

CCT 266C – WA89

Hout Bay Cemetery Extension

Landscape and Visual Impact Assessment

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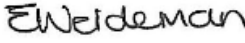
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Definitions

Development	Any proposal that results in a change to the landscape and/ or visual environment.
Elements	Individual parts, which make up the landscape, for example trees and buildings.
Feature	Particularly prominent or eye-catching elements in the landscape such as tree clumps, church towers or wooded skylines.
Impact (Visual)	A description of the effect of an aspect of the development on a specified component of the visual, aesthetic, or scenic environment within a defined time and space.
Intensity	The severity of the impact on views, scenic or cultural resources.
Issue (visual)	Issues are concerns related to the proposed development on a specified component of the visual, aesthetic, or scenic environment within a defined time and space.
Level 2 assessment	Identification of issues raised in scoping phase, and site visit; Description of the receiving environment and the proposed project; Establishment of view catchment area and receptors; Brief indication of potential visual impacts, and possible mitigation measures
Land use	What land is used for based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation, and physical processes.
Landscape	An area, as perceived by people, the character of which is the result of the action and interaction, of natural and/ or human factors.
Landscape character	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur, they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.
Landscape quality	A measure of the physical state of the landscape. It may include the extent to which typical landscape character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Landscape value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a variety of reasons.
Mitigation guidelines	Actions that enhance benefits of a proposed development, or avoid, mitigate, restore or compensate for negative impacts.
Receptors	Individuals, groups, or communities who are subject to the visual influence of a project.

Scenic route	A linear movement route, usually in the form of a scenic drive, but which could also be a railway, hiking trail, horse-riding trail or 4x4 trail.
Sense of place	The unique quality or character of a place, whether natural, rural, or urban allocated to a place or are through cognitive experience by the user. It relates to uniqueness, distinctiveness or strong identity and is sometimes referred to as genius loci meaning “spirit of the place”.
Significance	The significance of impacts can be determined through a synthesis of the aspects produced in terms of their nature, duration, severity, extent, and probability.
Study Area	The geographical area falling under this study (set out as a < 1km radius around the proposed site, in some instances the study area does not extend past the site boundary).
Viewpoint	A selected point in the landscape from which views of a project or another feature can be obtained.
Viewshed	The outer boundary defining a view catchment area, usually along crests and ridgelines
Visibility	The geographic area from which the project will be visible.
Visual absorption capacity	The ability of an area to visually absorb development because of screening topography, vegetation, or structures in the landscape.
Visual character	The overall impression of a landscape created by the order of the patterns composing it; the visual elements of these patterns are the form, line, colour and texture of the landscape’s components. Their interrelationships are described in terms of dominance, scale, diversity, and continuity. This characteristic is also associated with land use.
Visual exposure	The relative visibility of a project or feature in the landscape. Visual exposure is based on distance from the project to selected viewpoints. Visual exposure or visual impact tends to diminish exponentially with distance.
Visual resource	The visible physical features on a landscape (e.g., land, water, vegetation, animals, structures, and other features).
Landscape and Visual Impact Assessment	A Landscape and Visual Impact is a document which briefly predicts the significance of the visual effects on the landscape.
Visual Intrusion	The level of compatibility or congruence of the project with the qualities of the area, or its sense of place. This is related to context and maintaining the integrity of the landscape or townscape.

Acronyms

CSIR	Council for Scientific and Industrial Research
CNA	Critical Natural Area
CoCT	City of Cape Town
CTMSDF	City of Cape Town Metropolitan Spatial Development Framework
DEADP	Department of Environmental Affairs and Development Planning
DSDF	District Spatial Development Framework
EA	Environmental Authorisation

EIA	Environmental Impact Assessment
EMF	Environmental Management Framework
EMPr	Environmental Management Programme
GIS	Geospatial Information System
GN	General Notice
GPS	Geographical Positioning System
IDP	Integrated Development Plan
KOPs	Key Observation Points
LVIA	Landscape and Visual Impact Assessment
MSDF	Metropolitan Spatial Development Framework
NEMA	National Environmental Management Act
SACLAP	South African Council for the Landscape Architectural Profession
SANS	South African National Standards
SDPOZ	Scenic Drive Protection Overlay Zone
SEMF	Strategic Environmental Management Framework
SPLUMA	Spatial Planning and Land Use Management Act
TMNP	Table Mountain National Park
TOD	Transient Orientated Development
VAC	Visual Absorption Capacity
WHS	World Heritage Site
ZTV	Zone of Theoretical Visibility

Abbreviations

%	Percentage
3D	Three dimensional
°C	Degree Celsius
Ha	Hectare
km	Kilometer
m²	Square meter
amsl.	Above mean sea level
Pty	Proprietary
Ltd.	Limited

Document structure

The specialist study will be undertaken in compliance with Appendix 6 of GN 982 of 4 December 2014, as amended by Appendix 6 of GN 326 of 7 April 2017. **Error! Reference source not found.** indicates how Appendix 6 has been fulfilled in this report.

Table 1: Indication of compliance with Appendix 6 of 2014 EIA Regulations, as amended

NEMA Regulations (2017) Appendix 6	Relevant sections
(1) A specialist report prepared in terms of these Regulations must contain -	
(a) details of -	
(i) the specialist who prepared the report; and	Appendix C
(ii) the expertise of that specialist to compile a specialist report, including a curriculum vitae;	Appendix C
(b) a declaration that the specialist is independent in a form as may be specified by the competent authority;	Appendix D
(c) an indication of the scope of, and the purpose for which, the report was prepared;	Section 1.3 and 1.4
(cA) an indication of the quality and age of base data used for the specialist report;	Section 4.2.2
(cB) a description of existing impacts on site, cumulative impacts of the proposed development and levels of acceptable change;	Section 5
(d) the duration, date and season of the site investigation and the relevance of the season to the outcome of the assessment;	Section 4.2.3
(e) a description of the methodology adopted in preparing the report or carrying out the specialised process inclusive of equipment and modelling used;	Section 4
(f) details of an assessment of the specific identified sensitivity of the site related to the proposed activity or activities and its associated structures and infrastructure, inclusive of a site plan identifying alternative;	Section 1.4 and 5
(g) an identification of any areas to be avoided, including buffers;	N/A
(h) a map superimposing the activity, including the associated structures and infrastructure on the environmental sensitivities of the site, including areas to be avoided, including buffers;	N/A (reference for the proposed site can be made to Figure 3)
(i) a description of any assumptions made and any uncertainties or gaps in knowledge;	Section 3
(j) a description of the findings and potential implications of such findings on the impact of the proposed activity, including identified alternatives, on the environment or activities;	Section 6
(k) any mitigation measures for inclusion in the EMPr;	Section 6
(l) any conditions for inclusion in the environmental authorisation;	Section 6 and 7
(m) any monitoring requirements for inclusion in the EMPr or environmental authorisation;	N/A
(n) a reasoned opinion -	
(i) as to whether the proposed activity, activities or portions thereof should be authorised;	Section 7
(iA) regarding the acceptability of the proposed activity or activities; and	Section 7
(ii) if the opinion is that the proposed activity, activities, or portions thereof should be authorised, any avoidance, management and mitigation measures that should be included in the EMPr.	Section 6.4
(o) a description of any consultation process that was undertaken during the course of preparing the specialist report	N/A
(p) a summary and copies, if any, comments received during any consultation process and, where applicable all responses thereto; and	N/A
(q) any other information requested by the competent authority.	No other information requested

1 Introduction

1.1 Project background and proposed development

The City of Cape Town (CoCT) is facing a shortage of suitable and well-located burial space across the city. The Recreation and Parks department is responsible for the provision of burial space within the CoCT. The department has identified certain parcels of land across the City which could potentially be developed into a Cemetery. The development of a Cemetery requires various feasibility studies to determine the suitability of the land for use as a Cemetery.

This project entails the extension of the existing Hout Bay Cemetery and falls within the urban edge. The extension of the cemetery exceeds 2500m² and is therefore a listed activity in terms of the National Environmental Management Act (NEMA). As part of the Environmental Authorisation (EA) process a specialist Landscape and Visual Impact Assessment is also required. Furthermore, the proposed extension will be required with Consent in terms of the Cape Town Municipal Planning By-Law due to its zoning as Open Space 2.

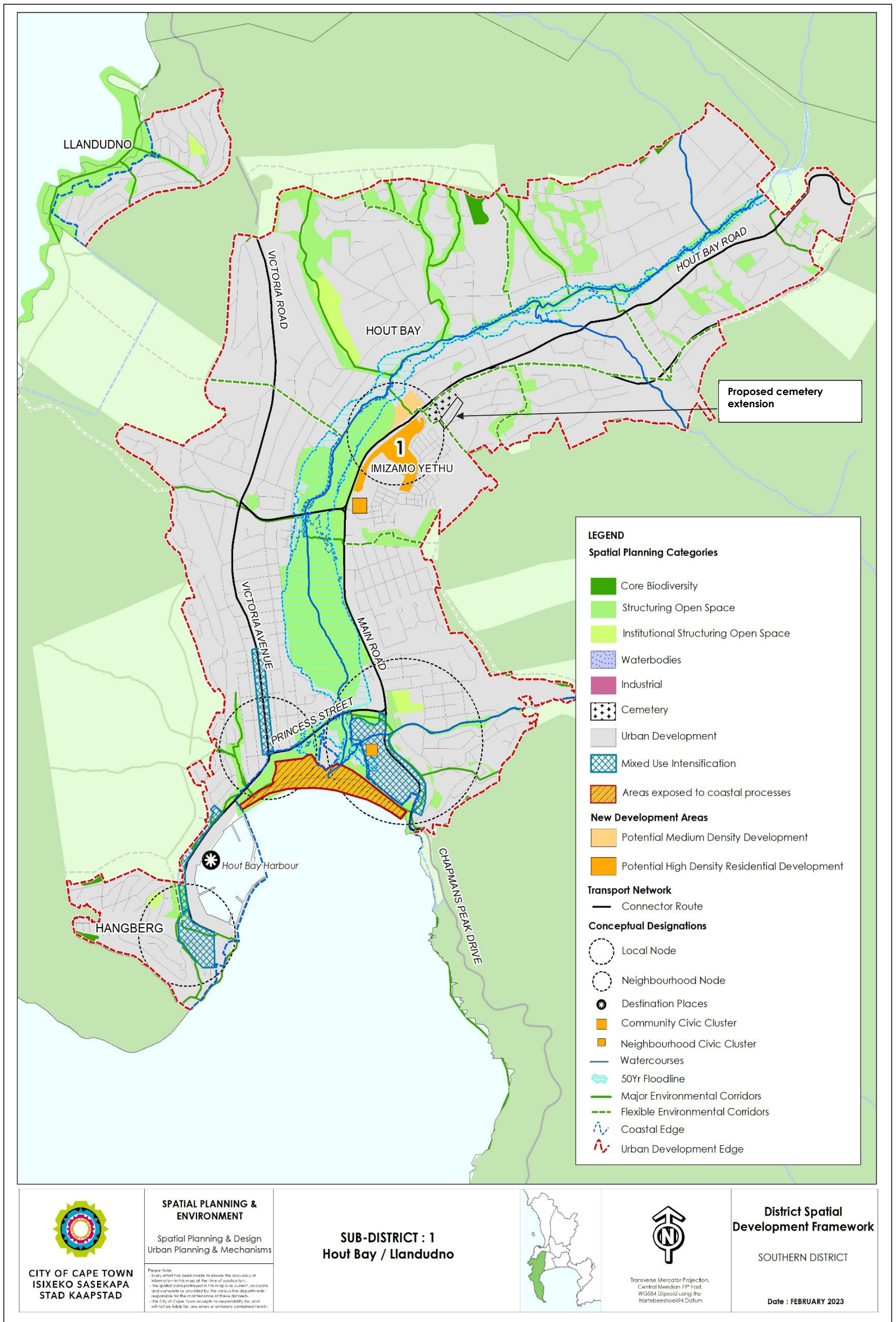
1.2 Location

The site is located within the CoCT's Southern district (refer to Figure 1), located in the south-west of the CoCT metropolitan area which covers approximately 40 000 ha (400 km²). It incorporates the South Peninsula's valley enclave of Hout Bay. The southern district can further be divided into 5 sub districts of which the Hout Bay Llandudno area is listed as Sub-district 1 (refer to Figure 2). The proposed extension is to take place on Remainder Erf 1459, located within the Hout Bay valley along Hughenden Street, below the lower north facing slopes of the Constantiaberg Mountain (refer to Figure 3).

The site's northern boundary consists of the existing Houtbay Cemetery with Hughenden Street and a residential area to the east. The western and southern boundary is flanked by the informal settlement of Imizamo Yethu. The M63 (Hout Bay Main Road) runs along the existing cemetery's northern boundary of the site and links Hout Bay to the Southern Suburbs in the east.



Figure 1: Southern District of CoCT



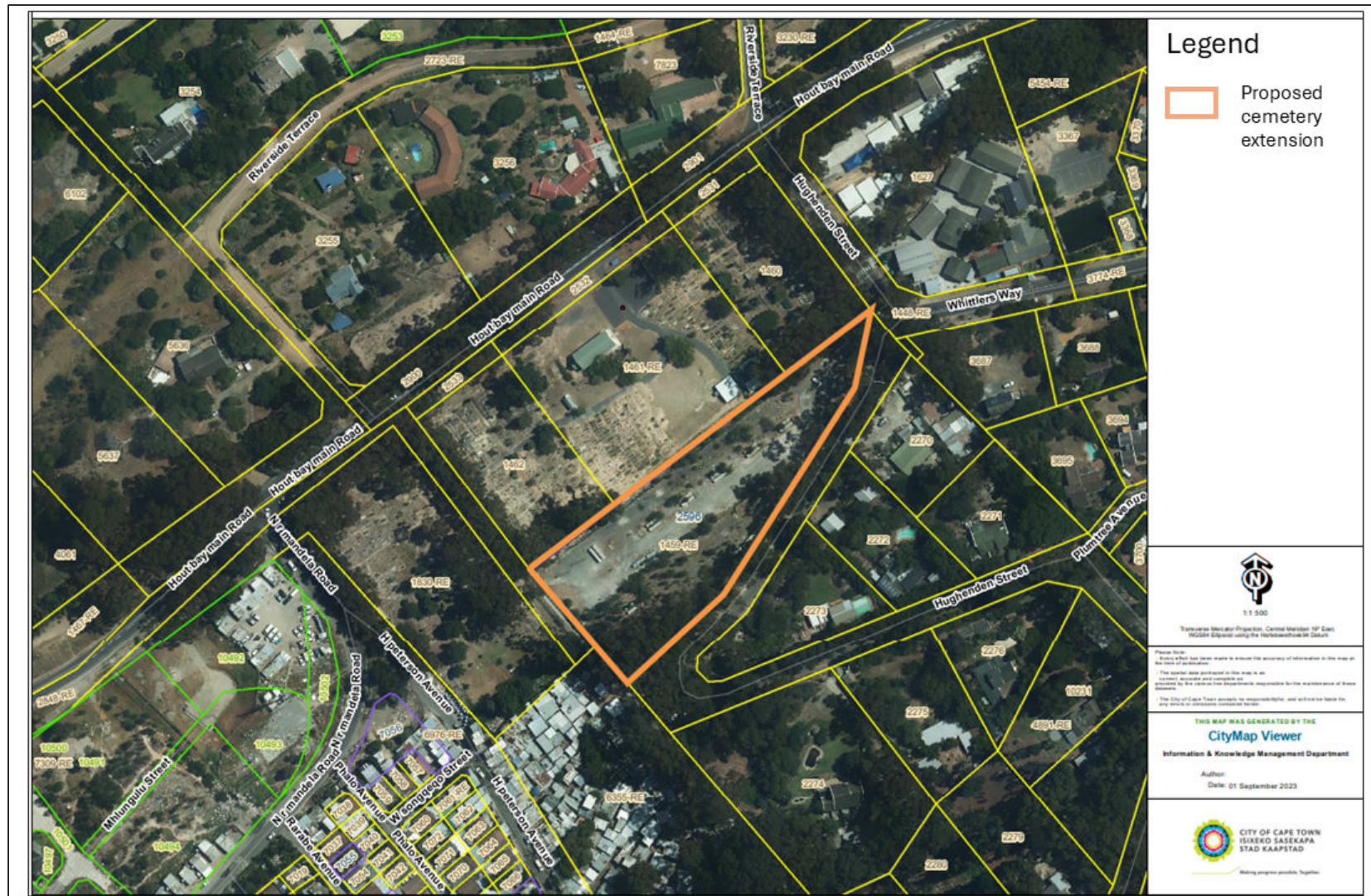


Figure 3: Site locality map

1.3 Purpose of and need for the study

During the preliminary assessment of the proposed development, it was confirmed that a possible number of listed activities could be triggered which will result in a Basic Assessment process of which the LVIA will form part of. Site boundaries were made available in Google Earth this report relates specially to this boundary layout. The purpose of the report is:

- To establish the Zone of Theoretical Visibility (ZTV) as appropriate for the type of infrastructure (in this case it was established by means of a site visit);
- To briefly summarise the landscape baseline of the Study Area in terms of physical influences, land cover, the influence of human activity, aesthetic, and perceptual aspects as well as an overall sense of place and landscape value;
- To briefly summarise the visual baseline in terms of the areas in which the project will be visible, the different groups of people (visual receptors) who may experience views of the proposed development, the places where they will be affected identified as Key Observation Points (KOPs);
- To assess the landscape impacts (effects) which deals with the effects of change and development on the landscape as a resource by means of:
 - High level identification of components (individual elements or key features) of the landscape that are likely to be affected by the proposed development;
 - High level identification of interactions between the landscape receptors and the different components of the development.
- To assess visual impacts (effects) which deals with the effects of change and development on the views available to people and their visual amenity by means of:
 - High level identification of interactions between the visual receptors and the different components of the development.
- Summary of potential mitigation measures and/or guidelines.

1.4 Level of assessment and scope of work

In terms of the Guideline for Involving Visual and Aesthetic Specialists on EIA Processes (Oberholzer, B. 2005) the depth and scope of an LVIA should be based on a combination of the sensitivity of the existing environment (from the most visually sensitive to the least sensitive) and the nature of the development (from the least intensive to the most intensive). The type of environment and type of development are both divided into five categories, which are indicated in the matrix below.

Table 2 - Table 5 includes the methods of assessment for determining the level of detail of the assessment which were utilised in this report (Oberholzer, 2005):

Table 2: Categories of development and impact severity

CATEGORIES OF DEVELOPMENT AND IMPACT SEVERITY					
Type of environment	Category 1 development	Category 2 development	Category 3 development	Category 4 development	Category 5 development
Protected/wild areas of international, national or regional significance	Moderate visual impact expected	High visual impact expected	High visual impact expected	Very high visual impact expected	Very high visual impact expected

Areas or routes of high scenic, cultural, historical significance	Minimal visual impact expected	Moderate visual impact expected	High visual impact expected	High visual impact expected	Very high visual impact expected
Areas or routes of moderate scenic, cultural, historical significance	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected	High visual impact expected	High visual impact expected
Areas or routes of low scenic, cultural, historical significance/disturbed	Little or no visual impact expected, possible benefits	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected	High visual impact expected
Disturbed or degraded sites/run-down areas/ wasteland	Little or no visual impact expected, possible benefits	Little or no visual impact expected, possible benefits	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected

The following key provides an explanation to the categories of development:

Table 3: Key categories of development

Category 1 development:

e.g., nature reserves, nature-related recreation, camping, picnicking, trails, and minimal visitor facilities.

Category 2 development:

e.g., low-key recreation / resort / residential type development, small-scale agriculture / nurseries, narrow roads and small-scale infrastructure.

Category 3 development:

e.g., low-density resort / residential type development, golf or polo estates, low to medium-scale infrastructure.

Category 4 development:

e.g., medium density residential development, sports facilities, small-scale commercial facilities/office parks, one-stop petrol stations, light industry, medium-scale infrastructure.

Category 5 development:

e.g., high-density township / residential development, retail and office complexes, industrial facilities, refineries, treatment plants, power stations, wind energy farms, power lines, freeways, toll roads, large scale infrastructure generally. Large-scale development of agricultural land and commercial tree plantations. Quarrying and mining activities with related infrastructure.

Table 4: Key categories of issues

Very high visual impact expected:

Potentially significant effect on wilderness quality or scenic resources;
Fundamental change in the visual character of the area;
Establishes a major precedent for development in the area.

High visual impact expected:

Potential intrusion on protected landscapes or scenic resources;
Noticeable change in visual character of the area;
Establishes a new precedent for development in the area.

Moderate visual impact expected:

Potentially some effect on protected landscapes or scenic resources;
Some change in the visual character of the area;
Introduces new development or adds to existing development in the area.

Minimal visual impact expected:

Potentially low level of intrusion on landscapes or scenic resources;
Limited change in the visual character of the area;

Low-key development, similar in nature to existing development.

Little or no visual impact expected:

Potentially little influence on scenic resources or visual character of the area;
Generally compatible with existing development in the area;
Possible scope for enhancement of the area.

From the above, the severity of the impact determines the level of the assessment:

Table 5: Categorisation of approaches used for visual assessment

Approach	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected	High visual impact expected	Very high visual impact expected
Level of visual input required	Level 1	Level 2	Level 3	Level 4	

Through the application of the LVIA methods of assessment as presented above, the proposed project is defined as a Category 2 development, which can be defined (based on the scale) as low-key infrastructure. The type of environment includes areas of low, moderate and high scenic quality (confirmed during the site visit) and therefore the overall scenic quality is considered moderate.

According to Oberholzer (2005), a minimal visual impact is therefore expected as there is existing infrastructure (urban context) of similar character which could potentially result to low-level intrusion on scenic resources and limited change in the visual character of the area. In line with the above, a Level 2 Assessment is therefore required. The following box explains the inputs/ scope of works required for each level of assessment.

Level 1 input:

Identification of issues, and site visit;

Brief comment on visual influence of the project and an indication of the expected impacts/benefits.

Level 2 input:

Identification of issues raised in scoping phase (where applicable), and site visit;

Description of the receiving environment and the proposed project;

Establishment of receptor site area and receptors;

Brief indication of potential visual impacts, and possible mitigation measures.

Level 3 assessment:

Identification of issues raised in scoping phase, and site visit;

Description of the receiving environment and the proposed project;

Establishment of receptor site area, view corridors, viewpoints and receptors;

Indication of potential visual impacts using established criteria;

Inclusion of potential lighting impacts at night;

Description of alternatives, mitigation measures and monitoring programmes;

Review by independent, experienced visual specialist (if required).

Level 4 assessment:

As per Level 3 assessment, plus complete 3D modelling and simulations (if applicable) with and without mitigation;

Review by independent, experienced visual specialist (if required).

2 Legal and institutional framework

2.1 Policies and plans

Oberholzer, B. (2005) indicates that current South African environmental legislation governing the EIA process (which may include consideration of visual impacts if this is identified as a key issue of concern) is the NEMA (Act 107 of 1998). This includes the 2014 NEMA EIA regulations as amended (published in General Notice (GN) No. R.982 as well as R 983 Listing Notice 1, R 984 Listing Notice 2, and R 985 Listing Notice 3). In addition, the following acts and guidelines are applicable to LVIA's (Oberholzer, 2005):

- National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003). This act is intended to identify and protect natural landscapes.
- National Heritage Resources Act, 1999 (Act No. 25 of 1999). This Act provides legal protection for listed or proclaimed sites, such as urban conservation areas, nature reserves and proclaimed scenic routes.
- Advertising on Roads and Ribbons Act (Act 21 of 1940): This Act controls visual pollution to a limited extent, as it deals with signage on public roads; and
- The Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) (SPLUMA) provides a framework for spatial planning and land use management in South Africa and specifies the relationship between the spatial planning and the land use management system and other kinds of planning. It provides a framework for the monitoring, coordination and review of the spatial planning and land use management system.

2.1.1 Integrated Development Plan (IDP) June 2022- July 2027

The IDP is the central strategy of the CoCT. The IDP communicates to residents, businesses and investors the City's long-term vision, and how the City plans to achieve it. It is required in terms of the Municipal Systems Act 32 of 2000, which defines the IDP as a municipality's principal strategic planning instrument that guides all municipal planning. The IDP is made up of two parts – a strategic plan and an implementation plan. The strategic plan is informed by community needs, stakeholder inputs, a contextual analysis, and an evaluation of the existing state of Cape Town, all of which help identify the challenges that the City needs to address to achieve its vision. Priorities and objectives provide focus in addressing the most critical strategic challenges. The overall vision is summarised as follows: "*City of Hope for all*" – a prosperous, inclusive and healthy city where people can see their hopes of a better future for themselves, their children and their community become a reality. Cape Town's Municipal Spatial Development Framework (MSDF) and the Integrated District Spatial Development Framework (DSDF) is required by law to translate the vision and strategy of the City's IDP into a desired spatial form for the municipality.

2.1.2 Integrated District Spatial Development Framework and Environmental Management Framework (EMF)

Vol 2. Draft Technical Report

This DSDF and EMF are underpinned by the overarching principles contained in SPLUMA: spatial justice, spatial sustainability, spatial resilience, efficiency and good administration.

This DSDF and EMF is one of eight spatial plans developed for each of the planning districts of the City of Cape Town (CoCT), all of them informed by amongst others by the city-wide Cape Town Municipal Spatial Development Framework (CTMSDF) of which the main vision is the intent on building – in partnership with the private and public sector – a more inclusive, integrated and vibrant city that addresses the legacies of apartheid, rectifies existing imbalances in the distribution of different types of residential development, and avoids the creation of new structural imbalances in the delivery of services.

Key to achieving this spatial transformation is transit-oriented development (TOD) and the **densification and diversification of land uses**. The vision statement for the Southern District is: *'A district renowned for its natural and cultural beauty, with a dynamic economy leveraging its comparative advantages, as well as quality recreation and services, all of which is accessible to all Capetonians, and with increasing focus on quality and affordable living for the widest range of people, significant new work and living opportunities, and sustainable urban areas.'*

The integrated DSDF and EMF is a medium-term plan (developed for a +/- 10-year planning horizon) that will guide spatial development processes within the district that provides policy direction for the nature and form of development in each district and guides land use and environmental decisions – by means of a greater level of detail than the MSDF. Overall intent of the integrated DSDF and EMF is to find ways to respond to the backlog in services and accommodation and the future land use needs given the estimated future growth in population. This is to be done in a manner to ensure compliance with the principles of the relevant legislation, e.g. of the SPLUMA Act, 2013 (Act No. 16 of 2013).

A significant portion of the Cape Floral Region Protected Areas World Heritage Site is located in the midst of this specific district in which the specific site is located. On 30 January 2009, the core and buffer areas of the peninsula portion of the WHS were proclaimed in terms of South African legislation, the World Heritage Convention Act (49/1999) in Gazette No. 31832 Notice No. 72. The core areas are already protected as part of the Table Mountain National Park (TMNP), while special provision needs to be made for the protection of the Buffer areas. The area west of the M63 (located opposite the proposed site) is categorised as a Proposed Heritage Protection Overlay Zone, these areas should encourage recognition and space for memorialisation.

The southern district can further be divided into 5 sub districts of which the Hout Bay Llandudno area is listed as Sub-district 1. The vision of the urban valley area renowned for its natural and cultural beauty includes:

- Accessible world class natural amenity and historical heritage areas;
- A tourism and service-orientated economy;
- Accommodating a wide range of living options; recognised for its distinct semi-isolated valley sense of place and diverse communities; and
- Becoming an increasingly safe, environmentally sustainable, and vibrant urban area.

One of the spatial development objectives includes the need for integrated urban development, including formalisation of informal settlement areas and general upgrade and integration of low-income areas into the surrounding urban areas. *The proposed development can assist with the overall visual upgrade of the neighbourhood and a catalyst for integration of the informal settlement of Imizamo Yethu into the surrounding urban landscape. Development opportunities include site/s within, and immediately adjacent to the existing formal Imizamo Yethu area. The proposed development fits well within this spatial development objective however careful attention should be given to development adjacent to the M63 (Hout Bay Main Road) given that this is a scenic route as discussed in section **Error! Reference source not found.** of the report.*

3 Assumptions and limitations

- During the time of writing this report a proposed detailed cemetery layout was not available, however assumptions were made on general industry standards, the existing adjacent cemetery and experience in the field of Landscape Architecture and Landscape and Visual Impact Assessment;
- Determining a visual resource in absolute terms is not achievable. It is a complex procedure since it is determined through a combination of quantitative (visibility) and qualitative (aesthetic value) criteria. Therefore, a visual assessment cannot be entirely objective in this sense. Individuals will evaluate a landscape differently, based on experience, cultural, and social background;
- Various factors can enhance or reduce the visual impact of the proposed project, for instance, vegetation near a receptor's view of the proposed project. Other factors include weather, climatic conditions, and seasonal change. Therefore, it is difficult to determine the visual impact of the proposed project from the viewpoint of each receptor; and
- No specific national legislation for visual assessments currently exists in South Africa. However, the assessment of visual impacts is required by implication when the provisions of relevant acts governing environmental management are considered and when certain characteristics of either the receiving environment or the proposed project indicate that visibility and aesthetics are likely to be significant issues and that visual input is required (Oberholzer, 2005).

4 Landscape and visual assessment methodology

4.1 Impact assessment methodology

To allow for sufficient consideration, impacts were assessed using a common, defensible method of assessing significance that will enable comparisons to be made between risks/impacts and will enable authorities, stakeholders, and the client to understand the process and rationale upon which risks/impacts have been assessed. The method to be used for assessing risks/impacts is outlined in Appendix A and is the standard rating system used by Zutari.

4.2 Landscape and visual assessment methodology

4.2.1 Description of the affected environment

4.2.1.1 Receiving environment

4.2.1.1.1 *Establishing the landscape baseline*

The landscape baseline aims to provide an understanding of the landscape that may be affected and was established through a desktop study and a site visit (as indicated in the sections above) which identifies and records the character of the landscape, the elements, features, aesthetic, and perceptual factors as well as the value attached to it. The landscape baseline will be established through the landscape character, landscape value, landscape quality, Visual Absorption Capacity (VAC), visual intrusion, and sense of place.

4.2.1.1.2 *Establishing the visual baseline*

The aim of the visual baseline is to establish the area in which the development may be visible, the different groups of people who may experience views of the proposed development, the places where they will be affected, the nature of the views and the visual amenity at these points. The visual baseline was established through identifying the visibility and visual exposure, the visual receptors and the KOPs (which were confirmed during the site visit).

4.2.1.2 Impact Assessment

4.2.1.2.1 *Assessment of landscape impacts*

An assessment of landscape effects deals with the effects of change and development on the landscape as a resource. The Study Area was considered and includes the site itself and the full extent of the wider landscape around it, which the proposed development will influence in a significant manner. This was based on the maximum extent of the area from which the development is potentially visible, defined as the viewshed or ZTV as described earlier.

4.2.1.2.2 *Predicting landscape impacts (effects)*

Once the baseline information regarding the landscape is established and confirmed this can be combined with understanding of the details of the proposed development to identify and describe landscape impacts (effects), the initial step was to:

- Identify the components (individual elements or key features) of the landscape that are likely to be affected by the scheme (landscape receptors).
- The second step was to:
 - Identify interactions between the landscape receptors and the different components of the development during all the different project stages; and
 - Direct as well as cumulative impacts (effects) will be included.

4.2.1.2.3 *Assessing landscape impacts (effects)*

The identified landscape impacts (effects) will be assessed to determine their significance.

Assessment was based on:

- Sensitivity of landscape receptors (determined through the VAC and overall susceptibility to the type of change);
- Value of the landscape receptor (landscape character type/s and individual elements and features contributing to landscape character); and
- Severity (magnitude) of landscape impacts (effects) related to size, scale, geographic extent, duration, and reversibility of landscape effects.

4.2.1.2.4 *Assessment of visual impacts*

The assessment of visual impacts (effects) deals with the effects of change and development on the views available to people and their visual amenity.

4.2.1.2.5 *Predicting visual impacts (effects)*

Likely impacts (effects) on potential visual receptors were identified, to determine these impacts, the following was considered:

- The nature of the view (full or partial);
- The proportion of the infrastructure which will be visible;
- The distance of the viewpoint to the proposed development; and
- Whether the view is stationary or transient

4.2.1.2.6 *Assessing visual impacts (effects)*

The identified visual impacts (effects) were assessed to determine their significance. The assessment was based on:

- The sensitivity of visual receptors (susceptibility of visual receptors to change, mainly based on the occupation or activity at a specific viewpoint and the extent to which their attention may be focused on the view);
- Value attached to the views; and
- Severity (magnitude) of the visual effects related to size/scale, geographical extent, duration, and reversibility of visual effects.

4.2.1.2.7 *Assessing cumulative landscape and visual impacts*

Cumulative landscape effects can affect either the physical fabric or character of the landscape. Cumulative visual impacts can be caused by combined visibility, which occurs where the receptor is able to see two or more developments from one viewpoint and/or sequential effects which occur when the receptor must move to another viewpoint to see different developments. Types of cumulative landscape and visual effects includes:

- Extension to an existing development;
- Filling of an area with similar types of development;
- Interactions with different types of development;
- Incremental change because of successive individual developments; and
- Landscape and visual impacts (effects) resulting from future actions;

4.2.1.3 **Mitigation of landscape and visual impacts**

Possible impacts (effects) were identified which include siting, access, layout, and structures.

General forms of visual mitigation include:

- Prevention/avoidance;
- Reduction by means of:
 - Adjustment of site levels;
 - Use of appropriate form, detail design, materials and finishes where it is not desirable or practical to screen;
- Alterations to landform together with structured planting;
- Avoiding or reducing obtrusive lighting (where applicable)
- Offset, remedy, or compensate.

4.2.2 Desktop study

The desktop investigation served as a planning basis for the site visit by identifying preliminary areas of importance (focus areas) in terms of potential landscape and visual impacts. The current context was understood prior to conducting the site visit, which involved a study of the existing environment in terms of topography and land cover. Potential sensitive receptors (mostly associated with neighbourhoods, adjacent streets and places used for local recreation) were identified and mapped. The latest version of Google Earth (2024) as well as CoCT maps obtained from the open portal (<https://citymaps.capetown.gov.za/EGISViewer/>) were used.

4.2.3 Site visit

A site visit was undertaken on the 4th of January 2025. The study included a drive around the surrounds to determine the visual context within which the proposed parcel of land is to be developed. Areas of potential important observation points were assessed and recorded by making use of Global Positioning System (GPS) to confirm these potential aesthetically sensitive viewpoints and sensitive receptors. High resolution, geo-referenced photos was taken from KOPs within the study area towards the proposed site. Other photos, which represent the unique sense of place, land use and specific landscape character types were also captured during the site visit. Based on a visual perspective, seasonal variation will not

influence the outcome of the report as there is no seasonal preference for carrying out a site visit in the given context.

4.2.4 Approach

The figure below provides a typical diagrammatic assessment approach of the LVIA.

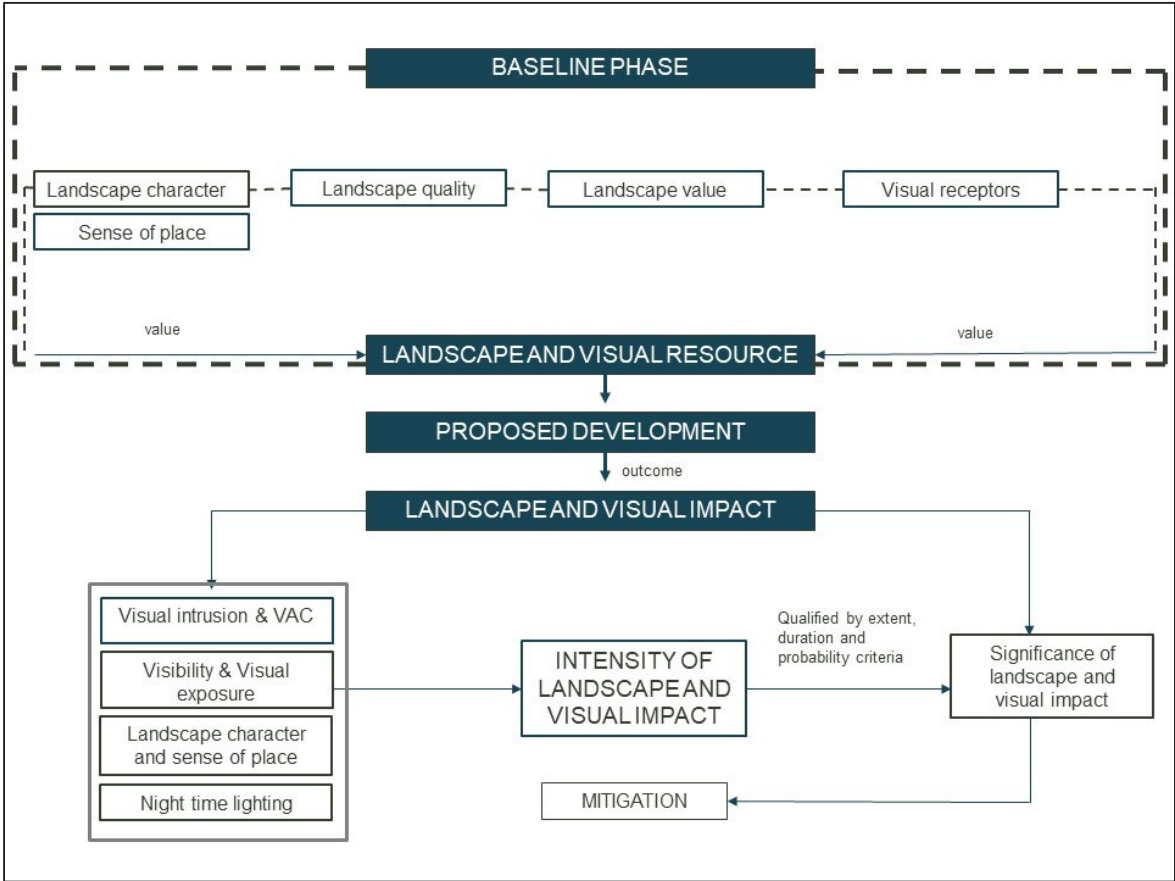


Figure 4: Typical LVIA assessment approach

5 Receiving environment

This section of the report aims to briefly analyse and describe the intrinsic value of the receiving landscape baseline, including the natural, cultural, and scenic features as well as the visual baseline which focuses on the receptors, overall visibility, and visual exposure. This analysis assists the reader by describing the landscape and visual resources before the development. This is essential as the existing environment must be understood before assessing the impacts that will bring about potential change.

5.1 Landscape baseline

5.1.1 Landscape character

Landscape character can be defined as the distinct, recognisable, and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse. Landscape character includes the natural and man-made attributes of the study area, including geology, topography, land use and vegetation. The overall landscape character is influenced negatively by incompatible activities, or positively by the presence of natural and/or man-made features, such as steep gradients, presence of rocky ridges, natural vegetation, pans, and floodplains.

5.1.1.1 Climate and geological patterns

Hout Bay falls under the Csb Köppen climate classification denoting a Mediterranean, warm summer category. Its geographical position along South Africa's coast impacts its climate significantly, causing marine influence to play a prominent role in the area's weather. The mean yearly temperature observed in Hout Bay is recorded to be 16.4°C. Annually, approximately 498 mm of precipitation descends. The variation in the precipitation between the driest (February) and wettest (June) months is 80 mm. During the year, the average temperatures vary by 7.0 °C. The geology falls under the Table Mountain Group a subdivision of the Cape Supergroup composing entirely of homogenous quartzite (quartz grains) with low erosion potential.

5.1.1.2 Topography

The mountains surrounding the Hout Bay valley are rugged and majestic, with gentle to steep slopes towering over the proposed site, reaching up to 1086m amsl. Table Mountain National Park are located on the western side of the valley along the uppermost slopes of the mountain. Views towards and from the open spaces in the valley are expansive. The landforms are typical of the lower mountain slopes and foothills, consisting of predominantly concave, and flat slopes with fewer convex slopes. The topography of the site consists of lower to middle slopes of the Constantiaberg Mountain (located along the eastern section of the valley).

The site itself is regarded as flat with a less than 5% (1:20) fall from west to east and approximately 8,5% (1:12) slope from south to north. Brown contour lines are indicated in 5m intervals in Figure 5. The site reaches a slight plateau around the centre of the site.



Figure 5: Topography and general slope direction

5.1.1.3 Vegetation and structures

The natural vegetation of the area is classified according to Musina and Rutherford (2006) as Sandstone Fynbos falling within the greater Fynbos biome. The natural vegetation can be described as medium dense, tall proteoid shrubland over a dense moderately tall leaved shrubland. However, the proposed site and immediate surrounds have been transformed to build up residential areas with parcels of agricultural land. Pockets of the above-mentioned natural vegetation types becomes more present as the observer moves out of the urban footprint, towards Constantiaberg. (The edge of the urban footprint is approximately 500m from the proposed site). From a visual assessment perspective, the most important features of the vegetation of the study area are its height and density. Considering the type of infrastructure (limited height) the natural vegetation will provide sufficient screening when viewed from various points within the landscape. Vegetation density will depend on seasonal changes i.e. greater density during the rainy season.

The surface of the site has been largely converted to gravel and concrete; however, some exotic/alien scrub and tree species cover the site in the south western corner. Mature Blue Gum trees straddle the northern border along the concrete palisade fence as well as the southern border along Hughenden Street, they provide a dense canopy to the slopes, providing screening from visual exposure (especially from the M63, Hout Bay Main Road, to the north). ¹These trees were extensively planted from the end of the 19th Century and was one of the many trees introduced by Joseph Storr-Lister for the Cape Colonial Government. It was also used to produce fence poles as they respond well to coppicing and it was used to provide firebreaks. It is thought that these trees were originally planned for this purpose. Other structures include a series of free-standing concrete structures, electrical transmission lines with gum poles, a temporary wooden guard house and kennels for security dogs. Figure 3 shows the dense

¹ Ackerman, D P, Immelman, W F E, Wicht, C L. 1973. Our Green Heritage. Tafelberg. Cape Town.

treed avenues, informal settlement, adjacent low density residential area and the dense wooded nature of the vegetation.

5.1.1.4 Land use

The Hout Bay Valley and its lower mountain slopes contain a range of residential densities ranging from very high densities of informal housing to low density suburban development; and to smallholdings on the valley floor. Land use in the study area includes an informal settlement and an upper income neighbourhood with free standing houses. Houses are interspersed with clusters of trees, open spaces and wide tree lined roads. During the site visit it was noticed that various residential houses have been converted to guesthouses and Airbnb's.

A small vineyard, associated with High Meadows Wine are located higher up against the Constantiaberg foothill and a relatively new upmarket cluster residential development, Oakwood Estate, both of these establishments lie approximately 1km east of the proposed site. Oranjekloof Moravian Secondary School is located on the corner along the M63 (Hout Bay Main Road), to the east, opposite the existing cemetery. In stark contrast to the formalised houses is the informal settlement of Imizamo Yethu (located to the south and the west). It has rapidly grown in a poorly managed manner in recent years. This has led to land invasion, infrastructural and social problems and intra- and inter-community conflict.

5.1.1.4.1 Scenic routes

The M63 (Hout Bay Main Road) located to the north of the site forms part of the network of roads connecting Hout Bay with Cape Point (Chapman's Peak drive) according to the DSDF this is classified as a Scenic Route. Descending into Hout Bay, this route offers excellent views of the valley below and the Karbonkelberg ahead. These views are representative of the area's unique scenic quality. In general, development along scenic drives and routes should seek to retain views from the route and not negatively affect the character of the landscape through which it passes. Any redevelopment along scenic drives and routes should include the addressing of landscaping improvements to the public and private areas abutting the road. Scenic routes can further be viewed as key tourist attractions as they are inclusive of important viewing points and existing development areas, should also be considered as destination 'strips'.

The M63 (Hout Bay Main Road) to the north and Hughenden Road to the west, is defined by a tall, impressive avenue of cluster gum trees. The erven affected by the proposed development are not directly affected by the Scenic Drives Network and the Scenic Drive Protection Overlay Zone (SDPOZ) as the site does lie directly next to the M63 (Hout Bay Main Road).

5.1.1.5 Summary

On a larger scale the Southern district contains (more than any other district in most respects) large tracts of TMNP, adjacent natural areas, beaches and rocky shores, vleis and inshore marine areas, as well as high potential agricultural areas in close proximity to tourism routes and urban development. This includes many international, national, and regional high attraction destination areas of high economic potential.

Hout Bay developed historically as a source of wood because of its verdant and well-watered slopes; and its wooded qualities the significance of its historic routes are still evident. This contributes to the scenic landscape qualities within the Bay and it is further defined by the striking mountain peaks. The area has grown as a popular residential environment and tourism hub. The residential area east of the proposed cemetery extensions consist of large erven with differing responses to slopes, cadastral boundaries, and orientation. The Hout Bay Valley and lower slopes are generally characterised by a strong tree canopy, a mountainous backdrop and the presence of the Bay - all which contributes to its scenic landscape character; however, the informal settlement detracts from the scenic quality of the proposed site and its surrounds.

5.1.2 Visual absorption capacity (VAC) and visual intrusion

VAC is an indication of the ability of the landscape to visually conceal the proposed development. Areas with high VAC can accommodate and absorb physical changes in the landscape without transforming its visual character and quality, while a low VAC rating implies a low ability to absorb or conceal visual impacts (Oberholzer, 2005). The factors that contribute to the VAC factor includes topographical diversity, vegetation, soil contrast, visual pattern, and recovery time. VAC is further closely related to visual intrusion, which refers to the physical characteristics and nature of the contrast created by a project on the visual aspects of the receiving environment. It is also, as with VAC, a measure of the compatibility or the conflict of a project with the existing landscape and surrounding land use.

Table 6: VAC rating

VAC rating	Definition
High VAC	Effective screening by topography and vegetation
Moderate VAC	Partial screening by topography and vegetation
Low VAC	Little screening by topography or vegetation

The site is situated in a visually enclosed valley and the natural topography alone offers moderate – low screening ability, depending on where the receptor is positioned in the landscape. VAC is increased by buildings and large clumps of trees; the natural fynbos vegetation provides moderate - high VAC. Established neighbourhoods with residential houses, and larger infrastructure such as the nearby school and the existing cemetery all contribute to the visual variety of colours and textures, and discontinuity in terms of lines and forms in the urban landscape. It is therefore expected that the proposed infrastructure will have a low level of contrast with its surrounds.

Visual intrusion is the level of compatibility or congruence of the project with the particular qualities of the area, or its 'sense of place'. This is related to the idea of context and maintaining the integrity of the landscape or townscape. There is already a high degree of visual intrusion from typical urban infrastructure and the additional presence of the proposed infrastructure will not add significantly to the visual intrusion if compared to what is already present and the proposed development is compatible with all its bordering land uses.

Table 7: Visual intrusion rating

Visual intrusion rating	Definition
High visual intrusion	Results in a noticeable change or is discordant with the surroundings
Moderate visual intrusion	Partially fits into the surroundings, but clearly noticeable
Low visual intrusion	Minimal change or blends in well with the surroundings

5.1.3 Landscape quality

Landscape quality is based on human perceptions and expectations in the context of the existing environment. A landscape's visual quality is therefore a factor of an observer's emotional response to physical landscape characteristics such as landform, vegetation, water, colour, adjacent scenery, scarcity and cultural or man-made modifications. Landscape quality increases with the presence of water, topographic ruggedness and where diverse patterns of vegetation occur. Areas that contain more

natural features or harmonious man-made compositions will have a more favourable landscape quality than areas with non-harmonious human activity.

Approximately 38% of the city's Southern planning district falls within the TMNP, this mountainous area north of the proposed site falls within a Critical Natural Area (CNA) with protected and critical biodiversity status. TMNP includes valuable scenic and cultural heritage landscapes. Scenically the area can be described as both residential and natural due to the developed lower slopes backed by large natural mountains which enjoy conservation status.

Within the site's immediate context, the natural vegetation has been significantly transformed, the overall landscape quality of the study area is rated as high – moderate scenic significance with a defined section of low landscape quality along the existing informal settlement (south and the west of the site). Landforms range from high mountains to a valley enclave with a variety of shapes, sizes, and detailed features. The combination of colours from urban infrastructure and natural landscape features (Constantiaberg edge and Hout Bay valley) both offering visual variety and texture and therefore the existing adjacent scenery enhances the overall landscape quality. The avenue of gum trees along Hugenden Street is the most noteworthy feature.

5.1.4 Landscape value

Landscape value is concerned with the relative value attached to a specific landscape by society, bearing in mind that a landscape may be valued differently by different stakeholders. Value can apply to areas of landscape as a whole or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape.

In determining landscape value, the people, or groups of people who could be affected by the proposed development should be considered. Due to the landscape being valuable to people in different ways consideration is given to:

- People who live and work in an area may attach a lower value to the landscape;
- Special interest, for example, the ecological, cultural, or historic value of the landscape, as knowledge of these issues can often affect people's perception and appreciation of a landscape; and
- Landscapes valued by a public wider than the local population because they have a strong image or are well known and valued nationally and internationally.

Landscape value is based on receptor perception and is rated in Table 8 below.

Table 8: Landscape perception rating

Rating	Criteria
High	People attach a high value to aesthetics, such as in or around a game reserve, coastal areas, scenic routes, conservation areas, cultural landscapes and tourism destinations. The project is perceived to significantly impact this value of the landscape.
Moderate	People attach a moderate value to aesthetics, such as neighbourhoods and smaller towns, where natural character is still plentiful and in close range of residency.
Low	People attach a low value to aesthetics when compared to employment opportunities or where the environment has already been transformed.

The study area is most likely to be highly valued by tourists and most residents residing permanently within proximity of the site. People and stakeholders who travel from elsewhere and work within the study area will have a different perception because of the employment opportunities, their more regular contact with the landscape, and infrastructural type changes within it. The proposed development will therefore affect the landscape value to a lesser extent for this specific receptor group.

5.1.5 Sense of place (genius loci)

The spirit or sense of place is that quality that is imparted by the aspects of scale, colour, texture, landform, and in particular, land use. According to Lynch (1992), ***"it is the extent to which a person can recognise or recall a place as being distinct from other places as having a vivid or unique or at least a particular character of its own."***²

Hout Bay is a scenic historic bay surrounded by the mountains which define it and give it a strong sense of place. It has evolved from an agricultural to a residential environment and also has a tourism function, partly dependent on its historic character and its relationship with the ocean. Important heritage resources in Hout Bay include the military forts, early farmsteads and buildings; and remnants of the fishing industry, all contained within a scenic environment and defined by the mountain slopes.

The proposed site is not an important cultural landscape element of undoubted significance and does not form an intrinsic part of the experience of the M63 (Hout Bay Main Road), classified as a scenic road by the SDPOZ, as the proposed site is not visible from there.

² Lynch, K. 1992. Good City Form: The MIT Press. London.



Figure 6: Existing cemetery



Figure 7: Historical church at the entrance of the existing cemetery



Figure 8: View of Constantiaberg from Hecter Peterson Avenue with concrete palisade fence along the existing and proposed cemetery border



Figure 9: Avenue of Gum trees along the M63 (Hout Bay Main Road)



Figure 10: Existing concrete structures and temporary security house on site



Figure 11: Existing large trees and concrete palisade fence forming the boundary between the existing cemetery and the proposed site



Figure 12: Avenue of Gum trees along Hughenden Road



Figure 13: Typical residential street with views towards TMNP, located east of the proposed site



Figure 14: Oranjekloof Moravian Primary School along the M63, next to the existing cemetery

5.2 Visual baseline

5.2.1 Visibility and visual exposure

5.2.1.1 Visibility and viewshed

Visibility is determined by the distance between the proposed project and the visual receptor. The visibility or viewshed/ZTV of the project is the area from which the project will be visible and includes all the major observation sites. A viewshed is theoretical as it assumes a direct line of sight between any point within the viewshed and the object being viewed, (i.e., **it does not consider screening elements such as structures, buildings and vegetation**).

Considering the type of elements (possible guard house (< 3m), grave stones with a general height of less than 1m, the location (within an urban setting) and the fact that the site is reasonable small and secluded, (concrete palisade fencing and pockets of dense vegetation and tall trees with no visibility from the M63 (Hout bay Main Road) a theoretical Geographical Information System (GIS) generated viewshed was not conducted, as the result of this would not have accurately contributed to the overall assessment.

During the site visit it was confirmed that the proposed site and related elements will only be visible when the observer is located at the existing cemetery and for motorists driving down Hughenden Street, after taking the sharp bend the site opens up in a northerly direction. Based on this information and together with the site visit it has been confirmed that the visual envelope of the proposed development is almost negligible. This is mostly as a result of the height and density of sections of large trees,

vegetation and existing urban infrastructure. The KOPs presented in Section 5.2.3 graphically indicates the views from all directions around the proposed site.

5.2.1.2 Visual exposure

Visual exposure refers to the geographic area from which the proposed project will be visible and is defined by the degree of visibility of a proposed project from various receptor sites. According to Hull and Bishop (1998), the visual exposure of the proposed project is based on the distance from the proposed source of impact and usually (depending on the type of infrastructure) fades out beyond 7 km. The visibility of an object decreases exponentially over distance and accordingly visual impact will diminish as the viewer moves away from the object being viewed. It is also important to note that the actual zone of visual influence of the proposed project may be smaller than indicated because of screening by existing vegetation and infrastructure. The influence of diminishing visual exposure over distance is shown below in Figure 15.

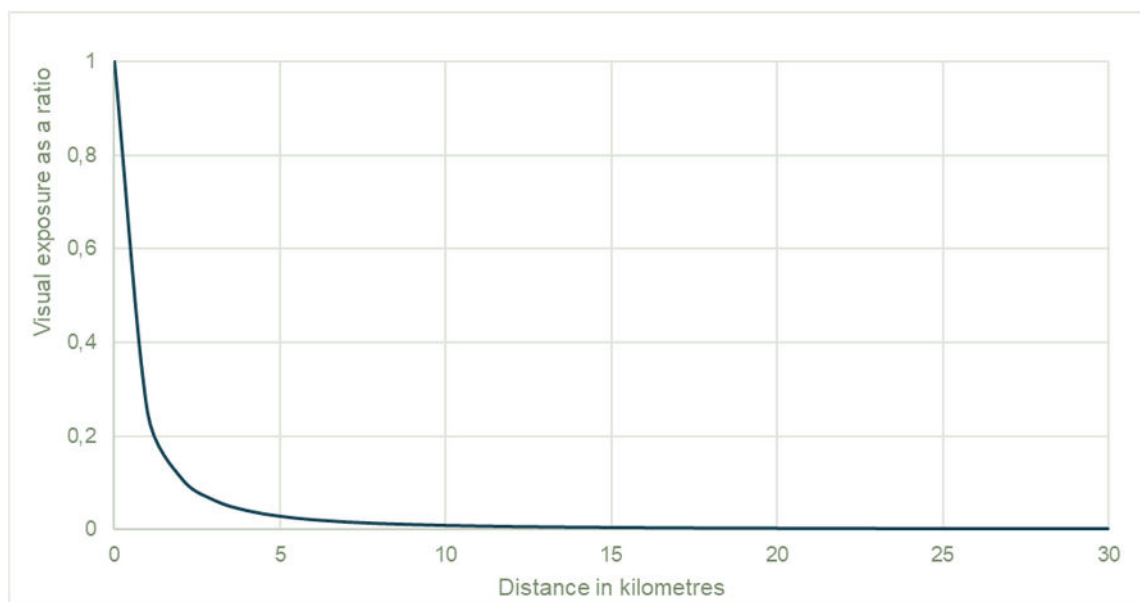


Figure 15: Visual exposure (Hull and Bishop, 1988)

Due to the urban nature of the site and the height of the proposed elements the actual zone of visual influence will be minimal (< 0,5km in most locations surrounding the site).

5.2.2 Visual receptors

Receptors are potential viewers of the proposed development. The perception of viewers is difficult to determine as there are many variables to consider such as:

- Familiarity with the actual scene;
- The location and context of the viewpoint;
- Circumstances that bring them into contact with that view (occupation or activity of the receptor); and
- Nature and importance of the view (full or glimpsed, near or distant).

Other variables include cultural background, state of mind and how often the proposed project is viewed within a set period. Therefore, it is necessary to generalize the viewer sensitivity to some degree and the visual impact considered acceptable is dependent on the type of receptors. Potential visual receptors that may be affected by the proposed project include:

- Users of recreational landscapes and public footpaths, including tourists and visitors;
- Residents;
- Users of public sports grounds and amenity open space;
- Users of public roads and railways;
- Workers; and
- Views of or from within valued landscapes.

Of the above visual receptors as mentioned above the most sensitive may include:

- Users of outdoor recreational facilities, whose attention or interest is focused on the landscape;
- Communities for whom the proposed development results in changes in the landscape setting or valued views that they enjoy; and
- Residential property owners with views affected by the proposed development.

The sensitivity of the receptors is indicated in Table 9 below and have, in most cases, been drawn from publicly accessible viewpoints, the sensitivity of which would be dependent on the location, the activity of the viewer and the importance of the view.

Table 9: Summary of visual receptors

Visual receptors	Description (sensitivity of receptors)
Residents residing permanently and next to the proposed development (this includes the neighbourhood of Hout Bay)	These receptors attach a high value to aesthetics.
Residents residing permanently and next to the proposed development (this includes residents of Imizamo Yethu)	Considering the current state of the informal settlement (illegal dumping, litter and failed infrastructure) it is assumed that these receptors attach a low value to aesthetics
Motorists travelling along the M63 and Hughenden Road	These receptors will mostly include local residents and local and international tourists (traveling on the M63). Receptor sensitivity will be high.

It can be concluded that, except for a small group of people, the overall visual sensitivity of the receptors is regarded as high.

5.2.3 Key Observation Points

KOPs were identified based on prominent viewpoints where views towards the proposed project and associated infrastructure are either uninterrupted or partially uninterrupted as well as at points where positive viewshed areas intersect with potential receptors. The KOPs were selected within a 1 km buffer area of the proposed site. The KOP analyses were conducted by investigating the visual influence of the proposed infrastructure as per the available location and information provided.

A list of key observation points as indicated in Table 10 has been confirmed during the site visit. Viewpoints mostly include views from areas of aesthetically pleasing view corridors, important roads and areas of permanent residence.

Table 10: Key Observation Points

Key Observation Point	Location	Description	Viewing direction	Approximate distance from infrastructure	Visibility
KOP 1	34° 1'28.82"S 18°21'45.10"E	View from the corner of OR Tambo Road and the M63 (Hout Bay Main Road)	East	Approximately 100 m	None
KOP 2	34° 1'25.37"S 18°21'46.94"E	View from the secondary entrance of the existing cemetery along the M63 (Hout Bay Main Road)	South East	120m	None
KOP 3	34° 1'22.45"S 18°21'52.72"E	View from Hughenden Street East	South East	80m	None
KOP 4	34° 1'24.76"S 18°21'54.21"E	View from the corner of Whitters Way and Hughenden Street, in proximity to the existing entrance to the site	South West	0 km	Glimpse (existing trees and concrete fence partially obscure the view)
KOP 5	34° 1'28.65"S 18°21'51.61"E	View from Hughenden Street South East	North	0 – 100 m	Partial, as a result of the topography views open up and the observer has views across the site when driving down Hughenden Street, however large trees partially obscure views from this point.



Figure 16: Key Observation Points



Figure 17: KOP_1



Figure 18: KOP_7



Figure 19: KOP_3



Figure 20: KOP_4

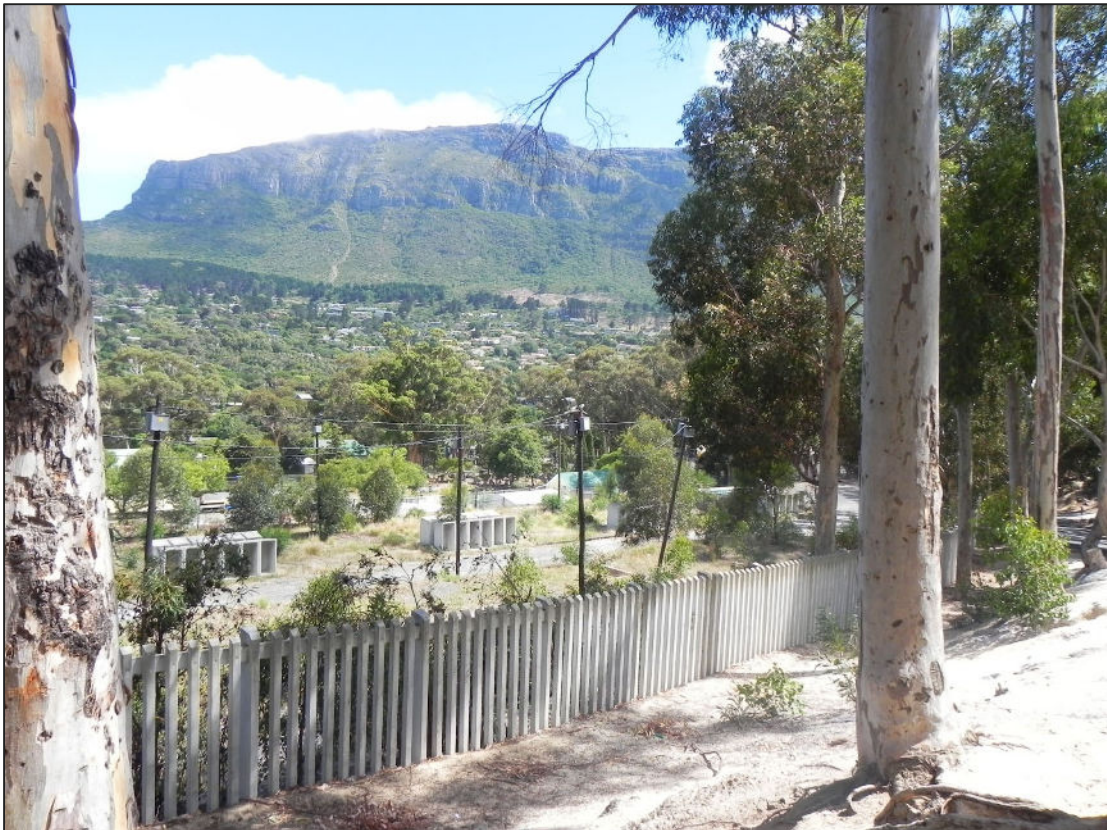


Figure 21: KOP_5

6 Impact Assessment

6.1 Main issues

Based on the type of proposed urban development and the nature of the receiving environment (obtained during the desktop study and confirmed during the site visit) the main landscape and visual issues identified are listed in section 6.1.1 and 6.1.2.

6.1.1 Construction phase

Due to the nature of the project, it is anticipated that the construction of the cemetery will include the:

- Removal of existing temporary and permanent structures;
- Clearing of some areas on site;
- Trenching (water and electrical supply);
- Possible minor level grading (stormwater) and retaining (steps and small retaining walls);
- Solid waste management and disposal;
- Construction of formal access into the site and on site (mainly pedestrian); and
- Change to the surface layer i.e. from hard to soft or vice versa.

All of the above will be done in accordance with an approved master plan. Considering the above the following issues are identified.

- Change in landscape character through construction activities such as possible vegetation clearance and the presence of construction machinery; and
- Visually intrusive construction activities and machinery used for the clearing of vegetation, earthworks (cut and fill), trenching, waste generation, material laydown areas (stockpiling), construction vehicle use (dust emissions) and temporary site offices.

6.1.2 Operational phase

During the operational phase there will be occasional burials and memorial services. During the operational phase the following impacts are expected:

- The visibility and the change to the current landscape aesthetics for receptors permanently residing next to the site; and
- A change in visual character from a derelict site to a formalised, albeit open urban area.

6.2 Landscape impacts

Landscape impacts relates to physical changes to the landscape character and to the landscape as a resource. During the operational phase, the proposed development will include local changes to existing landscape views due to the extension of the existing Hout Bay Cemetery. During the construction stage, additional impacts such as construction camps and the increase in construction vehicular activity will create further impacts in addition to the main components. Landscape scarring from possible soil erosion around cleared areas during the construction phase of the project may also contribute to landscape impacts in localised areas.

6.2.1 Impact on landscape character and sense of place

Impact defined: *A change in the landscape character and sense of place of the study area through the addition of urban infrastructure, resulting in possible negative or positive changes to the landscape character and sense of place.*

Sense of place is the unique value that is allocated to a specific place or area through the cognitive experience of the user or receptor. It is generated by varying combinations of a range of factors including land use, character, and quality of a landscape, as well as by the tangible and intangible value assigned thereto. As such, sense of place is a subjective matter that differs from person to person based on individual backgrounds, experiences, norms, values, and aspirations. While many factors influencing the sense of place are tangible (e.g., increased development, more people, noise, dust), sense of place can also be significantly altered by a change in intangible factors (e.g., socio-cultural norms and values).

The proposed cemetery extension will assist in enhancing and maintaining scenic and cultural landscapes within the specific sub district of CoCT. The informal settlement located adjacent to the proposed site has already degraded the environment, standing in stark contrast to the scenic views towards the TMNP. The proposed cemetery extension might assist with curbing further sprawl of this informal area.

The following impacts on landscape character and sense of place were assessed (reference can be made to Appendix B for the comprehensive impact tables).

6.2.1.1 Construction phase

- The impact significance as a result of the change in landscape character and sense of place through the introduction of construction activities, vegetation clearing, and the presence of machinery is rated as **negligible negative**. The proposed mitigation measures will not change the overall significance but will reduce the overall intensity.

6.2.1.2 Operational phase

- The impact significance as a result of the change in visual character from a derelict site to a formalised urban open space is rated as **minor positive** and **moderate positive** after proposed visual enhancement.
- The impact significance as a result of the positive contribution to the sub region's cultural landscape through the extension of the cemetery is rated as **minor positive**.

The overall impact on landscape character and sense of place during the operational phase can be rated as minor – moderate positive.

6.2.2 Impact on visual intrusion and VAC

Impact defined: *The level of compatibility and the ability of the landscape to visually absorb the proposed infrastructure, including contrasts in form, line, colour, and texture resulting from possible vegetation clearing and minor earthworks.*

The proposed infrastructure will be an extension of the existing cemetery (similar type of infrastructure within the study area) and will be viewed in conjunction with other infrastructure typically found within the urban landscape such as buildings of various scale, houses, electrical infrastructure and signage, which are in most cases visually more prominent. Once the cemetery is operational visual intrusion is expected to be negligible.

The study area has moderate - high VAC as the local topography, existing patches and avenues of dense and large trees as well as built infrastructure ensures that the proposed site is secluded and hidden from the majority of receptors even when within close range.

When the site is viewed from a distance (in places where the existing tree canopy does not obscure views) the proposed extension will not change the current landscape scene in a noticeable way.

The following impacts as a result of visual intrusion and VAC were assessed (reference can be made to Appendix B for the comprehensive impact tables).

- The impact significance as a result of visually intrusive construction activities such as the clearing of site vegetation, earthworks (cut and fill), trenching, waste generation and construction vehicle use (dust emissions) and site office/s are rated as **negligible negative**; and
- The impact significance as a result of the visually intrusiveness of the operational cemetery is rated as **negligible positive**, however if enhancement measures are implemented the overall significance is likely to change to **minor positive**.

The overall impact as a result of visual intrusiveness is rated as negligible negative during the construction phase and negligible – minor positive during the operational phase.

6.3 Visual impacts

Visual impacts relate to the recording of existing views and the determination of potential impacts as perceived by those living, working, and visiting the area. Infrastructure within visually significant locations will detract from the existing cultural landscape and interfere with the viewsheds of receptors, including road users of main roads and local residential neighbourhoods in close proximity of the proposed infrastructure.

6.3.1 Impact on visibility and visual exposure

Impact defined: *The visibility and presence of the extended cemetery (operational phase) and cleared areas during construction.*

The anticipated visual envelope for the proposed cemetery extension will not stretch significantly outside of the site's boundary, except for motorists driving down Hughenden Street in a southern direction, when the site opens up before a sharp bend. This is mainly as a result of the screening effects of trees and built-up areas.

The impact on visual exposure and visibility will be more intense during the construction phase due to vegetation clearance, signage, and movement (dust) of construction vehicles and machinery. This is especially true for neighbours residing next to the proposed site.

The following impacts as a result of visibility and visual exposure were assessed (reference can be made to Appendix B for the comprehensive impact tables).

- The impact significance as a result of the visibility and visual exposure from the proposed infrastructure for receptors permanently residing next to the site are rated as **minor negative**, **however impact significance can be reduced to negligible negative** during the construction phase and **minor positive** during the operational phase. (This impact can be positively increased to **moderate positive** through the implementation of mitigation guidelines;
- The impact significance as a result of the visibility and visual exposure for receptors experiencing possible longer-range views, north of the M63 (Hout Bay Main Road) is rated as **negligible negative** during the construction phase and **negligible positive – minor positive** during the operational phase.

6.4 Proposed mitigation guidelines and visual enhancement

The proposed mitigation guidelines will lower the intensity but will not be able to lower the overall significance of the impacts.

- The construction period should be minimized to the minimum extent possible in order not to cause unnecessary and ongoing visual intrusion for nearby communities;
- Make use of existing access roads so that it minimizes modification of the topography;
- Construction signage should not be obtrusive and must be placed with caution in strategic locations as required;
- The Contractor shall ensure ongoing housekeeping to maintain a tidy construction area, this includes the timeously removal of rubble which should be dumped at a registered facility;
- Material laydown area/s must be placed in an area where existing vegetation and/or built structures are able to provide the most effective screening;
- The Contractor shall not deface, paint, damage or mark any natural feature (e.g., rocks, etc.) situated on or around the site for survey or any other purposes unless agreed beforehand;
- Retain the avenue of gum trees along Hughenden Street (visual screening mechanism and heritage resource) as well as the clumps of large trees between the existing cemetery and proposed site;
- Retain existing trees on site where feasible;
- Make use of the existing road entrance road and existing cemetery parking;
- Small structures such as low walls, pillars etc. to match the aesthetics of the existing cemetery (coherent architectural style), designs of such structures must be modest and should fit in with the aesthetics of the original entrance gate along the M63 (Hout Bay Main Road);
- The concrete palisade fence along Hughenden Street in the south, the eastern periphery as well as between the existing cemetery and proposed site, must be removed and replaced with a clear vu type fence as this will ensure a visually seamless flow. If it cannot be removed, hedge type vegetation (or larger shrubs) must be planted next to and in conjunction with the concrete palisade fence;
- From the outset, the extension to the cemetery should be conceived for multiple uses and integrated into the urban area in the east as a green space. This is supported by the bullet point above;
- Particular focus must be placed on visual screening (by means of vegetation located within the site periphery) between the informal settlement and the proposed site;
- Avoid construction of additional ablution and administration facilities.

7 Conclusion

A variety of shapes, lines, textures, and patterns are visible in the landscape, this is mostly as a result of the variety of land uses such as small-scale agricultural activities (vineyards within the adjacent residential area to the east), typical residential infrastructure, large tree lined avenues which all contribute to the increased overall VAC ,reducing the proposed infrastructure's visual intrusion upon the landscape.

The most important views will be from the north (M63) and south (driving down Hughenden Street) as the receptor quantity is the highest, however, visibility and visual exposure will be extremely limited, mainly due to the urban built form and dispersed patches and avenues of clumps of dense stands of trees.

The most affected receptors are those residing directly next to the site, especially residents along Hughenden Street. The visual envelope will be limited to the site and its immediate surrounds from the south and east. Current visibility does not stretch further than the site itself in a northern and western direction.

The impact and change in landscape character of the proposed site within the study area will be positive by the formalisation of the derelict section of land. During the construction period the landscape character will be negatively impacted on, however this will be temporary, and the impact is negligible.

During construction other landscape and visual impacts remains negligible - minor as the overall duration is expected to be limited. Landscape and visual impacts are expected to be positive during the operational phase and the implementation of proposed aesthetic guidelines can further enhance the visual upliftment of the site and the immediate surrounds.

With reference to Oberholzer, B. (2005) minimal landscape and visual impact is expected, this is in line with the outcome of the specialist assessment. The overall combined anticipated landscape and visual impact is expected to be minor positive and from a visual perspective it is not fatally flawed, this is largely as a result of:

- Similar type of infrastructure on the adjacent site (extension of the existing cemetery). The proposed infrastructure is not a dominant and significant component in the landscape and blends in well with existing urban forms, colours and textures. It therefore achieves a visual congruence to the surrounding environment;
- The greatest negative landscape and visual impacts, albeit still minor – negligible will be during the construction phase which are temporary;
- The small visual envelope due to the nature of the development (a cemetery with no significant height);
- The dispersed dense tree stands, tree lined avenues and built infrastructure offer sufficient screening from most areas within the study area (except for residents residing directly next to the site). It is anticipated that no other sensitive stationary receptors will be directly affected;
- The greater area has historical and cultural significance; however, the specific site is derelict, and the extension of the existing cemetery will enhance the overall visual quality within the immediate vicinity of the residential area, especially while traveling along Hughenden Street;
- The proposed site is only visible to a minor group of people – residents living on the urban fringe of Constantiaberg (driving down Hughenden Street) and visitors to the existing cemetery;
- The site is not visible from major roads within the sub region i.e. M63 (Hout Bay Main Road); and
- Due to the urban context long expansive views towards the site is limited.

From a visual perspective the proposed project does not negatively impact on landscapes of significant symbolic, aesthetic, cultural and historical value, however every possible effort should be made to make the cemetery an extended and visually pleasing green space within the residential neighbourhood.

8 References

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2. Hull, R.B. and Bishop, I.E. (1988), Scenic Impacts of Electricity Transmission Towers: The Influence of Landscape Type and Observer Distance. Journal of Environmental Management. 1988 (27) 99- 108.
3. Mucina, L and Rutherford MC. (2006), The Vegetation of South Africa, Lesotho and Swaziland. SANBI.
4. Oberholzer, B. (2014), Reading the Landscape. Landscape Notebooks.
5. United States Department of Interior, Bureau of Land Management (BLM) (1986) Manual 8431 Visual Contrast Rating.
6. United States Department of Interior, Bureau of Land Management (BLM) (1986) Manual 8410-1 Visual Resource Inventory
7. United States Department of Interior, Bureau of Land Management (BLM) (1984) Manual 8400 Visual Resource Management.
8. SALGA. (2016) Good Practices in Cemeteries Management. South African Local Government Association.
9. City of Cape Town (2003) Scenic Drive Network Management Plan, Volume 3 – Final Report.
10. City of Cape Town (2022) Five Year Integrated Development Plan, July 2022 – June 2027.
11. City of Cape Town (2022) Southern Integrated District Spatial Development Framework and Environmental Management Framework.
12. Lynch, K. 1992. Good City Form: The MIT Press. London.
13. Zutari (2024) Environmental Sensitivity Assessment CCT 266C – WA89 Houtbay Cemetery Extension.

Appendix A: Impact rating methodology

Calculations

This section outlines the proposed method and calculations for assessing the significance of the potential visual impacts as provided by Zutari (2021). The criteria include the intensity (size or degree of scale), which also includes the type of impact, being either a positive or negative impact; the duration (temporal scale) and the extent (spatial scale). These numerical ratings are used in an equation whereby the consequence of the impact can be calculated as follows:

$$\text{Significance} = \text{consequence} \times \text{probability}$$

$$\text{Consequence} = \text{type} \times (\text{intensity} + \text{duration} + \text{extent})$$

To calculate the significance of an impact, the probability (or likelihood) of that impact occurring is applied to the consequence:

Depending on the numerical result the impact would fall into a significance category as negligible, minor, moderate or major, and the type would be either positive or negative.

Intensity

The intensity refers to the degree of alteration of the affected environmental receptor, refer to **Table A 1**.

Table A 1: Description of intensity and assigned numerical values

Numerical Rating	Category	Description
1	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
2	Very low	Natural and/ or social functions and/ or processes are slightly altered
3	Low	Natural and/ or social functions and/ or processes are somewhat altered
4	Moderate	Natural and/ or social functions and/ or processes are moderately altered
5	High	Natural and/ or social functions and/ or processes are notably altered
6	Very high	Natural and/ or social functions and/ or processes are majorly altered
7	Extremely high	Natural and/ or social functions and/ or processes are severely altered

Duration

The duration refers to the length of permanence of the impact on the environmental receptor, refer to Table A 2.

Table A 2: Description of duration and assigned numerical values

Numerical Rating	Category	Descriptors
1	Immediate	The impact will continue for less than 1 month.
2	Short term	The impact will continue for between 1 month and 2 years.
3	Medium term	The impact will continue for 2-5 years.
4	Long term	The impact will continue for 6-15 years.
5	Project life	The impact will cease after the operational life span of the project

Numerical Rating	Category	Descriptors
6	Beyond project life	The impact will remain for some time after the life of the project.
7	Permanent	The impact will remain indefinitely.

Extent

The extent refers to the geographical scale of impact on the environmental receptor, refer to Table A 3.

Table A 3: Description of extent and assigned numerical values

Numerical Rating	Category	Descriptors
1	Very limited	Impacts very limited / felt in isolated areas of the study area
2	Limited	Impacts limited to specific parts of the study area
3	Local	Impacts felt mostly throughout the study area
4	Municipal area	Impacts felt outside the study area, at a municipal level
5	Regional	Impacts felt outside the study area, at a regional/provincial level
6	National	Impacts felt outside the study area, at a national level
7	International	Impacts felt outside the study area, at an international level

Probability

To calculate the significance of an impact, the probability (or likelihood) of that impact occurring is also considered, refer to Table A 4.

Table A 4: Definition of probability ratings

Numerical Rating	Category	Descriptors
1	Highly unlikely / None	Expected never to happen
2	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
3	Unlikely	Has not happened yet but could happen once in the lifetime of the project, therefore there is a possibility that the impact will occur
4	Probable	Has occurred here or elsewhere and could therefore occur
5	Likely	The impact may occur
6	Almost certain / Highly probable	It is most likely that the impact will occur
7	Certain / Definite	There are sound scientific reasons to expect that the impact will definitely occur

Significance

Table A 5: Application of significance ratings

Range	Significance rating
-147 -109	Major (-)
-108 -73	Moderate (-)
-72 -36	Minor (-)

Range		Significance rating
-35	-1	Negligible (-)
0	0	Neutral
1	35	Negligible (+)
36	72	Minor (+)
73	108	Moderate (+)
109	147	Major (+)

When assessing impacts, broader considerations should also be considered. These include the level of confidence in the assessment rating; the reversibility of the impact; and the irreplaceability of the resource as set out in respectively in **Error! Reference source not found.** – **Error! Reference source not found.**

Table A 6: Definition of confidence ratings

Rating	Descriptor
Low	Judgement is based on intuition
Medium	Determination is based on common sense and general knowledge
High	Substantive supportive data exists to verify the assessment

Table A 7: Definition of reversibility ratings

Rating	Descriptor
Low	The affected environment will not be able to recover from the impact – permanently modified
Medium	The affected environment will only recover from the impact with significant intervention
High	The affected environmental will be able to recover from the impact

Table A 8: Definition of irreplaceability ratings

Rating	Descriptor
Low	The resource is not damaged irreparably or is not scarce
Medium	The resource is damaged irreparably but is represented elsewhere
High	The resource is irreparably damaged and is not represented elsewhere

Appendix B: Impact rating spreadsheet

Project phase	Construction			
Impact	Change in landscape character and sense of place			
Description of impact	Change in landscape character and sense of place through the introduction of construction activities, vegetation clearing and the presence of machinery			
Mitigatability	Low	Mitigation does not exist; or mitigation will slightly reduce the significance of impacts		
Potential mitigation	Refer to report			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Negative	
Duration	Brief	Impact will not last longer than 1 year	Brief	Impact will not last longer than 1 year
Extent	Local	Extending across the site and to nearby settlements	Local	Extending across the site and to nearby settlements
Intensity	Very low	Natural and/ or social functions and/ or processes are slightly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Likely	The impact may occur	Probable	The impact has occurred here or elsewhere and could therefore occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Negligible - negative		Negligible - negative	
Comment on significance	Refer to report			
Cumulative impacts	Refer to report			

Project phase	Operation			
Impact	Change in landscape character and sense of place			
Description of impact	Result of the change in visual character from a derelict site to a formalised urban open space			
Mitigatability	Medium	Mitigation exists and will notably reduce significance of impacts		
Potential mitigation	Refer to report			
Assessment	Without mitigation		With mitigation	
Nature	Positive		Positive	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Limited	Limited to the site and its immediate surroundings	Local	Extending across the site and to nearby settlements
Intensity	Low	Natural and/ or social functions and/ or processes are somewhat altered	Moderate	Natural and/ or social functions and/ or processes are moderately altered
Probability	Likely	The impact may occur	Almost certain / Highly probable	It is most likely that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - positive		Moderate - positive	
Comment on significance	Refer to report			
Cumulative impacts	Refer to report			

Project phase	Operation			
Impact	Change in landscape character and sense of place			
Description of impact	Result of the positive contribution to the sub region's cultural landscape through the extension of the cemetery			
Mitigatability	Medium	Mitigation exists and will notably reduce significance of impacts		
Potential mitigation	Refer to report			
Assessment	Without mitigation		With mitigation	
Nature	Positive		Positive	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Limited	Limited to the site and its immediate surroundings	Local	Extending across the site and to nearby settlements
Intensity	Low	Natural and/ or social functions and/ or processes are somewhat altered	Moderate	Natural and/ or social functions and/ or processes are moderately altered
Probability	Probable	The impact has occurred here or elsewhere and could therefore occur	Likely	The impact may occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - positive		Minor - positive	
Comment on significance	Refer to report			
Cumulative impacts	Refer to report			

Project phase	Construction			
Impact	Visually intrusion and VAC			
Description of impact	Visually intrusive construction activities such as the clearing of vegetation, earthworks (cut and fill), trenching, waste generation, material laydown areas (stockpiling) and construction vehicle use (dust emissions) and site office/s			
Mitigatability	Low	Mitigation does not exist; or mitigation will slightly reduce the significance of impacts		
Potential mitigation	Refer to report			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Negative	
Duration	Brief	Impact will not last longer than 1 year	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to specific isolated parts of the site
Intensity	Moderate	Natural and/ or social functions and/ or processes are moderately altered	Very low	Natural and/ or social functions and/ or processes are slightly altered
Probability	Probable	The impact has occurred here or elsewhere and could therefore occur	Probable	The impact has occurred here or elsewhere and could therefore occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Negligible - negative		Negligible - negative	
Comment on significance	Refer to report			
Cumulative impacts	Refer to report			

Project phase	Operation			
Impact	Visual intrusion and VAC			
Description of impact	The visually intrusiveness of the operational cemetery			
Mitigatability	Medium	Mitigation exists and will notably reduce significance of impacts		
Potential mitigation	Refer to report			
Assessment	Without mitigation		With mitigation	
Nature	Positive		Positive	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Limited	Limited to the site and its immediate surroundings	Local	Extending across the site and to nearby settlements
Intensity	Very low	Natural and/ or social functions and/ or processes are slightly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Unlikely	Has not happened yet but could happen once in the lifetime of the project, therefore there is a possibility that the impact will occur	Probable	The impact has occurred here or elsewhere and could therefore occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Negligible - positive		Minor - positive	
Comment on significance	Refer to report			
Cumulative impacts	Refer to report			

Project phase	Construction			
Impact	Visibility and visual exposure			
Description of impact	Visibility and visual exposure from the proposed infrastructure for receptors permanently residing next to the site.(The visibility and presence of cleared areas)			
Mitigatability	Low	Mitigation does not exist; or mitigation will slightly reduce the significance of impacts		
Potential mitigation	Refer to report			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Negative	
Duration	Brief	Impact will not last longer than 1 year	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to specific isolated parts of the site
Intensity	High	Natural and/ or social functions and/ or processes are notably altered	Moderate	Natural and/ or social functions and/ or processes are moderately altered
Probability	Probable	The impact has occurred here or elsewhere and could therefore occur	Probable	The impact has occurred here or elsewhere and could therefore occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - negative		Negligible - negative	
Comment on significance	Refer to report			
Cumulative impacts	Refer to report			

Project phase	Operation
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Impact	Visibility and visual exposure			
Description of impact	Visibility and visual exposure from the proposed infrastructure for receptors permanently residing next to the site. (The visibility and presence of the extended cemetery)			
Mitigatability	Medium	Mitigation exists and will notably reduce significance of impacts		
Potential mitigation	Refer to report			
Assessment	Without mitigation		With mitigation	
Nature	Positive		Positive	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Limited	Limited to the site and its immediate surroundings	Local	Extending across the site and to nearby settlements
Intensity	Low	Natural and/ or social functions and/ or processes are somewhat altered	High	Natural and/ or social functions and/ or processes are notably altered
Probability	Probable	The impact has occurred here or elsewhere and could therefore occur	Likely	The impact may occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - positive		Moderate - positive	
Comment on significance	Refer to report			
Cumulative impacts	Refer to report			

Project phase	Construction			
Impact	Visibility and visual intrusion			
Description of impact	Visibility and visual exposure for receptors experiencing possible longer-range views north of the M63 (Hout Bay Main Road)			
Mitigatability	Low	Mitigation does not exist; or mitigation will slightly reduce the significance of impacts		
Potential mitigation	Refer to report			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Negative	
Duration	Brief	Impact will not last longer than 1 year	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Local	Extending across the site and to nearby settlements
Intensity	Very low	Natural and/ or social functions and/ or processes are slightly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Unlikely	Has not happened yet but could happen once in the lifetime of the project, therefore there is a possibility that the impact will occur	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Negligible - negative		Negligible - negative	
Comment on significance	Refer to report			
Cumulative impacts	Refer to report			

Project phase	Operation			
Impact	Visibility and visual intrusion			
Description of impact	Visibility and visual exposure for receptors experiencing possible longer-range views north of the M63 (Hout Bay Main Road)			
Mitigatability	Medium	Mitigation exists and will notably reduce significance of impacts		
Potential mitigation	Refer to report			
Assessment	Without mitigation		With mitigation	
Nature	Positive		Positive	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Limited	Limited to the site and its immediate surroundings	Local	Extending across the site and to nearby settlements
Intensity	Negligible	Natural and/ or social functions and/ or processes are negligibly altered	Very low	Natural and/ or social functions and/ or processes are slightly altered
Probability	Unlikely	Has not happened yet but could happen once in the lifetime of the project, therefore there is a possibility that the impact will occur	Unlikely	Has not happened yet but could happen once in the lifetime of the project, therefore there is a possibility that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Negligible - positive		Minor - positive	
Comment on significance	Refer to report			
Cumulative impacts	Refer to report			

Appendix C: Curriculum Vitae

Name : **WEIDEMAN, ELMIE**
Date of Birth : 28 September 1984
Profession/Specialisation : Landscape Architecture and Visual Impact Assessments
Nationality : South African
Years' experience : 16

Key qualifications

Elmie is a professionally registered Landscape Architect (*SACLAP 20223*) and the owner of Create Landscape Architecture and Consulting. She is proficient in various aspects related to Landscape Architecture. This includes sustainable landscape design and comprehensive master planning from the conceptual stages through to detail design and implementation. She has also been involved with various design projects which have successfully achieved formal landscape sustainability credits.

She has gained valuable experience in the environmental part of Landscape Architecture where she has mostly dealt with landscape and vegetation rehabilitation, environmental management programmes (EMP's), environmental auditing/monitoring and Landscape and Visual Impact Assessments (LVIA's).

Elmie has worked on various international projects in Lesotho, Abu Dhabi, Nigeria, Kenya, Angola, Malawi, Liberia, Guinea, Botswana, and Mozambique. Elmie has 15 years of experience and holds a Master's (2008) and an Honours degree (2007) in Landscape Architecture, both which she obtained from the University of Pretoria in South Africa.

Relevant previous undertaken:

Olifants Management Project (OMMP-BRWSP) Create Landscape Architecture and Consulting was appointed by Zutari South Africa to undertake a Landscape and Visual Impact Assessment for the Landscape and Visual Impact Assessment for Phase 2D and Phase 2F near the town of Steelpoort. The project involved a 50km water pipeline and associated ancillary infrastructure.

Ceres PV Facility (Ceres, Western Cape) Create Landscape Architecture and Consulting was appointed by Zutari South Africa to undertake a Landscape and Visual Impact Assessment for PV facility near Ceres in the Western Cape.

Wilderbosch Road Upgrade (Stellenbosch, Western Cape) Create Landscape Architecture and Consulting was appointed by Zutari South Africa to undertake a Landscape and Visual Impact Assessment for the extension of an existing road near Ceres in the Western Cape.

Humansdorp PV facility (Eastern Cape Province, South Africa). Visual Specialist. Create Landscape Architecture and Consulting has been appointed by EnviroSaint to undertake a Landscape and Visual Impact Assessment for PV facility near Humansdorp.

Ribbok and Eland WEF and SEF site sensitivity assessment (Northern Cape Province, South Africa). Visual Specialist. Create Landscape Architecture and Consulting has been appointed by an independent environmental consulting firm to undertake a site sensitivity assessment on various parcels of land which are earmarked for extensive SEF and WEF development.

Sinati Housing Estate (East London, Eastern Cape Province) 01/2023 – 01/2023

Visual Specialist. Create Landscape Architecture and Consulting has been appointed by ECI Consultants to undertake a Landscape and Visual Impact Assessment for a proposed housing estate close to the city of East London. (Billion Group)

Venetia Mine Glint and Glare Assessment (Alldays, Limpopo Province) 10/2022 – 12/2022

Glint and Glare Specialist. Create Landscape Architecture and Consulting was appointed by SRK Consultants to undertake the aviation and ground receptor glint and glare assessment for a proposed solar facility close to the Venetia Mine. (Anglo American)

Waterkloof SEF (Rustenburg, North West Province) 07/2022 – 12/2022

Visual Impact Specialist. Create Landscape Architecture and Consulting was appointed by GIBB Environmental to undertake the Landscape and Visual Impact Assessment for the proposed Waterkloof SEF at Royal Bafokeng Platinum Mine.

Siriti Kriel Open Pit Mining Pits and Dragline, (Kriel, Mpumalanga Province) 02/2022 - present.

Visual Impact Specialist. Create Landscape Architecture and Consulting has been appointed by Zutari South Africa to undertake the Landscape and Visual Impact Assessment for the proposed Pit 11 and 13 Opencast Operation and associated Dragline Walk at Kriel Colliery. (Seriti Coal (Pty) Ltd).

Mosselbay Energy proposed 1000MW Gas Plant (Mossel Bay South Africa) 11/2021 – 03/2022

Visual Impact Specialist. Create Landscape Architecture and Consulting has been appointed by Sativatec to undertake a Landscape and Visual Impact Assessment for a 1000MW Gas Plant close to the town of Mosselbay. (PetroSA)

Greenleaf Energy 3000MW Plant (Mossel Bay, South Africa) 01/2022 – 03/2022.

Visual Impact Specialist. Create Landscape Architecture and Consulting has been appointed by Sativatec to undertake a Landscape and Visual Impact Assessment for a 3000MW Gas Plant close to the town of Mosselbay. (Greenleaf Energy)

Dwaalboom Mining Rights (North West Province, South Africa) 02/2022 – 03/2022

Visual Impact Specialist. Create Landscape Architecture and Consulting has been appointed by EnviroSaint (Pty) Ltd. to conduct a Landscape and Visual Impact Assessment for a Mining Right Application (MRA) for Dangote Dwaalboom Mining (Pty) Ltd, a wholly owned subsidiary of Dangote Cement South Africa (Pty) Ltd. (Dangote Dwaalboom Mining (Pty) Ltd)

Benadeplaats Prospecting Rights (North West Province, South Africa) 02/2022

Visual Impact Specialist. Create Landscape Architecture and Consulting has been appointed by Sativatec to conduct a visual specialist study for the Witkop Fluorspar Mine which intend to apply for prospecting rights on Portion 8 of the Farm Benadeplaats.

Cresco De Beers PV Project (Limpopo Province, South Africa) 10/2021- 03/2022

Visual Impact Specialist. Zutari South Africa appointed Create Landscape Architecture and Consulting to conduct a Landscape and Visual Impact Assessment for a 100-Megawatt (MW) alternating current (MWac) Photovoltaic (PV) solar energy facility next to the Venetia Diamond Mine. This is done in order to reduce its consumption of grid-supplied power by procuring locally generated solar power. (De Beers Venetia)

God's Window Skywalk Project (Mpumalanga Province, South Africa) 02/2022 -06/2022.

Visual Impact Specialist. Zutari Lesotho appointed Create Landscape Architecture and Consulting to conduct a preliminary visual inputs report and Landscape and Visual Impact Assessment for the newly proposed God's Window Skywalk and associated tourist building. The Skywalk involves a cantilevered structure which will protrude over the canyon's edge. (Mpumalanga Tourism and Parks Agency/ Mapulana Canyon (Pty) Ltd)

Polihali Reservoir Master Plan of the Feeder Roads and Bridges (Lesotho) 05/2021 – 05/2022.

Visual Impact Specialist. Zutari South Africa appointed Create Landscape Architecture and Consulting to conduct an options analysis (in terms of various visual criteria) for the feeder roads as well as a Landscape and Visual Impact Assessment for the advanced infrastructure which

forms part of the Polihali Reservoir. (LHDA)

Mogalakwena PV facility (Limpopo Province, South Africa) 06/2021 *Visual Impact Specialist.* Zutari South Africa appointed Create Landscape Architecture and Consulting to conduct a specialist landscape and visual assessment for a PV facility which will supply energy on an exclusive basis to the Anglo-American Platinum Mogalakwena Mine in Limpopo, South Africa in terms of a Power Purchase Agreement. (Anglo American Platinum)

Cato Ridge Strategic Environmental Assessment (KwaZulu Natal Province) 03/2021 – Current. *Visual Impact Specialist.* Zutari South Africa appointed Create Landscape Architecture and Consulting to conduct a strategic visual assessment for a 1800ha mixed used development to stimulate economic opportunities across the wider community of Cato Ridge. Due to the scale of the proposed footprint, coupled with environmental sensitivities and long-term development horizon, a Strategic Environmental Assessment (SEA) is proposed to refine potential layout options and no-go areas. (Assmang (Pty) Ltd and Cato Ridge Development Company Ltd (CRDC))

Mokolo Crocodile Water Augmentation Project (MCWAP) Phase 2 Environmental Impact Assessment. (Limpopo Province, South Africa) 01/2021 -04/2021 *Visual Impact Specialist.* GBN -JV appointed InterDesign Landscape Architects to conduct the specialist Landscape and Visual Impact Assessment for the MCWAP phase 2. The project involves the transfer of water from the Crocodile River (West) to the Steenbokpan and Lephalale areas, including the implementation of the River Management System in the Crocodile River (West) and its tributaries. The aim of the Landscape and Visual Impact Assessment was to determine the visual impact of infrastructure elements based on the latest engineering designs. (Department of Water and Sanitation)

Landscape and visual impact assessment for a mining right application near Vanrhynsdorp (Western Cape Province, South Africa) 01/2021 *Visual Impact Specialist.* Sativatec appointed CREATE Landscape Architects and Consulting for conducting the specialist landscape and visual impact assessment which forms part of the Environmental Impact Assessment study. The aim of the application for environmental authorisation is to graduate the prospecting rights into a composite mining right for Limestone, Calcite, Aggregate, Dolomite and Dolomitic Limestone on two sites in the Vanrhynsdorp district. (Blue Waves Properties (Pty) Ltd.

ANNA Transmission Project (Angola – Namibia) 01/2019 – 02/2020 *Visual Impact Specialist* Create Landscape Architecture and Consulting was appointed by Aurecon South Africa to do a visual impact assessment for the 400kV overhead transmission power line, with a total length of approximately 390 km from the Kunene substation in Namibia (currently under construction) to the proposed Lubango substation in Angola. (SAPP cc (South African Power Pool) via Aurecon South Africa)

Eskom KZN northern strengthening Visual Impact Assessment (Kwazulu – Natal, South Africa) 07/2016 – 11/2017 *Visual Impact Specialist* The Northern KZN Strengthening project consists of the construction of the new Iphiva Substation situated near Mkuze, approximately 20km west of the Mkuze Game Reserve, a new feeder bay at the Normandie Substation (situated approximately 18km south east of the town of Piet Retief) and a 120km Transmission Line will also be constructed, connecting these 2 substations. (Eskom)

Amandelbult Visual Impact Statement (North West Province, South Africa) 01/2017 – date *Visual Impact Specialist.* Rustenburg Platinum Mines Limited (RPM), owned by Anglo American Platinum (Pty) Ltd proposes the mining of shallow reefs for Platinum Group Elements (PGE) through the proposed Haakdoorn drift Opencast pit at its Amandelbult Section within its Mining Right boundary. A visual statement was compiled on order to measure the visual impact of the proposed development on the receiving environment. (Anglo American Platinum)

BOSA Visual Impact Assessment 06/2016 – date (North West Province South Africa – Botswana) *Visual Impact Specialist*

Aurecon has been appointed to undertake an Environmental and Social Impact Assessment (ESIA) study to assess and address environmental and social impacts associated with the Botswana-South Africa (BOSA) Transmission Interconnection Project. A visual impact assessment of the study area is required to inform the ESIA of the potential impacts posed by the construction and operational activities of the proposed project.

Nuclear 1 specialist review 08/2015 *Visual Impact Specialist.* Aurecon South Africa has been appointed by GIBB to conduct an external specialist study review for the proposed Nuclear 1 power plant. (GIBB)

Olifants Water Reclamation Project (Limpopo Province, South Africa) 07/2015 –12/2015 *Visual Impact Specialist.* The Olifants River Water Resource Development Project (ORWRDP) is an extensive water resource development project which will supply water for domestic and industrial use in the Limpopo province. The DWA appointed the Trans –Caledon Tunnel Authority (TCTA) as project implementer to oversee the project funding, planning and construction of phases 2B to 2F, whilst at the same time taking account of environmental obligation compliance. The project involves the construction of bulk water transfer pipelines between Flag Bashiolo Dam and Pruissen Reservoir near Mokopane (total length 72km) and between De Hoop dam and Olifantspoort (total length 120km). The project will deliver water to the domestic as well as the mining sector. (TCTA).

Sibanye Gold PV plant Visual Impact Assessment (Carletonville, South Africa) 07/2014 –2016 *Visual Impact Specialist*
Aurecon South Africa was appointed by Sibanye Gold to conduct a site screening, scoping and final EIA study for their proposed 200MW photovoltaic energy facility. (Sibanye Gold)

Saldanha tank farm (Western Cape Province, South Africa) 03/2012 - 03/2013. *Visual Impact specialist.* Aurecon was appointed as visual sub consultant on both the scoping and environmental impact assessment phase for an extension to the existing oil tank farm located close to Saldanha Bay. Responsible for the visual impact assessment. (Worley Parsons).

Eskom: Sigma - Theta power station power line (KwaZulu-Natal Province, South Africa) 12/2010 – 06/2011. *Visual Specialist.* Aurecon was appointed to complete an environmental impact assessment (EIA) and environmental management plan (EMP) for the proposed power line from Albert Falls in the Natal Midlands to Empangeni for the establishment of two 400 kV power lines, approximately 150 km in length, to link the Sigma substation and the Theta substation. Responsible for the visual impact assessment (VIA). (Eskom).

Kriel Power Station (Mpumalanga Province, South Africa) 11/2009 - 04/2015. *Environmental Specialist.* Aurecon was appointed to compile an environmental impact assessment (EIA) and environmental management plan (EMP) for an extension to the existing ash dam facilities. Responsible, as a member of the specialist team, for compiling a visual impact assessment (VIA) focusing on two alternative sites. (Eskom).

Appendix C: Specialist Declaration

I, Elmie Weideman declare that:

I act as the independent specialist in this application;

I will perform the work relating to the application in an objective manner, even if it results in views and findings that are not favourable to the applicant;

I declare that there are no circumstances that may compromise my objectivity in performing such work;

I have expertise in conducting the specialist report relevant to this application, including knowledge of the applicable Regulations and any guidelines that have relevance to the proposed activity;

I will comply with the Regulations and all other applicable legislation;

I have no, and will not engage in, conflicting interest in the undertaking of this activity;

I undertake to disclose to the applicant and the competent authority all material information in my possession that reasonably has or may have the potential of influencing -any decision to be taken with respect to the application by the competent authority; and – the objectivity of any report, plan, or document to be prepared by myself for submission to the competent authority; all the particulars furnished by me in this form are true and correct; and

I realise that a false declaration is an offence is punishable in terms of the applicable legislation.



Signature of the specialist:

Name of company: Create Landscape Architecture and Consulting

Date: January 2025

Document prepared by:

Company name

Registration number

Company Address Line 1

Company Address Line 2

Postal Address Line 1

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