



Cairnbrogie Tourism Development Project

Visual Impact Report

Remainder of the Farm Kranshoek 432

Final report compiled: 05/09/2019

By: The Planet Thing 2 cc, T/A The Planet Thing Architecture and Design

Tidewater House, 42 Greenpoint Ave, Plettenberg Bay, 6600

Principal: Tessa van Schaik

Reg: 2007/022797/23

Research compiled by: Luke Brown, Pr. AD 24713297

Jacques Smit, Pr. Arch 39753647

1. The Planet Thing Architects and Associates, appointed by HillLand Environmental, to assess the visual impact that the proposed Cairnbrogie Tourism Development Project may have on the surrounding landowners and users, and to make recommendations to limit the visual impact.
2. The Planet Thing Architects and Associates are acting as independent specialists and have no vested interests or any business-connections with any parties involved or affected by this proposed project.
3. The research was gathered over a period of a month, by Luke Brown and Jacques Smit, for the Planet Thing Architects. Luke Brown has 10yr experience in the field, with much of his work including compiling documentation for visual and land impact for submission to Building Control departments, aesthetics and heritage committees, countrywide.
4. Consultations with Interested and Affected Parties: A site meeting was held with all the concerned parties in order to discuss the findings of the assessment and agree on the outcome and development zone. 8 August 2019. All comments received during the

consultation process and responses have been included by Hilland Environmental in the Public Participation Report (Appendix F).

5. This document includes:

- Site Photograph 001 – indicating sites for the proposed units: orientation East South East
- Site Photograph 002 – indicating sites for the proposed units in relation to the neighbouring landowner, Mr C von Christierson, and a visual from the hiking trail, orientation South East 320 m
- Site Photograph 003 – indicting sites for proposed units in relation to the neighbouring landowner, Mr C von Christierson, and a visual from the MTO lands and the hiking trail, orientation South East 410 m
- Diagram 001
- Drawing 002 – 0 – Site Layout, Option A
- Drawing 002 – Rev A, Site Layout, Option B
- Drawing 003 – 0, Sections , Option A
- Drawing 003 – Rev A , Sections, Option B
- Drawing 004 – 0 , Section , Option A
- Drawing 004 – Rev A, Sections , Option B

1. Introduction:

The Planet Thing was appointed to undertake a specialist visual assessment of the proposed resort Coastal Camp at Cairnbrogie. The Camp consists of either 6 bushveld tents on raised timber decks and associated infrastructure or a combination of 12/6m containers. The brief was to ensure that the proposed units are not visible from the neighbouring property to the east and that they are not visually obtrusive from the proposed coastal hiking trail or SANParks.

2. Methodology and data:

Data was collected on-site (photographic record was obtained) and a new survey was undertaken to ensure that the contour data is accurate (July - August 2019).

The visual assessment has the advantage of having been carried out after fire (2017) removed all the coastal vegetation. The visual impact is therefore assessing the site as a “worst case scenario”. As the coastal vegetation returns, the proposed units will become less and less visible. As such the mitigation measures will be important in the initial development of the resort camp.

The site was surveyed in order to ascertain the topography and the ability of the landscape to “absorb” the units proposed as well as to determine site lines and height lines below which the development needs to occur to not break the skyline and be visible from the adjacent property to the east. Computer modelling, expert knowledge and photographic interpretation was used to determine the development zone and this was then ground truthed to ensure that the development zone was acceptable to all parties.

3. Impacts:

Existing impacts:

At present there are no visual impacts on the site as it is farm-land that adjoins the RCCPE.

The inclusion of the resort camp will result in a visual change to the area. The intention is to ensure that this is an acceptable visual change and not a negative visual impact.

Potential direct visual impacts of the proposal:

Location, shape, height and colour of units can have a negative visual impact on the neighbours and users of the coastal hiking trail – mitigate these through the selection of the development zone, choice of unit (container and not tent) and implement the mitigation measures to alter the shape and form and colour, making the units more absorbable into the landscape.

Extent of earthworks can have a negative visual impact – to mitigate avoid earthworks as far as possible in this area.

Cumulative impacts:

A visual change of introducing accommodation along the coastal area. This coastal area boarder onto the RCCPE and as such any introduction of visual change needs to be considered with care. The mitigation measures proposed will ensure that the cumulative impact along the coastal area is acceptable.

Level of acceptable change:

Provided that the visual mitigation measures are implemented the inclusion of tourist accommodation at this site is an acceptable level of change and has already been accepted in the RCCPE management plan as an overnight accommodation facility for the future coastal hiking trail.

4. Assessment of impacts:

Assessment of the visual sensitivity:

The assessment included defining a “development zone” within which the units could be placed to not be visible from the neighbouring property to the east and recommending appropriate mitigation measures to ensure that what is visible from elsewhere is aesthetically pleasing and will blend into the landscape.

Identification of the development zone:

Based on the survey of the site and the heights of the proposed units a development zone was identified that would allow for a variety of potential configurations of units without changing the impact. Both alternatives that have been identified as potential alternatives fulfil this requirement. As such the layouts of 3 larger accommodation containers or 6 smaller accommodation containers are BOTH acceptable and the owner can make a financial decision as to which option or combination of option he would like to implement.

5. Assumptions, limitations and uncertainties:

It is assumed that the coastal vegetation will regrow and that in time will be burnt again (either through RCCPE controlled burning or as a wild-fire) and as such the visual mitigation measures make provision for changes in the natural vegetation growth height.

The exact routes of a future coastal hiking trail is uncertain at this stage as such the visual impact from this future facility. As this future hiking trail would like to make use of the tourist accommodation for their hikers it is assumed that when the hike is laid out, an internal hiking link to the proposed units will be included, either making use of existing trails or setting out a new trail as the case may be

6. Site position on the land:

Refer to Diagram 001.

7. Position of the proposed development node and units in reference to;

A – the Harkerville hiking trail

B – the neighbouring properties

Refer to Site Photographs 001, 002, 003

8. Heights of the units, for Option A and Option B, with regards to the contours and the skyline, and the potential visual impact from the neighbouring properties and land users.

Refer to Drawings:

002-0 , 002-Rev A , 003-0 , 003-Rev A , 004-0 , 004-Rev A

9. Colours and materials:

The Planet Thing Architects suggests that the containers be painted charcoal. We can advise on colour codes, if need be.

Black creates a visible negative shape, whereas dark grey recedes into the background.

The metal will be broken up by the latte /timber slats.

Latte /timber slats should be left to weather a natural grey.

The glass from the windows may reflect sunlight. We recommend that those that are facing direct sun and in a position to reflect towards affecting parties, are screened with a simple, narrow pergola-type structure in a natural timber.

It is unlikely that reflection from solar panels will be visible from any affected parties, but if this were to be the case, we recommend that an independent solar installation, lower to the ground, alongside each unit, be installed, rather than a roof-installation.

We recommend that all timber features are left to weather grey and any other metal features be the same dark grey/charcoal as the containers.

We recommend that if any wet-works is required, it is either constructed or clad with the natural stone found on the land.

10. Structures, shapes and sizes including water tanks, antenna etc:

The visual pro to using containers, as opposed to tents, is that with Option A, the footprint of each unit is considerably smaller and the maximum height is lower. Option B will ensure that the overall development footprint is smaller than if tents were used.

The con is that the containers are distinctly geometric in shape and the antithesis of what is found in the natural environment. The geometric shape of the roof will also make them more visible.

This will be mitigated by the natural and undulating lines created by the timber slatting/latte that will serve as a cladding material to each container. We highly recommend that the slatting/cladding itself undulates against the container, rather than following a straight line.

It would be particularly effective if this cladding were to curve above the container roof line, and then dip back below the wall-plate height, creating a natural curve, that would break up the rigid roofline. A drawing of this suggestion is provided, please see Drawings: 003- 0, 003-Rev A , 004-0 , 004-Rev A

We also suggest that the geometric shape of the containers be broken up by timber/latte screens that are pulled from the vertical sides of each container and that these too undulate along the top, following the natural flow of the surrounding land.

The existing water-tank close by can be painted dark khaki or grey.

Any antenna/dishes to be placed as low as possible and screened with timber.

11. Earthworks including footprints and access roads:

Access roads are presently non-visible from surrounding areas.

We recommend that although some level of upgrading to them is inevitable, this should remain low-key.

The benefit of using containers as opposed to constructed buildings is that the earthworks will be minimal and limited site-preparation is required. Containers can be kept above ground, and no foundations are necessary.

Any earthworks that do take place should be rehabilitated where possible, and the natural stone be replaced on the ground. Any exposed red clay-dominated soil will be visible from afar, but this can be mitigated when covered with vegetation and stone or stone-crush sourced from surrounding natural material.

Walkways will be timber decking, kept low to the ground, hence not requiring visible balustrading and the natural vegetation can grow up around them. This also minimises soil erosion and water-coursing. The posts for the decking will be the only disturbance to the ground.

12. Layouts and elevations including parking, footpaths, decks etc:

The placement of each container follows the contour lines of the land.

The containers have low elevations, with no high roof-lines.

The positions of the containers on the contours and below the ridge line to the north-east ensure that the visual impact is minimal.

Please see all drawings attached.

The proposed design is low-impact in that there will be a central parking area and low-impact footpaths will lead from the parking to each unit.

A central, shared area ensures that each unit is as small as possible, with shared amenities with footpaths, once again, leading to each unit.

We recommend that the central parking area is placed in an area that is non-visible from the surrounding area. If any structures are required in the parking area, these are to follow the same architectural recommendations with regards to materials, colours and shapes.

We recommend that the parking is designed in a way that windscreens and metal vehicles are screened from the reflecting sun-rays.

13. Impact of services:

- a) water collection and storage
- b) waste collection, storage and removal

Water provision will be from bore-holes and piped to the site. This means that there will be no visible water-tanks serving this proposal. The water-tank input above (See point 9) pertains to an existing tank not far from the site.

All black and grey waste will be pumped back to a central conservancy tank. This tank will be easily accessed by the sewerage removal truck as it will be placed before the dip in the road, hence no unsightly road-works will be necessary.

14. Solar and lighting:

2 Solar panels per unit will provide the electrical supply.

We recommend that these be incorporated within the latte/timber screening.

If the angled panels on the roof will have too great a visual impact, we recommend that a screened solar installation be built closer to the ground next to the units. This could either be a small solar farm to one side, (although this may lead to some loss in efficiency), or independent, 2-panel units alongside each accommodation unit

Lighting will be limited to low-voltage lights inside the units. We recommend that warm-light, as opposed to cool, white light, is used, which is less visible from a distance.

Any lighting in the common area and walkways can be small, individual solar lamps.

15. Findings and implications:

The findings are detailed in the report and can be summarised as follows:

- The tent alternative will have a greater visual impact as the footprint is larger and the height is greater and the mitigation measures are less easy to apply.
- The container alternative will have a lower visual impact as the footprint is smaller and the height is lower and the mitigation measures are easier to apply.
- The two alternative container layouts will have a similar visual impact and the owner can decide which alternative or combination thereof he would like to implement based on the economics at the time of implementation.

Comparative description	Alternative 1 - Container units	Alternative 2 - Tented units
Development zone	Development zone moved to reduce visual impact from neighbouring properties	Initial development zone differed and was visible from the neighbour. New development zone with higher visual impact than the containers but not visible to the neighbour to the east
Footprint areas of the accommodation units	Footprint area - Small container - 6 x 2 m = 12 m ² each (12x6 = 72) Larger container - 12 x 2 m = 24 m ² each (24x3 = 72) Total - 72 m ²	Footprint area - 40 m ² each (6 tented units proposed) Total - 240 m ²
Associated infrastructure and central facility	No difference between the two alternatives	
Height of unit	Height - 2.89 m	Height - 3.5 m
Shape of unit	Both alternatives will have a geometric shape when viewed from a distance	

Implementation of visual mitigation measures	Mitigation measures easier to implement by the use of timber slating/latte, painting of charcoal colour etc.	Mitigation measures harder to apply to tented structures
Structural integrity	Structurally more sound especially when considering the impact of baboon / monkeys and harsh weather conditions (e.g. wind at coastal camp area)	Susceptible to damage that can be caused by baboons / monkeys and harsh weather conditions (e.g. wind at the coastal camp)

16. Mitigation measures

Summary of key mitigation to include in the EMPr

- Colour of the containers or any other visible elements to be charcoal
- Metal to be broken up by latte or timber slats flowing curving lines
- Latter or slats to be left to weather to a natural grey
- Install narrow pergola-type screens in natural timber to screen the reflection from glass
- Assess the reflectivity of solar panels and if necessary, place next to the container and not on top
- Clad any wet work in natural stone
- Any dish or antenna to be screened with timber
- Earthworks to be limited to avoid creating any visual scarring.
- Walkways or decking to be low to the ground.
- Placement of containers to follow the contours
- Screen the parking area as necessary
- Low level warm solar lighting

Monitoring requirements:

Compliance monitoring of the mitigation measures should be implemented.

15. Conclusion:

As illustrated in the diagrams, site photographs and the drawings, the proposed Cairnbrogie Tourism Development Program units will have very little visual impact on the surrounding neighbours and Harkerville hikers.

Option A (6 smaller units) – The smaller units will be able to follow the contours lines more efficiently. The visual impact of the smaller units will also be less as they disappear into the landscape more easily, particularly from the south-west aspect, including the Harkerville hiking trail.

Option B (3 larger units) – The larger units will create a smaller over-all footprint and disturbance to the ground.

We believe that both Option A and Option B have limited visual impact and are equally acceptable options for the developer to consider.

Please see Drawings: 002-0 , 002-Rev A , 003-0 , 003-Rev A , 004-0 , 004-Rev A

The neighbours, and specifically, Mr Christerson, will have little, to no, direct line of site of the proposed development.

The landowners and the hikers to the South-West of the proposed development node will be significantly far away for any of the development to have a negative visual impact.

The visual impact for the immediate visitors will be minimal as the units will be sensitively situated on the sites and will be appropriately camouflaged and designed to be compatible with the landscape. The geometric shapes of the proposed containers can be softened, and particularly so if our recommendations are adopted.

The visual impact of the necessary services to the site will be small as the services are low key and require little disturbance to the landscape.

The conditions that should be included in the environmental authorisation should include that the recommendations made in this report should be adhered to.

Diagram: 001

Source: Google Maps



Site Photo: 001

Distance to site: ±80mm
Orientation: East South East



Site Photo: 002

Distance to site: ±320mm

Orientation: South East

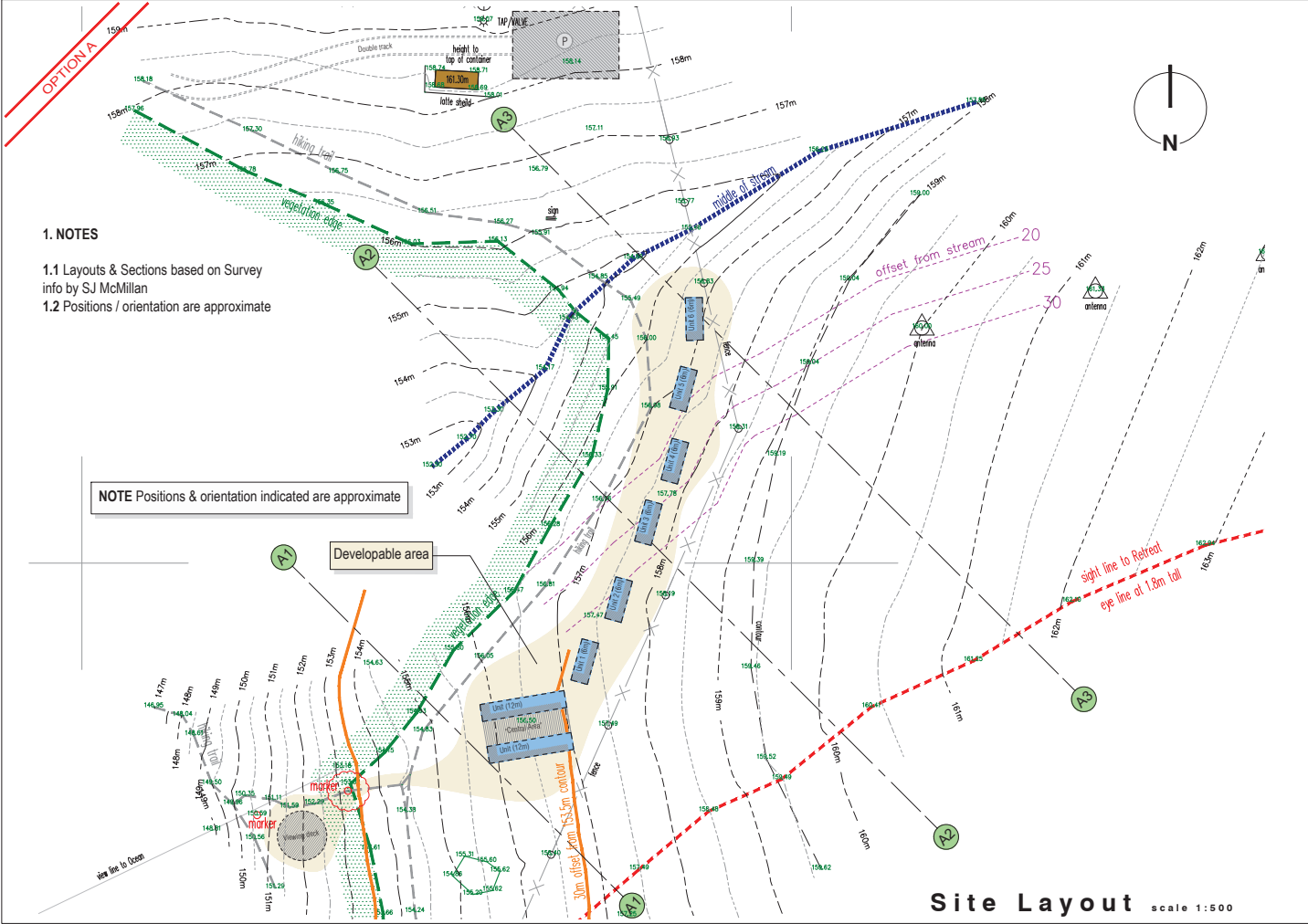


Site Photo: 003

Distance to site: ±410mm

Orientation: South East





- 1. NOTES**
- 1.1 Layouts & Sections based on Survey info by SJ McMillan
 - 1.2 Positions / orientation are approximate

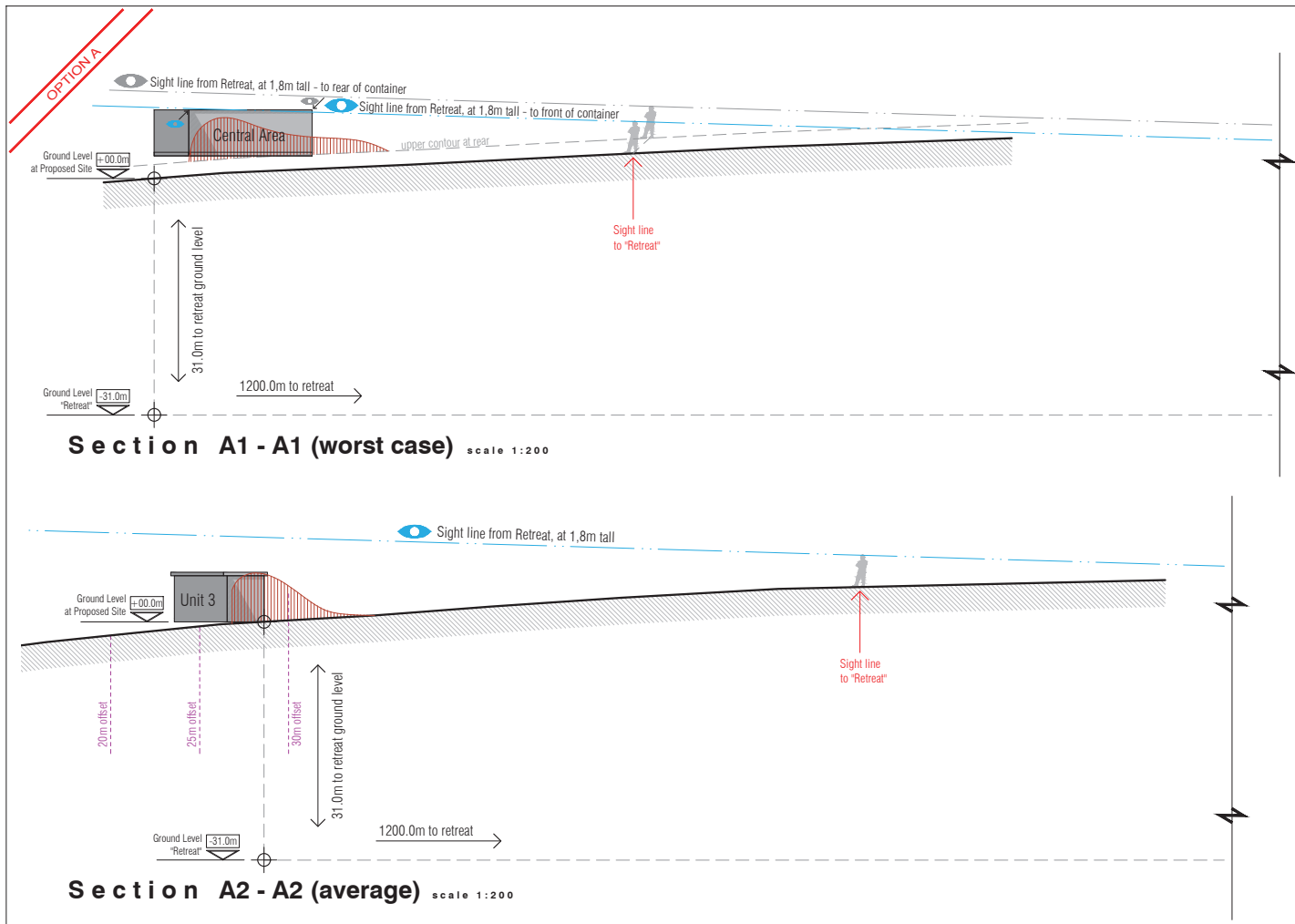
NOTE Positions & orientation indicated are approximate



The Planet Thing
 Tessa van Schaik & Associates
 Cell no : 082 248 97 30
 Email : theplanetthing@telkom.net

Cairnbrogie Tourism Development Project
 REM of Farm 432 Kransthoek
 Visual Impact Report

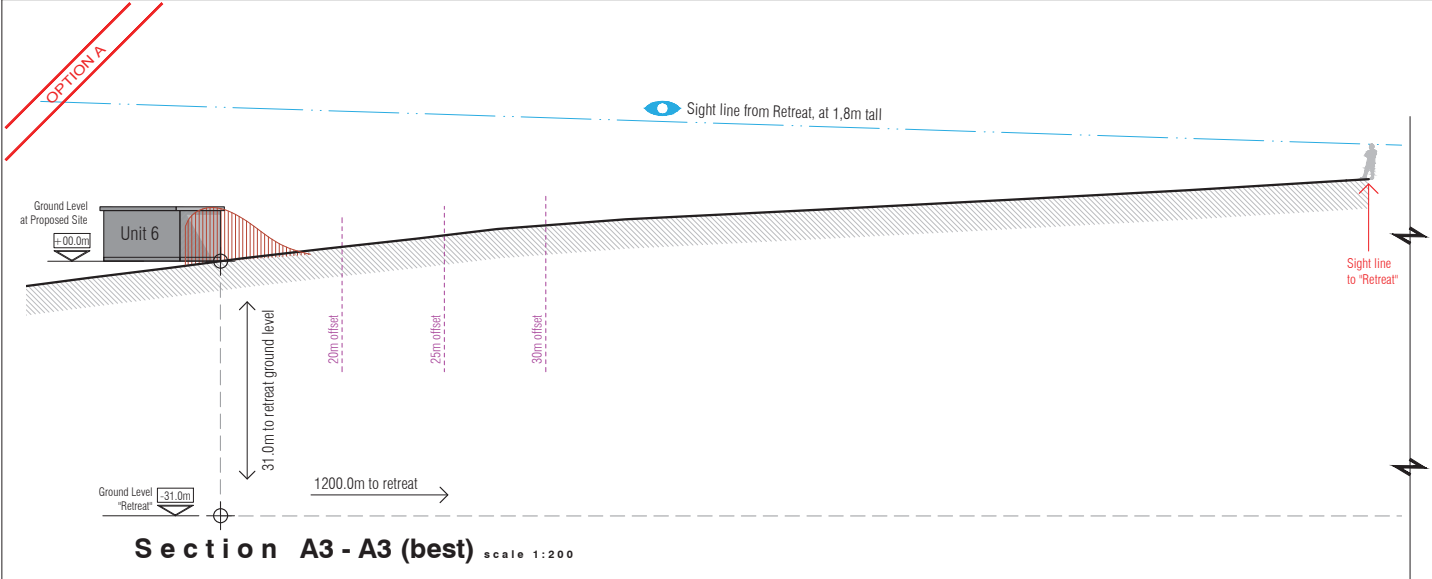
Dwg. no.	Rev.	Drawing description
002	0	Site Layout
Drawn by	LEB	
Scale	A4 Sheet	
Project no.	TP1702	
Date	08/10/2019	



The Planet Thing
 Tessa van Schaik & Associates
 Cell no : 082 248 97 30
 Email : theplanetthing@telkomna.net

Cairnbrogie Tourism Development Project
 REM of Farm 432 Kranshoek
 Visual Impact Report

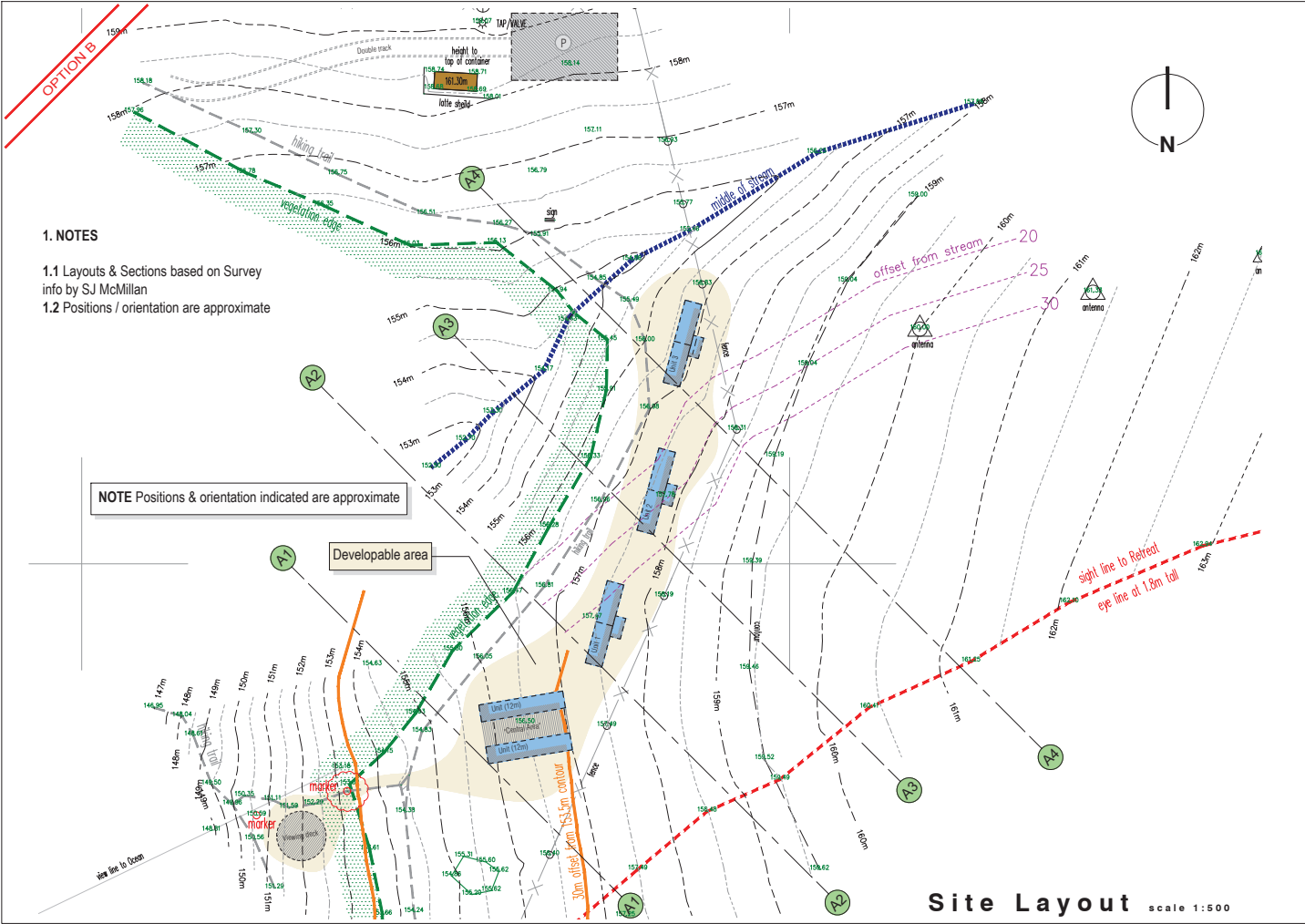
Drawing description	
Dwg no.	003
Rev.	0
Drawn by	LEB
Scale	A4 Sheet
Project no.	TPT02
Date	08/10/2019



The Planet Thing
 Tessa van Schaik & Associates
 Cell no : 082 248 97 30
 Email : theplanetthing@telkomna.net

Cairnbrogie Tourism Development Project
 REM of Farm 432 Kranshoek
 Visual Impact Report

Dwg. no.	Rev.	Drawing description
004	0	Sections A3A3
Drawn by	LEB	
Scale	A3 shown	
Project no.	TPR02	
Date	08/10/2019	



- 1. NOTES**
- 1.1 Layouts & Sections based on Survey info by SJ McMillan
 - 1.2 Positions / orientation are approximate

NOTE Positions & orientation indicated are approximate

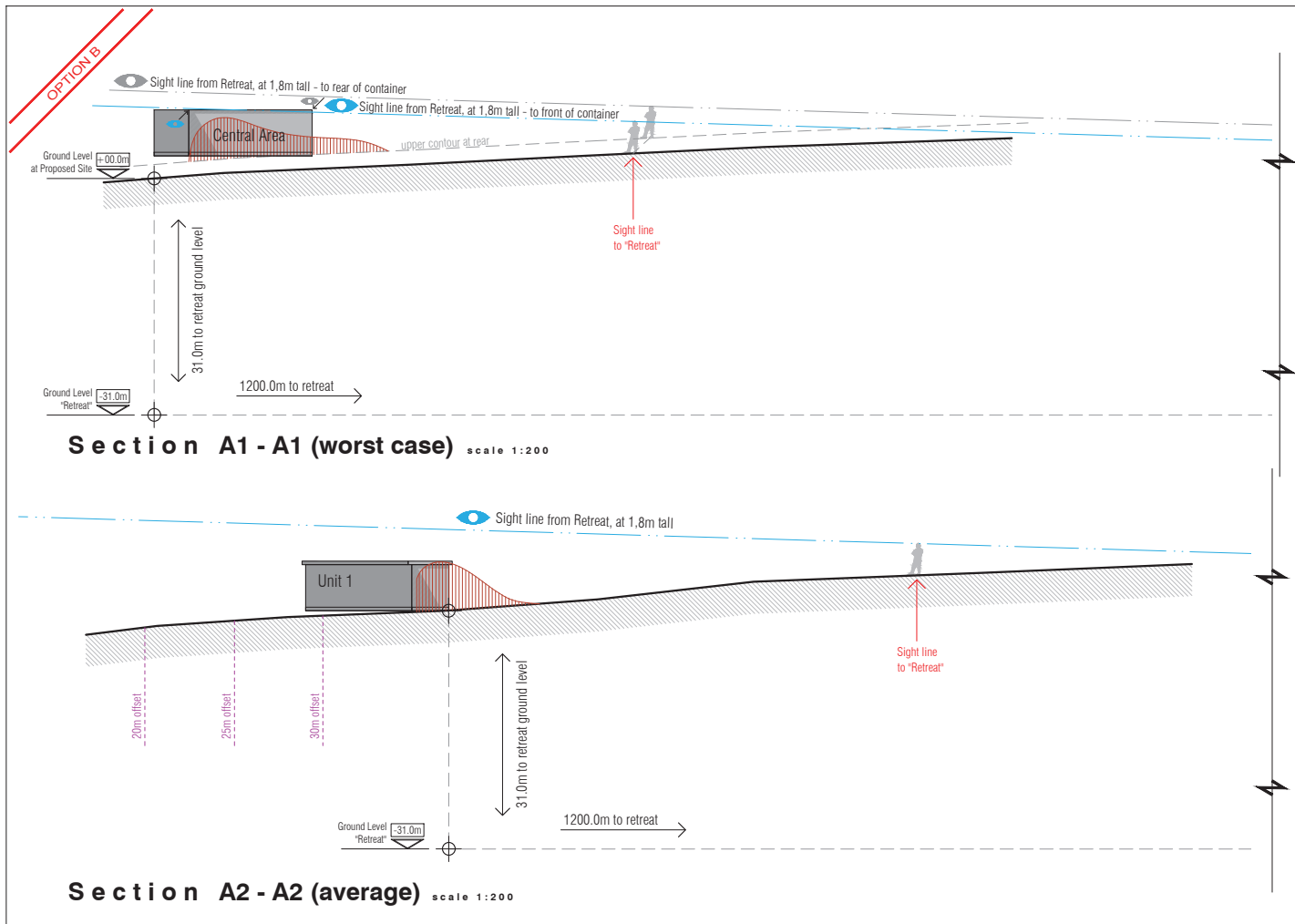
Site Layout scale 1:500



The Planet Thing
 Tessa van Schaik & Associates
 Cell no : 082 248 97 30
 Email : theplanetthing@telkom.net

Cairnbrogie Tourism Development Project
 REM of Farm 432 Kransthoek
 Visual Impact Report

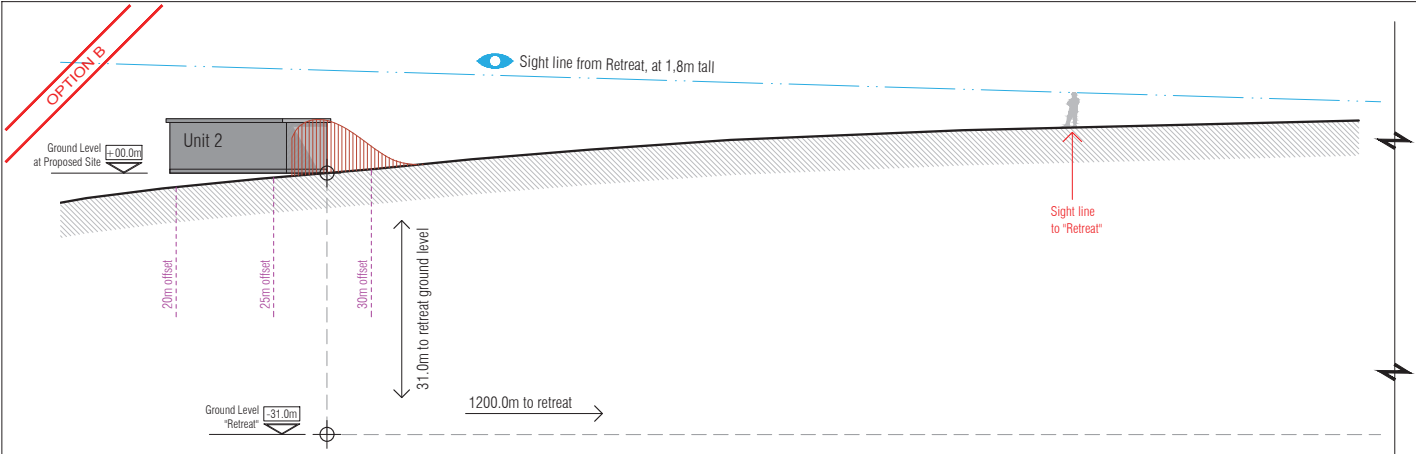
Dwg. no.	Rev.	Drawing description
002	A	Site Layout
Drawn by	LEB	
Scale	A4 Sheet	
Project no.	TP1702	
Date	03/02/19	



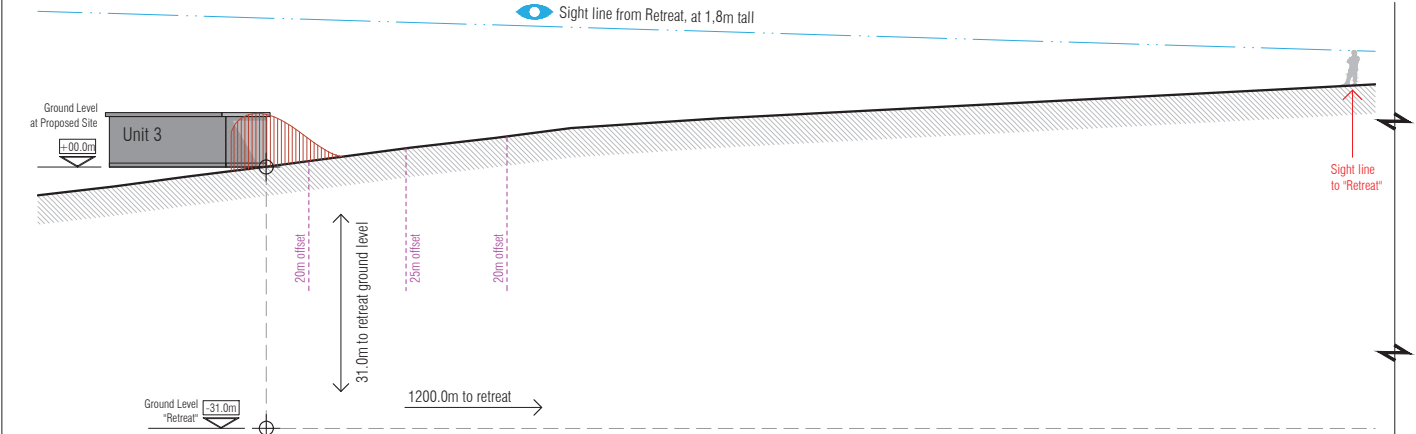
The Planet Thing
 Tessa van Schaik & Associates
 Cell no : 082 248 97 30
 Email : theplanetthing@telkomna.net

Cairnbrogie Tourism Development Project
 REM of Farm 432 Kranshoek
 Visual Impact Report

Drawing description	
Dwg no.	003
Rev.	A
Drawn by	LEG
Scale	A4 Sheet
Project no.	TPT02
Date	03/02/19
Sections A1A1 & A2A2	



Section A3 - A3 (best) scale 1:200



Section A4 - A4 (best) scale 1:200



The Planet Thing
 Tessa van Schaik & Associates
 Cell no : 082 248 97 30
 Email : theplanetthing@telkomsa.net

**Cairnbrogie Tourism
 Development Project**
 REM of Farm 432 Kranshoek
 Visual Impact Report

Drawing description	
Dwg. no.	004
Rev.	A
Drawn by	LEG
Scale	A4 50mm
Project no.	TPT02
Date	03/02/19

CURRICULUM VITAE JACQUES SMIT

Home address: Q1 Goose Valley Golf Estate
Plettenberg Bay
RSA

Contact numbers: 083 391 8017
044 533 0086

Email: jacques@theplanetthing.co.za

Postal address: P.O. Box 1572
Plettenberg Bay
6600

PERSONAL DATA:

First names: Jacques

Surname: Smit

Identity number: 8812125020081

Marital status: Unmarried

Language: Fluent in English and Afrikaans

Criminal offences: None

EDUCATIONAL QUALIFICATIONS:

Scholastic achievement: Matric (grade 12)

Universities Attended: Nelson Mandela Metropolitan University

Course: 2011 - Bachelor of Architectural Studies (Bas)
2014 - Master of Architecture Professional (M Arch Prof)

Subjects passed: Treatise, Urban Studies, Architectural Theory and Research,
Urban Design and Urban Design Research, Professional
Practice for Architects, Architectural Theory and Sociology,
Architectural Computer Usage.

OTHER COURSES:

NAUI Scuba Diving Open Water Certified.

WORK EXPERIENCE:

Assistant Architect at The Planet

Thing Architecture and Design

2015 to present

Responsibilities: Designing and drafting of (mainly) residential buildings.

Private Jobs:

2015 to present

Responsibilities: Concepting, designing and drafting of residential buildings in Plettenberg Bay Area

Internship at Roberto Boni Architects:

2013

HOBBIES AND INTERESTS:

Kickboxing, Trail running, CrossFit, soccer and any other outdoor activities.

LUKE BROWN

LOCATION Cape Town, South Africa
NATIONALITY South African
DATE OF BIRTH 14 April 1989
EMAIL luke@theplanetthing.co.za
PHONE + 27 (0) 82 499 26 09

WORK EXPERIENCE

Senior

Architect / Designer

The Planet Thing Architects
South Africa (Cape Town & South Coast)
February 2017 - current

- Concept, design, development, detailing & site management of 25+ residential & commercial architectural projects.
- Management of studio; work flow & project executions
- Sustainability & green energy applications and solutions
- Design, aesthetic & feasibility reports
- Consulted on marketing strategies & design direction
- Correspondence & research on new materials & product use
- In-house training of design programs to staff
- Furniture design, & joinery

Freelance

Architect / Designer

Zambia (Lusaka),
South Africa (Cape Town & South Coast)
February 2013 - January 2017

- Assistance of multi disciplinary large architectural projects to multiple architectural/design firms
- Concept, design, development, detailing & site management of 60+ medium to large residential architectural projects.
- Detailing of projects, Built in joinery, furniture & fitting
- Execution of various design content for website & marketing purposes

Studio / Project manager & Senior Draughts person

Tuinqua Consulting Engineers
South Africa (South Coast)
February 2010 - January 2013

- Management of engineering firm project execution & draughting staff
- Detailing of 60+ medium to large civil & structural engineering projects
- Office stock, staff & site management

Draughts person

Tuinqua Consulting Engineers
South Africa (South Coast)
May 2004 - January 2010

- Detailing of 120+ medium to large civil & structural engineering projects
- Basic office management & site inspections

REGISTRATION

South African Council of the Architectural Profession

- Professional Architectural Draughtsperson, Registration no. PAD24713297. First registration June 2006