

HWC Case Number: 21021901SB1008E

**PROPOSED RESIDENTIAL ESTATE ON PORTIONS 66 & 67 OF FARM 443 PLETTENBERG
BAY, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE
RESOURCES ACT (ACT 25 OF 1999)**

VISUAL IMPACT ASSESSMENT STUDY

Author – Heritage Practitioner: Andre Vercueil

Client: Kype Powter, representing, The Keep Property (PTY) LTD

Architects: To be appointed

Town Planners: Planning Space Town & Regional Planners

Environmental Consultants: Andrew West Environmental Consultancy

EXECUTIVE SUMMARY

1. Site Name

PROPOSED RESIDENTIAL ESTATE ON PORTIONS 66 & 67 OF FARM 443 PLETTENBERG BAY

2. Location

The sites are located in the 'golden mile' between the Beacon Isle Hotel on the North and the Robberg Peninsula on the South along the coast in Plettenberg Bay.

3. Locality Plan



4. Background

The re-zoning and development of a group housing scheme on the above properties, triggered the preparation of a NID to Heritage Western Cape (HWC). A NID was submitted to HWC by Andrew West Environmental Consultants. This NID was for 15 units. HWC responded to the NID in requesting an HIA including a Visual Impact Assessment Study. Andre Vercueil has been appointed by the property developers to prepare a Visual Impact Assessment Study of the proposed development of now 9 units on the above property, towards the requested HIA.

5. Description of Proposed Development

Three alternative proposals have been considered:

- A layout of 25 units
- A layout of 4 units
- A layout of 9 units

The alternative with the 9 units has been adopted as the preferred alternative, as it has little impact on the cultural landscape and is more viable than the proposal of 4 units.

The proposal is for the consolidation of the two properties, as well as the re-zoning to Sub divisional Area for the development of 9 Group Housing units on the property.

"This property has been included in the urban edge and has been earmarked for urban development since the 1980ties when the Knysna Wilderness Plettenberg Bay Guide plan earmarked the area for township establishment. The value of these properties does not lie in their agricultural potential or conservation status, but their proximity to the beach. The site lies within

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the urban edge for Plettenberg Bay and the proposed upmarket residential development is compatible with surrounding land uses." – extract from the Motivation Report by VPM Surveys item 4.2.3.2 page 20.

The proposed development consists of 5 residential units along the Eastern boundary overlooking the ocean with a slope towards the East. The other 4 units are on the Western half of the property with a slope towards the West. The group housing will be subject to an Architectural Design Guideline, to control the visual impact of the architecture on the surrounding area. The Zone of Visual Impact is restricted to a local context, as the furthest viewpoint is 3,5km away and the others between 100m and 1km.

Various checks and balances have been incorporated in the Architectural Design Guidelines to control the colours, materials, finishes, heights, maximum footprint, etc to control the visual influence on the surrounding area.

6. Heritage Resources Identified

Two areas with heritage resources have been identified on the site. One is of the ruins of a small concrete slab and rain water tank, and the other of the ruins of a fireplace and flue, concrete slab and two rain water tanks. These ruins may well be from beach cottages dating back to the 1900's. These ruins are however not gradable and insignificant in the context of the area. None of the old aerial photographs and other documentation available to us could cast any light on these ruins as previous structures.

7. Anticipated Impacts on Heritage Resources

As the ruins found on the property are not gradable, and insignificant, the proposed development will not have any negative impact on them.

Various other aspects impacting on the visual influence that the proposed development will have on the area have been considered, including scenic routes, viewpoints, topography, character of the area, sense of place, vegetation, environmental impact, etc.

The visual sensitivity of the site is Low to Minimal.

The Visual Absorption of the proposed development is High.

The Visual Intrusion of the site is Low to Minimal.

Visibility from sensitive receptors is Low to Minimal.

8. Recommendations

8.1 The following Mitigation measures are recommended:

- 8.1.1 That the Architectural Design Guidelines proposed for the development be adopted to mitigate the colours, heights, disturbance areas, maximum footprint, vegetation, etc, which will all contribute to a smaller visual impact on the cultural landscape.
- 8.1.2 That the necessary measures be implemented during the construction phase to protect the natural vegetation, to control the noise, dust and visual intrusion.
- 8.1.3 That a Landscape consultant be appointed to recommend and implement the introduction of an indigenous landscape plan to protect the existing indigenous vegetation and to prepare a landscape plan for implementation in the private and common areas.
- 8.1.4 That external lighting restrictions and guidelines be implemented.

8.2 The following General recommendations are made:

- 8.2.1 The proposed consolidation and re-zoning of the Erven in the application and submission process (which have been motivated in terms of the local by-laws and in accordance with the requirements of the Bitou SDF, SPLUMA and LUPA), is to proceed, as this also conforms to the appropriate heritage principles identified in the report.
- 8.2.2 The VIA confirms that there are no heritage resources that will be negatively affected by the proposed development.
- 8.2.3 As the VIA confirms that there is little to no negative visual impact on the cultural landscape, it is recommended that the application is to proceed accordingly.
- 8.2.4 The other specialist reports available to us at this stage do not suggest any negative visual impact that the proposed development would have on the surrounding area.
- 8.2.5 It is recommended that the Architectural Design Guidelines, that have been drawn up to assure that the proposed development is sensitively co-ordinated into the urban landscape, be adopted.
- 8.2.6 It is recommended that noise, storm water, erosion and dust during construction is to be managed through the introduction of appropriate mitigation measures as spelt out in the specialist reports.
- 8.2.7 The comments from the interested and affected parties, the conservation bodies and the Local Authority regarding the proposed development are still pending but will form part of the HIA.

At this stage we recommend that the VIA report be endorsed by HWC as the proposed development would have little to no visual impact on the cultural landscape.

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1. BACKGROUND INFORMATION ON THE PROJECT

Andre Vercueil has been requested by BSP Investment, The Keep Property (PTY) LTD, to prepare a Visual Impact Assessment for the above property, in a response to an NID submitted to Heritage Western Cape by Andrew West Environmental Consultants. The application under the Case Number 21021901SB1008E was for a proposed residential development on Portion 66 & 67 of Farm 443, Plettenberg Bay. The response from HWC dated 25 October 2021 was that an HIA would be required in terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003.inclusive of:

- a) The identification and mapping of all heritage resources in the area affected;
- b) an assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7;
- c) an assessment of the impact of the development on such heritage resources;
- d) an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;
- e) the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;
- f) if heritage resources will be adversely affected by the proposed development, The consideration of alternatives; and
- g) plans for mitigation of any adverse effects during and after the completion of the proposed development.

The HIA must in addition have specific reference to the following:

- - Archaeology impact assessment study
- - Palaeontology impact assessment study
- - Visual impact assessment study
- - An overall assessment of the impacts to heritage resources
- - An integrated set of recommendations
- - Comments of the relevant registered conservation bodies
- - Comments of the interested and affected parties
- - Comments from the relevant Municipality.

The proposed activities on the site also trigger the provisions of the National Environment Management Act (NEMA) and the related regulations. Accordingly Andrew West Environmental Consultants have been commissioned to attend to necessary approval process through the Department of Environmental Affairs and Development Planning.

On 29 January 1990 Bitou Council approved the extension of the validity period for the rezoning to subdivisional area and subdivision of the said properties (T/1/52/443/66) for a period of 2 years. The zoning at the time was for a subdivision into 11 portions. This extension subsequently lapsed. (see Annexure A) – Extracts from the agenda and minutes of the ordinary council meeting held on 29/01/1990.

The NID was for a proposed residential development of 17 units, but after consultation with some parties who objected to the proposal, the developers decided to reduce the number of units to 9 units.

2. TERMS OF REFERENCE

The following has been considered and undertaken for this study and report:

- 2.1 Reviewing the existing information.
- 2.2 The impact of the revised /reduced number of units in the development proposal.
- 2.3 The Government Policies, plans, SDP's Guidelines, etc.
- 2.4 A field Study to gain an understanding of the circumstances on site.
- 2.5 A Photographic Report.

- 2.6 A Desk top Study reviewing:
 - 2.6.1 An assessment of scenic routes.
 - 2.6.2 An assessment of the visual character of the area.
 - 2.6.3 The Zones of Influence.
 - 2.6.4 The Viewpoints and how the micro conditions like slope, landforms, vegetation, special features and land use influence the Visual Sensitivity.
 - 2.6.5 Any Heritage Resources in the area.
 - 2.6.7 The impact of current and potential light pollution.
 - 2.6.8 The impact of current and potential noise pollution.
 - 2.6.9 The special character or sense of place.
 - 2.6.10 Any cultural or religious significance.
 - 2.6.11 Any possible Visual Intrusion.
 - 2.6.12 Any possible change of character of the area.
 - 2.6.13 Any influence on the town- or streetscape.

3. APPROACH & METHODOLOGY

The following was done:

- 3.1 An analysis of the site in terms of its locality, its sub regional, local, natural and built environment context and sense of place.
The proposal fits within the context of its locality as well as the sense of place already evident in the area.
- 3.2 An assessment of the impact of the proposed development in terms of the cultural landscape.
The proposal will have no to little impact on the current landscape, as the area is already demarcated for this kind of development.
- 3.3 An evaluation of the proposed residential development in terms of the need, the logical extension of the current town and streetscape according to the Bitou Municipality SDF, government policies, plans and guidelines.
The proposal is consistent with the logical extension of the town and streetscape.
- 3.4 An evaluation of the suitability of the architectural language, heritage principles of architecture and aesthetics on the wider landscape.
The current architectural language in the area is already mixed, with a variety of different styles as well as 'look and feel'. There are no heritage resources to be taken into account.
- 3.5 A site inspection and photographic survey of the site and its surrounds.
A site inspection and survey were undertaken on 30 March 2022, to identify sensitive features, heritage resources and the impact of receptors.
- 3.6 The identification and mapping of the heritage resources in and around the site.
The heritage resources have been identified, mapped and photographed. The heritage resources are not gradable.
- 3.7 A desktop mapping exercise to analyze and evaluate the inherent visual sensitivity of the site.
A mapping exercise revealed that there are a few vantage points where the proposed development can be seen from – these have been identified and mapped. The visual sensitivity is noted as very minimal.
- 3.8 A visual framework to identify opportunities and constraints for the proposed development.
 - **The colour scheme, materials and finishes of the proposed development can be selected to blend in with the natural surrounds.**
 - **The density of the proposed development is within the parameters of the applicable government and local authority policies and frameworks.**
 - **The proposed development is within the range of expectation of the area, as a number of the surrounding properties have already been developed.**
- 3.9 An assessment of project alternatives against the visual impact criteria.

The Government and Local Authority guidelines allow for a higher density development, but the developers take cognizance of the lesser visual impact of a lower density development and have decided to limit to proposal to 9 units only, to mitigate the visual impact.

3.10 The consideration of mitigation measures, based on the visual impact.

The developers have decided to limit to proposal to 9 units only, to mitigate the visual impact.

4. ASSUMPTIONS & LIMITATIONS

4.1 We will assume for the purpose of this report that the information supplied to us is correct.

4.2 The visual study acknowledges the fact that not all sites and vantage points have been accessible to us at the time of the field study.

4.3 The visual study will rely on information that can be extracted from appropriate topo-cadastral mapping, for the purpose of the Catchment and Zone of Influence.

4.4 The preferred alternative proposal is for 9 residential units and not the original 15, which was still within the allowable density identified in the Structure Plans, Guide Plans, and Spatial Development Frameworks of the Local Authority.

4.5 The purpose of this study is to compliment the other reports in the HIA towards informing HWC what the level of Visual and Heritage impact is to be expected.

5. SITE LOCATION

The sites lie within the 'golden mile' of the coastal strip between the iconic Beacon Isle Hotel and the Robberg Peninsula. (Also referred to as "millionaire's lane/row/mile.)

The feeder gravel road and a marsh area borders the Western side of the sites and ERF 2132 (Coastal corridor) and the beach is on the Eastern side of the site.

The property on the Northern side is currently developed as a residential estate, while the property on the Southern side includes two ruins as a result of the 2017 fires in Knysna and Plettenberg Bay.

A fairly large single residential house was built on Portion 66 of Farm 443, but this house was built illegally without any plan approval. The proposal is to demolish this illegal structure.

The coastal strip either side of the proposed development includes single residential and group housing developments.



Fig – 01: Locality Map, the project Area in the broader Plettenberg Bay Regional Context



Fig-02: The Site identified within the divisions of the current cadastral portions.

6. **SUB REGIONAL CONTEXT**

- 6.1 Plettenberg Bay lies between the N2 (National Roadway from Cape Town via Knysna and Plettenberg Bay to Port Elizabeth) on the north-west and the ocean on the east.
- 6.2 The settlement pattern is predominantly linear along the N2 and the beachfront.

7. **LOCAL CONTEXT**

The cultural landscape is dictated by the following topographical influences:

- 5.1 The coastline between the Beacon Isle Hotel and the Robberg Peninsula.
- 5.2 The sand dune between the coast and the lower lying marsh area on the Western side of the site.
- 5.3 The Whale Rock Ridge development overlooking the coastal strip from an elevated level.
- 5.4 The gravel feeder road on the Western side of the site.

8. **A DESCRIPTION OF THE PROPOSED DEVELOPMENT**

The initial NID (previously submitted to HWC) was for a residential development of 15 group housing units, but the current proposal is for 9 units. Five of the units (P05 – P09) are proposed along the sea front and the other four (P01 – P04) further back along the Western side of the site. The 9 stands are between 1987m² and 1727m². The proposed internal road is as illustrated on the SDP below.

The design of the proposed units will be subject to an Architectural Design Manual, which forms part of the submission of the HIA to HWC.

The proposal consists of a

- driveway from the current western feeder dirt road,
- a gatehouse at the entrance,
- a meandering internal roadway to service the 9 stands
- a servitude along the Northern boundary
- a disturbance area (buildplate) for each stand



Fig-03: Site Development Plan.

9. SITE INVESTIGATION

A site investigation was conducted on 30 March 2022. The site was walked in the areas that are accessible, as there are many inaccessible areas due to dense thicket and coastal brush. The site is mostly covered in Goukamma Dune Thicket, with some areas exposed to dune sand – See Fig-4 below.



Fig-4: Site vegetation.

The entrance driveway is currently partly overgrown and terminates in a paved driveway and turning circle at the existing illegal dwelling. See Fig-5 below.



Fig-5: Paved driveway

The illegal dwelling is not occupied and has been standing vacant since construction was stopped on site. The site has an existing security fence along the sea boundary, with three access gates along that side. The Northern fence has recently been erected by the neighboring property owners as part of their residential development. The other two boundaries are not fenced in.



Fig-6: Security Fence with the illegal dwelling in the background.

Two heritage resources have been identified on site. The first is a concrete floor slab of approximately 25m² and the remains of a water reservoir / water tank, of approximately 2.1m in diameter. This cluster of structures is located at S34.090056° E23.370150° according to the Archaeological Impact Assessment by David Halkett. See Fig-7 & 8 below. The ruins are most likely from a holiday cottage.



Fig-7: Water tank



Fig-8: Concrete Slab

The other heritage resource is the remains of a fireplace and flue, a larger water tank of approximately 3m in diameter and 2,1m in height, a smaller tank of 1,8m diameter, as well as a concrete slab of approximately 20m². The ruins are possibly from a fishing cottage dating from the mid 1900's. This cluster of structures is located at S34.090396° E23.370596° according to the Archaeological Impact Assessment by David Halkett.. See Fig-9 below.



Fig-9: Fireplace, flue, water tanks and concrete slab

Approximately 70% of the site (on the Eastern side) has excellent views of the ocean and the Robberg Peninsula. See Fig 10 below.



Fig-10: Views towards the East and the South.

The elevated 'Whale Rock' Ridge Development is visible from the site, looking towards the Western side. See Fig-11 below. Some of the units on the edge of the Whale Rock Ridge Development will have a view of this proposed development.



Fig-11: The Whale Rock development on the Western side of the site, with the one existing flue in the foreground.



Fig-12: The panoramic view from the beach towards the site. This is the panoramic view from the beach back towards the site, with the illegal dwelling on the horizon. See Fig-12 above.

Looking towards the South, from the highest platform on the site, is the ruin of the neighboring property, on RE/57/443, following the devastating fires in Knysna and Plettenberg Bay in 2017 (See Fig 13 below). Beyond the ruins are some group housing, single residential and Special Zone Rural Occupation properties as can be identified in the Zoning Map. See Fig-19 on page 19.



Fig-13: The view from the highest elevation on the site, towards the South.

What is quite clear from the site inspection is that visibility of this site from the Eastern edge of the Whale Rock development is high, but the distance is quite far and the visual impact will therefore be low. See Fig-14 &15, panoramic views below.



Fig-14 A panoramic view from the edge of Whale Rock



Fig-15 Another panoramic view from the edge of Whale Rock

From the site inspection of other possible views of the site it was clear that because of the distance and topography the visual impact will be low. See Fig 16 & 17 below.



Fig-16 A panoramic view from a viewpoint close to the CBD.



Fig-17 The view from the Robberg Nature Reserve's entrance gate, looking towards the North.



Fig 18: Visual Influence Map.

Key: **Red** - High visual impact. **Yellow** - Medium visual impact **Green** – Low Visual impact.

Conclusion – See Fig 18 above - The visibility of the site is limited to:

- the neighboring properties, with limited views of the edges of the proposed development; - **High Visibility.**

- a vantage viewpoint at the Robberg Nature Reserve's entrance gate and along the nature walk down the Robberg Peninsula; - **Medium Visibility**.
- views from the elevated edge of the Whale Rock Development, far West of the proposed development; - **Medium Visibility**.
- a view from the Signal Hill Viewpoint, close to the CBD; - **Low Visibility**.
- looking west from the beachfront; - **High Visibility**.
- glimpses from the access points to the beach from the coastal strip between Beacon Isle and the Robberg Peninsula; **Low Visibility**.
- A distant view from the Beacon Isle Hotel; **Low Visibility**.

10. **POLICIES & DEVELOPMENT FRAMEWORK**

A number of policies, plans, guidelines and management instruments govern the development parameters for the site. These include:

10.1 The Western Cape Provincial Spatial Development Framework (PSDF)

This makes provision for;

- 10.1.1 The protection and sustainable use of landscape and scenic resources.
- 10.1.2 The protection, management and enhancement of the provinces sense of place, heritage and cultural landscape.

10.2 The Bitou Spatial Development Framework (SDF)

The Bitou SDF zones the area in question as Urban, which is in line with the proposal.

10.3 The DEA&DP Guideline for Management of Development on Mountains, Hills & Ridgelines.

Key decision making criteria regarding development on mountains, hills and ridges, relevant to this VIA, are:

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

The criteria for evaluation of a typical Visual Impact Assessment would be:

- a) The density
- b) Aesthetics
- c) Character of the area
- d) Character of the surrounding areas
- e) Location
- f) Sense of Place.
- g) Development patterns.
- h) Environmental Impact
- i) Heritage impact.

10.4 The Environmental Management Framework (EMF) for the Garden Route.

This document provides guidelines on topographical, visual and other development guidelines to assist and inform on decision making.

Objectives include: • Maintain the integrity of the Garden Route Landscape; • Limit development on steep slopes; • Enhance and protect the topographical landscape

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

- 10.5 The National Environmental Management Act (Act No. 107 of 1998) (NEMA)
The proposed development triggers this Act as a listed activity requiring a Basic Assessment. Andrew West Environmental Consultancy has been appointed to conduct this report.
- 10.6 Heritage and Scenic Resources – Inventory and Policy Framework for the Western Cape.
This framework provides input on cultural and scenic resources and provides guidelines for the identification and conservation of these resources.
- 10.7 The National Heritage Resources Act (Act 25 of 1999) (NHRA), and associated provincial regulations.
This provides legislative protection for natural, cultural and scenic resources as well as for archaeological and paleontological sites within a study area. In the response to the NID, HWC requested some additional specialist reports including this Visual Impact Assessment (VIA) Report.
The VIA will be incorporated into the (HIA) together with the other reports to meet the requirements of HWC.
- 10.8 The Bitou Municipal Zoning Scheme.
- 10.9 NEM: Integrated Coastal Management Act (Act No. 24 of 2008) and NEMA EIA Regulations.
The Act specifies coastal protection zones including land situated wholly or partly within 100m of the high water mark. The purpose of a coastal protection zone is, inter alia, 'to protect the ecological integrity, natural character and the economic, social and aesthetic value of coastal public property', (Section 17a). The term 'aesthetic' would include visual or scenic resources that need to be taken into account in the visual assessment. The EIA Regulations require Environmental Authorisation for new developments within 100m of the HWM.
- 10.10 Bitou Spatial Development Framework 2017
"At the time of writing this report, the 2017 Spatial Development Framework is still the applicable document, however, a more recent Spatial Development Plan has been developed in 2020, but not yet approved, and as such has no status. The approval of this document is eminent and for this reason, one must consider this document as well. In both documents, the properties are situated within the urban edge of Plettenberg Bay and earmarked for urban development. This has been the case as far back as the 1980s when the then Knysna Wilderness Plettenberg Bay Guide Plan earmarks the area for urban development. The proposal is therefore not in conflict with either of the Spatial Development Frameworks. Both Policy documents also promote densification of urban areas to an average density of 25 units per ha. Higher densities are typically achieved in the central business area or along major roads. In this instance to the concept of densification is embraced but the proposed density is far below the proposed 25units per ha average. Taken into account the character of the area, it is not recommended that densities be much higher than the surrounding development density."
"Portion 66 and 67 of the Farm Brakkloof Nr 442 measures ±2.68ha in size and are some of the last remaining undeveloped agricultural land parcels along the coastal strip between the Beacon Isle Hotel and the Robberg Nature Reserve. The properties

have been earmarked for urban development for the past 40 years in various Structure Plans, Guide Plans, and Spatial Development Frameworks of the past. Presently, the Spatial Development Framework for Bitou 2017, like all the preceding spatial plans, also earmarks the site as urban land within the urban edge, where residential development is encouraged.”

“This property has been included in the urban edge and has been earmarked for urban development since the 1980ties when the Knysna Wilderness Plettenberg Bay Guide plan earmarked the area for township establishment. The value of these properties does not lie in their agricultural potential of conservation status, but their proximity to the beach. The site lies within the urban edge for Plettenberg Bay and the proposed upmarket residential development is compatible with surrounding land uses.”

(Extracts from the Motivation Report by VPM Planning)

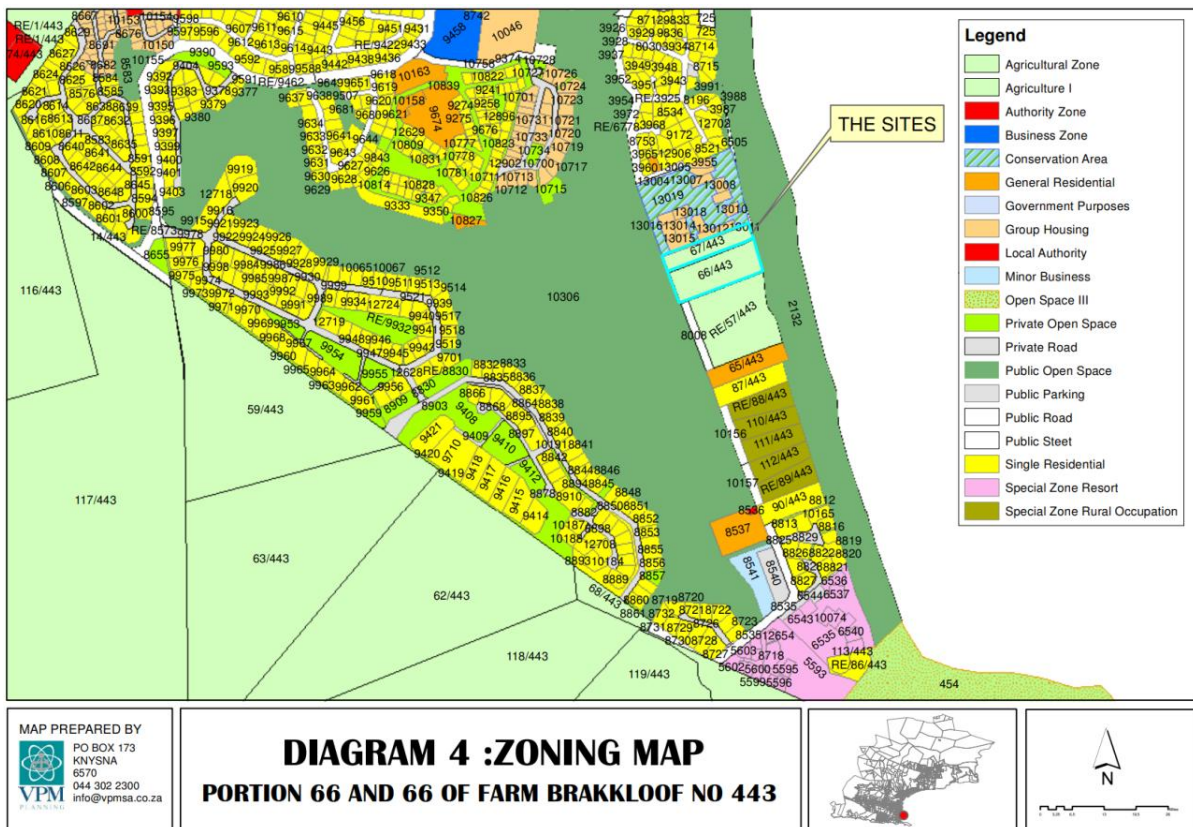


Fig-19: Zoning Map by VPM Surveys

11. SETTLEMENT PATTERNS

11.1 In considering the Zoning Map (Fig-18 above), as well as the current Land Use, it is clear that the band of properties between the public open space (ERF 1036 & 2132) are a good mix of single residential, general residential, special Zone Rural Occupation and the remainder of Agricultural Zone.

11.2 The settlement pattern is leaning towards a change of Agricultural Zoning to the single residential, general residential and Special Zonings, with a significant increase in the density of the area.

11.3 The change of density and the change of character and linear development of this area are very evident when considering the photo report and the aerial maps of the applicable coastal strip. See Fig 20 below.

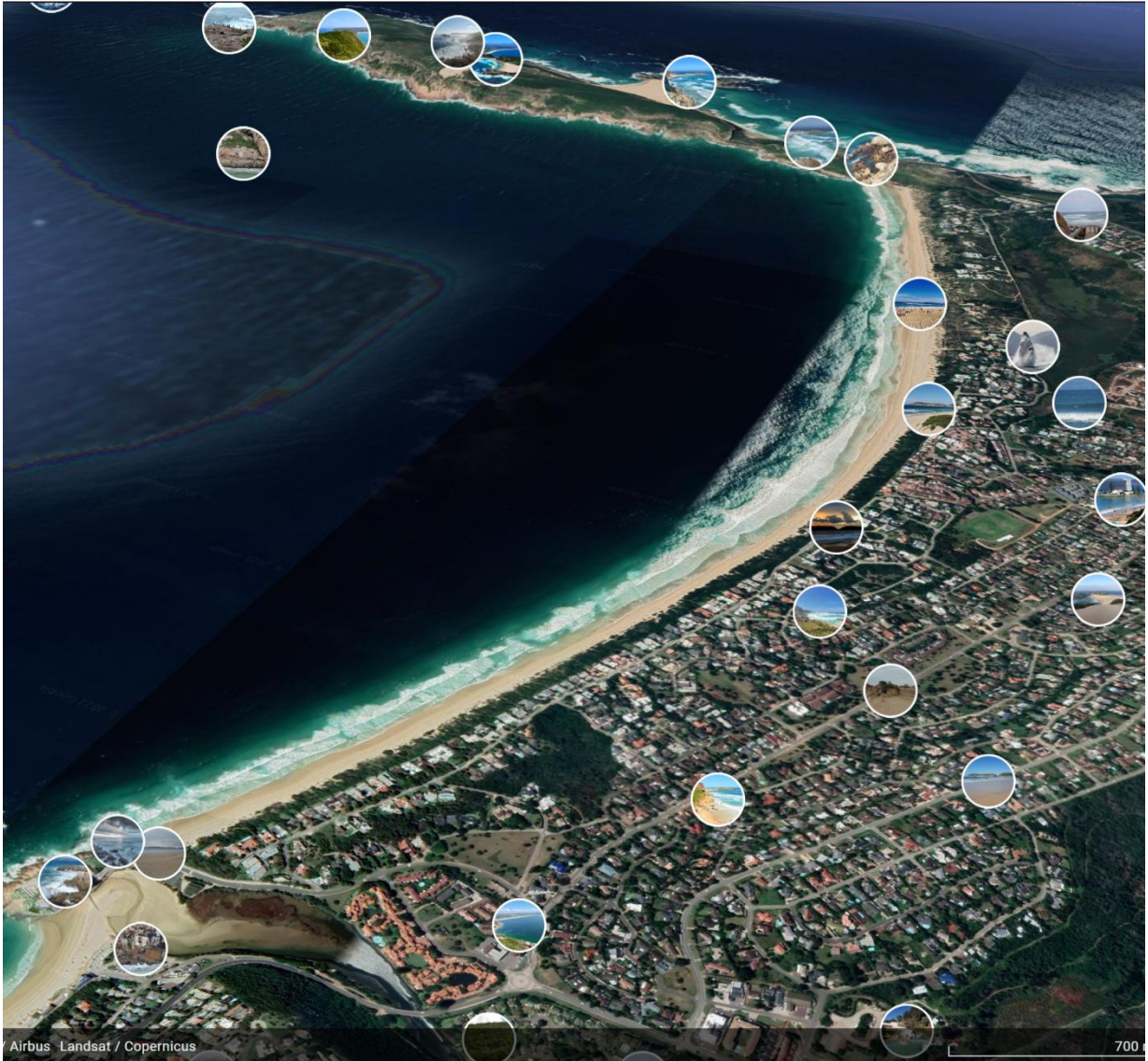


Fig-20: Google Earth view of the coastal strip between the Beacon Isle Hotel and the Robberg Peninsula.

11.4 The planned residential development will be similar to existing and planned residential developments to the north and south of the property. By way of example, Portion 58/443 contains 14 group housing units and a communal open space.

11.5 The planned density and up-market nature of the proposal will be in line with the surrounding developments.

11.6 The following photographs (see figs 21 -22) taken from various spots along the beach area confirms the current status of the typical development pattern which is at the order of the day.



Fig-21



Fig-22



Fig-23



Fig-24

Conclusion - It is clear that the coastal strip between Robberg and the Beacon Isle has already set the parameters for densifying the remainder of the agricultural and single residential properties to higher density developments, to match the surrounding areas. See Fig 25 below.

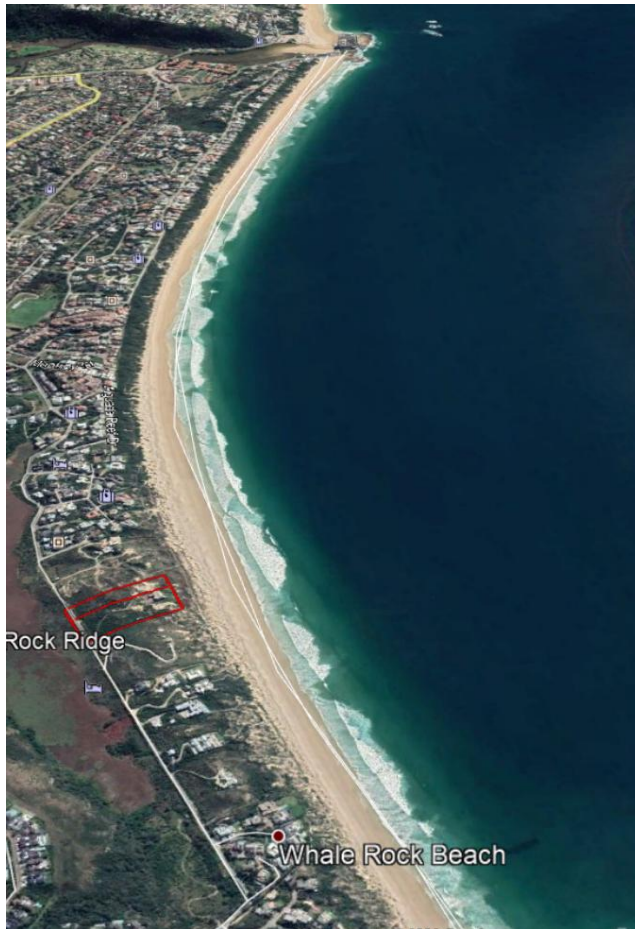


Fig-25: Google Earth capture of the surrounding coastal development pattern.

12 TRIGGERS OF VISUAL IMPACT

The following characteristics (which are probable triggers) have been considered for potential visual issues in terms of heritage:

12.1 The nature of the environment.

12.1.1 Areas with proclaimed heritage resources:

- The two heritage resources found on the property are not gradable and not significant. There are no other heritage resources that are affected by the proposed development.

12.1.2 Areas with proclaimed scenic routes:

- The Robberg Nature Reserve and the Robberg Hiking Trail is a renowned tourist attraction in Plettenberg Bay. The proposed development site becomes visible on the left when approaching the entrance gate to the reserve and will also be visible from approximately 20% of the hiking trail. As the trend of development along the coastal strip in question is already well established, we do not believe that the proposed development will have any negative effect on this scenic site.

12.1.3 Viewpoints

- The only other scenic viewpoint is the Signall Hill Viewpoint, where the site is visible from a far distance. As the trend of development along the coastal strip in question is already well established, we do not believe that the proposed development will have any negative effect on this scenic viewpoint.

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Member of the South African Council for the Architectural Profession (SACAP) Reg. No. 3754 - Professional Architect

12.1.4 Topography

- The Western side of the site is not visible from the beach area. Approximately 50% of the site will be visible from the beach.
- Approximately 25 of the units on the ridge of Whale Rock Ridge development will have a view of this site (as illustrated in Fig-?? on page??) However approximately 40% of the site will not be visible from this development, as it falls away on the Eastern side of the site.
- The developments on the Northern and Southern sides of the sites will have glimpses of the proposed development due to the undulating topography of the area.
- All other vantage points in and around Plettenberg Bay have been visited and the topography shields the area from everywhere else, with the exception of this view (fig 26) from Longships Road leading back to the CBD.



Fig-26: Vantage Point

12.1.5 Areas with a recognized special character or sense of place:

- The whole of the coastal strip between the Beacon Isle and Robberg can be regarded as part of special character, namely coastal up-market housing.

12.1.6 Scenic cultural significance:

- The current cultural significance has developed as a result of the high end property market that has evolved over time.

12.1.7 Areas of important tourism or recreational value.

- See Item 12.1.2 & 12.1.3. Tourism and recreation have gone hand in hand with the evolvement of this stretch of coastline.

12.1.8 Areas with important vistas or scenic corridors.

- See Item 12.1.4. In spite of the two vistas the proposed development will not impact on these vistas or scenic corridors.

12.1.9 Visibility of the affected area. Visibility becomes negligible with distances over 2,5km.

- The areas of high visibility would be summarized as The Robberg Nature Reserve, the Whale Rock Residential Development, the Beach and the Signal Hill Viewpoint.

12.1.10 Visual exposure – The geographic area within which the development will be visible.

- The visual exposure would be defined as moderate to minimal.

12.1.11 Visual sensitivity.

- The visual sensitivity would be moderate to minimal.

- 12.1.12 Visual sensitivity of receptors influenced by topography and scenic features.
 - The visual sensitivity of the receptors would be moderate to minimal.
- 12.1.13 Visual absorption capacity. The ability of the landscape to screen the development.
 - The visual absorption capacity would be high as the development pattern has already been established and the larger portion of the coastal properties has already been developed with medium to high density development.
 - Sensitive architectural guidelines, colours and density of development will have a marked effect on the visual absorption capacity. These issues have been taken up in the development proposal with blending colour schemes, low impact designs and lower density.
 - Once the landscaping has been concluded, the proposed development will be absorbed into the area.
- 12.1.14 Visual intrusion.
 - The visual intrusion will be low, as the trend has already been set in the area and the receptors are far and few.
 - Visual intrusion has been mitigated by architectural guidelines as far as colours, textures, materials, massing and density.

12.2 The nature of the Heritage Resources.

- 12.2.1 The identification of heritage resources on the site (if any)
The heritage resources identified on the site are not gradable and also not significant at all.
 According to the Grading criteria from Heritage Western Cape, the ruins are graded NCW (Not conservation-worthy) – ‘*The Heritage Authority has applied its mind and the resource does not have enough heritage significance to be included in the National Estate.*’ i.e. Insufficient Heritage Significance or “Ungradeable”.
- 12.2.2 The identification of heritage resources around the area of the site.
No other heritage resources in the area have been identified.
- 12.2.3 The mapping of the heritage resources.
The existing non gradable heritage resources have been mapped on the site.
- 12.2.4 An assessment of the significance of the heritage resources.
The heritage resources are ungradable and of no significance.
- 12.2.5 A grading of the heritage resources.
The heritage resources are not gradable according to the grading guidelines.
- 12.2.6 How the heritage resources will be affected by the proposed development.
The ungradable heritage resources will be demolished including the existing illegal structure.

12.3 The nature of the proposal.

- 12.3.1 High, medium or low intensity-type projects with large, medium or small-scale infrastructure.
The proposed development is of a medium intensity type with relatively small scale infrastructure.
- 12.3.2 A change of land use from the prevailing land use.
The land use will be changed for single residential to General Residential.
- 12.3.3 A use that is in conflict with an approved SDP, SDF or vision for the area.
There is no conflict with the approved SDP, SDF or vision for the area.
- 12.3.4 A significant change to the ‘look and feel’ of the area.
No significant change in the ‘look and feel’ of the area is envisaged as a result of the proposed development.
- 12.3.5 A visual intrusion in the landscape.

There will be no visual intrusion in the landscape, as the SDP, SDF and the vision of the area match the proposal.

12.3.6 Visual exposure

The visual exposure has been identified and the exposure is minimal.

12.3.7 Obstruction of views of others in the area.

There will be no obstruction of views as a result of the proposed development.

12.3.8 Vegetation

The architectural guidelines proposed calls for indigenous vegetation to be planted in the proposed development and that the existing coastal thicket to be retained outside the building platforms.

According to Regalis Environmental Services CC's botanical sensitivity analysis of the properties (Attached to the HIA) "The affected dune system has lost most of its ecological value. The report further states that the affected area is not rich in indigenous plant species, as most of the vegetation has either been disturbed with the construction of current infrastructure and/or dense invasion by alien plants mostly Rooikrans (Acacia cyclops). The study also confirms that no known ecological processes are acting between the wetland west of the properties and the beach east of the properties"

12.3.9 View catchment

The view catchment has been identified and the impact of the proposed development on the view catchment will be minimal.

12.3.10 Zone of influence

The zone of influence will be limited to the view catchment and would be minimal.

12.3.11 Receptors (Those who will be visually influenced by the proposed development)

The receptors have been identified and the result is minimal. (See Item?? On page??)

12.3.12 Visual absorption

The visual absorption of the proposed development is high and all the mitigation proposals have been adopted as far as blending in colours, low number of units, no intrusive architecture and massing, etc.

13 VISUAL INFLUENCE

13.1 Visual lines are influenced by topography, vegetation and other physical features. Visual sensitivity can be translated into:

13.1.1 High visual sensitivity - highly visible and potentially sensitive areas in the landscape.

13.1.2 Moderate visual sensitivity – moderately visible areas in the landscape.

13.1.3 Low visual sensitivity – minimally visible areas in the landscape.

The visual sensitivity is low.

13.2 The following aspects influence visual impact:

13.2.1 Topography – Lower lying areas or valleys may disappear in the view, while higher lying areas will be more visible. Elevated platforms, hills and mountains in the view may mask views completely. Views from higher lying areas may reveal more in the landscape.

The topography is such that the proposed development is only visible from a limited number of vantage points and scenic routes. These have been identified in Fig 30 on page 30 below.

13.2.2 Landforms – Mountains, hills, plateaus and plains are the four major land forms affecting visual impact.

The site is situated on a coastal dune between the beach (on the East) and a marshy depression on the West. An elevated ridge is formed further to the West, from where the 'Whale Rock' development has some limited views of

- the proposed development. Like-wise the proposed development is visible from the beach, the Robberg Nature reserve on the Robberg Peninsula and Signal Hill closer to the CBD on the North.**
- 13.2.3 Slopes – Development on steep slopes are generally more visible, pending the direction of the view and the slope. Cut and fill (scarring) or terracing of properties will also have a marked effect on the visibility.
The propose development slopes towards the beach and towards the opposite side. Cut and fill will be limited to the creation of the access road. Scarring and terracing is catered for in the architectural design guidelines.
- 13.2.4 Surrounding Land Uses – Mountains, rivers and valleys in a wilderness area are visually very sensitive.
 Rural development like farms, pastures, agriculture, vineyards, dams, farm houses and small settlements are moderately visually sensitive.
 Village rural development is much less sensitive than urban development.
The coastal residential sprawl between the Beacon Isle and the Robberg Peninsula has already set a trend and already complies with the vision of the area of the SDF, SDP and the local Authority.
- 13.2.5 Special Features – Heritage resources add to the special scenic rural landscape character and a 'sense of place'
The heritage resources on the site are not gradable and therefore also not affected by the proposed development.
 Scenic tourist routes and passes and scenic view sites are of importance.
The impact of the views towards the proposed development from scenic routes and viewpoints has been identified. The proposed development has little to no impact on those views.
 Lower lying valleys may be less visible from approaching roads, as landforms may visually block views.
Such will be the case of the Robberg feeder road from The Wreck Beach to the North, from where the proposed development would not be visible.
 Indigenous trees and vegetation are extremely important in providing screening and softening of development within the landscape.
The architectural Design Manual makes provision for the retention of the indigenous vegetation and the disturbance of the sites limited to a disturbance area.

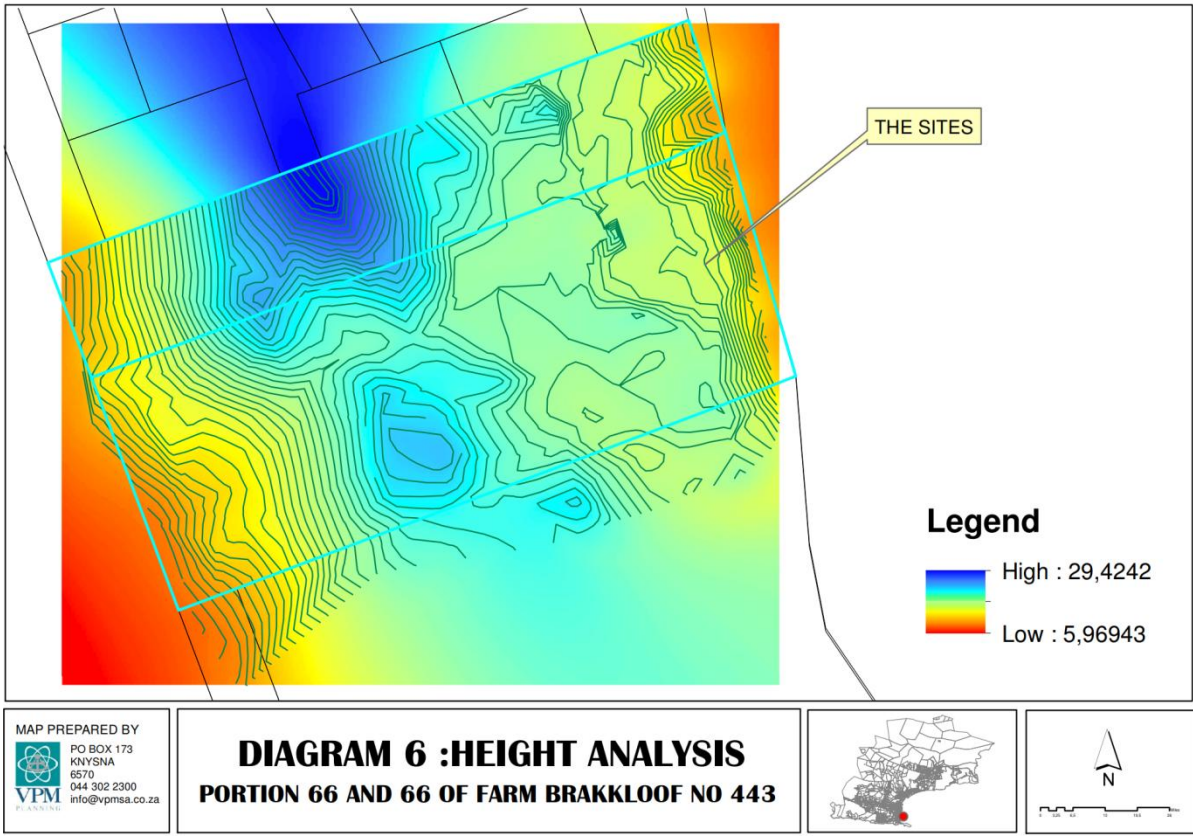


Fig-27: Height Analysis Map by VPM Surveys.

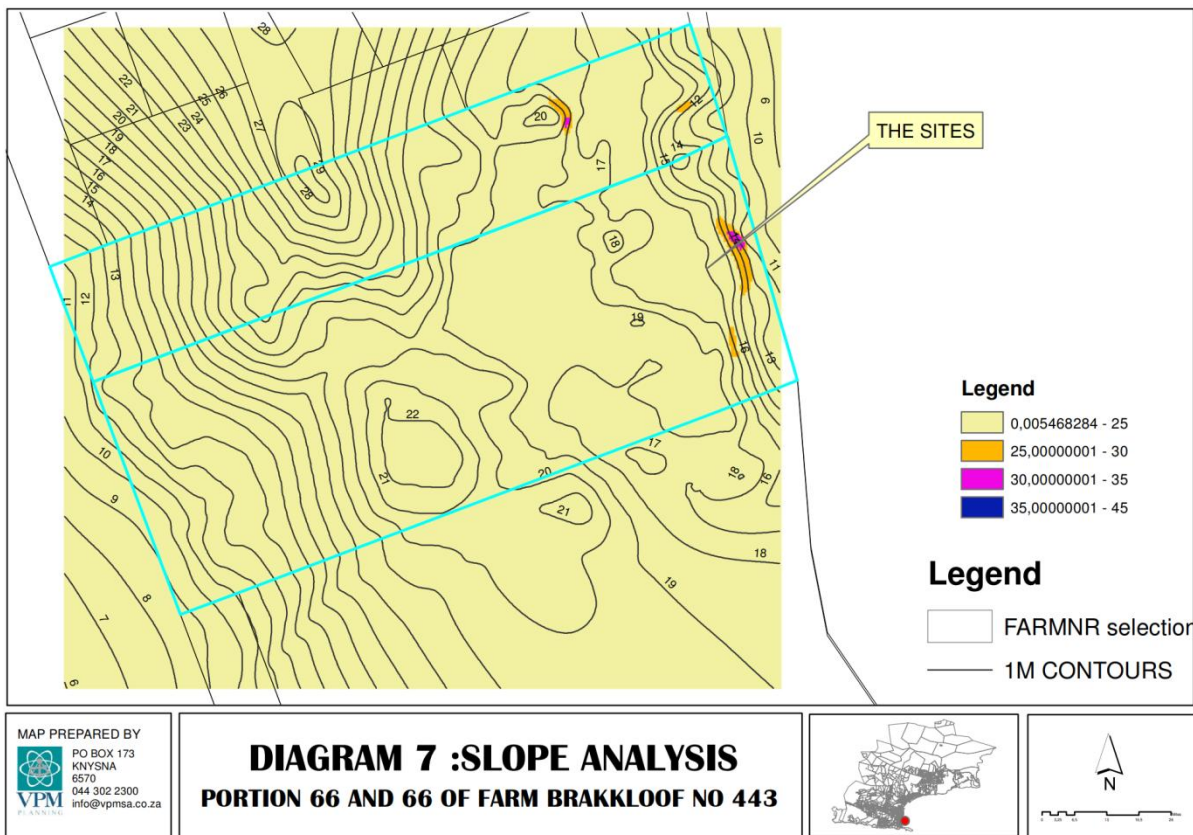


Fig-28: Slope Analysis Map by VPM Surveys.

“The properties can be described as disturbed urban land, situated in an area that has been identified in an approved Spatial Development Framework for residential purposes. The site has low visual exposure, as the topography limits the geographic area from which the project will be visible. The eastern side of the site will be visible from the beach, which has a high scenic value, and from Robberg beach road, which is a low-order residential road. The site will also be visible from the Whalerock residential areas which are situated on a ridge ±500m away, overlooking the bay and the existing low-lying residential developments. The site has a high visual absorption capacity being situated within a built-up area.”

VISUAL INDICATOR TABLE	
INDICATOR	COMMENT / NOTES
Areas with protection status such as National Parks or Nature Reserves	The property does not have protective status.
Areas with proclaimed heritage sites or scenic routes	The property is not close to any heritage sites, but visible from some tourist routes and scenic
Areas with intact wilderness qualities or pristine ecosystems	The site is not within a wilderness area.
Areas with intact or outstanding rural or townscape qualities	The site will be visible from the beach and some viewpoints, but will be surrounded by similar low-density upmarket urban development.
Areas with recognised special character or sense of place.	The area has a special sense of place. A number of residential developments have previously been approved along this coastal strip. The aesthetic quality of the developments is high, while the development density is low.
Areas lying outside a defined urban edge line.	The area situated is within the Plettenberg Bay Urban edge line, and within an area that has been earmarked for residential
Areas with sites of cultural or religious significance.	The site is of no cultural or religious significance.
Areas of important tourism or recreation value.	The property is situated on a long stretch of beach which has a significant tourist and recreational value. The site is also visible for the Rommerg Reserve and the Signal Hill Viewpoint.
Areas with important vistas or scenic corridors.	The property will be visible from the beach, the Robberg Nature Reserve and the Signal Hill
Areas with visually prominent ridgelines or skylines.	The property is situated in a low lying area and is overlooked from the elevated Whale Rock Development, Robberg Nature Reserve and Signal Hill.

Fig-29 Visual Indicator Table – some information taken from VPM Surveys Visual Indicator Table.

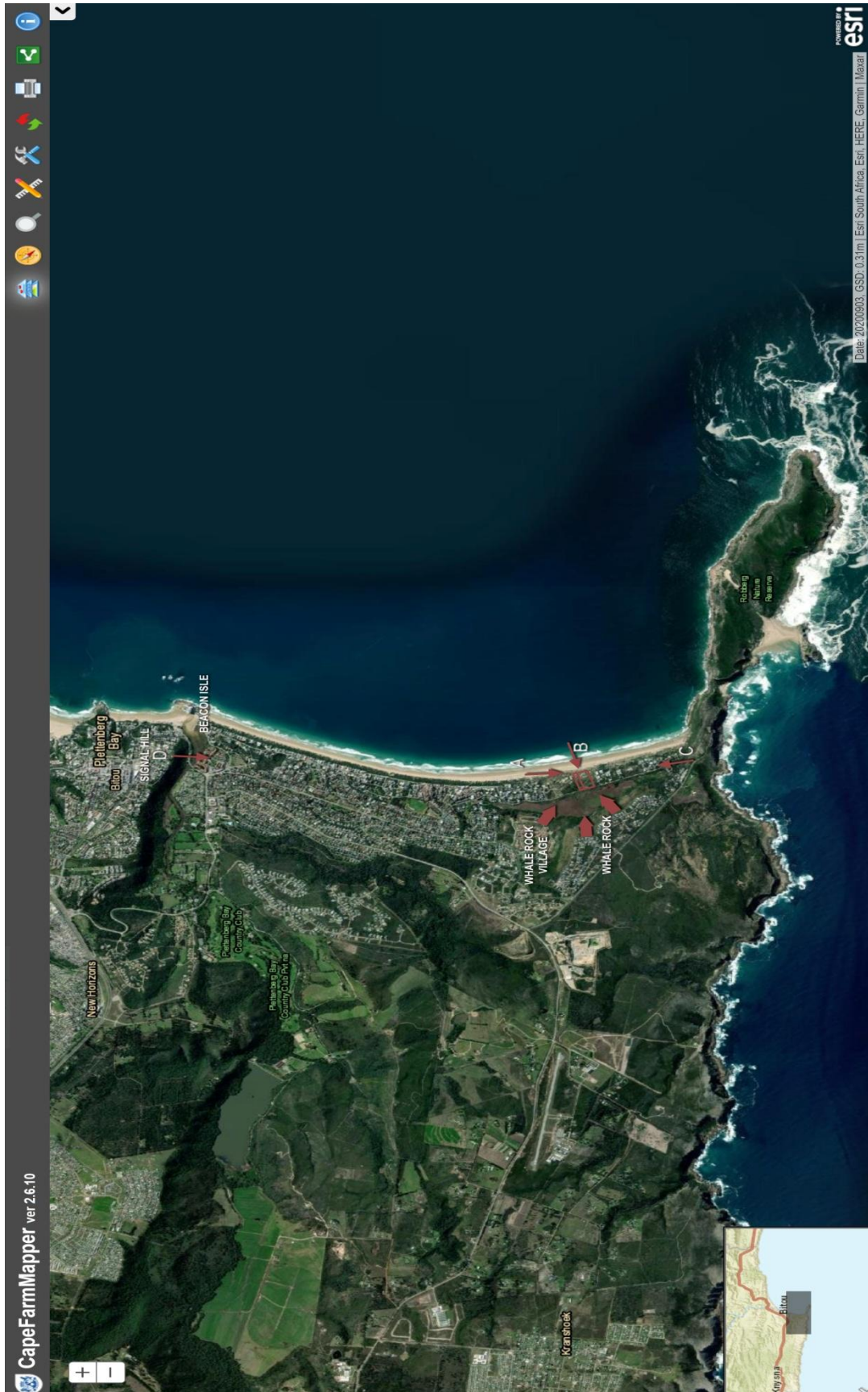


Fig. 30 – Visual Influence Photo Key Map/Points A, B, C, D

Visual Influence Photos:



Fig-31: View from Vantage Point 'A' (Fig 30) – The Beach

The view from 'A' is from the north along the beachfront. The further away the less significant the view.



Fig-32: View from vantage point 'B' (Fig 30) - The Beach

The view from 'B' is directly opposite the properties, looking from the ocean towards the sites.



Fig-33: View From Vantage Point 'C' - Robberg Nature Reserve

The view from 'C' is from the Robberg Road, just short of the entrance gate to the Robberg Reserve. The photo was taken with a 400mm zoom lens, which significantly crops and draws the view closer.

The vantage points A, B, C & D are virtually the only places around the site that offer a view of this proposed development. A, B & C are within 3 km of the proposed development, while D is so far away that it will not be noticeable at all.



Fig-34: Panoramic View from Vantage Point 'D' - Signal Hill

14 ANALYSIS

14.1 Cultural significance

Cultural significance can be defined as an area with aesthetic, architectural, historic, scientific, social, spiritual, linguistic or technological value. The coastal strip between the Robberg Peninsula and the Beacon Isle Hotel encapsulates the pinnacle of luxury lifestyle, with the best aesthetic views of the ocean and the iconic Robberg Reserve. This area has become to playground of the rich and famous.

14.2 Cultural Landscape

The landscape encapsulates the linear sprawl of luxury lifestyle along the beachfront that only the wealthy can afford. Plettenberg Bay and its golden beaches have become the destination of choice in the tourism sector.

15 NATURAL ENVIRONMENT INFORMANTS AND SITE VIEWS

- 15.1 The property is mostly covered in coastal thicket and dune sand.
- 15.2 The site overlooks the ocean towards the East, Robberg on the South, Beacon Isle towards the North and the Whale Rock Development on the West.
- 15.3 Tourism routes include the Robberg Nature Reserve on the South and the Signal Hill Viewpoint on the North.

16 BUILT ENVIRONMENT INFORMANTS

- 16.1 The development is predominantly linear along the coastline taking advantage of the ocean views towards the East.
- 16.2 There is a mix of single residential, group housing and special zoning along this coastal strip.
- 16.3 The site is accessible from the West via a gravel feeder road.

17 THE EVOLUTION OF THE PROPOSED DEVELOPMENT

- 17.1 The Original Proposal:

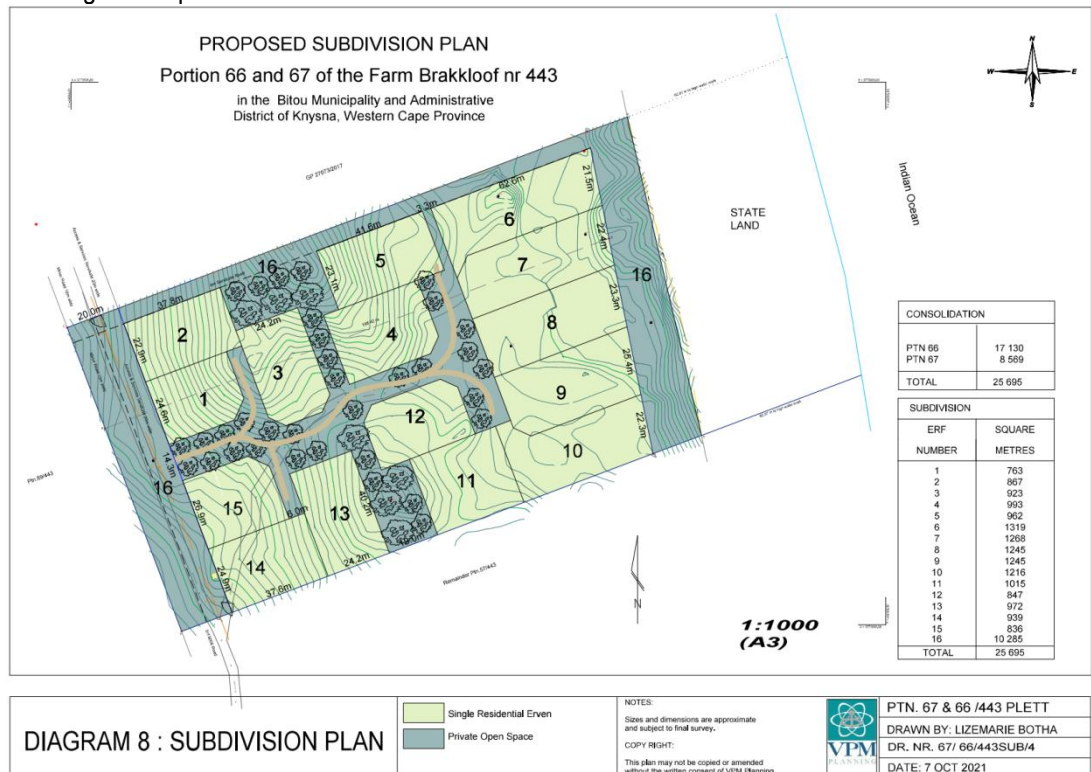


Fig-35: 15 Units

This was the proposal presented in the NID

17.2 The Interim Alternative:

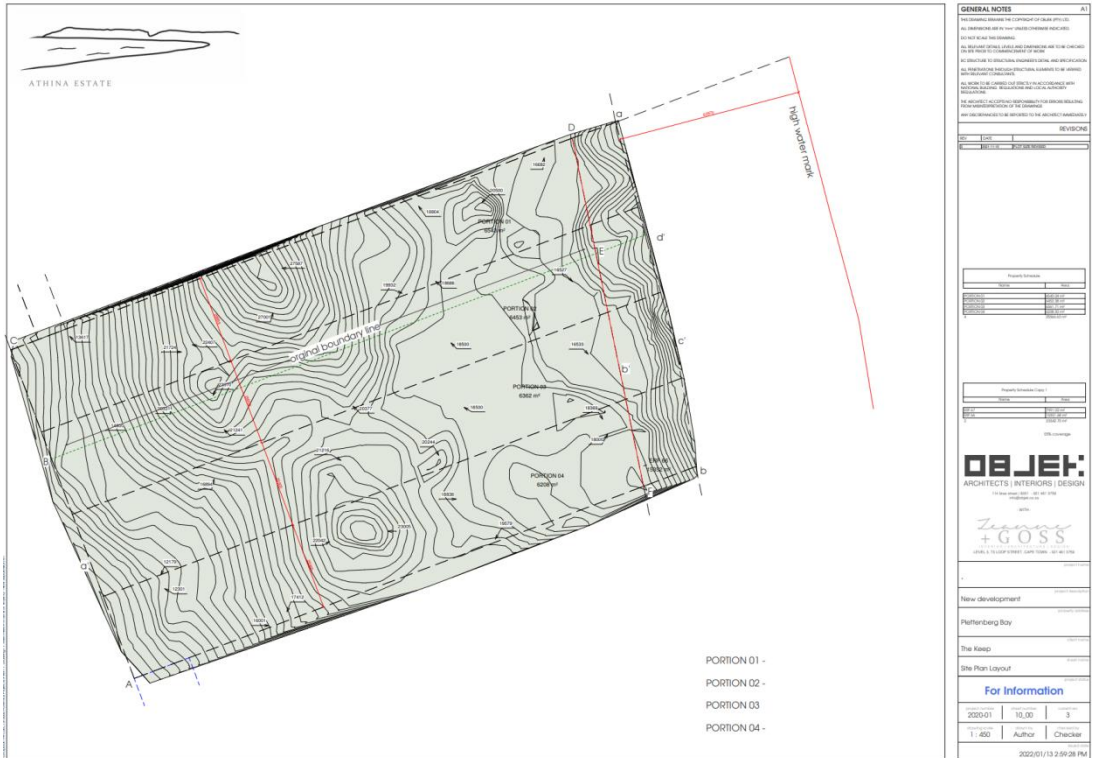


Fig-36: 4 Units
 This proposal turned out to be non viable.

17.3 The Preferred Alternative:



Fig-37: 9 Units

- 17.4 The preferred alternative consists of 9 units in total with a zoning of general residential.
- 17.5 5 of the stands are along the Eastern boundary overlooking the ocean, while two of the remainder units are at the crest of the property, looking towards the ocean and towards the Whale Rock ridge on the Western side of the property. The last two units will have glimpses of the ocean, but their orientation is mostly towards the Whale Rock ridge towards the West.
- 17.6 The entrance driveway will be paved, leading to a security entrance gate and guard house.
- 17.7 The driveway is purposely made as short as possible, servicing the entrances to each stand.
- 17.8 The whole of the property will be fenced in with 1,8m high Clearview Fencing. This patent-type fencing is designed to be very unobtrusive and non evasive, compared to other types of boundary walls or fences.
- 17.9 The Architectural Design Manual covers all aspects of the 'look and feel' of the proposed development, to assure the following:
 - 17.9.1 Sympathetic colour schemes, blending in with the landscape.
 - 17.9.2 The height restriction, to fit in with the Local Authority scheme regulations
 - 17.9.3 The regulated guidelines on roof materials, roof slopes, maximum footprints, landscaping, etc, all in an effort to make the visual impact on the landscape as minimal as possible.
 - 17.9.4 Please see the Architectural Design Guidelines as part of the HIA submission.

18 **VISUAL IMPACT ASSESSMENT CRITERIA**

- 18.1 Some listed criteria are used to measure the value and sensitivity of the visual/scenic landscape as well as the associated potential impacts on those.
- 18.2 When the criteria are considered collectively, an indication of the visual sensitivity of the property and the potential visual aspects can be determined.
- 18.3 The outcome of this process will give an indication on the need for mitigation measures (if required)
- 18.4 As the category of the proposed development is low scale in its activities and infrastructure, it will be regarded as a Category 3 development within an area of high scenic, low cultural and low historic significance.
- 18.5 A low visual impact is expected with a low noticeable change.

19. **VISUAL IMPACT SIGNIFICANCE & RATING**

From the above it is clear that the visual impact that the proposed development would have on the cultural landscape, the visual receptors and the visual corridors are minimal to low.

20 **MITIGATION RECOMMENDATIONS**

- 20.1 That the Architectural Design Guidelines proposed for the development be adopted to mitigate the colours, heights, disturbance areas, maximum footprint, vegetation, etc, which will all contribute to a smaller visual impact on the landscape.
- 20.2 That the necessary measures be implemented during the construction phase to protect the natural vegetation, to control the noise, dust and visual intrusion.
- 20.3 Appointing a Landscape consultant to recommend and implement the introduction of an indigenous landscape plan to protect the existing indigenous vegetation and to prepare a landscape plan for implementation in the private and common areas.
- 20.4 To implement external lighting restrictions and guidelines.

21 **CONCLUSION & RECOMMENDATIONS**

- 21.1 The proposed consolidation and re-zoning of the Erven in the application and submission process (which has been motivated in terms of the local by-laws and in accordance with the requirements of the Bitou SDF, SPLUMA and LUPA), is to proceed, as this also conforms to the appropriate heritage principles identified in the report. (See Item 10 on page 17.)
- 21.2 The VIA confirms that there are no heritage resources that will be negatively affected by the proposed development.
- 21.3 As the VIA confirms that there is little to no negative visual impact on the cultural landscape, it is recommended that the application is to proceed accordingly.
- 21.4 The other specialist reports available to us at this stage do not suggest any negative visual impact that the proposed development would have on the surrounding area.
- 21.5 It is recommended that the Architectural Design Guidelines that have been drawn up to assure that the proposed development is sensitively co-ordinated into the urban landscape, be adopted. The Architectural Design Guidelines are attached to the HIA.
- 21.6 It is recommended that noise, storm water, erosion and dust is to be managed through the introduction of appropriate mitigation measures as spelt out in the specialist reports.
- 21.7 The comments from the interested and affected parties, the conservation bodies and the Local Authority regarding the proposed development are still pending.

We recommend that the VIA report be endorsed by HWC as the proposed development would have little to no visual impact significance on the cultural landscape.

ERF 66 & 67 OF FARM BRAKKLOOF 443
PLETTENBERG BAY

ARCHITECTURAL DESIGN MANUAL

REVISION - A

28 June 2022



Athena Estate



Compiled By:

 **André Vercueil**
Professional Architects

André Vercueil Consulting Architects cc (cc No. CK 89/09844/23)

Heritage Practitioner

1. INTRODUCTION

- 1.1. This development is a 2,68 hectare Group housing development, restricted to a maximum of nine single residential homes. The property is uniquely situated between the iconic Beacon Isle Hotel and the Robberg Nature Reserve, overlooking the ocean towards the East and the Robberg Ridge towards the West. Five of the units are equally spaced along the Eastern boundary overlooking the ocean. The remainder of the four units are spaced in quarters on the Western side of the property, mostly sloping towards the West. Each stand has a disturbance area (build platform) identified on the Site Development Plan, while the balance of the property is to be rehabilitated according to the environmental management plan with indigenous vegetation. The entrance road is paved leading to a small gate house for controlled entrance. The development is fenced in with a 1,8m high 'Clearview' security fence.
- 1.2. The gate house is designed to match the 'look and feel' of the development.
- 1.3. The property is to be re-zoned to 'Sub divisional', with an associated Architectural Design Manual to manage the architectural expression and coherence of the development.
- 1.4. Focus is turned on the landscaping and positioning of homes to achieve maximum mutual privacy, while at the same time, capitalizing on the views, which are an important feature of the property.
- 1.5. Each purchaser of a stand, will be required to prepare and submit a layout plan, indicating the house's position within the disturbance area, in relation to the site co-ordinates (co-ordinates are available from VPM Surveys).

2. DESIGN CONCEPT.

- 2.1. The tone of the architectural concept has largely been influenced by the location and the close proximity of the coast.
- 2.2. The architectural concept of the development will therefore be classified as 'Venacular Coastal Architecture'.
- 2.3. The elements within this style are defined as follows:
 - 2.3.1.1. Natural hues of sandstone colour.
 - 2.3.1.2. Natural textures.
 - 2.3.1.3. Predominantly double pitched roofs at 35 degrees in standing seam, with a dove grey finish, combined with some concrete flat roof areas behind parapets, however flat roofs with sandstone pebbled roofs will also be acceptable.
 - 2.3.1.4. Large under-cover verandas linking the inside to the outside.
 - 2.3.1.5. Natural indigenous coastal vegetation.
 - 2.3.1.6. Light coloured timber decking – weathered Balau or Iroco.
 - 2.3.1.7. Sandstone coloured large scaled tiles.
 - 2.3.1.8. Outside living areas with pergolas, gazebos and fire pits.
 - 2.3.1.9. Plastered walls with watery hues of sandstone colours.
 - 2.3.1.10. Shutters can be introduced to enhance the theme.

- 2.3.1.11. Large aluminium sliding / folding / stacking doors and window elements linking the inside to the outside.
- 2.3.1.12. Traditional over-sized fireplaces and flues. Flues may not be higher than 1m above the ridge line or flat roof associated with the flue.
- 2.3.1.13. Deep reveals for doors and windows
- 2.3.1.14. Emphasis should be placed on optimising views, and outdoor living, by the use of generous verandas under lean-to roofs, and close contact with the landscape.
- 2.3.1.15. Herringbone exposed aggregate grey cement pavers framed with cobble paving in a charcoal colour.

3. TOWN PLANNING REQUIREMENTS AND CONDITIONS.

- 3.1 Each house must be positioned within the pre-defined disturbance area, – see the site development plan, as well as the exception of garages and outbuildings.
- 3.2 The building lines will be the disturbance area, with the exception of outbuildings and garages approved by the Home Owners Association – see Item 3.4 below.
- 3.3 Only one main building and one outbuilding on each stand will be permissible. Outbuildings must be linked to main buildings with walls and pergolas and may only be single storey.
- 3.4 Garages and outbuildings may be positioned outside the disturbance area with the consent of the Home Owners Association (see the SDP), however they still need to comply with the Municipal Building Lines.
- 3.5 The maximum bulk of the homes will be restricted to 850m² per stand. Articulation of form and the use of open verandas are encouraged. First floor areas will be restricted to 70% of the ground floor area (garages excluded)
- 3.6 Second dwellings will be restricted to a maximum footprint of 60m².
- 3.7 A contour plan, as well as co-ordinates of the house's position within the disturbance area, must be submitted to the Home Owner's Associations Architectural Committee and the Local Authority for approval.
- 3.8 Height restriction:
 - 3.8.1 All houses are limited to two storeys, up to a maximum height of 8m for the five front (sea row) and 8,5m for the other four units, above natural ground level (NGL).
 - 3.8.2 Outbuildings may only be single storey.
- 3.9 The five units along the sea front will require a setback of 2m at the first floor level along the East side of the disturbance area.
- 3.10 Basements will be restricted to non-habitable spaces with a ceiling height of not more than 2,6m.
- 3.11 Building forms must be broken up in stepped levels and platforms in order to reduce the need for excessive excavations and retaining walls.
- 3.12 Site retaining walls must be finished in a natural rock cladding (or gabions). Retaining walls must be stepped in not more than 2m heights with a step of at least 500mm. Sholin or Loffelstein patent-type retaining walls may also be used at slopes not exceeding 45 degrees and must be covered in indigenous plant species on completion, based on a landscape plan to be submitted for approval by

the HOA. These walls must be completely covered in indigenous plants within two years of occupation.

- 3.13 Ground floor levels of any buildings (including verandas on ground-floor level) may not exceed 1,8m above NGL.
- 3.14 Roof overhangs and/or pergolas (of at least 1,5m in depth) shall screen off large expanses of glazing, exceeding 1,8m in width.
- 3.15 Only designs of timber and glass handrails of 1m height may be used.
- 3.16 All other design parameters taken up in this Architectural Design Manual shall be adhered to.
- 3.17 All designs must comply with the Local Scheme Regulations as well as the National Building Regulations.
- 3.18 Outbuildings must be subsidiary to the main buildings in height and massing.
- 3.19 Plan forms must be made up of square, rectangular, 'L'-shaped, 'I'-shaped, 'T'-shaped, 'U'-shaped, components. Organic shapes like circles, triangles and free forms will not be allowed.
- 3.20 All lean-to roofs must match the material of the main roof.

4 DESIGN PARAMETERS.

4.1 Roofs:

The following roofs are acceptable:

- 4.1.1 Flat concrete slabs behind parapet walls, with built-in full-bore outlets and downpipes. All flat roofs must receive patent-type torch-on waterproofing and insulation, as well as a 120mm layer of beach pebbles of no larger than 50mm diameter.
- 4.1.2 Standing Seam patent-type main roofs at 35-degree slopes.
- 4.1.3 Standing Seam lean-to roofs between 5 and 7 degrees.
- 4.1.4 All exposed roof beams must be planed all round.
- 4.1.5 Roof colours will be restricted to charcoal.
- 4.1.6 Roof pitches must be consistent on each property.
- 4.1.7 Only patent-type roof windows will be allowed in the same plane as the roof.
- 4.1.8 PV and solar panels may only be installed at the same plane of the roof it is mounted to. All solar panels and mounting racks must be charcoal. Preference will be given to solar installations on flat roofs, appropriately screened by parapet walls.
- 4.1.9 Roof Gardens will be considered on merit.
- 4.1.10 Geysers and heat exchangers may not be installed on roofs.
- 4.1.11 Wind turbines are not allowed in this development.

4.2 Fascia's and Bargeboards:

- 4.2.1 Only Nutec fascias and bargeboards of no less than 12mm thick and at least 150mm deep will be allowed.
- 4.2.2 All fascia's and bargeboards must be light grey or sandstone in colour.

4.3 Gutters and Downpipes:

- 4.3.1 All exposed gutters must be aluminium extruded Ogee profiled residential gutters with round downpipes.
- 4.3.2 All exposed gutters must match the roof colour and downpipes must be in a colour to match the wall colours.
- 4.3.3 All flat roofs must have patent-type 'Full-bore' outlets and concealed downpipes.
- 4.3.4 All downpipes must be connected to a rainwater collection system with underground rain water tanks, pumps and overflows to a soak-away system.

4.4 Walls:

- 4.4.1 Walls can be in natural stonework, plastered and painted brick, painted or pre-coated standing seam, or natural timber. Cladding in stone, Nutec Shiplap, standing seam or timber will be restricted to accent elements of not more than 20% of the wall surfaces.
- 4.4.2 Plastered walls must be painted to a natural colour and hue in a sandstone colour, blending in with the surrounding vegetation. Standing Seam cladding must match the roof colours. Colours submitted for approval, will be evaluated to the total discretion of the HOA.
- 4.4.3 Smaller windows must be in a traditional vertical accent, i.e. the horizontal dimension must be at least 2/3rds of the vertical dimension.
- 4.4.4 The use of over-sized fireplaces and chimneys is encouraged.
- 4.4.5 The placement of windows and doors in façades must be well proportioned within each elevation.
- 4.4.6 Windows and doors of a consistent type must be used in one design.
- 4.4.7 The use of feature timber solid doors with traditional wrought iron ironmongery is encouraged.
- 4.4.8 Traditional functional timber or anodised aluminium window shutters, and gable ventilators are encouraged.
- 4.4.9 Burglar bars must be co-ordinated within the window design, and must be installed internally.

4.5 Yard Walls:

Service yard walls must be in 220mm plastered and painted brick walls, or natural stone clad walls of 2,1m high.

4.6 Pergolas:

- 4.6.1 Pergola supports can be in brick, stone, steel or timber columns.
- 4.6.2 Pergolas must have a composite of primary, secondary and tertiary members.
- 4.6.3 Pergolas can be made up of timber, aluminium and/or galvanised steel with timber proportions.

4.7 Screens and Shutters:

4.7.1 Screens and shutters can be manufactured from timber or anodised aluminium.

4.7.2 Screens and shutters must match the colour of the walls or the roofs.

4.8 Verandas and decks:

Preference will be given to verandas manufactured out of timber (Balau or Iroco)

4.9 Swimming Pools:

4.9.1 Swimming pools must comply with the appropriate Public Safety and National Building Regulations, and built within the disturbance area.

4.9.2 All pool pumps must be screened off and installed in built enclosures to match walls and roofs.

4.10 Parking:

4.10.1 Sufficient space has been provided for visitors parking in the common areas. These parking bays may not be used for boats, trailers or caravans.

4.10.2 All boats and caravans must be parked in garages or under car-ports.

4.11 Services:

All services have to be built into the wall thicknesses or accommodated in service ducts.

4.12 Generators:

Generators and wind turbines will not be allowed in this development.

5. **GARDENS / LANDSCAPING.**

5.1 Roads, verges and common property:

5.1.1 The main access roads will be paved with interlocking grey cement bricks with exposed aggregate and framed with charcoal cobbles.

5.1.2 Internal driveways must be finished with the same materials as the main access roads.

5.1.3 The developer will landscape the common main access roads' verges with indigenous vegetation and a programme will be established to eradicate alien species.

5.1.4 All external lighting must comply with the 'dark sky' policy, restricting the light downwards.

5.2 Private property:

5.2.1 The disturbance area of each property is to be re-established after the buildings have been completed, using indigenous plants, vegetation and trees.

- 5.2.2 Driveways shall be constructed to provide easy access and egress from each property.
- 5.2.3 Caravans, trailers and boats may be parked on the purchaser's site, under cover, preferably out of sight, in a garage or under a pergola or a carport.
- 5.2.4 Pools are permissible, and must be landscaped to provide privacy.
- 5.2.5 Boundaries of properties need not be fenced at all, and may be landscaped to emphasise the feeling of space and unrestricted movement.
- 5.2.6 Boundary fencing of not more than 1,5m high may be erected along not more than 40% of the boundary line.
- 5.2.7 Homes with dogs are to be fenced around the disturbance area. Any garden walls or fences may not exceed 1,5m high, and must comply to the following material and design parameters:
 - a) Plastered brick or stone-clad pillars and plinth walls with picket or square mesh fencing, or
 - b) Square mesh fencing between timber posts, or
 - c) Hedges with square mesh cores, or
 - d) Patent-type 'Clear-view' fencing.
- 5.2.8 New trees should be planted with due consideration of views, shadow lines and privacy, not only for each property owner, but also for the neighbours.

6. **PLAN SUBMISSION PROCEDURES.**

- 6.1 Digital A1 sized sketch plans must be Prepared by the applicant's SACAP registered consultant, and submitted to the Home Owner's Associations Architectural Committee for approval in principle, before Technical documentation submission drawings are prepared. The Sketch Plan Submission must consist of the following:
 - 6.1.1 Proof of payment of R35,000.00 to the HOA for new building plans, or R15,000.00 for any alterations or additions, for the plan scrutiny process.
 - 6.1.2 Contour plan.
 - 6.1.3 Site Plan with north sign, stand number, annotated dimensions, disturbance area, retaining walls, fencing, driveways, paving, rain water storage tanks, French drains, etc.
 - 6.1.4 Floor plans with overall dimensions.
 - 6.1.5 All elevations.
 - 6.1.6 Landscape Plan.
 - 6.1.7 Architect's registration details and logo's, as well as client's name and contact details, and signatures of both architect and client on the plans.
 - 6.1.8 The Home Owners Association may call for more information if required.
- 6.2 On approval of Sketch Plans by the Home Owner's Associations Architectural Committee, the following technical documentation is to be submitted to the HOA for further approval. This must be in A1 format and coloured in according to the NBR guidelines:
 - 6.2.1 The receipt of Item 6.1.1 above.
 - 6.2.2 Contour plan.

- 6.2.3 Beacon certificate.
- 6.2.4 Site plan (1:200), with erf number, building lines, contours, outline of building placement, disturbance area, fences, yard walls, pools, driveways, north point, etc.
- 6.2.5 Floor plans with dimensions and section lines.
- 6.2.6 Elevations with height restriction lines, floor levels, annotated materials and finishes.
- 6.2.7 Appropriate sections, indicating sufficient detail for windows, doors, balustrades, stairs, pergolas, floors, floor levels (relating to the contours) height restriction lines, etc.
- 6.2.8 Sewer, gas and rain water management plans.
- 6.2.9 Electrical layout, including specification of external lights.
- 6.2.10 Hot and cold water reticulation layouts.
- 6.2.11 Additional details not covered in elevations, i.e. flues, fences, gates, balustrades, roof lights, solar panels, finials, gable features, concealed elevations, etc.
- 6.2.12 Architectural specification to identify materials and finishes and colours (attach colour samples).
- 6.2.13 Energy Efficiency Calculations.
- 6.2.14 The author of the plans must sign all plans and documents, with the date and the version number of the plan.
- 6.3 On approval by the Home Owner's Associations Architectural Committee, the approved plans can then be submitted to Bitou Municipality for further scrutiny and approval.
- 6.4 All requirements of the National Building Regulations as well as the Municipal Regulations and By-laws shall be met in addition to these guidelines.

7. **DESIGN.**

Ultimately the success of this project lies in the interpretation of this design manual, and how it is accommodated in the design and technical development of the project. It is imperative for the author of the design, to have knowledge of the local conditions.

The project architect (still to be appointed) will be responsible to scrutinize the plan submissions together with the HOA's Architectural Committee and to assure compliance to the Architectural Design Guidelines.

The HOA may black-list authors of plans that are not able to interpret the architectural Design Guidelines appropriately.

8. **GENERAL.**

The Homeowners' Association reserves the right to amend these requirements, procedures and rates as, and when it desires. The Home Owner's Association and their project architects have absolute discretion in the approval or rejection of any designs plans or specifications submitted for consideration.

Commencement of construction work is to start within 24 months of transfer. Late start-up will be subject to penalties.

Construction has to be completed within 16 months after breaking ground. Landscaping is to be completed within 3 months of occupation.

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