

SKULPIESBAAI RESIDENTIAL DEVELOPMENT
Remainder Portion 51 of 485 Plattebosch
STILBAAI

Visual Impact Assessment Amendment
For deviation of height restriction on Six erven
October 2025

Prepared for:

Cape EAPrac
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Prepared by:

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1. EXECUTIVE SUMMARY

Megan Anderson Landscape Architects was appointed to undertake a Visual Impact Assessment Amendment Report for the roof height increase on 6 erven of Skulpiesbaai in Stilbaai.

The **scenic resources** of the area can be described as low density residential, natural (coastal) and rural and are **Highly** rated.

The **Viewshed** remains unchanged in spite of the proposed higher roofs while the **Visibility** of the proposed higher roof on Erf 4599 has a slight chance of being seen from Jongensfontein Road.

Views from the neighbouring house and property in the north west will be impacted while views from the northernmost houses on Bosbokduin Estate will be impacted, some more than others..

The **Visual Absorption Capacity** of the site is high with the exception of the developments to the south and north which are not shielded and will be affected by the proposed height increase on the adjacent erven

The **Visual Intrusion** will remain **MODERATE** as it partially fits into the surroundings to the south but will be clearly noticeable to the north.

The expected **Visual Impacts** are tabled below including significance before and after mitigation:

5m height		7,5m height	
Significance before mitigation	Significance after mitigation	Significance before mitigation	Significance after mitigation
<u>Construction Phase - Visual scarring during construction</u>			
High(-)	Medium (-)	High(-)	Medium (-)
<u>Operations Phase - Visual intrusion and obscuring of ocean views from Northern neighbours</u>			
High (-)	High - Medium (-)	High (-)	High - Medium (-)
<u>Operations Phase - Visual intrusion and obscuring of views from Bosbokduin neighbours</u>			
High (-)	High - Medium (-)	High (-)	High - Medium (-)

Mitigation measures include:

The CNDV VIA mitigation measures are to be applied to the 5m height restriction and the 7,5m height restriction. (See Appendix C)

In addition, for the north-western Erven:

- the roof heights for units on Erven 4601 and 4602 should be retained at 5m,

- the 7,5m roof height on Erf 4599 should be measured from the level of the access road onto the site,;
- the 7,5m roof height on Erf 4600 should be measured from the level of the access road onto the site,;
- the roofing guidelines, namely - *roof forms are to be fragmented and no more than 25% of any roof area may be on a continuous plane* must be enforced,.
- the roof colour must be dark grey, unlike some of the existing roofs on units on site - to this end the Architectural guidelines should be revised

In addition, for the south-eastern Erven:

- the 7,5m roof height on Erf 4718 and 4719 should be measured from the level of the access road onto the site,;
- the roofscape for these units must be as per the guidelines, i.e *roof forms are to be fragmented and no more than 25% of any roof area may be on a continuous plane*
- the roof colour must be dark grey, unlike some of the existing roofs on units on site - to this end the Architectural guidelines should be revised

These recommended mitigation measures will ensure that the significance of the potential visual impact is reduced to the same as the significance when the building heights were restricted to 5m.

Monitoring and review

The proposed mitigation measures are to be included in the Skulpiesbaai Development Guidelines and Rules and are to be monitored and reviewed to ensure compliance.

Recommendations:

It is recommended that:

- the height increase to 7,5m roofs is allowed on Erven 4718 and 4719 in the south and 4599 and 4600 in the north but the height must be measured from the level of the access road onto the site,
- the 5m roof height restriction is maintained on Erven 4601 and 4602 in the north.

It is our Opinion that with the proposed mitigation measures indicated in this report, the significance of the visual Impact of the higher 7,5 buildings on 4 erven, will not change from that of the approved 5m height.

2. NAME, EXPERTISE AND DECLARATION

2.1. Name

Megan Anderson, of Megan Anderson Landscape Architects, is a self-employed Landscape Architect who has been consulting in the Western Cape since 1991, to clients from the public and private sector.

2.2. Expertise

Megan Anderson's projects range from:

- visual impact assessments (VIAs) of proposed developments;
- environmental and landscape policy and planning;
- upgrading and rehabilitation of natural systems;
- planning and implementation in heritage and cultural precincts; and
- planning, design and landscape development in residential and urban areas and community projects.

PRINCIPAL AGENT: Megan Anderson Registered Professional Landscape Architect (PrLArch) BLArch (UP) 1983 MILASA

REGISTRATION OF PRINCIPLE AGENT

1994 South African Council for Landscape Architect Professionals (94063)

1992 Institute of Landscape Architects of South Africa (P217)

QUALIFICATIONS

1983 University of Pretoria Bachelor of Landscape Architecture

VISUAL IMPACT ASSESSMENT EXPERTISE

Megan Anderson has been doing Visual Impact Assessments (VIA's) since 1989 when working for OvP and BOLA. Since then, she has completed more than 100 VIA's for a variety of developments including residential developments.

2.3. Declaration of Independence

I, Megan Anderson declare that I am an independent consultant and have no business, financial, personal or other interest in the proposed Skulpiesbaai development at Stilbaai in the Hessequa Municipality of the Western Cape, application or appeal in respect of which I was appointed, other than fair remuneration for work performed in connection with the activity, application or appeal. There are no circumstances that compromise the objectivity of my performing such work.



MEGAN ANDERSON PrLArch (94063)

3. INTRODUCTION

3.1. Background to the Report

The proposed Skulpiesbaai Development received development authorisation in 2011. At the time of the EIA, the Architectural Guidelines stipulated a height restriction of 5 metres and that was pulled through as a condition of approval.

The site has since been developed. The roads and services have been installed and about 25 houses have been built across the site.

The Developers have identified 6 erven where they want to raise the height restriction from 5m to 7.5m.

Cape EAPrac have submitted an application for Amendment of the Environmental Authorisation to the Department of Environmental Affairs and during the pre-application meeting on 25 March 2025, the Department confirmed that a Visual Impact Assessment will have to be undertaken to inform their decision on whether or not to approve such a deviation.

In lieu of this application, the Developers revised the Architectural Guidelines where the height restriction on the 6 erven was increased to 7,5m. The revised Guidelines were adopted and approved by the Skulpiesbaai HOA.

3.2. Scope of Study

The scope of work of this specialist study is to assess the visual implications of the amended height restrictions on 6 erven. The following Scope of this Visual Study will be:

- a. Reviewing previous VIA reports (CNdV and MALA)
- b. Site reconnaissance visit and photographic survey
- c. Update Visual Criteria such as Scenic Resources/Visual Characteristics of the site and surrounds
- d. Confirm if the proposed raised height affects the view catchment and ZVI and if required define and assess new areas
- e. Confirm if proposed raised heights affect previously identified view points and receptors and establish visual impact to these if changed.
- f. Establish if previously defined visual sensitivity criteria such as extent of visibility, the sites inherent sensitivity, visual sensitivity of the receptor's, visual absorption capacity of the area and visual intrusion on the character of the area remain unchanged and if not, assess these changes.
- g. Draft a VIA - Amendment Report inclusive of the above, and
 - Identify if required, potential visual impacts of the proposed amendment
 - Make recommendations and propose any mitigation measures.

Methodology

- a. The site reconnaissance visit and photographic survey occurred on 25 June 2025. Photographs were taken using an i-phone 13.
- b. A desk top study and updated Visual Impact Assessment report was compiled:
 - Revise and update where required, information previously assessed
 - Identify potential visual impacts of the proposed height amendment on 6 erven.
 - Make recommendations and propose any mitigation measures.
- c. A further site visit was made and included photographs taken from potentially affected neighbouring receptors to the north west and Bosbokduin. Poles were erected on the building envelope corners of the six erven, showing 7,5m and 5m heights. The building envelopes, with varying heights, were then added to the photos taken from the 13 receptors to indicate the potential visual impact that would be experienced from these receptors.

3.3. Assumptions and Limitations

The weather conditions when the site visits were made were overcast, on the initial visit, and windy, on the second site visit, resulting in some photographs being unclear, particularly from a distance.

Elevations and distances quoted in Sections 6 and 7 of the report area taken from Cape Farm Mapper and are approximate.

The buildings on the six Skulpiesbaai Erven have as yet not been designed so actual 3-D modelling of these houses and implementing them in photomontages is not possible. Instead the building envelope is indicated on photos and it must be understood, the roof forms will be fragmented and no more than 25% of any roof area may be on a continuous plane, unlike shown on the photos and thereby enhancing the scenery and not detracting from it.

4. STATUS OF THE STUDY AREA

The Skulpiesbaai Site is an approved residential development within the Urban Edge of Stilbaai as per the 2024/2025 Hessequa Local Municipality Spatial Development Framework.

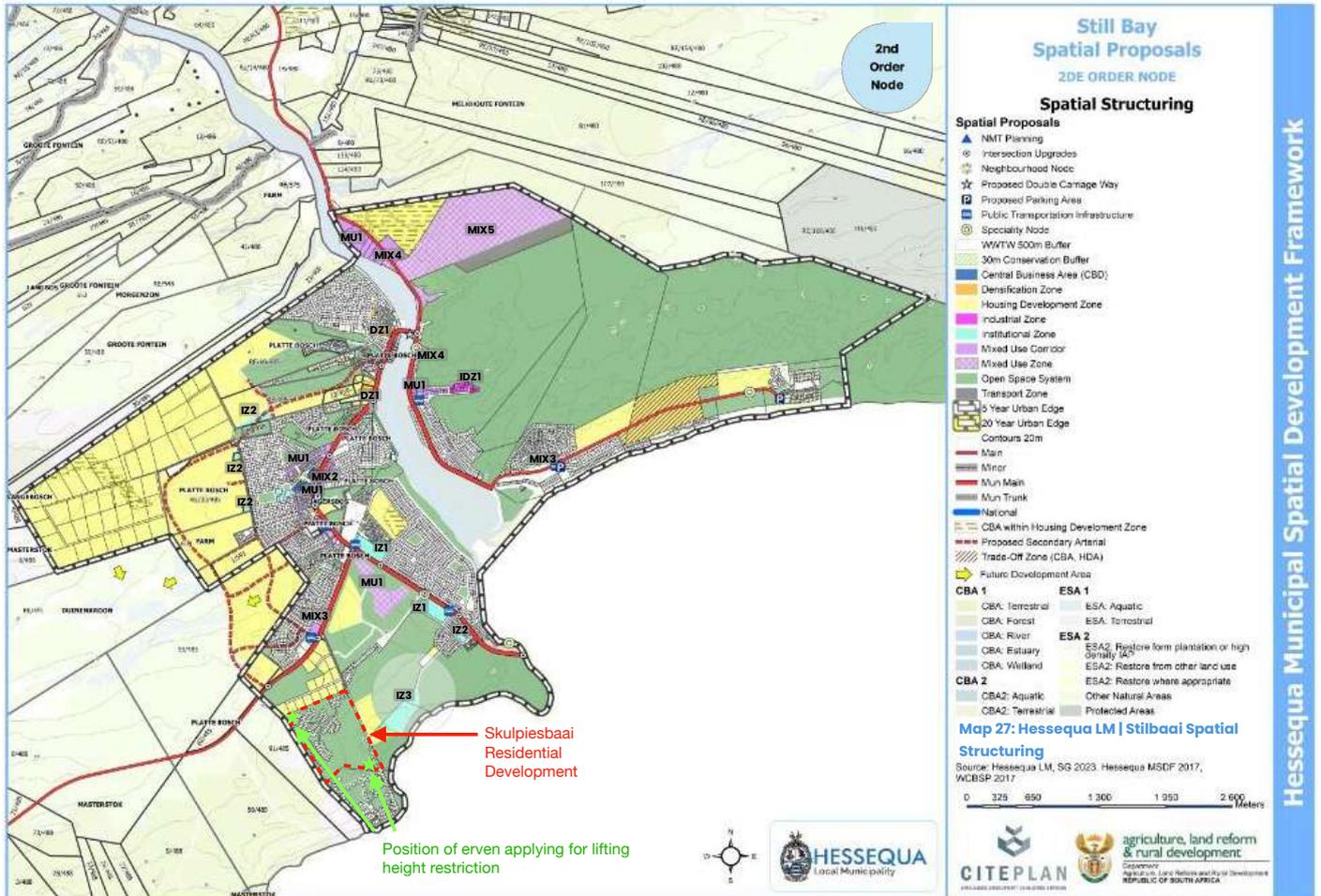


Figure 1: The proposed site is situated within the Urban Edge of Stilbaai as per the 2024/2025 SDF (Source: Hessequa Spatial Development Framework).

Numerous houses have already been built across the site according to the approved Architectural Guidelines which restrict building heights to 5m.



Figure 2: Some of the existing houses already developed in the central portion of the site



Figure 3: Some of the existing houses already developed in the south eastern portion of the site

5. THE PROPOSED DEVELOPMENT

The Developer seeks to lift the height restriction on buildings on 6 of the erven from 5m to 7,5m

These erven are situated in the north west and south east sections of the site.

There are 4 erven in the north western corner of the site, Erven 4599, 4600, 4601 and 4602, which are on the highest portion of the site and two erven in the south eastern portion, Erven 4718 and 4719, which are on the lower lying area of the site.



Figure 4: Location of 6 erven seeking height restriction of 7,5m

The proposed amendment is described as follows in the 2022-09-20-Skulpiesbaai-Design-Guideline Document:

‘The buildings are limited to a height of 5m measured from the natural ground level to the apex of the roof, except for buildings to be constructed on erven 4718, 4719, 4599, 4600, 4601 and 4602, which shall be limited to at most 2 (two) storeys and not exceed 7.5m, measured from natural ground level to the apex of the roof. The Controlling Architects will measure the building heights according to the site survey which the Owner is to have prepared and which is to accompany the submission.

The balance of the guidelines remain unchanged.

6. VISUAL ASSESSMENT

The following Visual Criteria have been previously assessed and for the most part remain unchanged. The original findings in the CndV 2009 VIA Report are in italic text with the current updates in regular text

6.1. Description of the Affected Area and the Scenic Resources

VISUAL SIGNIFICANCE OF THE AREA

The entire area is one of great natural beauty. The mixture of the rugged coastline with its bays, beaches and rocky promontories, and the undulating coastal land with its fynbos affords a variety of changing views as one moves through it make this a visually stimulating and interesting landscape that is highly sought after for its aesthetic qualities.

The proximity of the site to the Bosbokduin Private Resort and Shelly Beach to the south, the conservation areas associated with the waste water treatment works to the east, and the rural areas with their potential for conservation to the west, as well as the location of the site along the urban edge, mean that any development on the site must take the visual environment very seriously, seeking to ensure its long-term preservation.

GEOLOGY / LANDFORM

Several characteristics of the landform and geology have implications for the maintenance of the visual qualities of the landscape:

- *Development on all slopes of 1:5 or steeper must be avoided.*
- *Natural watercourses, even though seasonal, must be preserved.*
- *Roads and structures must be orientated along the contours where possible so that the layout reads as being determined by the natural lie of the land rather than imposing an external order on it.*

The preferred alternative has been sensitive to these issues.

The Preferred Alternative, as can be seen in Figure 4 above, which was approved for development, allows for development of closely clustered erven in limited areas of the site surrounded by natural vegetation.

The character of the area remains predominantly unchanged with the area to the west being rural, to the north and south is residential and to the east is large tract of open land most of which is a conservation area and in which the Waste Water Treatment Works (WWTW) is found, and part is the Still Bay Golf Course. Some new development has occurred to the east of the WWTW site and is visible on the dune ridge.

The **scenic resources** of the area can be described as **low density residential, natural and rural** and is **Highly** rated.

6.2. Visibility of the proposed development

From CNDV VIA 2009

VIEWSHED

The "viewshed" refers to the theoretical outer-most extent or area from which a site can be seen. It must, however, be remembered that visibility may be obscured in reality by objects within the

viewshed such as existing buildings, trees, lower ridges, outcrops and other geographical or natural features, and also by distance where an object can visually blend into its background or be completely lost to sight.

The site has a fairly simple viewshed the natural topography and slope towards the sea limiting views to and from the site.

The areas immediately to the west and north of the site are all slightly more elevated than the adjacent areas on the site meaning that views of the site from the west and north are limited by the natural slopes.

The row of houses that are being built immediately north of the site will be able to look over the site, but just to the north of these the slope changes, and the site is shielded to views from further north, including the Jongensfontein road.

A small western portion of the golf course, the whole of the water treatment works and surrounding area, and Morris Point fall within the viewshed, but the ridge to the west of the areas of Stilbaai near Morris Point precludes significant views from the urban area.

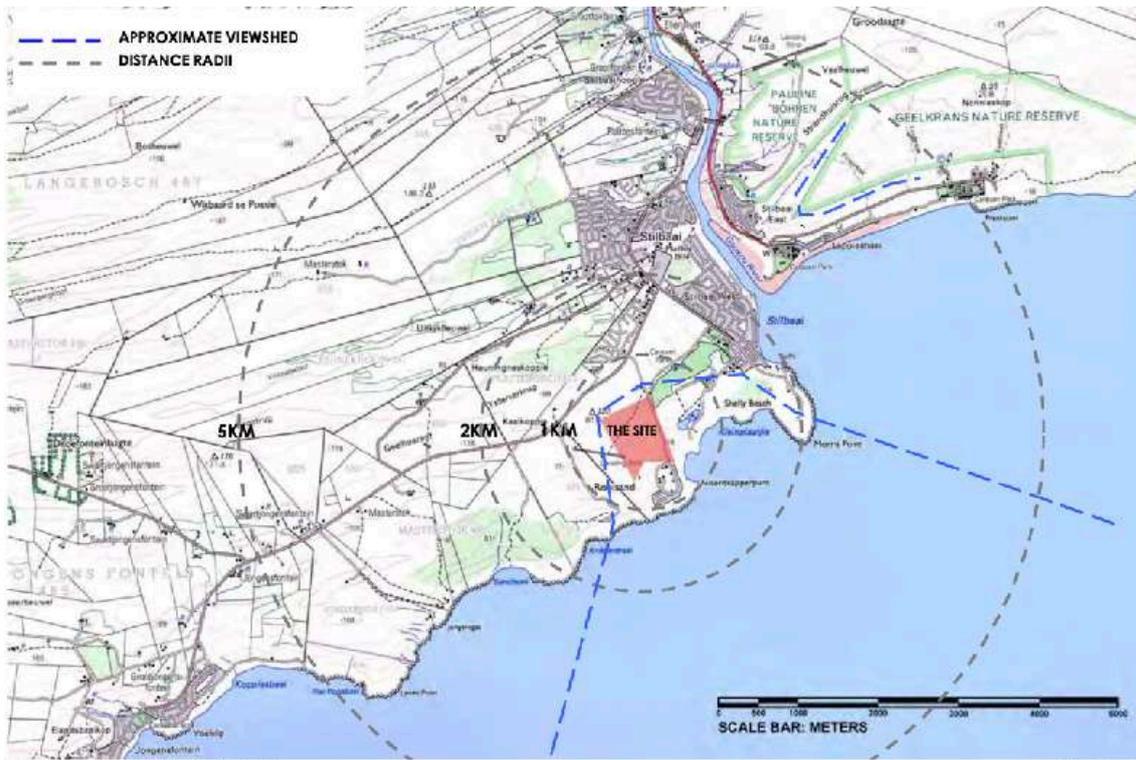
Still further east the more elevated parts of the Geelkrans Nature Reserve around Nonnieskop are visible at a distance of approximately 5km over the intervening ridge. This means that some views of the site from this area will be possible.

Bosbokduin to the south of the site falls within the viewshed as does a portion of the Indian Ocean.

The following zones will be affected visually:

- Views to the south from the houses along the northern boundary of the site.
- Views to the south-west from the houses to the north-east of the site.
- Limited views from the western edge of the golf course.
- Limited north-westerly views from Shelley Beach and the water treatment works and surrounding area.
- Inland views, (to the North,) from the houses at Bosbokduin.
- Views from the Indian Ocean when looking towards the land.
- Parts of the development will be partially visible from the higher parts of the Geelkrans Nature Reserve at a distance of approximately 5km.
- Views will be possible from west of the site although the local topography limits these within a short distance from the site.

The viewshed can be considered relatively limited for a site of this size and except for the few direct neighbours, the visual impacts will be relatively well contained.



VIEWSHED AND DISTANCE RADII

FIGURE 9

Figure 5: Viewshed and distance radii - Source CNDV VIA 2009



VISIBILITY ANALYSIS

FIGURE 10

Figure 6: Visibility Analysis - Source CNDV VIA 2009

The visibility of the six erven and associated higher buildings will not affect the proposed Viewshed.

With regards the Visibility study, the same applies with the exception of the following:

- views from Morris Point on the CNDV Visibility Analysis is partly correct, in actual fact, most of the development is / will be visible from this point
- there is a small possibility that the the proposed higher building on the highest erf in the north west could break the skyline, but they will still be within the viewshed; and
- similarly this same building could be seen from Jongensfontein Road for a split second when driving eastwards towards Stilbaai.



Figure 7: View to site from Morris Point indicating Skulpiesbaai and potential skyline break area.



Figure 8: View to site from Jongensfontein Road indicating area where there is a small possibility that the upper portions of the higher roof (7,5m) of the unit on Erf 4599 may be seen for a split second

6.3. Zones of Visual Influence (ZVI)

A number of ZVI's (8) were identified by CNDV in their 2009 VIA report, two thereof are applicable to this amendment.

Zones of Visual Influence

This assessment describes the significant areas within the viewshed from which the development may be visible and estimates the degree to which the areas will be visually influenced.

<i>Zones of Visual Influence – estimate of visibility</i>	
<i>Rating</i>	<i>Definition of Rating</i>
<i>Low</i>	<i>The proposed development will only be partially and or, (in the case of movement along roads etc.) intermittently visible.</i>
<i>Medium</i>	<i>The proposed development will be readily visible but its visual influence will be limited by distance, compatibility etc.</i>
<i>High</i>	<i>The proposed development will be visible in a way that seriously changes the visual nature of the area when viewed from the particular zone.</i>

Houses along Northern Boundary of Site

Some of the houses along the northern boundary of the site will experience significant visual intrusion into their views towards the ocean. Several of these houses have been built around these primary views. This is especially true of the westernmost house in the row.

The roofs of some of the houses in this northern section of the site, and also those in the group in the south eastern corner will be visible against the shore line from certain viewpoints.

The proposed height of 7,5m, instead of 5m, on the 4 erven will result in the house in the northwest, adjacent to the Skulpiesbaai site boundary, losing more ocean views.

Because this house is orientated to the south east, its entertainment area looks towards Morris Point, at which point it has views of the coastline, and the ocean.

The view cone towards Morris Point will not be affected by the proposed amendment to the units on the 4 erven's height increase from 5m to 7,5. Similarly the distant ocean views to the south west will remain unaffected. A relatively large view cone between Morris Point and Bosbokduin's western Boundary could be affected.

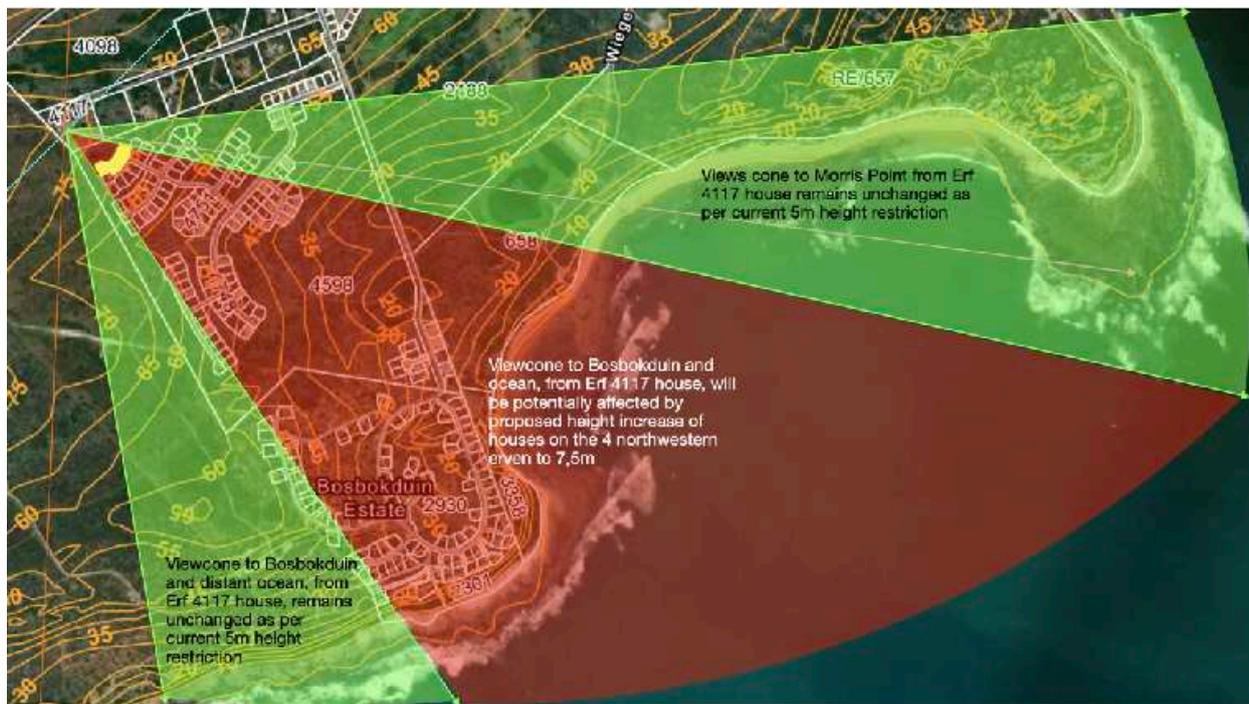


Figure 9: Viewcones from neighbouring House on Erf 4117 across Skulpiesbaai site towards Morris Point and the ocean.



Figure 10: Views from neighbouring House on Erf 4117, across Skulpiesbaai site towards the ocean (Source: CNdV VIA 2009)

From CNDV VIA 2009 regarding visual intrusion on Bosbokduin

Bosbokduin Private Resort

Several of the houses near the site boundary in Bosbokduin have windows which look directly onto the southern sections of the site. These northwards views will experience a medium to high visual influence. It is presumed that the primary views from the houses in Bosbokduin are oriented towards the ocean and therefore the views that will be influenced by the development will mostly be secondary views. No views of the ocean will be affected.

Many of the Bosbokduin houses, especially those in the southern portion of the resort will experience no visual influence at all.

A house in Bosbokduin Estate, on Erf 3607, is the closest to Skulpiesbaai and the two erven seeking amended height of 7,5m. This house has views to the north across the Skulpiesbaai site. Part of those views will be across and over the two south eastern units applying for a height restriction of 7,5m. The ground floor level of the house on Bosbokduin is elevated approximately at 39m ams. The contour level of the two erven are at 30m and if building

height is 7,5m, the roof height would be 37,5m. This would mean that the views over these 7.5m high units would only affect a little more of the view cone to the north east than the 5m high houses would and that the views affected would be of the WWTW. See Figure below.



Figure 11: Viewcones from neighbouring House on Bosbokduin Estate across Skulpiesbaai site north eastwards, red shading indicates affected area.

The photograph below is taken south of the two Skulpiesbaai erven, on the site boundary with Bosbokduin Estate looking to the north. The elevation of the photo point is approximately 3-4m lower than the floor level of the Bosbokduin Estate's house floor level. The red shaded area is the area that will be obscured from view from the Bosbokduin unit. Little difference is expected between the 5m and 7,5m height restriction.



Figure 12: Photo from Bosbokduin Estate fence, approximately 3 meters lower than the Bosbokduin house' ground floor level, showing area that will be obscured from view when houses built with roof height of 7,5m. Little difference expected between 7,5 and 5m roof height due to the higher lying Bosbokduin house.

The original impact rating for visual intrusion of the development of houses adjacent to the neighbouring houses in these areas was high and remains high

From the remaining 6 viewpoints previously studied namely, Houses North of the Golf Course and the Golf Course, Nature Area around the Waste Water Treatment Works, Shelly

Beach and Morris Point, waters of the Indian Ocean, Geelkrans Nature Reserve and West of the Site, the impact rating remains unchanged from that of Medium to Low.

6.4. Visual Absorption Capacity of the area

With regards the Visual Absorption of the Skulpiesbaai site, the CNDV VIA found that the site as a whole was well shielded from the surrounding area with the exception of the neighbouring houses to the north west and south, ie Bosbokduin. The impact rating was High to Medium and I am assuming the 'High' was in relation to these two areas that the proposed height restriction is applying to be amended to 7,5m.

6.5. Compatibility with the surrounding Landscape

With regards the Compatibility of the Skulpiesbaai site, the CNDV VIA found:

The style and density of the proposed development will be different to anything else in the visual surroundings.

To the north and north-east of the site the houses are much larger than anything planned for the proposed development. They also use highly visible finishes and colours making them sit 'on' rather than 'in' the landscape. These norms relate to typical urban styles and particularly the architectural styles used in the rest of Stilbaai, most of which occurs outside the site's particular visual frame of reference.

The structures of Bosbokduin are also much larger than anything planned for the site and their unique style and building technique make them stand out in the landscape rather than allowing them to blend into the surrounding terrain.

By contrast, the recessive architectural style, the finishes, and the limited size and height of the units proposed for the development are meant to allow the structures to blend into the terrain thus minimising their visual influence.

Therefore despite the marked difference between the proposed development and the adjacent development, north and south, it has been assessed as being appropriate in terms of the fact that it will form a cap to the western expansion of Stilbaai and form a visually appropriate interface with the rural areas to the west. It will introduce new elements into the visual landscape, but these are designed to blend in relatively well.

With regards the impact rating the longterm development was rated as appropriate. The two areas where the height extension is being sought are those areas where the adjacent housing development footprint is similar and height is higher than the Skulpiesbaai units which are restricted to 5m height. If the height of the 6 Skulpiesbaai units are extended to 7,5 this would be compatible with the adjacent units and the impact would still be rated as appropriate.

6.6. Intensity of the Visual Impact

With regards the Intensity of the Skulpiesbaai site, the CNDV VIA found:

This assessment refers to the degree to which the visual nature of the landscape will be altered.

Houses along Northern Boundary of Site

Because the interruption to the sea views for which these erven were specifically acquired the intensity of the visual impact will be high on all those erven that have houses directly south of their boundaries.

The implementation of the mitigation measures concerning the lighting will have a dramatic affect on lowering the intensity of the visual impact at night.

Bosbokduin Private Resort

The intensity of the visual impact on limited viewpoints from the Bosbokduin houses adjacent to the site boundary will be high, but only for views northwards, away from the sea.

Most of the Bosbokduin residents will experience a low intensity visual impact to no impact at all.

The implementation of the mitigation measures concerning the lighting will have a dramatic affect on lowering the intensity of the visual impact at night.

The rating of the Intensity of the visual impact of the houses on the adjacent Skulpiesbaai units to the neighbouring houses in the north and in Bosbokduin remains the same with the height increase, namely High.

6.7. Duration of the Visual Impact

From CNdV VIA - **The Duration of the visual impact of the completed development is expected to be permanent.**

The duration of the visual impact of the 7,5m houses on the adjacent Skulpiesbaai units to the neighbouring houses in the north and in Bosbokduin remains the same, namely Permanent.

6.8. Overall Significance of the Visual Impact

From CNdV VIA - **The overall significance of the visual impact of the proposed development is expected to be medium without mitigation but fall to medium-low in the longterm provided that all mitigation measures are applied.**

This rating must be seen against the fact that several houses along the northern boundary and a limited number of houses in Bosbokduin will experience a highly significant visual impact. This fact has had to be taken into account along with the fact that the development has a relatively small viewshed and therefore a relatively small area will be visually influenced and the number of people affected will be relatively small.

The significance of the visual impact of higher units for the neighbouring houses in the north and in Bosbokduin remains the same, namely High, with overall development remaining medium to low.

6.9. Status of the Visual Impact

From CNdV VIA

It is anticipated that many people will initially experience the visual impact of the proposed development as negative especially during the construction period and its early life. It is however anticipated that in the long-term the development should be viewed as neutral in the landscape.

This will remain the same for the proposed height restriction to 7,5m after mitigation.

7. VISUAL IMPACTS OF PROPOSED HEIGHT INCREASE ON SIX ERVEN

The potential visual impacts would occur during the construction and operation phase of the development. The visual impacts will be assessed based on a synthesis of criteria (nature of impact, extent, duration, probability, intensity, status, degree of confidence, level of significance and significance after mitigation) as defined by the NEMA regulations. See Appendix 1.

7.1. Construction Phase:

Visual scarring as a result of clearing vegetation and structures and construction works. In order to build the dwellings on the six erven, the vegetation will be cleared and platforms would be created prior to buildings being built. Similarly, construction activity will increase numbers of vehicles and people to the sites and this would impact on the visual scenery and sense of place.

This would occur for both the 5m height Option and the 7,5m height option.

	5m high buildings	7,5m high buildings
PHASE: CONSTRUCTION		
Nature of impact:	Cleared of natural vegetation and visual scarring as a result of subsoil being exposed and increase of traffic and people and activity that will affect the Sense of place - negative	
Extent: of Impact	Local	
Duration of impact	Temporary	
Intensity	Medium, where the affected environment is altered, but cultural and social functions and processes continue, albeit in a modified way	
Probability of occurrence:	Definite	
Significance rating of impact prior to mitigation	High	
Degree to which the impact may cause irreplaceable loss of resources	Moderate to High	
Degree to which the impact can be reversed:	Moderate	
Degree to which the impact can be mitigated:	Moderate	
Proposed mitigation:	As per CNdV VIA Mitigation measures 5.9 Construction Period	
Significance rating of impact after mitigation	Medium	
Cumulative impact prior to mitigation	Medium	
Cumulative impact post mitigation	Medium	
Consequence Significance	Insignificant	

7.2. Operation Phase

The potential visual impact would be the additional visual intrusion and loss of views on neighbouring properties.

Figures illustrating the proposed 7,5m, approved 5m and proposed mitigated building envelope, as seen from 4 properties to the north and north west of Skulpiesbaai (Erven 4117, 4116, 4115 and 4113) and from 9 properties on Bosbokduin (Erven 2319, 2935, 2929, 3607, 3611, 3606, 3605, 3604 and 3620) to the south can be found in Appendix A and B. Examples of these are included and illustrated below.

North-western Erven

There is only one built neighbouring house, on Erf 4117, that the erven in the north western corner of the site will affect. There is as yet no built house on Erf 4116 but this too would be affected. The house on Erf 4115 faces away from the Skulpiesbaai erven and the house on Erf 4113 also does not overlook the Skulpiesbaai erven where height increases are proposed.

The 2,5m roof height increase, from 5 meters to 7,5 meters, on the four erven in the northwestern corner of the Skulpiesbaai site namely, Erven 4599, 4600, 4601 and 4602, will result in more loss of ocean views from the neighbours on Erven 4117 and 4116 as can be seen in the Figure below. This impact was found to be high when at 5m in the CNDV VIA and will be slightly higher at 7,5m. An evaluation of the view cones from Erf 4117 indicated that their views of Morris Point and the section of beach to the west of it, will not be affected by the proposed height increase. Similarly the views to the south west across the rural landscape will be retained. There is a relatively wide central view cone towards the Ocean and Bosbokduin Estate where more Ocean views will be lost.

The two western erven would obscure some views towards Bosbokduin Estate and very little of the distant ocean beyond. It is felt the view that will be obscured by the two eastern erven would be a greater loss as this continuous ocean view from Morris Point is more desirable due to the variation in subject. If the two eastern units were kept at 5m height extension the potential additional impact would be reduced.



View south from elevated braai patio of residence on **Erf 4117**, north west of and towards Skulpiesbaai Erven 4599, 4600, 4601 and 4602 illustrating building envelope of proposed 7,5m height, approved 5m height and recommended height

Figure 13: View from Erf 4117 (to the northwest) illustrating the approved 5m building envelope (darker red), proposed 7,5m envelope (lighter red + darker red) and the recommended building height (dashed line)

	5m high buildings	7,5m high buildings
PHASE: OPERATION - North Western Erven (4599, 4600, 4601, 4602)		
Nature of impact:	Visual Intrusion on/obstruction of Ocean views – negative	
Extent: of Impact	Local: limited to the immediate surroundings	
Duration of impact	Permanent - where time will not mitigate the impact	
Intensity	High, where the affected environment is altered, cultural and social functions and processes are significantly affected	
Probability of occurrence:	Definite	
Cumulative impact prior to mitigation	Moderate to High	Moderate - High
Significance rating of impact prior to mitigation	High negative – the impact will have significant effects and require mitigation measures to achieve an accepted level of impact	Higher negative – the impact will have significant effects and will require significant mitigation measures to achieve an accepted level of impact
Degree to which the impact may cause irreplaceable loss of resources - views	Moderate to High	High
Degree to which the impact can be reversed:	Partly reversible – the impact is reversible but more intense mitigation measures are required	Partly reversible - the impact is reversible but more intense mitigation measures are required
Degree to which the impact can be mitigated:	Moderate	Moderate
Proposed mitigation:	As per CNDV VIA 2009 mitigation measures	Retain 5m roof height on Erven 4601 and 4602 On Erven 4599 and 4600, the roof height level must be taken from the level of the access road onto the site,
Significance rating of impact after mitigation	High - Medium	High - Medium
Cumulative impact post mitigation	Medium negative – the impact will have moderate negative effects	
Consequence Significance	The project has been approved on this significance so probably no significance	

South-eastern Erven

The two Skulpiesbaai erven in the south fall within a wider view cone of a number of residences and unbuilt erven on the northern extent of Bosbokduin. The residence on Erf 3607 is north facing and overlooks the two Skulpiesbaai erven. The elevation difference between this residence and the proposed units on Erven 4178 and 4179 on Skulpiesbaai is such that an additional 2,5 meters will obscure a small portion of the view cone and that would be the loss of views of the WWTW's and the obscuring of the adjacent Skulpiesbaai residences, some of which are still to be built.



View north from elevated patio of residence on **Erf 3607**, Bosbokduin, towards Skulpiesbaai Erven 4178 and 4179 illustrating building envelope of proposed 7,5m height, approved 5m height and recommended height

Figure 14: View from Erf 3607, Bosbokduin, illustrating the approved 5m building envelope (darker red), proposed 7,5m envelope (lighter red + darker red) and the recommended building height (dashed line) of the buildings on Skulpiesbaai Erven 4178 and 4179.

The properties in the north western area of Bosbokduin (Erven 3604, 3605, 3607 and 3620) are situated much higher, 20m - 25m, than the two Skulpiesbaai erven and the proposed buildings on them such that the difference between the 7,5m and 5m height is less compared to the buildings situated lower on Bosbokduin (Erven 3607, 2929, 2935 and 2319), as indicated on the figure above and below. These 4 higher lying Bosbokduin properties are also between 270m and 350m away from the two Skulpiesbaai erven 4178 and 4179.



Figure 15: View from Erf 3605, Bosbokduin, illustrating the difference between the 5m and 7,5m building heights.

The northern most properties, 3604, 3605 and 3606) will lose some sea views, but retain most. The property on 3620 will not lose sea views.

The Bosbokduin properties on Erven 2935 and 2319 are situated 5m - 10m lower than the two erven on Skulpiesbaai with a result that the proposed buildings, whether 5m or 7,5m high, will break the skyline and be more visible. The proposed buildings will be 90m and 125m respectively, away from the proposed buildings on Erven 4178 and 4179 on Skulpiesbaai.



Figure 16: View from Erf 2919, Bosbokduin, illustrating the difference between the 5m and 7,5m building heights and both options breaking the skyline.

Concern has been raised by a Bosbokduin resident that they will lose privacy because of the proposed higher buildings on Skulpiesbaai. While there will probably be a few more windows on the higher buildings, these will be at the same distance from the windows on the approved 5m high buildings, and these will be further away than existing buildings on Skulpiesbaai and on Bosbokduin themselves so the loss potential loss of privacy exists at present and will not be new nor cross any thresholds of significance.

	5m high buildings	7,5m high buildings
PHASE: OPERATION - South eastern Erven 4718 and 4719		
Nature of impact:	Visual Intrusion on/obstruction of Ocean views – negative	
Extent: of Impact	Local: limited to the immediate surroundings	
Duration of impact	Permanent - where time will not mitigate the impact	
Intensity	High, where the affected environment is altered, but cultural and social functions and processes are affected but continue in a modified way	
Probability of occurrence:	Definite	
Cumulative impact prior to mitigation	Low	
Significance rating of impact prior to mitigation	High negative – the impact will have significant effects and require mitigation measures to achieve an accepted level of impact	Higher negative – the impact will have significant effects and will require significant mitigation measures to achieve an accepted level of
Degree to which the impact may cause irreplaceable loss of resources	Moderate - Low	Moderate to Low
Degree to which the impact can be reversed:	Partly reversible – the impact is reversible but more intense mitigation measures are required	Partly reversible - the impact is reversible but more intense mitigation measures are required
Degree to which the impact can be mitigated:	Moderate	Moderate
Proposed mitigation:	As per CNDV VIA 2009 mitigation measures	The 7,5m roof height must be measured from the level of the access road onto the site, The roof colour must be dark charcoal The roofs cape must be articulated
Significance rating of impact after mitigation	High - Medium	High - Medium
Cumulative impact post mitigation	Low negative – the impact will have moderate negative effects	
Consequence Significance	The project has been approved on this significance so probably no significance	

7.3. Cumulative Impact

The proposed height amendment will obscure more views from neighbours.

The potential cumulative visual impacts would be additive in nature and high - medium in significance i.e. the proposed height increase will have a significant cumulative impact resulting from higher buildings obscuring more of views.

8. MITIGATION MEASURES

The CNDV VIA mitigation measures are to be applied to the 5m height restriction and the 7,5m height restriction, as well as the measures during construction.

In addition, for the North-western Erven:

- the roof heights for units on Erven 4601 and 4602 should be retained at 5m,
- the 7,5m roof height on Erf 4599 should be measured from the level of the access road onto the site,;
- the 7,5m roof height on Erf 4600 should be measured from the level of the access road onto the site,;
- roof forms are to be fragmented and no more than 25% of any roof area may be on a continuous plane,
- the roof colour must be dark grey, unlike some of the existing roofs on units on site.

The to this end the Architectural guidelines should be revised with regards roof colour and heights on Erf 4601 and 4602.

In addition, for the South-eastern Erven:

- the 7,5m roof height on Erf 4718 and 4719 should be measured from the level of the access road onto the site,;
- roof forms are to be fragmented and no more than 25% of any roof area may be on a continuous plane,
- the roof colour must be dark grey, unlike some of the existing roofs of units on site - to this end the Architectural guidelines should be revised

9. DISCUSSION

The six erven, where a height increase is being sought, are in areas previously assessed and given visual impact ratings of HIGH. However, the development was approved, with mitigation measures, for 5m heights.

The visibility of the erven with 7,5m roofs has been assessed from the surrounding areas and the following has been established:

- the viewshed will not be affected by the proposed height increase on 6 of the erven,
- the visibility remains the same for the most part with the erven on the higher lying north western erven, where units with higher roofs are proposed, potentially breaking the skyline from Morris Point but this is close to the existing house so is not creating a precedent,
- similarly the higher roof on the north western most erf may be seen from Jongensfontein Road for a moment, but possibility of this happening is small,
- the visual intrusion on views from adjacent neighbours in the northwest is high and must be mitigated by keeping roof height of 2 of the units, Erven 4601 and 4602, at 5m and allowing 2,5m height increase to units on Erven 4599 and 4600, with strict adherence to mitigation measures;

- the visual intrusion on neighbouring houses in Bosbokduin Estate, and on their current views, by increasing the height of roofs on units on Erven 4718 and 4719 will be minimal to noticeable. The elevation difference and distances between the units on Skulpiesbaai and those on Bosbokduin will result in an impact significance of Medium to High. Existing views of Shelly Beach, Morris Point, the Golf Course and the distant Geelkrans Nature Reserve will be retained with views of the WWTW's, adjacent Skulpiesbaai units and some sea views being obscured. The roof forms are to be fragmented and no more than 25% of any roof area may be on a continuous plane, thereby enhancing the scenery and not detracting from it.

10 MONITORING AND REVIEW PROGRAMME

To ensure that these mitigation measures are implemented, they are to be included in the SKULPIESBAAI DEVELOPMENT GUIDELINES AND RULES

The Architects are to review the plan submissions to ensure they meet the required mitigation measures.

The ECO is made aware of these new mitigation measures and are to monitor the building to ensure these are met

The Architect is to monitor these mitigation measures and ensure they are met on site and are to sign-off the buildings when completed stating that they conform to the mitigation measures.

11 RECOMMENDATIONS

It is recommended that the height increase to 7,5m roofs is allowed on Erven 4718 and 4719 in the south and 4599 and 4600 in the north with the roof height being measured from the level of the access road onto each site, but that the 5m roof height restriction is maintained on Erven 4601 and 4602 in the north.

12 REFERENCES

Oberholzer, B., 2005. Guidelines for involving visual and aesthetic specialists in EIA processes: Edition 1. CSIR Report No ENV-S-C 2005 053 F. Republic of South Africa, Provincial Department of the Western Cape, Department of Environmental Affairs and Development Planning, Cape Town.

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5. RECOMMENDED MITIGATION MEASURES

5.1 STATUS OF THE MITIGATION MEASURES

As this visual impact assessment is the result of an extended process in which the input from the environmental specialists was fed back to into the design and the layout was amended accordingly, Alternative 3 is the preferred alternative in terms of conforming best to the environmental requirements.

A preliminary set of visual mitigation measures was included in the visual constraints document which informed the design process. Many of the original mitigation measures, those that were implementable at the design stage, have already been incorporated into the layout.

For the sake of completeness, and to document the history of the process, the original mitigation measures are included in full below. Those that have already been partially or completely implemented in Alternative 3 are printed in italics whereas those that are still to be implemented are printed in normal text.

Several of the mitigation measures are dealt with in more detail in the Architectural Guidelines which are included in **Addendum 2** and the landscape masterplan included in **Addendum 3**. This section must be read in conjunction with these documents.

5.2 LAYOUT AND SERVICES

- *Development is to be limited to slopes of less steep than 1:5, with slopes of 1:5 and steeper being preserved and becoming part of the open space system on the site.*
- *The layout must preserve as many milkwood trees and as much other significant vegetation as possible within linked open space areas.*
- *The layout must follow the natural contours so that the development can be experienced as growing out of the site rather than being imposed upon it.*
- *The housing units must not be massed along the boundaries, especially along the western boundary, so that a hard urban edge is not created.*
- *Roads are to follow the contours where possible and be minimum width resulting in minimum disturbance to the natural vegetation during construction and usage.*
- *The infrastructural needs, roads, water, electricity, sewage etc. are to be carefully designed and sited with the preservation of the natural environment as a top priority. This must specifically take the erven to the north of the site and Bosbokduin into consideration.*
- In all cases, cut and fill slopes are to be kept to a minimum.
- Houses must not be built on large excavated platforms or platforms created by retaining structures. They are rather to be stepped with the landscape minimising the need for earthworks.

5.3 ARCHITECTURAL

- *A comprehensive architectural and landscape guidelines document must be drawn up that covers, amongst other things, the points mentioned below.*
- *Every attempt must be made to minimise the apparent bulk of the houses.*
- *Strict limits will need to be applied to footprint size and overall height as per the architectural guidelines*
- *House forms must be articulated rather than monolithic, with shadow lines and broken surfaces keeping the houses visually interesting and more in scale with the grain of the natural environment.*
- *House designs should follow the slopes of the site creating multilevel structures that do not rely on cut and fill or the use of excessive retaining walls.*
- *Retaining walls are to be limited to 500mm in height, and where more height is necessary, several steps of 500m or less are to be used with planting between them.*
- *Terraforce and Loffelstein or similar retaining systems must not be used.*
- *Textures and colours must blend into the environment rather than calling attention to the buildings.*
- *The roofs should be grey or charcoal this being the least visually invasive colour. (Thatch, slate, iron sheeting etc would all be acceptable but must fall within the overall aesthetic of the development.)*
- *Glass surfaces that could cause glare need to be shielded by verandas, overhanging roofs or the use of pergolas with vines.*
- *Swimming pools are to be grey or brown and not blue or white so that their visual impact will be minimised.*
- *All aerials, TV dishes etc. are to be contained within the structures and not be visible from the roads or neighbours.*
- *The entrance structure is to be limited in size in keeping with the rural ambience and must not be over-lit at night.*

5.4 LIGHTING

- *External lighting must be limited with all light sources shielded so as to prevent light spillage and pollution. The sense of being in a rural area must be preserved at night.*
- *There should be no street lighting, but where lighting is needed for safety purposes, low level bollard lighting or similar must be used.*

5.5 FENCING

- *All fencing must be visually permeable, such as steel palisade or diamond mesh, and painted charcoal grey to minimise visual intrusion.*
- *Fencing can be shielded with vegetation.*
- *The limiting of the height of the fencing between the houses will help to create a greater sense of spaciousness and openness on the estate. A maximum height of 1.2m is suggested although limited areas for use as drying yards, etc. will need higher fencing. These areas should read as contiguous with the built structures.*

5.6 LANDSCAPING

- A clear estate policy as to the landscape aesthetic needs to be included in a landscape master plan and landscape guidelines document drawn up by a registered landscape architect. This must be included with all sales material.
- Landscape plans for individual erven should be submitted with the house plans for approval by the Home Owners Association.
- Formal gardening is to be kept to a minimum with only plants from a list that has been carefully prepared by a registered landscape architect being allowed so that the long-term degradation of the natural vegetation is avoided.
- No invasive species are to be allowed, although species that have become part of the cultural landscape, such as roses, could be permitted within limited areas provided that their seeds cannot be dispersed via wind, water or insects.
- The use of Kikuyu lawn is to be prohibited with indigenous non-invasive species being preferred.

5.7 FIRE PREVENTION

- A comprehensive fire prevention policy and fire fighting plan needs to be drawn up with the neighbouring owners being part of this if possible.
- Fire breaks must be made in accordance with the requirements of Cape Nature Conservation but always in a way that minimises the visual impact.

5.8 HOME OWNERS ASSOCIATION

- A description of the estate aesthetic which is enforceable should be included in the documentation made available to all prospective home owners by the home Owners Association.
- Care must be taken that realistic expectations as to the nature of the estate aesthetic, and any possible limitations that this might imply, are created in the minds of prospective homeowners by the advertising material so that misunderstandings and long-term erosion of the aesthetic is avoided.

5.9 CONSTRUCTION PERIOD

- The construction of services and infrastructure as well as the individual houses needs to proceed in a manner that has the least detrimental effect on the natural environment.
- Natural areas that are to be preserved need to be cordoned off and access to these areas by construction crews for such activities as creation of short-cut paths, the gathering of fire wood, or the use of the bush as a toilet, needs to be forbidden.
- An **Environmental Control Officer**, (ECO,) needs to be appointed during the final planning stage so that he/she can have input into the

Environmental **M**anagement **P**lan, (EMP,) in order to ensure that it is practical and implementable.

- The ECO must monitor all construction activity and make sure that the conservation goals are attained and that damage to the natural environment is kept to a minimum.
- Rehabilitation must take place immediately any damage occurs.
- The ECO must be made responsible for educating all construction workers on site as to the ecological requirements and he/she must have the ability to levy fines for non compliance.