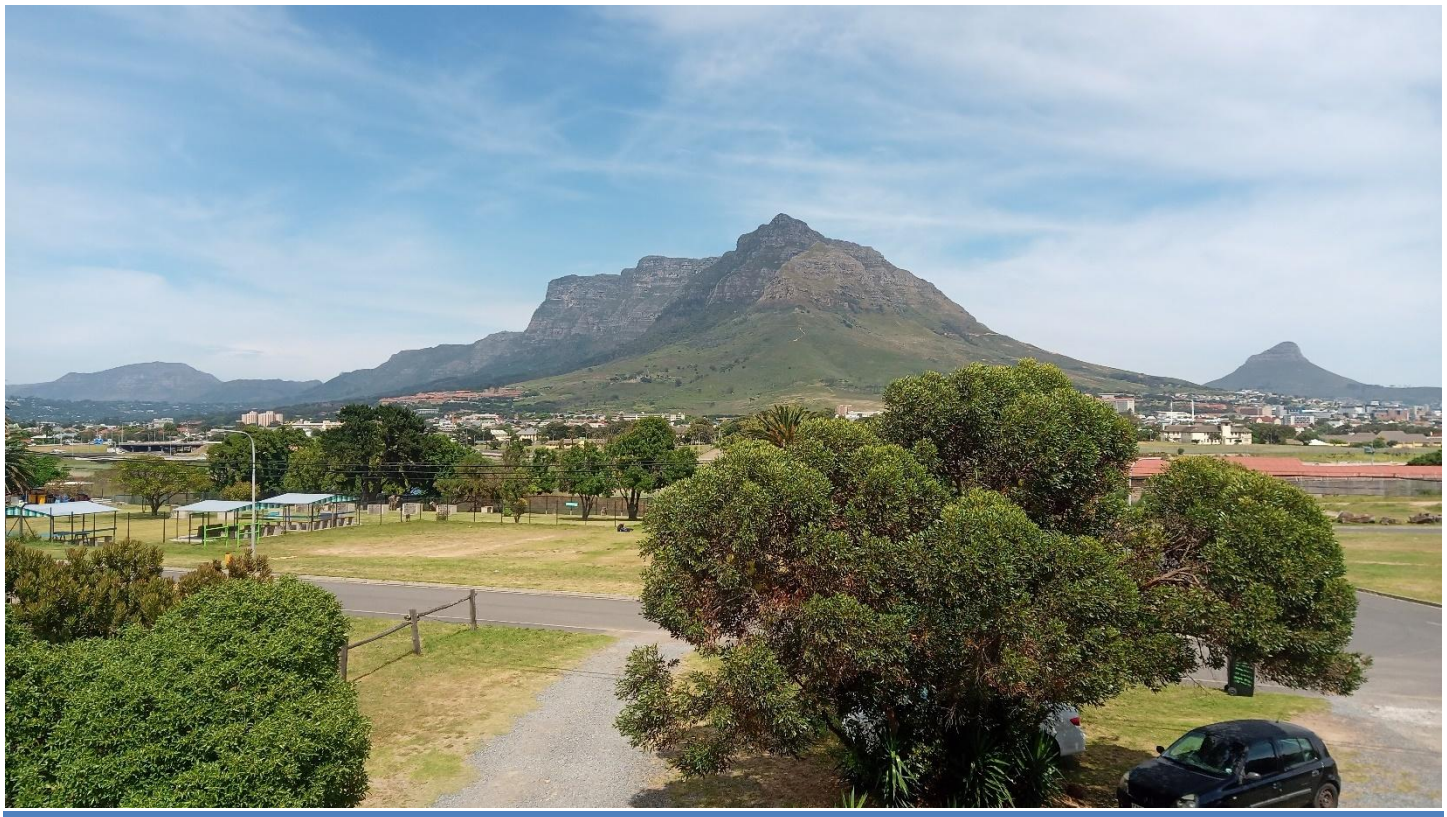
Oude Molen Precinct

PROPOSED DEVELOPMENT OF ERF 26439-RE
CAPE TOWN, WESTERN CAPE



VISUAL IMPACT ASSESSMENT
FINAL REPORT | UPDATED 2025-03-03

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Preface

Visual, scenic, and aesthetic components of the environment are valuable resources which contribute to the cultural landscape heritage of an environment. Visual Impact Assessment (VIA) is integral to the management of visual heritage, towards ensuring that the integrity and quality of the visual environment is conserved. The process of assessment begins with an analysis of the spatial context and landscape character of the subject site, towards establishing visual indicators for planning and design response, and as the basis of the evaluation of the suitability of the proposed development or landscape modification (designed adaption).

Cultural Landscape Analysis is therefore integral to the management of visual resources, and may form part of Strategic Environmental Assessment, and / or Heritage Inventory Mapping and Resource Management; towards ensuring that the integrity and quality of the visual environment is conserved, and that development proposals or landscape modifications can be accommodated in suitable ways. Cultural Landscape analysis suggests a methodology for identifying, describing, classifying, and mapping what is distinctive about landscapes, their variety, and helps to determine what makes one landscape different from another. Cultural Landscape Analysis provides baseline information which can be articulated as a visual impact statement (with visual indicators for planning and design response); to be used to guide landscape change by informing decisions on proposed land-use management plans, rezoning applications, and development proposals.

As all development proposals have the potential to change the visual character of the environment within which they are located, and to affect people's perceptions of such places, significant visual impact may be expected. Visual Impact Assessment (VIA) may form part of the Basic Assessment, Scoping, and Impact assessment phases of the Environmental Assessment process; or integrated within Heritage Impact Assessment (HIA) and town planning processes. Visual Impact Assessments endeavour to determine the correct category of expected impact, to illustrate the expected visual impact associated with the proposed development; and to formulate measures or interventions to mitigate any detrimental impacts of the proposal to the extent that the development will meet acceptable visual criteria. Visual Impact Assessment therefore serves to inform planning and design decision-making proactively.

DISCLAIMER:
During the assessment of the study area, every effort has been made to ensure accuracy, using the source material available at the time of the assessment in good faith. Should any design changes be made after the completion of the assessment, the author of this document cannot be held liable for discrepancies that may occur as a result thereof.

Prepared by	David Gibbs Landscape Architect | Environmental Planner + Heritage Practitioner (as visual specialist)
Prepared for	Cindy Postlethwayt (Heritage Practitioner)

Summary

['**Oude Molen Precinct**' Proposed Redevelopment - Visual Impact Assessment]

Site Name and Location

Site	**Oude Molen Precinct**
Address	Alexandra Road, Observatory / Maitland Garden Village
Situate	City of Cape Town Metropolitan Municipality, Table Bay District
SG Region	Cape
Province	Western Cape
Erf number(s)	**Remainder Erf 26439**
GPS co-ordinates	**Latitude:** 33°56'25.46"S **| Longitude:** 18°29'19.28"E (Logical centre point, format based on WGS84)

Synopsis

This document is an updated Visual Impact Assessment (VIA) report for the proposed redevelopment of the Oude Molen Precinct in Cape Town, Western Cape, which considers the updated proposals for development which have been amended in response to the public participation process. *The updated final preferred alternative has been labelled '4B'*

In essence, as described by SVA, the changes to the development are as follows:

1. The scale of the buildings at the interface with Maitland Garden Village has been detailed more; the buildings have been pulled back, and down by 8.5m; and a double row of trees has been proposed to be planted along the road
2. Some of the proposed residential buildings around the yellow/Manager's cottage in proximity to the homestead have been taken out to increase the curtilage and allow more open space on the eastern side
3. Some of the residential blocks on the south side of the homestead have been removed to allow for a more extensive open space curtilage and possibly additional productive space.
4. The number of residential units in the F wards has been reduced and a school has been included.
5. The landscape plan has been amended to respond to the design changes and the landscape principles have been amended in terms of how the trees were evaluated.
6. The urban designers have also clarified what is assumed to be used for community/interpretive purposes

No changes have been made to the residential proposals for the western edge of the F Ward courtyards. The urban designers consider the courtyards to be the back spaces to the F Wards. The front yards will be clearly reinstated, and the back-to-back condition with the proposed units separated by a pedestrian space. The existing and new buildings are similar in scale.

This report includes an analysis of the site's cultural landscape, the potential visual impacts of the development, and recommendations for mitigating these impacts.

A brief outline of the report follows:

Introduction and Background:

The report begins with an introduction to the importance of Visual Impact Assessment (VIA) for managing visual heritage and ensuring the integrity of the visual environment.

Site Description:

The Oude Molen Precinct is within the City of Cape Town Metropolitan Municipality, with geographic coordinates and details about the site's current state and ownership.

Key Findings and Recommendations:

The site retains a bucolic quality despite some degradation, and historic structures with mature vegetation contribute to its sense of place. The proposed development should consider these visual indicators for design response.

Proposed Development:

The development proposal includes mixed-use intensification with residential, office, retail, and community spaces. Various planning and design alternatives were explored, leading to the updated preferred alternative.

Visual Impact Analysis:

The report assesses the potential visual impacts during both the construction and operational phases, highlighting concerns such as changes in site character and potential overwhelming of historic buildings.

Mitigation Measures:

Recommendations include retaining mature trees, careful planning of development to respond positively to visual and heritage considerations and implementing landscape measures to ensure visual cohesion.

Public Participation and Feedback:

The report includes feedback from the public participation process, leading to updates in the preferred alternative to address concerns raised by stakeholders.

Conclusion and Recommendations:

The VIA concludes that with the implementation of the recommended mitigation measures, the proposed development will have minimal detrimental effects on visual resources and is recommended for approval

1. Introduction

1.1 Background

Within the City of Cape Town Table Bay District Plan, the Remainder of Erf 26439 has been identified as a potential 'mixed-use intensification' re-development node.

The overarching Erf 26439-RE measures 44.03ha in extent and comprises of two distinct portions on either side of the Black River corridor and Black River Parkway. These portions are connected by a narrow strip across the river which coincides with an existing road.

The western portion of the erf comprises Valkenberg Psychiatric Hospital, which portion is excluded from consideration within the VIA. The eastern portion comprises the Oude Molen precinct, proposed re-development of which forms the subject of this visual impact assessment. The site is bounded to the west by the Black River, to the south by the Vincent Pallotti Hospital, to the east by Alexandra Road (identified as a mobility corridor), and to the north by Maitland Garden Village.

Currently the site is owned and managed by the Western Cape Government (WCG) and is leased to a range of tenants for business, residential, community facility, gardening, and recreational purposes. The public has access to the site for these various uses.

Figure 1: The subject site (bright red) – eastern portion of Erf 26439-RE (pale red), Source: GEP

Figure 2: The current condition of the subject site in 2022: Source: GEP

1.1.1 Terms of Reference

The client appointed **David Gibbs** PrLArch as consultant Visual Specialist to conduct visual impact assessment of the proposed mixed-use intensification and re-development of the Oude Molen Precinct, a site which has visual / aesthetic significance, as part of the environmental, heritage authorization and permitting processes associated with the proposal.

David Gibbs (SACLAP-registered Professional Landscape Architect | Environmental Planner and APHP-endorsed Professional Heritage Practitioner) meets with the requirements for specialists as set out within *Regulation 13 of the EIA Regulations 2014*, and works in accordance with established cultural landscape heritage and visual assessment criteria, definitions and terminologies as set out in the following reference documents:

Oberholzer, B: ***Guideline for involving Visual & Aesthetic Specialists in EIA processes****: Edition 1. CSIR Report No. ENV-S-C 2005 053 F, Republic of South Africa, Provincial Government Western Cape, Department of Environmental Affairs & Development Planning, Cape Town, 2005.* and:

Bauman, N. & Winter, S: ***Guideline for involving Heritage Specialists in EIA Processes****: Edition 1. CSIR Report No. ENS-S-C 2005 053 F, Republic of South Africa, Provincial Government Western Cape, Department of Environmental Affairs & Development Planning, Cape Town, 2005*.

The author confirms his compliance with the general requirements for specialists as set out in Regulation 13 of the EIA Regulations 2014 and that the assessment of the development proposal has been conducted as per the criteria, definitions and terminology set out within the CSIR Guideline for involving Visual & Aesthetic Specialists in EIA processes. This report also complies with the relevant aspects of Appendix 6 of the EIA Regulations 2014 (as amended).

1.1.2 Independence of Visual Specialist

The author of this report document has no vested interest in the outcome of the approvals process associated with the development proposal assessed in this document; nor does he stand to gain financially from the design, construction, or future management thereof; and therefore, maintains complete independence and impartiality.

1.2 Timing of Visual Specialist Input

This Visual Impact Assessment forms part of the heritage and environmental authorizations processes associated with the proposed development, and endeavours to determine the character and visual absorption capacity of the cultural landscape which contextualizes the site, the visibility of the infrastructural components of the proposal, the potential visual impact on visual resources, and the nature, extent, duration, intensity, probability and significance of these impacts; and to advise with respect to measures for the mitigation of negative impacts and the enhancement of potential benefits.

Whereas an initial round of scoping was undertaken in 2022, the project was subsequently reframed in 2024, resulting in the Preferred Alternative (4A) and the 2024 VIA report was submitted for review within this context.

Following the Public Participation Process (PPP), which included convening an open house exhibition (which developed into a public meeting facilitated by Nigel Burles and Associates); written submissions from Interested and Affected parties collated and addressed by the design and assessment teams; the preferred alternative has been further refined in response to the I&AP comments and Specialist Reports.

This Updated Visual Impact Assessment (Final Report 2025) considers the updated Preferred Alternative (4B) and includes additional visuals of the updated proposal.

1.2.1 Type of Visual Impact Assessment

The project site lies **within the urban edge** of the City of Cape Town Metropolitan Municipality and involves the urban intensification of a site considered to be a **good quality cultural landscape** of **high significance**, aspects of both **Type 'A'** (extensive, 'rural' sites) and **Type 'B'** (local, 'urban' contexts) **Visual Impact Assessment** would apply.

1.2.2 Scope of Visual Impact Assessment

The site has a bucolic character and is a **cultural landscape** of **high** visual significance and aesthetic value, given the intactness, integrity, and legibility of the expansive open space 'parkland' as visual foreground to the riverine corridor context, and as a remnant homestead and relict institutional landscape, with important components and of distinctive character, valued for tangible as well as intangible attributes. As it is potentially susceptible to changes of the types proposed; this assessment will consider the potential impact of the proposal from a **cultural landscape perspective**, with respect to the landscape character analysis of the site within its local and broader contexts.

The degree of visual impact anticipated is a function of the **development** [**type** and **intensity**] and the **environment** [**type** and **significance**]. In this case, **category 4** development (i.e., medium density residential development, roadways, and medium scale infrastructure as per the CSIR definitions) of **medium intensity** (generally 1 to 5-storey structures, including cluster development; usually with more than 25% of the area retained as green open space is proposed within a **cultural landscape** environment of **high significance**.

As **high visual impact** may be expected to result in **noticeable change**, clearly visible within the view frame and visual experience of the visual receptors, **Level 4 Visual impact assessment** is required.

(Note: whereas visual impacts may be positive, negative, or neutral, the assessment will determine the degree to which these impacts have an appropriate fit within the context).

Consistent with NEMA requirements for visual impact assessment; the visual specialist must assess the potential visual impacts of the planning, design & construction phase, and the operational phase for each viable development alternative (or scenario) of the proposal, including the 'no-go' (or no development) option.

This has also been requested by Heritage Western Cape (HWC – the provincial heritage authority) for inclusion within Heritage Impact Assessment (HIA), which will then be absorbed into the Basic Assessment Report (BAR) as part of the environmental authorization process.

During **the planning, design, and construction phase** of a project, the plans and designs developed in earlier stages are brought to life.

This phase involves physical construction of the project, whether it's a building, infrastructure, or any other type of project.

Key activities during the construction phase include:

1. **Mobilization / site establishment:** Setting up the construction site, including temporary facilities, equipment, and resources required for construction.
2. **Site Preparation:** Clearing the site, excavating if necessary, and preparing the ground for construction.
3. **Foundation Construction:** Building the foundation or base structure that supports the project. This may involve pouring concrete, laying footings, or installing pilings.
4. **Structural Work:** Erecting the main structure of the project, whether it's a building, bridge, or other infrastructure. This includes framing, roofing, and other structural components.
5. **Installation of Utilities:** Installing essential utilities such as plumbing, electrical wiring, heating, ventilation, and air conditioning systems.
6. **Interior Finishes:** Adding finishing touches to the interior, including walls, flooring, ceilings, and other aesthetic elements.
7. **Exterior Finishes:** Applying finishing touches to the exterior, such as siding, roofing, painting, and landscaping.
8. **Quality Assurance and Inspections:** Conducting inspections and quality assurance checks to ensure that construction meets the specified standards and regulations.
9. **Coordination and Communication:** Managing the logistics of the construction process, coordinating different teams, and communicating progress to stakeholders.
10. **Health and Safety Measures:** Implementing safety protocols and measures to ensure the well-being of workers and compliance with safety regulations.
11. **Project Documentation:** Keeping accurate records of the construction process, including changes, issues, and solutions.
12. **Project Monitoring and Control:** Regularly monitoring progress, costs, and timelines to ensure that the construction stays on track and within budget.

These activities impact upon the construction site and produce noticeable changes to the status quo.

Construction phase impacts associated with building activity tend to have short-term endurance, lasting while the construction activity continues.

The operational phase of a building project begins once construction is complete, and the facility is ready for its intended use.

During this phase, the focus shifts from construction activities to the functional use and maintenance of the building.

Key activities during the operational phase include:

1. **Occupancy:** The building is officially opened and becomes operational for its intended purpose. Users, whether they are residents, employees, or visitors, start utilizing the facility.
2. **Facility Management:** Ongoing management of the building, including day-to-day operations, maintenance, and support services. This involves tasks such as cleaning, security, and utilities management.
3. **Regular Maintenance:** Conducting routine maintenance to ensure that the building and its systems are in good working condition. This includes addressing wear and tear, fixing minor issues, and performing preventive maintenance.
4. **Upgrades and Renovations:** Implementing any necessary upgrades or renovations to keep the building in line with evolving standards, technologies, or user needs.
5. **Utilities Management:** Monitoring and managing utilities consumption, such as electricity, water, and heating, to optimize efficiency and reduce operational costs.
6. **User Support:** Providing support services to users, addressing any concerns or issues that may arise during the normal use of the facility.
7. **Health and Safety Compliance:** Ensuring ongoing compliance with health and safety regulations, conducting regular inspections, and making any necessary adjustments to maintain a safe environment.
8. **Technology Integration:** Managing and updating technological systems within the building, such as security systems, communication networks, and smart building features.
9. **Waste Management:** Implementing effective waste management practices to handle the disposal of waste generated within the building.
10. **Lifecycle Planning:** Developing long-term plans for the building's lifecycle, including considerations for potential renovations, expansions, or eventual decommissioning.

The operational phase is characterized by a focus on sustainability, efficiency, and user satisfaction. Effective facility management is crucial to ensure that the building continues to meet its intended purpose and remains a functional and safe environment for its users.

Operational phase impacts tend to have long-term to permanent endurance, because of completed construction work which has transformed the site into a new condition.

These impacts tend to last until the landscape matures, and the new status is ‘normalized’.

1.3 Nature of Proposed Development

The side has been identified as a node suitable for proposed mixed-use intensification of the remainder of Erf 26439. The vision it to create **"A safe, walkable and sustainable eco-neighbourhood, with compact mixed-use developments, integrating education, affordable housing, public facilities and open spaces, while providing equitable access to cultural heritage and natural reserves."**

The redevelopment of the site could be considered as urban intensification or in-fill development, with medium-scale bult-form and infrastructure inserted into an already 'developed' site, (predominantly a relict institutional landscape, of repurposed buildings with small-scale urban farming and community gardening), effecting a change in built form and open-space patterns.

The proposed re-development may encourage the more viable utilization of the site to the benefit of the larger community, i.e., additional land uses will complement the limited uses currently on site. Whereas this is consistent with the adopted plan or vision for the area, it is likely to cause noticeable change to the fabric and character of the area, as well as noticeable change to the townscape and streetscape.

The insertion of new buildings and infrastructure could be considered as possible visual intrusions within the landscape, contributing to the obstruction of views of others within the area.

The typology of development may set new precedent for further development within the area (in terms of urban intensification) and will add to existing development within the area as infill.

However, the development has the potential to set the tone and to become a positive informant for other developments within acceptable parameters.

1.3.1 Type of Proposed Development

The proposed urban intensification node is anticipated to be a **Category 4 Development,** i.e., medium density mixed-use / residential development, with associated roadways and medium-scale infrastructure, including recreational / community and/or sports facilities and small-scale commercial facilities and/or light industry.

1.3.2 Intensity of Proposed Development

Initially the proposed re-development was anticipated to be of **medium intensity, medium density** i.e., generally 1 to 5-storey structures, including cluster development; usually with more than 25% of the area retained as managed green open space, noting that scenario 2 promoted 50% of the area retained as open space.

1.4 Nature of Receiving Environment

The site includes heritage resources in the process of being graded and proposed heritage protection overlays, and has scenic qualities, as it overlooks the Black River wetlands with views towards Devil's Peak. Although these are no longer pristine ecosystems, there are certain wilderness qualities to these elements.

Whereas the site has some remnant bucolic and former institutional qualities, it has certain coherence of character as an eco-village, which combines bucolic and townscape qualities, (though it lacks spatial cohesion or a legible spatial sequence).

The precinct certainly has a recognized special bucolic character or sense of place, though it lies within the urban edge. It is also a site of cultural or religious significance, particularly to persons who identity with First Nations communities and to persons with ties to the history of the AmaZulu, regarding the incarceration of King Cetshwayo.

It is part of a river system which has important recreational value, as it encompasses important vistas and scenic corridors along the riparian system. Whereas it does not occupy visually prominent ridgelines or skylines, being somewhat low-lying (between 8 and 20 m above MSL), it is well-located and highly visible from surrounding areas.

The locality diagrams indicate the subject site within of the urban environment of the Table Bay District of the City of Cape Town metropolitan municipality, well-within the urban edge of the city, though at the edge of a large metropolitan river/wetland and open space system, which gives the site a bucolic character.

This also results from the agricultural history as site the of the Oude Molen (Old Mill – long since demolished) and homestead (neglected, and virtually derelict), as well as current 'agricultural' uses, such as the stabling of horses and other livestock, market gardening/urban agriculture, grazing land with pastoral qualities.

The site is located within a proposed Heritage Protection overlay zone (HPOZ), which means that the area has certain qualities visual, aesthetic, and spatial which are valued and are worth conserving.

These qualities should inform the kind of development which would have an appropriate fit within the broader context. Due to its tangible and intangible heritage resources, including significance to First Nations people and to persons with ties to the history of the AmaZulu, regarding the incarceration of King Cetshwayo, the City of Cape Town has proposed the site to have Grade IIIA heritage significance, **however,** the consultant heritage practitioner has proposed the site to have and an overall Grade II heritage significance, with individual resources differentially graded.

1.4.1 Type of Receiving Environment

The site itself is a **cultural landscape** (i.e., an area or route of high scenic, cultural, or historical significance, including scenic routes) within a receiving environment identified as a **proposed heritage protection overlay zone,** i.e., an urban cultural landscape at the local context scale. Due to its geographic locality and central location, the site is embedded within the urban domain. With strong visual connections to the Cape Peninsula mountains and the Liesbeeck and Black River corridors, the site is part of an ancient ethnographic landscape.

Whereas the site itself lacks a coherent spatial structure, it has an agricultural and institutional history, and the presence of current urban farming and community gardening practices perpetuate the bucolic character of the area with a certain rustic informality.

1.4.2 Significance of Receiving Environment

The site includes remnant aspects of an evolving, vernacular **cultural landscape** of reasonably **good quality**; contiguous with an environment of **high** scenic, cultural, and historical **significance**; having some components of a distinctive character, but somewhat **lacking coherent composition.** The site is **susceptible** to changes of the type proposed, in that development will cause noticeable visual impacts and changes to the status quo.

1.4.3 Locality Diagrams

Indicating the location and extent of the subject site within its broader context, the locality diagrams that follow indicate the elements of orientation across the scales.

The regional setting locates the site within its geographic context, along the eastern bank of the Black River, with strong visual connections towards the Mountains of the Cape Peninsula.

This is an ancient and expansive landscape, anchored by the peninsula mountains, but sky-dominated and exposed to strong south easterly winds.

At the local scale, Mowbray Ridge extends eastwards from Devil's Peak and creates a 'pivot' point around which the riverine landscape wraps. The Royal Observatory, Valkenburg Homestead and Valkenburg Hospital buildings provide local landmarks. Maitland Garden Village and Pinelands reflect the Garden Cities 'sub'-urban development typology of the early 20th century.

At the Site scale, the Oude Molen Homestead complex is the primary landmark building, with some of the former ward buildings together with their courtyard spaces providing some spatial definition. There is a lack of meaningful connection to the adjacent edges, however, giving the site an introverted and isolated, even exclusive appearance, despite the public access.

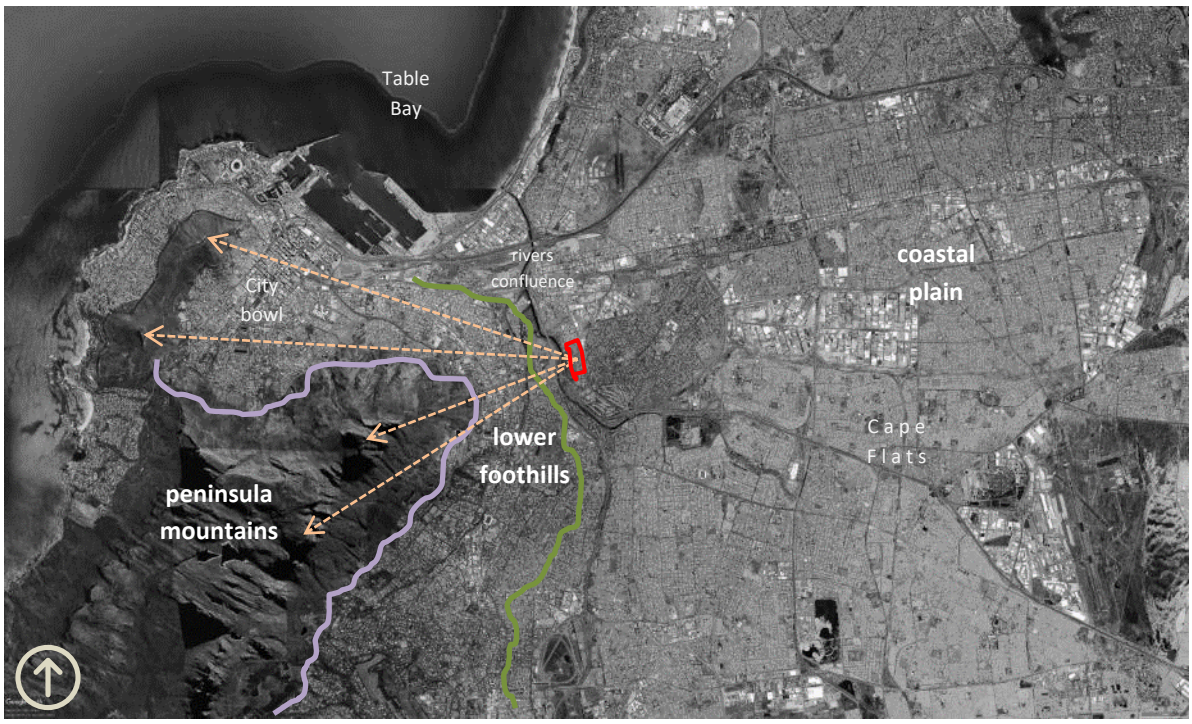

Figure 3: Regional setting: subject site (red) with views of geographic landmarks. Source: GEP

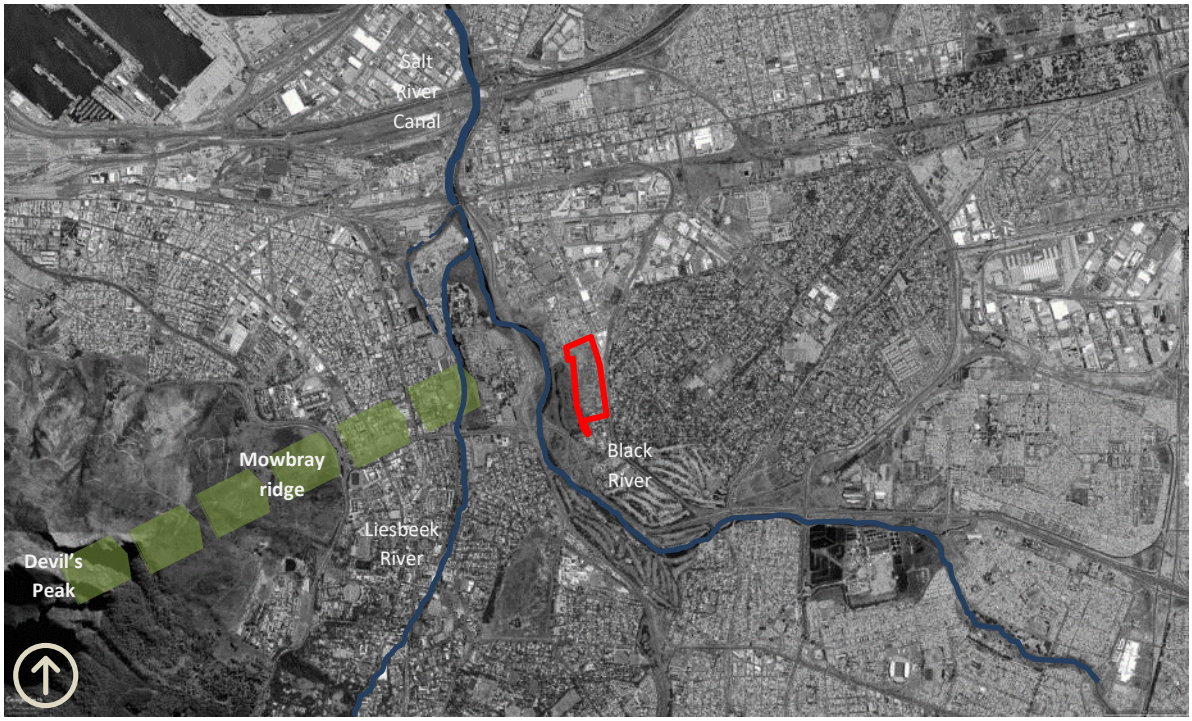

Figure 4: Local context: subject site (outlined red) Source: GEP

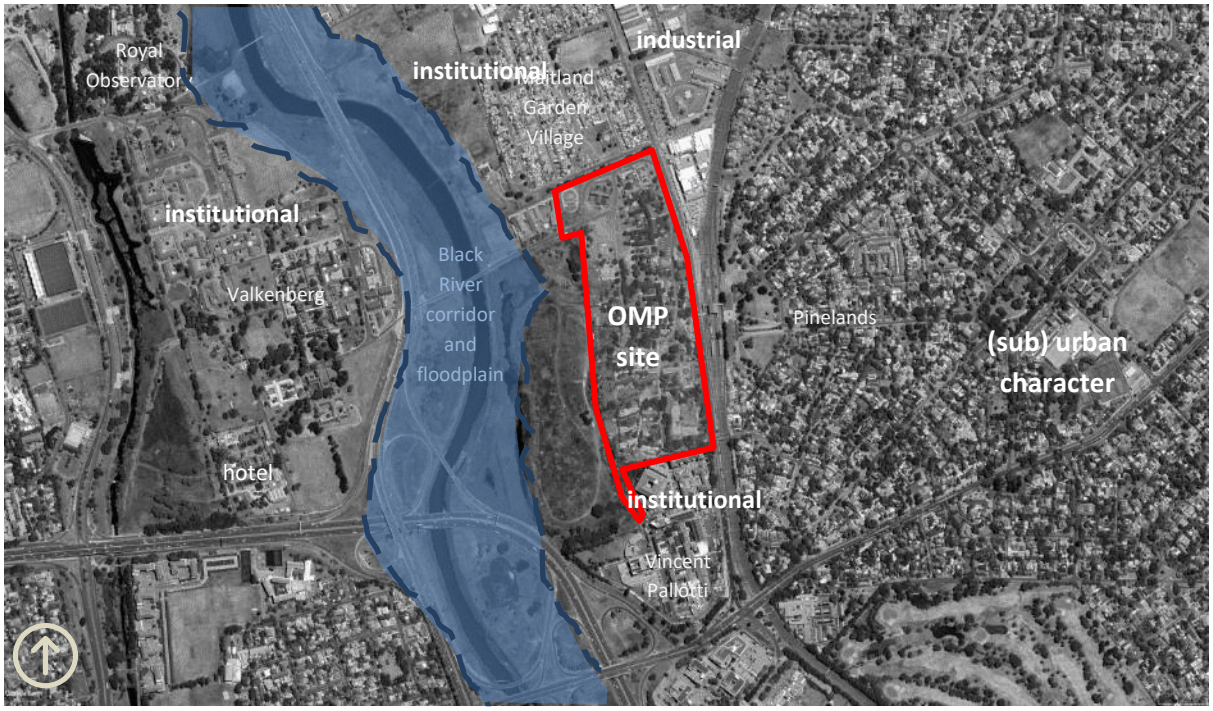

Figure 5: Site context: subject site (outlined red) Source: GEP

Figure 6: Devils Peak and Mowbray ridge as visually dominant landform.

1.5 Approach

The visual specialist has approached this study from a **Cultural Landscape** perspective, noting that the site includes both natural and cultural (anthropogenic) features. This approach offers holistic vision for understanding and interpreting whole environments, considering human settlement needs within ecological carrying capacities. This concept endeavours to balance these dynamic systems through responsive conservation, development, and management, to augment each unique identity and spatial quality of these places and to ensure that interventions are located firmly within their contexts.

Cultural Landscapes provide a sense of place and identity, map human relationships with land over time. They are sites associated with significant events, activities, persons, or groups of people; they range in size from extensive tracts of bucolic land to historic homesteads and individual settlements. They can be grand estates, botanical gardens, parks, university campuses, cemeteries, agri-industrial sites, or scenic drives; they are works of art, narratives of cultures, and expressions of regional identity, constituting visual amenity heritage resources.

Recognizing and acknowledging the **dynamic quality** of cultural landscapes in that places do change over time (some features endure, certain patterns resonate; others fade, many vanish); and that development is at times necessary (and even desirable) for the continued vitality of place; it is important to *identify*, *protect*, *enhance,* and *integrate* visual qualities which contribute significant value to the character of landscape and lend meaning to the interpretation of place.

These can become visual indicators for appropriate design response. Ideally, from a cultural landscape perspective, visual impact assessment is approached ***pro-actively*** – to provide a mechanism for guiding the evolution of development proposals within appropriate visual parameters.

This may be achieved by identifying visual resources upfront and, through strategic engagement, by integrating visual considerations into the planning and design phases of projects – and by measuring design proposals against established visual indicators and criteria. To achieve this, the visual specialist has visited the site and investigated the surrounding areas to understand the site within its context, critical viewpoints, and view corridors.

With respect to the Appendix 6 EIA Regulations requirement, the duration, date, and season of the site inspection was approximately two hours, on Monday the 4th of July 2022 during a sunny day within the winter season, and again on the 1st November 2023 which, a sunny day in late spring, which have relevance to the outcome of the assessment as representative of the character and quality of the site during a time in which it is likely to be perceived by the public.

The visual specialist has also provided input into the basic assessment and preliminary planning discussions to advocate for visual issues, and these where applicable; these have been incorporated. The visual specialist also met with the members of the project team to identify critical viewpoints from a combined visual, heritage and urban design perspective.

1.6 Methodology

Determined by the Type and Intensity of the **Category of Development** measured against the Type, and Significance of the **Receiving Environment** into which it is placed, the degree of visual impact expected indicates level of visual impact assessment required.

The introduction of new development associated with urban intensification is likely to be visible clearly within the view frame and visual experience of the receptors, given its proximity to public roads and residential neighbourhoods, and the relative visibility of the site.

Associated with the development proposal, construction, and operational activities, **High Visual Impact** may be expected.

This requires a **Level 4 Visual Impact Assessment**, which typically involves the following:

- *Site visit and recoding of visual indicators*
- *Identification of issues raised in scoping phase*
- *Description of the receiving environment and the proposed project*
- *Establishment of view catchment area, view corridors, viewpoints, and receptors*
- *Indication of potential visual impacts using established criteria, including potential lighting impacts at night*
- *Description of alternatives, mitigation measures and monitoring programmes (if applicable)*
- *Complete 3D modelling and simulations, with and without mitigation*
- *Review by independent, experienced visual specialist (if required)*

The actual **significance** of the expected visual impacts must be ascertained holistically, considering the proposal in context, and interpreting the visual suitability of the potential changes.

In addition to the proposed conceptual development scenarios produced by the urban designers, and descriptions of the project components, the urban designers have provided a digital model of the potential massing of the proposed development.

This information has been interpreted within the context of landform information provided by Google Earth Professional, using shapefile modelling integral to software and processed on the author's desktop and laptop computers.

The impact of the proposed infrastructure will be considered from strategic viewpoints at various distances from the site, using a series of photographs recorded by the author using a hand-held digital camera, towards the articulation of a professional opinion with recommendations for decision–making.

1.7 Assumptions

Assumptions underpinning the visual impact assessment process are as follows:

- Awareness that 'visual' implies the full range of **visual, aesthetic, spatial, cultural,** and **spiritual aspects** of the environment, which together contribute to the local character and 'sense of place' of the area, and that 'visual' considerations are part of the cultural landscape.

- Understanding that 'impact' means a 'noticeable change' to the status quo when perceived under normal conditions; and that change is not necessarily negative, but may contain positive, neutral, and/or negative aspects in varying degrees.

- Identification of all significant visual heritage resources, including protected areas, scenic drives, sites of special interest and tourist destinations, together with their relative importance within the broader context of the region.

- Acknowledging the dynamic nature of landscape processes; including geological, biological, horticultural, and human settlement patterns, which contribute to landscape character, visual heritage attributes and scenic amenity value.

- The need to include quantitative criteria, such as 'visibility'; and qualitative criteria, such as 'aesthetic value' or 'sense of place' to achieve a balanced perception of visual impact (i.e., the rational and the intuitive; the measurable and the immeasurable)

- The need to include visual input as an integral part of the project planning and design process, so that the visual findings and recommended measures for mitigation can influence final designs pro-actively

- The need to determine the heritage value and significance of visual and aesthetic resources responsibly through a rigorous process, of which public engagement forms an essential component

1.8 Limitations

Limitations of the visual impact assessment process are as follows:

- The significance of cultural resources is dynamic and multifaceted, and the perception of visual impact may be interpreted subjectively, particularly as interest groups and societal values change over time. Thus, it is not always possible to provide a definitive visual statement of significance.

- Timing and Availability of Information: This report is based on information available at the time of writing and may be subject to review and revision, should additional or more detailed information become available at a later stage.

- Accuracy of Material: This report assumes that all material supplied by others (including specialist assessments, historical, planning and land-use background research) is an accurate and true reflection of the issues governing the property and its proposed development.

- The geographic aspects of this report rely on a combination of topo-cadastral maps at scales 1:500 000, 1:250 000 and 1:50 000, together with Google-Earth LIDAR data and GIS information at various scales as recent and as contemporary as possible. However, newer buildings and buildings still under construction may not be reflected.

- Detailed LiDAR information of the site context is not always available digitally; therefore, the visual simulations rely on landform as an indication of visibility. At grade, the screening effect of existing trees and buildings may reduce visibility significantly.

- With respect to the **quality** and **age** of the base data used, Google Earth Pro high-resolution 2021 and 2023 aerial photography has served as reliable and accurate source data for three-dimensional mapping: in addition to the ESRI base plan information provided by the Department of Agriculture Enterprise, through the *gis.elsenburg.com* Cape Farm Mapper tool.

1.9 Visual Resources identified

Whereas the site itself has some interesting features, including the historic Oude Molen homestead complex, the re-purposed institutional ward buildings, and mature trees which create intimate and sheltered garden spaces (protected from the south-easterly winds); the primary visual resource is the cultural landscape context, including the 'parkland' visual foreground and strong visual connections to Devil's Peak, Lion's Head, Signal hill and Fernwood Peak of the Table Mountain / Peninsula Mountain group as visual background, providing a sense of orientation and scale.

At the regional scale, the site is located within the sky-dominated Cape Flats domain, but within 2km proximity of the confluence of the Liesbeek and Black Rivers and their associated wetlands, which flow northwards into Table Bay via the Salt River Canal.

At a more local scale, the texture and grain of Maitland Garden Village demonstrates a human-scale urban typology.

Visual resources across the scales are summarized as follows:

***Site Attributes**: (foreground)*

Historic 'vernacular' buildings and landscapes including the Oude Molen homestead complex
Historic 'designed' buildings and landscapes e.g., Institutional ward buildings (repurposed)
Mature trees and open spaces, view corridors between buildings

***Local context**: (mid-ground)*

Maitland Garden Village and Pinelands as design historic Garden Cities townscapes
Black River corridor & associated wetlands as 'parkland' landscape visual foreground
Royal Observatory, Valkenberg Homestead as local landmark buildings

***Regional context** (background)*

Devils Peak/Mowbray Ridge and Table Mountain Group as visual backdrop
Black River / Liesbeek River confluence and wetlands as natural system
Intersection between mountain foothills and coastal plain (river confluence)

1.10 Potential Impacts on Visual Resources

If left mitigated and without landscape 'place-making' measures integrated, each of the proposed redevelopment scenarios would have a localized visual impact (i.e., noticeable change), upon the cultural landscape context and bucolic, somewhat 'remote' sense of place of the site, though to varying degrees, (depending on scale and intensity) through increased building density, increased activity, and increased lighting at night.

Refinement of the place-making aspects of the proposal and mitigation measures will be crucial to achieving an appropriate fit within this context.

Considered across the scales, potential impacts anticipated as summarized as follows:

Potential Impacts upon the **Regional Context:**

Potential change in character because of cumulative impacts,
urban infill development within remnant bucolic landscape
impact upon the current sense of place

Potential Impacts upon the **Local Context:**

Visual intrusion of new development on open vistas within the cultural landscape
Increased densities, traffic, etc. edge conditions
Reduced connectivity of green spaces

Potential Impacts upon the **Site Attributes:**

Foreground insertion of new buildings potentially overwhelming historic buildings and spaces
Potential loss of landscape features (open fallow landscape, some trees to be removed)
Potential demolition of existing buildings or parts thereof

Figure 7: Visual / spatial relationships.

2. The Proposed Development

2.1 Project Description:

As per the Development Proposal Package for heritage assessment (January 2025):

The current project at the Oude Molen Precinct (OMP) is run under the awarded Tender L014/23 by the Western Cape Department of Infrastructure.

Nigel Burls & Associates have been appointed as the Lead Consulting Entity with a suitably qualified and experienced multi-disciplinary team of built environment professionals to conclude the remaining required workstreams to secure development rights for the proposed development at Oude Molen.

The remaining workstreams broadly include making the necessary submissions to obtain statutory approval for the proposed development from a heritage and land use planning perspective, including the respective legislated public participation processes.

The stated objective of the client with respect to the OMP is to enable the development of a "high density, large scale, sustainable, residentially led mixed-use development based on a live-work-play philosophy and transit-oriented development ("TOD") principles" within the bigger Two Rivers Study Area, with consideration being given to retaining buildings of cultural and historical significance and existing productive economic activity within this precinct and where possible, incorporating elements of it into the redevelopment proposal.

The current vision statement for OMP, which was derived following an initial public engagement process via the previous appointment and remains applicable, is "a safe, walkable and sustainable eco-neighbourhood, with compact mixed-use developments, integrating education, affordable housing, public facilities and open spaces, while providing equitable access to cultural heritage, productive landscapes and natural reserves".

The strategic location of the site within the broader metropolitan area is noted, as well as the imperative for the Western Cape Government as the property owner to optimally utilize the site to achieve broader spatial justice objectives.

In line with the client's objective, the current proposal that is set out in this document is for a walkable, mixed-use integrated development that is responsive to the historical and cultural context of the site.

The conceptual proposals are high-level by design to allow for maximum flexibility within the identified constraints to ensure that the concept results in a viable development opportunity. Further details will be unpacked through the package of plans process as allowed for in terms of the Cape Town Municipal Planning By-Law.

2.1.1 Development Alternatives

Various planning and design alternatives have been explored in response to contextual informants. A summary of these explorations (leading to the preferred alternative) is summarized as follows:

Alternative 1: Status Quo

- Rezone to MU1 (FAR = 1.5, Coverage = 75%, Height = 15m).
- Maintain and manage the current state with no new infill development.
- Refurbish and reuse existing buildings where feasible.
- Restore key heritage buildings.
- Maintain current access and infrastructure.
- Structure a public-private partnership (PPP) for management.
- Upgrading of natural landscape and facilitating access to recreational activities.

Alternative 2 (2021 Version)

- Higher density Development
  (this client has discarded this alternative as contextually unsympathetic)

Alternative 3, Scenario 1: Productive Farm Village

- Similar to Alternative 1, with better maintenance & management by land custodian.

Alternative 3, Scenario 2: Compact Integrated Neighborhood

- Rezone to MU2 (FAR = 2, Coverage = 100%, Height = 25m).
- Redevelop under-utilized land with new contextually appropriate infill developments.
- Refurbish and reuse select heritage buildings; demolish derelict ones.
- Provide additional access roads and reconsider internal street alignment.
- Reduce parking requirements and focus on communal parking and public transport.
- Place compact residential developments around public spaces.
- Separate green open space with landscaped streets and public parking.
- Integrate higher density developments near public transport, with lower densities near the Black River Corridor.
- Develop a school and kindergarten, and key attractions like Heritage Square, a food garden, and an amphitheater.

Alternative 3, Scenario 3: Green Corporate Campus

- Rezone to MU2 (FAR = 4, Coverage = 100%, Height = 25m).
- Retain and repurpose historic buildings, clear unfit buildings.
- Align streets for new development parcels, reduce parking requirements, and include parking basements where viable.
- Focus on compact residential developments around public spaces for passive surveillance.

2.1.2 Preferred Alternative

Whereas Alternative 3 Scenario 1 offered yields too low for economic viability, Alternative 3 Scenario 3 had negative impacts on visual resources and heritage significance. The client therefore chose **Alternative 3 Scenario 2** for its balance of density and heritage preservation.

The project planners and urban designers have further refined this proposal in response to the baseline studies and ongoing engagement with the assessment team, resulting in the **Final Preferred Alternative (Alternative 4A);** subsequently further amended in response to comments received from Interested and Affected parties (I&APs) during the Public Participation Process (PPP), as well as the Specialists reports, resulting in the updated Final Preferred Alternative (Alternative 4B).

2.1.3 Proposed Layout to be assessed

The components of the **Final Preferred alternative (Alternative 4A)** are as follows:

- 1364 housing units: 34% inclusionary units (social and first home finance housing) and 66% open market units.
- Office space: Approximately 18,981m² GLA.
- Retail space: Approximately 3,379m² GLA.
- Interpretive Centre: Approximately 788m² GLA.

SVA as urban designers have produced a block model of this proposal, which together with the Landscape Framework and guidelines by Planning Partners, forms the basis of the visual impact assessment.

Noting that the massing remains at building envelope level (i.e. architectural expression, materiality and detail has not yet been determined), the visual impact assessment considers the proposal in terms of its scale, massing, aggregation and height relative to existing buildings and trees to be retained and with respect existing cultural landscape features, to determine the degree of appropriate fit within the urban landscape context.

Following the refinement of the preferred alternative, the updated proposal (considered within this updated VIA report) is referred to as the Final Preferred alternative (**Alternative 4B).** This alternative reduces the number of residential units within the F-Wards and includes a school, and improves the spatial interface with Maitland Garden Village, the curtilage around the Manager's cottage and Homestead Precinct.

Alternative 4B forms the subject of this updated Visual Impact Assessment report.

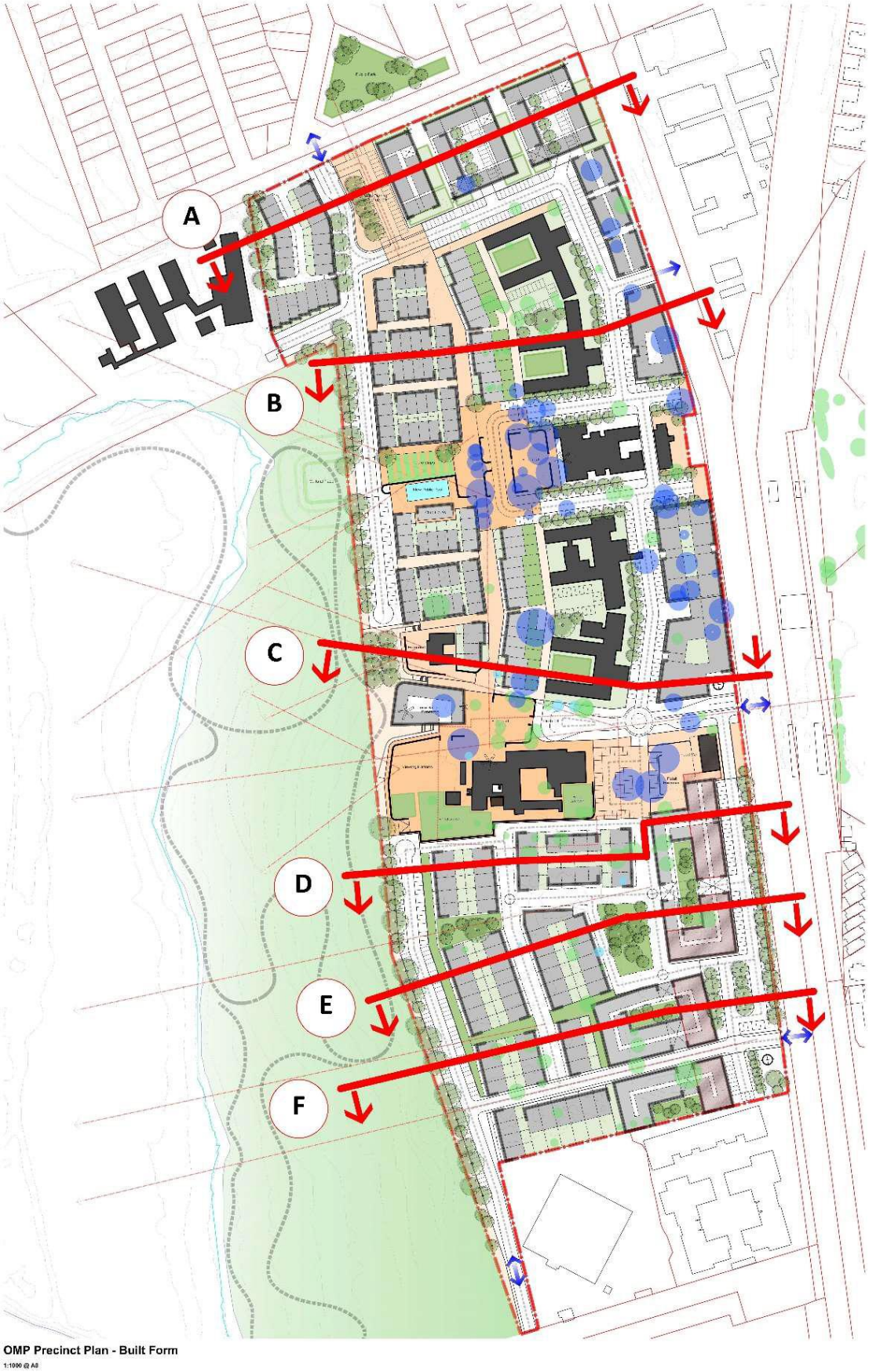

Figure 8: OMP Precinct Plan:(Final Preferred Alternative(4A) with section lines. Source: SVA

(As circulated for PPP. Subsequently updated in response to PPP, Ref: Fig 97, pg.87)

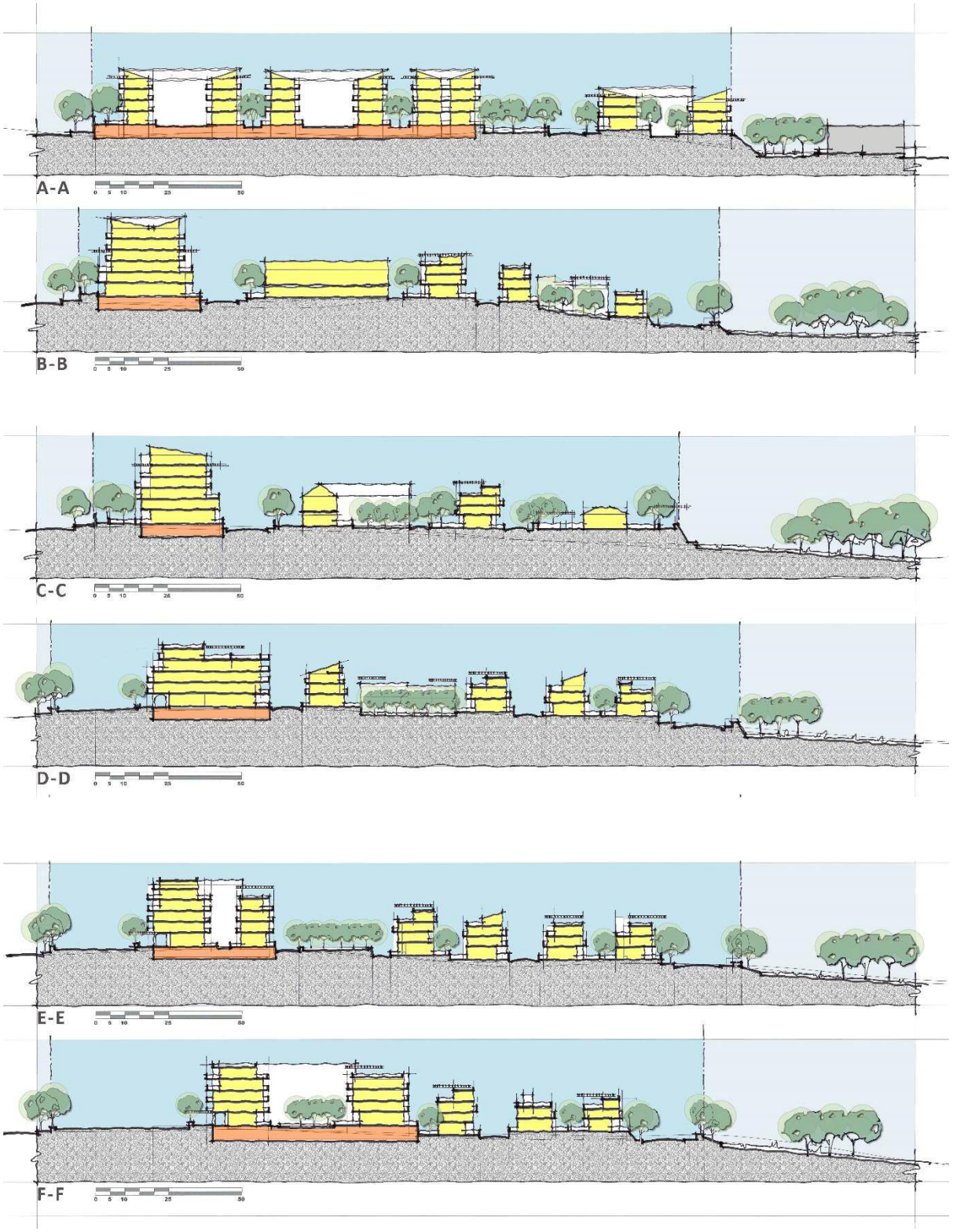

Figure 9: OMP Cross sections through the final Preferred Alternative (4A). Source: SVA

(As circulated for PPP.)

2.2 *Implications of Proposed Development*

Within the field of view, both the Planning Design & Development phase and Operational phase of the project would cause noticeable changes - (i.e., visual impact) to the visual status quo. Noting that the Oude Molen precinct may be described as a transformed 'brownfield' site, with remnants of small-scale agriculture, the visual impacts of redevelopment may have either negative, neutral, or positive effects on the visual resources identified, and are summarized as follows:

2.2.1 Planning, Design and Development phase:

- Site clearance / removal of certain vegetation
- Earthworks / excavations to create building platforms
- Construction operations – establishment, materials delivery, and storage
- Building activity, personnel and vehicles and tower cranes (machinery and site camp)
- Noise / dust / lighting / temporary services / hoarding

2.2.2 Operational phase:

- Transformation of a bucolic site to include additional residential and mixed uses (Change in 'sense of place') from relict institutional space to urban neighbourhood
- New residential and mixed -use buildings and associated landscape
- Residential / community and public activities / recreational use of internal open space
- Increased traffic flows
- Signage, Lighting at night

Note:
Whereas construction impacts are significant and immediate, producing noticeable changes to the status quo, they tend to last only as long as construction activity continues.

Operational phase impacts tend to be more permanent and long-lasting, but may become neutralized over time, as the visual changes become alleviated through the implementation of appropriate mitigation measures, and the maturing of landscape.

3 Landscape Character Analysis

3.1 The Receiving Environment

The receiving environment of the development proposal should be considered not only at site scale, but also at the broader contextual landscape scale, to understand the role of the site and the impact of its development holistically, and as a contiguous component of a larger system beyond its own cadastral boundaries,

Whereas the site itself can be described as an evolving **cultural landscape,** with remnant vernacular homestead and relict institutional built form components, layered, modified, and adapted over time, resulting in a somewhat idiosyncratic and bucolic site of unique character; it is also set within the context of an evolving urban cultural landscape, with visual resources, heritage resources and heritage Protection over lays demonstrating the significance of the receiving environment.

Within this context, certain geographic features prevail as defining and structuring elements:
the Black River and associated wetlands, the Peninsula Mountain range – with visual connections from the site to Fernwood Peak and Devil's Peak, Mowbray Ridge and (more distantly) to Lion's Head and Signal Hill as landmark elements.

Other features are more friable and transient or perhaps occur at a more localized scale.

The contextual cultural landscape diagrams that follow explore some of these themes.

Figure 10: Existing site massing (looking westwards). Source: Cape Farm Mapper 3D

3.1.1 Type of Landscape

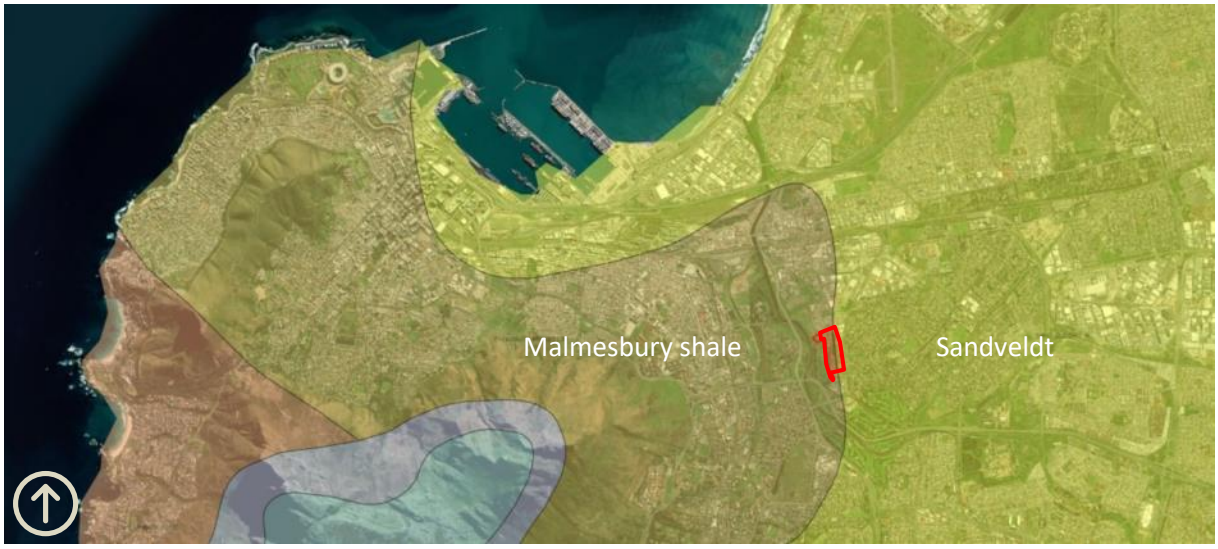

Figure 11: Geology Source: Cape Farm Mapper

As per the reading of the landform and underlying geology, the site lies at the interface of two broad types of landscape, which bisect the site along its north-south axis, namely the **coastal plain typology** (characterized by the underlying **Sandveldt** geological group along the eastern edge of the site) and the foothills / **undulating plains typology**, (characterized by Malmesbury shale of the Tygerberg formation), which extends from Devil's peak eastwards as the Mowbray Ridge.

Sandveldt tends to be nutrient poor, and easily transportable by wind, and therefore not particularly conducive to farming (or settlement).

In contrast, Malmesbury shales are some of the oldest rock types and can give rise to fertile soils, but the nutrient content of these soils is easily depleted through cultivation.

They can also be heavy in clay, and therefor poorly draining. Whereas Oude Molen is the site of an historic farmstead, it does not seem to have been highly productive from the perspective of agricultural production.

It was however, well located to harness wind energy, hence the position of the now demolished windmill.

3.1.2 Topography and Landform

Figure 12: Contours. Source: Cape Farm Mapper

The site is relatively low-lying (between 8 and 20m above MSL) and appears relatively flat, consistent with the coastal plain designation of the Cape Flats domain.

Using the language of Christian Norberg-Schultz (towards a Phenomenology of Place), this could be described as a 'sky-dominated' landscape, which slopes gently towards the Black River (west of the site).

Although it has strong visual connections to Devil's Peak, Fernwood Peak, Lion's Head and Signal Hill, these are at a distance more than 5km from the site.

The contour diagram demonstrates how the landform rises sharply to the west of the site, culminating in the ridgeline of the peninsula mountain range; contrasted with the far more expansive flat plain extending eastward of the site.

From the perspective of the site, Devils Peak is the most visually dominant landform feature, with Mowbray Ridge extending eastwards from Devel's peak towards the site.

The openness of the 'parkland' visual foreground to the site (Immediately to the west of the site, along the banks of the Black River) further accentuate this spatial relationship.

3.1.3 Aspect and Orientation

Figure 13: Aspect. Source: Cape Farm Mapper

The site slopes very gently, with a predominantly north to north-east aspect, (a favourable solar orientation), though on its western extremity, it dips towards the Black River flood-plain and wetland corridor in a western direction.

The site sits almost immediately opposite the Mowbray Ridge, which extends eastwards from Devil's Peak. Given the subtlety of the site landform, the strong visual presence of the Cape Peninsula mountains draws the eye of the viewer westwards, meaning that the site 'orientates' itself towards the west, and tends to turn it back on Alexandra Road (Mobility corridor) to the east.

The Site has a north-south axial linearity, lying parallel to the major geographic features of the broader context (namely the Peninsular Mountain Range and the Liesbeek / Black / Salt River system.

This north-south orientation also aligns with the orientation of the approach avenue leading to the historic Oude Molen homestead.

3.1.4 Hydrology and drainage

Figure 14: River and Wetland systems. Source: Cape Farm Mapper

The site lies eastwards of the flood plan of the Black River, upstream of the confluence of the Black and Liesbeek Rivers, from where they flow northwards as the Salt River.

Whereas the Liesbeek River drains the eastern slopes of the Cape Peninsula mountains north of Wynberg Hill, the Black River system drains the northern areas of the Cape Flats.

Where the two rivers confluence and form the Salt River, two distinct landscape typologies (the mountain landscape and the coastal plain landscape) are connected through the river system.

Whereas historically the Black River had a seasonal (or non-perennial flow regime), urbanization of the system and encroachment has necessitated dredging and canalization of certain sections, as well as the introduction of channelled inflow of stormwater and treated wastewater.

Not only has the water quality been compromised, but the entire regime has also been transformed into a perennially flowing system. Nonetheless, the wetland areas associated with the confluence of the two rivers are important biodiversity environments, supporting numerous species of aquatic and migratory birds.

The historic watercolour paintings and photograph that follow give a strong sense of the connectivity of the river and mountain landscapes and demonstrate the presence of windmills within the landscape.

Figure 15: Pedestrian Bridge over Liesbeek River, 1811. Source: William John Burchell

William John Burchell (1781-1863) - 'The South African Drawings of William Burchell'
Witwatersrand University Press 1952

Figure 16 Salt River Mouth, near today's Paarden Eiland, circa 1896. Source: HiltonT

Cape Town History in Photos
https://www.flickr.com/photos/hilton-t/8801864935/in/album-72157623376342033/

Figure 17: Bowler's view of the Liesbeek River, c1840s. Source: Iziko Museums, Social History

Image indicates 'young Muslim men (one wearing a 'toering') –and Cattle grazing along the river in the foreground with a side view of the Royal Observatory and one of the local windmills in the background'.

Figure 18: Poorteman's View near Salt River c1840.

Source: 'SALT RIVER'S BATTLES & BEAUTY (PAST & PRESENT)'
https://cultureconnectsa.com/salt-river-cape-towns-fascinating-neighbourhood-murals-and-history/25499-plate-19-poortermans-view-near-salt-river-c1840-parliament/

Figure 19: Salt River, Observatory in the distance. T Bowler c 1855. Lithograph by Day & Son

Source: 'SALT RIVER'S BATTLES & BEAUTY (PAST & PRESENT)'
https://cultureconnectsa.com/salt-river-cape-towns-fascinating-neighbourhood-murals-and-history/30180-by-t-bowler-c1855-lithograph-by-day-son-parliament/

Figure 20: Panorama of Salt River by A de Smidt c1860.

Note the presence of windmills indicated within the landscape as landmark features.

Source: 'SALT RIVER'S BATTLES & BEAUTY (PAST & PRESENT)'
https://cultureconnectsa.com/salt-river-cape-towns-fascinating-neighbourhood-murals-and-history/

3.1.5 Slope percentage

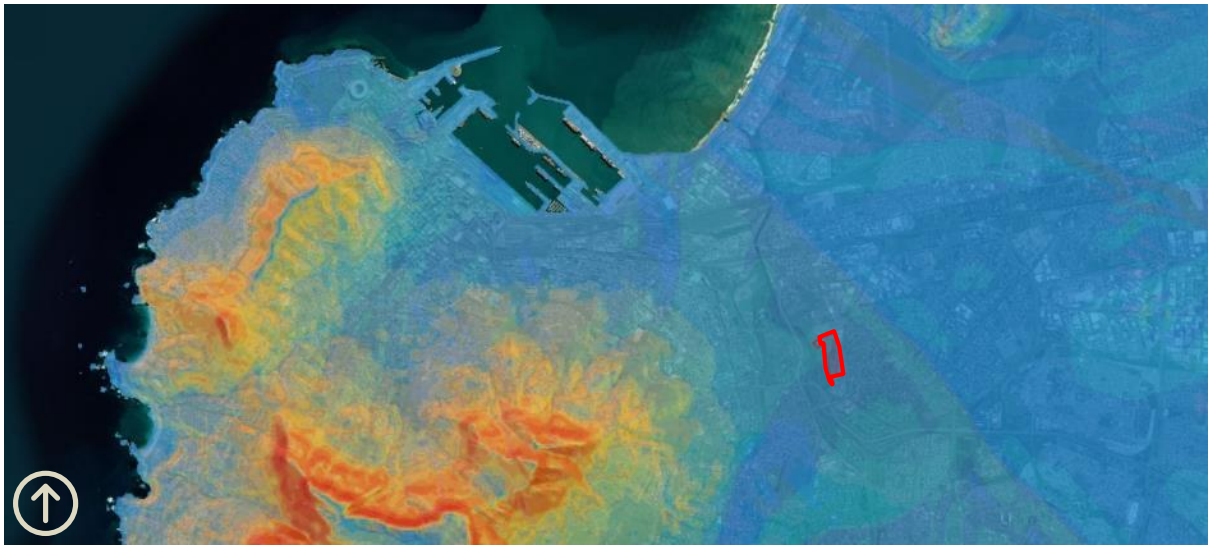

Figure 21: Slope percentage. Source: Cape Farm Mapper

Consistent with the Cape Flats geomorphology, the site is relatively flat, and low-lying – a sky-dominated or 'cosmic' landscape, to use the language of Christian Norberg-Schultz (Genius Loci: Towards a Phenomenology of Architecture).

Although the mountains within the view are visually dominant, they are in fact at a significant distance from the site (approximately 5kms) and therefore do not overshadow it. Yet despite the distance, the strong visual presence of the mountain slopes provides a powerful sense of orientation and sense of place.

The relative 'flatness' of site means that it is exposed to high velocity south-easterly winds, which are deflected by the Cape peninsula mountains, with velocities increased by the 'corner effect' of the Mowbray Ridge.

It is interesting to note that Devil's Peak was once known as 'Windberg' – the Wind Mountain. It is therefore no accident that wind-powered mills once proliferated in this vicinity.

Oude Molen was once of these, though the actual mill has long since been demolished (only the homestead and associated buildings remain).

3.1.6 Settlement Patterns & Built Form

Figure 22: Cadastral patterns. Source: Cape Farm Mapper

The cadastral patterns reveal the impact of landform and geographic features upon settlement:

where the landform becomes too steep for development, settlement is precluded, hence the city bowl is clearly nestled between Table Mountain, Lions Head and Signal Hill. The westward 'corridor' expansion of the city following the Atlantic coastal terrace, compressed between mountain and sea; whilst eastern corridor expansion of the city following the Main Road southwards along the Liesbeek valley towards Wynberg Hill (and beyond)

The effect of physical barriers is clearly visible in the way the flood plains of the Black and Liesbeek river remain open, and in the planning of Cape Flats developments in which road and rail infrastructure isolate neighbourhoods as discreet, cellular pockets (RHS of figure above).

3.1.7 Landscape patterns

Figure 23: Landscape patterns. Source: Cape Farm Mapper

Cultural Landscape is composed of several overlaid patterns – of vegetation as well as settlement in a continuum of domains from the 'urban' through the 'rural', to the 'wilderness', depending on the degree of human modification of the landscape though habitation and use, with the urban being most modified and the wilderness being least modified.

Whereas the site is certainly located within an urban metropolitan context, the visual prominence of the Table Mountain National Park as backdrop provides an element of the 'wilderness' domain.

The visual foreground of the site is the expansive open space system which traces the length of the Black River. This forms an open 'parkland' landscape, reminiscent of the countryside.

The site itself has a bucolic quality, given the predominance of open space and mature vegetation, as well as the rather loose aggregation of existing buildings.

This is certainly an anthropic environment, transformed by human use and layered with history, meaningful to many communities for both tangible and intangible aspects.

3.1.8 Vegetation & Landscape cover

Figure 24: Low-growing vegetation at the western edge of the site.

The site itself is a highly transformed landscape; with clusters of mature trees in places associated the existing buildings, creating visually enclosed courtyard spaces without lending legibility to the whole site.

The vegetation patterns of the site have changes significantly over time, with much of the current tree coverage introduced since the 1990's.

The adjacent open space and wetland spaces are characterized by grassland and reed bed respectively, with little to no trees, and therefore being more visually exposed and sky dominated.

Former windbreaks once planted within this area have declined and disappeared.

Seasonal variation in response to alternate dry and wet seasons produces a dynamic quality to landscape, in which the intensity of green either fades or becomes more vivid; in which certain plant species (for example bulb and geophytes) either flower or remain invisible.

Similarly (within agricultural environments), fields newly sown or lying fallow contrast with those steadily growing or approaching harvest.

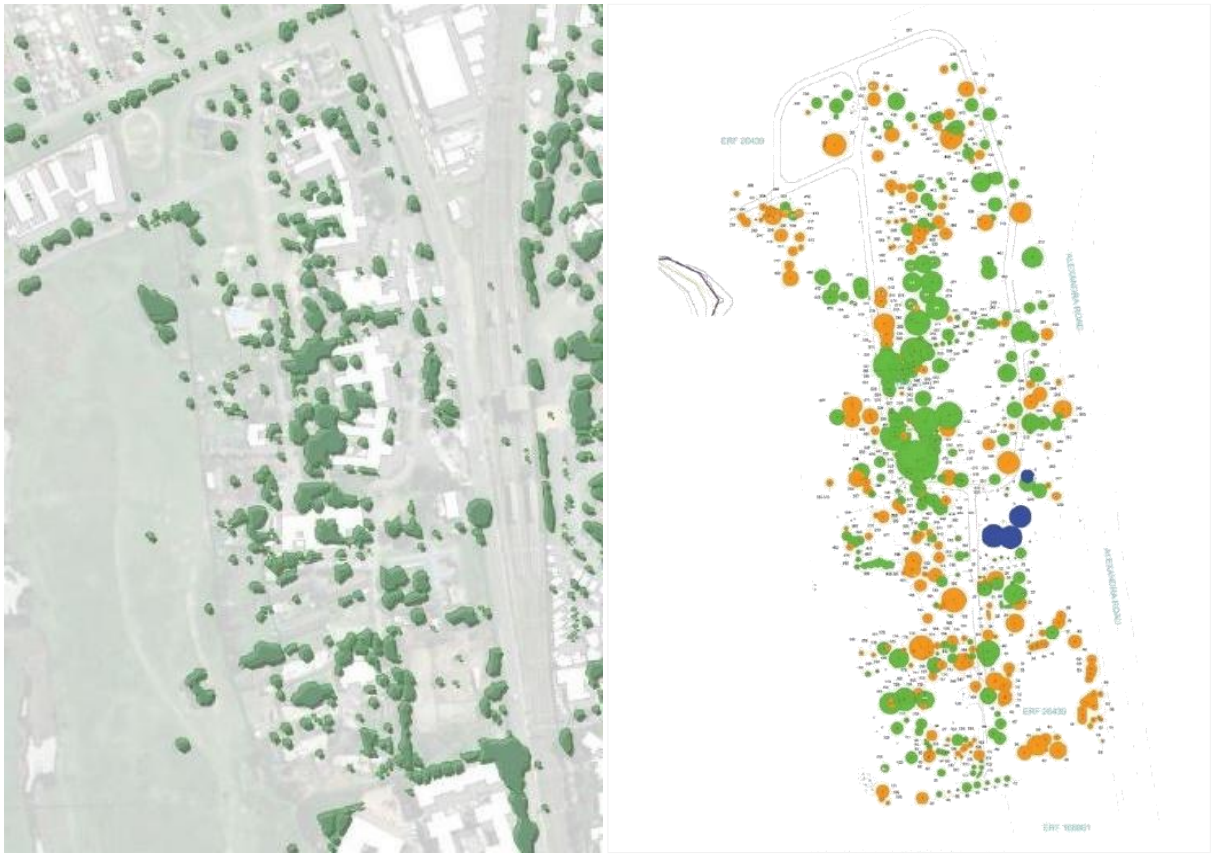

Figure 25: Vegetation Mapping (SVA) and Tree Assessment (Planning Partners)

Apart from some mature trees of stature, (notably Ficus species) the planting pattern appears scattered and random, without clear design intension or evidence of an ordering system, hierarchical or otherwise. (i.e., there are no longer clear avenues or windbreak alignments. Tree planting occurs in predominantly in clusters, which lends a 'parklike' ambiance to the site.

Apart from providing environmental shelter (shade and wind protection) the tree planting should be used to lend spatial definition, legibility, and cohesion to the site. At present, this is not the case. For example: the approach avenue to the homestead is not clearly defined and is not easily discernible from the vegetation pattern; neither is the forecourt to the homestead clearly framed.

Entrances and thresholds should be reinforced with 'structuring' planting, as part of the wayfinding strategy.

3.1.5 Landscape Character

Within a broader urban cultural landscape, the site itself is an anthropic bucolic environment in transition, with recent urban farming and community gardening practices overlaid on a relict institutional landscape.

The historic Valkenberg homestead and Royal Observatory are heritage sites within proximity.

There is an open, bucolic, and tranquil quality to the site, due to its position in relation to the river system. Due to its treelines and tree clusters, portions of the site are more visually enclosed and intimate, despite the landform being relatively flat and sky dominated.

3.1.6 Landscape Character Sensitivity

The Landscape Character of the **regional setting** is considered **moderately sensitive** to visual impact as it is associated with areas of medium visual / scenic amenity.

The Landscape Character of the **local context** is considered **moderately sensitive**, due to the existing neighbourhood adjacent and intangible associations with the landscape.

The Landscape Character of the **site** is considered **moderately sensitive**, given the screening effect of existing mature trees, and the lack of visual cohesion of portions of the site.

3.1.7 Landscape Character

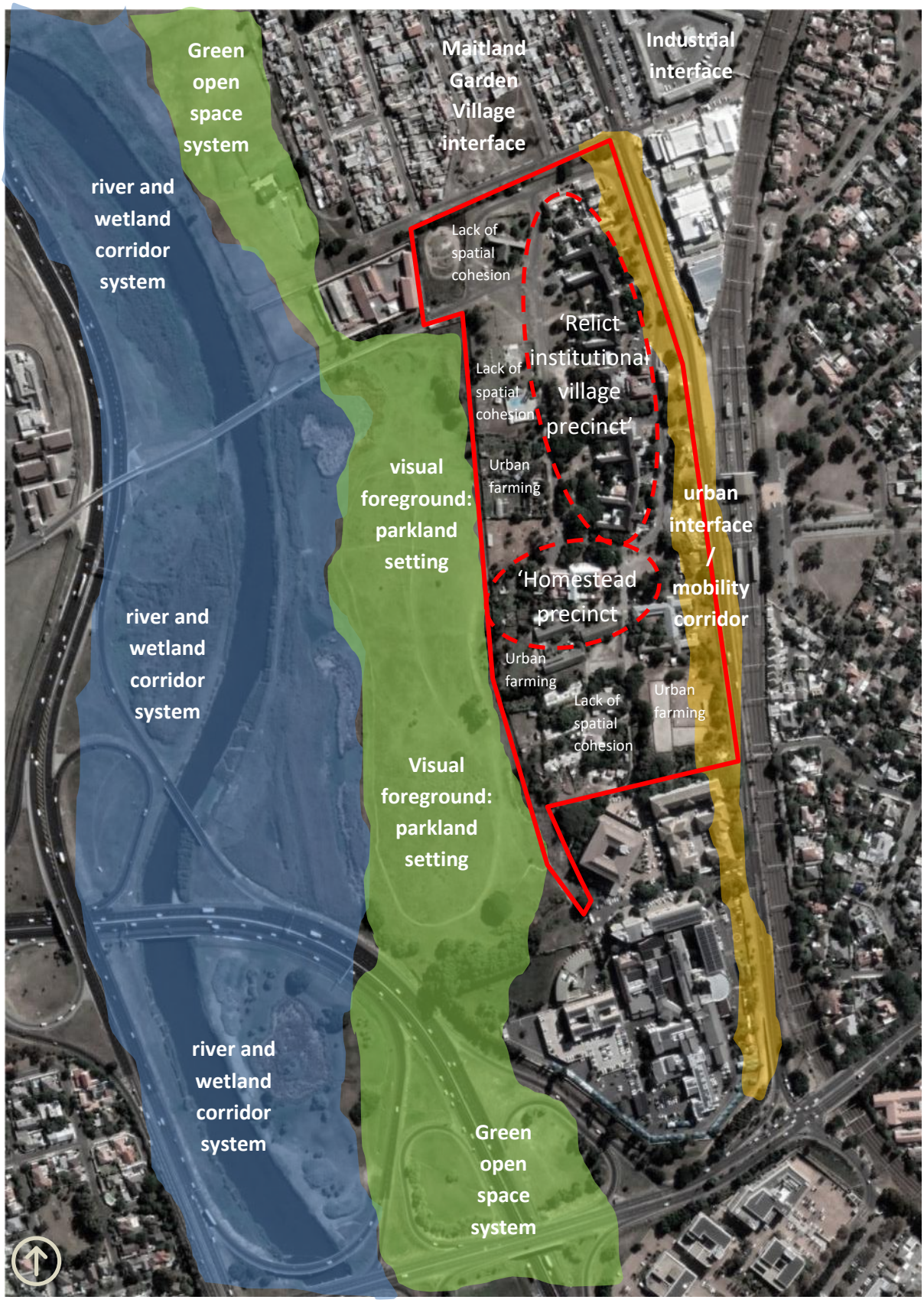

Figure 26: Landscape Character

3.1.8 Cultural Landscape evolution

Figure 27: 1885 (Boyle's Map). Source: City of Cape Town Map Viewer

Figure 28: 1935 (aerial survey). Source: City of Cape Town Map Viewer

Figure 29: 1945 (aerial survey). Source: City of Cape Town Map Viewer

Figure 30: 1953 (aerial survey). Source: City of Cape Town Map Viewer

Figure 31: 1958 (aerial survey). Source: City of Cape Town Map Viewer

Figure 32: 1963 (aerial survey). Source: City of Cape Town Map Viewer

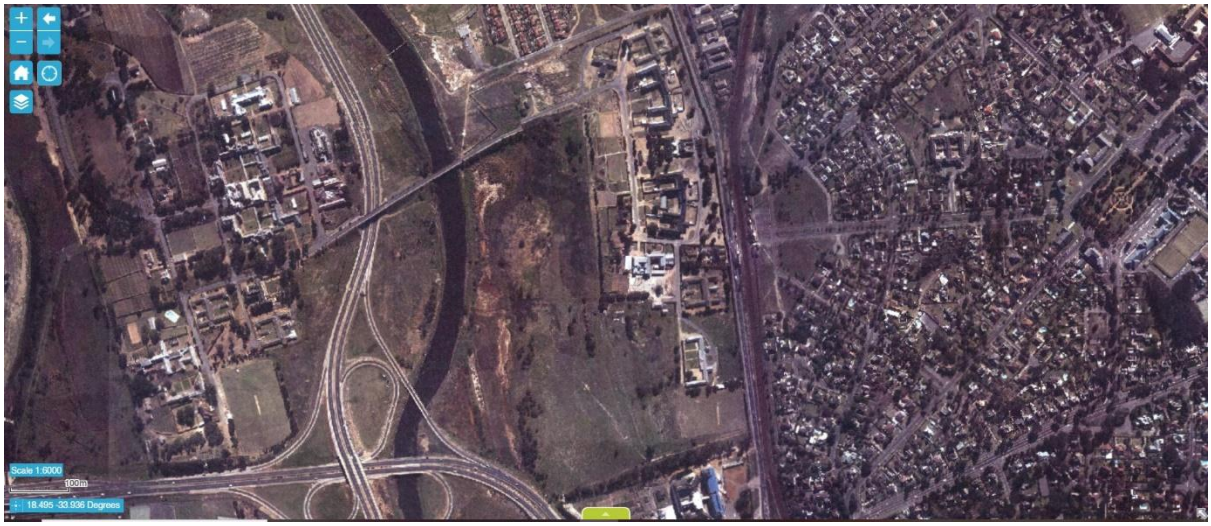

Figure 33: 1971 (aerial survey). Source: City of Cape Town Map Viewer

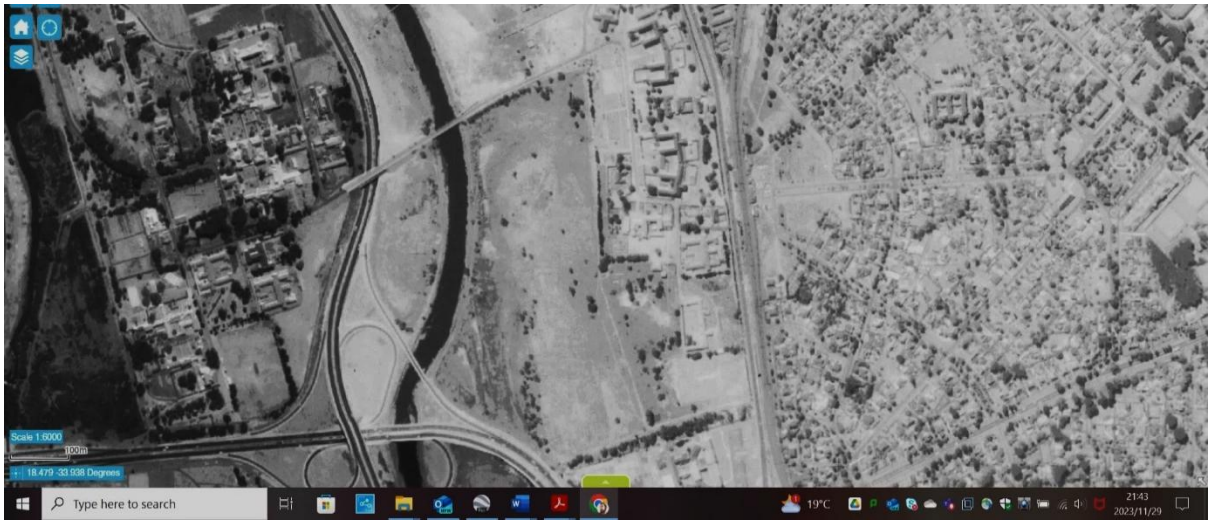

Figure 34: 1973 (aerial survey). Source: City of Cape Town Map Viewer

Figure 35: 1980 (aerial survey). Source: City of Cape Town Map Viewer

Figure 36: 1986 (aerial survey). Source: City of Cape Town Map Viewer

Figure 37: 1987 (aerial survey). Source: City of Cape Town Map Viewer

Figure 38: 1996 (aerial survey). Source: City of Cape Town Map Viewer

Figure 39: 1997 (aerial survey). Source: City of Cape Town Map Viewer

Figure 40: 1998 (aerial survey). Source: City of Cape Town Map Viewer

Figure 41: 2002 (aerial survey). Source: City of Cape Town Map Viewer

Figure 42: 2003 (aerial survey). Source: City of Cape Town Map Viewer

Figure 43: 2004 (aerial survey). Source: City of Cape Town Map Viewer

Figure 44: 2007 (aerial survey). Source: City of Cape Town Map Viewer

Figure 45: 2008 (aerial survey). Source: City of Cape Town Map Viewer

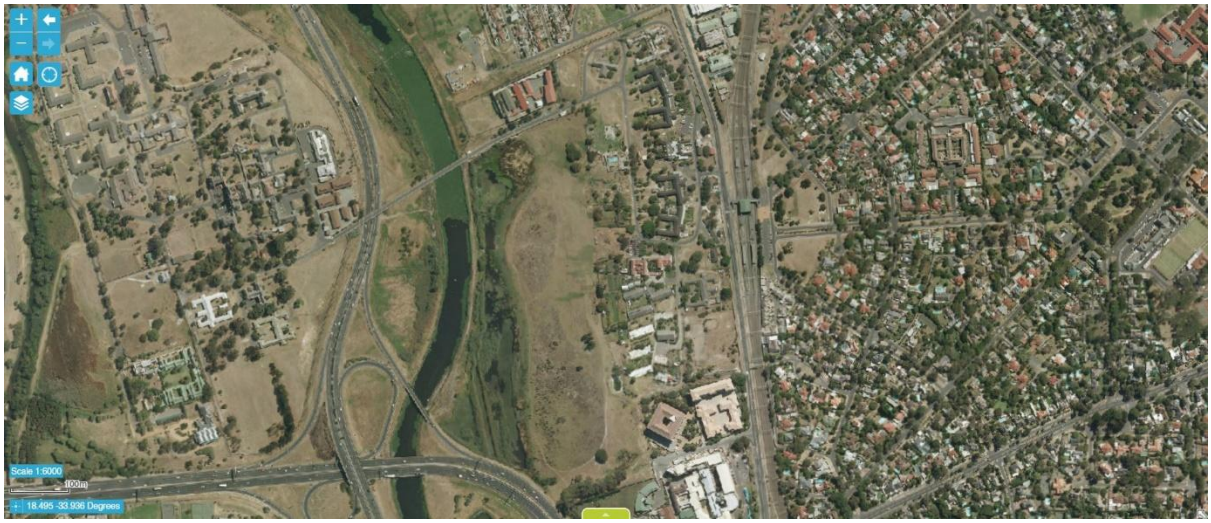

Figure 46: 2009 (aerial survey). Source: City of Cape Town Map Viewer

Figure 47: 2011 (aerial survey). Source: City of Cape Town Map Viewer

Figure 48: 2012 (aerial survey). Source: City of Cape Town Map Viewer

Figure 49: 2013 (aerial survey). Source: City of Cape Town Map Viewer

Figure 50: 2015 (aerial survey). Source: City of Cape Town Map Viewer

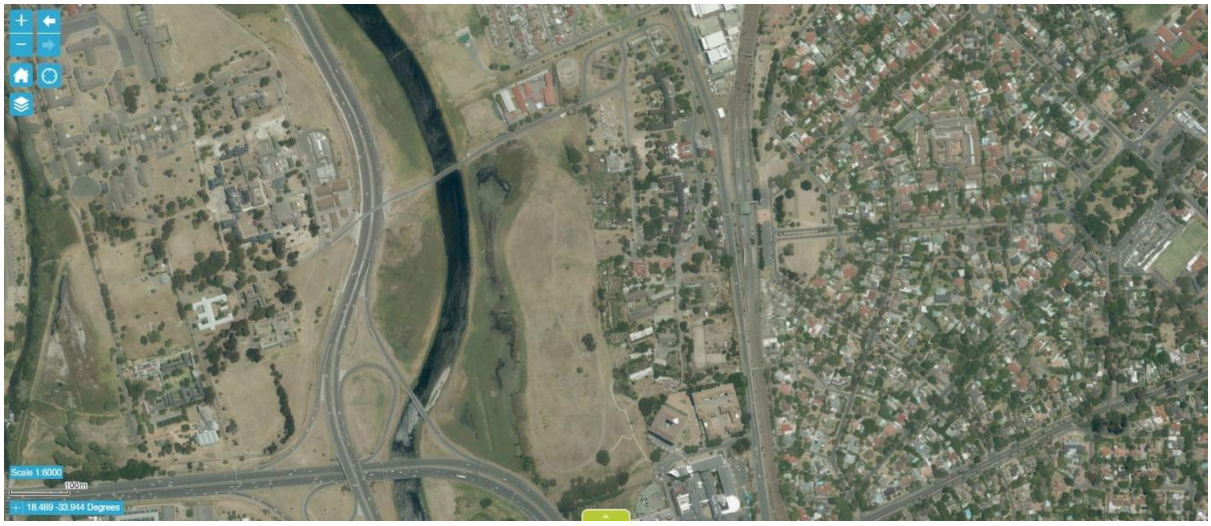

Figure 51: 2016 (aerial survey). Source: City of Cape Town Map Viewer

Figure 52: 2017 (aerial survey). Source: City of Cape Town Map Viewer

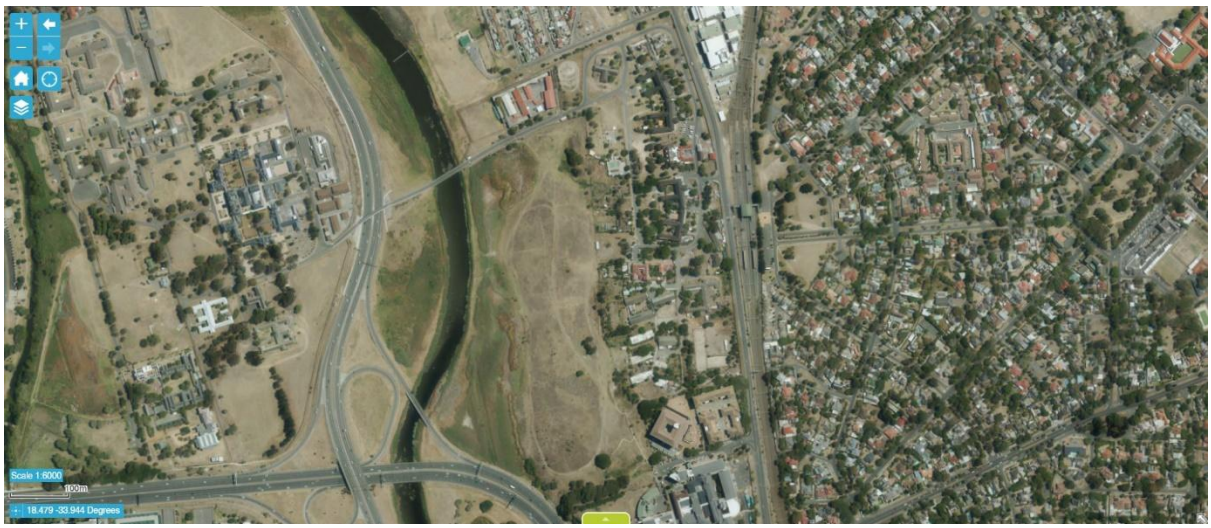

Figure 53: 2018 (aerial survey). Source: City of Cape Town Map Viewer

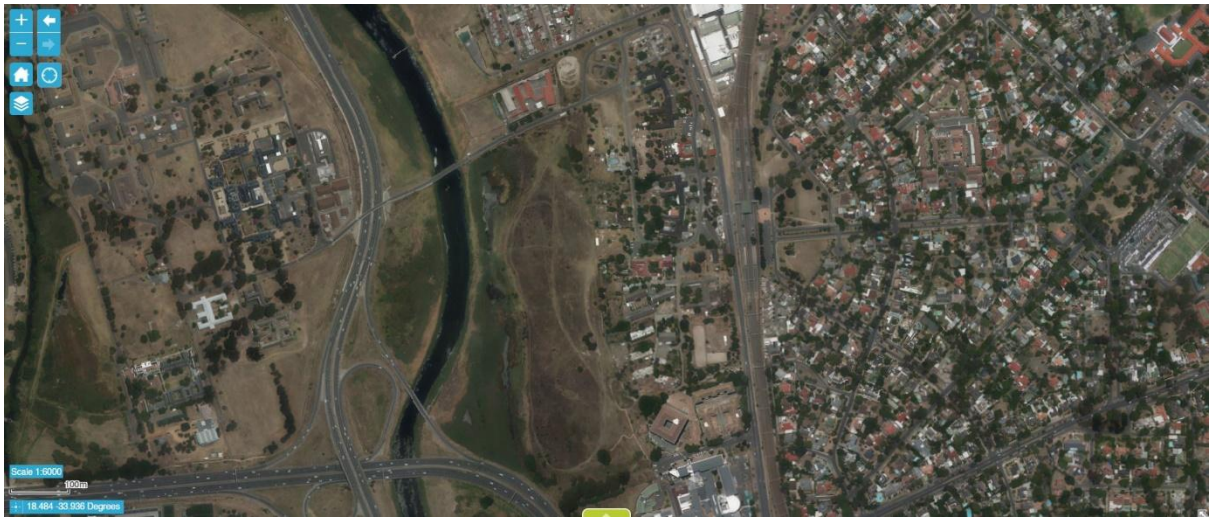

Figure 54: 2019 (aerial survey). Source: City of Cape Town Map Viewer

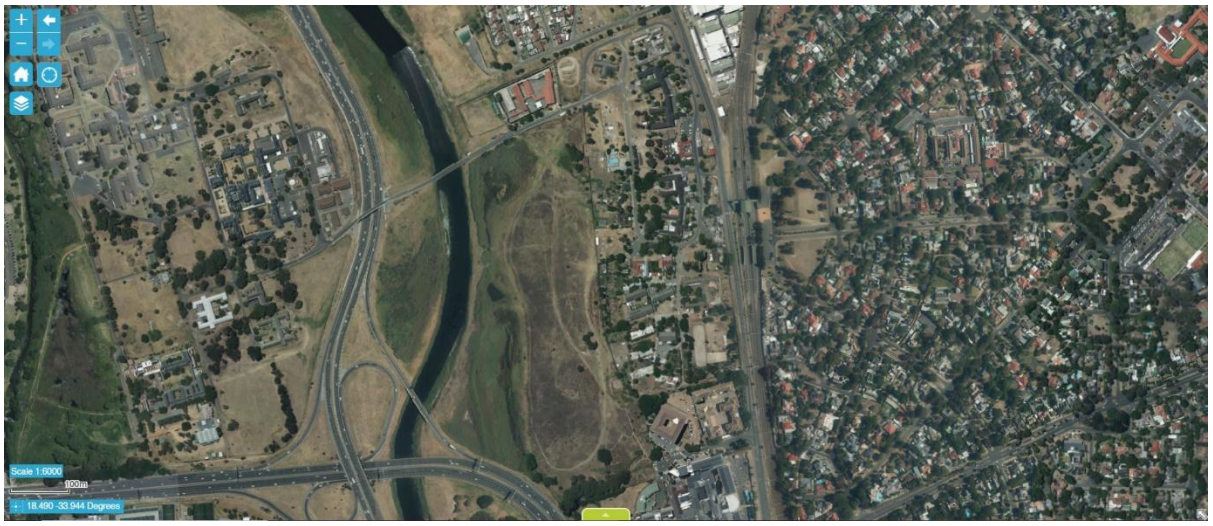

Figure 55: 2020 (aerial survey). Source: City of Cape Town Map Viewer

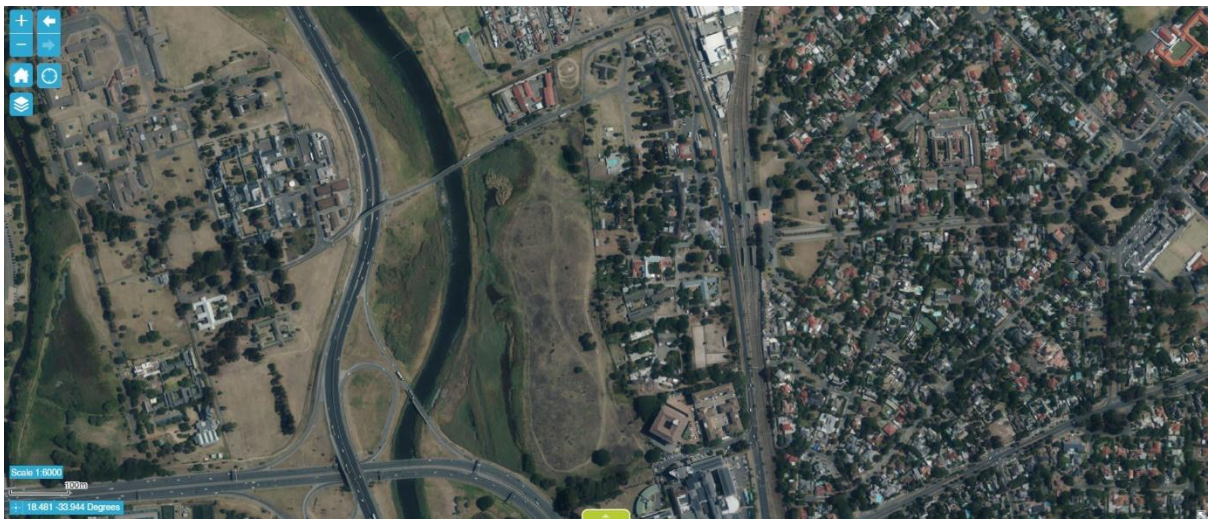

Figure 56: 2022 (aerial survey). Source: City of Cape Town Map Viewer

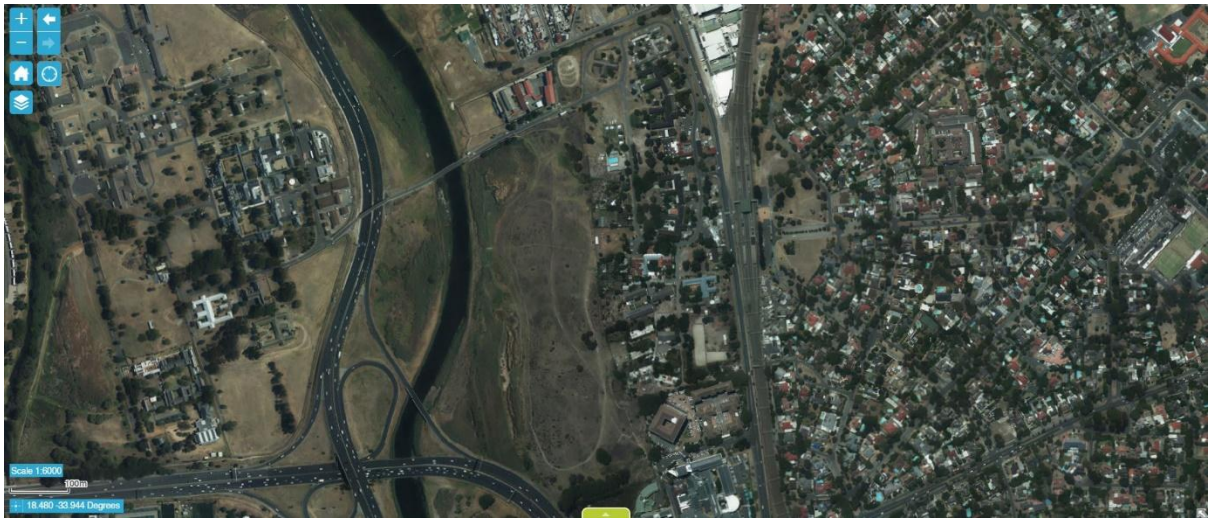

Figure 57: 2023 (aerial survey). Source: City of Cape Town Map Viewer

The aerial photographic record traces the evolution of the cultural landscape over the past 90 years, with gradual change between some years, and more significant and abrupt changes at other times.

Significant impacts upon the scale and grain of the cultural landscape have been caused by the imposition of transport infrastructure (railway and roadways – notably the M5 / Black River Parkway and the N2 motorways.

Built form interventions also appear and sometimes disappear, leaving only building platforms.

The planting patterns within the site have changed quite drastically, from fine grained formal plantings in the early 20th century, to more course-grained informal clustered planting in the early 21st century.

Trees and shrubs have been removed from the visual forecourt to the site, possibly through alien vegetation clearance programmes, which has altered the experience of the Riverbank.

3.1.9 Characteristic views

Figure 58: View from the north looking southwards.

Figure 59: Western edge of the site across visual foreground.

Figure 60: Wetland and mountain background.

3.2 Visual Scenic Resources

3.2.1 Type of Environment

The site sits within the broader context of an urban **cultural landscape** which includes areas, views, and component resources of moderate to high scenic, cultural, and historical significance, including distant mountain background views, green open space and river corridor middle-distance views and bucolic foreground views.

3.2.2 Landscape Integrity & Quality

Visual quality is enhanced by the continuity and intactness of the landscape, and lack of visual intrusions.

Whereas visual continuity from the site to the mountain backdrop is intact, the reality is interrupted by physical barriers including the Black and Liesbeek Rivers themselves, the Black River Parkway and Liesbeek Parkway, as well as the M3.

The Central Railway line is another infrastructural barrier which restricts movement from the site towards the east. Towards the North of the site, Maitland Garden Village has retained its scale, texture, and grain, though many of the buildings have been altered over the years.

Although the site is highly altered from its natural state, its urban agriculture, alternate openness and intimacy of clustered trees and idiosyncratic quaintness of existing buildings contributes to the bucolic 'village' quality of the precinct.

This designates the precinct as a landscape of **good quality**.

3.2.3 Views and View Corridors

Orientating views from the site westwards to the Peninsula Mountains give the site a firm sense of place. Although Lion's Head and Signal Hill are visible to the northwest, and Constantiaberg to the Southwest, it is the more direct westward view onto Devil's Peak and its Mowbray Ridge foothill that is most visually dominant.

Whereas Alexandra Road runs along the entire eastern boundary of the site, views into the site from this edge are less permeable, apart from certain glimpses between buildings (at the site entrance, for example), which allow for more penetrating views across the site from east to west.

3.3.3 Summary of Significance of the receiving cultural landscape environment

using the UNESCO operational Guidelines for the management of heritage sites:

Significance (UNESCO) operational Guidelines	**Description**					
Oude Molen *CULTURAL LANDSCAPE TYPES*			**examples**			
Institutional landscape *(remnant) – former wards and interstation landscapes:*	**Designed Landscape** *(Consciously ordered)*		*urban / landscape design estates / campuses / gardens*		***built environment***	***constructed landscape***
Oude Molen Homestead *and curtilage, with urban farming and community gardening*	**Vernacular Landscape** *(Organically evolved)*		*rural settlements / traditional farming practices*		**Continuing vernacular /**	**Relict vernacular**
Broader 'parkland' landscape, *geographic context with peninsula mountains background*	**Associative Landscapes** *(Intangible attributes)*		*events / persons / groups / natural places*		**Ethnographic landscape**	**Historic Sites**
SIGNIFICANCE CRITERIA	*n/a*	*Low*	*low/med*	*medium*	*med/high*	*High*
Landscape as resource				**Medium**		
Design Quality			**low/med**			
Scenic Quality						**high**
Unspoilt Character, Authenticity, Integrity				**Medium**		
Sense of Place					**med/high**	
Harmony with Nature			**low/med**			
Cultural Tradition			**low/med**			
Living Traditions		**Low**				

The Cultural Landscape Foundation provides the following motivation for cultural landscapes:

- **Cultural Landscapes are important** because they are a legacy for everyone. They are special sites which reveal aspects of a country's origins and development as well as our evolving relationships with the natural world. They provide scenic, economic, ecological, social, recreational, and educational opportunities helping communities to better understand themselves.

- **Cultural landscapes are important to protect** as increasingly neglect, inappropriate and insensitive developments put our irreplaceable landscape legacy at risk. Too often today's short-sighted decisions threaten the survival and continuity of our shared heritage. It is everyone's responsibility to safeguard our nation's cultural landscapes. The ongoing care and interpretation of these sites improves our quality of life and deepens a sense of place and identity for future generations

(Ref: https://tclf.org/places/about-cultural-landscapes)

4. The Visual Setting

4.1 Visibility of proposed development

Visibility is dependent on factors such as:(a) the **nature** of the proposal; (b) its **placement** within the landscape; (c) the **scale** of the proposal relative to its context; (d) the detailed design (**form**, **massing**, **aggregation**, etc.), as well as (e) the **position** and **distance** from which it is viewed.

The net effect of these factors is that (at grade) the visual impact of an object will begin to fall away rapidly with increasing distance. Visibility will reduce substantially from1.5 km distance, and beyond 5 km, visibility is negligible.

4.1.1 View catchment and Viewshed

Theoretically, areas shaded green in the figure that follows have direct views towards the site.

The digital 'View Catchment' diagram calculates visibility with respect to topography (i.e., landform) only; whereas the screening effects of surface texture included within LIDAR data (if available) e.g., existing buildings and trees overlaid onto the contour information would give a more precise view and reduce the footprint of the view catchment.

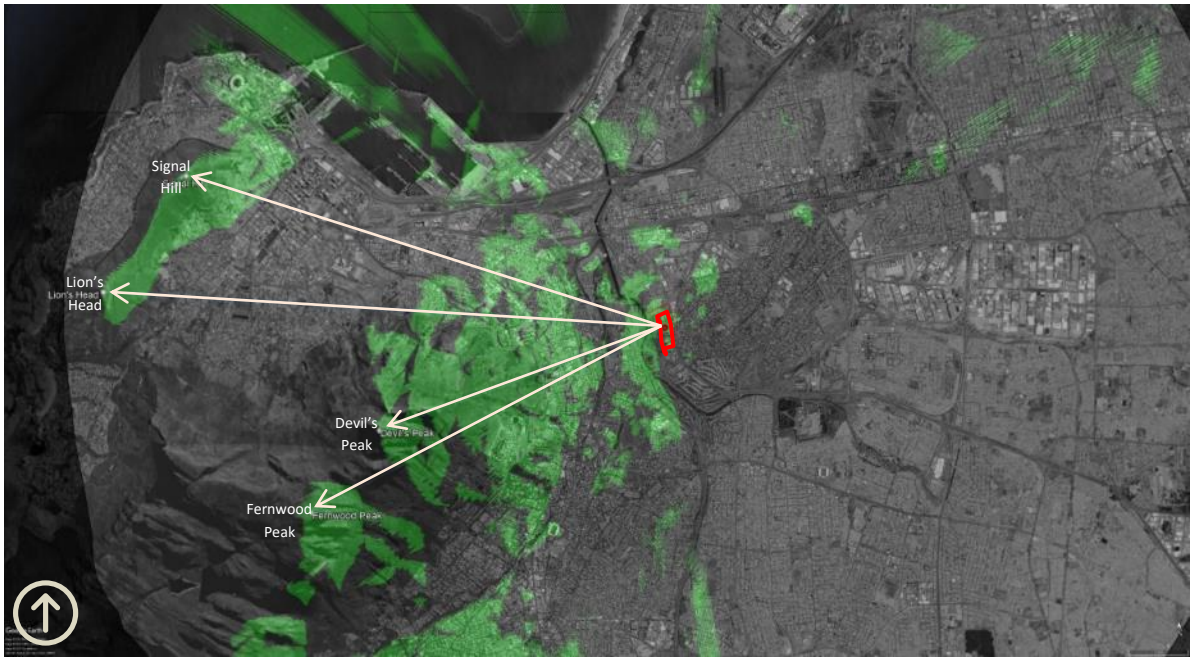

Figure 61: Digital view catchment area of the site (Source: GEP)

4.1.2 Zones of Visual Influence

Visibility tends to decrease in direct proportion to increase in distance as individual elements occupy smaller and smaller percentages of the overall field-of-view and become less visually dominant.
With respect to the visibility of the subject site; foreground views (inside the red ring, within 500m of the site) are most critical. At distances greater than 5km, visibility decreases significantly, as follows:

- ***5km radius** = average clear visual distance to horizon for eye-level (1,7m above ground)*
  The site occupies only a small percentage of the field of view at this distance.
- ***10km radius** = possible clear visual distance, given atmospheric dust, vapour, particles.*
  At this distance, the site is barely perceptible within the townscape context.
- ***20km radius** = maximum clear visual distance, given atmospheric dust, vapour, particles.*
  At this distance, the site, and any visual change upon it is negligible, given the scale.

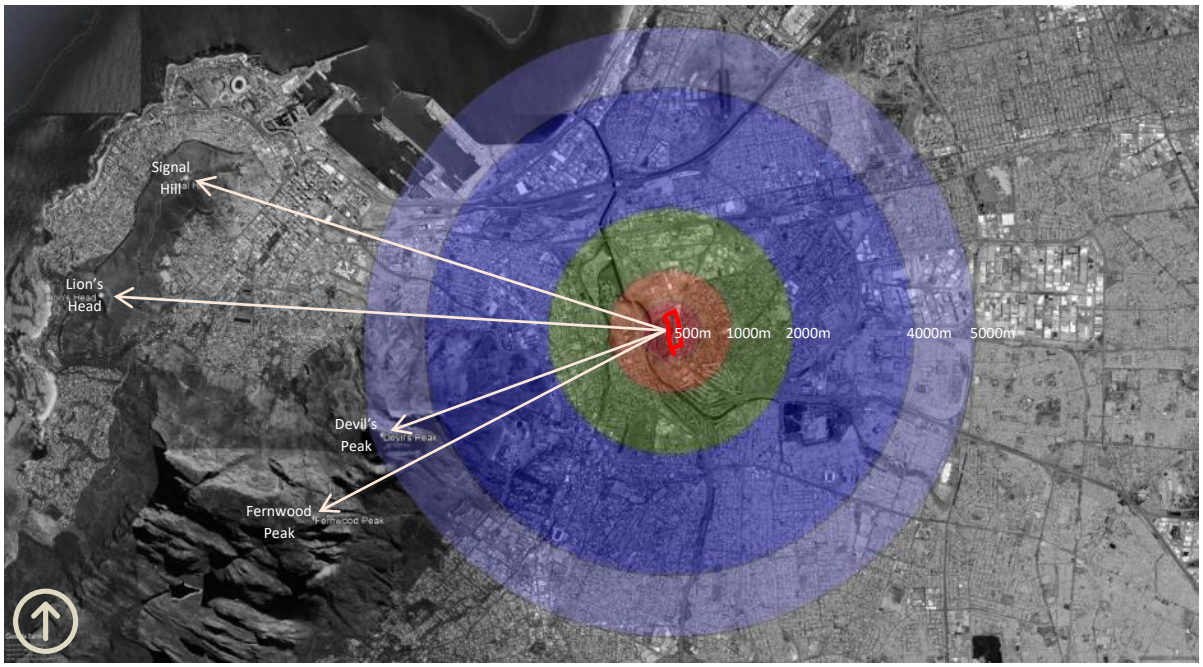

Figure 62: Zones of visual influence (Source: GEP)

foreground		middle distance		background		Context	
on site	*adjacent*	*near*	*medium*	*long*	*distant*	*far*	*remote*
Highly visible	Within 250m	250m – 500m	500m – 1km	1km – 2km	2km – 4km	4km – 5km	Not visible

4.2 Visual Sensitivity

4.2.1 Visual Sensitivity of Area (Landscape Sensitivity)

The portion of the field-of-view dominated by the proposal decreases substantially at distances beyond 500m from the site, as the proposal become continuous with the existing fabric. The area is therefore considered to have Medium or **Moderate Visual Sensitivity**.

4.2.2 Visual Sensitivity of Receptors

The Receptors of the anticipated visual impact include existing residential areas which are considered to have **Moderate Visual Sensitivity.** Whereas the site falls within the urban edge, it is located within a remnant cultural landscape of bucolic character, with moderate visual / scenic amenity value.

4.2.3 Significance of Sensitivity to Visual Change

As a function of **landscape sensitivity** and anticipated **magnitude of change** resulting from the proposed development, the sensitivity to visual change is likely to be of **Moderate Significance.**

4.3 Visual Exposure

4.3.1 Visual Absorption Capacity of Site

Considering the existing vegetation and subtle landform, the Visual Absorption Capacity (VAC) of the site is **Moderate**, with partial screening afforded, but noting that some vegetation may be cleared (thereby reducing the VAC).

4.3.2 Potential Visual Intrusion of Development (Magnitude of visual change)

Redevelopment is likely to be noticeable within the field of view of the visual receptors, considering the limitations of the visual absorption capacity. Any re-development of the site proposal is likely to produce **Moderate Visual Intrusion.**

4.3.3 Significance of Anticipated Visual Impacts

As a function of **receptor sensitivity** and **anticipated magnitude of change**, the sensitivity to visual change is deemed to be of **Moderate Significance**. Mitigation through landscape measures will be required.

5. External viewpoints and Internal views

5.1 External Viewpoints

Whereas the site is visually exposed from the Black River Parkway, (though at a distance) it is less visually permeable from Alexandra Road. The transparent fence along the northern boundary allows visual permeability from Maitland Garden Village, whereas the Vincent Pallotti hospital buildings to the south of the site obscure views of the site from beyond this institutional interface.

5.1.1 External Viewpoint locations

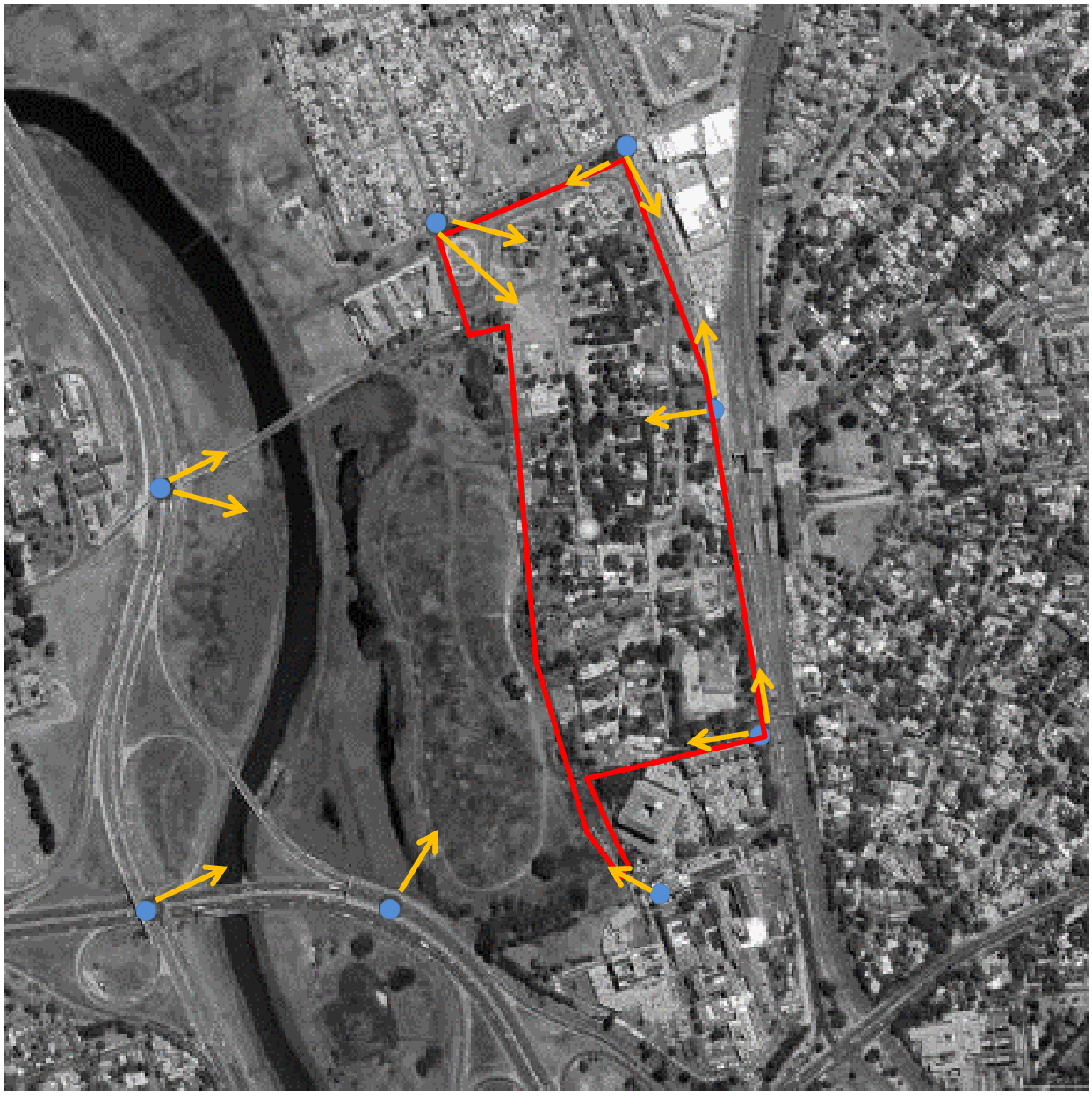

Figure 63: External Viewpoint locations.

5.1.2 External viewpoints

Figure 64: Alexandra Road interface.

Figure 65: Northeastern corner of site (Streetview)

Figure 66: Maitland Garden Village interface.

Figure 67: Northern edge of the site (Streetview)

Figure 68: Alexandra Road looking south (Streetview)

Figure 69: Alexandra Road entrance to site (Streetview)

Figure 70: Alexandra Road looking northwards.

Figure 71: Alexandra Road – eastern edge of site.

Figure 72: Black River looking northeastwards (Streetview)

Figure 73: Black River Parkway looking eastwards (Streetview)

Figure 74: View from N2 looking eastwards (Streetview)

Figure 75: View from N2 looking northeastwards.

5.1.3 Internal Site Views

Figure 76: buildings partially obscured by established vegetation.

Figure 77: Mature Eucalyptus with adjacent school.

Figure 78: View looking westwards.

Figure 79: Bucolic character of the site.

Figure 80: Building platforms (former barracks)

Figure 81: Bucolic informality.

Figure 82: bucolic informality.

Figure 83: Paddocks with open space beyond.

Figure 84: Farm sheds.

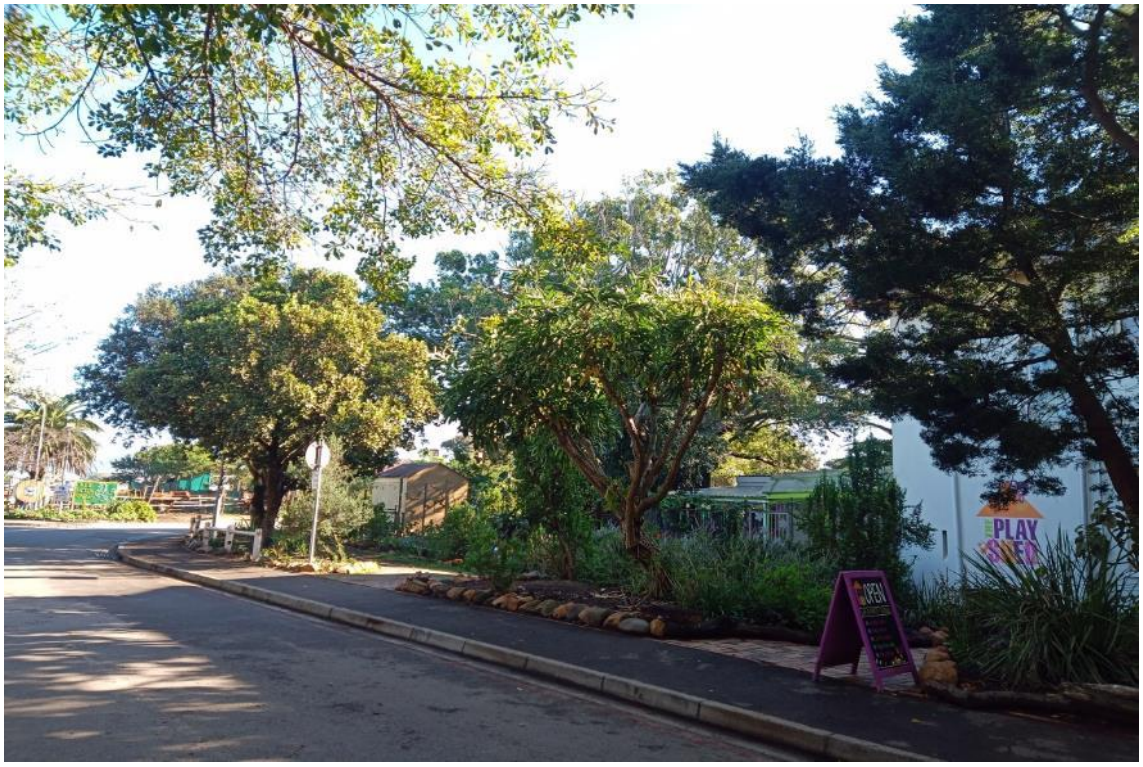

Figure 85: 'Village street' quality.

Figure 86: Re-purposed former institutional building.

Figure 87: Informal character.

Figure 88: Equestrian character.

Figure 89: Oude Molen homestead forecourt.

Figure 90: 'Bucolic village' quality.

Figure 91 : Sheltered and shaded spaces with 'intimate' quality.

Figure 92: Devil's Peak as background to site.

Figure 93: Approaching the Oude Molen homestead from the north.

Figure 94: Mature trees.

Figure 95: Swimming pool with mountain background.

6. Visual Indicators for Design Response

6.1 Interpretation

As the site falls well-within the urban edge of the City of Cape Town and is part of an established Cultural Landscape, the proposed development needs to fit comfortably within the established patterns of place-making for the continuation of the cultural landscape, with particular attention paid to its edges, notably the northern edge (Mainland Garden Village – urban interface) and the western edge , which should dematerialize and integrate with the open space 'parkland' visual foreground adjacent.

At the eastern edge, Alexandra Road has been identified as a mobility corridor, which limits possible integration, however this edge lends itself to a higher order of built form.

The southern edge (interface with the Vincent Pallotti hospital) is perhaps the least visually sensitive, given the screening effect of the existing buildings.

In terms of advancing a new neighbourhood typology which contributes to the local economy of the area, in principle the re-development of the property is certainly congruent with the planning vision for the area.

Portions of the site have a degree of visual exposure due to their lack of vegetation cover, whereas other portions of the site have a greater degree of visual absorption capacity because of the screening effect of existing vegetation and foreground buildings.

Should the placement of proposed development avoid the most visually exposed and visually sensitive areas and allow for sufficient curtilage around the historic buildings so as not to overwhelm them, be balanced with tree, shrub and groundcover planting, the development is certainly achievable without compromising the quality of the site and broader context.

The preferred layout should incorporate a response to visual indicators and maximise the visual absorption capacity of the site, for the proposed development to become as visually compatible with the character of the site as possible.

Landscape implementation (especially tree planting) can further augment the visual absorption capacity of the site, serving to 'settle' and 'anchor' new buildings into the site, and to lend spatial legibility to the site.

6.2 Visual Indicators

The following visual indicators are provided for planning and design response:

- The intensity of the proposed re-development should dissipate from east to west, concentrating a more urban interface along the eastern edge along Alexandra Road. This strategy aims for a gradual reduction in re-development intensity towards the west, creating a more bucolic atmosphere interfacing with the 'parkland' visual foreground.
- Careful attention is recommended for the treatment of site boundaries and interfaces with neighbouring properties to ensure the visual continuity of the cultural landscape across cadastral boundaries. The use of strategic screen planting to allow for filtered views and minimizing intrusive or illuminated signage is emphasized.
- Internal access roadways and service yards associated with the development should adopt a green infrastructure approach, particularly in the western portion of the site. This involves incorporating earth-swales for stormwater runoff rather than heavily engineered concrete channels. Conversely, the eastern portions, expected to be more intensively developed, should integrate water-sensitive urban design systems such as permeable paving and rainwater gardens.
- Environmental advantages and visual impact mitigation can be achieved through 'soft' engineering for stormwater management. Meaningful collaboration between freshwater ecology and stormwater engineering is essential to ensure the incorporation of sustainable drainage and water-sensitive design principles.
- Maintaining clear views towards the green open spaces, and wetlands is crucial for retaining the bucolic quality and sense of openness of the western portions of the site, and particularly the homestead precinct. The landscape response should reflect this quality by grouping trees and shrubs informally, avoiding overly formal avenues except where historic landscape features are established.
- Consideration for larger buildings should involve the encouragement of horizontal stratification, considering the effect of relative eaves-line height on perceived building height. Planting can be strategically employed to create shelter and frame views, particularly towards the river and mountains, enhancing the visual prominence of the regional landscape.
- For new buildings, adherence to historical patterns in form and placement is encouraged, (for example, courtyard typology for shelter, framing views etc). but direct mimicry of existing structures is discouraged. Screen planting with clusters of indigenous plants is recommended to reduce the impact new buildings, preserving visual corridors.
- The development's environmental context should harmonize with topography, drainage patterns, and microclimate. Retaining existing trees, rehabilitating damaged sites, and establishing biodiversity corridors are crucial components of this integration. Muted colours and earth tones are favoured for new buildings, with an emphasis on rough/textured surfaces over highly reflective ones.
- To minimize the visual impact of new structures, a gradual transition from building platform to landscape context at the ground level is recommended. Screen and shade planting can further soften the interface, while visually transparent fencing is preferred over solid masonry or galvanized steel palisade, especially along parkland visual foregrounds and boundary edges.
- Lighting considerations include minimizing light pollution, careful control, and integration of lighting into the design, and the use of shielded down-lights. Visual intrusion should be minimized, especially along site boundaries, with dark grey or black fencing preferred for its visually recessive quality over green. Entrance gateways may permit lighting, while neon or unshielded bright security lights are discouraged.

6.3 Visual Indicator recommendations

With some important historic buildings and aspects of small-scale urban agriculture and community gardening, in its current condition, as a relict institutional 'parkland' overlaid upon an early farm, overlaid upon an earlier indigenous landscape; surrounded by infrastructural spatial 'barriers' between neighbourhoods, the site lacks a clear identity, and spatial cohesion.

It is neither truly 'urban', nor essentially 'rural', though it has been 'transformed' though layers of human use and intervention.

It has been described variously as "semi-agricultural", in that parts of the site are partially or moderately involved in agriculture, but that the primary focus or function is not exclusively (or even predominantly) agricultural, and that residential, educational, and light industrial activities also occur; 'semi-rural' in that it possesses characteristics of both urban and rural environments, an intermediate or transitional zone that exhibits elements of both city and countryside living, with a mix of residential, agricultural, and natural landscapes, combining the features of urban development with the open spaces and activities often associated with rural regions.

Whereas the term 'semi-rural' reflects a landscape that is neither entirely urban nor rural but incorporates elements of both, for the purposes of the visual impact assessment, the site has been described as having a 'bucolic' character.

'Bucolic is an adjective that has been used to describe the somewhat remote, informal, and pastoral setting, typically associated with the countryside or a picturesque 'rural' life.

It conveys a sense of tranquillity, simplicity, and charm often attributed to non-urban landscapes. When something is described as bucolic, it suggests a rustic, idyllic, or countryside character, often evoking images of rolling fields, meadows, and a peaceful, unspoiled natural environment.

The term is commonly used to characterize an idealized rural life, emphasizing its peaceful and harmonious qualities.

This bucolic quality could be interpreted as a place-making informant and integrated into the planning and design of the redevelopment proposal, which should seek to strengthen the identity of the site.

The visual specialists recommend that the proposed **development draw reference from the set of visual indicators for planning and design response** and that the site-planning be refined with consideration to place-making, supported by the development of a detailed **landscape plan** during the detailed design phase (for implementation).

Visual impact Assessment of the design response includes 3D simulations and visualizations of the potential impacts based on the preferred scenario to make recommendations for decision making.

7. Design Response & Visualizations

Figure 96: OMP Precinct (Preferred Alternative (4A) as circulated for PPP). Source: SVA

Figure 97: UPDATE: Preferred Alternative (4B) as amended in response to PPP. Source SVA

(UPDATED DRAWING showing alternative 4B)

Figure 98: Landscape Framework Plan as circulated for PPP. Source: Planning Partners

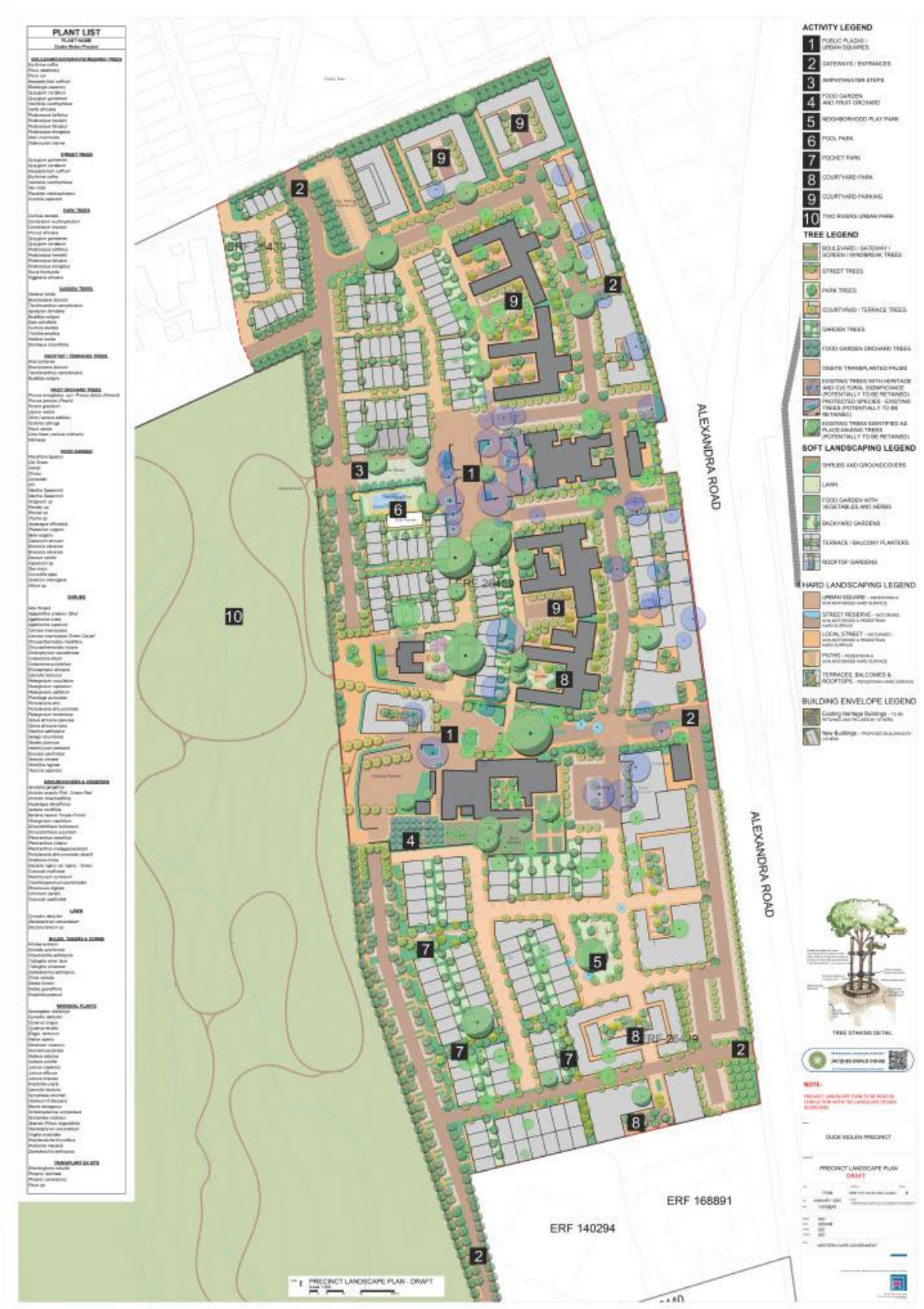

Figure 99: Landscape Framework Plan updated: Rev B (2025). Source: Planning Partners.

(UPDATED DRAWING showing alternative 4B)

Note: the updated preferred alternative (Alternative 4B) as illustrated in the precinct plan and landscape plan, incorporate the following changes:

1. The scale of the buildings at the interface with Maitland Garden Village has been detailed more; the proposed buildings have been pulled back, and down by 8.5m; and a double row of trees planted along the road

2. Some of the proposed residential buildings around the yellow/Manager's cottage in proximity to the homestead have been taken out to increase the curtilage and to allow more open space on the eastern side

3. Some of the residential blocks on the south side of the homestead have been removed to allow for a more extensive open space curtilage and possibly additional productive space.

4. The number of residential units in the F wards has been reduced and a school has been included.

5. The landscape plan has been amended to respond to the design changes and the landscape principles have been amended in terms of how the trees were evaluated.

6. The urban designers have clarified what is assumed to be used for community/interpretive purposes

No changes have been made to the residential proposals for the western edge of the F Ward courtyards. The courtyards are considered back spaces to the F Wards.

The front yards will be clearly reinstated, and the back-to-back condition with the proposed units separated by a pedestrian space. The existing and new buildings are similar in scale.

Landscape Guidelines:

As a component of the urban design and landscape framework, the Oude Molen Landscape Guidelines document prepared by Planning Partners outlines principles for the future development of the landscape environment at Oude Molen.

This environment encompasses both soft landscape elements, such as vegetation and landforms, and hard landscape elements, including hardened surfaces and urban features.

The Guidelines serve as a framework for the strategic planning and design of exterior spaces at the precinct level, aligning with the City of Cape Town's Site Development Plan process.

They delineate core principles to advance broader urban design considerations.

The Guidelines aim to cultivate a unified vision by fostering harmonious relationships between architectural structures and outdoor spaces, interspersed with public zones for observation and social interaction.

This approach imbues the area with a distinct sense of place and inclusivity.

The landscape's transformative influence shapes individuals' initial impressions upon entering Oude Molen, thereby elevating the overall human experience of these outdoor spaces.

Additionally, the Guidelines foster a connection between public users and the environment, reinforcing a symbiotic relationship that enriches the experience of Oude Molen.

The landscape principles are aligned with the overarching urban design objectives, this intervention fosters the creation of compact, walkable, and liveable mixed-use neighbourhoods with sustainable access to resources and experiences.

Ref: Oude Molen Land scape Guidelines document prepared by Planning Partners in July 2024 and updated January 2025.

7.1A Preliminary Massing of preferred alternative:

Alternative 4A – 2024

Figure 100: Alternative 4A Aerial view looking towards the east. Source: SVA

Figure 101: Alternative A4 Aerial view looking towards the north-east: Source: SVA

Figure 102: Alternative 4A: Aerial view looking towards the south. Source: SVA

Figure 103: Alternative 4A: Aerial perspective looking towards the north-east. Source: SVA.

Figure 104: Alternative A4: Aerial view looking westwards: Source: SVA

Figure 105: Alternative A4: Aerial view looking towards the south-east. Source: SVA

Figure 106: Alternative A4: Aerial perspective looking eastwards. Source: SVA

At the time of the PPP, the project planners had not detailed the proposed building envelopes in architectural expression, and there was no indication of materiality nor finish at this stage. The assessment therefore focuses on the potential impact of the urban design proposal upon the texture and grain of the city at a conceptual level, predicting the impact of the proposal within the context of the cultural landscape. The aerial perspectives give a sense of the texture of the proposed built form in context. The scale of the proposed buildings relative to the hospital and office buildings to the south is comparable and is an appropriate fit. Moreover, the project planners have scaled the proposed buildings along the Alexandra Road interface (designated as a mobility route) appropriately as these are comparable to recent developments on the eastern edge of the road.

There was, however, a notable contrast in scale between the proposed buildings and the finer-grained, single-storey pattern of buildings characterizing Maitland Garden Village to the north. Architectural and landscape scaling devices (covered walkways, pergolas lean-to canopies, tree planting) are necessary (at detail design level) to mitigate this sharp contrast. *This has been addressed in the updated preferred alternative (Alternative 4B), January 2025.*

The proposed development frames the historic homestead, and although the proposal retains sightlines to the river, the approach avenue has become more visually enclosed. The visual specialist was concerned that the scale of the proposed building envelopes in the immediate vicinity may overwhelm the homestead and detract from its prominence as an anchoring feature. *This has been addressed in the updated preferred alternative (Alternative 4B), January 2025.*

Another visual concern was the relationship between the new buildings proposed for immediately to the west of the F-shaped wards in terms of their proposed height and the possible 'back of house' condition these may impose of the courtyards of the F-wards. *The urban designers consider this a backyard space and assert that the new buildings are of comparable size to the existing F-Ward, i.e., providing appropriate framing of the space.*

Following the Public Participation Process (PPP), the urban designers have amended the 3D massing model of the proposal, as per the images of Alternative 4B that follow:

7.1B Updated massing of preferred alternative:

Alternative 4B – 2025

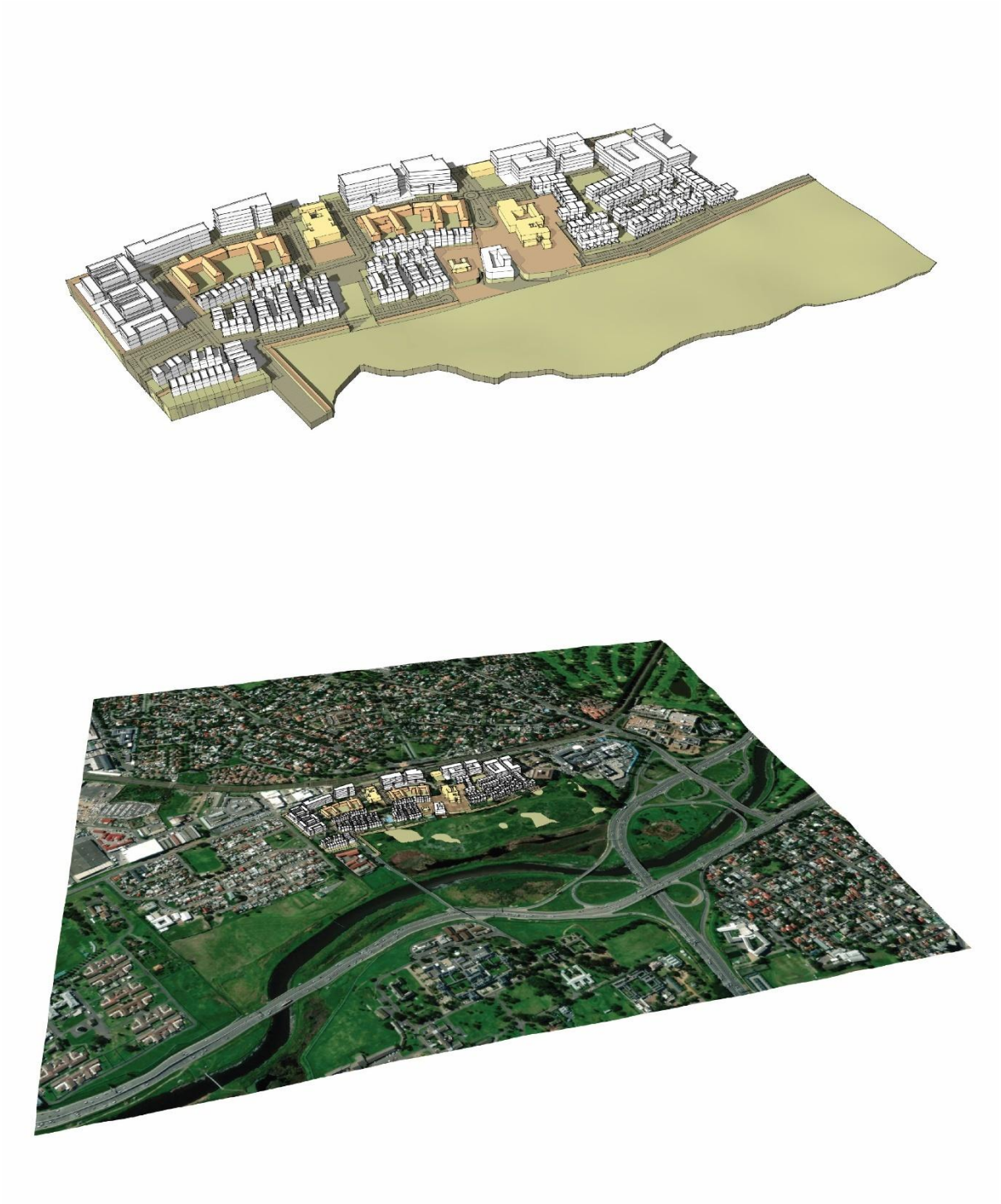

Figure 107: Alternative 4B: Aerial view looking eastwards. Source: SVA

Figure 108: Alternative 4B: Aerial view looking southeastwards. Source: SVA

Figure 109: Alternative 4B: Aerial view looking southwards. Source: SVA

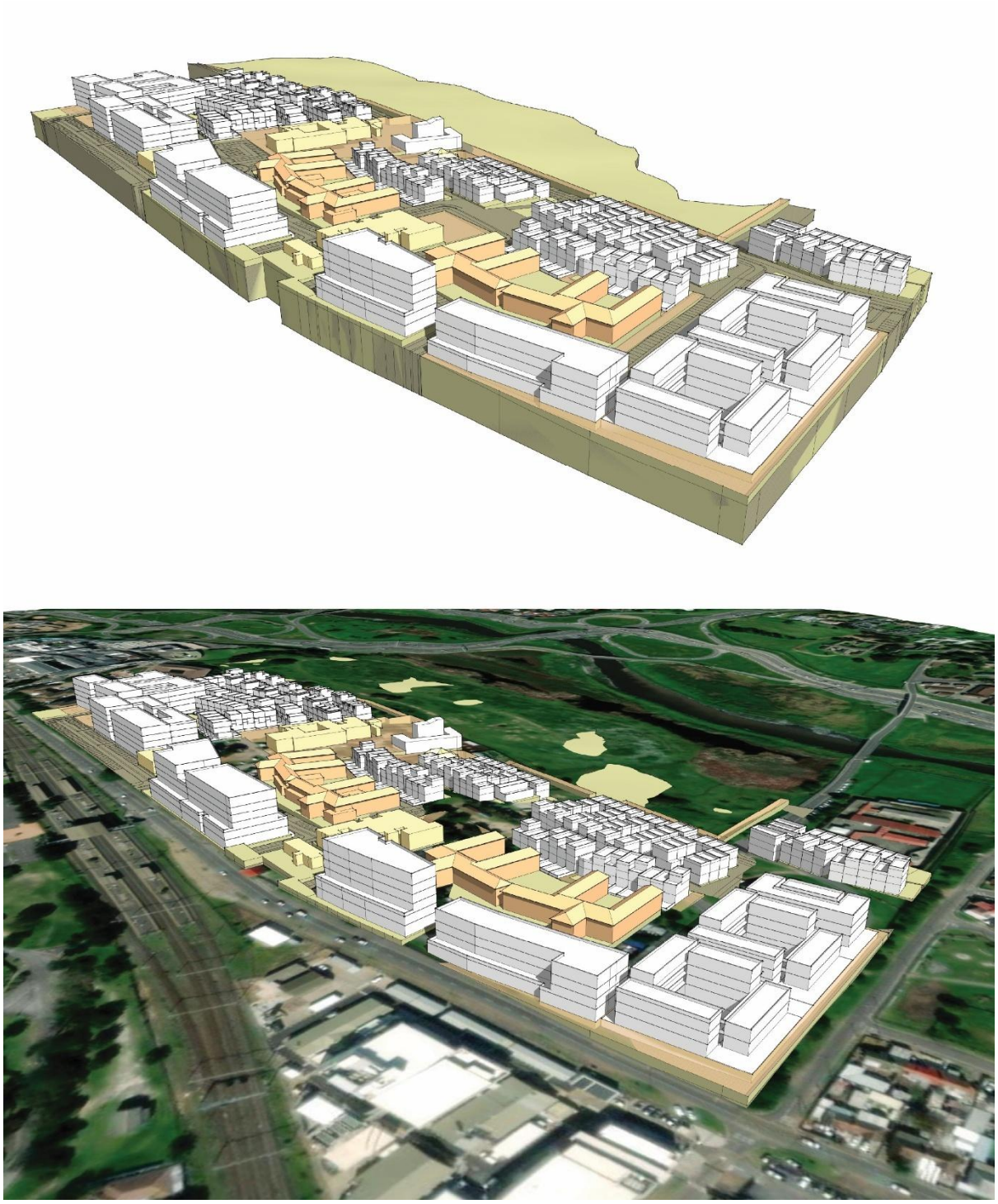

Figure 110: Alternative 4B: Aerial view looking south-westwards. Source: SVA

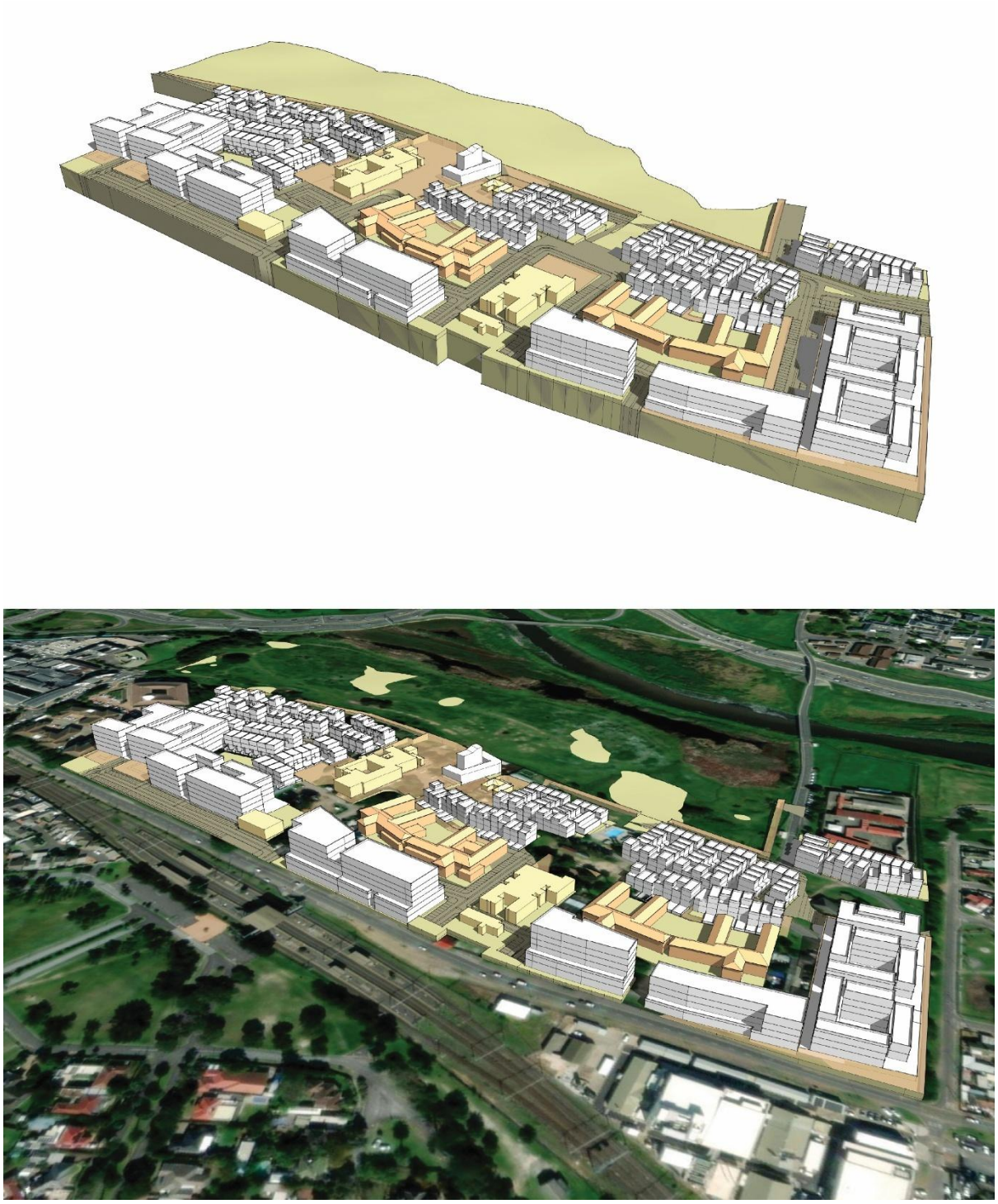

Figure 111: Alternative 4B: Aerial view south-westwards. Source: SVA

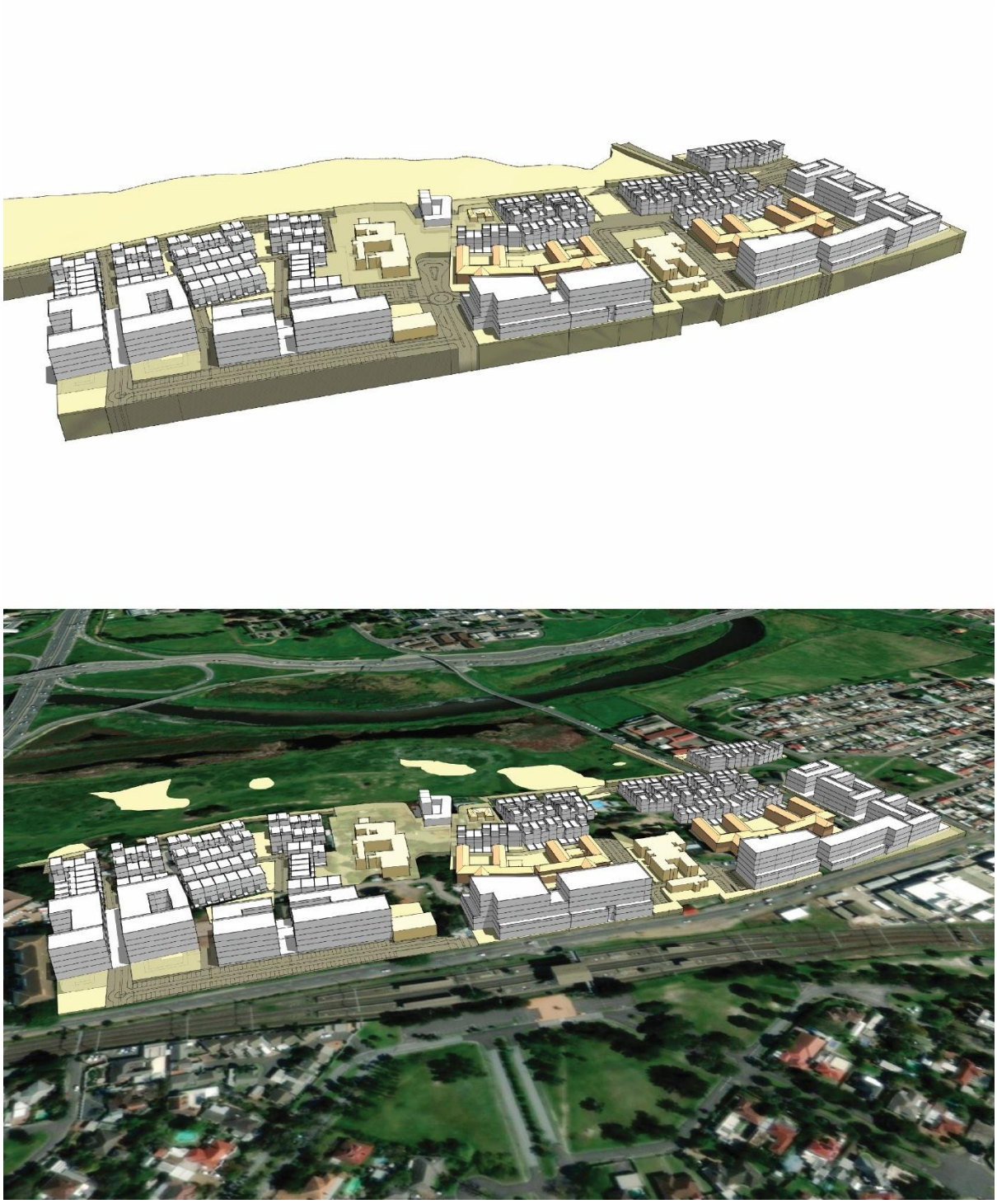

Figure 112: Alternative 4B: Aerial view north-westwards. Source: SVA

Figure 113: Alternative 4B: oblique aerial perspective north-westwards. Source: SVA

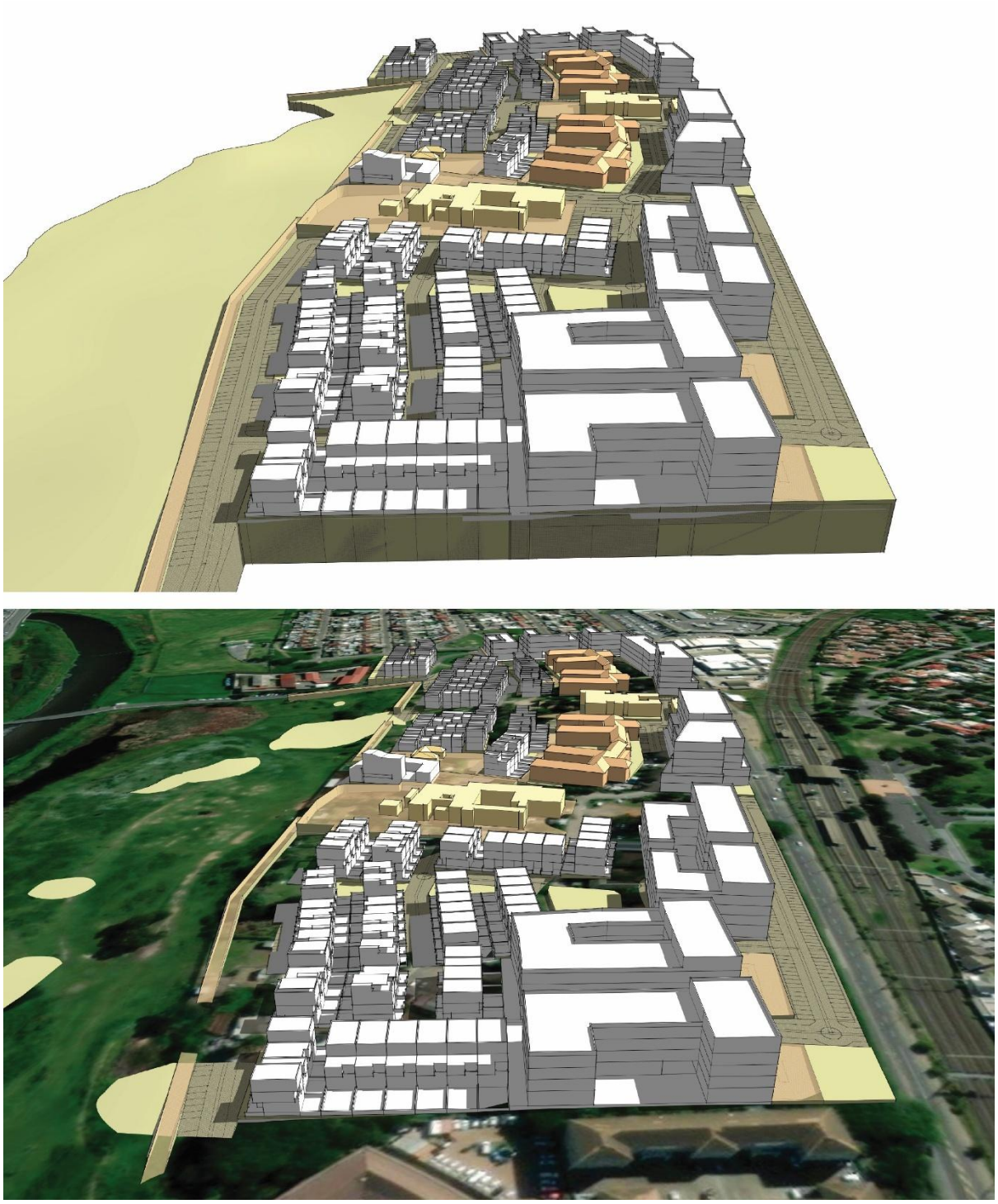

Figure 114: Alternative 4B: oblique aerial perspective northwards. Source: SVA

Figure 115: Alternative 4B: oblique aerial perspective north-eastwards. Source: SVA

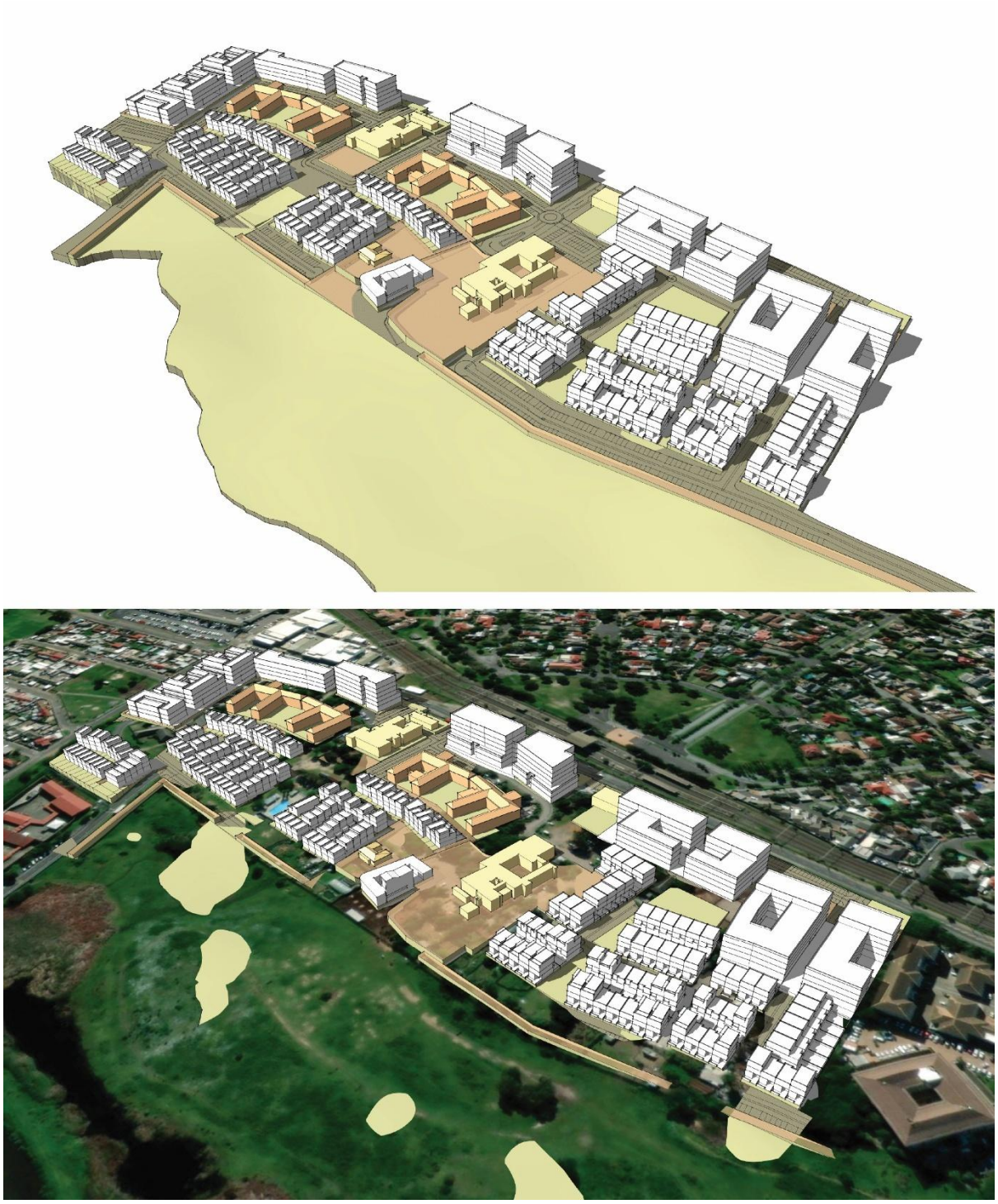

Figure 116: Alternative 4B: oblique aerial perspective north-westwards. Source: SVA

Figure 117: Alternative 4B: perspective eastwards across the Black River. Source: SVA

Figure 118: Alternative 4B: aerial perspective eastwards across Black River. Source: SVA

Figure 119: Alternative 4B: perspective south-eastwards across Black River. Source: SVA

Recognizing that the aerial views give a good sense of the texture and grain of the proposed built morphology in context, but that they are not typically experienced by visual receptors at grade, the following critical viewpoints were identified for middle distance ground and foreground view illustration.

Whereas they give a better impression of maximum extent of visual impacts expected, it should be noted that they illustrate proposed building envelope rather than architectural detail (which has not yet been developed) With greater architectural nuance in colour, texture, fenestration and roofscape, (which is likely to reduce from the maximum spatial envelope illustrated) visual impacts are likely to reduce to a certain extent, and with the application of the landscape layer, further reduction of the visual impact is likely.

Middle-distance views:

View D – Looking east towards Oude Molen from the M5 slipway across the Black River
View E – Looking east towards Oude Molen from the M5 bridge over the N2 across the Black River
View F – Looking south-east towards Oude Molen from the M5

Foreground views:

View A – Along Alexandra Road, looking north towards the Pinelands Train Station
View B – Along Alexandra Road, looking South towards the train station
View C – Looking south from within Maitland Garden Village, across the existing Green Open Space

Ground level views: Viewpoint location diagram:

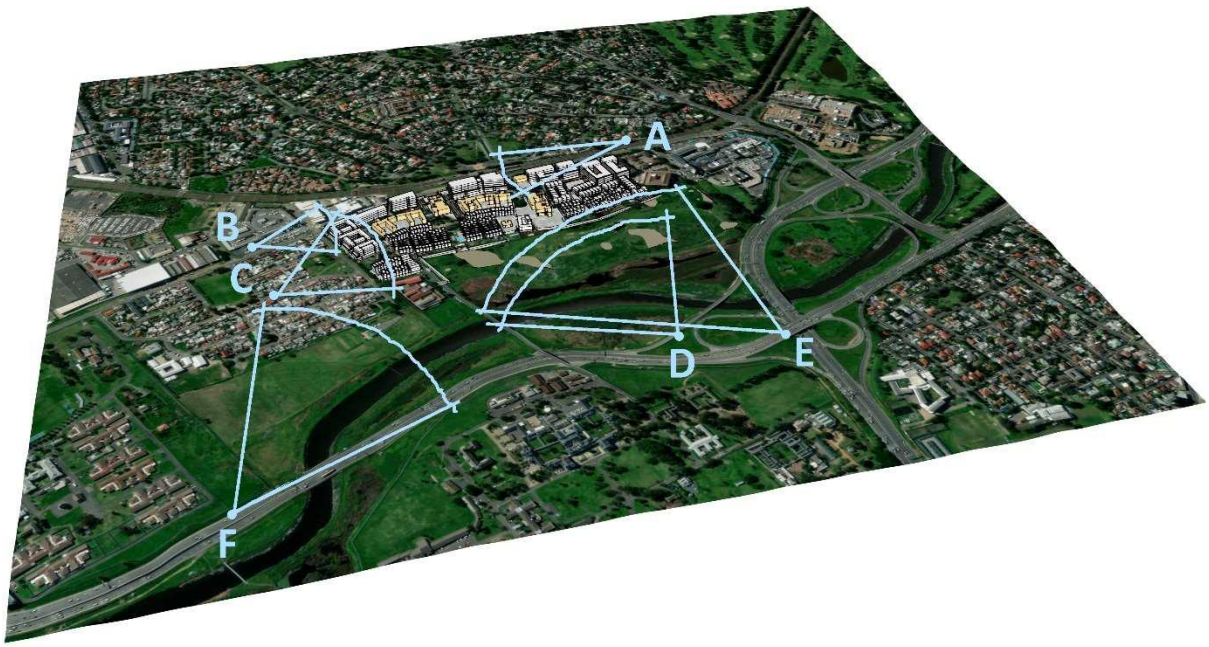

Figure 120: Viewpoint location diagram. Source: SVA

7.2 Visual simulations (middle-distance views)

Figure 121: View D: Looking east towards Oude Molen from M5 slipway across Black River

Figure 122: View D: (Alternative 4A Simulation). Source: SVA

Architectural variegation (tonal, textural, roofscape) and Landscape interventions (including tree planting) are necessary to fragment the cumulative impact of the building envelopes.

Figure 123: View E: Eastwards from the M5 bridge over the N2 across the Black River

Figure 124: View E**:** (Alternative 4A Simulation). Source: SVA

Landscape intervention (including tree planting) is necessary to fragment the cumulative impact of the building envelopes, and to soften the built-form interface with the parkland landscape.

(UPDATE – NO CHANGE TO THIS VIEW)

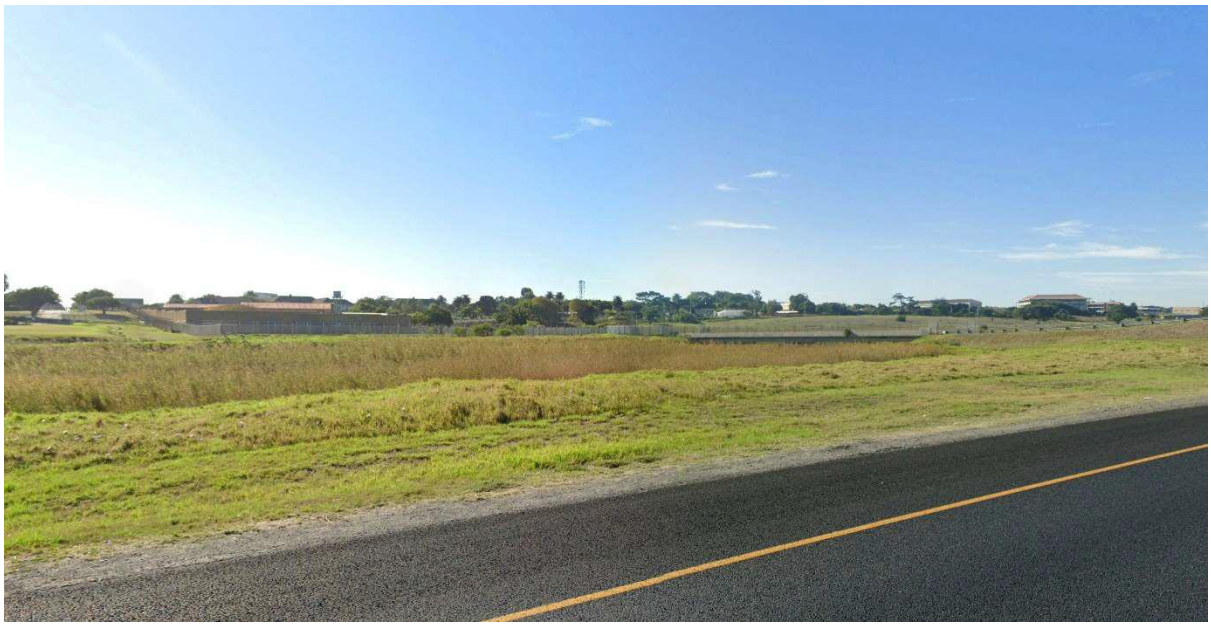

Figure 125: View F: Looking south-east towards Oude Molen from the M5. (Current)

Figure 126: View F: (Alternative 4A Simulation). Source: SVA

Architectural variegation (tonal, textural, roofscape) and Landscape intervention (including tree planting) is necessary to fragment the cumulative impact of the building envelopes. UPDATE: UNCHANGED

(UPDATE: NO CHANGE TO THIS VIEW)

7.3 Visual simulations (foreground views)

Figure 127: View A**:** Along Alexandra Road, looking north towards the Pinelands Train Station.

Figure 128: View A: (Alternative 4A Simulation). Source: SVA

Given the higher order mobility route designation of Alexandra Road, the larger scale of the proposed buildings along this edge is an appropriate fit.

(UPDATE: NO CHANGE TO THIS VIEW)

Figure 129: View B: Along Alexandra Road, looking South towards the train station.

Figure 130: View B: (Alternative 4A simulation). Source: SVA

The scale at Alexandra Road interface is appropriate, however, architectural/landscape scaling required to 'step down' towards the Maitland Garden Village interface.

Figure 131: updated visual simulation (4B): scaling down to Maitland Garden Village. Source: SVA

(UPDATED VIEW showing alternative 4B)

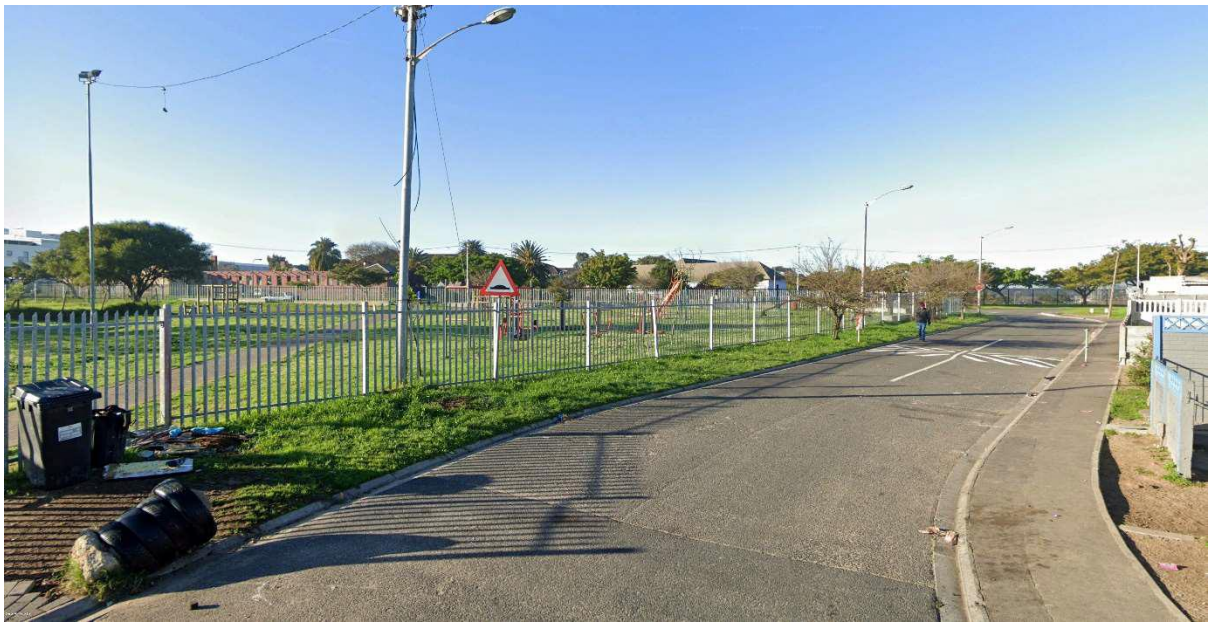

Figure 132: View C: Southwards from Maitland Garden Village, across Green Open Space

Figure 133: View C: (Alternative 4A simulation). Source: SVA

Architectural/landscape scaling is necessary to 'step down' towards the Maitland Garden Village interface (to later detail design). The existing fenceline is visually intrusive.

Figure 134: Updated visual simulation (4B) showing fragmentation of form. Source: SVA

(UPDATED VIEW showing alternative 4B)

8. Visual Impact Assessment

8.1 Planning, Design and Development Phase Visual Impacts

Potential impacts during construction include site establishment and site clearance: i.e., removal of existing vegetation and paving materials; earthworks, excavations, and installation of bulk infrastructure.

Risks include change in character of site and context, as well as the potential overwhelming of adjacent heritage resources; and change in the sense of place of the landscape.

The **consequence** of these impacts and risks is visual disturbance to the status quo; and the **probability** of occurrence is high, as is the level of **confidence** in the predication.

8.1.1 Nature

Negative Visual Impacts are likely to occur during the construction stage of the project – resulting directly from site clearance, earthworks, and removal of existing vegetation, and demolition of buildings of low significance, with construction vehicles / building activity causing noise / dust.

8.1.2 Types

The types of impacts include those which are as a **direct** result of the construction activity, at the same time and in the same space as the construction activity, as well as secondary **indirect** impacts, which may occur later in time and elsewhere in space (impacts of views from the broader context into the site).

Construction activity may also cause **Induced** impacts (e.g., increased traffic in the vicinity because of construction vehicles turning into the site and out of it). Moreover, **cumulative** impacts may add to future impacts on the same receiving environment – for example, catalysing further development activity within the vicinity.

8.1.3 Magnitude

The degree to which these visual impacts would cause **irreplaceable loss of resources,** is low. The degree to which they can be **avoided** is low, as is the degree to which they can be **reversed.** They can, however, can be **managed** to a medium extent**;** similarly, they can be **mitigated** to a medium extent.

8.1.4 Ratings

The geographic 'area of influence' or spatial scale of the construction visual impacts is of a **local extent** – i.e., limited to the site and immediate surroundings; and the **duration** or predicted life-space of the construction visual impacts is limited to the **short-term,** – lasting only through the phased construction period of the project. These visual impacts of construction are of **medium intensity** – where visual, scenic and heritage resources are affected to a moderate extent only.

8.1.5 Significance before mitigation

Determined through a synthesis of the aspects of nature, duration, intensity, extent and probability, the Construction Phase Visual Impacts of the proposals are of **low adverse significance.**

8.1.6 Significance after mitigation

Following mitigation (i.e., preservation of existing trees where possible, and environmental management during construction), including the adoption and application of the landscape/ architectural guidelines in the detail design phase of the project, the significance of the impacts will be of **neutral significance**.

(See Summary tables that follow – Section 9 of this report).

8.2 Operational phase Visual Impacts

Potential impacts during operational phases include the development of a contemporary layer of built form onto the cultural landscape.

Risks include change in character of sites and context and change in the sense of place of the HPOZs.

The **consequence** of these impacts and risks is visual disturbance to the status quo; and the **probability** of occurrence is definite, as is the level of **confidence** in the predication.

8.2.1 Nature

Should the proposed layout be implemented, **negative impacts** may be expected (e.g. the reduction of open space, contrast in scale at Maitland Garden Village interface, potential overwhelming of homestead), however, with the implementation of the proposed mitigation, **positive impacts** may be expected resulting from an appropriately scaled interventions, coherently integrated within the urban landscape. Neutral impacts would include the continuation of existing functions.

8.2.2 Types

The types of impacts include those which are as a **direct** result of the insertion of new buildings, and infrastructure into the sites, as well as secondary **indirect** impacts, which may occur later in time and elsewhere in space (impacts of views from the broader context into the site).

Induced impacts because of increased operational activity (e.g., increased traffic in the vicinity).

Moreover, **cumulative** impacts may add to future impacts on the same receiving environment – for example, catalysing further development activity within the vicinity.

8.2.3 Magnitude

The degree to which these visual impacts would cause **irreplaceable loss of resources,** is low.
The degree to which these impacts can be **avoided** is medium and the degree to which they can be **reversed** is low.
They can, however, can be **managed** to a medium to high extent**;** similarly, they can be **mitigated** to a high extent.

8.2.4 Ratings

The geographic 'area of influence' or spatial scale of the operational phase visual impacts is of a **local extent** – i.e., limited to the site and immediate surroundings; and the **duration** or predicted life-space of the operational phase will be limited to the medium-**term,** – lasting until the landscape has matured, and the visual absorption capacity is augmented.

These visual impacts of the development are deemed to be of **medium intensity** – where visual and scenic resources are affected to a limited extent.

8.2.5 Significance before mitigation

Determined through a synthesis of the aspects of the nature, duration, intensity, extent and probability, the Operational Phase Visual Impacts of the proposals are of **medium adverse significance,** having some influence on the environment, and requiring some mitigation.

8.2.6 Significance after mitigation

Determined through a synthesis of the aspects of the nature, duration, intensity, extent and probability, post mitigation (including the retention of as many existing trees as possible in addition to landscape and architectural measures, the Visual Impacts of the proposals are of **neutral significance.**

(See Summary tables that follow – Section 9 of this report).

8.3 Cumulative impacts

Cumulative impacts are those which add to or magnify existing or reasonably foreseeable future impacts on the same receiving environment or specific resource.

Assuming that urban intensification is likely to continue within identified nodes for development within the contextual area generally and within the broader Two Rivers Precinct specifically - thereby increasing pressure upon existing open space system; cumulative impacts may include impacts upon the freshwater system through hardening of the catchment (increased run-off – resulting higher velocity flows, potential flooding and erosion; reduction of the bucolic character of the site through increased building density, loss of bucolic informality through a more formally ordered urban layout; loss of informal character, resulting in an altered sense of place; with increased activity, noise, density, bulk, infrastructure and lighting.

This could be construed as a loss of quality of visual resources within the Two Rivers Precinct.

The cumulative effect will also place greater pressure on the public open space environment and transport system. Therefore, adequate space should be incorporated into the urban design vision for a generous comfortable, accessible, permeable and safe public environment, which is nevertheless appropriately scaled for environmental shelter.

Whereas the proposed development (4A) was supported in the main, there were visual concerns identified to be addressed in the refinement of the proposal (4B) and in subsequent detail design phases of the project.

From a visual impact assessment perspective, there were three principal concerns with respect to Alternative 4A. These visual concerns were as follows:

1) The sharp contrast in scale between the proposed buildings at the northern border of the site, at the interface with the fine-grained Maitland Garden Village.

2) The possible 'back-of-house' condition created between the proposed rowhouses and the F-Wards, in which the existing courtyards are 'enclosed' by the proposed development; and

3) The possible 'overwhelming' of the manager's cottage and homestead precent and associated curtilage (including the forecourt and surrounds) by the height and proximity of the proposed buildings in the immediate vicinity.

The principle visual concerns with respect to Alternative 4A are annotated on Figure 135 that follows. These issues have been addressed within Alternative 4B and are annotated on Figure 136 that follows.

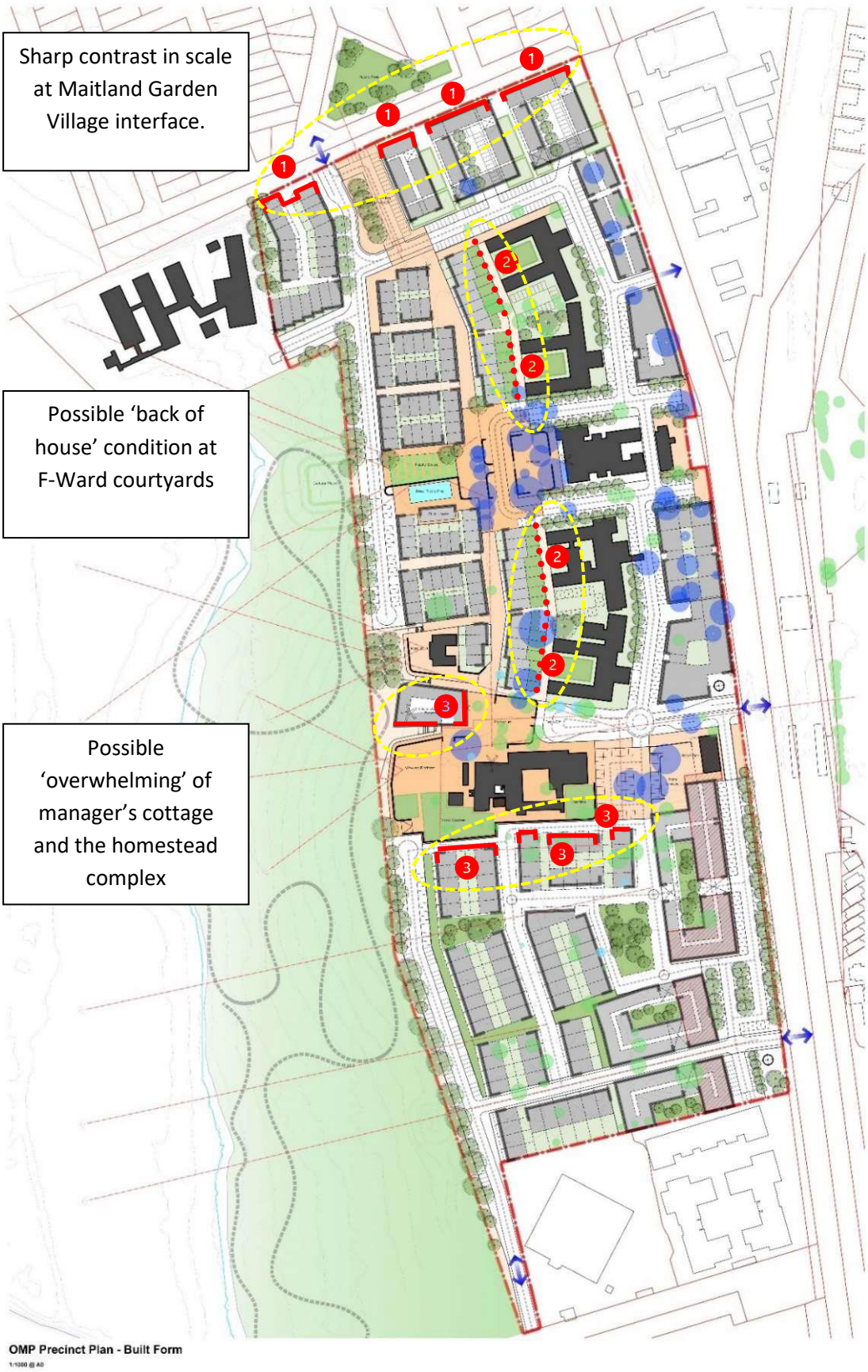

Figure 135: OMP Preferred alternative (4A) with areas of potential visual concern overlaid.

Figure 136: OMP updated Preferred alternative (4B) with areas of visual concern addressed.

9. Visual Impact Summary Tables

9.1 Planning, Design and Development Phase Visual Impacts

Development Proposal	**Redevelopment of the OMP site UPDATED PREFERRED ALTERNATIVE 4B**
Planning, Design & Development Phase	**Description**
Potential impact:	site clearance, removal of existing materials; earthworks, site establishment,
Risks *(to broader context / background)*	change in character of urban context (urban intensification)
Risks *(to local context / middle-ground)*	Mixed-use large building development of brownfields site
Risks *(to subject site / foreground)*	change in sense of place and scale of the site, impact on adjacent areas
Consequence *of impacts and risks*	visual disturbance of status quo, foreground construction activity
Probability *of occurrence*	**definite**
Level of ***Confidence*** *in prediction*	**high**
Nature of Impact:	**Description**
Negative	potential impact on sightlines, views, and scenic routes; cranage/hoarding/works
Neutral	foreground construction activity
Positive	n/a
Type of Impact:	**Description**
Direct	clearance, demolition, construction activities, vehicles
Indirect	increased activities associated with construction *(later in time, elsewhere in space)*
Induced	increased traffic pressure on adjacent roadways *(because of the project)*
Cumulative	development activity on adjacent properties within the urban intensification node

Degree to which impact:	*n/a*	***Low***	***low/med***	***Medium***	***med/high***	***High***
may cause ***irreplaceable loss of resources***			**low/med**			
can be ***avoided***		**Low**				
can be ***reversed***		**Low**				
can be ***managed***				**Medium**		
can be ***mitigated***				**Medium**		

Impact rating:	*n/a*	***Low***	***low/med***	***Medium***	***med/high***	***High***
Extent *of impact*			**local**			
Duration *of impact (term)*				**medium**		
Intensity *of impact*				**medium**		

Thresholds of Significance:	***v.high*** *+ve*	***high*** *+ve*	***med*** *+ve*	***low*** *+ve*	***v.low*** *+ve*	***neutr*** *0*	***neglig*** *0*	***v.low*** *-ve*	***low*** *-ve*	***mod.*** *-ve*	***high*** *-ve*	***v.high*** *-ve*
Significance rating BEFORE mitigation									**low -ve**			

Proposed mitigation measures:	**Description**
Impact ***avoidance/ prevention***	unavoidable
Impact ***minimization***	limiting construction to within hoarding areas
Rehabilitation / restoration/ repair	Post-construction rehabilitation / public environment improvement
Compensation */ offset*	site rehabilitation and management, noise, and dust control
Residual *Impacts*	controlled adverse visual impacts for a short duration
Cumulative impacts post mitigation	neutral

Thresholds of Significance	***v.high*** *+ve*	***high*** *+ve*	***med*** *+ve*	***low*** *+ve*	***v.low*** *+ve*	***neutr*** *0*	***neglig*** *0*	***v.low*** *-ve*	***low*** *-ve*	***mod.*** *-ve*	***high*** *-ve*	***v.high*** *-ve*
Significance Rating AFTER mitigation						**neutr 0**						

9.2 Operational Phase Visual Impacts

Development Proposal	**Redevelopment of the OMP site. UPDATED PREFERRED ALTERNATIVE 4B**
Operational Phase	***Description***
Potential impact	contemporary buildings contributing to cultural landscape and public environment
Risks *(to broader context)*	change in character of the built environment context
Risks *(to local context)*	urban intensification / potential overcrowding of heritage fabric
Risks *(to subject site)*	change in sense of place, impact on homestead and F-wards
Consequence *of impacts and risks*	insertion of new buildings and urban landscape
Probability *of occurrence*	**definite**
Level of ***Confidence*** *in prediction*	**high**

Nature of Impact	**Description**
Negative	reduction / impact on continuity of tree canopy
Neutral	n/a
Positive	public realm improvement, especially interface along Alexandra Road

Type of Impact	**Description**
Direct	influx of people, activities, vehicles
Indirect	increased activities associated with operational use of the site
Induced	Increased traffic along roadways
Cumulative	development activity on adjacent properties and surrounding areas

Degree to which impact:	*n/a*	***Low***	***low/med***	***Medium***	***med/high***	***High***
may cause ***irreplaceable loss of resources***			**low/med**			
can be ***avoided***		**Low**				
can be ***reversed***		**Low**				
can be ***managed***				**Medium**		
can be ***mitigated***				**Medium**		

Impact rating:	*n/a*	***Low***	***low/med***	***Medium***	***med/high***	***High***
Extent *of impact*			**local**			
Duration *of impact (term)*					**long-term**	
Intensity *of impact*					**med/high**	

Thresholds of Significance:	***v.high*** +ve	***high*** +ve	***med*** +ve	***low*** +ve	***v.low*** +ve	***neutr*** 0	***neglig*** 0	***v.low*** -ve	***low*** -ve	***mod.*** -ve	***high*** -ve	***v.high*** -ve
Significance ration BEFORE mitigation										**med. -ve**		

Proposed mitigation measures	**Description**
Impact avoidance/ prevention	unavoidable
Impact minimization	planning of development to respond positively to visual / heritage considerations
Rehabilitation/ restoration/ repair	architectural measures (form/scale/massing/ materials/textures)
Compensation/ offset	landscape measures (screen planting / public space / view corridors)
Residual impact	development which partially fits in with the local landscape
Cumulative impact post mitigation	neutral

Thresholds of Significance	***v.high*** +ve	***high*** +ve	***med*** +ve	***low*** +ve	***v.low*** +ve	***neutr*** 0	***neglig*** 0	***v.low*** -ve	***low*** -ve	***mod.*** -ve	***high*** -ve	***v.high*** -ve
Significance rating AFTER mitigation						**neutr 0**						

10. Conclusion

10.1 Review

As the site falls within the urban edge of the City of Cape Town and is part of an established urban cultural landscape, the development proposal needs to fit comfortably within the established patterns of place-making and to contribute positively to the public environment, with particular attention paid to the interfaces with the existing structures to remain (notably the historic homestead and F-wards), adjacent streetscapes, prioritizing a pedestrian scale of intervention.

In terms of advancing a new precinct typology which contributes to the local economy and a range of housing opportunities of the area, (in principle), the updated preferred development alternative (Alternative 4B) proposals are certainly congruent with the urban vision, but may require finessing in terms of the place-making of detailed components of the site in response to the visual and heritage resources in proximity, including existing mature trees, historic homestead and F-wards, the interface with Maitland Gargen Village to the north, and the parkland interface to the west.

Whereas these concerns have been addressed at the urban design and landscape framework level, careful application of the development guidelines in response to heritage and visual indicators at the detail design level is essential.

From external viewpoints from public roadways, the OMP site has high visual exposure (across the Black River and open 'parkland' adjacent, due to its urban location, though the screening effect of existing buildings (and future buildings) reduces the extent (and duration) of exposure as receptors move through the adjacent spaces. Existing mature trees provide a degree of visual screening, and if successfully retained, would provide an 'anchoring' and 'settling' of the new buildings.

Views to and from the homestead, connecting it to the river, remain important visual indicators. The updated proposal (4B) provides increased curtilage around the homestead and manager's cottage, which is seen as an improvement upon alternative 4A. Where trees are to be removed, replacement trees must be of a large enough size to re-establish the canopy quickly. Protecting trees during construction and ensuring that sufficient space is available for tree roots and canopies should also inform future building designs when the SDP is prepared.

The updated proposals have responded to visual indicators towards becoming visually compatible with the character of the cultural landscape context and to maximise the visual absorption capacity of the site through the retention of as many mature existing trees as possible, or where this is not viable, the replanting with well-established new trees should be mandatory.

Noting that the continuity of the tree canopy is an important visual indicator, the planning and design proposals integrated existing and proposed trees into the landscape framework planning, and to guide landscape development and detail design to follow.

As the updated development proposal (alternative 4B) now includes architectural measures which 'scale down' to meet sensitive heritage resources in close proximity and to avoid compromising the form and further growth of the mature trees, (so as not to overwhelm them), the development proposals are certainly achievable without compromising the urban quality and may in fact enhance the experience of the city, by providing mixed-use opportunities as well as better access to the open space environment

Landscape implementation (especially tree planting) can further augment the visual absorption capacity of the site, serving to 'settle' and 'anchor' new buildings into the cultural landscape context.

The development proposal also includes a set of well-articulated Landscape Architectural Guidelines which will give direction and control to the design of the hard and soft landscape in detail design phases to follow and should address the issues itemized within the recommendations for mitigation.

Whereas the anticipated visual impact of the 2024 Preferred Alternative (4A) proposed new development in the immediate vicinity of the historic homestead complex and manager's house was a potential concern, (with respect to the potential overwhelming of the heritage fabric and sense of place), this has been addressed in the updated Preferred alternative (4B).

Further exploration of this area and the area between the F-Wards and the proposed new buildings immediately to the west of these existing structures is anticipated during detail design phases of the project.

The scale of the proposed buildings along Alexandra Road is of sufficient scale to mitigate the scale of the road, and to provide improved spatial definition to the eastern edge of the site.

This enables the proposed development to meet this street interfaces with form and massing of an appropriate scale, however, architectural scaling will be required to mitigate the sharp contrast in scale between the proposed development and the Maitland Garden Village interface to the north.

Whereas this has been addressed conceptually at the urban design and landscape framework scale, as illustrated within the Alternative 4B drawings, this interface will need landscape and architectural scaling during detail design phases of the project to ensure the mitigation of the sharp contrast between the existing and the proposed, and to ensure the reduction the visual impacts to acceptable and comfortable levels.

10.2 Mitigation

Application of a *hierarchical sequence of* ***mitigation*** *considerations* is central to avoiding or minimizing, and/ or remedying, visual impacts of development as follows:

a) measures to **avoid or prevent** potentially significant impacts, then
b) measures to **minimize or reduce** potentially significant impacts, then
c) measures to **rehabilitate or restore** disturbed or degraded areas; and finally
d) measures to **compensate** or offset any remaining impacts not addressed fully through the above.

10.2.1 Planning, Design and Development phase mitigation:

With respect to the detailed design phases of the project, strict adherence to the Landscape / Architectural Guidelines will ensure an appropriate fit of the development within its site, immediate and broader contexts.

Together with the incorporation of the visual indicators, the application of the Landscape / Architectural Guidelines will ensure mitigation of negative visual impacts and the augmentation of positive visual impacts.

With respect to the construction activity, the following mitigation measure are recommended:

a) Clearly identify mature trees to be retained and ensure that they are fenced off to precluded any storage, stockpiling, dumping, etc - avoid and prevent damage or intrusion to these tree areas.
b) Limit construction activity to within the hoarding areas, constructing on disturbed areas only to minimize impact to visual amenity resources identified (e.g., existing trees to be retained).
c) Ensure post-construction repair and rehabilitation of the site, towards improvement of disturbed areas and areas degraded by the construction activity.
d) Implement a construction phase environmental management plan (CEMP) to ensure on-going management of environmental matters, including noise, dust, and erosion control.

Sound **environmental management** of the site and construction operations - including dust prevention and erosion control – should suffice as mitigation of construction phase visual impacts.

The preparation and implementation of a Construction Phase Environmental Management Plan (CEMP) should be provided to ensure that this is achieved.

10.2.2 Operational phase mitigation:

With respect to the operation phase, the following mitigation measure are recommended:

a) Maintain the mature trees to be retained in a healthy growing condition, and ensure continuity of the treescape with replacement of trees where retention of existing trees is not possible

b) Planning and management to respond positively to visual/heritage considerations and design indicators, towards an appropriate fit and seamless integration into the cityscape context.

c) Architectural measures (form / scale / massing / materials / textures) to ensure visual cohesion and congruence, as well as sufficiently wide sidewalk space to accommodate tree canopies

d) Landscape measures (street tree planting / sidewalk and plaza spaces appropriately scaled, with trees sufficiently sized to settle the new buildings into the site and to 'diffuse' hard edges

e) Avoid light pollution by controlling the precinct lighting carefully and integrate lighting consciously into the precinct design, to coordinate signage and street furniture. Light sources must be shielded to reduce light spillage. Up-lightning onto the outer sides of the buildings must be used sparingly. Shielded down-lights must be used on all open areas

f) Ensure that existing trees are retained as far as is possible and not needlessly destroyed by new development. Reinforce or replace traditional patterns of planting where appropriate with suitable species. The purpose must be to weave the development seamlessly into the urban fabric, enabling congruence and the continuity of the sites within the broader context.

g) Detailed explorations of the interface with Maitland Garden Village to include architectural and landscape scaling devices to mitigate the sharp contrast in scale.

h) Detailed explorations of the interface between the F-Wards and the buildings proposed immediately to the west of these to avoid 'back-of-house' conditions

i) Detailed explorations of the building envelopes proposed for the immediate vicinity of the homestead and its curtilage (including the forecourt area) to prevent overwhelming and encroaching upon this special area. This area has an informality and 'softness' which contributes to its character and significance. Detailed designs for this area should be restrained to preserve nuance and idiosyncrasy. Detailed design proposals should be 'sanitized' or sterilize the bucolic characteristics of the homestead precinct. General sightlines and visual connections to the broader landscape context are essential to retain the meaning of this space.

The preparation and implementation of an Operational Phase Environmental Management Plan (OEMP) should be provided with reference to the landscape site development plan to ensure that environmental integrity is maintained.

Whereas this should suffice as mitigation of operational phase visual impacts, the thorough implementation, maintenance, and management of **detailed landscape plans** prepared by qualified landscape architects (with cultural landscape experience) included with building plan submissions would ensure that the vision for the site is achieved.

The City of Cape Town Urban Design Branch usually requires the following:

"A detailed landscaping plan, compiled by a registered Landscape Architect, for the property concerned must be submitted by the developer to the approval of the Environmental Management Division.

Such a plan is to indicate, inter alia, the extent, location, and design of the following:

- *existing vegetation to be retained or removed, indicating the types of all vegetation and trees.*
- *all proposed newly planted vegetation, including types (species) and planting specifications.*
- *tree staking details.*
- *the size of all trees to be planted (roots to be established in min 80 – 100 L size container, with a clear stem height of 1.8 m minimum, and a minimum girth of approximately 60 mm).*
- *density of plant species/plant mixes, size of plants to be planted.*
- *existing and finished ground levels at the base of the trees to be retained/planted.*
- *all landscaping features, including fences, walls, retaining walls, paving, street furniture and lighting.*
- *All Sustainable Urban Drainage Systems (SUDS), including cross-sections of storm-water ponds and/or swales.*
- *Irrigation plan (alternative water sources to be indicated); and*
- *phasing and timing of implementation, including a twelve-month establishment period."*

The implementation of the recommended mitigation measures as described should ensure that the visual impact of the proposed development remains within acceptable levels, and for the proposed development to become as compatible with the visual setting as possible.

As a result, the proposed development should fit comfortably within its immediate context, contributing positively to the established urban landscape and unique character of the precinct.

10.3 Appraisal

Whereas the development proposal is congruent with development strategies for the area and no fatal flaws are implicit within the proposed site development plans, localized and visual impacts perceived by the receptors and possible visual concerns identified within this report must be reduced through the application of the mitigation measures as described.

The planning and design of the updated Preferred Alternative (4A) development has been refined in response to I&AP comments and specialist report, as well as contextual cultural landscape informants, including visual indicators and view considerations, through an iterative process of engagement.

Meaningful mitigation can reduce the significance of the visual impacts to 'neutral', meaning that (once mitigated) the proposed development would cause no discernible *deterioration* to the existing views or visual resources (not withstanding that these views may be different). The updated Preferred Final Alternative (Alternative 4B) is now the most resolved, contextually appropriate, and comfortably fitting of the options explored.

Considered holistically, therefore, the Visual Impact of the proposed development will cause little detrimental effect upon visual resources, environment or on human well-being; and with the implementation of the mitigation measures as described, should remain within visual, heritage and environmental quality standards, targets, and legal requirements; to the approval of the relevant authorities.

10.4 Recommendation

From a Visual Impact Assessment perspective, and subject to the implementation of mitigation measures as described in this report, and the adoption of the Landscape Architectural Guidelines Report by Planning Partners, **the proposed conceptual development and building envelope as illustrated within the 2025 updated 'Final Preferred Alternative (Alternative 4B)' Urban Design drawings by SVA and landscape framework plan by Planning Partners is recommended for approval,** noting that that further refinement of the three areas of visual concern, (namely the Maitland Garden Village interface with the northern boundary of the site, the interface between the F-Wards and the buildings immediately to the west, and the interface between the homestead precinct and the proposed buildings within the immediate vicinity) will be undertaken and resolved at detail design level.

11. Source Material

11.1 National Legislation & Legal Framework

- **Constitution** of the Republic of South Africa, 10 December 1996
- **CARA** Conservation of Agricultural Resources Act (43 of 1983)
- **NEMA** The National Environmental Management Act (107 of 1998)
- **NEM:BA** The National Environmental Management: Biodiversity Act (10 of 2004)
- **NHRA** The National Heritage Resources Act (25 of 1999
- **NWA** The Water Act (38 of 1997)
- **WSA** Water Services Act (108 of 1997)
- **SPLUMA** Spatial Planning and Land Use Management Act (16 of 2013)

- **LUPA** Western Cape Land Use Planning Act (3 of 2014) (Provincial)

11.2 Provincial Documents and Reports

- **Bauman, N & Winter**, S, 2005:
  Guideline for involving Heritage Specialists in the EIA process:
  Edition 1 CSIR Report No ENV-S-C 2005 053 F. Republic of South Africa,
  Provincial Government of the Western Cape, DEA&DP, Cape Town

- **Oberholzer, B 2005**:
  Guideline for involving Visual and Aesthetic Specialists in the EIA process:
  Edition 1 CSIR Report No ENV-S-C 2005 053 F. Republic of South Africa,
  Provincial Government of the Western Cape, DEA&DP, Cape Town

- **Winter, S & Oberholzer, B** (in Association with Setplan), 2013:
  Heritage and Scenic Resources: Inventory and Policy Framework for the Western Cape
  A Study prepared for the Western Cape Provincial Spatial Development Framework (Version 5)
  Western Cape Government, Environmental Affairs & Development Planning, Cape Town

11.3 Geographic data

Aerial photography & geospatial data:

- GeoEye / TerraMetrics, SOP, NOAA, U.S. Navy, NGA, GEBCO
- Google-Earth Pro / Google Maps / Google Street View
- CK Rumboll Planners and Surveyors

GIS base information:

- Strategic Development Information
- Geographic Information Systems
- Cape Farm Mapper (GIS Elsenburg)

Topo-cadastral information:

- Various (topography, land use) maps
- Department of Land Affairs: Mapping and Surveys
- South African National Government

Vegetation data:

- Mucina, L & Rutherford, M C, 2006:
- The vegetation map of South Africa, Lesotho, and Swaziland
- SANBI (South African National Biodiversity Institute)

Historic Farm information

- Leonard Guelke
- The Southern Western Cape Colony 1657 – 1759 (Freehold Land Grants)

Cape Town historic mapping surveys:

- Snow: (circa 1860)
- Wilson: (1878)
- Thom: (circa 1890)

11.4 Online data

Cape Agricultural Mobile Information System:

- https://gis.elsenburg.com/mobile/camis/main/

Cape Farm Mapper:

- https://gis.elsenburg.com/apps/cfm/

Cape Town topographic map, elevation, relief (topographic-map.com)

- https://en-za.topographic-map.com/maps/77at/Cape-Town/

Cape Town / Environs: Historic topo-cadastral map series (compiled by Adrian Frith)

- http://htonl.dev.openstreetmap.org/50k-ct/#10/-34.0000/18.5000/c1940
- http://htonl.dev.openstreetmap.org/50k-ct/#10/-34.0000/18.5000/c1960
- http://htonl.dev.openstreetmap.org/50k-ct/#10/-34.0231/18.5250/c1980
- http://htonl.dev.openstreetmap.org/50k-ct/#10/-34.0231/18.5250/c1990
- http://htonl.dev.openstreetmap.org/50k-ct/#10/-34.0231/18.5250/c2000
- http://htonl.dev.openstreetmap.org/50k-ct/#10/-33.9980/18.4715/c2010

Chief Surveyor General - Cadastral Spatial Data Viewer

- https://csg.esri-southafrica.com
- https://csg.esri-southafrica.com/spatialdataviewer/

City Map Viewer (via City of Cape Town website):

- https://citymaps.capetown.gov.za/EGISVAewer/

City Zoning Viewer (via City of Cape Town website):

- http://emap.capetown.gov.za/EGISPbdm/

City Maps Lab

- https://web1.capetown.gov.za/web1/opendataportal/AllDatasets

Coastal viewer

- https://mapservice.environment.gov.za/Coastal%20Viewer/

Open Topo Map

- https://opentopomap.org/

Peakery

- https://peakery.com/

Windy (real-time climatic information)

- https://www.windy.com/?-33.926,18.423,5

11.5 Project Information

Client Representatives:

- Western Cape Government: Transport & Public Works

Project Managers

- Nigel Burls & Associates

Architects & Urban Designers:

- Stauch Vorster Architects International

Landscape Architects:

- Planning Partners

Environmental Consultants

- KHULA Environmental Consultants

Heritage Consultants

- Cindy Postlethwayt

12. Annexures and Appendices

Consultant Data

The cultural landscape character analysis and Visual Impact Assessment report has been prepared by David Gibbs Landscape Architect | Environmental Planner + Heritage Practitioner, who as visual specialist and author of this document, and having no vested interest in the outcome of the approvals processes associated with the proposed development assessed within this document; nor standing to gain financially from the design, construction or future management thereof; maintains complete impartiality and independence.

Summary of Experience:
David Gibbs is a professional landscape architect, environmental planner, heritage practitioner and visual specialist. David serves the University of Cape Town professionally as University Landscape Architect and Heritage Practitioner also teaches occasionally within the post-graduate planning, urban design, landscape architecture, transport engineering and heritage Programmes.

He has served as President of the Institute for Landscape Architecture in South Africa, as Education Portfolio Councillor on the South African Council for the Landscape Architectural Professions, as Young Professionals' Advocate for the International Federation of Landscape Architects, as specialist consultant to Spatial Planning and Urban Design at the City of Cape Town, and as member of the Built Environment and Landscape Committee and chair of the Impact Assessment Committee of Heritage Western Cape.

He continues to serve as contributing member to the International Council on Monuments and Sites - Intentional Scientific Committee on Cultural Landscapes. Understanding and Interpreting Cultural Landscape has become the principal narrative of David's professional and academic work and while he continues to explore this theme, he advocates the curatorship of our built heritage together with the stewardship of our shared environment.

Curriculum Vitae - David Gibbs

Biography

Full Names & ZAR ID #:	**DAVID PETER GIBBS**	7712265042088
Date & Place of Birth:	**26th December 1977**	Cape Town, South Africa

Qualifications

PrLArch (Professional Landscape Architect | Environmental Planner)
SACLAP # 20128, (5th August 2004)

PHP (Professional Heritage Practitioner)
APHP, (9th March 2015)

MLArch (Master of Landscape Architecture)
UCT, Faculty of Engineering & the Built Environment, (10th December 2001)

BAS (Bachelor of Architectural Studies)
UCT, Faculty of Fine Art & Architecture, (11th December 1998)

Professional Registration and Accreditation

South African Council for the Landscape Architectural Professions
SACLAP registered Professional Landscape Architect & Environmental Planner

Association of Professional Heritage Practitioners
APHP endorsed Professional Heritage Practitioner

Green Buildings Council South Africa
Green Star Accredited Professional (AP New Buildings)

Professional Membership

International Council for Monuments and Sites (ICOMOS)
ICOMOS SA; ICOMOS ISCCL (International Scientific Committee on Cultural Landscapes)

Institute for Landscape Architecture in South Africa
ILASA-National and ILASA-Cape Regional Branch Professional Member # P463

Society of Architects, Planners, Engineers, and Surveyors
APES Professional Member (Architecture)

Vernacular Architecture Society of South Africa
VASSA Member

Young Urbanists Community
YU Professional Member (Future Cape Town)

Professional Career History

UCT, Properties & Services, Capital Planning & Projects, Cape Town, South Africa
University Landscape Architect (Feb. 2018 –) Staff number: 01404611

City of Cape Town, Energy, Spatial & Environmental Planning, Spatial Planning & Urban Design
Specialist Consultant (contract appointment May 2015 – Oct. 2015)

Gibbs Saintpôl (now Square One) Landscape Architects cc. Cape Town, South Africa
*Co-Founder/ Director (*Oct. 2010 – Aug. 2014); *Specialist Consultant* (Sept. 2014 – 2016)

OvP Associates cc. Landscape Architects, Architects, Planners, Cape Town, South Africa
Consultant Landscape Architect (Jul. 2006 - Sept. 2010)

LA Web cc. t/a Urbanscapes, Cape Town, South Africa
Professional Landscape Architect (Feb. 2004 - Jun. 2006)

Ian Ford Deon Bronkhorst Landscape Architects cc, Cape Town, South Africa
Graduate Landscape Architect (Dec. 2001 - Jan. 2004)

Ian Ford & Associates Landscape Architects cc, Cape Town, South Africa
Student Landscape Architect (Nov. 2000 - Feb. 2001)
JB Burmeister & Associates Architects cc, Cape Town, South Africa
Student Architect (Jan. 1999 - Sept. 1999)

Academic Career History

University of Cape Town: School of Architecture, Planning and Geomatics: (Staff #: 01404611)
MCRP, MCPUD, MLA programmes: *Studio Master | Lecturer | Consultant* (2005 - 2016)
MCRP, MUD, MLA programmes: *Studio Master | Lecturer | Supervisor* (2017 - ongoing)
MCRP and MLA Programme Governance Committee: *Member:* (2007 - ongoing)
MLA programme: *Acting Programme Convener (*Jun. – Dec. 2008)
University of Cape Town: The Humanities Information Technology Committee (HUMANITEC)
Principal Researcher: Ian Ford Archive; Ann Sutton Archive (2013 – 2015)
University of Pretoria: Department of Architecture: Master of Landscape Architecture:
Professional programme: Accreditation Evaluator (2008); External Examiner (2009)
Cape Peninsula University of Technology: Department of Applied Sciences: (Staff #: 30083331)
Landscape Technology: *Advisory Board* (2008 – 2017) *Lecturer* (2008 – 2010); (2016 - 2017)
Association of African Planning Schools: http://www.africanplanningschools.org.za
Co-Author: with Liana Müller Jansen: Mapping Cultural Landscapes Toolkit (2011)
Council for Higher Education (CHE) Higher Education Quality Committee (HEQC)
Programme Accreditation: Evaluator Preparation workshop: *SACLAP delegate* (2006)

Service, Leadership & Advocacy

South African Council for the Landscape Architectural Professionals (SACLAP)
SACLAP Councillor: Education Portfolio (2005 – 2009)
SACLAP Education Committee member (co-opted 2010 – 2013)
Institute for Landscape Architecture in South Africa (ILASA)
ILASA-Cape Councillor: regional projects and exhibitions (2003 – 2005)
ILASA-Cape Chair (elected 2005 - 2006; re-elected 2006 – 2007)
ILASA National Executive Committee (NEC) member (2005 – 2010)
ILASA National President (elected 2007 - 2008; re-elected 2008 – 2009)
ILASA President Emeritus: continuity and governance (2009 – 2010)
International Federation of Landscape Architects (IFLA)
IFLA World Council Delegate (2008 – 2011)
IFLA Africa Forum Committee (2008 – 2012)
IFLA Young Professionals' Advocate (2009 – 2012)
World Design Capital Cape Town (WDCCT)
Curatorial Panelist | Adjudicator (2013 – 2014)
Heritage Western Cape (HWC)
Built Environment and Landscape Committee (BELCOM) member (2017 – 2019)
Impact Assessment Committee (IACOM) Chair (2019-2022), (2023-2025)
UCT Rhodes Must Fall Scholarship Committee
Member (2020 - 2022)
Association of Professional Heritage Practitioners (APHP)
APHP Executive Committee (ExCo) 2022 –

General Declaration

I, **David Gibbs** *hereby declare*

- *that I have acted as independent specialist in this application and have performed the work relating to the application in an objective and fair manner, notwithstanding the fact that resultant views and findings may be un-favourable to the applicant.*

- *that there are no circumstances that have compromised my objectivity in performing such work; and I have no conflicting interests in the undertaking of this work, and neither will I engage in any such interests.*

- *that I have expertise in conducting the specialist report relevant to this application, including knowledge of the Act, regulations and any guidelines that have relevance to the activities proposed within this application.*

- *that I have undertaken to disclose to the applicant and the competent authority all information within my possession that reasonably may have the potential to influence any decision to be taken by the competent authority with respect to the application.*

- *that I have undertaken to disclose to the applicant and the competent authority the objectivity of any report, plan or document prepared by myself for submission to the competent authority to inform any decision to be taken by the competent authority with respect to the application.*

- *that I have complied with the Act, regulations, and all other applicable legislation; that within this form I have furnished particulars that are true and correct; and that I am aware that a false declaration is an offence in terms of regulation 48 of the NEMA EIA Regulations and is punishable in terms of section 24F of the Act.*

Signatures of the specialist:

D A V I D G I B B S

Names of Specialist:

3rd March 2025

Date:

The Independent Specialist *who compiled a specialist report and/or undertook a specialist process*

I, **David Gibbs** as the appointed independent specialist hereby declare that I

- act/have acted as the independent specialist in this application.
- regard the information contained in this report as it relates to my specialist input/study to be true and correct, and
- do not have and will not have any financial interest in the undertaking of the activity, other than remuneration for work performed in terms of the NEMA, the Environmental Impact Assessment Regulations, 2010 and any specific environmental management Act.
- have no and will not have any vested interest in the proposed activity proceeding.
- have disclosed, to the applicant, EAP and competent authority, any material information that has or may have the potential to influence the decision of the competent authority or the objectivity of any report, plan or document required in terms of the NEMA, the Environmental Impact Assessment Regulations, 2010 and any specific environmental management Act.
- am fully aware of and meet the responsibilities in terms of NEMA, the Environmental Impact Assessment Regulations, 2010 (specifically in terms of regulation 17 of GN No. R. 543) and any specific environmental management Act, and that failure to comply with these requirements may constitute and result in disqualification.
- have ensured that information containing all relevant facts in respect of the specialist input/study was distributed or made available to interested and affected parties and the public and that participation by interested and affected parties was facilitated in such a manner that all interested and affected parties were provided with a reasonable opportunity to participate and to provide comments on the specialist input/study.
- have ensured that the comments of all interested and affected parties on the specialist report/study were considered, recorded, and submitted to the competent authority in respect of the application
- have ensured that the names of all interested and affected parties that participated in terms of the specialist input/study were recorded in the register of interested and affected parties who participated in the public participation process.
- have provided the competent authority with access to all information at my disposal regarding the application, whether such information is favourable to the applicant or not; and am aware that a false declaration is an offence in terms of regulation 71 of GN No. R. 543.

Signatures of the specialist:

DAVID GIBBS

Names of Specialist:

3rd March 2025

Date:

DECLARATION OF THE SPECIALIST

Note: Duplicate this section where there is more than one specialist.

I **David Gibbs** PrLArch + PHP, as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that:

- In terms of the general requirement to be independent:
  - other than fair remuneration for work performed in terms of this application, have no business, financial, personal, or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity; or

  - am not independent, but another specialist (the "Review Specialist") that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted).

- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all the requirements.

- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and

- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

2025 | 03 | 03

Signature of the Specialist: Date:

DAVID GIBBS Landscape Architect | Heritage Practitioner + Environmental Planner

Name of company (if applicable):

Western Cape Government
Environmental Affairs and Development Planning

Details of Specialist and Declaration of Interest

	(For official use only)
File Reference Number:	/ / /
Date Received:	

Application for Environmental Authorisation
in terms of the Provisions of Regulations R385, R396 and R387 promulgated in terms of the National Environmental Management Act, (NEMA) 1998 (Act No. 107 of 1998), as amended

PROJECT TITLE

Oude Molen Precinct:
Proposed Development of Erf 26439-RE, Cape Town, Western Cape
Visual Impact Assessment | Final Report

Specialist:	***David Gibbs** PrLArch + PHP*		
Contact person:	*David Gibbs*		
Postal address:	*'Pax Cottage', #5 St Catherine Street, Timour Hall, Plumstead*		
Postal code:	*7800*		
Telephone:	*(021) 762 33 70*	Mobile:	*072 396 5892*
E-mail:	*david@davidgibbs.co.za*		
Professional affiliation(s) (if any)	***PrLArch # 20128 (SA)** Professional Landscape Architect registered with SACLAP – the South African Council for the Landscape Architectural Professions; and **PHP** (Professional Heritage Practitioner) - accredited by APHP – the Association of Professional Heritage Practitioners*		

Project Consultant:			
Contact person:			
Postal address:			
Postal code:			
Telephone:			
E-mail:			