

CONTENT

1. Introduction
2. Methodology
3. Location Map
4. SDP of Development & Surrounding Context
5. Architecture and Building massing
6. Visual Study of Development from the N12 National Road
7. Observations

Conclusion



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1. Introduction

Due to the proposed development's proximity to the N12 and other visual receptors, a visual impact assessment was conducted to analyse the visual impact of the proposed new development as perceived from the N12 national road.

2. Methodology

To analyse the visual impact and determine the extent of visual connection from the N12 to the proposed residential development, intermittent on-route observations were performed along the N12 looking towards Erf 19374, from Malgas River to Plantation Road, which serves as the access road to Erf 19374. This approach provides a 1,2km observation path until no further feasible alignment of views towards Erf 19374 were possible. On-site observations towards the N12 were also performed to determine any direct line of visual connection with the N12 road from the proposed residential development. Conceptual massing of buildings was deemed not necessary for the purpose of this investigation as no portion of the building mass was visible on Erf 19374 from the N12.

3. Location Map

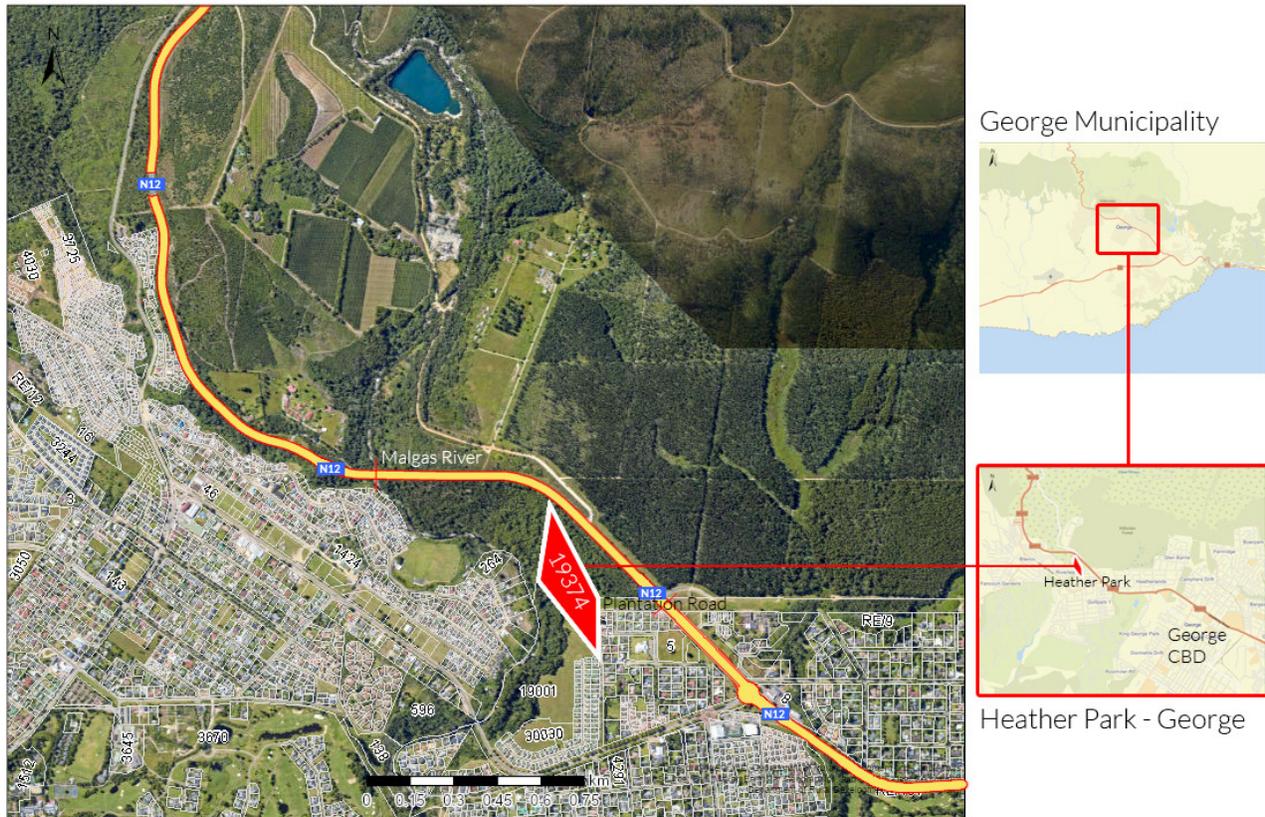


Diagram 01 – George Municipality and location of Erf 19374

The erf is located on the northern extend of the George municipality in Heather Park neighbourhood, northwest of the CBD with the N12 national road predominantly north and northeast of the erf.

4. SDP of the development & Surrounding Context



Diagram 02 – SDP of proposed residential development

The proposed residential development is nestled between existing high growth vegetation northeast, northwest and a portion of the southwest boundary, neighbouring another residential development. The east boundary shares an existing residential area with access to the erf from Plantation Road. The

The proposed residential development will consist of:

- Group Housing: Double Storey Residential Units with the total developable footprint of 8133 square metres.
- 2 x Group Housing: Single Storey Residential Units with a developable footprint of 11624 square metres and 9587 square metres.
- Flats: Double Storey Apartments with a developable footprint of approximately 6505 square metres in total.
- Private Space with a developable footprint of approximately 8500 square metres.
- Private Roads & Sidewalks with the total developable footprint of 11987 square metres.

5. Architecture and Building massing



Diagram 03 – Building massing

The residential development will consist of single and two storey buildings. Two storey buildings are allocated along the northeast and east boundary. The building mass of each dwelling will maintain the scale and proportion of a freehold single residential unit to complement existing dwellings surrounding the proposed residential development. Footprint area of respective house types will range from 75m² to approximately 180m².



Typical double storey. Unit Type A



Typical single storey. Unit Type B



Typical single storey. Unit Type C

6. Visual Study of Development from the N12 National Road



Diagram 04 – View towards Erf 19374 from Malgas River

View towards Erf 19374 completely obscured by vegetation and embankments N12 National Road being at a much lower level.



Diagram 05 – View towards Erf 19374

View towards Erf 19374 completely obscured by embankments from N12 National Road being at a much lower level and partial vegetation.



Diagram 06 – View towards Erf 19374

View towards Erf 19374 obscured by moderate embankments from N12 National Road being at a lower level and partial vegetation.



Diagram 07 – View towards Erf 19374

View towards Erf 19374 obscured by wide perimeter of vegetation.



Diagram 08 – View towards Erf 19374 with existing residential neighbourhood visible
View towards Erf 19374 obscured by wide perimeter of vegetation and existing residential neighbourhood now becoming visible.



Diagram 09 – View towards Erf 19374 with existing residential neighbourhood clearly visible
View towards Erf 19374 with existing residential neighbourhood clearly visible in the foreground along the access road towards the proposed residential development in the background.



Diagram 10 – View from Erf 19374 towards the direction of N12 national Road

View from Erf 19374 towards the direction of N12 national Road clearly showing dense vegetation obscuring the visual connection between the proposed residential development and the N12.

7. Observations

Dense, wide buffers of vegetation between the N12 and Erf 19374, as well the fact that the N12 is lowered behind an embankment towards Malgas River, provides for visual connection to be completely obscured.

Department Forestry, Fisheries & The Environment (DFFE) stated the reliable nature of vegetation that can be expected for the foreseeable future surrounding Erf 19374.

Existing residential neighbourhoods on the foreground of the residential development entrance, dominates the visual corridor from the N12 towards Erf 19374.

Height of proposed new residential buildings does not exceed the height of existing neighbouring residential buildings. Neighbouring land on the southwest boundary is currently under construction for a new residential development.

Conclusion

Erf 19374 is obscured by dense vegetation from the N12. DFFE stated this vegetation, for the foreseeable future, will remain an ongoing trade. Furthermore, a great portion of the N12 along the northeast boundary of Erf 19374 is situated at a much lower level where visual connection is obscured by an existing embankment. The visible portion of Erf 19374 along Plantation Road as observed from the N12 is dominated by existing residential dwellings in the foreground and the access to the proposed development appears only in the distant background.

The scale, proportion and height of buildings on the proposed development not being any more than two storeys high on selected perimeters of the property strengthens the notion that no visual connection from the N12 is possible towards the proposed development.

Observation and analyses suggest that a residential development on Erf 19374 poses no visual impact as observed from the N12.



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