

# PROPOSED DEVELOPMENT OF THE ADMIRAL (RE3420) PORT ST FRANCIS, KOUGA LOCAL MUNICIPALITY, EASTERN CAPE, SOUTH AFRICA

## Visual Impact: Basic Assessment

Draft V1

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Document prepared for Ecoroute (Pty) Ltd  
On behalf of Sunset Bay Trading 563 (Pty) Ltd



Visual Resource Management Africa cc  
P O Box 7233, George, 6531  
Cell: +27 (83) 560 9911  
E-Mail: [steve@vrma.co.za](mailto:steve@vrma.co.za)  
Web: [www.vrma.co.za](http://www.vrma.co.za)



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## LIST OF ACRONYMS

<i>APHP</i>	Association of Professional Heritage Practitioners
<i>BLM</i>	Bureau of Land Management (United States)
<i>BPEO</i>	Best Practicable Environmental Option
<i>CALP</i>	Collaborative for Advanced Landscape Planning
<i>DEM</i>	Digital Elevation Model
<i>DoC</i>	Degree of Contrast
<i>EIA</i>	Environmental Impact Assessment
<i>EMPr</i>	Environmental Management Plan
<i>GIS</i>	Geographic Information System
<i>GPS</i>	Global Positioning System
<i>IDP</i>	Integrated Development Plan
<i>IEMA</i>	Institute of Environmental Management and Assessment (United Kingdom)
<i>KOP</i>	Key Observation Point
<i>LVIA</i>	Landscape and Visual Impact Assessment
<i>MAMSL</i>	Metres above mean sea level
<i>NELPAG</i>	New England Light Pollution Advisory Group
<i>SDF</i>	Spatial Development Framework
<i>SEA</i>	Strategic Environmental Assessment
<i>SLF</i>	Secured Landfill Facility
<i>TSF</i>	Tailings Storage Facility
<i>VAC</i>	Visual Absorption Capacity
<i>VIA</i>	Visual Impact Assessment
<i>VRM</i>	Visual Resource Management
<i>VRMA</i>	Visual Resource Management Africa
<i>ZVI</i>	Zone of Visual Influence

## GLOSSARY OF TECHNICAL TERMS

<b>Technical Terms</b>	<b>Definition (Oberholzer, 2005)</b>
Degree of Contrast	The measure in terms of the form, line, colour and texture of the existing landscape in relation to the proposed landscape modification in relation to the defined visual resource management objectives.
Visual intrusion	Issues are concerns related to the proposed development, generally phrased as questions, taking the form of “what will the impact of some activity be on some element of the visual, aesthetic or scenic environment”.
Receptors	Individuals, groups or communities who would be subject to the visual influence of a particular project.
Sense of place	The unique quality or character of a place, whether natural, rural or urban.
Scenic corridor	A linear geographic area that contains scenic resources, usually, but not necessarily, defined by a route.
Viewshed	The outer boundary defining a view catchment area, usually along crests and ridgelines. Similar to a watershed. This reflects the

area, or the extent thereof, where the landscape modification would probably be seen.

Visual Absorption Capacity The potential of the landscape to conceal the proposed project.

**Technical Term      Definition (USDI., 2004)**

Key Observation Point Receptors refer to the people located in the most critical locations, or key observation points, surrounding the landscape modification, who make consistent use of the views associated with the site where the landscape modifications are proposed. KOPs can either be a single point of view that an observer/evaluator uses to rate an area or panorama, or a linear view along a roadway, trail, or river corridor.

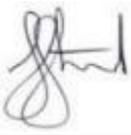
Visual Resource Management A map-based landscape and visual impact assessment method development by the Bureau of Land Management (USA).

Zone of Visual Influence The ZVI is defined as ‘the area within which a proposed development may have an influence or effect on visual amenity.’

Table 1. Specialist declaration of independence.

All intellectual property rights and copyright associated with VRM Africa’s services are reserved, and project deliverables, including electronic copies of reports, maps, data, shape files and photographs, may not be modified or incorporated into subsequent reports in any form, or by any means, without the written consent of the author. Reference must be made to this report, should the results, recommendations or conclusions in this report be used in subsequent documentation. Any comments on the draft copy of the Visual Impact Assessment (VIA) must be put in writing. Any recommendations, statements or conclusions drawn from, or based upon, this report, must make reference to it.

This document was completed by Silver Solutions 887 cc trading as VRM Africa, a Visual Impact Study and Mapping organisation located in George, South Africa. VRM Africa cc was appointed as an **independent professional visual impact practitioner** to facilitate this VIA. I, Stephen Stead, hereby declare that VRM Africa, an independent consulting firm, has no interest or personal gains in this project whatsoever, except receiving fair payment for rendering an independent professional service.



Stephen Stead  
*APHP accredited VIA Specialist*

Table 2 Specialist report requirements in terms of Appendix 6 of the EIA Regulations (2014), as amended in 2017

A specialist report prepared in terms of the Environmental Impact Regulations of 2014 (as amended in 2017) must contain:	Relevant section in report
Details of the specialist who prepared the report	Stephen Stead, owner / director of Visual Resource Management Africa. steve@vrma.co.za Cell: 0835609911
The expertise of that person to compile a specialist report including a curriculum vitae	8 Registration with Association of Professional Heritage Practitioners
A declaration that the person is independent in a form as may be specified by the competent authority	Table 1. Specialist declaration of independence.
An indication of the scope of, and the purpose for which, the report was prepared	0 Terms of Reference
A description of existing impacts on the site, cumulative impacts of the proposed development and levels of acceptable change	7.4 Visual Resource Management
The duration, date and season of the site investigation and the relevance of the season to the outcome of the assessment	NA
A description of the methodology adopted in preparing the report or carrying out the specialised process inclusive of equipment and modelling used	5 Methodology
Details of an assessment of the specific identified sensitivity of the site related to the proposed activity or activities and its associated structures and infrastructure, inclusive of a site plan identifying site alternative	6 Baseline Visual Inventory
An identification of any areas to be avoided, including buffers	<b>Error! Reference source not found.</b> Development Constraints
A map superimposing the activity including the associated structures and infrastructure on the environmental sensitivities of the site including areas to be avoided, including buffers	NA
A description of any assumptions made and any uncertainties or gaps in knowledge	2.3 Assumptions and Limitations
A description of the findings and potential implications of such findings on the impact of the proposed activity or activities	7.4 Visual Resource Management Classes
Any mitigation measures for inclusion in the EMPr	Environmental Management Plan
Any conditions for inclusion in the environmental authorisation	NA
Any monitoring requirements for inclusion in the EMPr or environmental authorisation	NA
A reasoned opinion as to whether the proposed activity or portions thereof should be authorised	Opportunities and Constraints
Regarding the acceptability of the proposed activity or activities; and	<b>Error! Reference source not found.</b> Conclusion

<b>A specialist report prepared in terms of the Environmental Impact Regulations of 2014 (as amended in 2017) must contain:</b>	<b>Relevant section in report</b>
If the opinion is that the proposed activity or portions thereof should be authorised, any avoidance, management and mitigation measures that should be included in the EMPr, and where applicable, the closure plan	Suitable for development WITH MITIGATION
A description of any consultation process that was undertaken during the course of carrying out the study	NA
A summary and copies if any comments that were received during any consultation process	NA
Any other information requested by the competent authority.	NA

# 1 EXECUTIVE SUMMARY

Visual Resource Management Africa CC (VRMA) was appointed by Ecoroute Pty (Ltd) Environmental Consultancy to undertake a **Visual Impact Assessment** for the proposed development of an Apartment Complex (The Admiral) on behalf of Sunset Bay Trading 563 Pty (Ltd). The development site (Erf 3420) is located adjacent to Port St Francis in St Francis Bay, Kouga Local Municipality in the Eastern Cape Province. The proposed development will consist of 4 apartment blocks with a maximum of 4-stories, and supporting infrastructure (parking, boatyard and Quarterdeck), covering an area of ~1684m<sup>2</sup> (21% of the property).

## POLICY FIT

The proposed project was evaluated in terms of “policy fit” with National, Regional and Local policy and planning to ensure that the scale, density and nature of the development is in keeping with the existing and planned sense of place and character of the area. **VRM found that the proposed development would be a clear policy fit provided the development falls within the legal height restrictions as defined under the Amendment of General Plan 2677/1994.**

## METHODOLOGY

The methodology for determining landscape significance is based on the United States Bureau of Land Management’s Visual Resource Management (VRM) method (USDl., 2004). This GIS-based method allows for increased objectivity and consistency by using standard assessment criteria to classify the landscape type into four VRM Classes, with Class I being the most valued and Class IV, the least. The Classes are derived from *Scenic Quality*, *Visual Sensitivity Levels*, and *Distance Zones*. Specifically, the methodology involved: site survey; review of legal framework; determination of Zone of Visual Influence (ZVI); identification of Visual Issues and Visual Resources; assessment of Potential Visual Impacts; and formulation of Mitigation Measures.

## ZONE OF VISUAL INFLUENCE, RECEPTORS AND KEY OBSERVATION POINTS

The visible extent, or viewshed, is “the outer boundary defining a view catchment area, usually along crests and ridgelines” (Oberholzer, 2005). In order to define the extent of the possible influence of the proposed project, a viewshed analysis was undertaken from the proposed site at a specified height above ground level.

*Due to the elevated terrain behind the development, as well as closer proximity to the locality, even located to the southeast, south, southwest and west would have clear views of the landscape change, with the block towers of the proposed development becoming a low intensity landscape feature for residents located further back, and high intensity for close proximity residents. **Given the higher VAC levels of the locality, the expected Zone of Visual Influence (ZVI) is likely to be contained with the 400m distance from site.***

Key Observation Points (KOPs) are the people (receptors) located in strategic locations surrounding the property that make consistent use of the views associated with the site where the landscape modifications are proposed. **Four receptors have been identified as**

**KOPs: The Port; Port parking area; Erf1812 and Erf1808/1807.** The magnitude of the impact on these receptors is determined in the impact assessment.

### **VISUAL RESOURCE MANAGEMENT ASSESSMENT**

The scenic quality assessment and receptor sensitivity determined a **VRM Rating of Class III**, due to the following: The overall Scenic Quality of the site is rated Medium to High; In terms of Scarcity, the site is rated Low as the planning is urban and has Special Zoning that allows for development; In terms of Cultural Modifications, a positive rating is indicated; Receptor sensitivity to landscape change was rated High; Maintenance of Visual Quality is rated High and is likely to be a major concern for most users; The Amount of Use is rated High as the area is well used on a daily basis; Public Interest in maintaining visual quality is likely to be High; Adjacent Land Users' interest in maintenance of visual quality to sustain landscape character is rated High; and as the property is zoned for development, Special Areas criteria that restrict development are not applicable, and as such is rated Low.

The Class III management objective is to partially retain the existing character of the landscape, where the level of change to the characteristic landscape should be moderate. The proposed development may attract attention but should not dominate the view of the casual observer, and changes should repeat the basic elements found in the predominant natural features of the characteristic landscape]

### **IMPACT ASSESSMENT**

The suitability of the proposed landscape modification was assessed by comparing and contrasting the existing receiving landscape to the expected contrast that the proposed landscape change will generate.

- For the Port View and Port Parking Area (KOPs 1 & 2), the proposed development, allowing for height restriction and block and tower design, will meet the Class III **visual objectives, without mitigation.**
- In terms of the existing and proposed developments along Cowie Drive (including the two residential KOPs), the Class III visual objectives will be met provided the high levels of contrast from the proposed parking area can be mitigated.

**The overall significance of the proposed development with mitigation is determine as Medium Positive.** Building within the proposed height restrictions would effectively allow partial views over the build, adding value to the local tourism and economy from the maximisation of the build footprint with an authorised/ urban context.

There clear benefits for development of the site created within the higher Visual Absorption Capacity (VAC) levels of the port development context, which are supported by the Special Zoning with defined height restrictions. The tower and block design does assist in breaking up the massing of the structure and is aesthetically aligned with the existing Port built environment.

### **CONCLUSION**

**The conclusion of this Basic Visual Impact Assessment is that the proposed development should be authorised with mitigation.** Mitigation includes ensuring that the existing building restrictions are retained, namely, restricting the total height to 22m (amsl) for tower areas not exceeding 150 sqm, with 19m (amsl) for the remaining of the build. Further to the previous authorisation stipulations defined, further mitigation is proposed with the incorporation of covered parking to reduce colour and glint visual impacts from vehicles

in front of the erven; as well as landscaping to include medium sized trees between the blocks to assist in further breaking up of the massing effects of the build.

## 2 INTRODUCTION

Visual Resource Management Africa CC (VRMA) was appointed by Ecoroute Pty (Ltd) Environmental Consultancy to undertake a **Visual Impact Assessment** for the proposed development of The Admiral on behalf of Sunset Bay Trading 563 Pty (Ltd). A site visit was undertaken on the 29 January 2022. The proposed development site is located in the Eastern Cape Province, in the Sarah Baartman District Municipality and within the Kouga Local Municipality. This report forms part of the EIA process and is refers to the Visual Screening. This is so that information from I&APs and the relevant authority can inform the final Visual Impact Assessment, if a full impact assessment is required.

Table 3: Property Name

Name of landowner	Erf number	21-digit SG code	Name of property	Farm Size (m)
Sunset Bay Trading 563 Pty (Ltd).	3420	NA	NA	7693m <sup>2</sup>

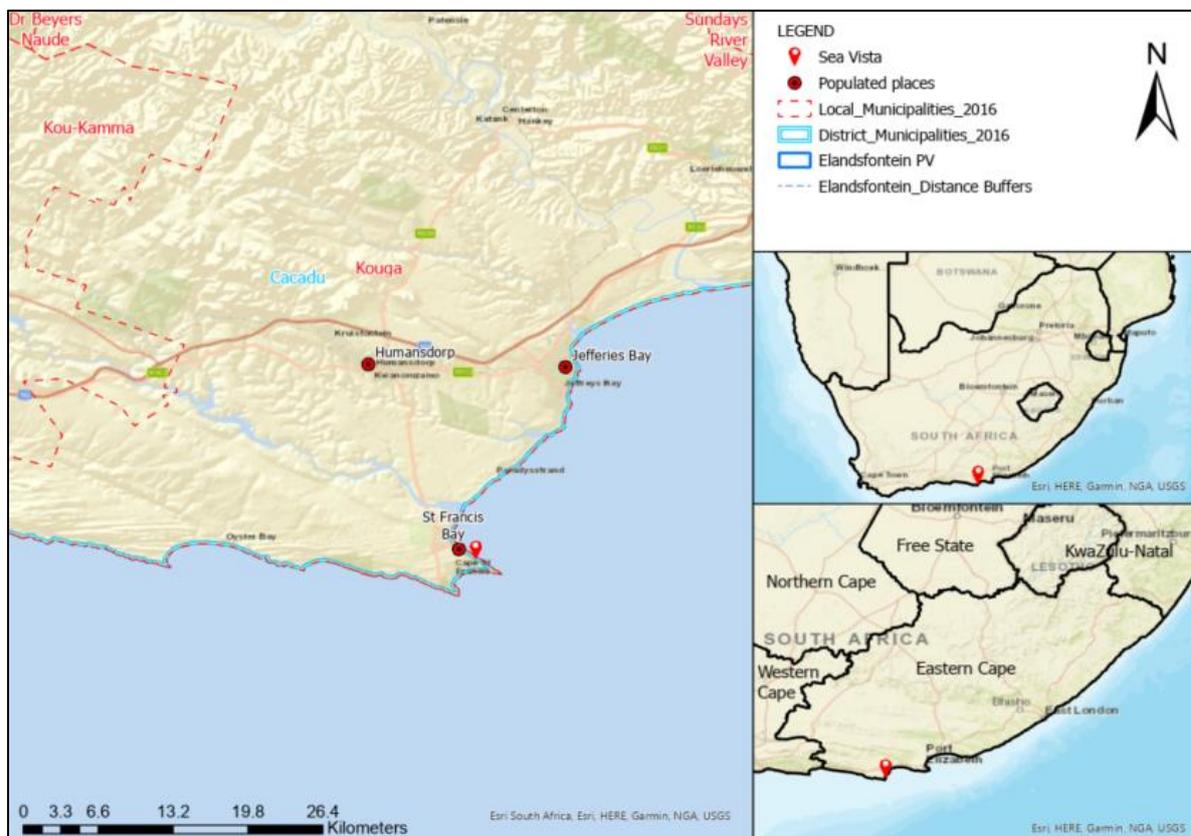


Figure 1. National locality map

## 2.1 Terms of Reference

The scope of this study is to cover the entire proposed project area. The broad terms of reference for the study are as follows:

- Collate and analyse all available secondary data relevant to the affected proposed project area. This includes a site visit of the full site extent, as well as of areas where potential impacts may occur beyond the site boundaries.
- Quantifying and assessing existing scenic resources/visual characteristics on, and around, the proposed site.
- Evaluation and classification of the landscape in terms of sensitivity to a changing land use.
- Determining viewsheds, view corridors and important viewpoints in order to assess the visual impacts of the proposed project.
- Reviewing the legal framework that may have implications for visual/scenic resources.
- Generate photomontages of the proposed landscape modification.
- Providing basic Visual Impact Assessment with and without mitigation with regard to the proposed development.
- Identifying possible mitigation measures to reduce negative visual impacts for inclusion into the proposed project design, including input into the Environmental Management Programme (EMPr).

## 2.2 Study Team

Contributors to this study are summarised in the table below.

Table 4: Authors and Contributors to this Report.

Aspect	Person	Organisation / Company	Qualifications
Landscape and Visual Assessment (author of this report)	Stephen Stead B.A (Hons) Human Geography, 1991 (UKZN, Pietermaritzburg)	VRMA	<ul style="list-style-type: none"> <li>• Accredited by the Association of Professional Heritage Practitioner.</li> <li>• 16 years of experience in visual assessments including renewable energy, powerlines, roads, dams across southern Africa.</li> <li>• Registered with the Association of Professional Heritage Practitioners since 2014.</li> </ul>

## 2.3 Assumptions and Uncertainties

- Digital Elevation Models (DEM) and viewsheds were generated using ASTER elevation data (NASA, 2009). Although every effort to maintain accuracy was undertaken, as a result of the DEM being generated from satellite imagery and not being a true representation of the earth's surface, the viewshed mapping is approximate and may not represent an exact visibility incidence. Thus, specific features identified from the DEM and derive contours (such as peaks and conical hills) would need to be verified once a detailed survey of the project area took place.
- The use of open-source satellite imagery was utilised for base maps in the report;

- Some of the mapping in this document was created using Bing Maps, Open-source Map, ArcGIS Online and Google Earth Satellite imagery.
- The project deliverables, including electronic copies of reports, maps, data, shape files and photographs are based on the author’s professional knowledge, as well as available information.
- VRM Africa reserves the right to modify aspects of the project deliverables if and when new/additional information may become available from research or further work in the applicable field of practice or pertaining to this study.
- The physiographic rating units were informed by the mapping of the property vegetation and sensitivity ratings. Any changes to the vegetation extent and significance would need to be updated to the physiographic/ VRM classification.
- It must be noted that the generated photomontages are not claiming to be 100% accurate, as there is some interpretation when matching the 3D model to the photograph. However, as a detailed model proof has been used that included 3D ArcGIS software, the validity of the generated photomontages can be defined as Near Accurate. As such, the photomontages are labelled as **Scientifically Informed Approximation**.
- The use of the AutoCAD model that is superimposed onto the ArcGIS Pro block model, results in some foreshortening. The emphasis is placed on the heights of the roof as defined by the block model.

### 3 PROJECT DESCRIPTION

The Proponent, Crystal Chimes Properties Pty (Ltd) proposes to develop Erf 3420, Sea Vista, as an Apartment Complex. The application site (“the property”) is located adjacent to the existing Port St Francis, within the Kouga Municipality,. The proposed development will comprise of 4 Apartment Blocks and associated supporting infrastructure including parking bays, a proposed Boatyard and Quarterdeck (“the development”). There is a possibility of future expansions of a Clubhouse and swimming pool. The total development footprint will be approximately 1684m<sup>2</sup> which will cover 21.8% of the property. This development is the final component of an existing authorisation from 1994.

The following table outlines the project information that was provided by the client that will be incorporated into the assessment.

Table 5: Project Information Table

THE APARTMENT DEVELOPMENT: PROJECT SPECIFICATIONS	
COMPONENT	SPECIFICATION
Apartment Blocks	The proposed development will be the construction of four apartment blocks consisting of 4 floors (including ground floor) each and with a total of 36 units, a reception area. Each Apartment Block is 1288 m <sup>2</sup> .
Parking bays adjoining the Complex	81 parking bays.

Access road	Access to the property is via an existing access road off Triton Avenue. Proposed vehicle access for the development will be continued on from the existing access road. The entire property will need to be levelled and graded accordingly for the proposed development.
Potential Future Development	Paved pathways leading to future extension plans of a clubhouse and pool area.

The following 3D renders generated by the architect provide an example of what the proposed development could look like.

### 3.1 Proposed Development 3D example



Figure 2: The Admiral Perspective of Proposed Development depicting (Architectural interpretation and not Photomontage).



Figure 3: The Admiral Front Perspective of Proposed Development the 3,4,2 storey height configuration that does assist in breaking up the massing effect and does create a 'view corridor' to some degree.

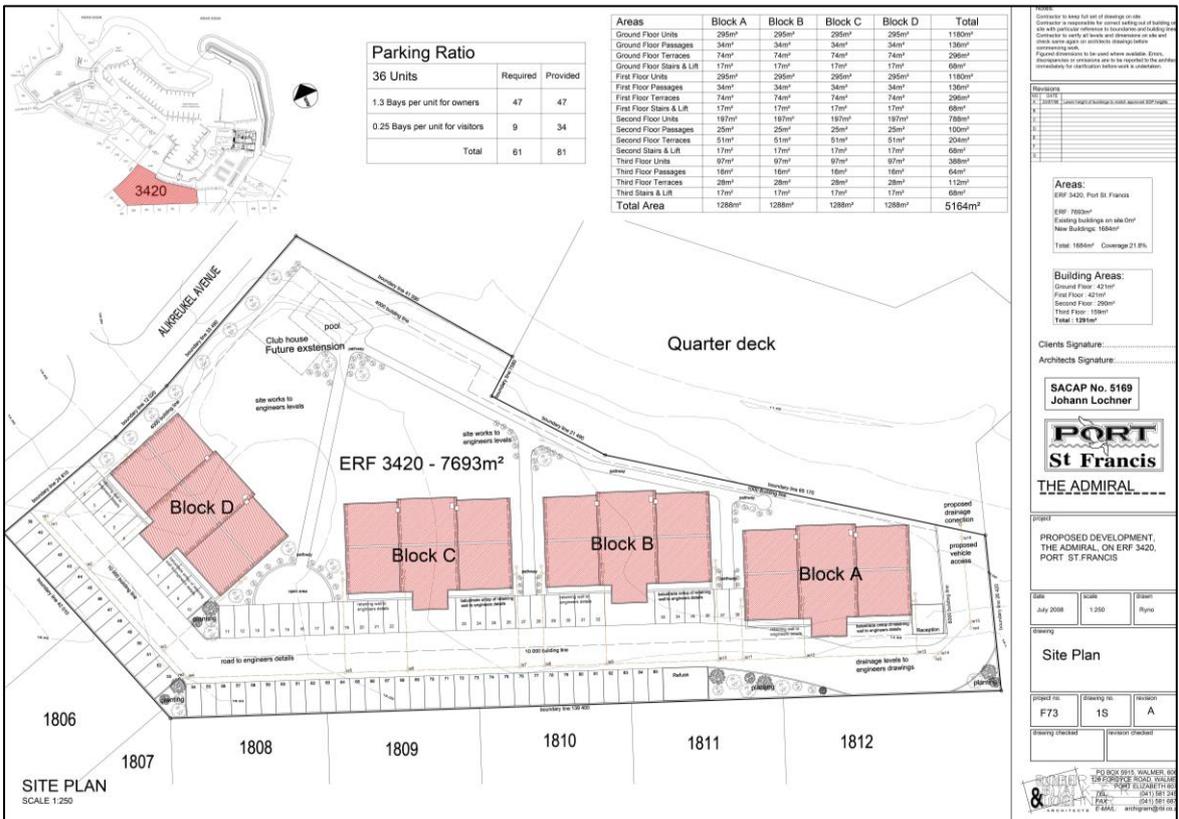


Figure 4: Proposed project layout map provided by the client

## 4 LEGAL FRAMEWORK

In order to comply with the Visual Resource Management requirements, it is necessary to relate the proposed landscape modification in terms of international best practice in understanding landscapes and landscape processes. The proposed project also needs to be evaluated in terms of 'policy fit'. This requires a review of National and Regional policy and planning for the area to ensure that the scale, density and nature of activities or developments are harmonious and in keeping with the planned sense of place and character of the area.

### 4.1 National and Regional Legislation and Policies

In order to comply with the Visual Resource Management requirements, it is necessary to clarify which National and Regional planning policies govern the proposed development area to ensure that the scale, density and nature of activities or developments are harmonious and in keeping with the sense of place and character of the area.

- DEA&DP Visual and Aesthetic Guidelines.
- Regional and Local Municipality Planning and Guidelines.

#### 4.1.1 DEA&DP Visual and Aesthetic Guidelines

In the absence of aesthetic and visual guidelines for the Eastern Cape Province, reference to the Western Cape Department of Environmental Affairs and Development Planning (DEA&DP) Guideline for involving visual and aesthetic specialists in Environmental Impact Assessment (EIA) processes is provided in terms of southern African best practice in Visual Impact Assessment. The report compiled by Oberholzer states that the Best Practicable Environmental Option (BPEO) should address the following:

- "Ensure that the scale, density and nature of activities or developments are harmonious and in keeping with the sense of place and character of the area. The BPEO must also ensure that development must be located to prevent structures from being a visual intrusion (i.e., to retain open views and vistas).
- Long term protection of important scenic resources and heritage sites.
- Minimisation of visual intrusion in scenic areas.
- Retention of wilderness or special areas intact as far as possible.
- Responsiveness to the area's uniqueness, or sense of place." (Oberholzer, 2005)

#### 4.1.2 Local and Regional Planning

As indicated in the administrative map Figure 1, the property falls within the following administrative jurisdiction:

Table 6: Governance administrative table

Theme	Requirements
Province	Eastern Cape Province
District Municipality	Sarah Baartman District Municipality (renamed from Cacadu DM in 2015)
Local Municipality	Kouga Municipality

The following tables list key regional and local planning that has relevance to the project pertaining to landscape-based tourism:

Table 7: Eastern Cape Province Integrated Development Plan 2019/2020

Theme	Requirements	Page
<b>Environmental</b>	Regional development should also be approached from a holistic spatial perspective that brings together urban, rural and wilderness areas. Including ecological considerations in the conception of regional development can ensure environmental resilience.	8
	Fundamental to sustainable development is also recognising the interdependence of economic, social and environmental systems.	14
<b>Tourism</b>	<ul style="list-style-type: none"> <li>• Use competitive advantages to grow eco-tourism, heritage and sports tourism.</li> <li>• Improve access to infrastructure and build stronger local tourism networks.</li> </ul>	25
	Protecting the Wild Coast (and other sensitive areas) from environmental degradation.	87
<b>Development</b>	<ul style="list-style-type: none"> <li>• Promote socially and environmentally responsible business practices.</li> <li>• Establish partnerships with the private sector to rebrand and promote investment in the province.</li> </ul>	144

(Eastern Cape Vision 2030, 2014)

Table 8: Sarah Baartman Integrated Development Plan IDP 2017/18

Theme	Requirements	Page
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>• Promote economic &amp; infrastructure development as well as attract investment towards achieving job creation and inclusive economy on all CDA identified industrial sectors.</li> <li>• Grow tourism sector's absolute contribution to the district economy.</li> </ul>	265
<b>Tourism</b>	The diversity of habitats and physicochemical conditions results in a high diversity of marine species, making the area of significant conservation importance and simultaneously providing economic opportunities (e.g. fisheries and tourism).	210
	The SBDM coastal zone is rich in archaeological, heritage and historical sites of importance. While these have not been well documented (other than in specialist studies done as part of development applications and on the South African Heritage Resources Information System (SAHRIS) website)), the value of the coastal zone from this perspective to both the community and from a tourism perspective has been highlighted by stakeholders and specialists.	212
<b>Environmental Planning</b>	<ul style="list-style-type: none"> <li>• Pollution of coastal environments Impacts on coastal development and tourism potential.</li> </ul>	215
	<ul style="list-style-type: none"> <li>• Inappropriate development in terrestrial biodiversity priority areas, important coastal habitats, and areas of archaeological/ cultural importance (e.g. critical biodiversity areas, forests, threatened ecosystems, natural areas which host threatened species, important archaeological sites etc.)</li> </ul>	213

Table 9: Kouga Municipality Integrated Development Plan IDP 2021\_22

Theme	Requirements	Page
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>A Special Ratings Area Policy has been developed and, once approved, the St Francis Bay Town will be declared as a Special Ratings Area (SRA) to encourage investors to invest in the town. <i>(includes proposed development Erf 3420s confirmed by the copy of the original document provided in Figure 5: Cape St Francis Special Zoning Plan extract from Kouga Planning documentation).</i></li> </ul>	199
<b>Tourism</b>	<ul style="list-style-type: none"> <li>The overall development and growth potential are still not fully explored by the municipality. The Kouga area has the most beautiful tourist attractions, and the natural environment adds to the unique opportunity to attract investments to the area.</li> </ul>	100
<b>Environmental Planning</b>	<ul style="list-style-type: none"> <li>Urban renewal, or urban regeneration is a program of land development in areas of moderate to high density urban land use. Changes in the spatial economy can easily create imbalances in the urban environment and this requires mitigation. The impact of renewal on the urban environment cannot be underestimated and plays an important role in the history and demographics of cities.</li> </ul>	199
<b>Town Planning</b>	<ul style="list-style-type: none"> <li>Planning and Development include Precinct Plan for Sea Vista Entrance Mixed Use.</li> <li>St Francis and Cape St Francis Densification Policy and Identification of densifications areas.</li> </ul>	423

Table 10: Port St Francis Additional Research

<p><b>The following Height Restrictions are listed</b> (See document: Amendment of General Plan 2677/1994 in Figure 7)</p>	<ul style="list-style-type: none"> <li>Max Height 19.5m above mean sea level with the proviso that each feature tower shall not have a total floor slab area greater than 150sqm and shall be limited to a height of 22m above mean sea level.</li> </ul> <p>See Figure 7. Height restriction extract from the document dated 1 October 1997</p>
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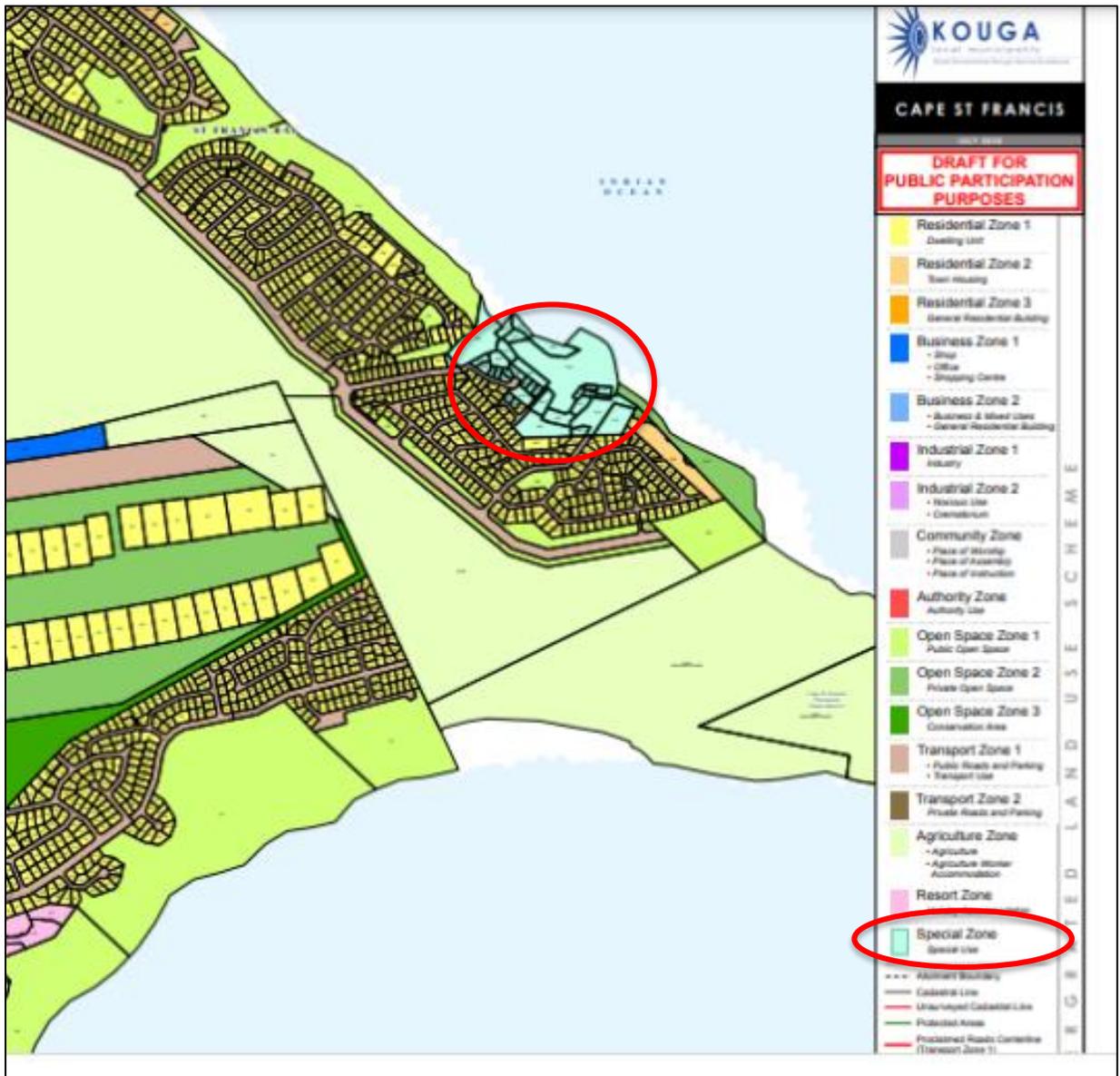


Figure 5: Cape St Francis Special Zoning Plan extract from Kouga Planning documentation confirming current zoning as 'Special'.



<b>Jaffray Bay</b> Seafile 4300 PO Box 21 Jaffray Bay 4300 Tel: 042 293 1111 Fax: 042 293 3114	<b>Kammondop</b> PO Box 26 Kammondop 4300 Tel: 042 285 1111 Fax: 042 285 0557	<b>St Francis Bay</b> Cape St Francis Oyster Bay PO Box 137 St Francis Bay 4302 Tel: 042 284 8336 Fax: 042 284 0039	<b>Monty</b> PO Box 3 Monty 4300 Tel: 042 284 8332 Fax: 042 284 0039	<b>Portoia</b> PO Box 129 Portoia 4300 Tel: 042 284 0037 Fax: 042 284 8288
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Ref. No: evdm/SV/3420

Date: 1 September 2010

## ZONING CERTIFICATE

TO WHOM IT MAY CONCERN

This is to confirm that Erf 3420, Sea Vista, has been zoned as **"SPECIAL ZONE"** in compliance with the applicable Zoning Scheme. Property and buildings may be utilized as stipulated below :

### Primary Uses

Indicates the purposes for which land may be used and/or buildings may be erected and used.

#### Special Usage

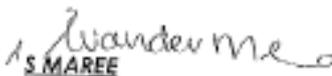
*"Special Usage" means a use which is such, or in respect of which the land use restrictions are such, that it is not catered for in these regulations, and which is set out in detail, and in respect of which the land use parameters are set out in detail, by means of conditions of approval or by means of conditions applicable to the special zone, and includes a conservation usage.*

### Consent Uses

Indicates the purposes for which land may be used and/or buildings may be erected and used under the zoning only with the consent of the Council.

#### Conservation Usage

Yours faithfully

  
**S. MAREE**  
**MANAGER : PLANNING & DEVELOPMENT**

Rig asb. alle korrespondensie Aan: Die Munisipale Bestuurder	Please address all correspondence to: The Municipal Manager	Nceda uhambele yanke imbalelwano Kumphathi KaMandela
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Figure 6. Special Zone Certificate for Erf3420 dated September 2010.

5.3	<u>Height Restriction</u>
5.3.1	Maximum height of all buildings in the whole development shall be limited to 19,5m above mean sea level with the proviso that each feature tower shall not have a total floor slab area greater than 150sqm and shall be limited to a height of 22m above mean sea level and with the proviso that no building directly in front of erven 2402 and 2409 shall have a roof height in excess of 16m above mean sea level.
5.3.2	No feature tower or any building exceeding the height restriction shall be permitted on erf 2166.
5.3.3	On application however, Council may waive compliance with any height restriction if it is satisfied that no abutting property owner will be adversely affected thereby.

Figure 7. Height restriction extract from the document dated 1 October 1997 ("AMENDMENT OF GENERAL PLAN 2677/1994 AND THE REZONING OF VARIOUS ERVEN TO SUBDIVISIONAL AREA FOR SPECIAL ZONE".)

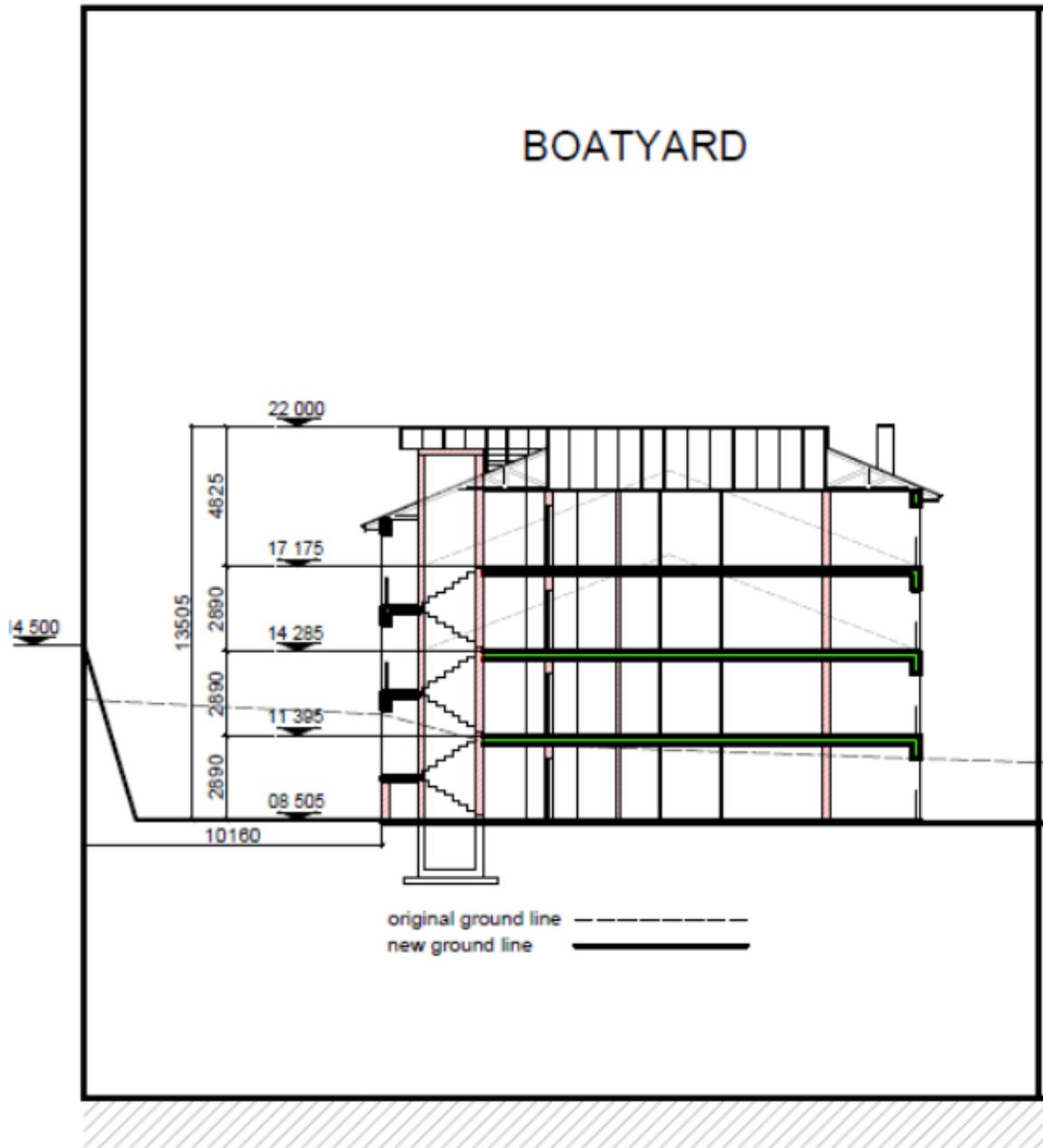


Figure 8. Overall Scheme Elevation Drawings provided by the client depicting the proposed structure heights above mean sea level with the maximum height within the specified height restriction of 22m (amsl).

## 4.2 Policy Fit

Policy fit refers to the degree to which the proposed landscape modifications align with International, National, Provincial and Local planning and policy.

In terms of regional and local planning, the development is likely to provide alignment in terms of meeting economic development opportunities as identified in the EC IDP 2019 planning documentation. Specifically, “to expand the local economy by attracting new investment, skills development and facilitation of an enabling environment for small business growth” (Source: Pg 25, (Eastern Cape Province Integrated Development Plan 2019 - 2020, 2019). The development aligns with a need for eco-tourism in the area.

Should the planning for the development be within the legal height restrictions as defined below, there would be a clear policy fit for the development of the site. The following extract from the original authorisation has relevance:

“Maximum height of all building in the whole development shall be limited to 19.5m above mean sea level with the proviso that each feature tower shall not have a total floor slab area greater than 15msqm and shall be limited to a height of 22m above mean sea level and with the proviso that no building directly in front of erven 2402 and 2409 shall have a roof height in excess of 16m above mean sea level”.

The authorisation also states that “on application however, Council may waive compliance with any height restriction if it is satisfied that no abutting property owner will be adversely affected thereby”. The visual assessment found that a deviation from the defined height restriction is likely to result in the abutting properties being adversely affected, and as such, ***the variation from the original height restriction is not recommended.***

## 5 METHODOLOGY SUMMARY

The process that VRMA followed when determining landscape significance is based on the United States Bureau of Land Management’s (BLM) Visual Resource Management method (USDI., 2004). This mapping and Geographic Information System (GIS) based method of assessing landscape modifications allows for increased objectivity and consistency by using standard assessment criteria. The following key factors determine the suitability of landscape change:

- *“Different levels of scenic values require different levels of management. For example, management of an area with high scenic value might be focused on preserving the existing character of the landscape, and management of an area with little scenic value might allow for major modifications to the landscape. Determining how an area should be managed first requires an assessment of the area’s scenic values”.*
- *“Assessing scenic values and determining visual impacts can be a subjective process. Objectivity and consistency can be greatly increased by using the basic design elements of form, line, colour, and texture, which have often been used to describe and evaluate landscapes, to also describe proposed projects. Projects that repeat these design elements are usually in harmony with their surroundings; those that don’t create contrast. By adjusting project designs so the elements are repeated, visual impacts can be minimized” (USDI., 2004).*

**Baseline Phase Summary**

The VRM process involves the systematic classification of the broad-brush landscape types within the receiving environment into one of four VRM Classes. Each VRM Class is associated with management objectives that serve to guide the degree of modification of the proposed site. The Classes are derived by means of a simple matrix with the three variables being the **Scenic Quality**, the expected receptor sensitivity to landscape change (**Visual Sensitivity Levels**), and the distance of the proposed landscape modification from key receptor points (**Distance Zones**).

The VRM Classes are not prescriptive and are used as a guideline to determine the carrying capacity of a visually preferred landscape as a basis for assessing the suitability of the landscape change associated with the proposed project. Classes I and II are the most valued, Class III represents a moderate value; and Class IV is of least value.

Table 11: VRM Class Matrix Table

		VISUAL SENSITIVITY LEVELS								
		High			Medium			Low		
SCENIC QUALITY	A (High)	II	II	II	II	II	II	II	II	II
	B (Medium)	II	III	III/IV *	III	IV	IV	IV	IV	IV
	C (Low)	III	IV	IV	IV	IV	IV	IV	IV	IV
DISTANCE ZONES		Fore/middle ground	Background	Seldom seen	Fore/middle ground	Background	Seldom seen	Fore/middle ground	Background	Seldom seen

\* If adjacent areas are **Class III** or lower, assign **Class III**, if higher, assign **Class IV**

The visual objectives of each of the classes are listed below:

- The Class I objective is to preserve the existing character of the landscape, the level of change to the characteristic landscape should be very low and must not attract attention. Class I is assigned when a decision is made to maintain a natural landscape.
- The Class II objective is to retain the existing character of the landscape and the level of change to the characteristic landscape should be low. The proposed development may be seen, but should not attract the attention of the casual observer, and should repeat the basic elements of form, line, colour and texture found in the predominant natural features of the characteristic landscape.
- The Class III objective is to partially retain the existing character of the landscape, where the level of change to the characteristic landscape should be moderate. The proposed development may attract attention, but should not dominate the view of the casual observer, and changes should repeat the basic elements found in the predominant natural features of the characteristic landscape; and
- The Class IV objective is to provide for management activities that require major modifications of the existing character of the landscape. The level of change to the landscape can be high, and the proposed development may dominate the view and be

the major focus of the viewer's (s') attention without significantly degrading the local landscape character.

**Impact Phase Summary**

To determine impacts, a degree of contrast exercise is undertaken. This is an assessment of the expected change to the receiving environment in terms of the form, line, colour and texture, as seen from the surrounding Key Observation Points. This determines if the proposed project meets the visual objectives defined for each of the Classes. If the expected visual contrast is strong, mitigations and recommendations are made to assist in meeting the visual objectives. To assist in the understanding of the proposed landscape modifications, visual representation, such as photomontages or photos depicting the impacted areas, can be generated. There is an ethical obligation in the visualisation process, as visualisation can be misleading if not undertaken ethically.

**Approach**

The following approach was used in understanding the landscape processes and informing the magnitude of the impacts of the proposed landscape modification. The table below lists a number of standardised procedures recommended as a component of best international practice.

Table 12: Methodology Summary Table

<b>Action</b>	<b>Description</b>
Site Survey	The identification of existing scenic resources and sensitive receptors in and around the study area to understand the context of the proposed development within its surroundings to ensure that the intactness of the landscape and the prevailing sense of place are taken into consideration.
Project Description	Provide a description of the expected project, and the components that will make up the landscape modification.
Reviewing the Legal Framework	The legal, policy and planning framework may have implications for visual aspects of the proposed development. The heritage legislation tends to be pertinent in relation to natural and cultural landscapes, while Strategic Environmental Assessments (SEAs) for renewable energy provide a guideline at the regional scale.
Determining the Zone of Visual Influence	This includes mapping of viewsheds and view corridors in relation to the proposed project elements, in order to assess the zone of visual influence of the proposed project. Based on the topography of the landscape as represented by a Digital Elevation Model, an approximate area is defined which provides an expected area where the landscape modification has the potential to influence landscapes (or landscape processes) or receptor viewpoints.
Identifying Visual Issues and Visual Resources	Visual issues are identified during the public participation process, which is being carried out by others. The visual, social or heritage specialists may also identify visual issues. The significance and proposed mitigation of the visual issues are addressed as part of the visual assessment.
Assessing Potential Visual Impacts	An assessment is made of the significance of potential visual impacts resulting from the proposed project for the construction, operational and decommissioning phases of the project. The rating of visual significance

<b>Action</b>	<b>Description</b>
	is based on the methodology provided by the Environmental Assessment Practitioner (EAP).
Formulating Mitigation Measures	Possible mitigation measures are identified to avoid or minimise negative visual impacts of the proposed project. The intention is that these would be included in the project design, the Environmental Management programme (EMPr) and the authorisation conditions.

## 6 BASELINE VISUAL INVENTORY ASSESSMENT

As indicated in the methodology, the purpose of the baseline assessment, is to define physiographic rating units, from which a visual inventory of the site landscape character can be derived.

Landscape character is defined by the U.K. Institute of Environmental Management and Assessment (IEMA) as the 'distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement'. It creates the specific sense of place or essential character and 'spirit of the place' (IEMA, 2002). This section of the VIA identifies the main landscape features that define the landscape character, as well as the key receptors that make use of the visual resources created by the landscape.

### 6.1 Site Investigation

A field survey was undertaken to inform the landscape and visual impact assessment. During the site visit, photographs were taken from each viewpoint, and the view direction and GPS location captured. The primary land-use was documented as well as the nature of the dominant landscape in the vista. In order to represent views of the proposed landscape modification by means of photomontages for assessment purposes, panoramic photographs were also taken from key viewpoints. The site survey locations mapped are indicated in The photographs and associated text are located in Annexure A: Field Survey Photographs and Comments..

Table 13: List of Sampling Sites where Landscape and Aesthetic Survey was Conducted

<b>ID</b>	<b>NAME</b>	<b>DIRECTION</b>	<b>REMARKS</b>
SP1	Site Landscape Character	East	The view of the proposed development site looking west. The site is grass covered with limited natural vegetation.
SP2	Site Landscape Character	East	Photograph taken from the highest point of the sides looking towards the South depicting slightly raised ground. Also visible is the close proximity of Erf 1812.
SP3	Site Landscape Character	East	View of the fill area in the immediate foreground with the Port development in the middle ground.

SP4	Site Landscape Character	North	Some small level dumping has taken place in an old excavation but does not detract from the surrounding landscape character.
SP5	Receptor Erf 1812	South	Double storey structure located directly adjacent to the proposed site. It is located south of the site and would be located directly in front of the proposed site. The existing structure essentially blocking views to the east and looking toward the Marina and the ocean. Very high exposure levels and likely very high sensitivity to landscape change expected. Key Observation Point (KOP) status.
SP6	Receptors 1808 & 1807 and other undeveloped erven.	Southwest	Cluster of three, double Storey buildings overlooking the northern portion of the site where the two northern sections of the proposed development blocks would obscure views to the marina, the ocean views. KOP status.
SP7	Receptor 3	Northwest	View towards the cluster of double story houses located to the north proximately 100m away which have views towards the southeast. However, it is unlikely the proposed development would impair the views towards the ocean.
SP8	Receptors at the Port parking lot.	North	Photograph of the parking lot located to the Northeast of the proposed site. Tourists visiting the marina would have clear high-exposure views to the 4 four-story apartment blocks. However, the VAC levels are higher with the close proximity of the existing port buildings. KOP recommended to check congruence with existing port buildings.
SP9	Receptor Erf 1897 & 1896.	North	View from the site south of the double Storey apartment block Erf 1897 & 1896. Residential areas are located approximately 100 m where the receptors will have high exposure views to the multi-storey structure. KOP due to proximity and possible visual intrusion. KOP status should be applied.
SP10	Receptor Port St Francis	North	The port has a unique and contained development footprint that adds to the quaint seaport sense of place. New development should not detract from this contained development node creating undue skyline intrusion from Port Marina tourist area. The photograph aptly depicts the multi storey development sense place as well as the contained port development footprint. KOP status should be applied.



Figure 9. Photograph survey points overlay onto Google Earth Imagery.

The site investigation also flagged landscape features and receptors that should be taken into consideration and that were communicated to the EAP for early planning. The following landscape issues were flagged:

- The built environmental of the Port creates a high Visual Absorption Capacity where landscape change has the potential to be accommodated without significant change to the current landscape character.
- Properties located to the south of the proposed development will have current views of the sea vista impaired if existing height restriction are exceeded.
- The landscape character of the greater St Francis Bay is strongly defined by a double storey, residential landscape context partly due to the 8.5m height restriction as well as the natural vegetation. Changing this height restriction could have a knock-on effect that has the potential to influence skyline intrusion around the Port.

## 6.2 Landscape Context

### 6.2.1 Locality

Port St Francis, a working harbour, is home to a large fleet of squid, hake and pilchard vessels with moorings filled by charter boats, deep sea fishing boats and yachts from all over the world. The moorings are surrounded by residential penthouses and apartments in a Mediterranean building style. A business centre with offices, restaurants and other retail outlets creates an integrated multi-faceted development node that adds value to the local

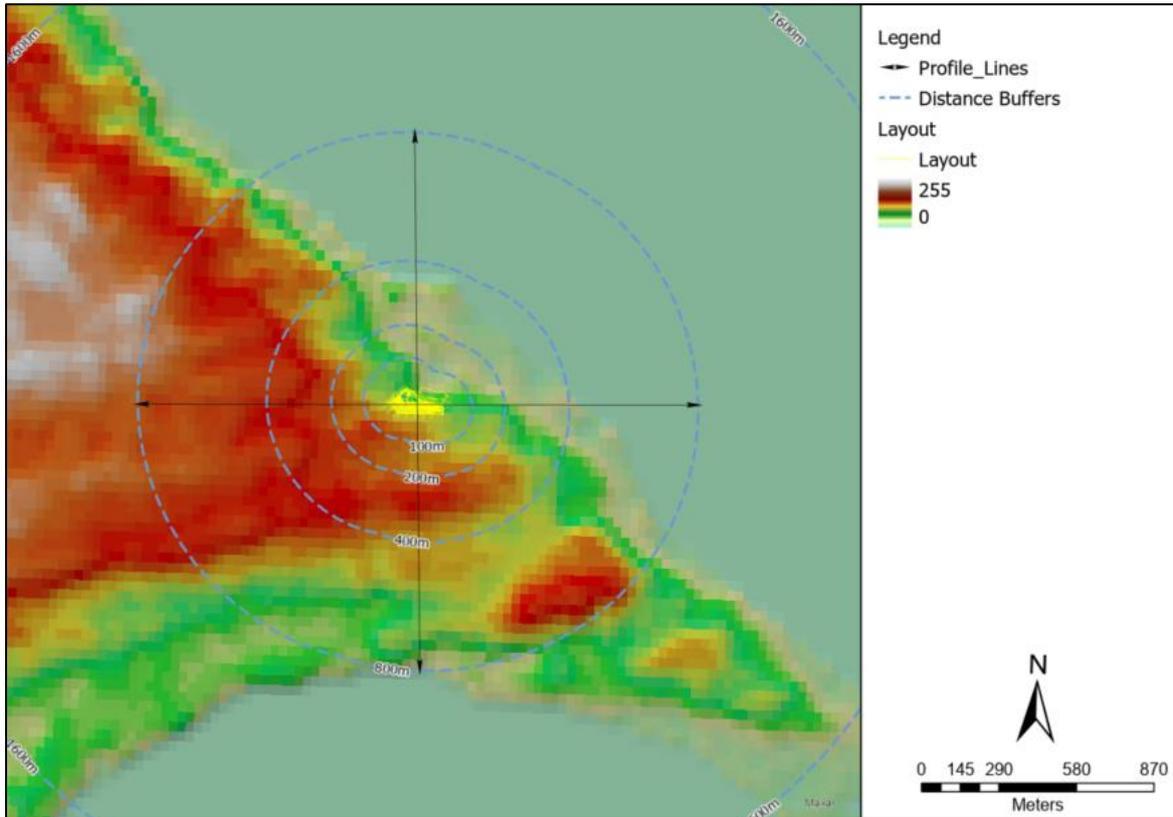
landscape context. As tourism and residential receptors have been attracted to the unique landscape of this working small port, sensitivity to landscape change is likely to be experienced as High, as investment into locations that afford sea view is likely to significantly influence property price.

Table 14. Historical background information table providing context for the proposed landscape change.

	<b>Requirements</b>	<b>Page</b>
<b>History of Port St Francis</b>	<p>It is hard to imagine that till the 1990's this piece of land was untouched and consisted of a rocky shoreline and dunes covered by natural vegetation, as was the rest of St Francis only six decades earlier. The establishment of Port St Francis can directly be attributed to the growth of the chokka or squid industry.</p> <p>When this "white gold" was discovered in our waters in the early 1980's, the first pioneers flocked to St Francis Bay with their hand lines, jigs and open ski boats. The fleet worked from the northern base of the Kromme River, going to sea and returning on a daily basis. As the industry grew so did the boats and soon deck boats with crew cabins were used, so they could stay at sea to fish over longer periods.</p> <p>The first freezer vessel was introduced in the early 1990's so boats could stay at sea as long as the crew had food and water or until the freezers were filled, quite often up to 3 weeks. Although this was good for the industry, it was bad for the economy of St Francis Bay – the vessels were too big to work from the Kromme River, and soon the fleet left for the bigger harbour in Port Elizabeth, taking not only the fishermen and their disposable income away from St Francis Bay, but also other related industries and the revenue they create.</p> <p>The need for a harbour became evident and was spearheaded by the then mayor, Jean Chaput. Mid 1997 saw the first freezer vessels arriving back in their new home, Port St Francis. An important contributor to the economy of the area was saved by the vision of Chaput and his partners.</p>	Web-site

## 6.2.2 Regional Landscape Topography

Regional and local topography has the potential to strongly influence landscape character, as well as the extent of the Zone of Visual Influence. In order to better understand these aspects of the study, a Digital Elevation Model was generated making use of the NASA STRM digital elevation model.



**West to East Profile**



**North to South Profile**

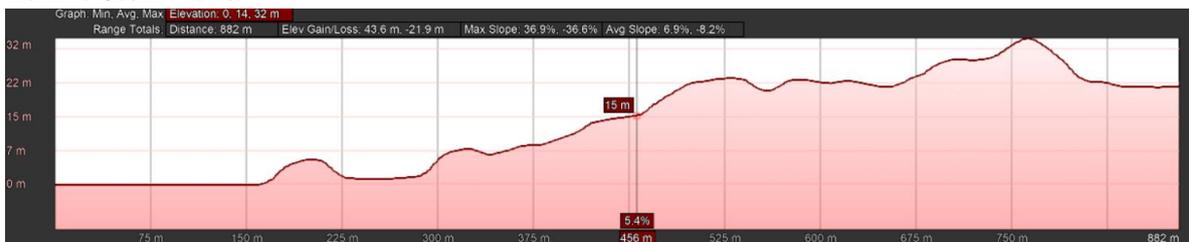


Figure 10: Digital Elevation Map depicting the property with the profile lines shown and graphs generated in Google Earth depicted below.

A key feature of the local landscape is strongly defined by the peninsular which extends to the south, creating the wide bay. The map only depicts a portion of the bay that does extend further to the south to the St Francis Bay lighthouse. The elevation range with the local

landscape context (8km buffer) ranges from 0 meters above mean sea level (mamsl), to 255mamsl.

As can be seen on the West to East Profile Graph above, the western high point of 31m gradually reduces to sea level in the east. The implications are that the eastern portions of the property are higher than the western, with the project platform proposed to be levelled at 11,195mamsl, approximately 0.5m below natural ground level taken from Block A.

As can be seen in the North to South Profile Graph, the terrain drops from a high point of 32mamsl in the south to 0mamsl in the north. Also relevant to the project is the slight rise in elevation to the south of the study area cresting at 22mamsl. It is worth noting that this is not a detailed survey and could be influenced by vegetation, i.e., the vegetation height is reflected and not the ground height. However, the site visit does concur that there is a rise to the south of the project and that dwellings located behind the development area could have views overlooking the development if the existing height restriction of 22m (amsl) are maintained.

Of further relevance, as depicted in the West to East Profile, the general decrease in height from west to east is also relevant to the ridgeline to the south, as this also reduces in elevation to the east. As such, stands to the east such as Erf1812, Erf 1811 and Erf 1810, are lower in elevation than the western stands. As depicted in the photograph taken from the harbour wall in Figure 11, existing development has tended to have been built down the slope (and not on top of the crest), where their views would be more impaired should the 22m (amsl) height restriction be amended.



Figure 11. Approximation of the ridgeline as seen from the port (view south) depicting the relative height of the existing dwelling located behind the development having built 'down the slope'.

### 6.2.3 Land use

Land use is a crucial factor in determining landscape character, especially regarding the Visual Absorption Capacity (VAC) of the landscapes. Oberholzer defines VAC as the potential of the landscape to conceal the proposed project (Oberholzer, 2005). The following

photographs emphasise the higher VAC levels of the working Port, as well as the contained vertical height envelope of the residential areas with height restriction 8.5m above Natural Ground Level that reduces skyline intrusion in the general landscape. This does allow for a larger scale development fitting with the existing height restriction authorisation. Deviation from this height is likely to result in increased skyline intrusion to the locality, as dwellings behind the proposed development also apply for a variation in height restriction.



Figure 12. Photograph of the working port.



Figure 13: Photograph from Abalone Ave due east towards the proposed development site depicting the general lack of skyline intrusion within the St France Bay vista that adds to the sense of place.

#### 6.2.4 Vegetation

According to the Terrestrial Biodiversity Assessment undertaken by Dr Adriaan Grobler, the site is almost entirely transformed and is predominantly covered with grass. The site survey found no significant vegetation on site stating: “A few indigenous weedy herbs (e.g., *Aizoon rigidum*, *Arctotheca prostrata*, *Mesembryanthemum aitonis*) and shrubs *Helichrysum teretifolium*, *Osteospermum moniliferum*, *Senecio ilicifolis*, *Solanum linnaeanum*) occur sporadically throughout the grassland. Species typical of St Francis Dune Thicket are restricted to the southern boundary of Erf 3420 where a remnant strip of this vegetation approximately 1 m wide (but extending onto some adjacent properties) can be found.” (Grobler, 2022).

As can be seen in Figure 14 below, the predominant grass and the small strip of remnant Dune Thicket can be seen, with the majority of this vegetation not located on the study area. Further development of these erven will likely result in the loss of the remaining Dune Thicket vegetation.



Figure 14: Photograph taken from the site view east of the filled platform where the development is proposed.

### 6.3 Project Zone of Visual Influence

The visible extent, or viewshed, is “the outer boundary defining a view catchment area, usually along crests and ridgelines” (Oberholzer, 2005). In order to define the extent of the possible influence of the proposed project, a viewshed analysis was undertaken from the proposed site at a specified height above ground level as indicated in the table below. The table makes use of open-source NASA ASTER Digital Elevation Model data (NASA, 2009). The extent of the viewshed analysis was restricted to a defined distance that represents the approximate zone of visual influence (ZVI) of the proposed activities, which takes the scale, and size of the proposed projects into consideration in relation to the natural visual absorption capacity of the receiving environment. The maps are informative only as visibility

tends to diminish exponentially with distance, which is well recognised in visual analysis literature (Hull & Bishop, 1988). A viewshed analysis was undertaken for the site making use of ASTER 90m Digital Elevation Model data. The Offset value was set at 12.5m above ground level to represent the approximate height of the block roof. The outer extent of the viewshed was contained to 12km as views of the landscape change are unlikely to be noticed beyond this distance given the urban context of St France Bay.

Table 15: Proposed Project Heights Table

Proposed Activity	Approx. Height above ground level (m)	Terrain Model Extent
Structure Blocks	22m above mean sea level	12km

As is visible in the viewshed map, Figure 15 on the following page, the extent of the viewshed is primarily contained to within the 2km distance zone of the Foreground. This is due to elevated terrain to the west and south along the peninsula. The expansion of the views to the northeast is over ocean with lower elevation than the site.

Land uses within the viewshed in the High Exposure areas include the recreational facilities associated with the Port tourism, including restaurants, casual tourists frequenting the port as well as parking receptors. Receptors are located within the High Exposure and are likely to have clear views of the proposed landscape change in areas not blocked by existing port development.

The other land use found within the viewshed is single residential erven of St Francis. Due to the elevated terrain behind the development, as well as closer proximity to the locality, erven located to the southeast, south, southwest and west would have clear views of the landscape change, with the block towers of the proposed development becoming a low intensity landscape feature for residents located further back, and high intensity for close proximity residents. Given the higher VAC levels of the locality, the expected Zone of Visual Influence (ZVI) is likely to be contained with the 400m distance from site.

#### 6.4 Receptors and Key Observation Points

As defined in the methodology, KOPs are defined by the Bureau of Land Management as the people (receptors) located in strategic locations surrounding the property that make consistent use of the views associated with the site where the landscape modifications are proposed. The following table identifies the receptors identified within the ZVI, as well as motivates if they have significance and should be defined as KOP for further evaluation in the impact assessment phase. The receptors located within the ZVI and KOPs view lines are indicated the map in Figure 16.

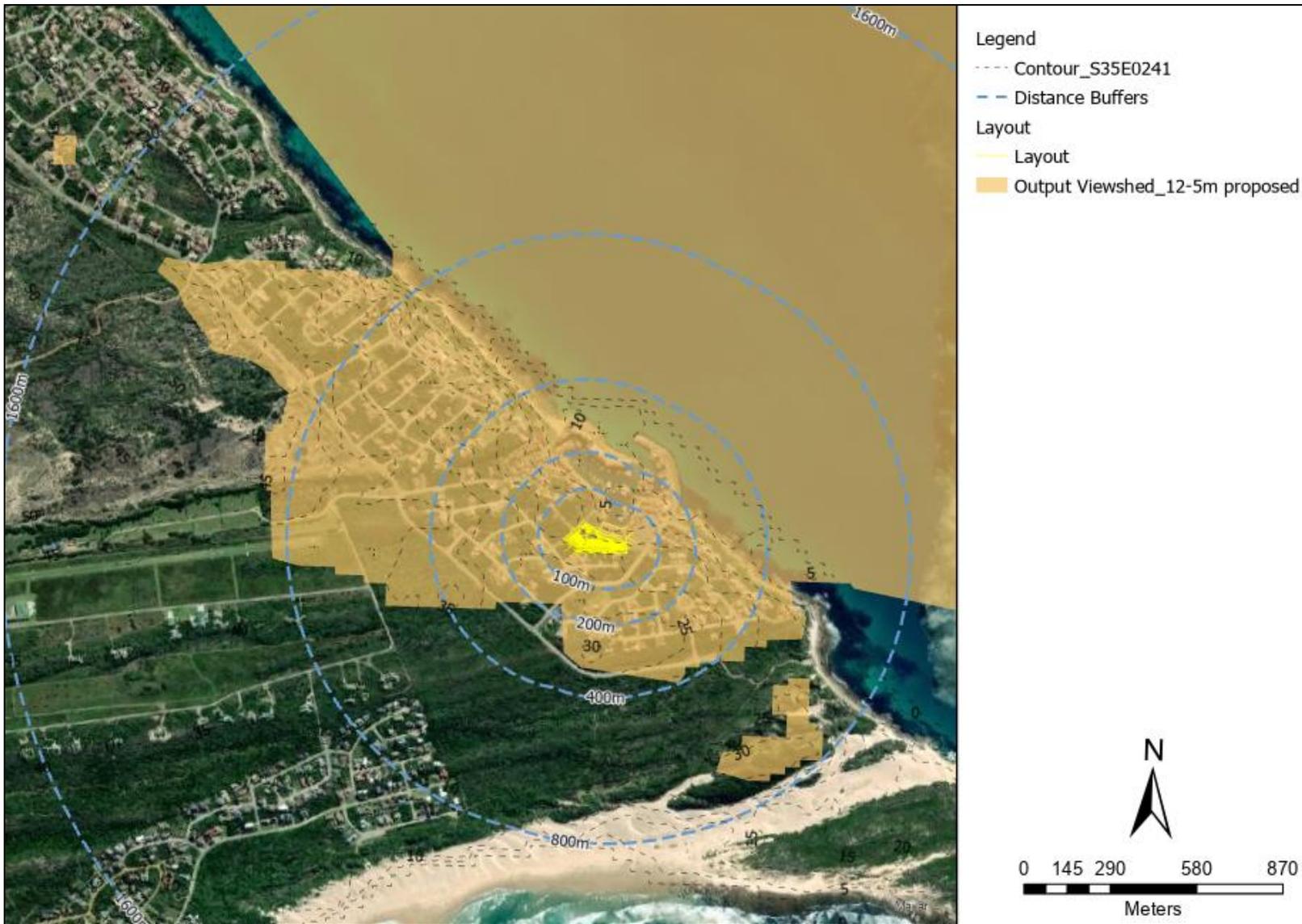


Figure 15: Development approximate visibility and exposure map generated from 12.5m above ground level Offset.



Figure 16. Development Key Observation Point Map.

Table 16: Receptor and KOP Motivation Table.

Name	Dist	Zone	Exposure	KOP	Motivation
Port Perspective	348m	FG	High	Yes	Tourism destination with High Exposure to the landscape change.
Port parking	85m	FG	Very High	Yes	
Erf1896	97m	FG	Very High	No	Although they have High Exposure to the proposed landscape change, sea vistas will not be unduly impacted with lower potential for visual intrusion. Photomontages should be generated to provide a western viewed perspective of the landscape change.
Erf 1812	20m	FG	Very High	Yes	Very High Exposure to the proposed landscape change with visual intrusion to the existing sea views overlooking the port.
Erf 1808/1807	60m	FG	Very High	Yes	Very High Exposure to the proposed landscape change with visual intrusion to the existing sea views overlooking the port. Also represents the view perspective from Erf 1807 & Erf 1808
Blue Water Cl.	90m	FG	High	No	Although they have High Exposure to the proposed landscape change, sea vistas will not be unduly impacted with lower potential for visual intrusion. Photomontages should be generated to provide an eastern viewed perspective of the landscape change.

As depicted in the KOP Map on the previous page and tabled above, four receptors have been identified as Key Observation Points and should be used as locations to assess the suitability of the landscape change in the impact assessment section.

## 7 VISUAL RESOURCE MANAGEMENT

In terms of the VRM methodology, landscape character is derived from a combination of scenic quality, receptor sensitivity to landscape change, and distance of the proposed landscape modification from key receptor points. Making use of the key landscape elements defined in the landscape contextualisation sections above, landscape units are defined. These are then rated to derive their intrinsic scenic value and assessed how sensitive people living in the area would be to changes taking place in these landscapes.

### 7.1 Physiographic Rating Units

The Physiographic Rating Units are the areas within the project development area that reflect specific physical and graphic elements that define a particular landscape character.

These unique landscapes within the project development areas are rated to assess the scenic quality and receptor sensitivity to landscape change, which is then used to define a Visual Resource Management Class for each of the site's unique landscape/s. The exception is Class I, which is determined based on national and international policy / best practice and landscape significance and as such are not rated for scenic quality and receptor sensitivity to landscape change.

As can be seen from the site survey photographs (Annexure A: Field Survey Photographs and Comments) the site is transformed but with some thicket vegetation to the south on slightly steeper gradient. Due to the small size of the property and the lack of botanical significance as per the botanical specialist's findings, only a single Physiographic Rating Unit was defined as motivated in the table below,

Table 17: Physiographic Landscape Rating Units

Landscapes	Motivation
Transformed with low significance vegetation	Predominantly transformed with some thicket vegetation on the low gradient slopes to the south of the property.



Figure 17. Single transformed area used a Physiographic Rating Units overlay onto satellite imagery.

## 7.2 Scenic Quality Assessment

The overall Scenic Quality of the site is rated **Medium to High**. The landform is interesting but not exceptional or dominant in the vista. Thicket type vegetation to the south does add some value but the majority of the site is transformed and is grass covered with minimal

variety. There are no water features on the site that create a focal point or a landscape feature on the property, and colour are related to the vegetation and are subtle colours and generally muted tones. The clear scenic value add is the Adjacent Scenery of the working bay and views over the port development to the ocean in the foreground / mid ground.

In terms of Scarcity, the site is rated Low as the planning is urban and has Special Zoning that allows for development. In terms of Cultural Modifications, a positive rating is provided as the lack of development of the site (currently used for parking), does add to the general sense of place, reducing the built massing effects and allowing views of the vegetation on the southern ridgeline. This, however, is likely to change as the site is zoned for the development, and the vegetation on the ridgeline will be removed as these erven become developed.

### **7.3 Receptor Sensitivity Assessment**

Receptor sensitivity to landscape change was rated **High**. As the sea view is a key factor in determining property value, Maintenance of Visual Quality is rated High and is likely to be a major concern for most users. The Amount of Use is rated High as the area is well used on a daily basis, with the site forming a component of the vistas from the Cowie Crescent residents. Public Interest in maintaining visual quality is likely to be High as the area forms part of the St Francis sense of place, with close associations with tourism/ property rentals and other landscape based, revenue-generating activities. Adjacent Land Users' interest in maintenance of visual quality to sustain landscape character is rated High as the residents / future residents of Cowie Crescent could have sea views impaired by the proposed development. As the property is zoned for development, Special Areas criteria that restrict development are not applicable, and as such is rated Low.

Table 18: Scenic Quality and Receptor Sensitivity Rating.

Landscape Rating Units	Scenic Quality										Receptor Sensitivity					VRM	
	A= scenic quality rating of ≥19; B = rating of 12 – 18, C= rating of ≤11										H = High; M = Medium; L = Low						
Attribute	Landform	Vegetation	Water	Colour	Scarcity	Adjacent Landscape	Cultural Modifications	Sum	Rating	Type of Users	Amount of Use	Public Interest	Adjacent Land Uses	Special Areas	Rating	Inventory Class	Management Class
<i>Not applicable</i>	(Class I is not rated)															I	I
Transformed	2	1	0	1	3	5	2	14	B	H	H	H	H	L	H	II	III

- Red indicates change from Visual Inventory to Visual Management due to planning

The **Scenic Quality** scores are totalled and assigned an A (High scenic quality), B (Moderate scenic quality) or C (Low scenic quality) category based on the following split: A= scenic quality rating of ≥19; B = rating of 12 – 18, C= rating of ≤11 (USDl., 2004).

**Receptor Sensitivity** levels are a measure of public concern for scenic quality. Receptor sensitivity to landscape change is determined by rating the key factors relating to the perception of landscape change in terms of Low to High.

## 7.4 Visual Resource Management (VRM) Classes

The VRM Method defines four Classes that represent the relative value of the visual resources of an area and are defined making use of the VRM Matrix below:

- i. **Classes I and II** are the most valued
- ii. **Class III** represent a moderate value
- iii. **Class IV** is of least value

### 7.4.1 Class I

Class I is assigned when legislation restricts development in certain areas. The visual objective is to preserve the existing character of the landscape, the level of change to the characteristic landscape should be very low and must not attract attention. A Class I visual objective was assigned to the areas defined. The Class I objective is to preserve the existing character of the landscape, and the level of change to the characteristic landscape should be very low and must not attract attention. Class I is assigned when a decision is made to maintain a natural landscape. As there are no significant landscape features, or botanical/heritage specialist findings, **no Class I areas were defined. As such the site is suitable for development and the No-go Option is not a consideration.**

### 7.4.2 Class II

The Class II objective is to retain the existing character of the landscape, and the level of change to the characteristic landscape should be low. The proposed development may be seen but should not attract the attention of the casual observer, and should repeat the basic elements of form, line, colour and texture found in the predominant natural features of the characteristic landscape. As the property is zoned for development, even though the sensitivity levels to landscape change are High, the Class II rating is not relevant as it does not align with the Special Zoning authorisation. For this reason, the Class II Visual Inventory was changed to Class III.

### 7.4.3 Class III

The Class III objective is to partially retain the existing character of the landscape, where the level of change to the characteristic landscape should be moderate. The proposed development may attract attention but should not dominate the view of the casual observer, and changes should repeat the basic elements found in the predominant natural features of the characteristic landscape.

Class III visual objectives were assigned to the following features:

- Transformed (the whole study area).

Given the unique landscape character of the port and the surrounding St Francis residential areas, development constraint is required to ensure that un-intended consequences of increased skyline intrusion that results in visual intrusion do not take place. However, the higher visual absorption capacity of the port does accommodate the development footprint, with the multi-level, block and tower design breaking up the massing effect of the development.

#### 7.4.4 Class IV

The Class IV objective is to provide for management activities that require major modifications of the existing character of the landscape. The level of change to the landscape can be high, and the proposed development may dominate the view and be the major focus of the viewer's (s') attention without significantly degrading the local landscape character. Due to the landscape sensitivity of the site, Class IV type developments should not be considered within the property as they are likely to exceed the site visual absorption capacity, detracting from the unique scenic quality of the locality.

## 8 PHOTOMONTAGES

To inform screening phase processes, photomontages were generated for each of the KOPs. The following methodology was used to generate the photomontages. It must be noted that the generated photomontages are not claiming to be 100% accurate, as there is some interpretation when matching the 3D model to the photograph. However, as a detailed model proof has been used that included 3D ArcGIS software, the validity of the generated photomontages can be defined as Near Accurate. As such, the photomontages are labelled as ***Scientifically Informed Approximation***.

- Photographs taken during the field visit with the spatial location captured by means of hand-held GPS.
- Making use of ArcGIS Pro 3D Scene, a 3D block model of the proposed development block was generated. The heights for the proposed developments were defined for each of the four blocks and three height variations (2 floors, 3 floors and 4 floors). The height for the roof height was used to depict the maximum extent of the proposed landscape change as defined in the Table 19 below.
- 3D block models were also generated for the key buildings in the immediate locality was generated. These included the Port complex, as well as the three Dwellings located behind the proposed development on Cowie Crescent: Erf 1812, 1808 and Erf 1807. Erf 1809, 1810 & 1811 have no dwellings. The height of 8.5m above ground level (minimum) was used.
- The replica view from the KOP was rendered in the ArcGIS 3D scene, and then superimposed onto the photograph taken from the KOP in Affinity Photo.
- In order to provide detail to the block model, a 3D AutoCAD impact (without terrain model) was manipulated to replicate the perspective view, clipped via screen clip and then inserted on the Affinity Photo as a layer. Using the 3D Block Model as reference, the 3D AutoCAD rendered image was sized to approximate the 3D Block Model positioning (using roof height as a key reference), and then photoshopped to remove foreground/ background photographic features. *The architectural design as specified by the 3D Model may change within the height restrictions for 22mamsl for tower blocks with 19mamsl for remaining build.*

The model proof and photomontages can be viewed in the following pages.

## 8.1 Model Proof

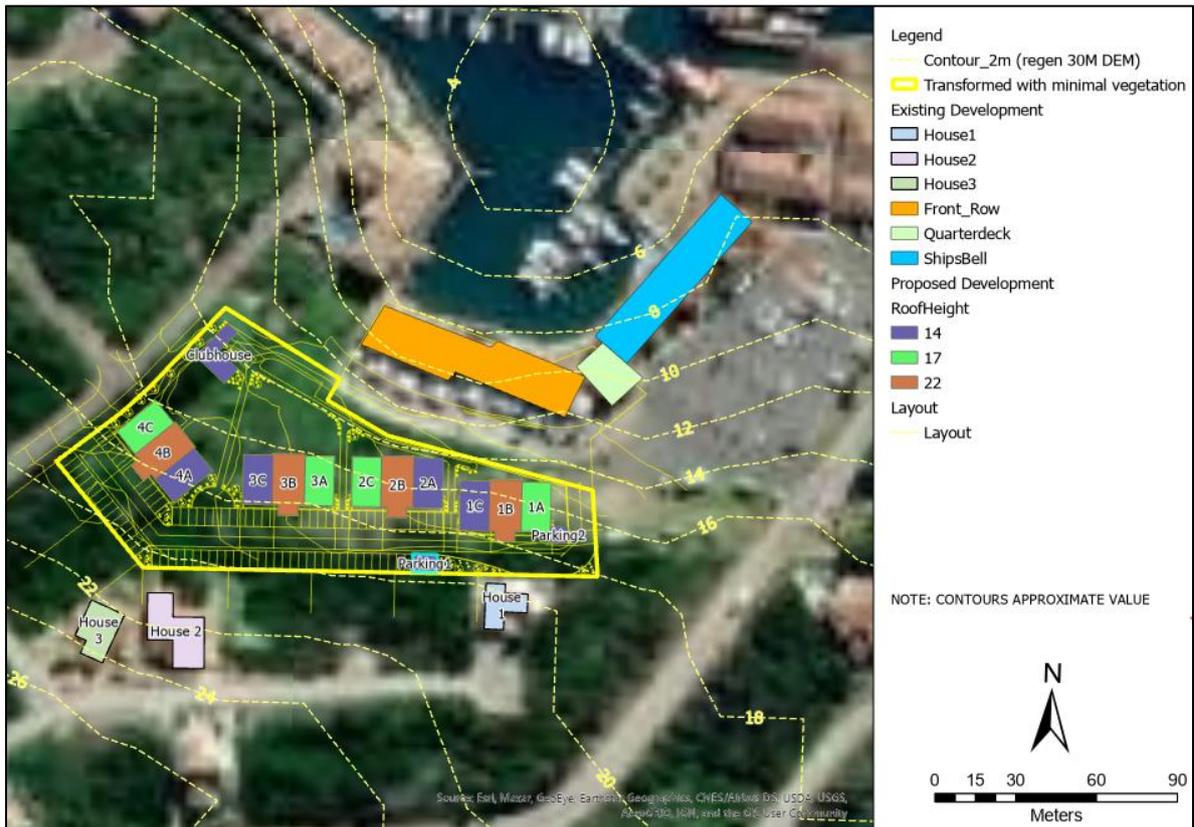


Figure 18. ArcGIS Map view of proposed blocks.

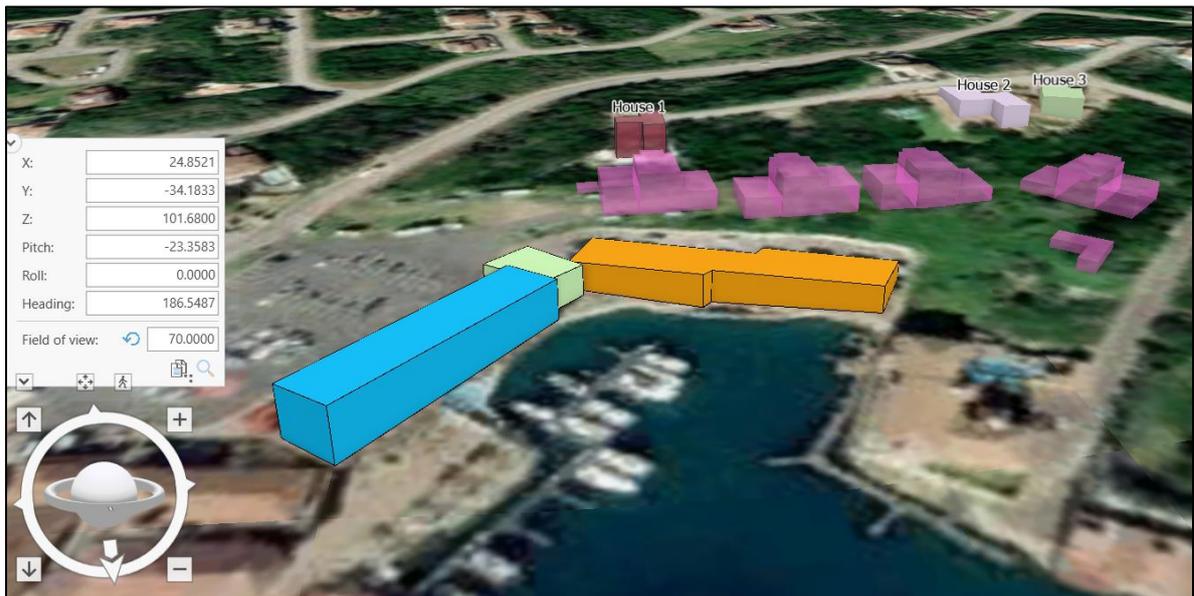


Figure 19. ArcGIS Pro 3D Scene block model.

Table 19. Height table depicting the heights used in the generation of the ArcGIS Pro 3D Block Models in meters above mean sea level.

Tower	Max Height (mamsl)
1A	19
1B	22
1C	17
2A	17
2B	22
2C	19
3A	19
3B	22
3C	17
4A	17
4B	22
4C	19
Clubhouse	14
Parking1	14
Parking2	14



Figure 20. ArcGIS 3D Scene ground view of the three different heights of the four blocks.



Figure 21. AutoCad 3D model provided by the architect used for rendering the four blocks used as potential architectural design but could change within the 22mamsl tower block/ 19mamsl remaining build height restrictions.

## 8.2 Photomontages (Conceptual)

**RECEPTOR: Erf 1896 View West**

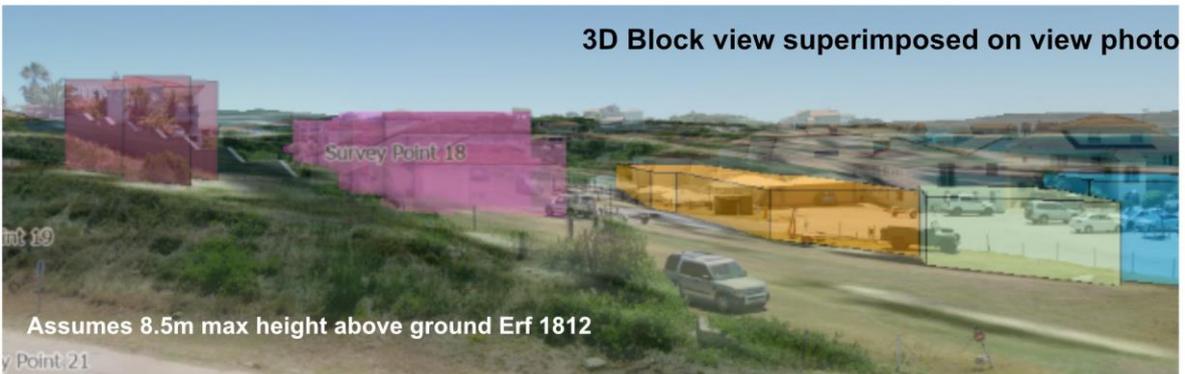


Figure 22. Photomontage as seen from Erf 1896 View West.

**RECEPTOR: Erf 1809 View North**

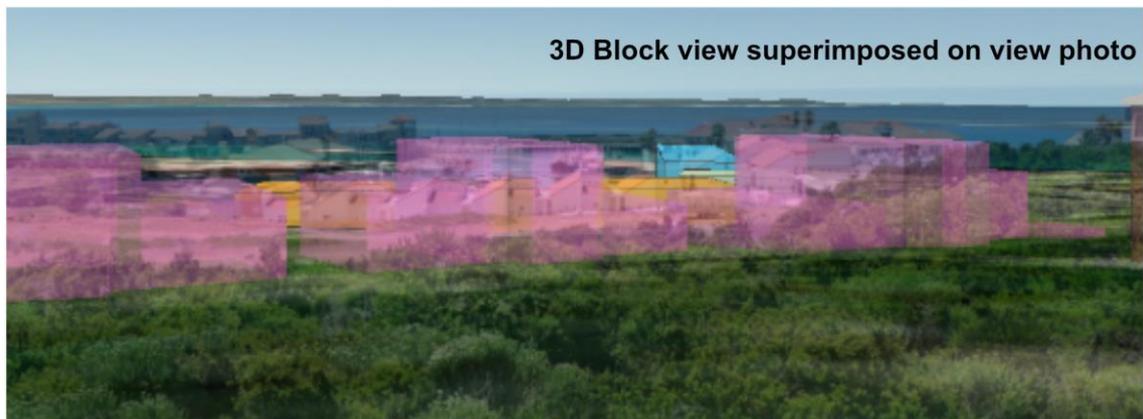
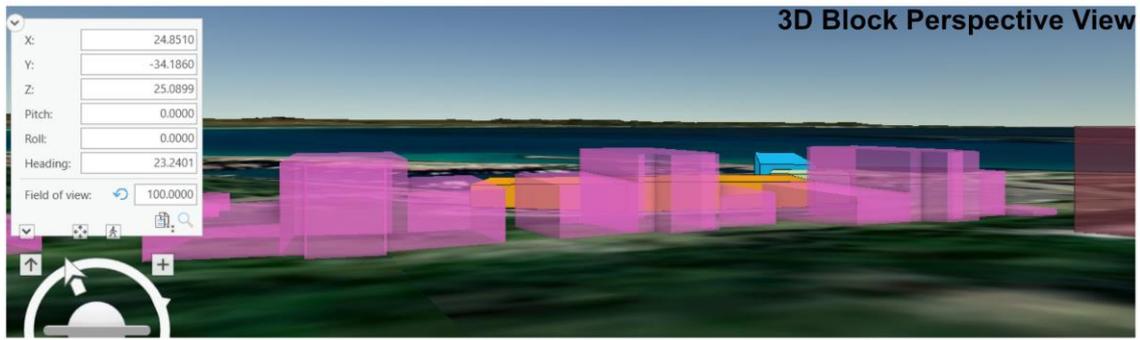


Figure 23. Photomontage as seen from Erf 1809 View North.

**RECEPTOR: Port View Southwest**

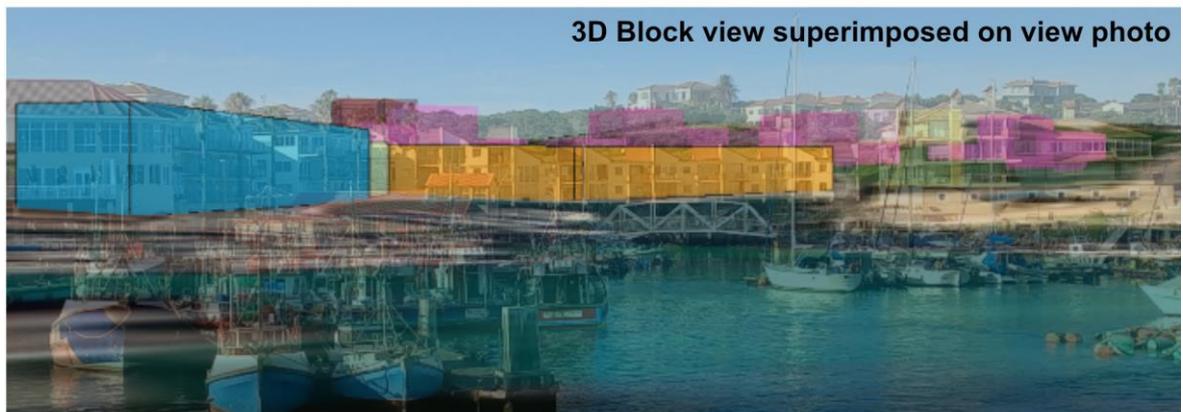
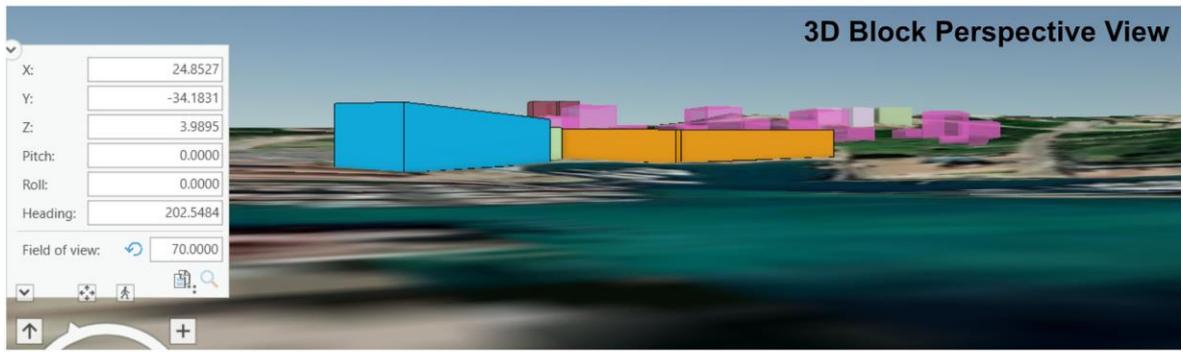


Figure 24. Photomontage as seen from Port View Southwest.

## 9 IMPACT ASSESSMENT

### 9.1 Contrast Rating

As indicated in the methodology, the contrast rating is undertaken to determine if the VRM Class Objectives are met. The suitability of a landscape modification is assessed by comparing and contrasting the existing receiving landscape to the expected contrast that the proposed landscape change will generate. This is done by evaluating the level of change to the existing landscape by assessing the line, colour, texture and form, in relation to the visual objectives defined for the area.

The following criteria are utilised in defining the DoC:

- **None:** The element contrast is not visible or perceived.
- **Weak:** The element contrast can be seen but does not attract attention.
- **Moderate:** The element contrast begins to attract attention and begins to dominate the characteristic landscape.
- **Strong:** The element contrast demands attention, will not be overlooked, and is dominant in the landscape.

Table 20: VRM Class III Contrast Rating from Key Observation Points Table

Key Observation Point	Exposure			Landscape Elements					Visual Objectives Met?
	Distance	Zone	Exposure	Form	Line	Colour	Texture	Doc	
<b>Port View</b>	348m	FG	High	M	M	M	M	M	Yes
<b>Port parking</b>	85m	FG	Very High	M	M	M	M	M	Yes
<b>Erf1896</b>	85m	FG	Very High	S	M	S	S	S	With Mitigat.
<b>Erf 1808/1807</b>	20 - 60m	FG	Very High	M	M	S	S	S	With Mitigat.

\* S = Strong, M = Medium, W = Weak, N = None

In general, due to the high VAC levels created by the build of the port as well as the surrounding single residential dwellings around the port, the degree of contrast is moderated for Form, Line, Colour and Texture for most receptors. As seen from the port, the form will blend with the existing development forms in the foreground, with similar lines created by the vertical walls and shallow roof lines. Colour and texture are similar to the existing context with the colour of the proposed development a similar hue, and the port having stronger textures created by the glass, metals of the boats and other features in the immediate landscape. For these receptors, the existing build (within height restriction and block & tower design) the Class III visual objectives would be met without mitigation.

The exception lies with the existing (and proposed) dwellings along Cowie Crescent. where higher levels of contrast are likely to be generated by the parking of vehicles in front of the houses. Glint from the metals and glass, as well as stronger colour contrast would be generated. Given the higher levels of receptor sensitivity to landscape change, mitigation would be required to reduce the visual intrusion. This can be mitigated with the introduction of covered shade parking with colour mid-grey. With this mitigation to reduce most of the vehicular contrast, the Class III visual objective would be met as the landscape character would be partially retained and the level of change to the characteristic landscape should be moderate.

## 9.2 Residential Development Visual Impacts

This development scenario refers to the full development as generally seen from the surrounding receptors.

Table 21: All Phase Impacts Table

Project phase	All Phases			
Impact	<b>Construction of operation of the proposed block and tower type development with height restriction 22mamsl for tower and 19m for remaining build.</b>			
Mitigability	High	The mitigation will reduce the significance of the visual and landscape impacts		
Potential mitigation	<ul style="list-style-type: none"> <li>• The following specifications of the original authorisation should inform design constraints. <ul style="list-style-type: none"> <li>○ Tower blocks with 150sqm slab not exceeding 22mamsl.</li> <li>○ Remaining build not exceeding 19mamsl.</li> </ul> </li> <li>• Tiled roofing with similar colour to the existing Port Build.</li> <li>• Walls painted with textured paints that are earth colours similar to the existing Port.</li> <li>• Maximise roof overhang to allow for shading of walls with shadows creating a darker hue.</li> <li>• As specified in the report, the management of retaining walls needs to be carefully considered. The retaining walls should be either reflect natural stone, stone gabions (not light-coloured rock) or made from sand coloured retaining block.</li> <li>• Covered shade parking for the vehicle parking areas with the shading a mid-grey colour.</li> <li>• Lights at night can extend the visual presence of the proposed landscape modification. Light spillage should be carefully controlled and the generic mitigations in the Annexure should be implemented to ensure that light spillage is effectively managed.</li> <li>• A detailed landscaping plan by a registered landscape practitioner needs to be provided to ensure that massing effects of the blocks are reduced. Medium sized trees need to be incorporated into the design as seen from the parking lot areas, between the blocks as well as to the west of the build.</li> </ul>			
Assessment	Without mitigation		With mitigation	
Duration	Permanent	Impact will be permanent	Medium	Impact will last approximately 2 years

				while tree growth takes place.
<b>Extent</b>	Local	Contained within the Foreground/ Mid Ground (approx. 6km from site)	Local	Contained within the Foreground/ Mid Ground (approx. 6km from site)
<b>Intensity</b>	Medium	Natural and/ or social functions and/ or processes are strongly altered.	Low	Natural and/ or social functions and/ or processes are somewhat altered.
<b>Probability</b>	Likely	The impact is likely to occur	Likely	The impact is likely to occur.
<b>Confidence</b>	Sure	Substantive supportive data exists to verify the assessment	Sure	Substantive supportive data exists to verify the assessment
<b>Reversibility</b>	Low	The affected landscape will not be able to recover as the build would completely transform the landscape.	Low	The affected landscape will not be able to recover as the build would completely transform the landscape.
<b>Nature</b>	<b>Negative</b>		<b>Positive</b>	
<b>Significance</b>	<b>Medium to High</b>		<b>Medium</b>	
<b>Comment on significance</b>	Exceeding existing height restriction defined in the original authorisation is likely to result in loss of sense of place for the erven located behind the development site along Cowie Crescent.		Building within the proposed height restrictions would effectively allow partial views over the build, adding value to the local tourism and economy from the maximisation of the build footprint with an authorised/ urban context.	
<b>Cumulative impacts</b>	Negative cumulative effects could take place as skyline intrusion could take place as the houses along Cowie Crescent also request for amendment to the existing 8.5m above mean ground level height restriction. This restriction has allowed a suitable coastal development sense of place where buildings do not result in significance intrusion into the skyline.		Negative cumulative visual effects would be limited as the threat from 'knock-on' effects from skyline intrusion would be limited as the existing height restriction status quo would remain.	

## 10 CONCLUSION

As indicated in Opportunities and Contrast section, there are clear benefits for development of the site created within the higher Visual Absorption Capacity (VAC) levels of the port development context, which are supported by the Special Zoning with defined height restrictions. The conclusion of this Basic Visual Impact Assessment is that the proposed development should be authorised with mitigation.

In conclusion, it must be noted that the planning needs to be the primary informant in the decision-making process, with the local authority in charge of planning for St Francis ultimately providing the authorisation. It is the finding of this report that the proposed

development should be supported with mitigation. Mitigation includes ensuring that the existing building restrictions are retained, namely, restricting the total height to 22m (amsl) for tower areas not exceeding 150 sqm, with 19m (amsl) for the remaining of the build. Further to the previous authorisation stipulations defined, further mitigation is proposed with the incorporation of covered parking to reduce colour and glint visual impacts from vehicles in front of the erven; as well as landscaping to include medium sized trees between the blocks to assist in further breaking up of the massing effects of the build.

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<b>ID</b>	SP1
<b>NAME</b>	Site Landscape Character
<b>DIRECTION</b>	East
<b>REMARKS</b>	The view of the proposed development site looking west. The site is grass covered with limited natural vegetation.



<b>ID</b>	SP2
<b>NAME</b>	Site Landscape Character
<b>DIRECTION</b>	East
<b>REMARKS</b>	Photograph taken from the highest point of the sides looking towards the South depicting slightly raised ground. Also visible is the close proximity of Erf 1812.



<b>ID</b>	SP3
<b>NAME</b>	Site Landscape Character
<b>DIRECTION</b>	East
<b>REMARKS</b>	View of the fill area in the immediate foreground with the Port development in the middle ground.



<b>ID</b>	SP4
<b>NAME</b>	Site Landscape Character
<b>DIRECTION</b>	North
<b>REMARKS</b>	Some minor dumping has taken place in an old excavation but does not detract from the surrounding landscape character.



<b>ID</b>	SP5
<b>NAME</b>	Receptor Erf 1812
<b>DIRECTION</b>	South
<b>REMARKS</b>	Double story structure located directly adjacent to the proposed site. It is located behind the proposed development that would be located directly in front of the proposed site. Very high exposure levels and likely very high sensitivity to landscape change expected. Any deviation to height restrictions for the proposed development would significantly detract from the sea views of Erf 1812. <b>KOP status.</b>



**View from receptor towards site.**



<b>ID</b>	SP6
<b>NAME</b>	Receptors 1808 & 1807 and other undeveloped erven.
<b>DIRECTION</b>	Southwest
<b>REMARKS</b>	Cluster of three, double storey buildings overlooking the northern portion of the site where the two northern sections of the proposed development blocks would obscure views to the marina and ocean views. <b>KOP status.</b>



**View from receptor towards site.**



<b>ID</b>	SP7
<b>NAME</b>	Receptor 3
<b>DIRECTION</b>	Northwest
<b>REMARKS</b>	View towards the cluster of double story houses located to the north proximately 100m away which have views towards the southeast. However, it is unlikely the proposed development would impair the views towards the ocean.



View from receptor towards site.



<b>ID</b>	SP8
<b>NAME</b>	Receptors at the Port parking lot.
<b>DIRECTION</b>	North
<b>REMARKS</b>	Photograph of the parking lot located to the Northeast of the proposed site. Tourists visiting the marina would have clear high exposure views to the four four-story apartment blocks. However, the VAC levels are higher with the close proximity of the existing port build. <b>KOP recommended to check congruence with existing port build.</b>



View from KOP towards site



# 13 ANNEXURE B: ADDITIONAL INFORMATION

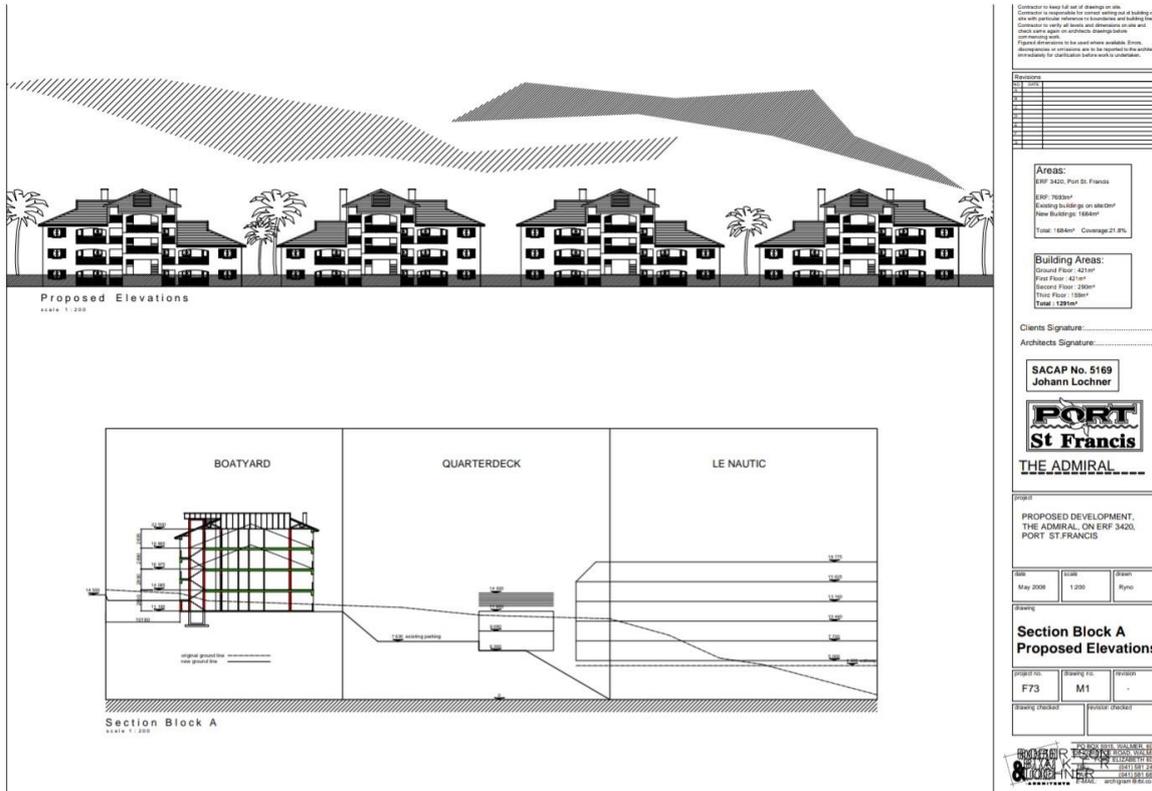


Figure 26. Overall Scheme Elevation and Section

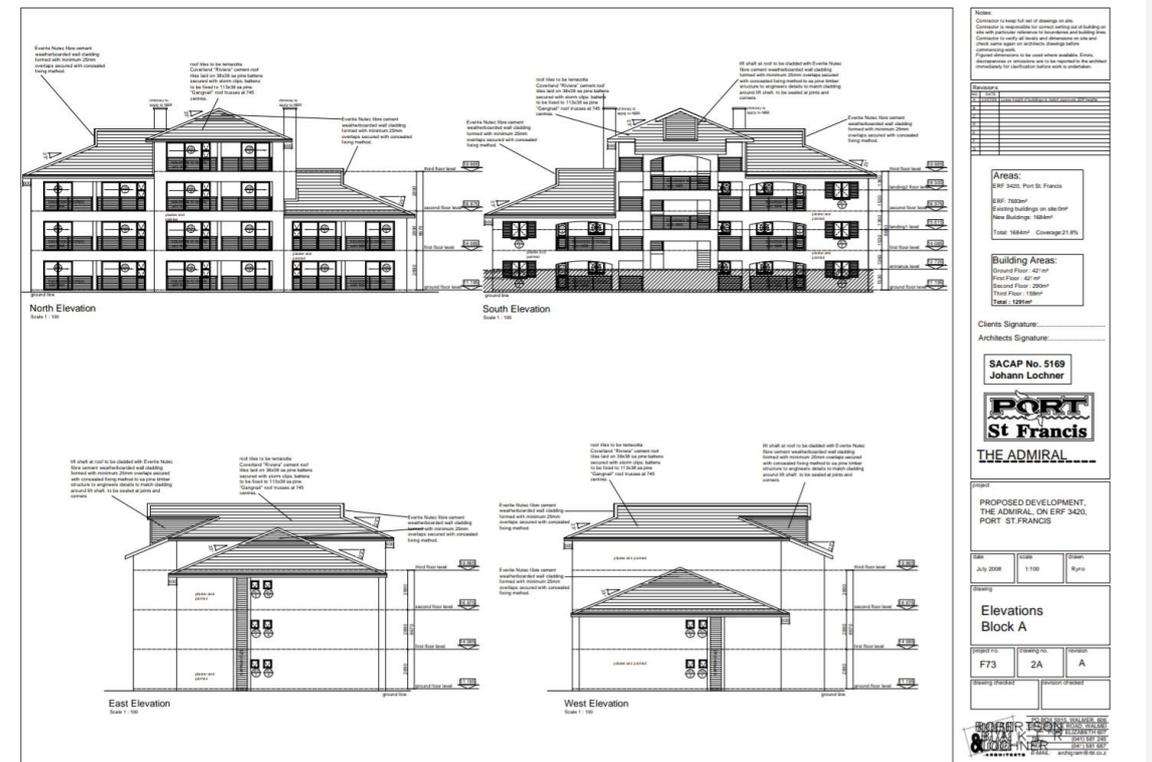


Figure 27. Typical Elevations Block A



Jeffreys Bay Loele Thornhill PO Box 21 Jeffreys Bay 6330 Tel: 042 293 1111 Fax: 042 293 1114	Humansdorp PO Box 26 Humansdorp 6300 Tel: 042 295 1111 Fax: 042 291 0567	St Francis Bay Cape St Francis Oyster Bay PO Box 137 St Francis Bay 6312 Tel: 042 294 0309 Fax: 042 294 0108	Hankey PO Box 3 Hankey 6350 Tel: 042 284 0302 Fax: 042 284 0259	Patensie PO Box 129 Patensie 6335 Tel: 042 283 0257 Fax: 042 283 0563
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Ref. No: evdm/SV/3420

Date: 1 September 2010

## ZONING CERTIFICATE

TO WHOM IT MAY CONCERN

This is to confirm that Erf 3420, Sea Vista, has been zoned as "**SPECIAL ZONE**" in compliance with the applicable Zoning Scheme. Property and buildings may be utilized as stipulated below :

### Primary Uses

Indicates the purposes for which land may be used and or buildings may be erected and used.

Special Usage

*"Special Usage" means a use which is such, or in respect of which the land use restrictions are such, that it is not catered for in these regulations, and which is set out in detail, and in respect of which the land use parameters are set out in detail, by means of conditions of approval or by means of conditions applicable to the special zone, and includes a conservation usage.*

### Consent Uses

Indicates the purposes for which land may be used and or buildings may be erected and used under the zoning only with the consent of the Council.

Conservation Usage

Yours faithfully

  
**S MAREE**  
 MANAGER : PLANNING & DEVELOPMENT

Figure 28. Zoning Certificate Pg 1

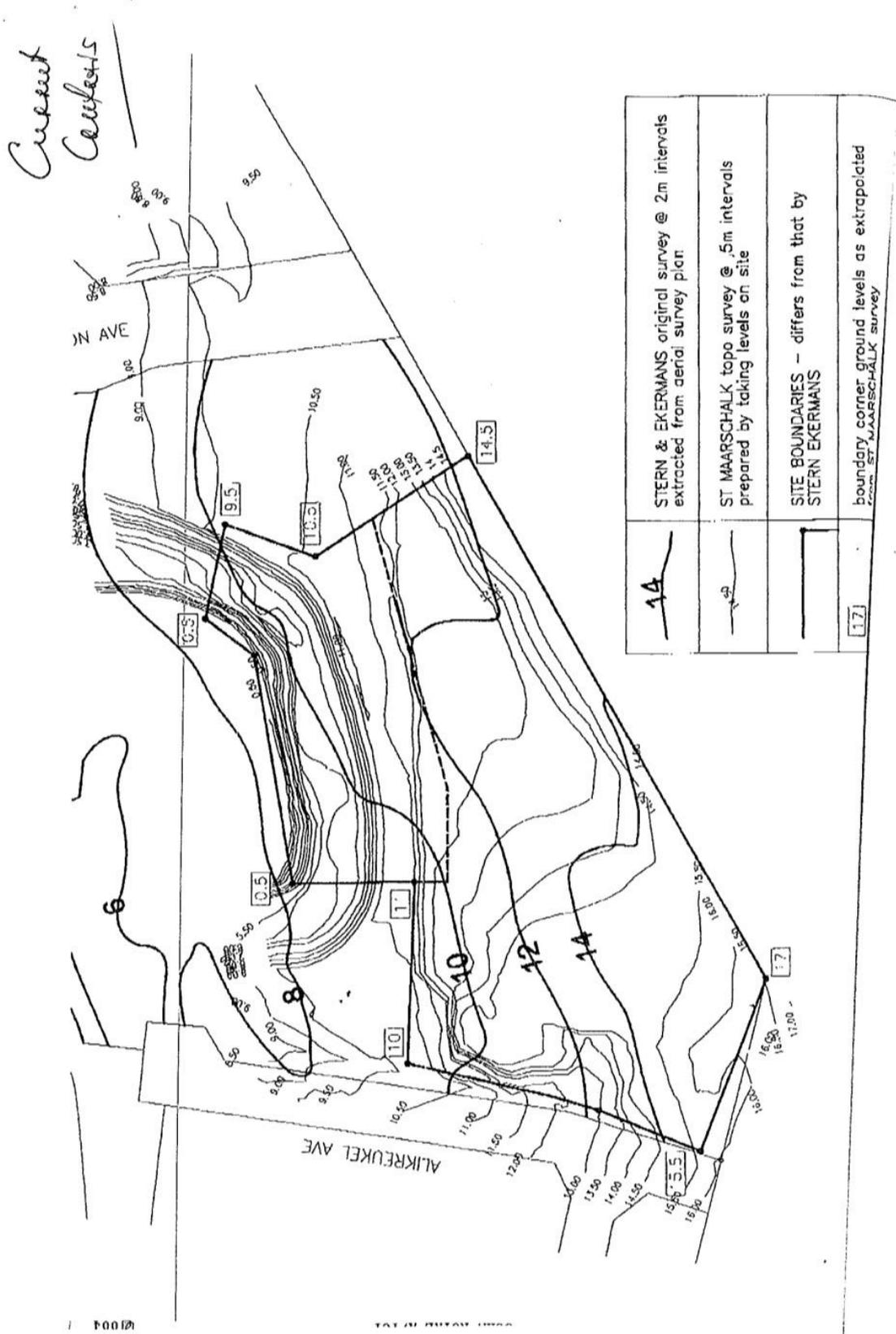


Figure 29. Zoning Certificate Pg 2

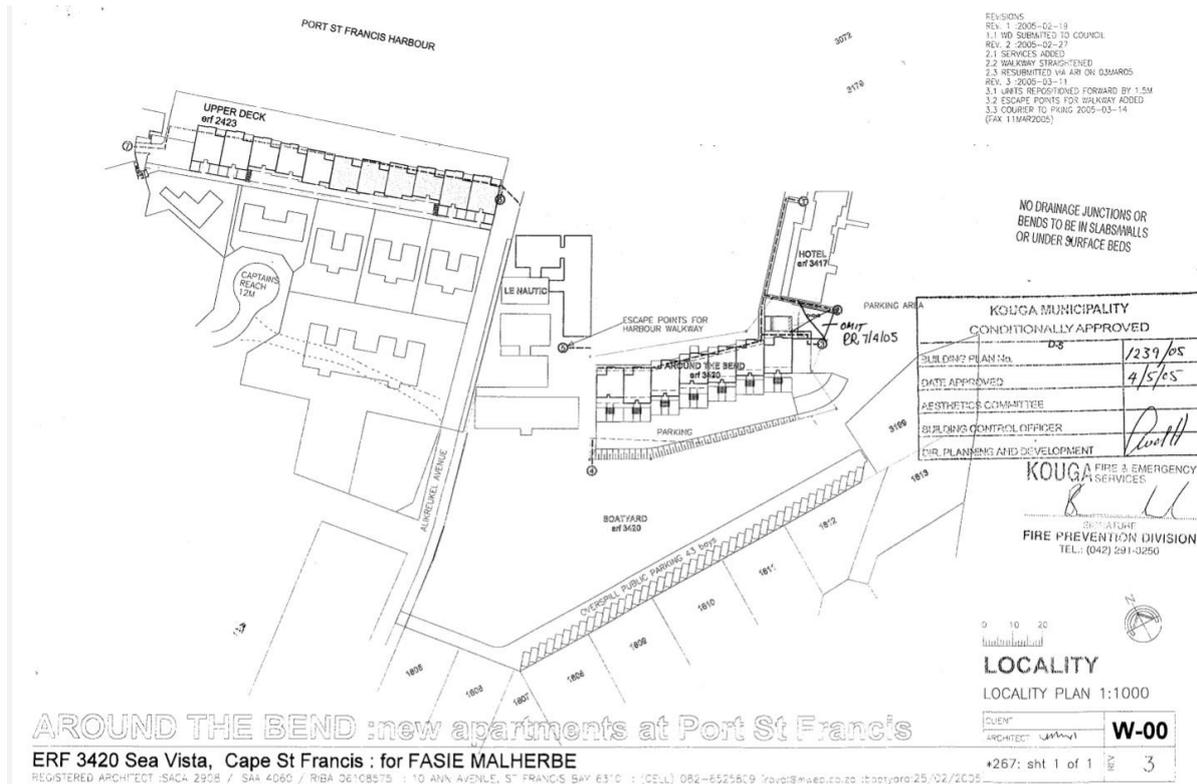


Figure 30. Zoning Certificate Pg 3

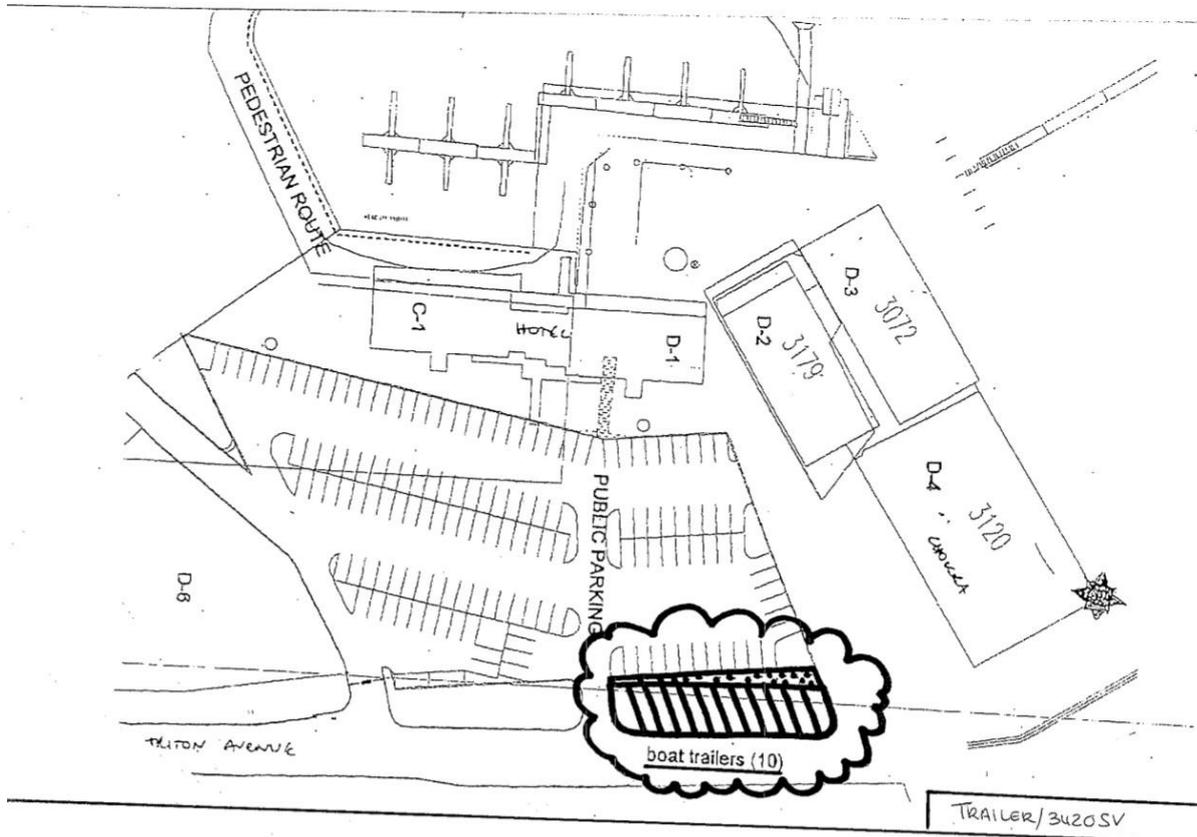


Figure 31. Zoning Certificate Pg 4

# KOUGA MUNICIPALITY

## BUILDING PLAN APPROVAL

Erf Number	3420
Plan Number	SFB 2453/08

NAME OF OWNER: ..... *Sunset Bay Trading 563 (Pty) Ltd*  
 STREET ADDRESS: ..... *Port St Francis*

This building plan has been approved in terms of the Act pertaining to National Building regulations and Building Standards (Act No 103 of 1977) and under the following conditions:

- 1 The building work is to comply with the provision of the National Building Regulations The Building Standards Act Municipal Bylaws and Electrical installations to be in accordance with SABS 1042 as amended.
- 2 **No deviation from the approved plan is permitted, (deviations without prior Council authority shall result in prosecution).**
- 3 This form together with the approved plan is to be available on site at all times.
- 4 In the event of structural details (Engineer=s drawings) not accompanying this approved plan, are to be submitted not less than 3 days, excluding Saturdays, Sundays and public holidays, before structural work is commenced.
- 5 Adequate sanitary facilities are to be provided on site at all times i.e. chemical.
- 6 Only one night watchman per building site being permitted.
- 7 **Appointments for the following inspections are to be made with the Town Planning Department 24 hours before inspection.**  
**7.1 Foundation 7.2 Drainage 7.3 Conservancy Tank 7.4 Final Inspection**
- 8 Roof inspection being carried out by the registered structural engineer responsible for the design thereof or his duly appointed representative.
- 9 **Occupation Certificates** will only be issued if the building has been erected in accordance with the approved plan as well as the National Building Regulations and Building Standards Act and the necessary certificates have been issued by the **Structural Engineer, Electrician , Kouga Municipality Fire Department and the Roof Loading and Completion Certificate** have been submitted.
- 10 Frontage / entrance levels to the stand / erf being a minimum of 250mm above the nearest edge of the hardened street.
- 11 The owner hereby accepts all water discharged onto this stand / erf from the natural storm water route and the discharge point under no circumstances being blocked off or altered.
- 12 The owner / agent hereby indemnifies the Local Authority from any claim of whatsoever nature caused to the property by storm water.
- 13 The owner / builder / agent removing all surplus material and matter from the stie and from any other land, public street or public place affected by such material or matter to the satisfaction of the Local Authority.
- 14 All costs for the provision / moving / removal / altering of any street furniture / services being bourne by the Owner.
- 15 NOTE: 8,5m height restriction above NGL to be strictly observed - not to be exceeded at any point - (Santareme area has a 7,00m height restriction above NGL or as stated in the title deeds).
- 16 The owner / applicant having any relevant restrictive condition contained in the title deeds removed if necessary prior to the commencement of any building works.

	APPROVED	DATE
BUILDING CONTROL OFFICER	<i>[Signature]</i>	<i>04/08/08</i>

PLAN RECEIVED BY: ..... DATE:.....

Figure 32. Port 3420 Previous Plan Approval

## 14 ANNEXURE C: METHODOLOGY DETAIL

### 14.1 Baseline Analysis Stage

In terms of VRM methodology, landscape character is derived from a combination of **scenic quality**, **receptor sensitivity** to landscape change and **distance** from the proposed landscape change. The objective of the analysis is to compile a mapped inventory of the visual resources found in the receiving landscape, and to derive a mapped Visual Resource sensitivity layer from which to evaluate the suitability of the landscape change.

#### 14.1.1 Scenic Quality

The scenic quality is determined making use of the VRM Scenic Quality Checklist (refer to Annexure E: VRM Checklists and Terminology). The checklist identifies seven scenic quality criteria which are rated with 1 (low) to 5 (high) scale. The scores are totalled and assigned an A (High), B (Moderate) or C (low) based on the following split:

*A = scenic quality rating of  $\geq 19$ ;*

*B = rating of 12 – 18,*

*C = rating of  $\leq 11$*

The seven scenic quality criteria are defined below:

- **Land Form:** Topography becomes more of a factor as it becomes steeper, or more severely sculptured.
- **Vegetation:** Primary consideration given to the variety of patterns, forms, and textures created by plant life.
- **Water:** That ingredient which adds movement or serenity to a scene. The degree to which water dominates the scene is the primary consideration.
- **Colour:** The overall colour(s) of the basic components of the landscape (e.g., soil, rock, vegetation, etc.) are considered as they appear during seasons or periods of high use.
- **Scarcity:** This factor provides an opportunity to give added importance to one, or all, of the scenic features that appear to be relatively unique or rare within one physiographic region.
- **Adjacent Land Use:** Degree to which scenery and distance enhance, or start to influence, the overall impression of the scenery within the rating unit.
- **Cultural Modifications:** Cultural modifications should be considered and may detract from the scenery or complement or improve the scenic quality of an area.

#### 14.1.2 Receptor Sensitivity

Receptor Sensitivity levels are a measure of public concern for scenic quality and assessed making use of the Sensitivity Checklist in Annexure E: VRM Checklists and Terminology. Receptor sensitivity to landscape change is determined by rating the following factors in terms of Low to High:

- **Type of Users:** Visual sensitivity will vary with the type of users, e.g. 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.

- **Amount of Use:** Areas seen or used by large numbers of people are potentially more sensitive.
- **Public Interest:** The visual quality of an area may be of concern to local, or regional, groups. Indicators of this concern are usually expressed via public controversy created in response to proposed activities.
- **Adjacent Land Uses:** The interrelationship with land uses in adjacent lands. For example, an area within the viewshed of a residential area may be very sensitive, whereas an area surrounded by commercially developed lands may not be as visually sensitive.
- **Special Areas:** Management objectives for special areas such as Natural Areas, Wilderness Areas or Wilderness Study Areas, Wild and Scenic Rivers, Scenic Areas, Scenic Roads or Trails, and Critical Biodiversity Areas frequently require special consideration for the protection of their visual values.
- **Other Factors:** Consider any other information such as research or studies that include indicators of visual sensitivity.

#### 14.1.3 Exposure

The area where a landscape modification starts to influence the landscape character is termed the Zone of Visual Influence (ZVI) and is defined by the U.K. Institute of Environmental Management and Assessment's (IEMA) '*Guidelines for Landscape and Visual Impact Assessment*' as 'the area within which a proposed development may have an influence or effect on visual amenity (of the surrounding areas).'

The inverse relationship of distance and visual impact is well recognised in visual analysis literature (*Hull, R.B. and Bishop, I.E., 1988*). According to Hull and Bishop, exposure, or visual impact, tends to diminish exponentially with distance. The areas where most landscape modifications would be visible are located within 2 km from the site of the landscape modification. Thus, the potential visual impact of an object diminishes at an exponential rate as the distance between the observer and the object increases due to atmospheric conditions prevalent at a location, which causes the air to appear greyer, thereby diminishing detail. For example, viewed from 1000 m from a landscape modification, the impact would be 25% of the impact as viewed from 500 m from a landscape modification. At 2000m it would be 10% of the impact at 500 m.

**Distance** from a landscape modification influences the size and clarity of the landscape modification viewing. The Bureau of Land Management defines three distance categories:

- Foreground / Middle ground**, up to approximately 6km, which is where there is potential for the sense of place to change;
- Background areas**, from 6km to 24km, where there is some potential for change in the sense of place, but where change would only occur in the case of very large landscape modifications; and
- Seldom seen areas**, which fall within the Foreground / Middle ground area but, as a result of no receptors, are not viewed or are seldom viewed.

#### 14.1.4 Key Observation Points

During the Baseline Inventory Stage, Key Observation Points (KOPs) are identified. KOPs are defined by the Bureau of Land Management as the people (receptors) located in strategic locations surrounding the property that make consistent use of the views associated with the

site where the landscape modifications are proposed. These locations are important in terms of the VRM methodology, which requires that the Degree of Contrast (DoC) that the proposed landscape modifications will make to the existing landscape be measured from these most critical locations, or receptors, surrounding the property. To define the KOPs, potential receptor locations were identified in the viewshed analysis, and screened, based on the following criteria:

- Angle of observation;
- Number of viewers;
- Length of time the project is in view;
- Relative project size;
- Season of use;
- Critical viewpoints, e.g. views from communities, road crossings; and
- Distance from property.

## 14.2 Assessment and Impact Stage

The analysis stage involves determining whether the potential visual impacts from proposed surface-disturbing activities or developments will meet the management objectives established for the area, or whether design adjustments will be required. This requires a contrast rating to assess the expected DoC the proposed landscape modifications would generate within the receiving landscape in order to define the Magnitude of the impact.

### 14.2.1 Contrast Rating

The contrast rating is undertaken to determine if the VRM Class Objectives are met. The suitability of landscape modification is assessed by comparing and contrasting existing receiving landscape to the expected contrast that the proposed landscape change will generate. This is done by evaluating the level of change to the existing landscape by assessing the line, colour, texture and form, in relation to the visual objectives defined for the area. The following criteria are utilised in defining the DoC:

- **None:** The element contrast is not visible or perceived.
- **Weak:** The element contrast can be seen but does not attract attention.
- **Moderate:** The element contrast begins to attract attention and begins to dominate the characteristic landscape.
- **Strong:** The element contrast demands attention, will not be overlooked, and is dominant in the landscape.

As an example, in a Class I area, the visual objective is to preserve the existing character of the landscape, and the resultant contrast to the existing landscape should not be notable to the casual observer and cannot attract attention. In a Class IV area example, the objective is to provide for proposed landscape activities that allow for major modifications of the existing character of the landscape. Based on whether the VRM objectives are met, mitigations, if required, are defined to avoid, reduce or mitigate the proposed landscape modifications so that the visual impact does not detract from the surrounding landscape sense of place.

Based on the findings of the contrast rating, the Magnitude of the Landscape and Visual Impact Assessment is determined.

### 14.2.2 Photomontages

As a component in this contrast rating process, visual representation, such as photo montages are vital in large-scale modifications, as this serves to inform Interested & Affected Parties and decision-making authorities of the nature and extent of the impact associated with the proposed project/development. There is an ethical obligation in this process, as visualisation can be misleading if not undertaken ethically. In terms of adhering to standards for ethical representation of landscape modifications, VRMA subscribes to the Proposed Interim Code of Ethics for Landscape Visualisation developed by the Collaborative for Advanced Landscape Planning (CALP) (Sheppard, 2000). This code states that professional presenters of realistic landscape visualisations are responsible for promoting full understanding of proposed landscape changes, providing an honest and neutral visual representation of the expected landscape, by seeking to avoid bias in responses and demonstrating the legitimacy of the visualisation process. Presenters of landscape visualisations should adhere to the principles of:

- Access to Information
- Accuracy
- Legitimacy
- Representativeness
- Visual Clarity and Interest

The Code of Ethical Conduct states that the presenter should:

- Demonstrate an appropriate level of qualification and experience.
- Use visualisation tools and media that are appropriate to the purpose.
- Choose the appropriate level of realism.
- Identify, collect and document supporting visual data available for, or used in, the visualisation process.
- Conduct an on-site visual analysis to determine important issues and views.
- Seek community input on viewpoints and landscape issues to address in the visualisations.
- Provide the viewer with a reasonable choice of viewpoints, view directions, view angles, viewing conditions and timeframes appropriate to the area being visualised.
- Estimate and disclose the expected degree of uncertainty, indicating areas and possible visual consequences of the uncertainties.
- Use more than one appropriate presentation mode and means of access for the affected public.
- Present important non-visual information at the same time as the visual presentation, using a neutral delivery.
- Avoid the use, or the appearance of, 'sales' techniques or special effects.
- Avoid seeking a particular response from the audience.
- Provide information describing how the visualisation process was conducted and how key decisions were taken (Sheppard, 2000).

### 14.3 Impact Methodology

As this is a visual screening, impacts were not defined.

## **15 APPENDIX D: SPECIALIST INFORMATION**

### **15.1 Professional Registration Certificate 2021 - 2022**

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Association of Professional Heritage Practitioners

## MEMBERSHIP CERTIFICATE

THIS CERTIFIES THAT  
**STEPHEN STEAD**  
MEMBERSHIP NUMBER: 0063

has been accredited as a

**PROFESSIONAL HERITAGE PRACTITIONER (PHP)**

This membership is subject to the *Standards for Accreditation and Code of Conduct*, referred to in Sections 2 and 3 of the APHP Constitution respectively. The definition of a PHP may be found at: [www.aphp.org.za/membership](http://www.aphp.org.za/membership)

Please contact us via [info@aphp.org.za](mailto:info@aphp.org.za) should further information be required.

THIS CERTIFICATE IS VALID FROM 1 JUNE 2021 – 1 JULY 2022



Hammi

CHAIRPERSON

[Issued by the Association of Professional Heritage Practitioners Executive Committee]

Image Source: Salvage of Materials at the UCT Jagger Library, [https://photos.google.com/share/AF1QipM8rU-Vqzrp-laS7WBzr\\_amF6lkH6QJvzkr8P8PLNT18wAluyyRviE46sk47NQdg?key=VEZ2ZUZtdmpQcDFjRG5yc1h3TINqVXINdzNHsJf3](https://photos.google.com/share/AF1QipM8rU-Vqzrp-laS7WBzr_amF6lkH6QJvzkr8P8PLNT18wAluyyRviE46sk47NQdg?key=VEZ2ZUZtdmpQcDFjRG5yc1h3TINqVXINdzNHsJf3)

Association of Professional Heritage Practitioners

[info@aphp.org.za](mailto:info@aphp.org.za)

[www.aphp.org.za](http://www.aphp.org.za)

## 15.2 Curriculum Vitae (CV)

1. **Position:** Owner / Director
  2. **Name of Firm:** Visual Resource Management Africa cc ([www.vrma.co.za](http://www.vrma.co.za))
  3. **Name of Staff:** Stephen Stead
  4. **Date of Birth:** 9 June 1967
  5. **Nationality:** South African
  6. **Contact Details:** **Tel: +27 (0) 44 876 0020**  
**Cell: +27 (0) 83 560 9911**  
**Email: [steve@vrma.co.za](mailto:steve@vrma.co.za)**
- 

### 7. Educational qualifications:

- University of Natal (Pietermaritzburg):
- Bachelor of Arts: Psychology and Geography
- Bachelor of Arts (Hons): Human Geography and Geographic Information Management Systems

### 8. Professional Accreditation

- Association of Professional Heritage Practitioners (APHP) Western Cape
  - Accredited VIA practitioner member of the Association (2011)

### 9. Association involvement:

- International Association of Impact Assessment (IAIA) South African Affiliate
  - Past President (2012 - 2013)
  - President (2012)
  - President-Elect (2011)
  - Conference Co-ordinator (2010)
  - National Executive Committee member (2009)
  - Southern Cape Chairperson (2008)

### 10. Conferences Attended:

- IAIAAsa 2012
- IAIAAsa 2011
- IAIA International 2011 (Mexico)
- IAIAAsa 2010
- IAIAAsa 2009
- IAIAAsa 2007

### 11. Continued Professional Development:

- Integrating Sustainability with Environment Assessment in South Africa (IAIAAsa Conference, 1 day)
- Achieving the full potential of SIA (Mexico, IAIA Conference, 2 days 2011)

- Researching and Assessing Heritage Resources Course (University of Cape Town, 5 days, 2009)

## 12. Countries of Work Experience:

- South Africa, Mozambique, Malawi, Lesotho, Kenya and Namibia

## 13. Relevant Experience:

Stephen gained six years of experience in the field of Geographic Information Systems mapping and spatial analysis working as a consultant for the KwaZulu-Natal Department of Health and then with an Environmental Impact Assessment company based in the Western Cape. In 2004 he set up the company Visual Resource Management Africa that specializes in visual resource management and visual impact assessments in Africa. The company makes use of the well-documented Visual Resource Management methodology developed by the Bureau of Land Management (USA) for assessing the suitability of landscape modifications. Stephen has assessed of over 150 major landscape modifications throughout southern and eastern Africa. The business has been operating for eighteen years and has successfully established and retained a large client base throughout Southern Africa which include amongst other, Rio Tinto (Pty) Ltd, Bannerman (Pty) Ltd, Anglo Coal (Pty) Ltd, Eskom (Pty) Ltd, NamPower and Vale (Pty) Ltd, Ariva (Pty) Ltd, Harmony Gold (Pty) Ltd, Millennium Challenge Account (USA), Pretoria Portland Cement (Pty) Ltd

## 14. Languages:

- English – First Language
- Afrikaans – fair in speaking, reading and writing

## 15. Projects:

A list of the large-scale projects that VRMA has assessed has been attached below.

Table 22: VRM Africa Projects Assessments Table

YEAR	NAME	DESCRIPTION	LOCATION
2022	Hoekplaas Wind	Wind Energy	Western Cape (SA)
2022	Houthaalboomen PV	Solar Energy	North West (SA)
2022	Pofadder Wind	Wind Energy	Northern Cape (SA)
2022	Lunsklip Wind Amend	Wind Energy	Western Cape (SA)
2022	Lunsklip Wind Grid Connect	Power line	Western Cape (SA)
2022	Elandsfontein PV	Solar Energy	North West (SA)
2022	Erf 1713 1717 UISP	Settlement	Western Cape (SA)
2022	Roan PV x 2	Solar Energy	North West (SA)
2021	Avondale Gordonia 132kV Power Line	Infrastructure	Northern Cape (SA)
2021	Maitland Mines Wedding Venue	Resort	Eastern Cape (SA)
2020	Humansdorp BESS	Battery Storage	Northern Cape (SA)
2020	Bloemsmond PV BESS x 5	Battery Storage	Northern Cape (SA)
2020	Mulilo Prieska BESS x 5	Battery Storage	Northern Cape (SA)
2020	Mulilo De Arr BESS x 3	Battery Storage	Northern Cape (SA)
2020	Sandpiper Estate	Residential	Western Cape (SA)

2020	Obetsebi Lampley Interchange	Infrastructure	Ghana
2019	Wolvedans Megadump Facility	Mining	Mpumalanga (SA)
2019	Port Barry Residential	Settlement	Western Cape (SA)
2019	Gamsberg Smelter	Plant	Northern Cape (SA)
2019	Sandpiper Nature Reserve Lodge	Residential	Western Cape (SA)
2019	Bloemsmond PV 4 - 5	Solar Energy	Northern Cape (SA)
2019	Mphepo Wind (Scoping Phase)	Wind Energy	Zambia
2018	Mogara PV	Solar Energy	Northern Cape (SA)
2018	Gaetsewe PV	Solar Energy	Northern Cape (SA)
2017	Kalungwishi Hydroelectric (2) and power line	Hydroelectric	Zambia
2017	Mossel Bay UISP (Kwanoqaba)	Settlement	Western Cape (SA)
2017	Pavua Dam and HEP	Hydroelectric	Mozambique (SA)
2017	Penhill UISP Settlement (Cape Town)	Settlement	Western Cape (SA)
2016	Kokerboom WEF * 3	Wind Energy	Northern Cape (SA)
2016	Hotazel PV	Solar Energy	Northern Cape (SA)
2016	Eskom Sekgame Bulkop Power Line	Infrastructure	Northern Cape (SA)
2016	Ngonye Hydroelectric	Hydroelectric	Zambia
2016	Levensdal Infill	Settlement	Western Cape (SA)
2016	Arandis CSP	Solar Energy	Namibia
2016	Bonnievale PV	Solar Energy	Western Cape (SA)
2015	Noblesfontein 2 & 3 WEF (Scoping)	Wind Energy	Eastern Cape (SA)
2015	Ephraim Sun SEF	Solar Energy	North Cape (SA)
2015	Dyasonsklip and Sirius Grid TX	Solar Energy	North Cape (SA)
2015	Dyasonsklip PV	Solar Energy	North Cape (SA)
2015	Zeerust PV and transmission line	Solar Energy	North West (SA)
2015	Bloemsmond SEF	Solar Energy	North Cape (SA)
2015	Juwi Copperton PV	Solar Energy	North Cape (SA)
2015	Humansrus Capital 14 PV	Solar Energy	North Cape (SA)
2015	Humansrus Capital 13 PV	Solar Energy	North Cape (SA)
2015	Spitzkop East WEF (Scoping)	Solar Energy	Western Cape (SA)
2015	Lofdal Rare Earth Mine and Infrastructure	Mining	Namibia
2015	AEP Kathu PV	Solar Energy	North Cape (SA)
2014	AEP Mogobe SEF	Solar Energy	North Cape (SA)
2014	Bonnievale SEF	Solar Energy	Western Cape (SA)
2014	AEP Legoko SEF	Solar Energy	Northern Cape (SA)
2014	Postmasburg PV	Solar Energy	Northern Cape (SA)
2014	Joram Solar	Solar Energy	Northern Cape (SA)
2014	RERE PV Postmasberg	Solar Energy	Northern Cape (SA)
2014	RERE CPV Upington	Solar Energy	Northern Cape (SA)
2014	Rio Tinto RUL Desalination Plant	Industrial	Namibia
2014	NamPower PV * 3	Solar Energy	Namibia

2014	Pemba Oil and Gas Port Expansion	Industrial	Mozambique
2014	Brightsource CSP Upington	Solar Energy	Northern Cape (SA)
2014	Witsand WEF (Scoping)	Wind Energy	Western Cape (SA)
2014	Kangnas WEF	Wind Energy	Western Cape (SA)
2013	Cape Winelands DM Regional Landfill	Industrial	Western Cape (SA)
2013	Drennan PV Solar Park	Solar Energy	Eastern Cape (SA)
2013	Eastern Cape Mari-culture	Mari-culture	Eastern Cape (SA)
2013	Eskom Pantom Pass Substation	Substation /Tx lines	Western Cape (SA)
2013	Frankfort Paper Mill	Plant	Free State (SA)
2013	Gibson Bay Wind Farm Transmission lines	Transmission lines	Eastern Cape (SA)
2013	Houhoek Eskom Substation	Substation /Tx lines	Western Cape (SA)
2013	Mulilo PV Solar Energy Sites (x4)	Solar Energy	Northern Cape (SA)
2013	Namies Wind Farm	Wind Energy	Northern Cape (SA)
2013	Rossing Z20 Pit and WRD	Mining	Namibia
2013	SAPPI Boiler Upgrade	Plant	Mpumalanga (SA)
2013	Tumela WRD	Mine	North West (SA)
2013	Weskusfleur Substation (Koeburg)	Substation /Tx lines	Western Cape (SA)
2013	Yzermyn coal mine	Mining	Mpumalanga (SA)
2012	Afrisam	Mining	Western Cape (SA)
2012	Bitterfontein	Solar Energy	Northern Cape (SA)
2012	Kangnas PV	Solar Energy	Northern Cape (SA)
2012	Kangnas Wind	Solar Energy	Northern Cape (SA)
2012	Kathu CSP Tower	Solar Energy	Northern Cape (SA)
2012	Kobong Hydro	Hydro & Powerline	Lesotho
2012	Letseng Diamond Mine Upgrade	Mining	Lesotho
2012	Lunsklip Windfarm	Wind Energy	Western Cape (SA)
2012	Mozambique Gas Engine Power Plant	Plant	Mozambique
2012	Ncondezi Thermal Power Station	Substation /Tx lines	Mozambique
2012	Sasol CSP Tower	Solar Power	Free State (SA)
2012	Sasol Upington CSP Tower	Solar Power	Northern Cape (SA)
2011	Beaufort West PV Solar Power Station	Solar Energy	Western Cape (SA)
2011	Beaufort West Wind Farm	Wind Energy	Western Cape (SA)
2011	De Bakke Cell Phone Mast	Structure	Western Cape (SA)
2011	ERF 7288 PV	Solar Energy	Western Cape (SA)
2011	Gecko Industrial park	Industrial	Namibia
2011	Green View Estates	Residential	Western Cape (SA)
2011	Hoodia Solar	Solar Energy	Western Cape (SA)
2011	Kalahari Solar Power Project	Solar Energy	Northern Cape (SA)
2011	Khanyisa Power Station	Power Station	Western Cape (SA)
2011	Olvyn Kolk PV	Solar Energy	Northern Cape (SA)
2011	Otjikoto Gold Mine	Mining	Namibia

2011	PPC Rheebeek West Upgrade	Industrial	Western Cape (SA)
2011	George Southern Arterial	Road	Western Cape (SA)
2010	Bannerman Etango Uranium Mine	Mining	Namibia
2010	Bantamsklip Transmission	Transmission	Eastern Cape (SA)
2010	Beaufort West Urban Edge	Mapping	Western Cape (SA)
2010	Bon Accord Nickel Mine	Mining	Mapumalanga (SA)
2010	Etosha National Park Infrastructure	Housing	Namibia
2010	Herolds Bay N2 Development Baseline	Residential	Western Cape (SA)
2010	MET Housing Etosha	Residential	Namibia
2010	MET Housing Etosha Amended MCDM	Residential	Namibia
2010	MTN Lattice Hub Tower	Structure	Western Cape (SA)
2010	N2 Herolds Bay Residential	Residential	Western Cape (SA)
2010	Onifin(Pty) Ltd Hartenbos Quarry Extension	Mining	Western Cape (SA)
2010	Still Bay East	GIS Mapping	Western Cape (SA)
2010	Vale Moatize Coal Mine and Railway	Mining / Rail	Mozambique
2010	Vodacom Mast	Structure	Western Cape (SA)
2010	Wadrif Dam	Dam	Western Cape (SA)
2009	Asazani Zinyoka UISP Housing	Residential Infill	Western Cape (SA)
2009	Eden Telecommunication Tower	Structure	Western Cape (SA)
2009	George SDF Landscape Characterisation	GIS Mapping	Western Cape (SA)
2009	George SDF Visual Resource Management	GIS Mapping	Western Cape (SA)
2009	George Western Bypass	Road	Western Cape (SA)
2009	Knysna Affordable Housing Heidevallei	Residential Infill	Western Cape (SA)
2009	Knysna Affordable Housing Hornlee Project	Residential Infill	Western Cape (SA)
2009	Rossing Uranium Mine Phase 2	Mining	Namibia
2009	Sun Ray Wind Farm	Wind Energy	Western Cape (SA)
2008	Bantamsklip Transmission Lines Scoping	Transmission	Western Cape (SA)
2008	Erf 251 Damage Assessment	Residential	Western Cape (SA)
2008	Erongo Uranium Rush SEA	GIS Mapping	Namibia
2008	Evander South Gold Mine Preliminary VIA	Mining	Mpumalanga (SA)
2008	George SDF Open Spaces System	GIS Mapping	Western Cape (SA)
2008	Hartenbos River Park	Residential	Western Cape (SA)
2008	Kaaimans Project	Residential	Western Cape (SA)
2008	Lagoon Garden Estate	Residential	Western Cape (SA)
2008	Moquini Beach Hotel	Resort	Western Cape (SA)
2008	NamPower Coal fired Power Station	Power Station	Namibia
2008	Oasis Development	Residential	Western Cape (SA)
2008	RUL Sulphur Handling Facility Walvis Bay	Mining	Namibia
2008	Stonehouse Development	Residential	Western Cape (SA)
2008	Walvis Bay Power Station	Structure	Namibia
2007	Calitzdorp Retirement Village	Residential	Western Cape (SA)

2007	Calitzdorp Visualisation	Visualisation	Western Cape (SA)
2007	Camdeboo Estate	Residential	Western Cape (SA)
2007	Destiny Africa	Residential	Western Cape (SA)
2007	Droogfontein Farm 245	Residential	Western Cape (SA)
2007	Floating Liquified Natural Gas Facility	Structure tanker	Western Cape (SA)
2007	George SDF Municipality Densification	GIS Mapping	Western Cape (SA)
2007	Kloofsig Development	Residential	Western Cape (SA)
2007	OCGT Power Plant Extension	Structure Power Plant	Western Cape (SA)
2007	Oudtshoorn Municipality SDF	GIS Mapping	Western Cape (SA)
2007	Oudtshoorn Shopping Complex	Structure	Western Cape (SA)
2007	Pezula Infill (Noetzie)	Residential	Western Cape (SA)
2007	Pierpoint Nature Reserve	Residential	Western Cape (SA)
2007	Pinnacle Point Golf Estate	Golf/Residential	Western Cape (SA)
2007	Rheebok Development Erf 252 Apeal	Residential	Western Cape (SA)
2007	Rossing Uranium Mine Phase 1	Mining	Namibia
2007	Ryst Kuil/Riet Kuil Uranium Mine	Mining	Western Cape (SA)
2007	Sedgefield Water Works	Structure	Western Cape (SA)
2007	Sulphur Handling Station Walvis Bay Port	Industrial	Namibia
2007	Trekkopje Uranium Mine	Mining	Namibia
2007	Weldon Kaya	Residential	Western Cape (SA)
2006	Farm Dwarsweg 260	Residential	Western Cape (SA)
2006	Fynboskruin Extention	Residential	Western Cape (SA)
2006	Hanglip Golf and Residential Estate	Residential	Western Cape (SA)
2006	Hansmoeskraal	Slopes Analysis	Western Cape (SA)
2006	Hartenbos Landgoed Phase 2	Residential	Western Cape (SA)
2006	Hersham Security Village	Residential	Western Cape (SA)
2006	Ladywood Farm 437	Residential	Western Cape (SA)
2006	Le Grand Golf and Residential Estate	Residential	Western Cape (SA)
2006	Paradise Coast	Residential	Western Cape (SA)
2006	Paradyskloof Residential Estate	Residential	Western Cape (SA)
2006	Riverhill Residential Estate	Residential	Western Cape (SA)
2006	Wolwe Eiland Access Route	Road	Western Cape (SA)
2005	Harmony Gold Mine	Mining	Mpumalanga (SA)
2005	Knysna River Reserve	Residential	Western Cape (SA)
2005	Lagoon Bay Lifestyle Estate	Residential	Western Cape (SA)
2005	Outeniquabosch Safari Park	Residential	Western Cape (SA)
2005	Proposed Hotel Farm Gansevallei	Resort	Western Cape (SA)
2005	Uitzicht Development	Residential	Western Cape (SA)
2005	West Dunes	Residential	Western Cape (SA)
2005	Wilderness Erf 2278	Residential	Western Cape (SA)
2005	Wolwe Eiland Eco & Nature Estate	Residential	Western Cape (SA)

2005	Zebra Clay Mine	Mining	Western Cape (SA)
2004	Gansevallei Hotel	Residential	Western Cape (SA)
2004	Lakes Eco and Golf Estate	Residential	Western Cape (SA)
2004	Trekkopje Desalination Plant	Structure Plant	Namibia (SA)
1995	Greater Durban Informal Housing Analysis	Photogrametry	KwaZulu-Natal (SA)

## 16 ANNEXURE E: VRM CHECKLISTS AND TERMINOLOGY

Table 23: Scenic Quality Checklist

KEY FACTORS	RATING CRITERIA AND SCORE		
SCORE	5	3	1
Land Form	High vertical relief as expressed in prominent cliffs, spires or massive rock outcrops, or severe surface variation or highly eroded formations or detail features that are dominating and exceptionally striking and intriguing.	Steep-sided river valleys, or interesting erosion patterns or variety in size and shape of landforms; or detail features that are interesting, though not dominant or exceptional.	Low rolling hills, foothills or flat valley bottoms; few or no interesting landscape features.
Vegetation	A variety of vegetative types as expressed in interesting forms, textures and patterns.	Some variety of vegetation, but only one or two major types.	Little or no variety or contrast in vegetation.
Water	Clear and clean appearing, still or cascading white water, any of which are a dominant factor in the landscape.	Flowing, or still, but not dominant in the landscape.	Absent, or present but not noticeable.
Colour	Rich colour combinations, variety or vivid colour: or pleasing contrasts in the soil, rock, vegetation, water.	Some intensity or variety in colours and contrast of the soil, rock and vegetation, but not a dominant scenic element.	Subtle colour variations contrast or interest: generally mute tones.
Adjacent Scenery	Adjacent scenery greatly enhances visual quality.	Adjacent scenery moderately enhances overall visual quality.	Adjacent scenery has little or no influence on overall visual quality.
Scarcity	One of a kind: unusually memorable, or very rare within region. Consistent chance for exceptional wildlife or wildflower viewing etc.	Distinctive, though somewhat similar to others within the region.	Interesting within its setting, but fairly common within the region.
SCORE	2	0	-4
Cultural Modification	Modifications add favourably to visual variety, while promoting visual harmony.	Modifications add little or no visual variety to the area, and introduce no discordant elements.	Modifications add variety but are very discordant and promote strong disharmony.

Table 24: Sensitivity Level Rating Checklist

<b>FACTORS</b>	<b>QUESTIONS</b>	
<b>Type of Users</b>	<b>Maintenance of visual quality is:</b>	
	A major concern for most users	High
	A moderate concern for most users	Moderate
	A low concern for most users	Low
<b>Amount of use</b>	<b>Maintenance of visual quality becomes more important as the level of use increases:</b>	
	A high level of use	High
	Moderately level of use	Moderate
	Low level of use	Low
<b>Public interest</b>	<b>Maintenance of visual quality:</b>	
	A major concern for most users	High
	A moderate concern for most users	Moderate
	A low concern for most users	Low
<b>Adjacent land Users</b>	<b>Maintenance of visual quality to sustain adjacent land use objectives is:</b>	
	Very important	High
	Moderately important	Moderate
	Slightly important	Low
<b>Special Areas</b>	<b>Maintenance of visual quality to sustain Special Area management objectives is:</b>	
	Very important	High
	Moderately important	Moderate
	Slightly important	Low

Table 25: VRM Terminology Table

FORM	LINE	COLOUR	TEXTURE
Simple	Horizontal	Dark Light Mottled	Smooth
Weak	Vertical		Rough
Strong	Geometric		Fine
Dominant	Angular		Coarse
Flat	Acute		Patchy
Rolling	Parallel		Even
Undulating	Curved		Uneven
Complex	Wavy		Complex
Plateau	Strong		Simple
Ridge	Weak		Stark
Valley	Crisp		Clustered
Plain	Feathered		Diffuse
Steep	Indistinct		Dense
Shallow	Clean		Scattered
Organic	Prominent		Sporadic
Structured	Solid		Consistent
<b>Simple</b>	Basic, composed of few elements		<b>Organic</b>
<b>Complex</b>	Complicated; made up of many interrelated parts	<b>Structure</b>	Organised; planned and controlled; with definite shape, form, or pattern
<b>Weak</b>	Lacking strength of character	<b>Regular</b>	Repeatedly occurring in an ordered fashion
<b>Strong</b>	Bold, definite, having prominence	<b>Horizontal</b>	Parallel to the horizon
<b>Dominant</b>	Controlling, influencing the surrounding environment	<b>Vertical</b>	Perpendicular to the horizon; upright
<b>Flat</b>	Level and horizontal without any slope; even and smooth without any bumps or hollows	<b>Geometric</b>	Consisting of straight lines and simple shapes
<b>Rolling</b>	Progressive and consistent in form, usually rounded	<b>Angular</b>	Sharply defined; used to describe an object identified by angles
<b>Undulating</b>	Moving sinuously like waves; wavy in appearance	<b>Acute</b>	Less than 90°; used to describe a sharp angle
<b>Plateau</b>	Uniformly elevated flat to gently undulating land bounded on one or more sides by steep slopes	<b>Parallel</b>	Relating to or being lines, planes, or curved surfaces that are always the same distance apart and therefore never meet
<b>Ridge</b>	A narrow landform typical of a highpoint or apex; a long narrow hilltop or range of hills	<b>Curved</b>	Rounded or bending in shape
<b>Valley</b>	Low-lying area; a long low area of land, often with a river or stream running through it, that is surrounded by higher ground	<b>Wavy</b>	Repeatedly curving forming a series of smooth curves that go in one direction and then another
<b>Plain</b>	A flat expanse of land; fairly flat dry land, usually with few trees	<b>Feathered</b>	Layered; consisting of many fine parallel strands
<b>Steep</b>	Sloping sharply often to the extent of being almost vertical	<b>Indistinct</b>	Vague; lacking clarity or form
<b>Prominent</b>	Noticeable; distinguished, eminent, or well-known	<b>Patchy</b>	Irregular and inconsistent;
<b>Solid</b>	Unadulterated or unmixed; made of the same material throughout; uninterrupted	<b>Even</b>	Consistent and equal; lacking slope, roughness, and irregularity
<b>Broken</b>	Lacking continuity; having an uneven surface	<b>Uneven</b>	Inconsistent and unequal in measurement irregular
<b>Smooth</b>	Consistent in line and form; even textured	<b>Stark</b>	Bare and plain; lacking ornament or relieving features
<b>Rough</b>	Bumpy; knobby; or uneven, coarse in texture	<b>Clustered</b>	Densely grouped
<b>Fine</b>	Intricate and refined in nature	<b>Diffuse</b>	Spread through; scattered over an area
<b>Coarse</b>	Harsh or rough to the touch; lacking detail	<b>Diffuse</b>	To make something less bright or intense