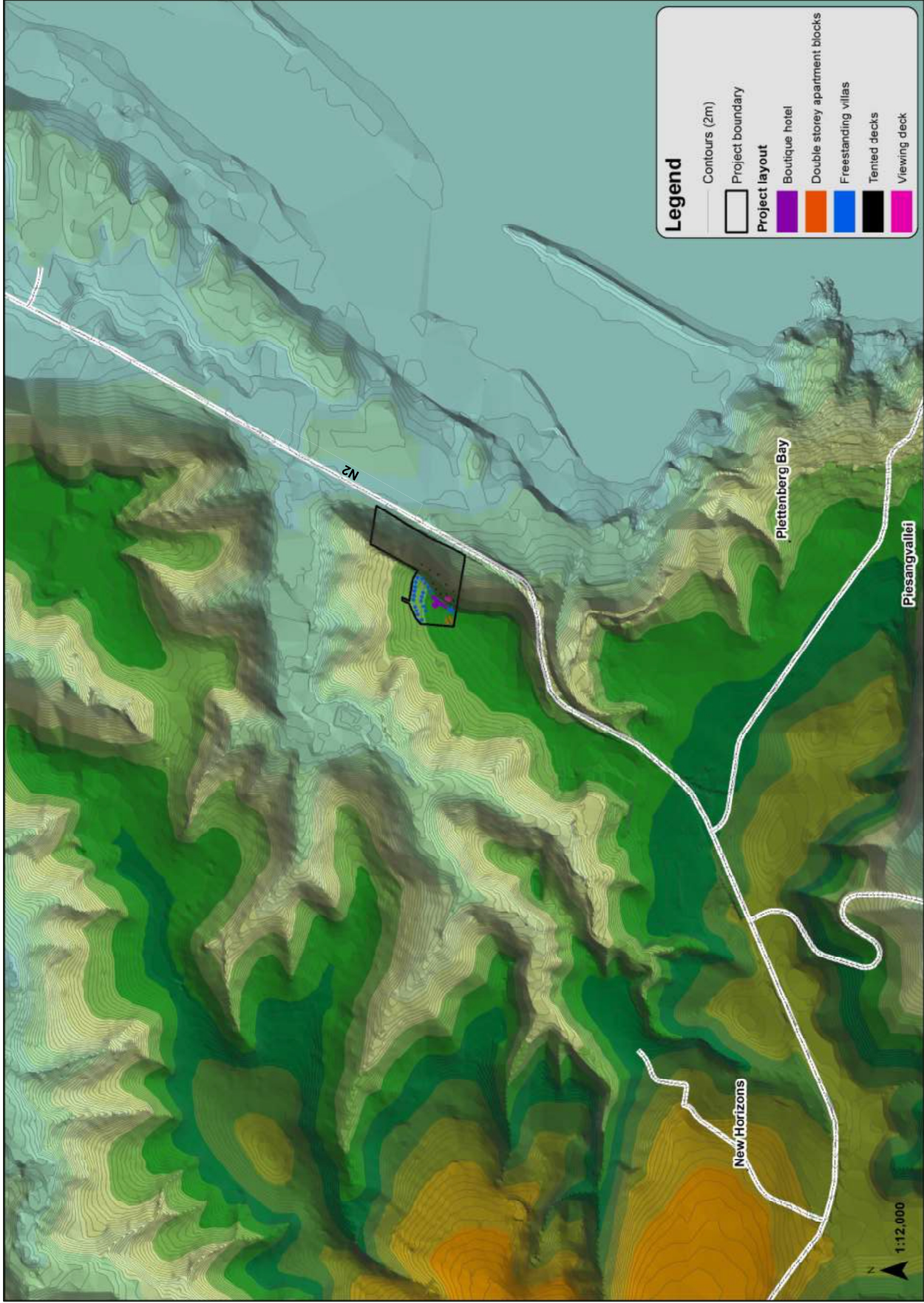


Figure 11: Project site topography

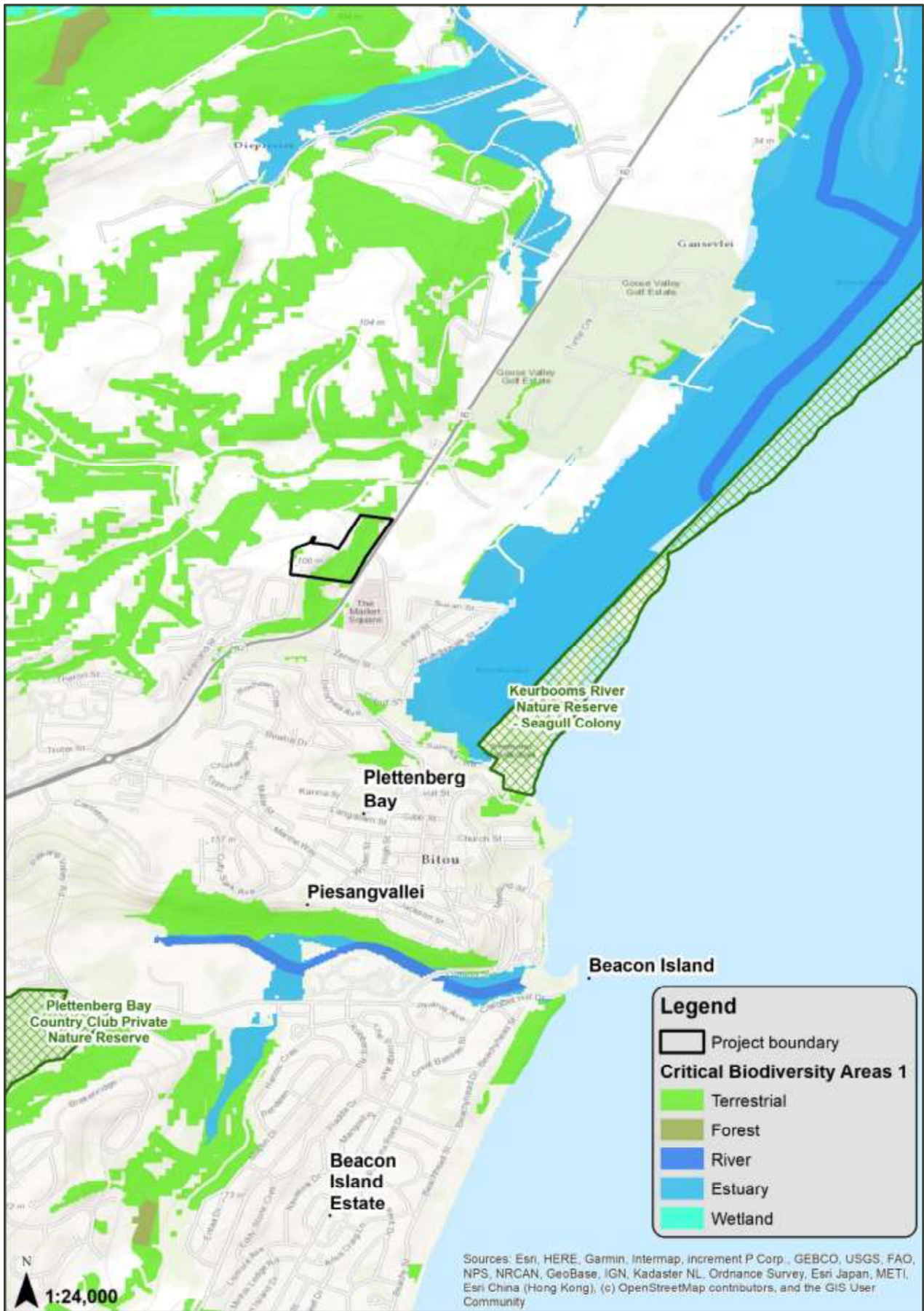


Figure 13: Protected landscapes

5.6 Landscape character & value

Landscape character is defined as the distinct, recognisable, and consistently occurring pattern of elements in a particular type of landscape as created by specific combinations of geology, landform, soils, vegetation, land use, field patterns, and human settlement.

A mountain, hill or ridge is described as a physical landscape feature, elevated above the surrounding landscape. This includes the foot/base, slope and crest of a mountain, hill or ridge. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines, which, in general, are highly visible and dominate the landscape. The project is located on a hill with beautiful views of the Indian Ocean, Plettenberg Bay, Outeniqua mountains and surrounding landscape (Figure 8 & 10).

The immediate area surrounding the project is characterised by medium to high-income residential development and tourism facilities. The residential developments that surround the application area, include Baron's View, Formosa Garden Village and The Hill Private Estate. The Plettenberg Bay Primary School is situated east of the property. South-east of the property is the Market Square Shopping Centre which is a significant customer attraction. Old Nick Village is located north of the property which is another tourist attraction (Figure 1-3).

6. VISIBILITY OF THE PROPOSED DEVELOPMENT

6.1 View catchment

The geographical area from which the project will theoretically be visible, or view catchment (probable viewshed), is dictated by topography. Theoretically, the project site could be seen from New Horizons in the west, Stanley's Island in the east, Plettenberg Bay in the south and limited views to the north. Views to Plettenberg Bay is limited to the portion of the town facing the Keurboom River and river mouth. The proposed development will not be visible from The Beacon Island Estate, Piesangvallei and the western section of the town due to the prominent ridgeline above Piesangvallei that blocks all views on to the project site (Figure 14 & 15).

However, distance, development, vegetation and topography will reduce the actual view catchment that the site and project will have, to a much smaller area

6.2 Zone of visual influence

The project site is surrounded by existing developments and borders onto the N2 road in the south. The Baron View Development borders onto the northern boundary and The Hill Private Estate onto the western boundary (Figure 3). Once both these residential developments are at full capacity, the proposed development will fit in with the urban area and will allow for a more uniform urban pattern. Potential views into the project site will also be very limited due to the buildings in both developments that will obstruct (screening) views.

The proposed development cannot be seen from observer points A, B and D (Figure 16,17 &18) due to the screening effect created The Hill Private Estate buildings. The project site is also located on a lower section (94 meters above sea level) of the ridgeline behind The Hill Private Estate (100 meters above sea level) and therefore increases the screening effect of the buildings.

Only glimpses of the proposed development can be seen from observer point D due to the screening effect of the vegetation next to the N2 road (Figure 19 – 22). Vehicles are also passing the proposed development at speeds 60 kilometres per hour that further reduces the opportunities to view the proposed development. The driver and passengers in the car are also seated that makes it very difficult to view the development high on the ridge.

The proposed development can be seen from observer point E (Figure 24) but due to natural colours and materials selected for the hotel, it does not create a high level of contrast with the surrounding landscape. The low hotel and viewing deck structures also follow the topography of the ridgeline further reducing the contrast with the surrounding landscape.

The proposed development can be seen from observation points F & G but due to the increased distance (distance decay) from the project site and the screening effect of vegetation the development is barely visible (Figure 25 & 26). The natural colours and natural materials used on the hotel further blends the structures into the surrounding landscape and reduces visibility.

Observation points H, I, J provide views onto the proposed development but the low structure (follows the ridgeline topography) of the hotel and the natural materials used reduces the visibility (Figure 27-29). There is currently a development gap between The Hill Private Estate and the proposed project but as soon as the development is at full capacity the buildings from the development will join up with the proposed development creating a more uniform pattern along the ridgeline. The proposed development will therefore not be isolated on the ridgeline but will blend in with surrounding developments reducing the contrast created by individual structures on a ridgeline.

The proposed development is completely screened by The Hill Private Estate and higher topography from observation point K (Figure 30)

The zone of visual influence for the whole site of the proposed development is illustrated in Figure 15. It spans an area of approximately 1.4 km south, 0.5 km west, 1.5 km north and 1.7 km to the east. According to the specific criteria for visual impact assessments, the visibility of the site is local, being visible from the area less than 5km away.

6.3 Receptors

The level of visual impact considered acceptable is dependent on the type of receptors. The following receptor sensitivity ratings were considered:

- High sensitivity – e.g. residential areas, nature reserves and scenic routes or trails
- Moderate sensitivity – e.g. sporting or recreational areas, or places of work
- Low sensitivity – e.g. industrial, or degraded areas

Highly sensitive receptors of the site and proposed development include the residential areas surrounding the project location and the conservation areas south and west of the project site (Figure 13, 16-30).

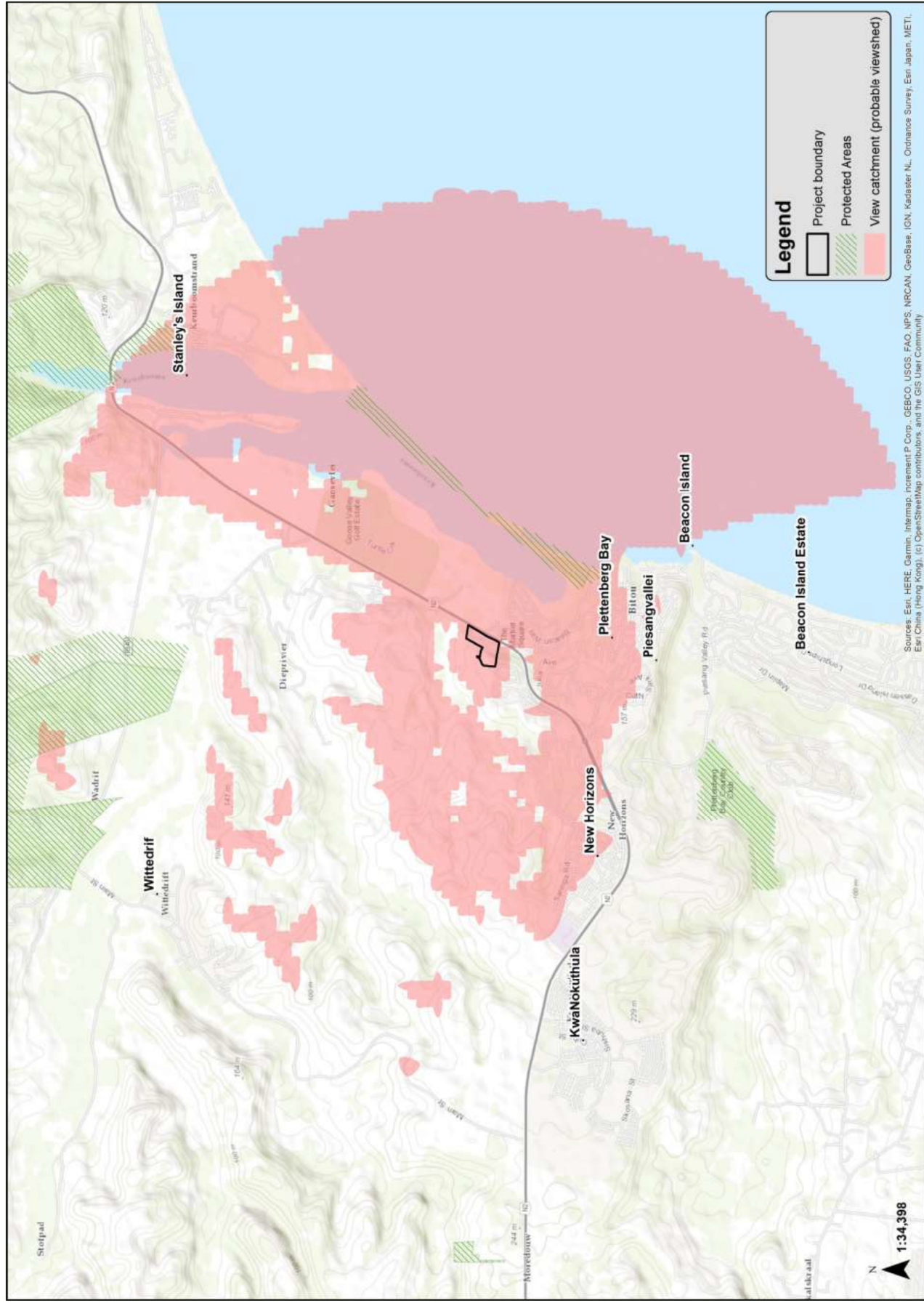


Figure 14: Project view catchment (probable viewshed)

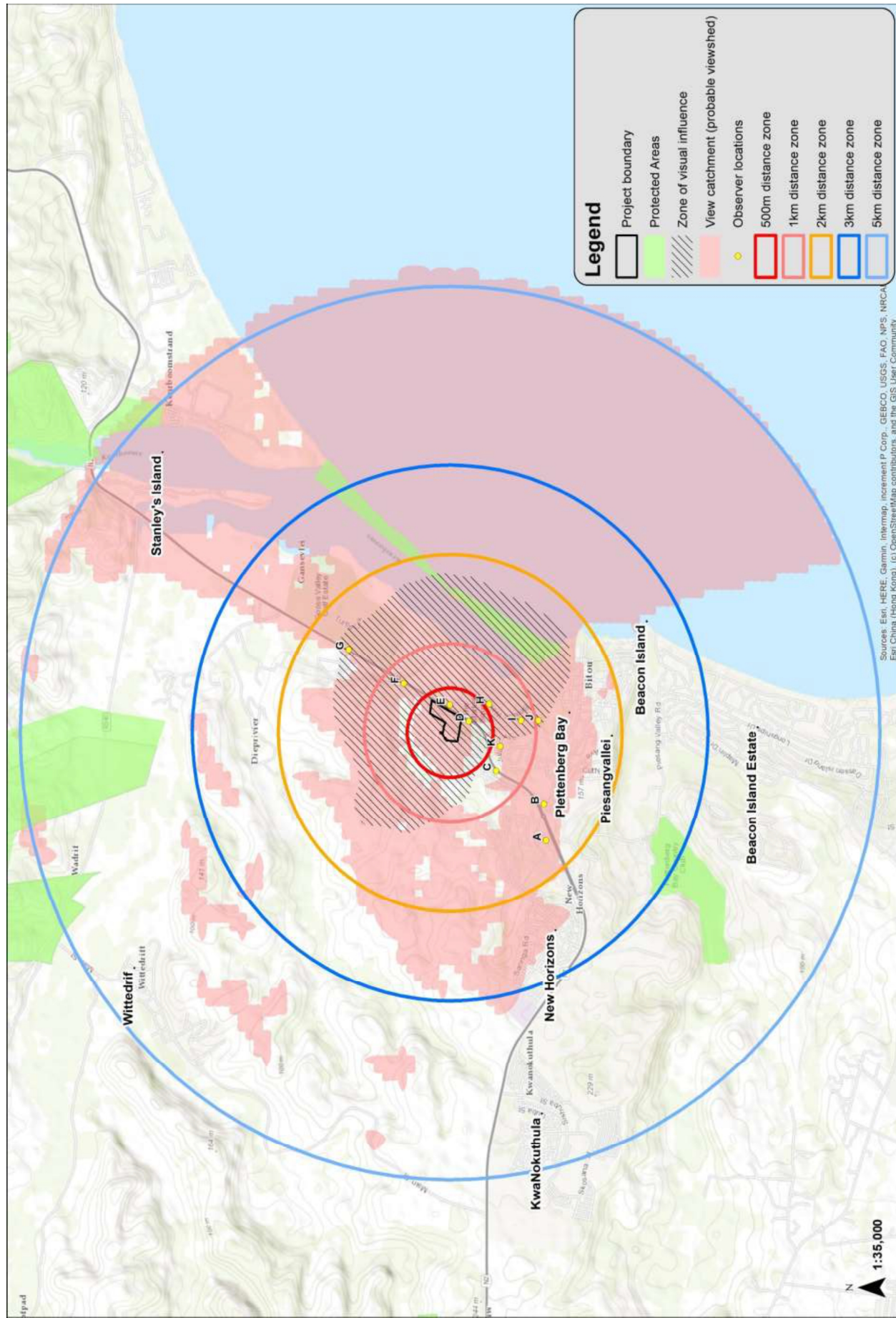


Figure 15: Project zone of visual influence and observer points



Figure 16: Observer location A

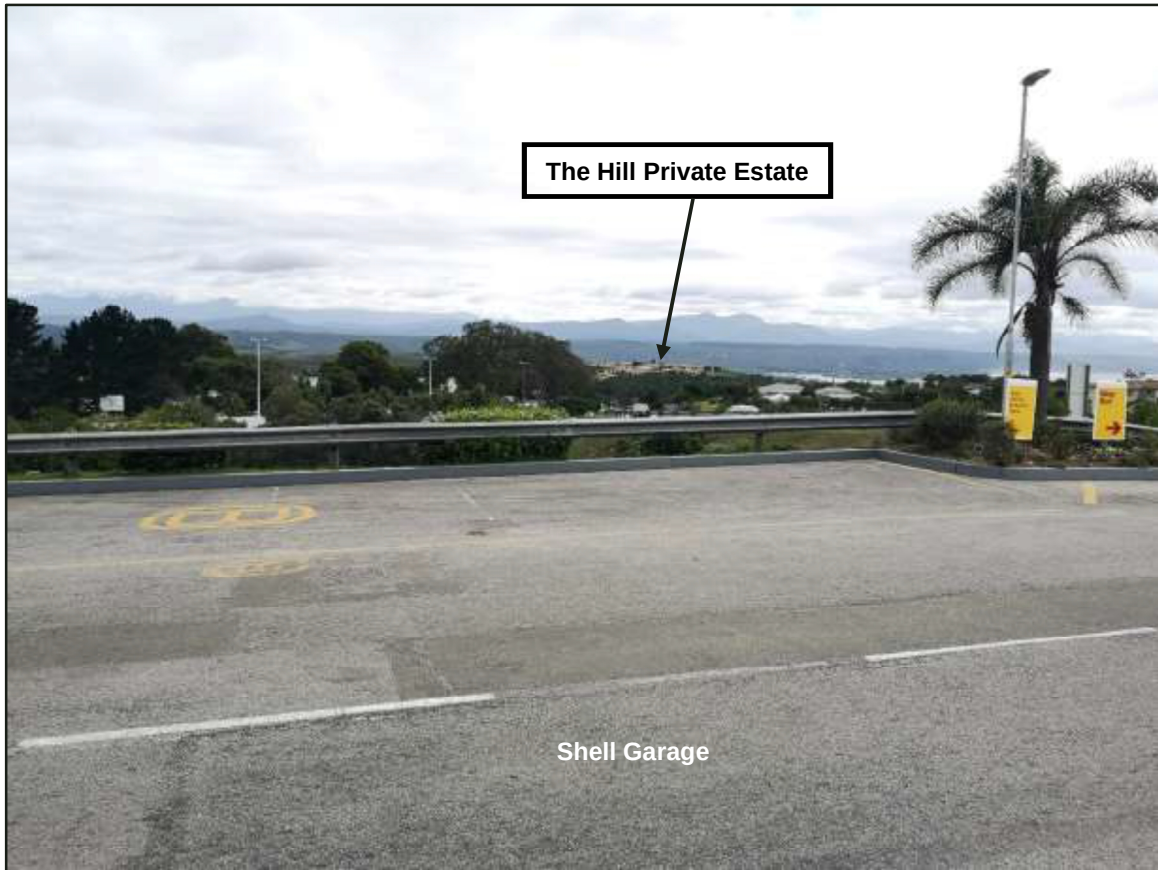


Figure 17: Observer location B



Figure 18: Observer location C



Figure 19: Observer location D (1)



Figure 20: Observer location D (2)

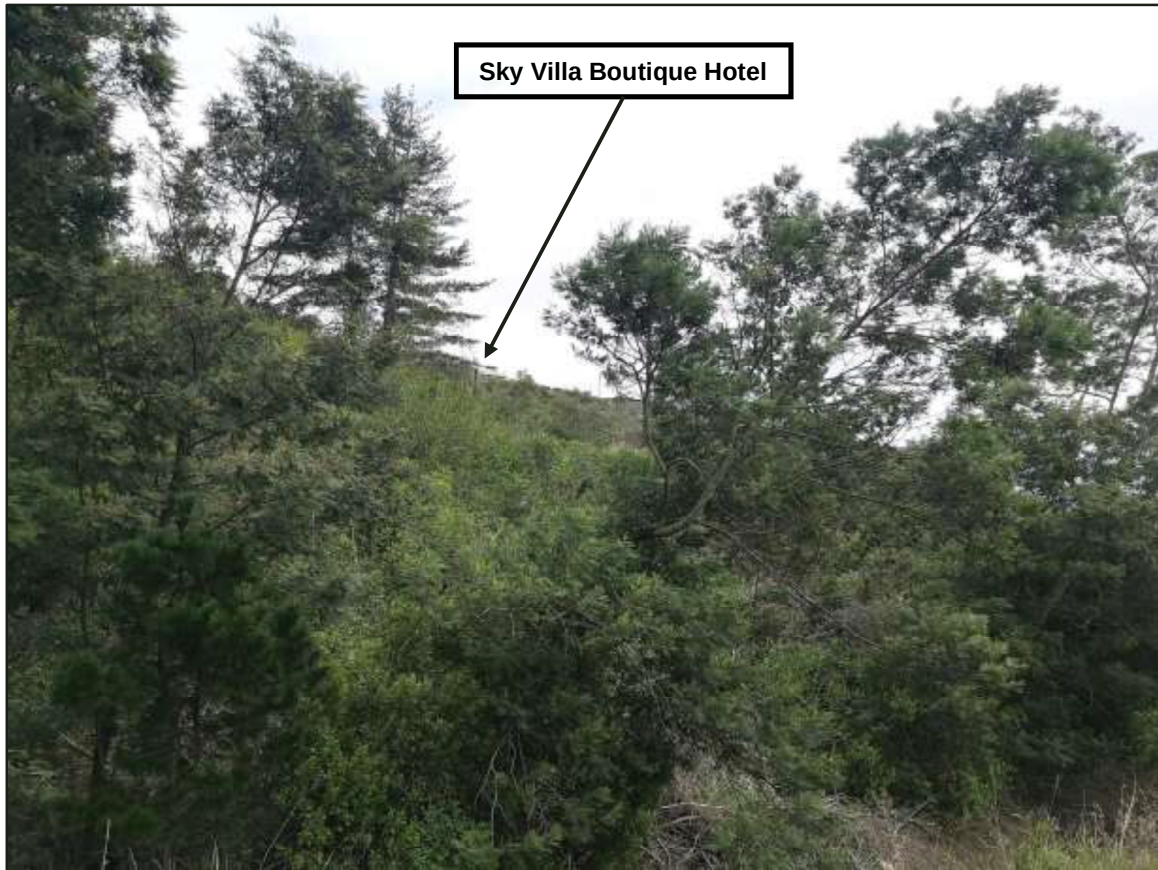


Figure 21: Observer location D (3)

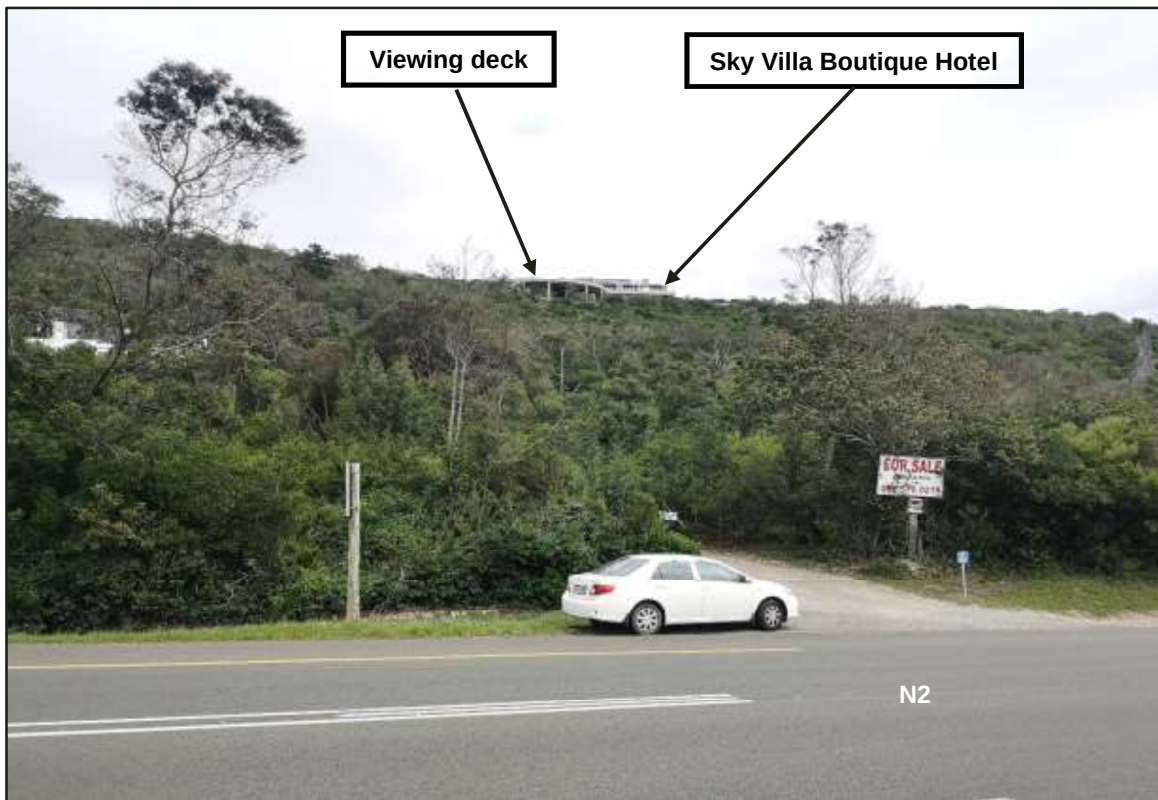


Figure 22: Observer location D (4)



Figure 23: Observer location D (5)

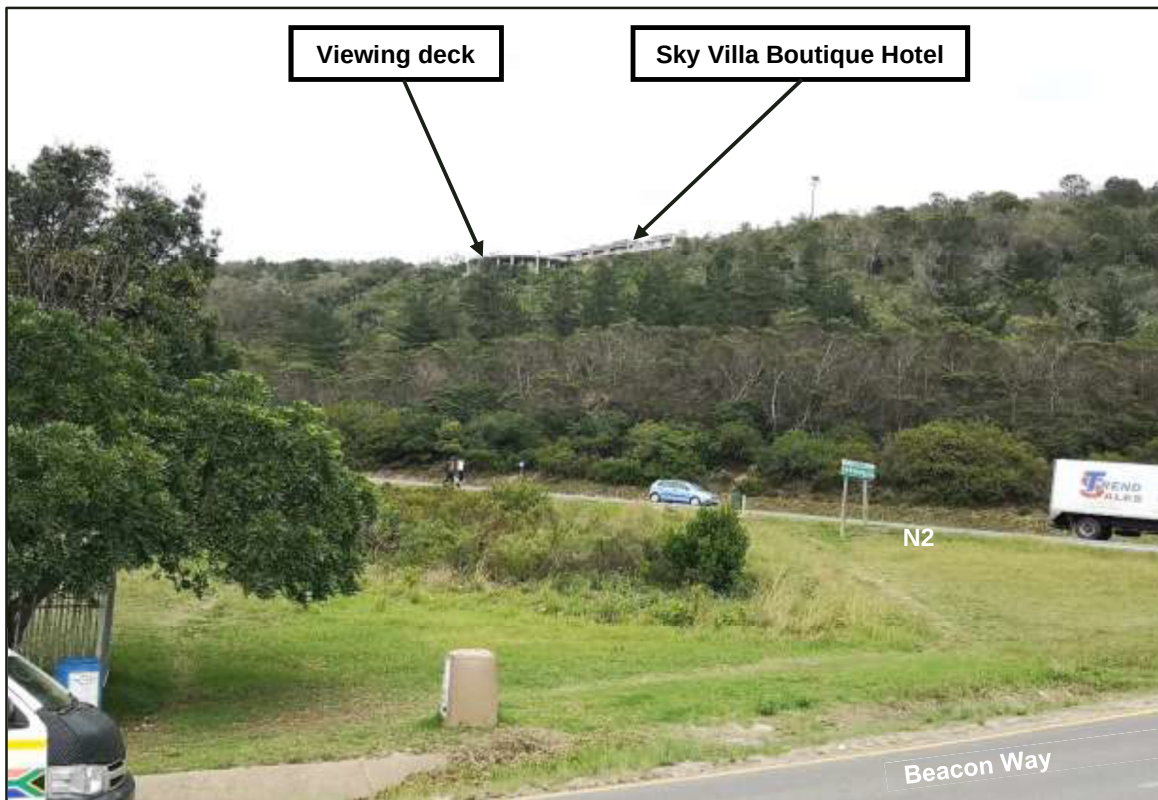


Figure 24: Observer location E



Figure 25: Observer location F

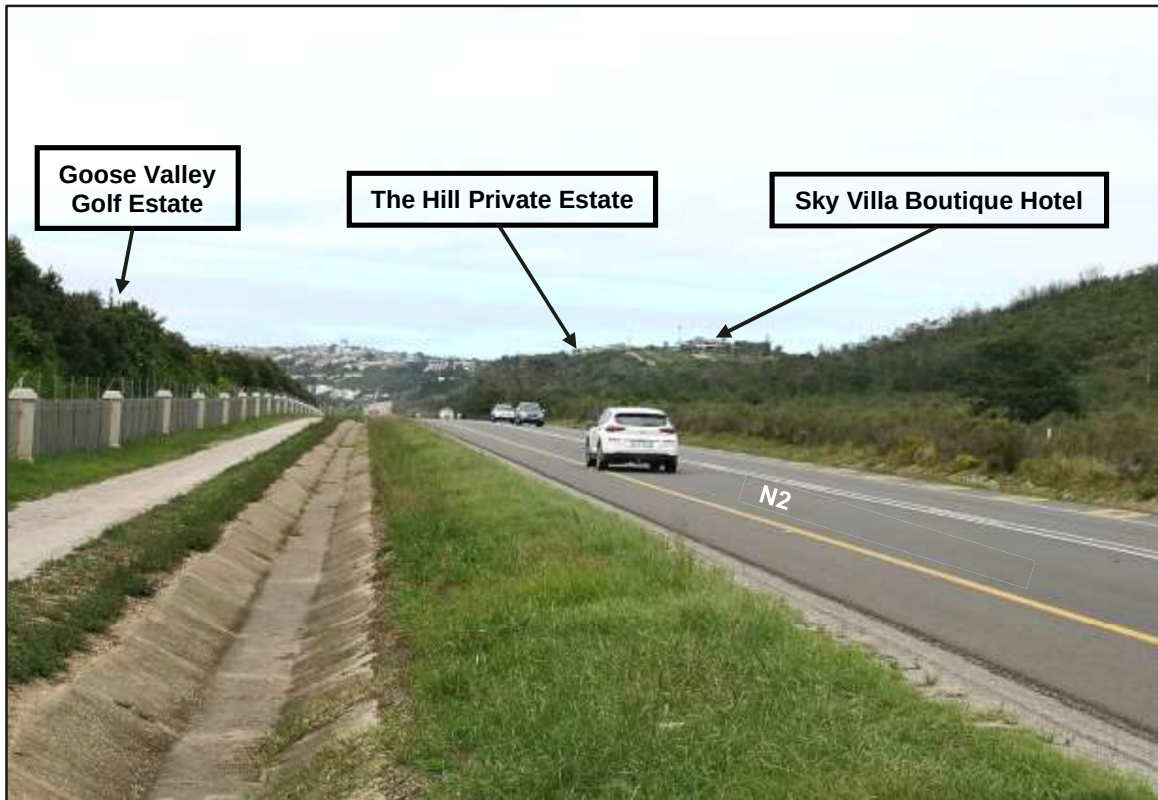


Figure 26: Observer location G

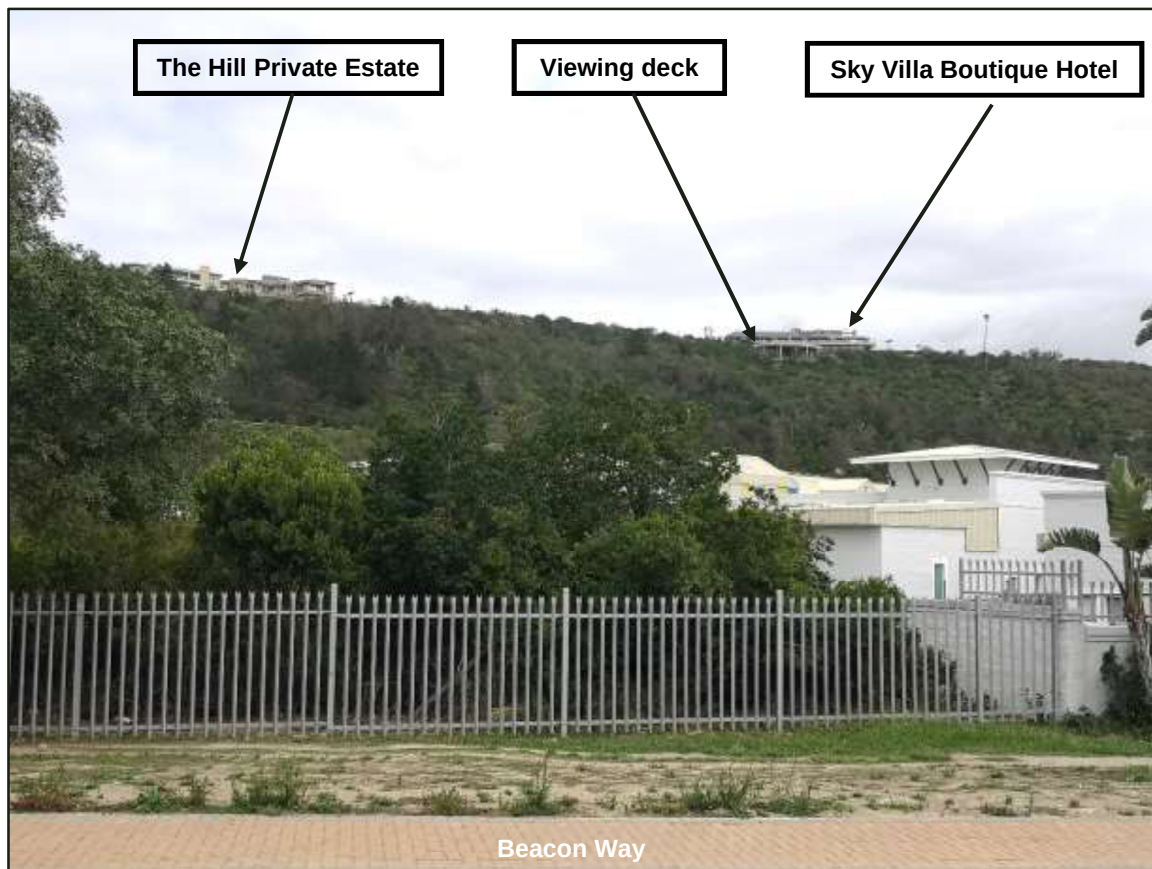


Figure 27: Observer location H



Figure 28: Observer location I



Figure 29: Observer location J

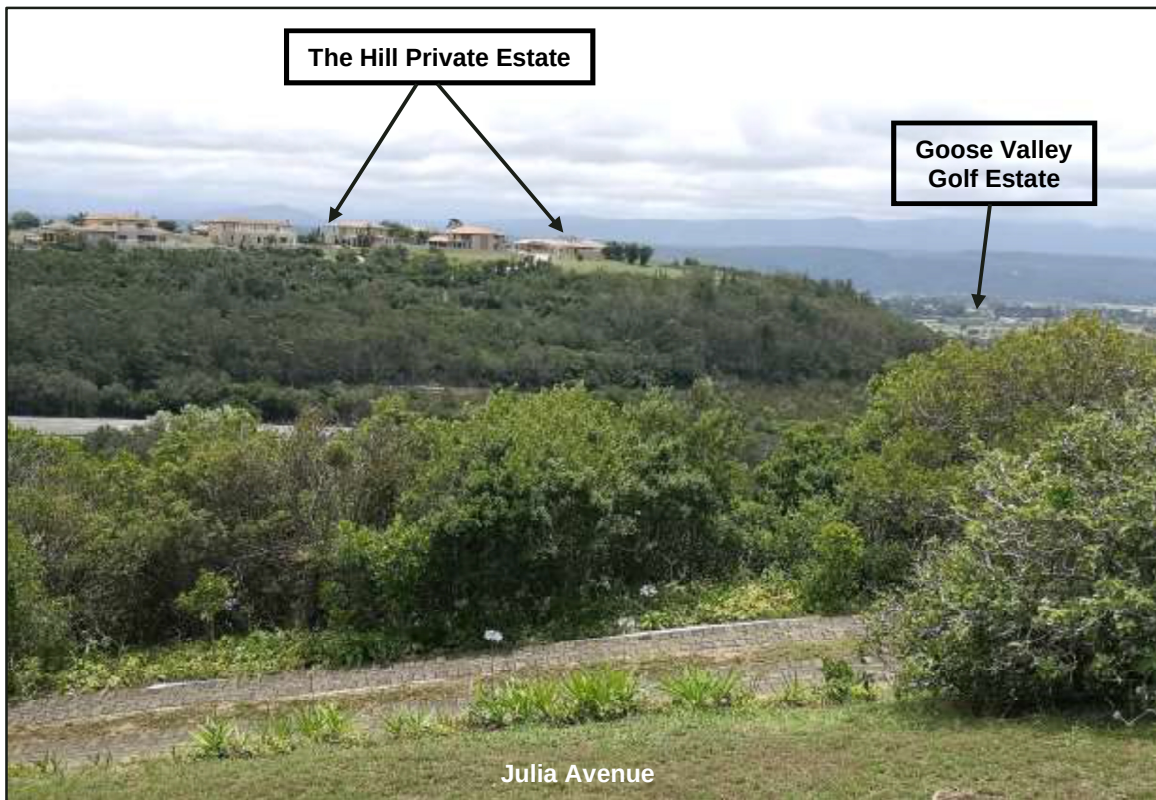


Figure 30: Observer location K

6.4 Visual exposure

The visual impact of a development diminishes at an exponential rate as the distance between the observer and the object increases. Relative humidity and fog in the area directly influence the effect. Increased humidity also causes the air to appear greyer that diminishes detail. Thus, the impact at 1 000 m would be 25% of the impact as viewed from 500 m. At 2 000 m, it would be 10% of the impact at 500 m. The inverse relationship between distance and visual impact is well recognised in visual analysis literature (Hull and Bishop, 1998) and was used as important criteria for this study.

Thus, visual exposure is an expression of how close receptors are expected to get to the proposed interventions on a regular basis. For the purposes of this assessment, close-range views (equating to a high level of visual exposure) are views over a distance of 500 m or less, medium-range views (equating to a moderate/medium level of visual exposure) are views of 500 m to 2 km, and long-range views are over distances greater than 2 km (low levels of visual exposure).

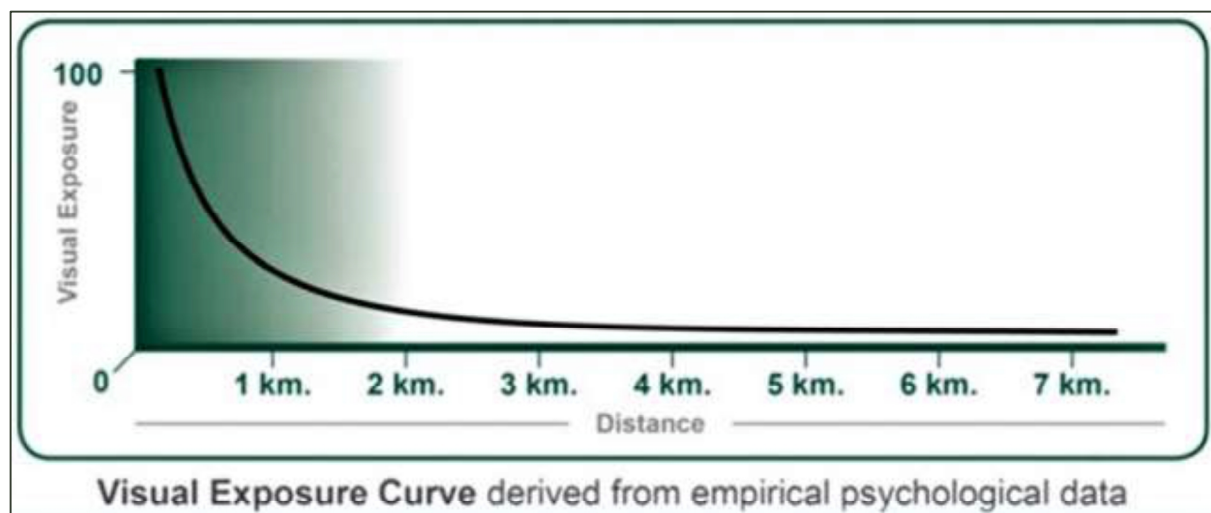


Figure 31: Visual exposure graph

Within the Zone of Visual Influence view corridors, viewpoints and receptors will experience “Visual Exposure” to the site and proposed development. The following visual exposure classes was considered during the assessment:

- High exposure – dominant or clearly noticeable
- Moderate exposure – recognisable to the viewer
- Low exposure – not particularly noticeable to the viewer

6.4.1 View corridors

6.4.1.1 N2 view corridor

The project site will have a very low (intermittent) exposure from the N2 road due to the screening effect created by the vegetation next to the road and existing neighbouring developments. Drivers and passengers driving along the N2 road will only a brief glimpse (short viewing time) of the proposed project and in seated position, their view up towards the project site will be very limited (Figure 15-23). The visual exposure will be low.

6.4.1.2 Old Nick Village and Goose Valley Golf estate corridor

Topographic features and vegetation create a narrow viewing corridor along the N2 road from the Old Nick Village and Goose Valley Golf estate (Figure 15,25 & 26). The ability of the landscape to conceal the proposed development is high and the level of visual modification will be low. The viewing distance will also increase and

creates a lower visual sensitivity (distance decay) and cars moving along the N2 road will only have brief glimpses (short viewing time) of the proposed development.

6.4.1.3 The Plettenberg Bay viewing corridor

The proposed development will be visible from a portion of the town (east-facing slope). Topographic features (ridgeline above Piesangvallei) (Figure 15,24,27,28,29). There is currently a development gap between The Hill Private Estate and the proposed project but as soon as the development is at full capacity the buildings from the development will join up with the proposed development creating a more uniform urban pattern along the ridgeline. This will reduce the level of visual contrast by providing visual integration with the surrounding modified (urban development) landscape.

The Sky Villa Boutique Hotels form, line, shape and selection of colour and texture (natural wood panelling) and surrounding landscaping allow it to integrate well into the surrounding landscape and reduce visibility (Figure 9). Once the Hill Private Estate development reaches the proposed development it will reduce the contrast even further. The visual exposure will be low to moderate.

6.5 Visual sensitivity

The inherent visibility of a project sites landscape is usually determined by a combination of topography, landform, vegetation cover, settlement pattern and special features. This translates into visual sensitivity. The following visual sensitivity classes were considered during the assessment:

- High visual sensitivity – highly visible and potentially sensitive areas in the landscape,
- Moderate visual sensitivity – moderately visible areas in the landscape,
- Low visual sensitivity – minimally visible areas in the landscape

A mountain, hill or ridge is described as a physical landscape feature, elevated above the surrounding landscape. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines, which, in general, are highly visible and dominate the landscape.

The topography of the project site can be described as a low, flat-topped ridge with gentle to moderately steep sloping sides and featuring indents where the landscape has been eroded into small valleys by drainages. Slopes on the southern edge are steep, while those beyond the northern half are more gradual, except for the drainage valleys, which are relatively steep (Figure 11).

The proposed project infrastructure is located on the ridgeline area but is surrounded by existing developments (Baron View, The Hill Private Estate, Formosa Garden Village) that will provide a visual enclosure to the proposed development once full capacity is reached (Figure 1). Once fully enclosed with the surrounding developments the proposed development will fit in with the urban area located on the flat-topped ridge and allow for a more uniform urban pattern. The tented decks will be well screened (enclosed) by the surrounding vegetation (Figure 3). The visual sensitivity for the proposed development is therefore low.

6.6 Visual absorption capacity

Visual Absorption Capacity (VAC) is the capacity of the landscape to conceal the proposed development. The VAC of a landscape depends on its topography and on the type of vegetation that occurs in the landscape. The size and type of development also play a role. The following visual absorption classes were considered during the assessment:

- High VAC – effective screening is provided by topography and vegetation
- Moderate VAC - partial screening is provided by topography and vegetation
- Low VAC - little screening is provided by topography or vegetation

The project site is located on an elevated landform and is therefore visually exposed to the surrounding area and the, therefore, has a low VAC. However, effective landscaping could provide some screening to the development and reducing the VAC. The tented decks located on the will be enclosed by the surrounding vegetation (Conservation Area) and will, therefore, have a high visual absorption capacity (Figure 1).

6.7 Visual intrusion

Visual intrusion is defined as the level of compatibility or congruence of the project with the particular qualities of the area, or its sense of place. This is related to the idea of context and maintaining the integrity of the landscape or townscape. The following visual intrusion classes were considered during the assessment:

- High visual intrusion – the proposed development results in a noticeable change or is discordant with the surroundings
- Moderate visual intrusion – the proposed development partially fits into the surroundings, but clearly noticeable
- Low visual intrusion – the proposed development creates minimal change or blends in well with the surroundings

The proposed development is an extension of the surrounding urban developments of Plettenberg Bay (Baron View, The Hill Private Estate, Formosa Garden Village) and is as such compatible with the particular qualities of the area creating a low level of visual intrusion. The tented decks are compatible with the vegetation area (Conservation Area) of the project site and visual intrusion will, therefore, be low (Figure 1).

7. POTENTIAL VISUAL IMPACTS OF THE PROPOSED DEVELOPMENT

The assessment of visual impacts is based on a synthesis of criteria including nature of impact, extent, duration of the impact, intensity, probability of occurrence, reversibility, irreplaceable loss of resources, cumulative effect and level of significance.

7.1 Nature of the impact

The nature of the visual impacts will be the visual effect the activity would have on the receiving environment. These visual impacts will be:

Pre-construction phase:

- Removal of some transformed vegetation (grass) will be required for earthworks in the General Residential Zone. Some light vegetation pruning will occur in the Conservation Area to create spaces for the tented decks, but the impact on the visual vegetation resource will be low.

Construction phase:

- During construction, earthworks and construction activities would result in some visual scarring of the already transformed landscape in the General Residential Zone. The tented decks will be built on stilts without the use of any heavy machinery or earthworks that will create very little disturbance to the surrounding vegetation.

Operational phase:

- The project site surrounded by existing housing developments and the Sky Villa Boutique Hotel and viewing deck is located on the property (Figure 3). The proposed development would not result in a change in the visual character of the surrounding urban landscape that is already developed.

The General Residential Zone of the project site has been subject to regular bush cutting and other disturbances and the remaining impoverished Fynbos species has a low to medium conservation value. The southern portion (Conservation Area) of the project site located on slope bordering onto the N2 road the comprises mainly

out of invasive alien plants (Pine, Black Wattle) and common forest species (Figure 7,8,9,10). The project site can, therefore, be described as a highly disturbed and formerly transformed habitat.

7.2 Impact assessment criteria

7.2.1.1 The extent of the impact

The spatial or geographic area of influence of the visual impact: the extent of the impact for the proposed development is local (limited to the immediate surroundings).

7.2.1.2 Duration of the project

The predicted lifespan of the visual impact: the duration of impacts for the proposed development will be short term (duration of the construction phase) and complete visual integration will be achieved with the surrounding developments once they reach full capacity in terms structures (houses).

7.2.1.3 The intensity of the impact

The magnitude of the impact on views, scenic or cultural resources (intensity of the impacts): the intensity of the impacts for the proposed development will be low (visual and scenic resources are affected to a very limited extent due to the existing urban pattern surrounding the proposed development).

7.2.1.4 The probability of the impact

The degree of possibility of the visual impact occurring (probability of the impact occurring): the probability of the impact occurring for the proposed development ranges from low to negligible.

7.2.1.5 Reversibility

The reversibility of any visual impacts created by the proposed project is high (potential impacts can be reversed with mitigation measures).

7.2.1.6 The irreplaceable loss of resources

The degree to which visual resources will be irreplaceably lost due to the proposed development is low.

7.2.1.7 Cumulative effect

An effect which in itself may not be significant but may become significant if added to other existing or potential impacts that may result from activities associated with the proposed development. The cumulative impacts of the proposed development before mitigation is low and after mitigation negligible.

7.2.1.8 Significance

The significance of impacts is determined through a synthesis of the assessment criteria. The significance of the impacts of the proposed development is low. In the case of any adverse impacts, mitigation will be achieved easily.

8. VISUAL CONSTRAINTS & MITIGATION

The Garden Route Environmental Management Framework (GREMF) has identified the inappropriate placement of development infrastructure on prominent and exposed topographical features such as ridgelines as a risk to the visual landscape of the Garden Route.

The GREMF states that proposed developments within areas of outstanding natural beauty, scenic drives and panoramic views must be sensitive to the natural beauty and consider the following aspects when planning the development:

- Infrastructure should be visually unobtrusive
- Materials and colours used for the development should blend into the surrounding landscape
- Infrastructure should be grouped in clusters with open spaces between clusters
- Infrastructure should not interfere with the skyline (ridgelines), landmarks, major views and vistas
- The development should not increase light, noise or effluent pollution
- The development should correspond to the historical, architectural and landscape style of surrounding layout and buildings

Based on the results from the policy review and the visual assessment every attempt should be made to design the proposed development so that buildings, structures, and other improvements extend as little as possible above the existing ridgelines or alter the ridge profile significantly when viewed from the public streets, roads, water bodies or facilities.

Where possible infrastructure should be designed to conform to the natural topography and hillside setting of the project site. Buildings and associated infrastructure located on hillsides below the ridgeline should follow the contours of the site and blend with the existing terrain to reduce bulk and mass. Infrastructure should be positioned to allow adequate space for tree planting and other vegetation screening interventions. Roof forms and rooflines should be broken into smaller building components to reflect the irregular forms of surrounding natural features. The slope of roofs should be oriented in the same direction as the natural slope.

8.1 Visual mitigation principles

General visual mitigation principles to reduce visual impact can be categorised as:

- On-site treatments to reduce visual effects; and
- Treatments at viewer locations to reduce visual sensitivity.

On-site treatments involve rehabilitation of landforms and land cover, while viewer location treatments involve a range of treatments to screen views, filter views and/or re-orientate primary views.

On-site treatments might include:

- Visual and ecological planting patterns of indigenous vegetation to achieve landscape patterns that emulate in part existing mixes of tree and grass cover in the surrounding landscape.
- Minimising exposure of work areas to sensitive receptors.
- Preparing an internal landscape plan for rehabilitation areas.

At viewer location treatments include:

- Landscape design and plantings for affected locations. This will require an appropriately qualified person to visit the affected locations and develop a landscape plan to screen or filter views to the project areas.

Design fundamentals are general design principles that can be used for all forms of activity or development, regardless of the resource value being addressed. Applying the following three fundamentals will assist with mitigation measures:

- Proper siting or location.
- Reducing unnecessary disturbance.
- Repeating the elements of form, line, colour and texture of the surrounding landscape.

Design strategies are more specific activities that can be applied to address visual design problems. The following strategies will not necessarily be applicable to every proposed activity or project:

- Colour selection
- Earthwork
- Vegetative manipulation

-
- Structures
 - Reclamation/restoration
 - Linear alignment design considerations

The fundamentals and strategies mentioned above are all interconnected, and when used together, can help resolve visual impacts from proposed activities or developments.

8.2 Visual mitigation principles

The following mitigation should be considered when constructing the proposed infrastructure for this project to reduce the visual impact.

8.2.1 Reducing unnecessary disturbance

As a general rule, reducing the amount of land disturbed during the construction of a project reduces the extent of visual impact. Measures relevant to the project include:

- Retain as much of the existing vegetation as possible and where practical to screen construction activities from key viewing locations. This is also referred to as vegetation manipulation.
- Establish limits of disturbance that reflect the minimum area required for construction.
- Existing vegetation should be retained where possible through the use of retaining walls.

8.2.2 Colour selection

The selection of the best colour for the planned project will have the greatest impact on the visual success or failure of the project. Strong contrasts in colour create easily recognisable visual conflicts in the landscape. Measures relevant to the project include:

- The selection of colours that blend with or are in harmony with the surrounding landscape will drastically reduce the visual impact of the project. Such colours would include tonal variations of existing colours in the surrounding landscape. Contrasting but discordant colours that stand out in the landscape should be avoided.
- Select colours for smooth structures that are two or three shades darker than the background colours to compensate for shadow patterns created by natural textures that make colours appear darker.
- Galvanized steel on structures should be darkened to prevent glare. Low lustre paints should be used wherever possible to reduce glare.

8.2.3 Reduce contrasts from earthworks

The scars left by excessive cut and fill activities during construction often leave long-lasting negative visual impacts. Once the dark surface soil layer is disturbed, exposing the much lighter colour of the subsurface soil, a strong contrast is created that may take many years to recover.

There are a number of ways to reduce the contrasts created by earthwork construction. Proper location and alignment are the most important factors. Fitting the proposed project infrastructure to the existing landforms in a manner that minimizes the size of cuts and fills will greatly reduce visual impacts from earthwork. Other earthwork design techniques, such as balancing cut and fill or constructing with all fill or all cut should be considered, where appropriate, as methods to reduce strong visual impacts. Measures relevant to the project include:

- The scars left by excessive cut and fill activities during construction often leave long-lasting negative visual impacts. Where possible fitting the proposed project infrastructure to the existing landforms in a manner that minimizes the size of cuts and fills will greatly reduce visual impacts from earthwork.
- The dumping of excess rock and earth on downhill slopes should be limited.

8.2.4 Limiting the footprints and heights of structures

Visual impact can be reduced by limiting the footprint of the buildings and hardscaping as well as the heights of buildings. Limiting the footprint of infrastructure will help to provide more greening areas in between buildings which will assist with screening and visual absorption of structures.

8.2.5 Development and architectural guidelines

Development and building guidelines need to address procedural, planning and aesthetic considerations required for the successful design and development of the property and the architectural ethos of the development. The purpose of design guidelines is to protect and safeguard the environment and scenic resources and guide the appropriate architectural character to preserve the investment value of the development.

The guidelines should not be restrictive conditions but should promote an overall design sensitivity whilst allowing flexibility for individual expression. The buildings should aim to be as visually recessive as possible. Of importance to visual impact, aspects will be height, finishes and form, with the grouping of components in separate but linked forms providing a better visual impact than one larger component. Orientation, materials, low pitch roofscape will all contribute to visual mitigation. Colours of walls should be muted earth colours excluding white, beige and cream. Roof colour should be dark grey. Windows should be recessed with overhangs to prevent reflection of the sun.

8.2.6 Landscaping

A Landscape Plan must be drawn up by a professionally registered Landscape Architect. The objective of the Landscape Plan must be:

- To identify and retain indigenous trees and shrubs that will visually screen the development;
- To provide a planting plan of indigenous trees and shrubs for streets and open spaces that will allow for the medium – long-term visual screening of the development and enhance the living environment of the owners and residents.
- To draw up a management plan for phasing in indigenous trees and phasing out exotic trees such that the proposed development will always be screened from sensitive receptors, by trees. The plan should include the planting of fast-growing, pioneer type trees, trees with a medium growth rate and those that have a slower growth rate. This management plan should be for a minimum of 20 years and should be monitored and revised every 5 years.
- To provide Landscape Guidelines for homeowners. Planting of lawn alone exacerbates the visibility of the units. The mix of lawn, shrubs and trees should be carefully designed with the importance of trees and large shrubs emphasised, to provide further greening of the built environment.
- To draw up a Landscape Operational Maintenance Plan for the Homeowners Association to manage the shared open spaces beyond individual erf boundaries.
- To provide guidelines on visually permeable boundary treatments, using fencing for the most part and walls at entrances only. No precast concrete walls.

8.2.7 Lightning design

Effective light management needs to be incorporated into the design of the lighting to ensure that the visual influence is limited to the power station, without jeopardising operational safety and security.

A number of measures can be implemented to reduce light pollution and those relevant to the project are as follows:

- Where possible construction activities should be conducted behind noise/light barriers that could include vegetation screens.
- Low flux lamps and direction of fixed lights toward the ground should be implemented where practical. Choose “full-cut off shielded” fixtures that keep light from going uselessly up or sideways. Full cut off light fixtures produce minimum glare. They increase safety because you see illuminated people, cars, and terrain, not dazzling bulbs. If you can see the bright bulb from a distance, it’s a bad light. With a

good light, you see lit ground instead of the dazzling bulb. “Glare” is light that beams directly from a bulb into your eye.

- The design of night lighting should be kept to a minimum level required for operations and safety
- The utilisation of specific frequency LED lighting with a green hue on perimeter security fencing.
- Where feasible, put lights on timers to turn them off each night after they are no longer needed

8.2.8 Restoration and reclamation

Strategies for restoration and reclamation are very much similar to the design strategies for earthwork, as well as the design fundamentals of repeating form, line, colour, and texture and reducing unnecessary disturbance. The objectives of restoration and reclamation include reducing long-term visual impacts by decreasing the amount of disturbed area and blending the disturbed area into the natural environment while still providing for project operations.

Though restoration and reclamation are a separate part of project design, they should not be forgotten or ignored. It is always a good idea to require a restoration/reclamation plan as part of the original design package. All areas of disturbance that are not needed for operation and maintenance should be restored as closely as possible to previous conditions. Measures relevant to the project include:

- The objective of restoration and reclamation efforts is to reduce the long-term visual impacts by decreasing the amount of disturbed area and blending the disturbed area into the natural environment while still providing for project operations.
- Topsoil should be stripped, saved, and replaced on earth surfaces disturbed by construction activities.
- Planting holes should be established on cut/fill slopes to retain water and seeds.
- Indigenous plant species should be selected to rehabilitate disturbed areas.
- Where possible rehabilitation efforts should emulate surrounding landscape patterns in terms of colour, texture and vegetation continuums.
- Replacing soil, brush, rocks and forest debris over disturbed earth surfaces when appropriate, thus allowing for natural regeneration rather than introducing an unnatural looking grass cover.
- Revegetation of disturbed areas should occur as soon as practicable possible after the completion of various construction activities.

8.3 Monitoring program

The potential visual impacts and proposed mitigation thereof must be undertaken by a professionally registered landscape architect that must be part of the design team (including engineers and architects). The brief of the landscape architect (LA) must include:

- The LA must consult with both engineers and architects to ensure that sensitive earthwork and buildings design development occurs, that will allow for reducing the construction and operation phase visual impacts.
- The LA must work with the project surveyor, arborist and planners in establishing which trees are to remain on-site for visual screening and taking this information into the design development of the civil and building works.
- The LA must prepare a landscape plan, design development thereof and monitoring implementation and thereafter maintenance. The plan must include what trees are, and indigenous vegetation is, to be retained, what is to be removed, the planting of indigenous trees, new tree and shrub planting along roadways and in open spaces in the built areas and a guideline document for private gardens within the development.

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