

TO WHOM IT MAY CONCERN

FRANCOIS VAN ZYL ARCHITECTS was appointed by AFRO FISHING(Pty)Ltd, to compile a VISUAL IMPACT STATEMENT, for proposed new extensions to their existing cannery facility in the Mossel Bay Harbour.

BACKGROUND

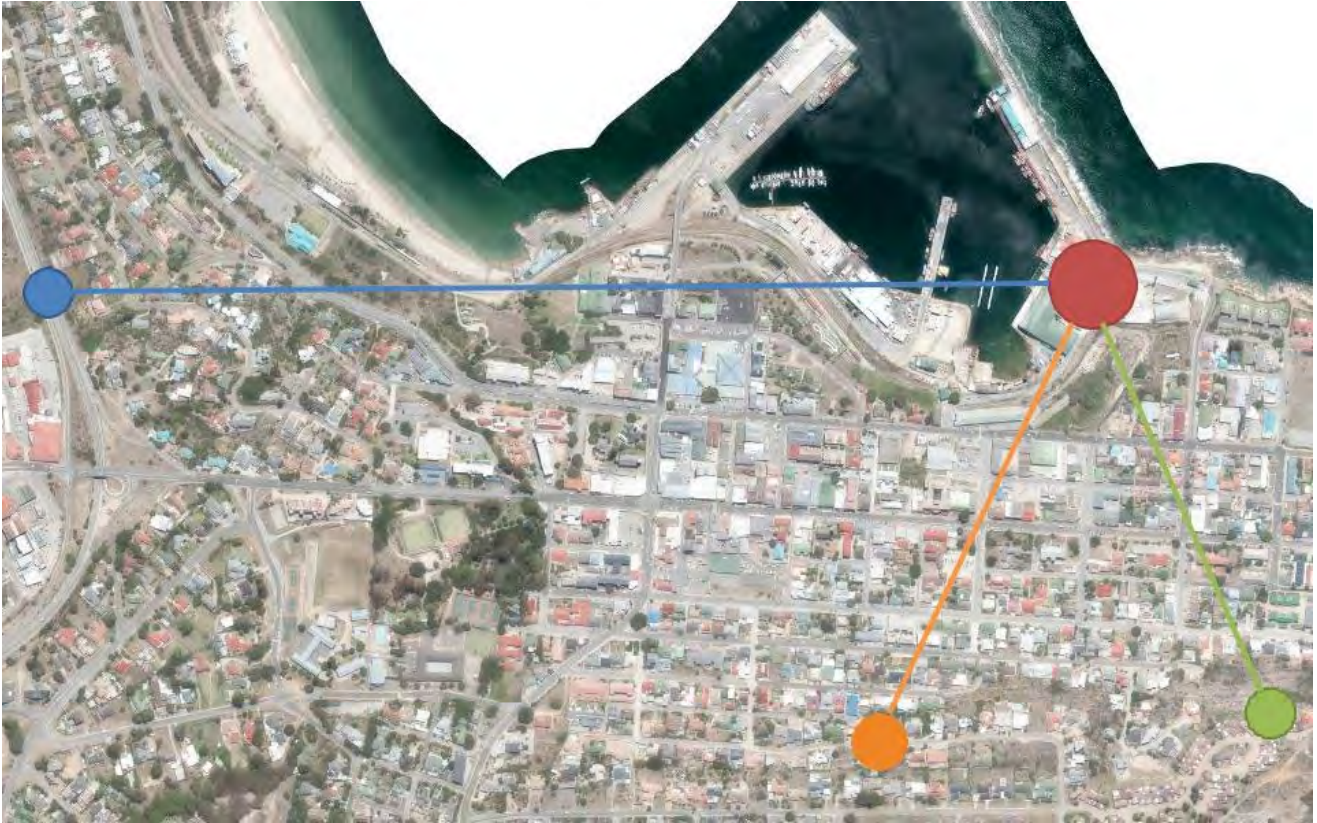
The existing cannery facility was built about 15 years ago, within the harbour on PORTNET property, known as Quay 2, or the Low Level Wharf. It is situated adjacent to the old I&J fish factory to its east, which has been vacant since I&J closed its operations during 2012.

Afro Fishing recently won a tender for the utilisation of this property and have proceeded with the planning stages for extensions to their existing operations, onto this old property. This reason for this visual statement is thus merely to show the impact of the extensions on existing views throughout town. It is noted that the project involves the total re-development of the existing I&J site. All new buildings will be within the 12.5m height restrictions and all other town planning regulations as determined in the Mossel Bay Integrated Zoning Scheme.



METHODOLOGY

The whole of central Mossel Bay looks onto the harbour, so the best way to create a feel for what the proposed final project could look like, was to show views from different directions. Pictures were thus taken from 3 different locations, from the east, west and south towards the harbour:



EXISTING AFRO FISHING\OLD I&J PROPERTY

VIEW FROM LOUIS FOURIE ROAD (West)

This is the view when driving into Mossel Bay from Hartenbos and represents a view from the west. This is what will be seen from the Santos, 6th Avenue area.

VIEW FROM RODGER STREET (South)

This is the view from right above the harbour, from the south, from a vacant plot in Rodger Street.

VIEW FROM ST BLAIZE (South-East)

This represents the view from the St Blaize townhouse development, close to the lighthouse, from the south east.

Photographs were taken from these locations and the proposed extensions were super imposed onto these pictures to create a 'before and after' effect, as can be seen from these views below.



Existing view



View after re-development

VIEW FROM LOUIS FOURIE ROAD (West)



Existing view



View after re-development

VIEW FROM RODGER STREET (South)



Existing view



View after re-development

VIEW FROM ST BLAIZE (South-East)

CONCLUSION

From these views it should be clear that the visual impact of the proposed extensions, is very low. If anything, the new buildings are a better replacement of what is there at the moment. The green roofs also blend in better with the sea background, than the discoloured old asbestos roofs.

Compiled: 30 August 2019

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