

Oakhurst Lifestyle Estate
Proposed Residential Development
Erf 2224 and Erf RE/2958, Hout Bay
Part 2 Amendment Application

Addendum to the
Oakhurst Visual Impact Assessment
November 2011

September 2022
Rev.1

Prepared for:

Sillito Environmental Consulting
Tokai

Prepared by:

Megan Anderson Landscape Architects

1 Background to this Addendum VIA report

Megan Anderson prepared a Draft Visual Impact Assessment (VIA) report in 2011 for the proposed residential development on Erf A/8343 and R/2224, Hout Bay.

A VIA for a Part 2 Amendment Application is now required for the proposed change in the development layout and additional section (Erf RE/2958) now known as the "Oakhurst Lifestyle Estate" – located on Erf 2224 and section of Erf RE/2958, Hout Bay.

The development will include the construction of various types (and sizes) of residential units with landscaped gardens, a central facility accommodating apartments, an assisted living facility and a frail care centre, an administration centre, a clubhouse, and a guesthouse for visitors to the residents. An additional section (section of Erf 2958: ~0.69ha) has been added to the application.

Specialist Details - Megan Anderson (BL PrLArch), of MALA, is a registered professional Landscape Architect with the South African Council of Landscape Architects (SACLAP) and a member of the Institute of Landscape Architects of Southern Africa (ILASA). She has over thirty years experience in Landscape Architecture and is a specialist in Visual Assessments for proposed developments, having completed over 100 Visual Assessment Reports to date. She has practised in Southern Africa, predominantly in the Western Cape. She holds a Bachelors in Landscape Architecture from the University of Pretoria. She has served as Chairperson of the Registration Committee on the SACLAP and on the ILASA Cape committee.

Declaration of Independence

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

2. Scope of Work

We are preparing this Addendum report to the 2011 VIA Report in order to:

- ensure the VIA complies with the 2014 NEMA Regs regarding information required from specialist studies;
- Assess and compare the 2022 proposed SDP with the previously authorised SDP; and
- Update the visual baseline information of the site including the additional section added to the site.

2.1 Methodology

The following has been done in order to prepare this addendum:

- A 2,5 hour (10h30 - 13h00) site visit was made on the 21 June 2022 and photographs were taken on site, from the area surrounding the site and from where the site is visible (eg. across the valley along Victoria road);
- The current proposed development is described and how it differs from the previously authorised development;
- The baseline information in the 2011 VIA report was reviewed and updated where necessary;
- The visual sensitivity map of the site was updated;
- The current proposal was overlaid on the visual sensitivity map;
- The Visual Impact tables were updated; and
- Information required by the NEMA regs has been provided in Appendix 1.

2.2 Assumptions and Limitations

Information of the proposed development was limited to the SDP, some detail plans and cross sections of units. No elevations, long and cross sections of the site nor development areas were provided. To this end, assumptions have been made.

3. Project Description

3.1 Site location

The latest SDP is predominantly on the same site as the previously approved SDP, namely Erf 2224, Hout Bay, but only on the portion of the erf below the pipe track.

In addition there is a portion of the site that has been included for the 2022 amendment, in the northern western section of the site, R/2958, indicated in Figure 1 below.



Figure 1: Additional area indicated by blue above

3.2 Project description

3.2.1 Previously Authorised SDP

The previous development was on Erven A/8343 and R/2224, with the subdivisinal area being on approximately 20 hectares. The land use consisted of the following:

- 65 Single residential erven (7,6ha)
- 1 special residential erven (0,2ha)
- 2 rural erven (3,2ha)
- Private open space, including the Bokkemanskloof river (5,1ha)
- Private roads (1,2ha)
- Undetermined (1,8ha)
- Public roads (1ha)

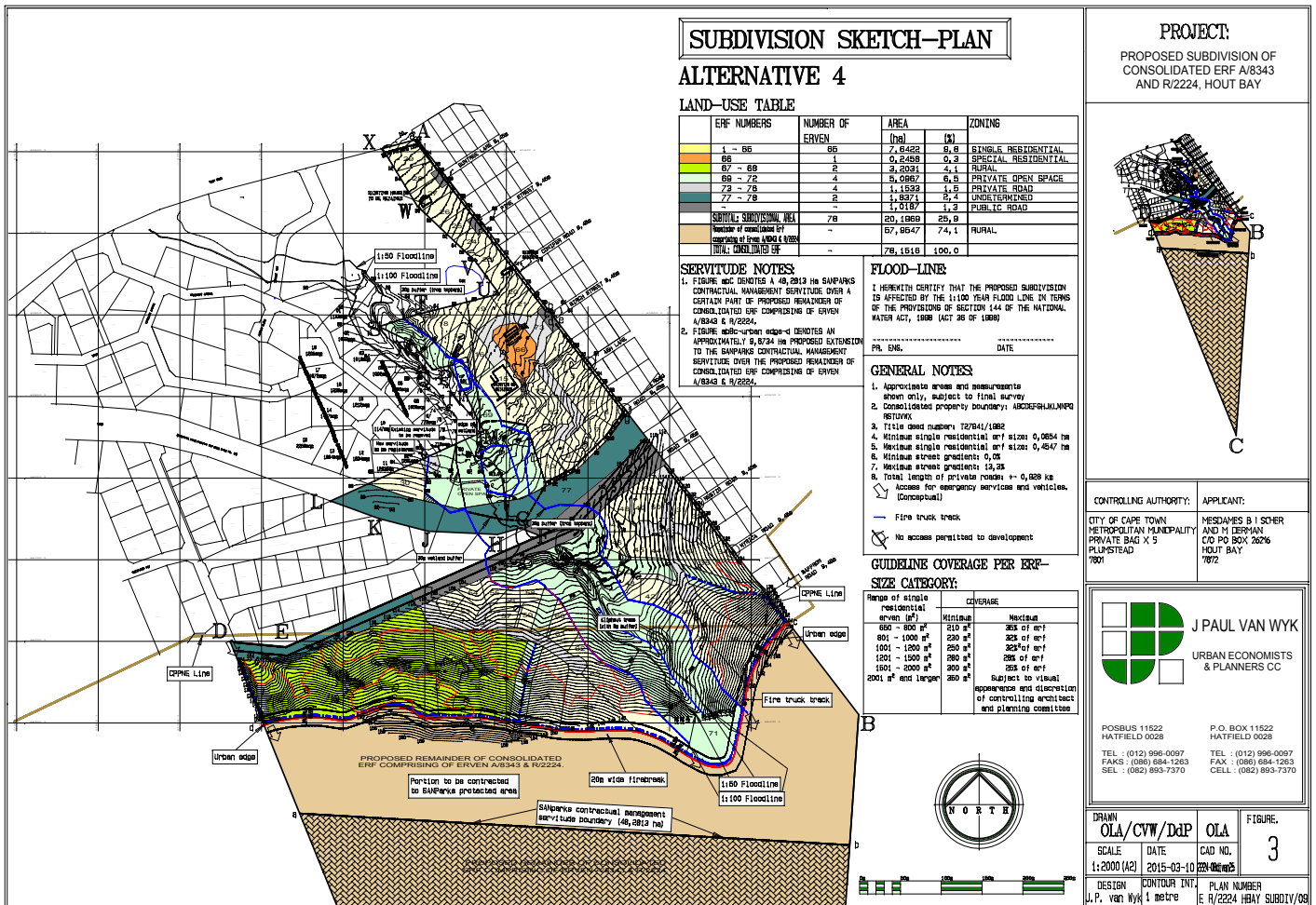


Figure 2 Previously authorised SDP

3.2.2 Current and preferred SDP

The current SDP for the Oakhurst Lifestyle Estate is on Erf RE/2958 and R/2224, Hout Bay. In comparison to the previous SDP, this SDP is on the portion of the site below, and to the north of, the pipe track, an area of approximately 10ha's.

- 29 dwelling houses ranging from two-to-three bedrooms (0,64 ha)
- 76 two bedroom apartments (1,21ha) 1 guest house (existing house updated)
- 1 club house - the existing "old Dairy" building will be renovated and converted into a clubhouse facility comprised of recreation activities (including billiards, card games, gymnasium, yoga studio, sauna, lounge, function dining areas, outside dining terrace, and dressing rooms and ablutions), and offices for management functions. A swimming pool, is proposed north of the clubhouse where a bowling green and associated terraced seating are also proposed.
- 1 centralised care facility comprised of 34 suites/rooms, a reception/waiting area, lobby and lift, consulting/examining room, matron's office, administrative office, assisted shower and bath rooms, dining hall, kitchen, staff room and ablutions, storerooms, laundry and basement parking. (terraced such that 3 levels from lower road and 2 levels from upper road)
- Private roads
- Formal walkways along internal roads
- Six stormwater attenuation ponds and two existing dams will serve as stormwater attenuation and retention functions,
- Landscaping with indigenous vegetation endemic to the area to promote biodiversity
- Bokkemanskloof River and associated, delineated wetland (1,81ha)
- Open Space 9ha south of the development (too steep and ecologically sensitive to develop
- 48,2ha area adjacent to TMNP, currently managed by SANPARKS in terms of National Environmental Management Areas Act - area being managed in terms of long term management agreement between the landowner and SANParks.

See Appendix 1 for architectural information provided.

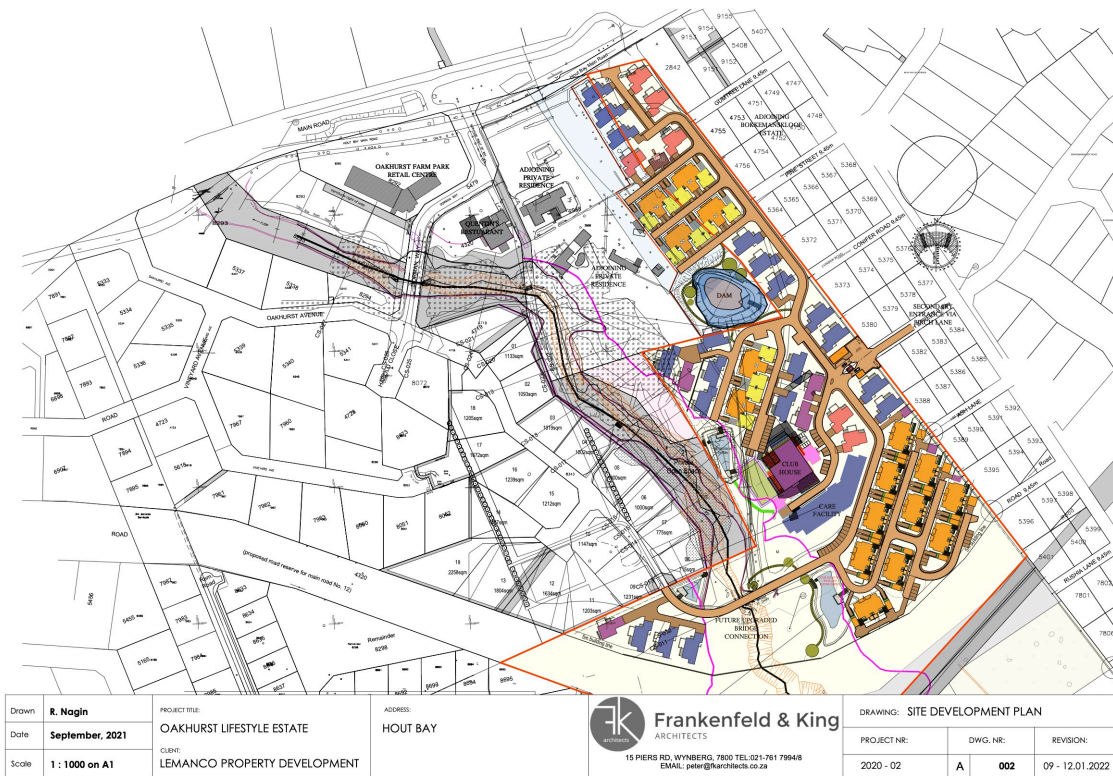


Figure 3 Current preferred SDP

The current proposal is of a higher density than the previous proposed development, and has a couple of buildings with a bigger footprint and more levels.



PLANTING			CODE	SCIENTIFIC NAME	QUANTITY	SEED DESCRIPTION	SPACING
PLANTING MIX 1 MAINTENANCE							
				CYPERUS TEXTILES	8078	4KG	271x310x50
				ELEGIA TECTORUM	8078	4KG	271x310x50
				JUNCUS DENSIFLORUS	8078	4KG	271x310x50
				MELANTHUS MAJOR	8078	4KG	271x310x50
PLANTING MIX 2 NATURAL AREAS							
				ACANTHOPOMA DYNATA	1542	4KG	171x310x50
				AMETISIA JUNCIFORMIS	2865	4KG	171x310x50
				ERICA BLANDULOSA	888	4KG	171x310x50
				HELIOPSIS SCUTELLARIA	3907	4KG	271x310x50
				HELIOPSIS SCUTELLARIA	1824	4KG	271x310x50
PLANTING MIX 3 PUBLIC AREAS							
				FELICIA ANELLORATA	3337	4KG	271x310x50
				LEUCODENDRON	768	4KG	171x310x50
				PLUMBAGO AURICULATA	1968	4KG	171x310x50
				PLUMBAGO AURICULATA	2226	4KG	271x310x50
				SEMBRA ORNATA	112	4 PKG	271x310x50
				ARCTOSTYLIUM AKALEIS	112	4 PKG	271x310x50
PLANTING MIX 4 RESIDENTIAL							
				AGAPANTHUS PRAECOX	8723	4KG	271x310x50
				STROPHANTHEMUM	169	4KG	271x310x50
				CLYPEA BARRATA	3707	4KG	104x50x50
				DIETES GRACILOFLORA	1038	4KG	171x310x50
				DIETES GRACILOFLORA	688	4 PKG	171x310x50
				DIETES GRACILOFLORA	2098	4KG	171x310x50
				DIETES GRACILOFLORA	887	4KG	171x310x50

NOTE: No indigenous trees will be removed.
 Trees to be removed are as follows:
 82 Blue Gum Trees
 10 Oak Trees
 38 Pine Trees
 29 Other



Figure 4 Excerpts from Landscape Plan (See Appendix G10 for full plan)

4 Visual Baseline Study

The visual status of the site has remained predominantly the same since the 2011 report.

While some visual aspects have changed, such as removal of some large exotic Eucalyptus trees, more infill building to the west and east of the site, this has not affected the visual character and scenic resources of the site.

The rating of the **Scenic Resources** of the area, described as high in the previous 2011 report, remains unchanged, namely they are described as rural and are **Highly** rated.

The **Zone of Visual Influence** of the site and proposed 2022 Oakhurst Lifestyle Estate is reduced, from Moderate to Low in 2011 VIA, to **Low**, as it is the lower part of the site that is being developed, not the upper, more visible, portion above the Pipe Track.

The **Visual Exposure** and impact from selected viewpoints is reduced since the 2011 SDP, and will be **Low**, not particularly noticeable to the viewer.

The **Receptors** of the proposed development remain the same as the 2011 VIA namely adjacent residential areas, the residential areas on the opposite side of the valley, Victoria Road and the Table Mountain National Park (TMNP). *The visual sensitivity of the receptors is **High**.*

The **Visual Absorption Capacity** (VAC) of the topography and landscape remain the same as the 2011 VIA namely is **Moderate**, i.e. there will be partial screening by topography and vegetation.

The **Visual Intrusion** will remain the same as the 2011 VIA namely **Low**; the proposed development will blend in well with the surroundings.

With the exception of the northernmost section of the site, including the additional portion of land, the Visual sensitivity of the site remains the same. See Figure 4 below.



Figure 5: Visual Sensitivity of the site, including the additional portion of land, excluding area south of the pipe track.

The High Visual Sensitivity areas are characterised by the Bokkemanskloof River and associated wetlands and buffer, slopes steeper than 1:4 and areas adjacent to historical buildings/precincts.

The Moderate Visual Sensitive areas are characterised by scenic rural areas including the Eindelik Cottage and associated old oak, olive and Eucalyptus trees and proximity to Historic Homestead.

The areas of Low Visual Sensitivity are characterised by flat slopes, disturbed areas and no special features (although there are clumps of indigenous vegetation and remarkable trees which have been surveyed).

The proximity of the new additional area to the Historic Oakhurst Homestead renders the north western portion potentially highly sensitive. Similarly the Eindelik Cottage with the old oak, olive and massive Eucalyptus trees paints a quaint picturesque scene of yesteryear,

however this building has not been deemed conservation worthy by the Heritage Specialist and will be demolished.

The Proposed SDP has been overlaid on the Visual Sensitivity Plan



Figure 6: Visual Sensitivity overlaid on the 2022 SDP

The proposed SDP is situated outside the highly visually sensitive area with the exception of the 4 single residential units in the north western corner of the site. Here units are on a portion of what was part of the adjacent Historical Oakhurst Homestead Erf.

Eight units in the northern area fall on areas that are moderately visually sensitive as a result of the proximity to the Historic Homestead and old farm scene with the Eindelick Cottage, oak, olive and Eucalyptus trees and narrow gravel track. This cottage will however be demolished.

The balance of the Proposed Development is situated on areas that have a low visual sensitivity rating.

5 Potential Visual Impacts

In 2011, the following the following visual impacts were identified:

- Change in character of the area from one that is an open, unbuilt and rural to a built site.
- Visibility from a scenic, tourist route
- Light pollution

With the addition of Erf RE/2958, the proposed development edges closer to the Historic Oakhurst Homestead and the potential visual intrusion thereon needs to be assessed.

The potential visual impacts will be assessed for both the Operations Phase and the Construction Phase.

Additional criteria were also added by the NEMA Regs so these have been added to the assessment tables.

5.1 Construction Phase

During Construction the receptors will be very aware of construction activities.

Potential Visual Impacts		
	2011 Previously Authorised SDP	2022 Oakhurst Lifestyle Estate
Nature of the impact:	Change in character from an open, unbuilt and rural area with little activity, to an active construction site – negative	
Extent of impact:	Local	Local
Intensity (magnitude) of impact:	Medium, where the affected environment is altered, but cultural and social functions and processes continue, albeit in a modified way.	
Duration of impact:	Temporary	Temporary
Probability of occurrence:	Definite	Definite
Level of Confidence:	High	High
Degree to which the impact can be reversed:	Low	Low
Degree to which the impact may cause irreplaceable loss of resources:	Moderate - High	Moderate
Cumulative impact prior to mitigation:	Medium	Medium
Significance rating of impact prior to mitigation:	Medium - High negative	Medium negative
Degree to which the impact can be mitigated:	Low	Low
Proposed mitigation:	Retain existing large trees and clumps of vegetation as per Landscape Plan and protect them during construction Erect temporary shadecloth screens along the eastern boundary Plant screening trees/hedges along this boundaries shared with sensitive receptors, in areas where sensitive receptors are affected (Landscape Architect to re-assess) as soon as road construction along boundary is complete and prior to construction of buildings	
Cumulative impact post mitigation:	Medium - Low	Medium - Low
Significance rating of impact after mitigation:	Medium negative	Low negative

5.2 Operation Phase

5.2.1 Partial loss of scenic resource

The open rural character of the site, will be replaced by residential buildings.

In the case of the 2022 SDP, the proposed development is below the Pipe Track and the density of development is higher than the 2011 proposal. There will also be other facilities and amenities e.g. an Assisted Living building and a Clubhouse, and paved roads. Open Space will comprise the river, detention ponds and dam .

Potential Visual Impacts		
	2011 Previously Authorised SDP	2022 Oakhurst Lifestyle Estate
Nature of the impact:	Change of visual character from rural to urban – negative	
Extent of impact:	Local	Local
Intensity (magnitude) of impact:	High, where scenic and cultural resources are significantly affected	Medium, where scenic and cultural resources are moderately affected
Duration of impact:	Permanent - where time will not mitigate the impact	Permanent - where time will not mitigate the impact
Probability of occurrence:	Definite	Definite
Level of Confidence:	High	High
Degree to which the impact can be reversed:	Irreversible – the impact is unlikely to be reversed	Irreversible – the impact is unlikely to be reversed
Degree to which the impact may cause irreplaceable loss of resources:	Significant loss of rural / open land visual character	Significant loss of rural / open land visual character
Cumulative impact prior to mitigation:	High - the impact would result in significant cumulative effects	Moderate - the impact would result in moderate cumulative effects
Significance rating of impact prior to mitigation:	Medium, negative	Medium - Low, negative
Degree to which the impact can be mitigated:	Low - Moderate	Low - Moderate
Proposed mitigation:	Extensive tree planting along roads to reduce visibility of buildings and provide a green mountain view and landscaping in POS	Retain healthy oak, olive and eucalyptus trees as well as clumps of indigenous vegetation as per Landscape Plan
Cumulative impact post mitigation:	Medium negative – the impact will have moderate negative effects and will require moderate mitigation	Medium - low
Significance rating of impact after mitigation:	Low, negative	Low, negative

5.2.2 Visibility from Scenic/Tourist Route

Potential Visual Impacts		
	2011 Previously Authorised SDP	2022 Oakhurst Lifestyle Estate
Nature of impact:	Visibility from Sensitive Receptors	
Extent of impact:	Local: limited to the immediate surroundings	Local: limited to the immediate surroundings
Intensity (magnitude) of impact:	Low - Medium, where the affected environment is altered, but natural, cultural and social functions and processes continue, in a 'modified' way.	Low - where the where visual and scenic resources are minimally affected
Duration of impact:	Long Term (e.g. lifespan of the project)	Short Term - Medium term (e.g. duration of the construction period)
Probability of occurrence:	Definite, where the impact will occur regardless of any prevention measures	Improbable, where the possibility of the impact occurring is very low
Degree to which the impact can be reversed:	Impact cannot be reversed	Impact cannot be reversed
Degree to which the impact may cause irreplaceable loss of resources:	High potential for loss of view of rural landscape from scenic/tourist routes	Moderate potential for loss of view of rural landscape from scenic/ tourist routes
Cumulative impact prior to mitigation:	High - the impact would result in significant cumulative effects	Moderate
Significance rating of impact prior to mitigation:	Medium, negative	Low, negative
Degree to which the impact can be mitigated:	Moderate	Moderate
Proposed mitigation:	Architectural guidelines and extensive street tree planting to screen buildings, landscaping in POS.	Retain large tree and riverine vegetation Plant new trees Above as per Landscape Plan
Cumulative impact post mitigation:	High - still be loss of rural landscape views from Scenic/tourist	Moderate to Low
Significance rating of impact after mitigation:	Low, negative	Low, negative

5.2.3 Visual Intrusion on, and loss of Sense of Place of, the historic precincts of the Oakhurst Homestead

In the previous proposal the development in this area was Single Residential erven to the east of the Oakhurst Homestead precinct.

In the current SDP, the north western units also edge closer to the historic Oakhurst Homestead.

Potential Visual Impacts		
	2011 Previously Authorised SDP	2022 Oakhurst Lifestyle Estate
Nature of impact:	Visual Intrusion on Historic Precinct	
Extent of impact:	Local: limited to the immediate surroundings	Local: limited to the immediate surroundings
Intensity (magnitude) of impact:	Medium, cultural and social functions and processes might be notably altered	High, natural, cultural and social functions and processes might be considerably altered
Duration of impact:	Long Term (e.g. lifespan of the project)	Long Term (e.g. lifespan of the project)
Probability of occurrence:	Medium Probability - 25 -75% chance of occurring	Definite - greater than 95% chance of occurring
Degree to which the impact can be reversed:	Impact cannot be reversed	Impact cannot be reversed
Degree to which the impact may cause irreplaceable loss of resources:	Low potential for loss of Sense of Place historic Oakhurst Homestead precinct	Moderate potential for loss of Sense of Place of historic Oakhurst Homestead precinct
Cumulative impact prior to mitigation:	Medium - The loss of 'sense of place' of these historic precincts is one of a few similar pasts, present or future happenings in the same geographical area, and might have a combined impact of moderate significance on the cultural, resources of local or regional concern.	Medium - High -The loss of the 'sense of place' of the historic precincts is one of several similar pasts, present or future happenings in the same geographical area, and might contribute to a very significant combined impact on the cultural, resources of local or regional concern.
Significance rating of impact prior to mitigation:	Medium, negative	Medium - High, negative
Degree to which the impact can be mitigated:	High	Moderate - High

Proposed mitigation:	Identify and protect the area and trees around Eindelik Cottage such that the Sense of Place is retained	Identify and protect the area and trees adjacent to the historic homestead. Plant a hedge and trees along the north western boundary of the development such that the view from the Oakhurst Homestead of new development is screened
Cumulative impact post mitigation:	Low - The activity is localised and might have a negligible cumulative impact.	Low - The activity is localised and might have a negligible cumulative impact.
Significance rating of impact after mitigation:	Low (negative)	Low - Medium (negative)

6 Mitigation Measures

Suggested mitigation measures for various stages of development are indicated below.

6.1 During Planning:

- A hedge and tree border must be planted along the north western border to screen the proposed development from the Historic Oakhurst Homestead.
- Use of visually recessive building materials and colours
- Large oak, olive and eucalyptus trees, already surveyed should be retained where possible and as per the Landscape Plan.
- Clumps of indigenous plant material have been surveyed and must be retained as per the Landscape Plan.
- Hedging to provide visual screening for sensitive receptors to the east should be addressed.
- Street and parking area lights must be minimised although in accordance with local authority requirements.
- Any luminaires must be top shielded so that light only shines downwards, thereby preventing pollution
- Light spillage should be contained
- No uplighting onto buildings

6.2 During Construction:

- Limit extent of damage, keeping cut and fill to a minimum.
- Minimise disturbance through fencing off construction areas, thereby protecting and retaining trees and other vegetation
- Erect temporary shade cloth on boundaries with sensitive receptors such as residential areas to the east
- The site must be kept tidy at all times
- Building material stockpiles must be protected from dispersion into the surrounding area by wind or water
- A concerted effort must be made to minimise dust generation and its effect on the surrounding buildings and dwellings.

6.3 During Operation:

It is of importance that the Visual Mitigation measures provided are carried through into the operation phase of the development - responsibilities shift from Developer to Home Owners Association. To this end it must be ensured that the:

- Home Owners Association (HOA) have an Operational Plan that clearly states their obligations in terms of ongoing maintenance of buildings and landscaping (existing and new)
- HOA continue minimising light pollution - luminaires must be top covered, low spill type lights to minimize light spill and pollution, keep outdoor lighting as bollard lighting, external lighting on buildings must be minimised or completely omitted etc.

7 Conclusions and Recommendations

The 2022 Oakhurst Lifestyle Development is in line with City policies of densification and is therefore supported.

This proposal is also on the lower lying slopes of the site, making it less visible, than the 2011 proposal, from areas in the valley and will appear to be 'infill' development between existing developments.

The proposed units are either single storey or stepped up slopes such that from the lower road the unit will be 2 levels but from the upper level only one level. This is visually acceptable as the units in front will screen the lower storey of the double storey unit behind.

The Assisted living building is three levels but will be partly screened by the Clubhouse building. Additional tree planting around the Clubhouse and Assisted Living Area buildings will help to soften/reduce the scale and visibility of these buildings. The Landscape Plan shows a few trees but more should be planted immediately north and east of the clubhouse, along roads and parking areas, which would assist in the visual impact of these larger buildings.

We believe there is sufficient space between the new development and the Oakhurst Homestead to mitigate visual intrusion by providing a green visual screen along the new units boundary - a historic hedge, eg Key Appel, would be appropriate as it is dense and grows tall.

7.1 Mitigation and monitoring for Inclusion in EMPr

The following mitigation measures must be included in the EMPr:

The large exotic trees, Oaks, Eucalypts and Olives identified as being retained in the Landscape Plan, must be fenced and protected.

Shade cloth (2m high) must be erected along the eastern boundary to visual screen/ protect residential buildings et al on this edge from construction activity.

Keep site tidy and cover building materials

7.2 Conditions for inclusion in the environmental authorisation

Outdoor lighting and fixtures must conform to local authority specification but must be low spill and top covered and there must no be spotlights or neon lights.

The large existing exotic trees, Oaks and Eucalypts, and Olives, identified by the Landscape Architect as to remain, must be protected during construction.

Plant a visual screen, of historic nature, along the northern western boundary of the proposed development such that the proposed development is screened from the Oakhurst Homestead.

7.3 Opinion

It is our opinion that if the proposed mitigation measures are implemented, the proposed 2022 Oakhurst Lifestyle Estate development should be supported.



Megan Anderson (PrLarch)

Appendix 1: Architectural Information