



District Six Phased Redevelopment

Redevelopment of Erf 177646 (Phase 4) as Part of Restitution Process,
District Six, Cape Town



(Source: Square One Landscape Architects)

Visual Statement

August 2022

Visual Impact Assessment prepared by **Square One Landscape Architects**

For Rennie Scurr Adendorff Architects

CONTENTS

1. INTRODUCTION	1
1.1. Background	1
1.2. Approach to the Study	2
1.3. Terms of Reference	2
1.4. Methodology	4
1.5. Assumptions and Limitations	4
1.6. Information Sources	5
2. PROJECT DESCRIPTION	6
2.1. Site Location	6
2.2. Project Description	7
2.3. Project Motivation	8
2.4. Visual Policy Framework	9
Scenic Drive Network Management Plan (2003)	9
District Six Development Framework (2012)	11
2.5. Site Development Concept	12
2.6. Design Principles	14
3. RECEIVING ENVIRONMENT	23
3.1. Site Characteristics	23
3.2. Settlement Patterns/Landscape Character	24
Site history: Erf 177646	25
3.3. Heritage Resources	27
Statement of Significance	30
4. VISUAL ANALYSIS	31
4.1. Visually Sensitive Receptors	31
4.2. Viewshed Analysis	31
4.3. Bird's-eye Views	33
4.4. Visual Assessment Criteria	36
Visibility – Viewshed Area and Zone of Visual Influence	36
Visual Exposure	36
Visual Absorption Capacity (VAC)	36
Visual Sensitivity of the Area	36
Visual Sensitivity of the Receptors	36
Visual Intrusion	36
4.5. Viewpoints and Photomontages	37
4.6. Visual Mitigation Measures	45
4.6.1 Planning Phase Mitigation Measures	45
4.6.2 Construction Phase Impacts	45
4.6.3 Construction Phase Mitigation Measures	45
4.6.4 Operational Phase Impacts	46
4.6.5 Operational Phase Mitigation Measures	46
5. FINDINGS AND RECOMMENDATIONS	48
6. CONTRIBUTORS	49
7. DECLARATION OF THE SPECIALIST	50
8. REFERENCES	51

LIST OF TABLES

Table 1.3.1: Categorization of issues to be addressed by the visual assessment.....	3
Table 1.3.2: Categorization of approaches and methods used for visual impact.....	3

LIST OF FIGURES

Figure 1.1.1: All development phases i.e., land parcels Phase 4, 5 and 6 indicated (RSA, 2022).....	1
Figure 2.1.1: Locality Map.....	6
Figure 2.2.1: Site in relation to nearby religious and educational institutions.....	7
Figure 2.2.2: Zoning map for the area surrounding the proposed development site.....	8
Figure 2.3.1: Site location in relation to District Six.....	8
Figure 2.4.1: Extent of Nelson Mandela Boulevard and Philip Kgosana Drive as defined in the SDNMP	9
Figure 2.4.2: View along Nelson Mandela Boulevard. (SQ1, 2022).....	10
Figure 2.4.3: View along Philip Kgosana Drive). (Google Street View, 2022).....	10
Figure 2.5.1: Unit Type 1 Ground Floor Plan.....	12
Figure 2.5.2: Unit Type 2 Ground Floor Plan.....	12
Figure 2.5.3: Unit Type 2 Perspective View.....	13
Figure 2.5.4: Sections through site (Section A-A to Section D-D).....	13
Figure 2.6.1: Sections through site (Section E-E to Section H-H).....	14
Figure 2.6.2: Proposed Site Plan.....	15
Figure 2.6.3: Proposed Site Plan in Perspective view.....	16
Figure 2.6.4: Plan of proposed layout arranged around a central public open space.....	17
Figure 2.6.5: Conceptual elevations showing grouping of unit typologies and colour.....	18
Figure 2.6.6: Sections through the proposed development showing grouping of housing typologies and various colours.....	19
Figure 2.6.7: Typical block section.....	20
Figure 2.6.8: 3D Perspective views from various viewpoints within the proposed development.....	21
Figure 2.6.9: 3D Perspective views illustrating the central open space within the proposed development.....	22
Figure 3.1.1: View from site looking in a north-westerly direction towards the CBD. (Square One; 2021).....	23
Figure 3.2.1: An aerial map of the site at present. (RSA; 2022).....	26
Figure 3.2.2: The development of the site through time from 1860 to 1957. (RSA; 2022).....	26
Figure 3.2.3: The development of the site through time from 2014 to 2020 with the Q2 site west of the Phase 4 site. (RSA; 2022).....	27
Figure 3.3.1: Heritage Grading Map.....	28
Figure 3.3.2: Heritage Overlay Map, showing the Heritage Protection Overlay Zones (HPOZs) in relation to the site.	29
Figure 3.3.3: Site photograph of a portion of the Chapel Street HPOZ. (Square One; 2021).....	29
Figure 4.1.1: Visually sensitive areas surrounding the subject site.	31
Figure 4.2.1: Viewshed and view shadow areas for the proposed development.....	32

Figure 4.2.2: Combination map of the view shadow areas overlaid with the HPOZs in relation to the site.....	32
Figure 4.2.3: Combination map of the view shadow areas overlaid with the visual sensitivity map in relation to the site.	33
Figure 4.2.1: Birds-eye view of the proposed development from Woodstock looking towards Devil’s Peak (Google; 2022).....	34
Figure 4.2.2: Birds-eye view of the proposed development from Nelson Mandela Boulevard looking towards the City Bowl, Lions Head and Signal Hill. (Google; 2022).....	34
Figure 4.2.3: Birds-eye view of the proposed development from Philip Kgosana Drive looking towards Cape Town Harbour. (Google; 2022)	35
Figure 4.2.4: Birds-eye view of the proposed development from the CBD looking towards Woodstock and beyond. (Google; 2022)	35
Figure 4.4.1: Local viewpoints towards the proposed project site with distance radii.....	37
Figure 4.4.2: VP 1: Looking in a north-easterly direction from Constitution Street.	38
Figure 4.4.3: VP 1 – Photomontage: Looking in a north-easterly direction from Constitution Street. 38	
Figure 4.4.4: VP 2: Looking in a south-westerly direction from New Hanover Street.....	39
Figure 4.4.5: VP 2 – Photomontage: Looking in a south-westerly direction from New Hanover Street.	39
Figure 4.4.6: VP 3: Looking in a south-easterly direction from New Hanover Street.....	40
Figure 4.4.7: VP 3 – Photomontage: Looking in a south-easterly direction from New Hanover Street.	40
Figure 4.4.8: VP 4: Looking in a north-easterly direction from Cauvin Road.....	41
Figure 4.4.9: VP 4 – Photomontage: Looking in a north-easterly direction from Cauvin Road.....	41
Figure 4.4.10: VP 5: Looking in a southerly direction from Russell Street.....	42
Figure 4.4.11: VP 5 – Photomontage: Looking in a southerly direction from Russell Street.....	42
Figure 4.4.12: VP 6: Looking in a westerly direction towards the site from Nelson Mandela Boulevard.	43
Figure 4.4.13: VP 6 – Photomontage: Looking in a westerly direction towards the site from Nelson Mandela Boulevard.....	43
Figure 4.4.14: VP 7: Looking in a north-westerly direction towards the site from Philip Kgosana Drive.	44
Figure 4.4.15: VP 7 – Photomontage: Looking in a north-westerly direction towards the site from Philip Kgosana Drive.....	44

ABBREVIATIONS

CoCT	City of Cape Town
CBD	Central Business District
DEA&DP	Department of Environmental Affairs and Development Planning
DRD&LR	Department of Rural Development and Land Reform
FOV	Field of View
HIA	Heritage Impact Assessment
LUMS	Land use and Management
NHS	National Heritage Site
POS	Public Open Space
RSA	Rennie Scurr Adendorff Architects
SAHRA	South African Heritage Resources Agency
VAC	Visual Absorption Capacity
VIA	Visual Impact Assessment
HPOZ	Heritage Protection Overlay Zone

DEFINITIONS

Impact	A noticeable change to the status quo when perceived under normal conditions. This change is not necessarily negative or positive, but may contain aspects of both.
Impact (visual):	A description of the effect of an aspect of the development on a specified component of the visual, aesthetic or scenic environment within a defined time and space.
Issue (visual):	A context-specific question that asks “what will the impact of some activity/aspect of the development be on some element of the visual, aesthetic or scenic environment?”
Landscape integrity:	The relative intactness of the existing landscape or townscape, whether natural, rural or urban, and with an absence of intrusions or discordant structures.
Receiving environment:	The surrounding area within which the development is situated. The area depends on the scale of the development and its influence on the context.
Receptors:	Individuals, groups or communities who are subject to the visual influence of a particular project. Also referred to as observers, viewers, or viewer groups.
Sense of place:	The unique quality or character of a place, whether natural, rural or urban. Relates to uniqueness, distinctiveness or strong identity. Sometimes referred to as genius loci meaning 'spirit of the place'.
View catchment area:	A geographic area, usually defined by the topography, within which a particular project or other feature would potentially be visible. Sometimes called the visual envelope.
View corridor/ Visual Corridor:	A linear geographic area, usually along movement routes, that is visible to users of the route.
Viewpoint:	A selected point in the landscape from which views of a particular project or other feature can be obtained.
Visual	The full range of visual, aesthetic, cultural and spiritual aspects of the environment, which together contribute to the sense of place.
Visual Absorption Capacity:	The ability of an area to visually absorb development as a result of screening topography, vegetation or structures in the landscape.
Visual exposure:	The proportion of a project or feature visually exposed to receptors.
Visual intrusion	Visual intrusion refers to the compatibility of the project with the particular characteristics and qualities of the receiving environment.
Zone of visual influence:	An area subject to the direct visual influence of a particular project.

1. INTRODUCTION

1.1. Background

Square One Landscape Architects (Square One) was appointed by Rennie Scurr Adendorff Architects to prepare a visual impact assessment report on the potential visual impact associated with the proposed development that forms part of a wider redevelopment of District Six to be included as part of the Heritage Impact Assessment Report.

The Constitutional and Land Court judgements in 2018 and 2019 have prompted the government to accelerate the proposed redevelopment of several erven in District Six as part of the Restitution Housing Project. These earmarked land parcels are to be redeveloped for housing as part of the wider District Six restitution process which aims to return land to the verified claimants displaced as a result of the Group Areas Act of 1950, and subsequent force removal between 1966 and 1978. The land parcels are grouped as three development parcels i.e., Phase 4 (proposed development), Phase 5, and Phase 6 (Figure 1.1.1), with the intention of expediting the commencement of the construction process. Square One Landscape Architects (Square One) were appointed by Rennie Scurr Adendorff (RSA; 2022) to undertake a visual impact assessment for Phase 4, Phase 5, and Phase 6, to inform the Heritage Impact Assessments (HIA) on accommodating a social housing development (the proposed development). The focus of this report is on the visual impact assessment of Phase 4 only.



Figure 1.1.1: All development phases i.e., land parcels Phase 4, 5 and 6 indicated (RSA, 2022)

1.2. Approach to the Study

This Visual Statement is guided by the criteria outlined by the Department of Environmental Affairs and Development Planning (DEA&DP) Guideline for Involving Visual and Aesthetic Specialists in the Environmental Impact Assessment process (the DEA&DP Guidelines) (Oberholzer, 2005), which recommends that the following concepts underpin the visual evaluation of development proposals:

- Understand that 'visual' implies the full range of visual, aesthetic, cultural and spiritual aspects of the environment, which together contribute to the local character and sense of place;
- Understand that 'impact' means a noticeable change to the status quo when perceived under normal conditions and this change is not necessarily negative or positive, but may contain aspects of both;
- Identify all significant scenic resources, including protected areas, scenic drives, sites of special interest and tourist destinations, together with their relative importance within the region;
- Understand the dynamic landscape processes, including geological, biological, horticultural and human settlement patterns, which contribute to landscape character, visual attributes and scenic amenity value;
- Include both quantitative criteria, such as visibility, and qualitative criteria, such as aesthetic value or sense of place to achieve a balanced perception of visual impact;
- Include visual input as an integral part of the project planning and design process, to ensure that the visual findings and recommended measures for mitigation can influence the final design pro-actively; and
- Determine the value and significance of visual and aesthetic resources responsibly through a rigorous process, of which participatory public engagement forms an essential component.

1.3. Terms of Reference

A classification process was followed as per the guidelines set out in the 'Guidelines for Involving Visual and Aesthetic Specialists in EIA process' (Oberholzer, 2005) to determine the approach and method of visual assessment required.

Density of Development:

The proposed development is classified as medium density, and is defined as 'generally 1 to 3 storey structures, including cluster development, usually with more than 25% of the area retained as green open space' (Oberholzer, 2005: 7).

Category of the proposed development:

The proposed development is classified as a 'category 4 development': medium density residential development, sports facilities, small-scale commercial facilities / office parks, one-stop petrol stations, light industry, medium-scale infrastructure (Oberholzer, 2005: 7).

Type of environment according to visual sensitivity:

The subject site is located 'in an area of high scenic, cultural, historical significance' (Oberholzer, 2005: 7).

From the classifications above, the below table (Table 1.3.1) is used to determine the likely visual impact of the proposed development:

Table 1.3.1: Categorization of issues to be addressed by the visual assessment

Type of environment	Type of development from low to high intensity				
	<i>Category 1 development</i>	<i>Category 2 development</i>	<i>Category 3 development</i>	<i>Category 4 development</i>	<i>Category 5 development</i>
Protected/wild areas of international, national, or regional significance	Moderate visual impact expected	High visual Impact expected	High visual Impact expected	Very high visual impact expected	Very high visual impact expected
Areas or routes of high scenic, cultural, historical significance	Minimal visual impact expected	Moderate visual impact expected	High visual Impact expected	High visual Impact expected	Very high visual impact expected
Areas or routes of medium scenic, cultural or historical significance	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected	High visual impact expected	High visual Impact expected
Areas or routes of low scenic, cultural, historical significance /disturbed	Little or no visual impact expected	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected	High visual impact expected
Disturbed or degraded sites / run-down urban areas / wasteland	Little or no visual impact expected	Little or no visual impact expected	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected

The correlation of environment types with development types leads to varying levels of expected visual impact, and in this case, a ‘high visual impact’ is expected.

Issues associated with high visual impact are outlined as below (Oberholzer, 2005: 7):

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

Based on a high visual impact that can be expected, a level 4 visual assessment is recommended as shown with below table (Table 1.3.2):

Table 1.3.2: Categorization of approaches and methods used for visual impact

Approach and Method	Type of issue				
	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected	High visual impact expected	Very high visual impact expected
Level of visual assessment recommended	Level 1 Visual assessment	Level 2 Visual assessment	Level 3 Visual assessment	Level 4 Visual assessment	

The general terms of reference for a level 4 VIA based on the criteria described in the DEA&DP Guidelines are as follows (Oberholzer, 2005: 13):

- Describe the proposed project, in terms of its form, scale, massing, and general ‘fit’; including technical data with respect to layout, bulk, building heights, boundary treatment, access roads, etc.
- Describe the receiving environment, identifying landscape types, landscape character and sense of place based on geology, landforms, vegetation cover and land-use patterns.

- Identify significant issues and real values relating to visual, aesthetic and scenic resources - highlighted through previous and on-going planning processes, site visits and surveys.
- Identify the viewshed, view catchment area and zone of visual influence, generally based on topography, modified by existing built fabric and vegetation, foreground conditions and site distance.
- Identify important viewpoints and view corridors within the affected environment, including sensitive receptors – for detailed modelling; and to indicate distance radii from the proposed project to the various viewpoints and receptors.
- Determine the Visual Absorption Capacity (VAC) of the landscape, based on topography, vegetation cover or urban fabric in the area; the relative visibility, or visual intrusion, of the proposed project.
- Conduct 3D modelling simulations and photomontages to determine relative compatibility or conflict of the development with its surroundings; and to compare the existing situation with the probable effect of the proposed project.
- Identify potential visual and cumulative impacts using established criteria – for construction and operational phases of the proposed project.
- Provide strategic design input for visual consideration, propose measures for the mitigation of negative visual impacts and recommend management actions to maintain or enhance visual quality.

1.4. Methodology

The methodology to complete the Visual Statement includes the following:

- Existing information regarding the proposed project, site and surrounding area was collected and reviewed.
- A site visit was undertaken in June 2022 and the site was photographed to record visual data and to determine the extent of visibility of the site from specific locations in the landscape.
- The relevant spatial data was collated within a defined area surrounding the site, including informants related to landscape character and existing developments.
- Viewshed mapping was completed to verify the view catchment by generating a digital viewshed analysis to establish the scenic character, extent of visibility, visual exposure to viewpoints and inherent visual sensitivity of the site.
- Photographs were taken from critical viewpoints onto the site, to identify sensitive receptors within the viewshed and to create a series of photo-montaged images of the proposed project viewed from these critical viewpoints.
- The development proposal was tested against the visual impact criteria (visibility, visual exposure, sensitivity of the site and receptors, Visual Absorption Capacity (VAC) and visual intrusion).
- Visual issues were identified and visual impacts (opportunities and constraints) were described.
- Visual guidelines were developed and mitigation measures were recommended to reduce potential visual impacts and address potential visual issues where necessary.

1.5. Assumptions and Limitations

A number of assumptions and limitations apply to this Visual Statement:

- It is assumed that the information provided to Square One is correct, that the proposed project is reasonable and feasible and that no fatal flaws associated with the project were identified during the planning process. It is also assumed that the development seeks to unlock the most appropriate use of the site.

- The Visual Statement is aimed at the assessment of visual impacts on the heritage resources at the site as part of the HIA process. General visual impacts associated with the project, such as those on neighbouring properties that are not considered heritage resources are therefore excluded from this assessment.
- Photographs were taken from publicly accessible areas only, specifically along major routes and visual corridors that could potentially be affected by the proposed development.
- The digital generation of the viewsheds is based on topographical Lidar information, which includes the screening effect of existing vegetation and buildings. Lidar information is considered to provide an adequate (although not 100% accurate) depiction of the heights, scale and massing of structures, vegetation and landforms within the affected environment and is considered sufficient for the generation of viewshed mapping. The accuracy of the viewshed was also verified through a ground truthing exercise.
- Google Street View was used to capture imagery and produce photomontages. The height of the Google camera is estimated at 2.4m. The maximum height of the building is assumed to be two-storeys, i.e. not higher than 8m above existing ground level (EGL).
- As part of the viewshed analysis, the proposed development is recorded as being visible from a certain viewpoint even if only a portion of proposed development is visible from that viewpoint. The viewshed analysis is therefore limited in that it does not describe the degree of visual exposure of the entire development. However, the estimated degree of visual exposure of the development is qualitatively defined and described.
- The findings of this Report are based on the available information and the professional opinion of the authors of this Report. Should additional information regarding the proposed project become available, the findings of this Report may need to be amended.

1.6. Information Sources

Information used for the preparation of this report has been provided by the project professional team, as follows:

Heritage Consultants:	Rennie Scurr Adendorff Architects Katie Smuts (Archeologist and Heritage Practitioner)
Architecture Consultants:	MLB Architects Shaun Heeger (Architect)

2. PROJECT DESCRIPTION

2.1. Site Location

The earmarked site in terms of this Phase 4 redevelopment of District Six is Erf 177646, approximately 4km from CBD. It is located between south of New Hanover Street (formerly Eckard Street), north of Constitution Street, and west of Vogelgezang Street, and east of Horstley Street (Figure 2.1.1 and Figure 2.3.1). The site is currently used as a sports field, measuring roughly 28,955.84m². Historically, the site was bounded by Horstley Street to the west, Eckard Street (now Hanover Street) to the north, and Plymouth Street to the south with the eastern extent intersecting St. Leger Street (RSA; 2022).



Figure 2.1.1: Locality Map

The current surrounding land-use is mixed with fine-grained low to medium density housing, and a concentration of educational institutions in relatively close proximity to the site. This includes the Cape Peninsula University of Technology to west; Rahmaniye Primary School, and Seven Steps Academy for the Deaf to the south; Zonnebloem Nest Senior School, Zonnebloem College, Zonnebloem Boys Primary School, and Sunflower Learning Centre to further east of the site between Hanover Street and Christian Street. Religious institutions, such as the Zeenatul Islam Mosque are situated to the north-west of the site, Moravia Chapel to the west, and New Apostolic Church and Holy Cross Catholic Church is situated to the north-east of the site.

The portion of land directly north of the site and south of the Nelson Mandela Boulevard is currently vacant. To the west of the site is the land developed in Phase 3 (Block Q2) as part of the District Six redevelopment. The vacant parcel of land south-west of the site is earmarked as Phase 5 of the redevelopment and a separate VIA will be conducted to assess any potential visual impact of the associated development.

Further north and north-west of the site, land use becomes coarse-grained, dominated by several large, public buildings including the Castle of Good Hope, noted as an important heritage resource, Good Hope Centre, and Cape Town Station.

2.2. Project Description

The Department of Rural Development and Land Reform (DRD&LR) ordered the proceeding of the redevelopment of numerous land parcels in District Six. The proposed development pertains to the court ordered redevelopment of parcels of land in District Six to accommodate the resettlement of a number of families previously evicted from District Six (RSA; 2022).

The proposed redevelopment aims to accommodate the resettlement of a number of families previously evicted from District Six. Through numerous and in-depth public engagement, the verified claimants had extensive inputs to the proposed layout and form of the redevelopment. It was notable that the verified claimants had firm determination to return to an urban environment similar to what they were forcibly evicted from. This suggested the creation of an urban scape that is medium-rise and comprised of duplex row and terrace housing with a mix of residential and small-scale retails, commercial activity set among largely existing community facilities.

The progress of the redevelopment of District Six to date:

- Phase 1: 24 Claimants, completed in 2008.
- Phase 2: 115 Claimants, completed in 2013.
- Phase 3: 108 Claimants, completed in June 2021 (occupation delayed)

The study site of this report is Phase 4. It falls within the SAHRA proposed Grade 1 area for District Six and is a single property currently zoned GR4 according to the Cape Town Zoning Scheme (Figure 2.2.2). The site falls outside of any declared or proposed Heritage Protection Overlay Zone (HPOZ) (Figure 3.3.2). The proposed Phase 4 development allows for the accommodation of a total of 177 units, a total of 177 bays of on-street parking, and approximately 69 bays of off-street parking (final number still to be confirmed) (MLB, 2022).

The proposed development aligns generally with the provisions of the District Six Development Framework (le Grange; 2012) in its design intent as a medium density residential development.



Figure 2.2.1: Site in relation to nearby religious and educational institutions.



Figure 2.2.2: Zoning map for the area surrounding the proposed development site.

Source: CoCT Map Viewer, Zoning Dataset

2.3. Project Motivation

The Department Rural Development and Land Reform (DRD&LR) ordered the proceeding of the redevelopment of numerous land parcels in District Six. The proposed development pertains to the court ordered redevelopment of parcels of land in District Six to accommodate the resettlement of a number of families previously evicted from District Six. The design of the proposed development for the Phase 4 site was prioritized so that a Land Use Management application (LUMS) could be submitted and subsequently expedite the initiation of the construction process (RSA; 2022).

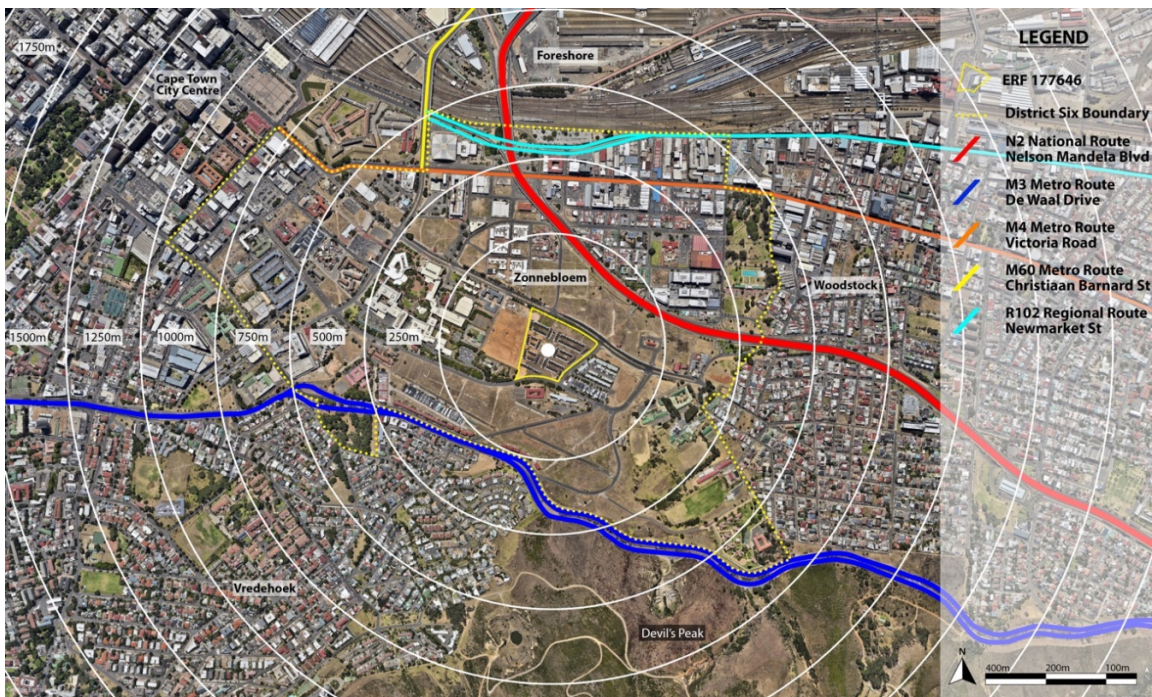


Figure 2.3.1: Site location in relation to District Six

2.4. Visual Policy Framework

A number of policy framework documents are relevant to the potential visual impacts associated with the proposed development. These include the City of Cape Town (CoCT)'s Scenic Drive Network Management Plan (SDNMP) (2003) and District Six Development Framework (2012). The relevant portions of these documents are briefly included here for reference.

Scenic Drive Network Management Plan (2003)

Nelson Mandela Drive and Philip Kgosana Drive (Figure 2.4.1) are identified as a scenic route in the SDNMP (2003). Nelson Mandela Boulevard extends from Coen Steytler Avenue through to M5 and is approximately 8 km long. Philip Kgosana Drive extends from Hospital Bend through to Mill Street and is approximately 5 km long.



Figure 2.4.1: Extent of Nelson Mandela Boulevard and Philip Kgosana Drive as defined in the SDNMP

Nelson Mandela Drive links Rhodes Drive and the N2 with the CBD, and stretches from the entrance of the V&A Waterfront along Settler's Way until the Black River Parkway interchange. This route provides representative scenic views of Table Mountain, Table Bay and the Cape Flats as it descends down hospital bend (Figure 2.4.2). It provides a gateway experience to the CBD for northward bound traffic descending from Hospital bend. Travelling westwards towards hospital bend; the route is dominated by the view of Devils' Peak. It is noted on the SDNMP (2003) that this route displays high visual quality, and that the development of District Six must take into consideration the views of the mountain (CoCT, 2003).

Philip Kgosana Drive links the N2 with the CBD via Mill Street and also the main access route the Parliament along Roeland Street. The route is also the southern boundary of District Six. The intrinsic qualities of this scenic route provide representative views of the City Bowl, Table Bay, Table Mountain Robben Island, as well as the distant mountains (Figure 2.4.3). It is noted on the SDNMP (2003) that the route displays high visual quality, and similar to Nelson Mandela Boulevard. The redevelopment of District Six should reinforce the scenic role of Philip Kgosana Drive and that new developments are carried out in a manner that does not negatively impact the views to Table Bay and the CBD (CoCT, 2003).



Figure 2.4.2: View along Nelson Mandela Boulevard. (SQ1, 2022)

The iconic view of Table Mountain and Devil's Peak is experienced when traveling on the Nelson Mandela Boulevard exiting the CBD, the city suburbs of Vredehoek and Oranjezicht in the background.



Figure 2.4.3: View along Philip Kgosana Drive). (Google Street View, 2022)

A sweeping view of Signal Hill and the City Bowl towards the harbour/ocean is experienced when traveling on Philip Kgosana Drive towards the CBD, with District Six in the background.

District Six Development Framework (2012)

This framework was commissioned by the Department of Rural Development and Land Reform (DRD&LR) and was prepared by Lucien le Grange Architects and Urban Planners in 2012. This Development Framework aims to provide the DRD&LR and verified claimants with a framework for decision making and forward planning of the overall redevelopment of District Six. It also seeks to provide the authorities with a development strategy for the wider area which will ensure that development happens in a coordinated and structured manner that will support the making of an attractive and functional place. However, it should be clearly noted that this framework is not yet approved, and therefore does not bear any legal status. It is used purely in this report to reference the structuring and design principles that are regarded as appropriate for mitigating visual impacts. The principles are outlined below:

Fundamental Structuring Principles:

- Reinstatement of the historic street grid and fine grain character of old District Six.
- Safeguard important vistas and protect views.
- Protect and improve natural, green linkages through the site, particularly mountain to sea links.
- Urban form to be of a human scale and responsive to the micro climate and local topographical conditions.

Density:

- Densities must be appropriate to the scale and location of the site in the context of the city and its development history.
- Densities will have a direct relationship with the natural topography and lay of the land. Greater densities are proposed at the lower parts of the site closer to Sir Lowry Road where the gradient is less severe and the existing urban fabric is able to support taller buildings.

Urban Blocks:

- Block sizes should be informed by the remnants of historic blocks or street grid, i.e., small blocks (60-80m in length/width).
- General uniformity of building mass across the site creating a mat of development which reflects the topography of the site.
- Building heights to relate sensitively to the existing built fabric.
- Building heights along the primary elements of public structure such as New Hanover Street to be between four and six-storeys.
- Medium-height buildings of three to four-storeys should run perpendicular to the contours framing views of the mountain and sea.
- A minimum two-storey building height.
- Height to be varied along the street in relation to the topography to create interest in the skyline.
- Higher buildings will be permitted at key gateways.

Housing Form and Identity:

- The scale and massing of buildings, and in particular of houses, being of a 'human' scale, that permits the expression of individual identity. The development and building of 'super-block' developments and large-scale developments should be avoided.
- Large-scale 'big-box' uses such as supermarkets and retail warehouses to be 'wrapped' with active uses around their perimeter to enliven their frontages and avoid dead edges.

2.5. Site Development Concept

The design of the proposed development for the Phase 4 site was prioritized so that a Land Use Management application (LUMS) could be submitted and subsequently expedite the initiation of the construction process. MLB Architects was appointed to carry out the architectural design of the proposed development (Figure 2.5.1 to Figure 2.6.9).

The architectural design was based on the guidelines set out in the District Six Court Orders Implementation Plan. The unit typology adopted for this development scheme relates to the 5.5m wide, double-storey duplex typology, approved by the verified claimants. The proposed layout centres around a large public open space with double-storey row houses laid along narrow streets to create a familiar urban fabric and environment that is not dissimilar to the historical District Six as per the wishes of the verified claimants.

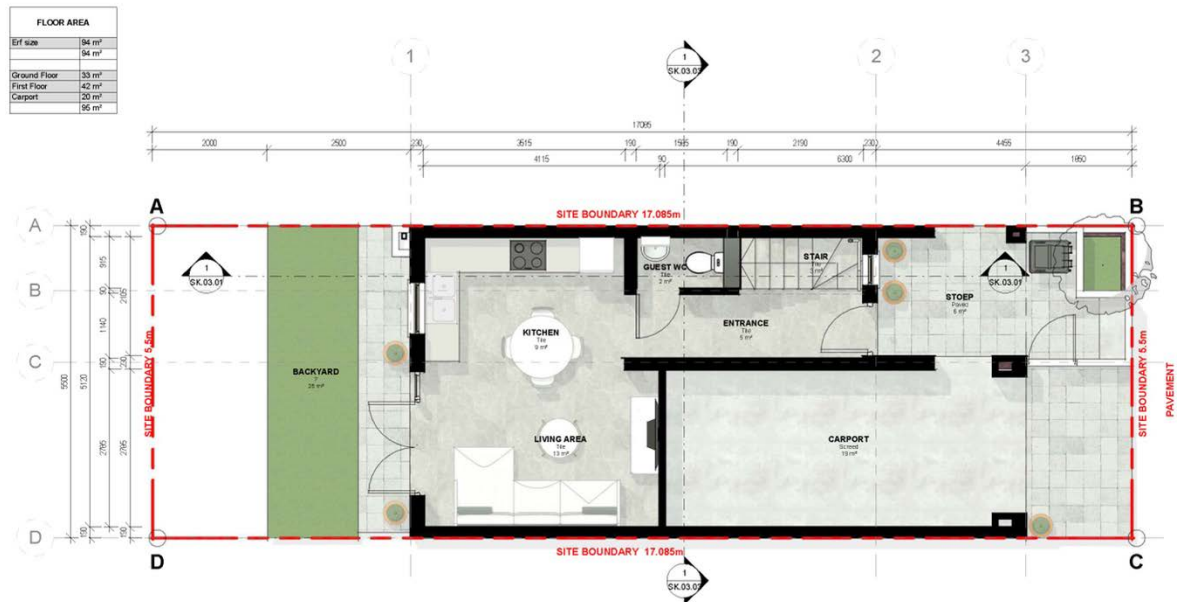


Figure 2.5.1: Unit Type 1 Ground Floor Plan

Source: MLB Architects, 2022

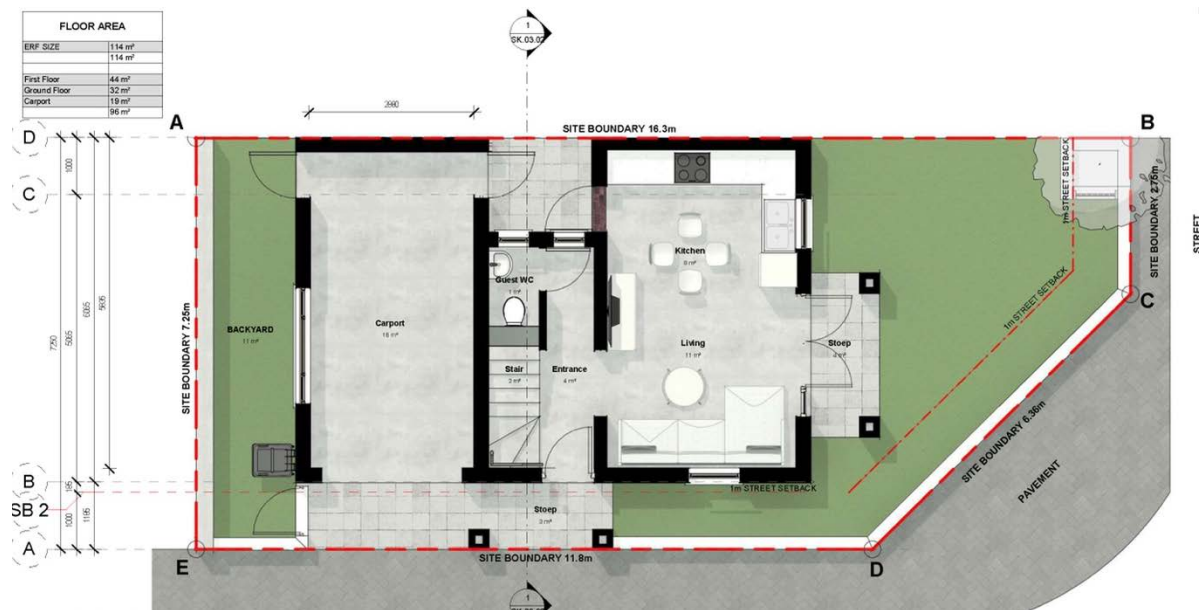


Figure 2.5.2: Unit Type 2 Ground Floor Plan

Source: MLB Architects, 2022



Figure 2.5.3: Unit Type 2 Perspective View
 Source: MLB Architects, 2022

Due to the topography of the site, a careful cut and fill design strategy was adopted. As a result, 177 units could be accommodated. The ground floor consists of a stoep with pergola cover, carport, guest WC under stairs, entrance lobby leading into an open plan kitchen, dining, and lounge area, as well as a yard. The first floor consists of 3 bedrooms, and 1 bathroom. The proposed unit typology allows for flexibility and conversion of various spaces as the needs of the family evolves. The overall unit design allows for transitions from public to semi-private to private.



Figure 2.5.4: Sections through site (Section A-A to Section D-D)
 Source: MLB Architects, 2022

2.6. Design Principles

A set of design principles were adopted by MLB Architects for the development concept (MLB; 2022). The development concept aims to highlight the key elements that underpin the design approach. These elements are as follows:

- Prioritize the claimants' requirements while echoing the historical legacy of the building typologies and land use of the original District Six areas.
- Where possible, accommodate and enhance the original and remaining historical urban fabric including some of the original street grid.
- Facilitate positive and sustainable social interaction and promote economic opportunities for the community and the surrounding areas.
- Allow for individual and flexible use, as well as future additions to buildings without detracting from the overall urban fabric.
- Consider and apply sensitivity to views, sight lines and privacy.
- Through innovative design, maximize space usage and functionality in order to optimise unit size and financial viability.
- Link and/or cluster units in ways which take maximum advantage of efficient and cost effective building construction methods and service infrastructure provision while maintaining sensitivity to the original urban fabric.
- Incorporate innovative building methods and materials that utilizes the latest technologies and cost effectiveness.
- Pay attention to the environmental impact of these building methods and materials while also referencing the original District Six building typologies and building methods.
- Include passive 'green' design principles and investigate the limited use of 'active' technologies where economically possible.



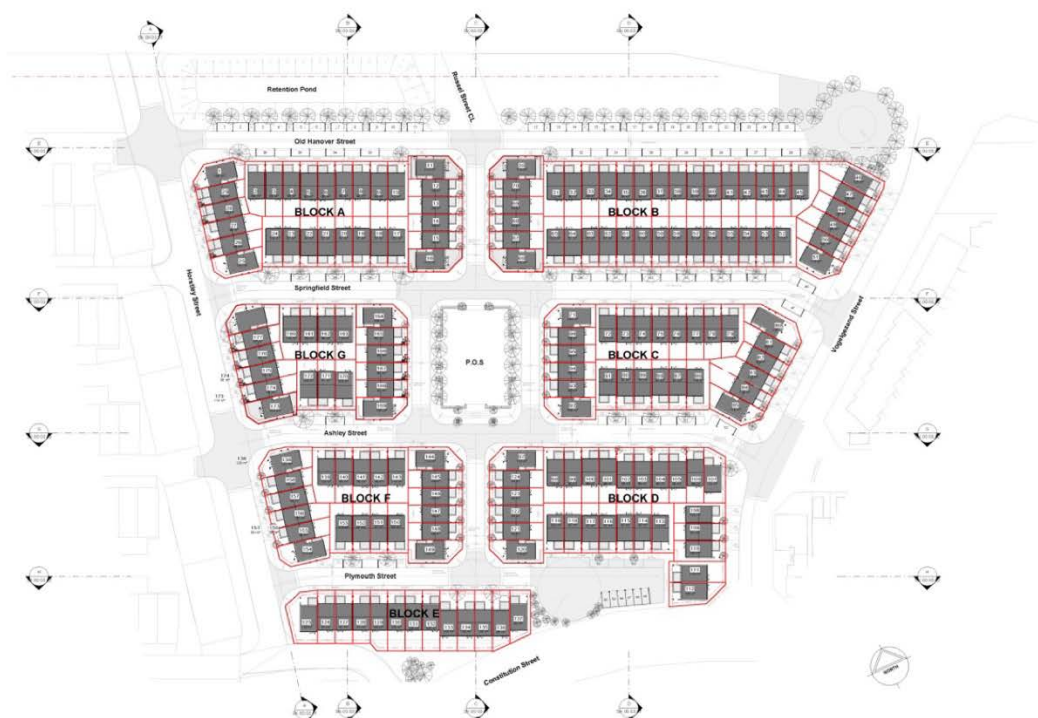
Figure 2.6.1: Sections through site (Section E-E to Section H-H)

Source: MLB Architects, 2022

The architectural response to the cultural heritage of District Six relating to historical reference and architectural character are outlined below from MLB architects' Design Report (MLB, 2022):

The architecture and aesthetics of the project refers to Cape Vernacular elements of the historical District Six and were important requirements from the verified claimants. These elements were considered and reinterpreted in a contemporary through the use of modern materials and achieve through the following design response:

- The use of gable walls.
- Pitched roofs with corrugated sheeting.
- Flat roofs in the Cape Vernacular style.
- Hierarchy of spaces, i.e. level differences between road, pavement, and front stoep; a natural progression from the front of house to the back of house.
- Using severe gradients to step the units down the slopes and thereby re-creating the urban character of historical District Six.
- The use of vibrant colours with reference to historical District Six and the Bo-Kaap.
- Plaster bands around doors and windows including copings for parapet walls where necessary.
- The use of stone cladding in public open areas and garden walls to reference historic District Six.
- The use of vertical proportions for windows
- Design of façades with reference to the Cape Vernacular style such as low garden walls with gated entrance, pergolas and front stoep, buttress walls, front and back gardens, units located close to the site boundary to create a sense of space, overlooking windows on the streets and public open spaces.



Phase 4 Site Plan 500
1 : 500

Figure 2.6.2: Proposed Site Plan

Source: MLB Architects, 2022



Figure 2.6.3: Proposed Site Plan in Perspective view

Source: MLB Architects, 2022



Figure 2.6.4: Plan of proposed layout arranged around a central public open space

Source: MLB Architects, 2022



Figure 2.6.5: Conceptual elevations showing grouping of unit typologies and colour

Source: MLB Architects, 2022



SECTION 1



SECTION 2

Figure 2.6.6: Sections through the proposed development showing grouping of housing typologies and various colours

Source: MLB Architects, 2022



Figure 2.6.7: Typical block section

Source: MLB Architects, 2022



Figure 2.6.8: 3D Perspective views from various viewpoints within the proposed development

Source: MLB Architects, 2022



Figure 2.6.9: 3D Perspective views illustrating the central open space within the proposed development

Source: MLB Architects, 2022

3. RECEIVING ENVIRONMENT

Landscape character constitutes the attributes which make an area unique. It is defined by the U.K. Institute of Environmental Management and Assessment as the “distinct and recognizable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, land form, soils, vegetation, land use and human settlement.” It contributes to the specific ‘sense of place’ or essential character and ‘spirit of the place’.

This section describes the receiving visual environment that will be affected by the proposed development. The landscape character and sense of place of the site and surroundings is described, based on an understanding of the topography, landform, vegetation cover, anthropogenic influences and historic land use patterns.

3.1. Site Characteristics

The site is located between New Hanover Street and Constitution Street, west of Vogelgezang Street, and east of Horstley Street. The site is currently used as a sports field, measuring roughly 28,955.84m² (RSA; 2022). Historically, the site was bounded by Horstley Street to the west, Eckard Street to the north, and Plymouth Street to the south with the eastern extent intersecting St. Leer Street (RSA; 2022).



Figure 3.1.1: View from site looking in a north-westerly direction towards the CBD. (Square One; 2021)

Apart from the complete demolition of the building structures that existed on the site, by the mid-1990s, the site was significantly altered to make provision for the current sports field. Extensive cut and fill took place to level the area, and a steep embankment was created on the southern extent of the site. The topography was further disturbed as a result of illegal dumping that took place recently. Despite remedial earthworks in July 2020, more illegal dumping took place during the Q2 development adjacent to the western portion of the site. At present, dumping was confined to a temporary stockpiling and dumping site within a fenced-off portion at the north-west (RSA, 2022).

3.2. Settlement Patterns/Landscape Character

A historical account of the spatial evolution of District Six is outlined below with reference to RSA's (2022) historical study.

The historical District Six developed as a lively community, with Mosques and Churches, businesses and hotels thriving in this residential neighbourhood. In 1938, the Slums Clearance Act was used as an instrument to exercise control over this densely populated area. However, it was in 1952, the proclamation of the Group Areas Act marked the beginning of the destruction of District Six. For 14 years, large-scale destruction swept through the once vibrant community, and residents were forcibly removed from their homes to newly created suburbs on the Cape Flats. Home and businesses were destroyed and demolished; vast strips of land were levelled flat by bulldozers. By 1966, District Six was proclaimed as a 'Whites' only residential area.

The landscape left behind in the aftermath was almost entirely altered. Important landmarks obliterated and street layouts obscured. Only a handful of religious buildings remained as testament to the history and community that had been decimated (RSA, 2022).

The partial redevelopment of District Six was renamed Zonnebloem with the intention to sever ties to the historic community. Modern streets were built across and through the area with no regard of prior street alignments. Keizersgracht, in particular, intersecting and truncating remnants of Hanover Street is particularly notable in this regard, with the alignments of the newly created Vogelgevang and Constitution Streets cutting further strips of land through formerly residential areas. Modern streets have further been renamed after original streets without consideration for the relative location of these alignments, such that present Constitution, Aspeling and Vogelgevang Streets do not reflect the historic location of those roads (RSA, 2022).

Modern developments, where these have been permitted to proceed have also added to the destruction and obscuring of blocks and street layouts, with the most notable of these being CPU. Beyond these obvious impacts, surviving elements have been subject to vandalism, damage and theft throughout the intervening years, with granite kerb stones particularly subject to removal from the area either to facilitate the passage of vehicles or for landscaping in surrounding developments (RSA, 2022).

Furthermore, Le Grange had in his HIA report (2003) described the sense of place as the following: Despite the fact that most of the buildings and streets of District Six have largely been destroyed, a sense of place still remains. In an ironic way, the vacant scarred landscape that remains today exaggerates this sense of place, at a macro scale. The existing site of District Six has contextual significance of the following:

- The coherence of the landscape at a macro scale, made up of the slopes of Devils Peak to the south and the harbour/sea to the north.
- The coherence of the macro landscape that reinforces the special setting of the District Six site. Located on the lower slopes of Devil's Peak, the morphology of the place is informed as much by the contours as it was by the street pattern and urban block grain in the past.
- The dramatic qualities of the larger site situated between mountain and sea, affording dramatic views of Table Mountain, Lion's Head, Signal Hill, the City Bowl, and the harbour/sea.

Site history: Erf 177646

A brief history of the development of the site is outlined below and is referenced from the HIA prepared by RSA.

By 1860 only a limited number of structures were built across Erf 177646, predominantly along Hanover Street according to Snow's plan of the City. These structures correlated approximately with the row house identified in the 1957 survey, as well as the structure on the corner of Hanover and Russell Streets. A single dwelling in a large walled garden was located at the south-west of the property, along what was later Blythe Street, but was at the time a stream (RSA, 2022).

According to Thom's survey in 1895, the site had undergone much development, from Eckard Street in the north, where two blocks aligned parallel to the roadway separated that street from Hanover Street to the south. Two double rows of tenements, with shared back alleyways occupied the remainder of the site as far as upper Ashley Street to the south, with Springfield running between them. To the west at Dover Street, there was a large enclosed yard servicing a property outside the boundaries of what is now Erf 177646, while the large residence at the south-west of the property remained, with a second structure now built within the north-easter extent of its walled garden. Trees were shown along the eastern boundary wall, and the stream is now indicated as a formalized canal that drained into a culvert west of the property (RSA, 2022)

There was little change between the 1895 survey and the 1926 aerial imagery of District Six. The southern extent of the property remained undeveloped aside from two structures that flank the southern extension of Dover Road, although this was not a formalized road at the time. The large residence remained on the site, however, it seemed to be extensively altered, with another structure built adjacent to the east (RSA, 2022).

By the time of the municipal survey of the late 1950s, most of District Six was densely developed. Development of the site has, by then, extended beyond upper Ashley to Plymouth Road and the extension to Dover Street has been formalized (RSA, 2022).

In the mid-1990s, the site was significantly altered to make provision for the current sports field. Extensive cut and fill took place to level the area, and a steep embankment was created on the southern extent of the site. The topography was further disturbed as a result of illegal dumping that took place recently. Despite remedial earthworks in July 2020, more illegal dumping took place during the Q2 development adjacent to the western portion of the site. At present, dumping was confined to a temporary stockpiling and dumping site within a fenced-off portion at the north-west (RSA, 2022).

Figure 3.2.1 to Figure 3.2.3 shows a series of aerial images and diagrams illustrating how the site has evolved over time.



Figure 3.2.1: An aerial map of the site at present. (RSA; 2022)

The following series of maps (Figure 3.2.2 and Figure 3.2.3) illustrates the development of the site, from 1860 to 2020.

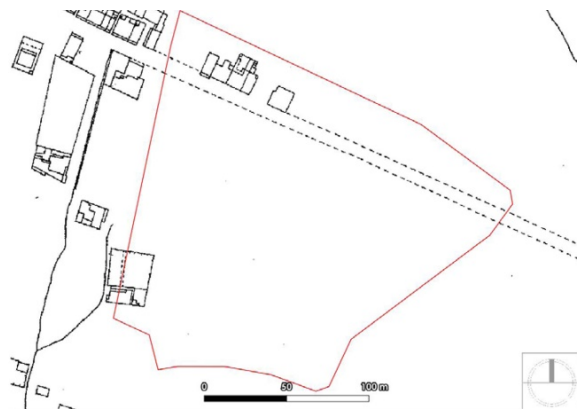


Figure 21. Development on Erf 177646 in Snow's Plan of 1860 (RSA, 2022).



Figure 23. Development on Erf 177646 in the 1926 aerial image (RSA, 2022).

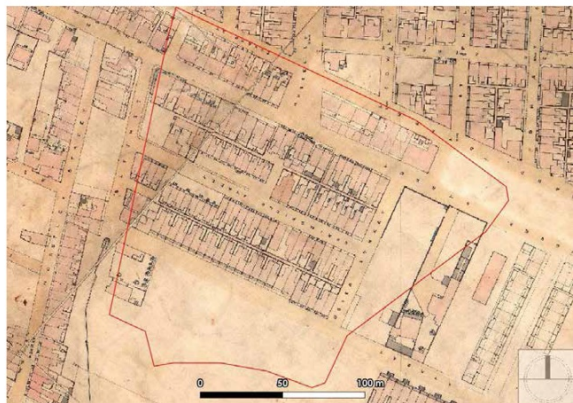


Figure 22. Development on Erf 177646 in Thom's Plan of 1895 (RSA, 2022).



Figure 24. Development of Erf 177646 in the Municipal Survey of 1957 (RSA, 2022).

Figure 3.2.2: The development of the site through time from 1860 to 1957. (RSA; 2022)



Figure 3.2.3: The development of the site through time from 2014 to 2020 with the Q2 site west of the Phase 4 site. (RSA; 2022)

3.3. Heritage Resources

A historical background study was completed by RSA for the site and forms part of the HIA Report. The information in this Section relates to information described in RSA's study and is hereby referenced.

In 2004, the South African Heritage Resources Agency (SAHRA) has identified District Six as a Grade I heritage resource in 2004, but was never formally proclaimed as a National Heritage Site (NHS). Therefore, the site of the proposed development is not graded, nor does it contain any graded resources, albeit the older buildings in the immediate vicinity were graded, including remnant religious sites and structures (RSA, 2022) (Figure 3.3.1).

Furthermore, District Six is neither a proclaimed nor proposed Heritage Protection Overlay Zone (HPOZ), whereas other declared and proposed HPOZs surround it (Figure 3.3.2). HOPZs that surround District Six are areas of well-preserved historic fabric including HPOZs of Woodstock and Walmer Estate to the north and east: Chapel Street (Figure 3.3.3), Victoria Road, Chester/Coronation Street and Queens Road HPOZs. Further afield, other high historic significant areas declared as HPOZs include Central City HPOZ to the west and Upper Table Valley HPOZ, and Vredehoek proposed HOP to the south (RSA, 2022).

Several site and features of significance have been recognized in previous work (Le Grange, 2003; Halkett, 2013, 2015). The elements include tangible heritage resources of significance, and sites of intangible significance that warrant consideration in terms of redevelopment proposals. These significant elements are outlined below (RSA, 2022):

The identification and celebration of Public Places (of sites and buildings) that could be used to serve the memory of District Six, such sites and buildings should be considered as a continuous and coherent system, and should include:

- Existing places of worship/ religious institutions (Churches, and Mosques).
- Existing schools.
- Sites of previous (but now destroyed) places and buildings of cultural significance (churches, community halls, cinemas, markets, etc.) where the memory of their prior existence can be celebrated.
- New public spaces.
- The selection and preservation of sites of archaeological significance - sites which where possible could be incorporated into the overall public space system so that they may serve as a reminder of the layered history of District Six.
- The remaining historic street grid and the reinstatement of historic street names.
- The acknowledgment of Hanover Street as a historic mixed-use 'activity corridor' and public place.
- The establishment of a Memorial Park.

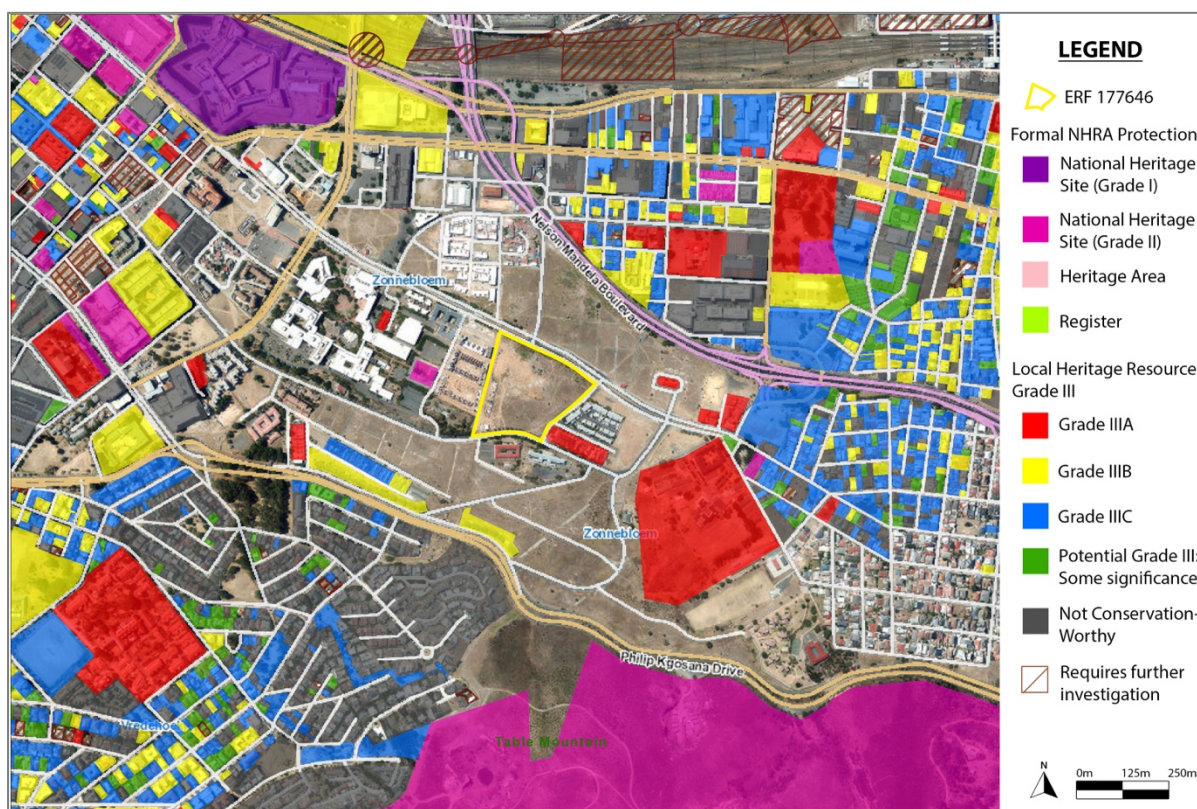


Figure 3.3.1: Heritage Grading Map

Source: CoCT Map Viewer, Heritage Grading Dataset

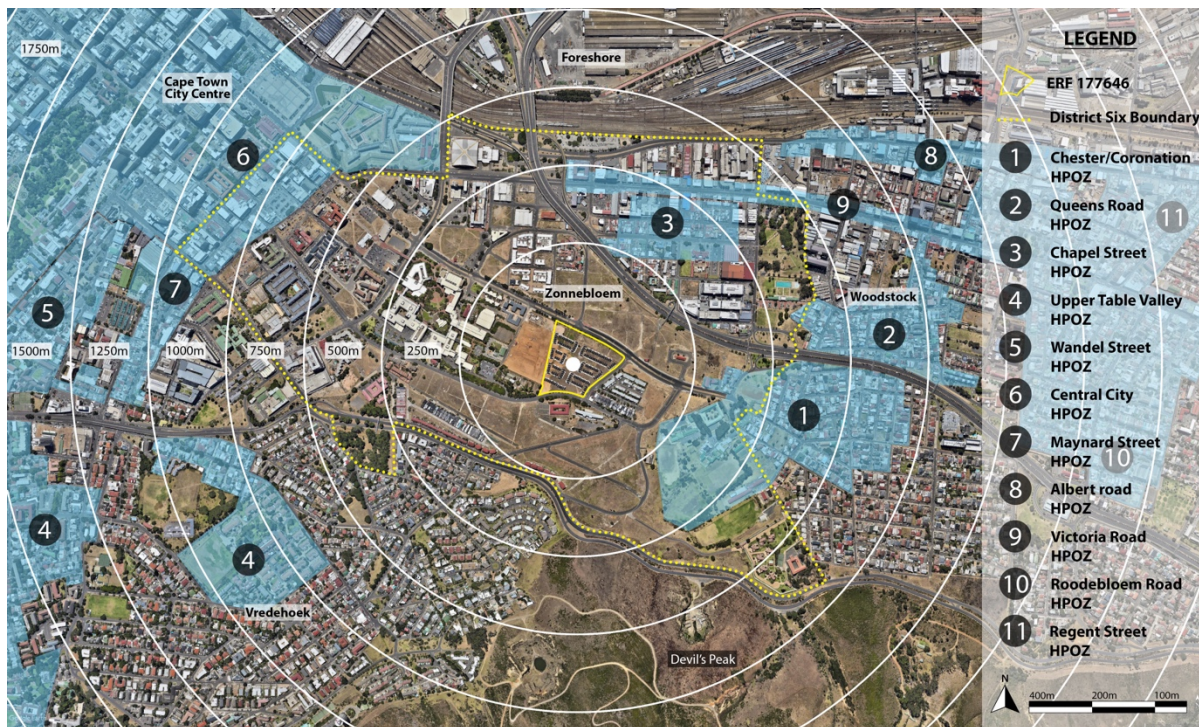


Figure 3.3.2: Heritage Overlay Map, showing the Heritage Protection Overlay Zones (HPOZs) in relation to the site.

Source: City of Cape Town; 2018



Figure 3.3.3: Site photograph of a portion of the Chapel Street HPOZ. (Square One; 2021)

It is worthy to note that the Chapel Street HPOZ (Gazette 5231, Feb 20 1998) is recognized as the “last remaining portion” of District Six. It is an area of dense working-class housing in a generally authentic state. This street is lined with small row houses with wooden fretwork verandahs and corrugated iron roofs, interspersed with institutional buildings and workshops. This fine-grained urban fabric and architectural typology provide clues toward understanding the sense of place of what existed prior to the destruction of District Six.

Statement of Significance

The Statement of Significance as outlined in RSA's HIA report states that the significance of District Six is referenced below:

- Cultural Significance: the interplay of social, historical, political, cultural, religious and spiritual values that connect the present to the past through generational memory, as well as through the tangible factors of site, setting, fabric, and use of a place, or the vestiges of such fabric and uses.
- Historical Value: this relates to both the significance within the history and development of Cape Town, and to its role as an effective memorial to the more recent past. In addition to the extant landmarks that escaped demolition and destruction (churches, mosques, roads), much of the historical significance of District Six resides in memory.
- Social, Cultural, and Symbolic Value: strong social and cultural significance for a large number of South Africans, including those forcibly removed from the site and those to whom the site acts as a symbol of forced removals across Cape Town and the country.
- Grading: District Six is appropriately identified as a Grade I area of national significance. While individual sites and features within this area carry their own specific gradings, these should be understood as intrinsically related to and enhanced by each other, the surrounding cultural landscape, and the social, associational, and symbolic significance of District Six as a whole.

4. VISUAL ANALYSIS

This section describes the visual analysis that was conducted to determine the overall visibility of the proposed development from various locations. The visibility of the site is qualitatively described and viewpoints are identified from which interventions at the site would be most noticeable.

4.1. Visually Sensitive Receptors

The below map (Figure 4.1.1) identifies the visually sensitive areas where receptors within these areas are most visually sensitive towards the proposed development. These areas include the residential areas of District Six, where the subject site is located. Other residential areas include Woodstock and Walmer Estate to the east and Vredehoek to the south. Trafalgar Park is also considered to be visually sensitive. If the proposed development has a high visual impact, the receptors within these suburbs would be most impacted by the potential visual intrusion, as these areas are predominantly residential areas containing private dwellings and public open spaces with high amenity value.

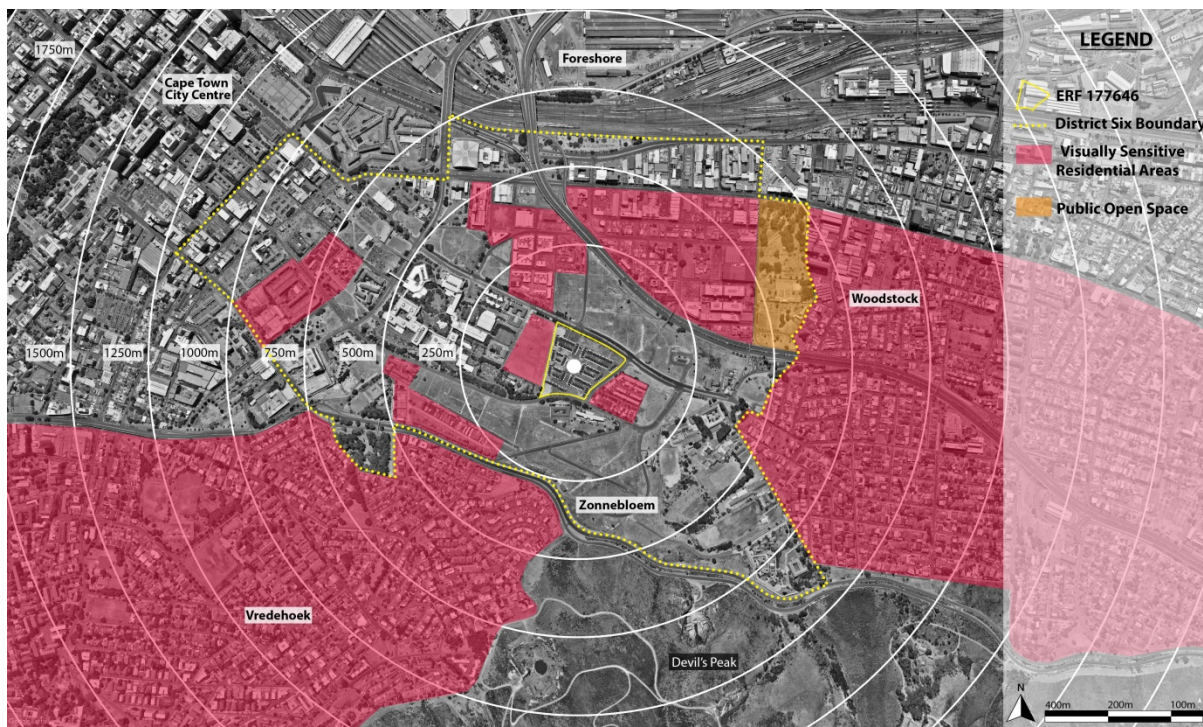


Figure 4.1.1: Visually sensitive areas surrounding the subject site.

4.2. Viewshed Analysis

Visibility is described in terms of the viewshed areas calculated based on digitized topographical (Lidar) information, which includes for the size, scale and massing of the surrounding buildings, vegetation and urban infrastructure. It should be noted that the viewshed area shows locations from which only a portion of the development area could potentially be visible, i.e., the entire development will not be visible from all the areas shown in the viewshed area, but small portions of the development may be visible.

The viewshed area (shown in green) indicates areas from which certain components of the proposed development could potentially be visible, while the view shadow area (clear areas) indicates areas from which certain components of the proposed development are unlikely to be visible. The actual visibility of the proposed development from various viewpoints is largely dependent on the presence and positions of screening elements, including vegetation, urban development and infrastructure and the location of the site in the receptor's Field of View (FOV). Visibility decreases exponentially with the apparent decrease in size of the proposed development within the receptor's FOV, and as

contextual information increases. The development would therefore be more clearly visible in close proximity and less perceivable at greater distances.

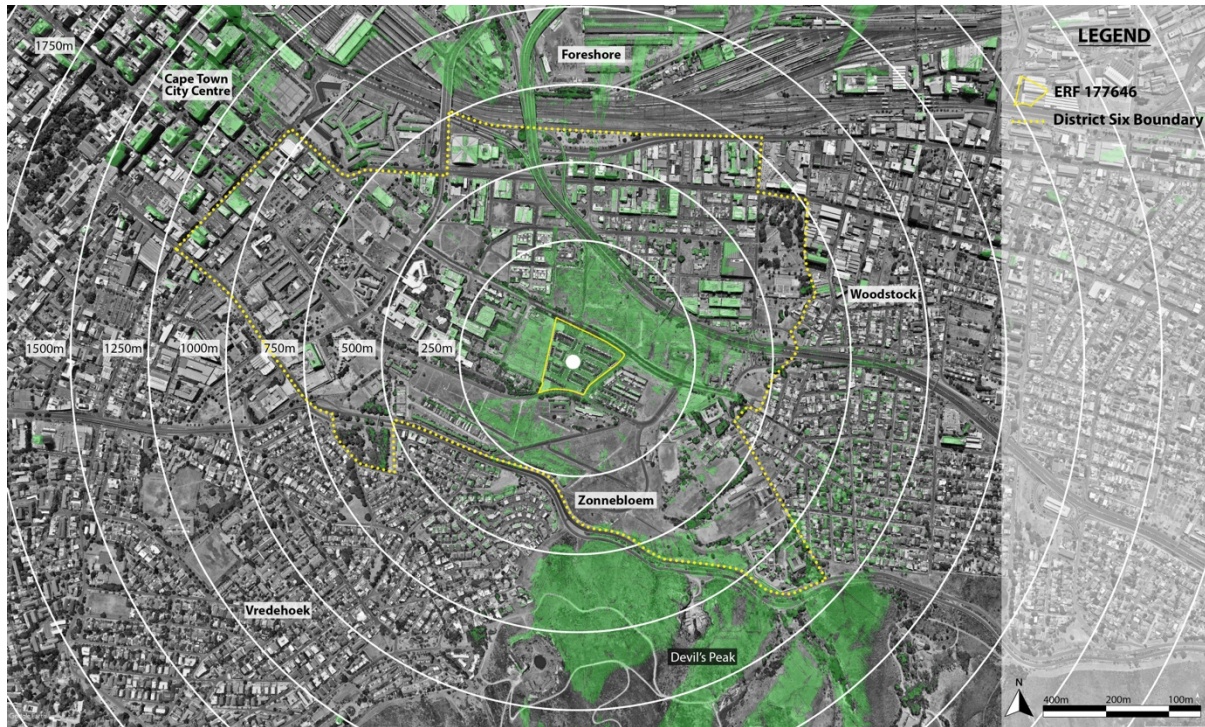


Figure 4.2.1: Viewshed and view shadow areas for the proposed development

Figure 4.2.1 illustrates that proposed development will be mostly visible within a 500m radius of the site. The proposed development will also be visible from the northern slopes of Devil’s Peak, and certain portions of Philip Kgosana Drive at approximately 500m from the site. Visibility is limited from the Cape Town CBD due to the visual screening effect of numerous high-rises and its distance from the site at approximately 1.25 km. The proposed development is likely to be noticeable from certain portions of Nelson Mandela Boulevard, as well as parts of the Foreshore.



Figure 4.2.2: Combination map of the view shadow areas overlaid with the HPOZs in relation to the site.

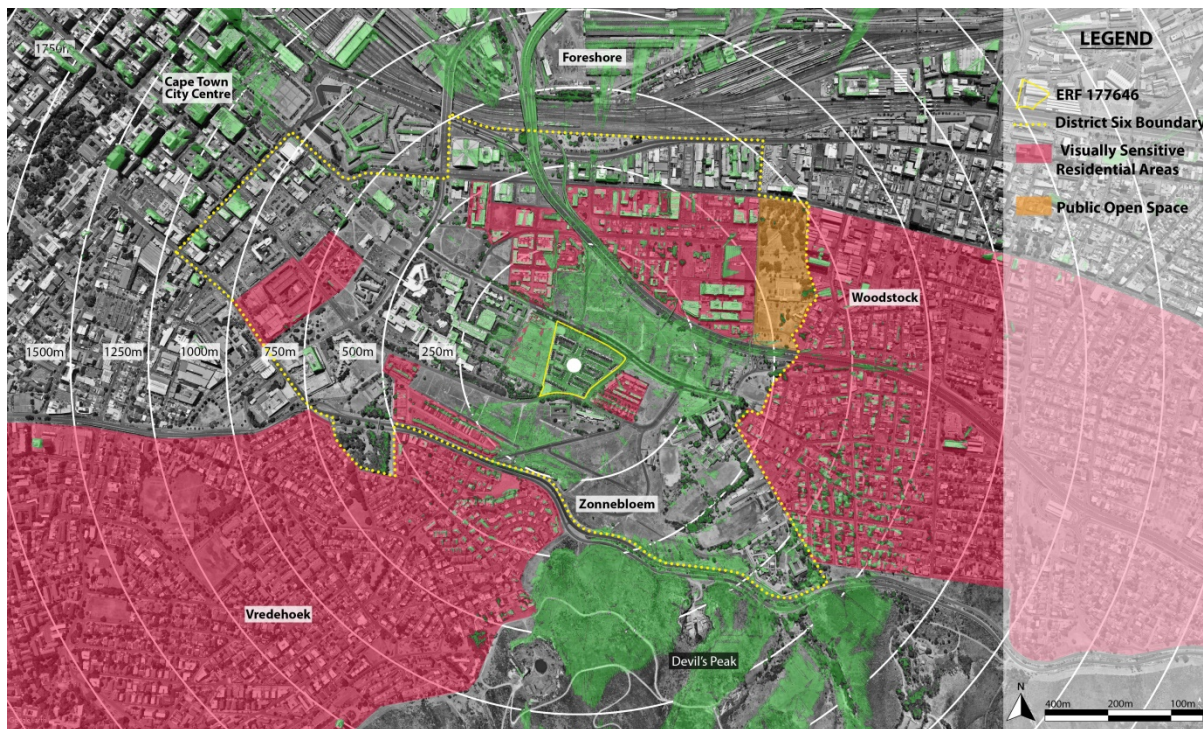


Figure 4.2.3: Combination map of the view shadow areas overlaid with the visual sensitivity map in relation to the site.

The combination maps of Figure 4.2.2 and Figure 4.2.3 illustrates a comparative analysis of the proposed development's view shadow areas overlaid on the surrounding HPOZ's, and on the visually sensitive receptor areas. The visual impact on the HOPZs and the visual sensitive receptor areas are likely to be limited within the 1000m visual radii of the site.

4.3. Bird's-eye Views

A number of birds-eye views (Figure 4.2.1 to Figure 4.2.4) were created to illustrate the proposed building within its surrounding context using Google Earth technology. The location of the building is shown with a yellow marker in each of the images. It should be noted that these views are for illustrative purposes only and do not accurately depict the experience of the receptor at ground level. However, they do provide a useful tool to examine the scale of the proposed building in the context of its surroundings from certain vantage points, at the townscape level.

The site is broadly bound between two primary movement routes that connect the CBD, i.e. The Nelson Mandela Boulevard to the north and Philip Kgosana Drive to the south. This area form part of the former District Six. The site is also adjacent to the Phase 3 redevelopment (Q2 site) and is located to the west of the site. Important heritage structures such as the Zeenatul Islam Mosque are situated to the north-west of the site, Moravia Chapel to the west, and New Apostolic Church and Holy Cross Catholic Church is situated to the north-east of the site. Fine urban fabric of the historical Chapel Street is located north-east of the site where the majority of the buildings are single-storey Victorian row houses with significant heritage value and is considered as the last remaining portion of District Six.

It is also to be noted that the Phase 3 Development was not updated on Google Earth's LiDAR information at the time of the compilation of the bird's eye views. Therefore, the Phase 3 site is shown as an empty plot, and marked with a star on the images. Phase 3 comprises of duplex units and three-storey apartment blocks which will contribute towards visual screening of the proposed Phase 4 development.



Figure 4.2.1: Birds-eye view of the proposed development from Woodstock looking towards Devil's Peak (Google; 2022)



Figure 4.2.2: Birds-eye view of the proposed development from Nelson Mandela Boulevard looking towards the City Bowl, Lions Head and Signal Hill. (Google; 2022)



Figure 4.2.3: Birds-eye view of the proposed development from Philip Kgosana Drive looking towards Cape Town Harbour. (Google; 2022)



Figure 4.2.4: Birds-eye view of the proposed development from the CBD looking towards Woodstock and beyond. (Google; 2022)

4.4. Visual Assessment Criteria

This Section describes the visual criteria that will inform the impact assessment.

Visibility – Viewshed Area and Zone of Visual Influence

The zone of visual influence is defined as the area which is subject to the direct visual influence of the proposed development. The zone of visual influence will be experienced at different scales by receptors located at various distances from the site. Visibility (viewshed area and zone of visual influence) is defined as follows:

- High visibility - Visible from a large area (E.g.: several square kilometres, >5km radius).
- Moderate visibility - Visible from an intermediate area (E.g.: several hectares, 2.5 – 5 km radius).
- Low visibility - Visible from a small area around the project site (E.g.: <1km radius).

Visual Exposure

This is based on the degree to which the site is visually apparent and the distance from the project to selected viewpoints. Exposure or visual impact tends to diminish exponentially with distance. Visual exposure is defined as follows:

- High exposure – Dominant or clearly noticeable.
- Moderate exposure – Recognizable to the viewer.
- Low exposure – Not particularly noticeable to the viewer.

Visual Absorption Capacity (VAC)

The VAC of a site indicates how much of the project would be visually “absorbed” or “disappear”, into the receiving environment. VAC is defined as follows:

- High VAC – Effective screening by topography and vegetation.
- Moderate VAC – Partial screening by topography and vegetation.
- Low VAC – Little screening by topography or vegetation.

Visual Sensitivity of the Area

The level of visual impact considered acceptable is dependent on where the site is located in the receiving environment and the sensitivity of its location to development. Visual sensitivity can be defined as follows:

- High visual sensitivity – Highly visible and potentially sensitive areas in the landscape.
- Moderate sensitivity – Moderately visible areas in the landscape.
- Low visual sensitivity – Minimally visible areas in the landscape.

Visual Sensitivity of the Receptors

The level of visual impact considered acceptable is dependent on the type of receptors.

- High sensitivity – Residential areas, nature reserves and scenic routes or trails.
- Moderate sensitivity – Sporting or recreational areas, or places of work.
- Low sensitivity – Industrial or degraded areas.

Visual Intrusion

The visual intrusion that could potentially be caused by the proposed project is related to the level of compatibility or congruence of the proposed project with the particular qualities or sense of place of the surrounding areas. Visual intrusion relates to the concept of placing appropriate development typologies within their context to maintain landscape integrity and sense of place and is defined as follows:

- High visual intrusion – Noticeable change or conflicts with the surroundings.
- Moderate visual intrusion – Partially fits into the surroundings, but clearly noticeable.
- Low visual intrusion – Minimal change or blends in well with the surroundings.

4.5. Viewpoints and Photomontages

The viewshed mapping was interrogated through a ground-truthing exercise to determine locations from which the proposed development would be visible to receptors along the both the Nelson Mandela Boulevard and Philip Kgosana Drive Scenic routes, and surrounding publicly accessible locations. Geo-located photographs were captured from various positions to create photomontages of the proposed development from various vantage points. The identified viewpoint locations are illustrated in Figure 4.4.1.

Each viewpoint is illustrated through a series of before and after imagery and described in more detail below (see Figure 4.4.2 to Figure 4.4.15). It should be noted that while the photomontages provide an indication of the existing vistas at the location where the most pronounced visual change would be experienced in the landscape, views taken along the Nelson Mandela Boulevard and Philip Kgosana Drive essentially provide static glimpses of portions of these routes. These glimpses would, in most cases, be experienced as a continuum by receptors, and the visual impacts at certain locations would be experienced momentarily along this continuum.

Seven prominent viewpoints were identified:

- VP 1 – Looking in a north-easterly direction from Constitution Street.
- VP 2 – Looking in a south-westerly direction from New Hanover Street.
- VP 3 – Looking in a south-easterly direction from New Hanover Street.
- VP 4 – Looking in a north-easterly direction from Cauvin Road.
- VP 5 – Looking in a southerly direction from Russell Street.
- VP 6 – Looking in a westerly direction towards the site from Nelson Mandela Boulevard scenic route.
- VP 7 – Looking in a north-westerly direction towards the site from Philip Kgosana Drive/Philip Kgosana Drive scenic route.



Figure 4.4.1: Local viewpoints towards the proposed project site with distance radii.



Figure 4.4.2: VP 1: Looking in a north-easterly direction from Constitution Street.



Figure 4.4.3: VP 1 – Photomontage: Looking in a north-easterly direction from Constitution Street.

Viewpoint 1 (Figure 4.4.2 and Figure 4.4.3) illustrates the visibility of the development when looking in a north-easterly direction towards the site from Constitution Street in close proximity. The Visual Exposure is considered to be moderate as the proposed development is recognizable to the viewer. The Visual Absorption Capacity (VAC) of the receiving environment is considered **moderate** with partial screening by foreground elements, i.e. vegetation (street trees). As the site is currently vacant, the proposed development will be clearly noticeable to the receptor when it is constructed, resulting in a **moderate** Visual Exposure (VE). But due to its height of two-storeys and medium density, it blends well into the surrounding environment from this vantage point. Thus the Visual Intrusion (VI) is considered to be **low**.



Figure 4.4.4: VP 2: Looking in a south-westerly direction from New Hanover Street.



Figure 4.4.5: VP 2 – Photomontage: Looking in a south-westerly direction from New Hanover Street.

Viewpoint 2 (Figure 4.4.4 and Figure 4.4.5) illustrates the visibility of the development when looking in a south-easterly direction towards the site from New Hanover Street. Table Mountain, Lion's Head and the Signal Hill forms a prominent visual anchor from this vista,. The Visual Absorption Capacity (VAC) of the receiving environment is considered **low** with limited visual screening of foreground elements or vegetation. As a result, the proposed development is clearly visible from this vantage point to the receptor. Therefore, the Visual Exposure (VE) is considered to be **moderate**, and recognizable to the viewer. But due to its height of two-storeys and medium density, it blends well into the surrounding environment from this vantage point. Thus the Visual Intrusion (VI) is considered to be **low**.



Figure 4.4.6: VP 3: Looking in a south-easterly direction from New Hanover Street.



Figure 4.4.7: VP 3 – Photomontage: Looking in a south-easterly direction from New Hanover Street.

Viewpoint 3 (Figure 4.4.6 and Figure 4.4.7) illustrates the visibility of the proposed development at a distance of a block away when looking in an south-easterly direction towards the site from the New Hanover Street. From this vantage towards the Devil's Peak mountain starts to forms a prominent visual anchor from this vista. The Visual Absorption Capacity (VAC) of the receiving environment is considered **moderate** with the proposed development being partially visible from this vantage point as it is screened from view by existing foreground elements such as vegetation (street trees). The Visual Exposure (VE) is considered to be **moderate**, and recognizable to the viewer. But due to its height of two-storeys and medium density, it blends well into the surrounding environment of buildings ranging between two to four-storeys high from this vantage point. Thus the Visual Intrusion (VI) is considered to be **low**.



Figure 4.4.8: VP 4: Looking in a north-easterly direction from Cauvin Road.

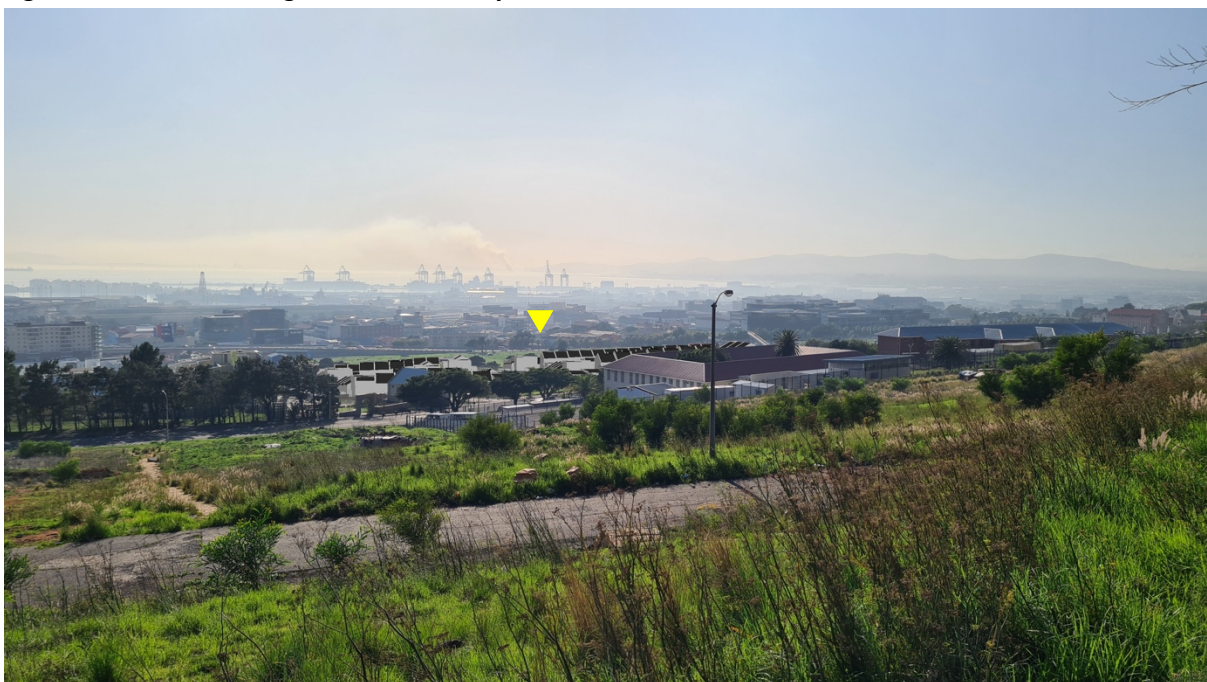


Figure 4.4.9: VP 4 – Photomontage: Looking in a north-easterly direction from Cauvin Road.

Viewpoint 4 (Figure 4.4.8 and Figure 4.4.9) illustrates the visibility of the proposed development at a distance of approximately 250m when looking in an north-easterly direction towards the site from Cauvin Road, off Philip Kgosana Drive scenic route. The Foreshore and Cape Town Harbour forms the visual anchor from this vista with the Tyberberg Mountain Range as the backdrop. The Visual Absorption Capacity (VAC) of the receiving environment is considered **high** with the proposed development not being clearly visible from this vantage point as it is screened from view by existing foreground elements such as vegetation and building structures in the foreground. As a result, the proposed development is small and not particularly noticeable within the receptors FoV, resulting in an expected **low** Visual Exposure and **low** Visual Intrusion (VI).



Figure 4.4.10: VP 5: Looking in a southerly direction from Russell Street.



Figure 4.4.11: VP 5 – Photomontage: Looking in a southerly direction from Russell Street.

Viewpoint 5 (Figure 4.4.10 and Figure 4.4.11) illustrates the visibility of the proposed development at a distance of approximately 250m when looking in a southerly direction towards the site from Russell Street. The iconic view of Table Mountain together with Devils Peak and Lions’s Head forms the prominent visual anchor from this vista. The Visual Absorption Capacity (VAC) of the receiving environment is considered **moderate** with the proposed development being partially visible from this vantage point as it is screened from view by existing foreground elements such as vegetation. The Visual Exposure (VE) is considered to be **moderate**, and recognizable to the viewer. But due to its height of two-storeys and medium density, it blends well into the surrounding environment of buildings ranging between two to four-storeys high from this vantage point. Thus the Visual Intrusion (VI) is considered to be **low**. The proposed development does not protrude onto the view towards Table Mountain and Devil’s peak from this vantage point.



Figure 4.4.12: VP 6: Looking in a westerly direction towards the site from Nelson Mandela Boulevard.



Figure 4.4.13: VP 6 – Photomontage: Looking in a westerly direction towards the site from Nelson Mandela Boulevard.

Viewpoint 6 (Figure 4.4.12 and Figure 4.4.13) illustrates the visibility of the proposed development at a distance of approximately 500m when looking in a westerly direction towards the site from the Nelson Mandela Boulevard scenic route. Lions Head and Signal Hill forms the visual anchor from this vista. The Visual Absorption Capacity (VAC) of the receiving environment is considered **high** with the proposed development not being clearly visible from this vantage point as it is screened from view by existing foreground elements such as vegetation. As a result, the proposed development is small within the receptors FoV resulting in an expected **low** visual exposure and **low** visual intrusion from this viewpoint with the proposed development not being particularly noticeable to the receptor. The proposed development does not protrude onto the view of Lion's Head and Signal Hill, and visual impact on the Nelson Mandela Boulevard scenic route is therefore considered to be **low**.



Figure 4.4.14: VP 7: Looking in a north-westerly direction towards the site from Philip Kgosana Drive.



Figure 4.4.15: VP 7 – Photomontage: Looking in a north-westerly direction towards the site from Philip Kgosana Drive.

Viewpoint 7 (Figure 4.4.14 and Figure 4.4.15) illustrates the visibility of the proposed development at a distance of approximately 750m when looking in a north-westerly direction towards the site from Philip Kgosana Drive. Sweeping views of Signal Hill across the CBD and the Cape Town Harbour forms the prominent visual anchor from this vista. The Visual Absorption Capacity (VAC) of the receiving environment is considered **high** with the proposed development not being clearly visible from this vantage point as it is screened from view by existing foreground elements such as vegetation and other building structures. As a result, the proposed development is small within the receptors FoV resulting in an expected **low** Visual Exposure (VE) and **low** Visual Intrusion (VI) from this viewpoint with the development not being particularly noticeable to the receptor. The view towards the CBD and harbour remain unaltered, and visual impact on the Philip Kgosana Drive is considered to be **low**.

4.6. Visual Mitigation Measures

Visual impacts are experienced during two phases of the proposed projects life-cycle. Construction impacts are expected to occur over a shorter time period, and operational impacts are expected to be long term. Construction impacts are sudden, and usually have a noticeably negative visual impact.

Operational visual impacts are initially noticeable, but normally recede over time as the development becomes more integrated within its context.

As a result, mitigation measures are divided into mitigation that applies during the construction phase and the operational phase of the approved development. Mitigation measures that impact on the operational phase may need to be implemented during the design phase to ensure that they are affected during the operational phase.

4.6.1 Planning Phase Mitigation Measures

- Introduce visual screening through strategic screening vegetation and low, landscaped berms.
- Given the sensitive nature of the receiving environment, screening using trees and hedges, where appropriate.
- Large retaining structures should be stepped and designed to be integrated with natural vegetation and planting.
- Building forms and volumetric/elevational components articulated to avoid a monolithic form and flat facades.
- Retain existing vegetation as far as possible and do not damage or destroy vegetation on adjacent properties. Existing trees to be protected in accordance with a tree survey and tree management plan.
- Ensure that a landscape master plan is prepared by a SACLAP registered professional landscape architect and implemented during construction. The landscape master plan must include visual screening that offsets the visual impact of the proposed built forms and establishes a green network of indigenous vegetation at the site.

4.6.2 Construction Phase Impacts

The construction site and facilities would be more visible in close proximity to the site as compared to distances further away. Visual scarring of the landscape during construction could potentially be experienced at greater distances without appropriate mitigation.

Construction impacts will be limited to the construction phase and will largely be experienced within the local area prior to the implementation of mitigation measures. With the implementation of mitigation, the extent and magnitude of the construction phase impacts can be reduced.

Construction phase impacts would be noticeable to surrounding receptors and are expected to have a 'Medium' magnitude without the implementation of mitigation. With the implementation of mitigation, this can be reduced to a Low level.

4.6.3 Construction Phase Mitigation Measures

- Store and keep excavation machinery and trucks out of sight of surrounding areas as far as possible.
- Ensure that excavation machinery and trucks entering and leaving the construction area do not leave any rubble, sand, rock, branches or other unwanted material on roads linking to the area.

- Where required, use appropriate hoarding and materials that blends into the surrounding vegetation. Ensure that construction hoarding is dark in colour and free of excessive branding.
- Ensure that the construction area is kept neat and clean. Collect and dispose of litter appropriately to prevent any potential wind-blown litter on or off the site (ecological protection zones to be protected).
- Ensure that site clearing is delayed as long as possible prior to construction in any particular area. Limit site clearing to within the minimum footprint required for construction.
- Control erosion immediately to prevent visual scarring of the landscape.
- Control dust using the appropriate dust suppression techniques.
- Rehabilitate eroded/denuded areas as soon as possible following construction in any particular area.
- Protect existing vegetation in all areas that do not fall directly into the construction footprint.
- Prohibit excessive signage outside the construction camp.

4.6.4 Operational Phase Impacts

Potential visual impacts during the operational phase relate to a number of factors that must be taken into consideration during the design phase:

- Acknowledgement of the site's contextual environment;
- Detailed design of proposed built forms;
- Detailed design of fencing, walls, signage and lighting; and
- Visual screening provided by vegetation included in the landscape master plan.

As the proposed development is located within a heritage sensitive area, it is possible that lighting at night could be visually intrusive. It is therefore important that the relevant mitigation measures are taken into consideration to ensure that this is avoided. As a lighting plan for the proposed development has not yet been developed, the findings of this report may need to be amended. On completion of a lighting and signage plan, a full Illumination Analysis can be conducted as part of the Visual Impact Assessment. Appropriate illumination of the proposed development and/or site will require careful consideration and mitigation given the sensitive nature of the surround receiving environment.

4.6.5 Operational Phase Mitigation Measures

- Use exterior colours that have low reflectivity value and blend with the surroundings and the contextual character of the site/surrounding area.
- Make use of natural, contextually appropriate materials.
- Keep reflective surfaces to a minimum or ensure that these areas are shaded by roof overhangs, where possible.
- Ensure that non-reflective; colour appropriate paving surfaces are used as far as possible.
- Lighting must be low energy and must be shielded down lighting to minimize light impacts and night and light spillage into the surrounding ecological protection areas. No flood lights, and neon lights should also be prohibited.
- Outdoor security lighting fixtures and luminaires should be carefully selected to minimize light spillage and positioned/angled to avoid undesirable 'sky-glow'. Light sources should be

automated, shielded and directed directly into the site but never directed upwards into the sky/open air.

- Large retaining structures should be stepped and designed to be integrated with natural vegetation and planting. Given the sensitive nature of the receiving environment, screening using large trees, where appropriate.
- Ensure that the proposed boundary fencing is permeable and softened with planting to provide visual screening. Use appropriate colours that are visually recessive.
- Make allowance for on-going landscape maintenance to allow site vegetation to mature sufficiently to allow the environment to achieve maximum VAC.
- Site clearing must be carefully controlled to minimize potential damage and/or erosion and all areas that are disturbed must be repaired and rehabilitated.
- All areas disturbed on and off-site during construction activities must be rehabilitated using appropriate vegetation.

5. FINDINGS AND RECOMMENDATIONS

This Visual Statement describes the potential visual impacts associated with the proposed housing development at Erf 177646, Zonnebloem, Cape Town. The earmarked site is located at the interface between the Cape Town CBD and the suburb of Woodstock. Despite its unique sense of place and heritage importance, District Six is neither a proclaimed nor proposed Heritage Protection Overlay Zone (HPOZ), whereas other declared and proposed HPOZs surround it. HPOZs that surround District Six are areas of well-preserved historic fabric including HPOZs of Woodstock and Walmer Estate to the north and east: Chapel Street (Figure 3.3.3), Victoria Road, Chester/Coronation Street and Queens Road HPOZs

The subject site is currently vacant and is zoned GR4. The proposed development is part of the broader redevelopment scheme of District Six, and the design thereof is prioritized to expedite the initiation of the construction process. The verified claimants had extensive input into the design and layout of the proposed development and expressed their wishes to return to an urban environment similar to what they were forcibly evicted from. This resulted to the creation of an urban scape that is two-storeys, medium-rise and comprised of duplex row and terrace housing around a central open space. The proposed development is in alignment with the design principles set out in the District Six Development Framework (2012) in terms of its massing, density, size of blocks, housing forms, and building heights.

The proposed development is located between two important scenic routes of Cape Town within a 250m radius, i.e., Nelson Mandela Boulevard and Philip Kgosana Drive. The important views of Table Mountain to the south; and views of the Foreshore and the harbour to the north remains unaffected from both scenic routes due to the height of the proposed development that will not protrude onto these views.

The proposed development is most visible from Viewpoint 1 (Figure 4.4.3), 2 (Figure 4.4.5), 3 (Figure 4.4.7), and 5 (Figure 4.4.11). Mitigatory measures for these viewpoints include, retain existing trees around the site and adding screening elements such as trees and shrubs to increase the VAC. Ensure that the proposed boundary fencing is permeable and softened with planting to provide visual screening. Use appropriate colours that are visually recessive for the individual units.

In summary, the anticipated visual impact of the proposed development is likely to be of **low** significance without mitigation, with the most pronounced impacts within a distance radius around the site of approximately 500m. The intensity of the magnitude of the impact on views, scenic or cultural resources is considered to be of a low magnitude. It is important to note that the proposed development is not first of its kind in of District Six; and forms part of a significant redevelopment process, whereby, the previously removed residents have the opportunity to return to their community.

6. CONTRIBUTORS

Amy Feng, MLArch (UCT) 2007, BAS (UCT) 2005, completed her Bachelor of Architectural Studies (BAS) degree at the University of Cape Town in 2005. She studied architectural theory and design, creating buildings with creative and functional interior spaces. In 2007, she obtained her Master of Landscape Architecture degree at UCT, expanding her knowledge in the field of landscape design where her studies focused on the design of outdoor spaces with an ecological approach. Having trained in both disciplines, her expertise lies in landscape architecture, spatial design and architectural and technical detailing.

Luke Coughlan, #20380 (SACLAP), MLArch (UCT) 2018, BDes, graduated from UCT's Master of Landscape Architecture Programme in 2018. His thesis project investigated the prioritisation of pedestrian public space through the reversal of modernist planning practices within Cape Town's CBD. His concept revolved around a reaction to the stark, harsh nature of modernism by using natural systems found on-site as inspiration for the design language that ultimately informed the practical aspects of the intervention. Luke has extensive experience in technical architectural and landscape modelling and 3D visualization for VIA purposes and has worked on a number of VIAs in the Western Cape context.

7. DECLARATION OF THE SPECIALIST

I, 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 of 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.



5 August 2022

Signature of the EAP:

Date:

Square One Landscape Architects

Name of company (if applicable)

8. REFERENCES

CoCT, 2003.

Scenic Drive Network Management Plan, Volume 3. Assessment and Evaluation of S1 and S2 Routes Identification of projects, programmes and management policies.

Prepared by City of Cape Town. Final Report, dated May 2003.

GoogleEarth, 2022.

GoogleEarth, Maps & Street View [Online] Available through:

<https://goo.gl/maps/GtwyCSfoj35rbmHH9> [Accessed 22 June 2022].

Le Grange, L. 2003.

District Six: Heritage Impact Assessment.

Prepared for, the Environmental Management Section, Planning and Economic Development Department, City of Cape town.

Prepared by, Lucien Le Grange Architects and urban Planners, dated May 2003.

MLB Architects, 2022.

Stage 2 Architectural Report.

Prepared by MLB Architects, dated May 2022.

NM & Associates, Lucien Le Grange Architects and Urban Planners, 2012.

District Six Development Framework.

Prepared for Rural Development and Land Reform,

Prepared by NM & Associates Lucien Le Grange Architects and Urban Planners, dated March 2012.

Oberholzer, B. 2005:

Guideline for involving Visual and Aesthetic Specialists in EIA processes:

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.

Rennie Scurr Adendorff Architects, 2022.

District Six Phased Redevelopment Heritage Impact Assessment: Draft HIA Report.

Prepared by RSA on behalf for Delta BEC on behalf of Department of Land Reform and Rural Development, dated May 2022