

2025.10.14

Visual and Environmental Motivation – Farm 219

The works associated with Farm 219 present a valuable opportunity to strengthen the visual and environmental interface between the agricultural landscape and the adjoining development. While a small portion of agricultural land has been transformed into a hard driving surface below the retaining wall, this has enabled the creation of a permanently rehabilitated and vegetated zone above the wall, an intervention that results in a net positive visual and environmental outcome for the area.

The upper portion of Farm 219, located above the retaining wall, will now be rehabilitated and permanently retained as a natural vegetated zone. This area will no longer be used for cultivation but will instead establish a self-sustaining green buffer that enhances the ecological, visual, and landscape character of the site.

Unlike cultivated fields, which are periodically disturbed and open in appearance, the rehabilitated zone will mature into a dense, layered, and visually cohesive landscape that naturally conceals the built edge and restores a continuous green horizon.

A key aspect of this rehabilitation strategy is the harvesting and repurposing of existing indigenous vegetation currently present on site. Aloes and other indigenous species that would otherwise be displaced during construction have been carefully removed, stored, and will be replanted within the new rehabilitated area. This process ensures that the ecological identity of the site is preserved, while simultaneously enriching the re-vegetated buffer with mature, locally adapted plant stock. The result is a more authentic and immediate integration of the new planting into the existing landscape character.

This rehabilitated zone will serve as a permanent visual buffer between the remaining agricultural land and the adjoining development, an element that did not exist in the original design. The inclusion of this vegetated area creates a broader, softer, and more visually contained edge. This enhanced setback, paired with the permanent rehabilitation, ensures that views from the east maintain their agricultural and natural context, rather than exposing built form or hard surface areas.

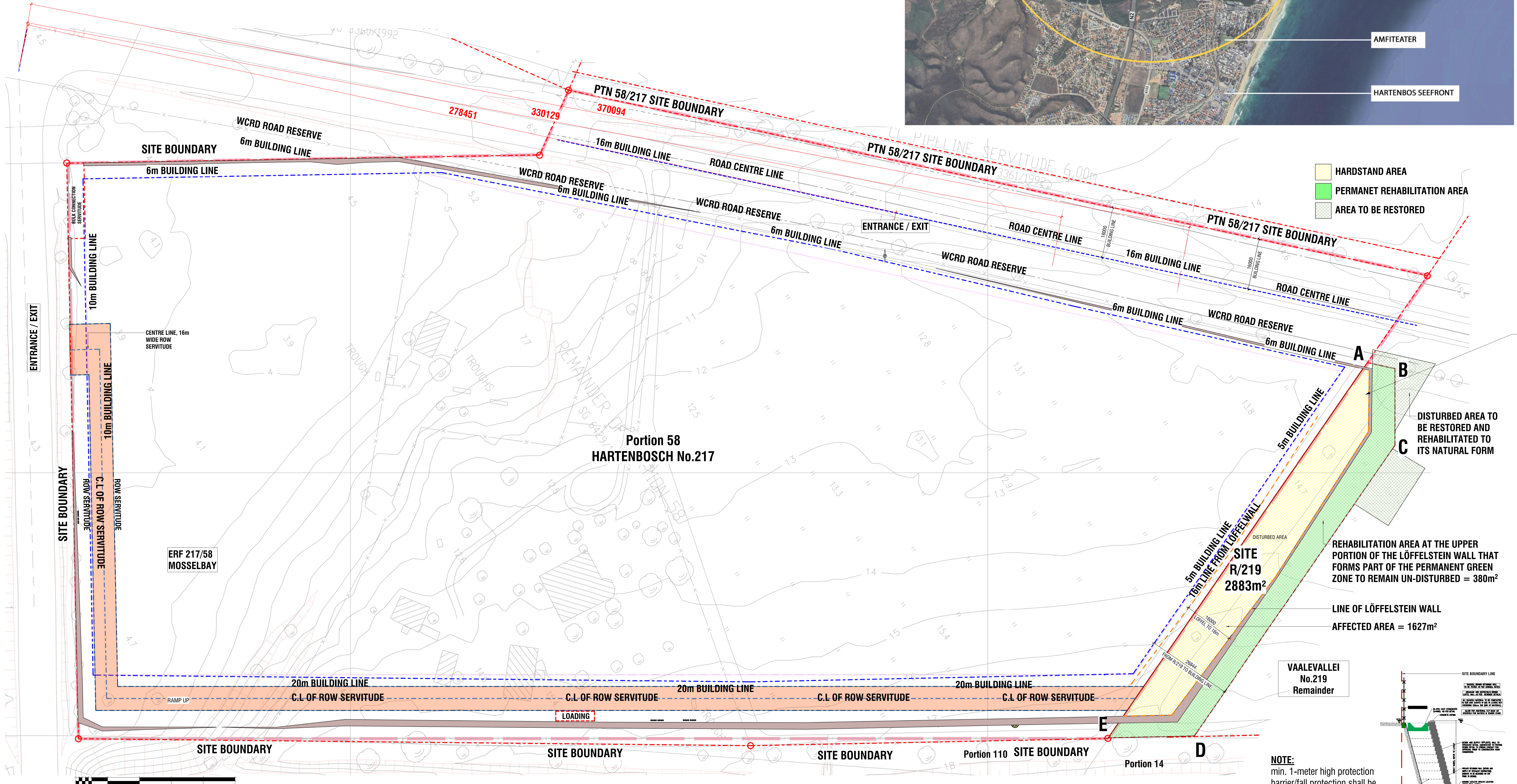
Planting within the zone will consist entirely of indigenous, water-wise species, arranged to develop a natural hedgerow effect along the N2 fence line, mirroring the green belts commonly found in the regional rural landscape. Over time, this vegetated band will form a living screen, effectively concealing the lower hard-surfaced area, softening the transition between farmland and the precinct, and reinforcing the perception of continuity and rural character.

To protect this long-term visual integrity, no cutting, pruning, or clearing will be permitted within the rehabilitated fence-line area. Vegetation will be allowed to mature naturally, establishing a dense and enduring screening layer that enhances both the ecological and visual quality of the site.

In summary, although a small area of agricultural land has been converted for hard-surface use, the resulting landscape outcome represents a significant positive enhancement. The introduction of the rehabilitated upper zone:

- establishes a permanent natural buffer that would not have existed under previous agricultural conditions,
- reuses and reinstates existing indigenous plant species to preserve local ecology,
- ensures a stronger and greener visual transition between farmland and development, and
- contributes to the long-term scenic and environmental value of the wider setting.

This approach transforms the eastern edge of Farm 219 into a visually contained, ecologically resilient, and contextually appropriate interface, ensuring a lasting positive impact on both the natural and visual environment.



General Notes

1. All work is to be done in accordance with the National Building Regulations.
2. All materials and workmanship are to comply with the relevant S.A.S. codes and/or the specified international codes where applicable to the architectural specifications.
3. The contractor shall ensure that all materials and workmanship are of the highest quality and that all work is done in accordance with the relevant specifications.
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CLIENT: ORGANIC CORAL INVESTMENTS 4 (Pty) Ltd
Landmark West, 13 Urgas St, Merit Park, Pretoria, 0081
DATE: 2025-10-20

ARCHITECT: FRANCIS & BREDENKAMP (Pty) Ltd
11 Bedford Rd, Pretoria, 0001
DATE: 2025-10-20

STRUCTURAL & CIVIL ENGINEER: G. MARAS (Pty) Ltd
475 Kays Highway, Lynnwood, Pretoria, 0081
DATE: 2025-10-20

FIRE & MECHANICAL ENGINEER: CURR (Pty) Ltd
11 Bedford Rd, Pretoria, 0001
DATE: 2025-10-20

SITE R/219:
A,B,C,D,E = 2883m²

STATUS **PURPOSE OF ISSUE**

No.	Description	Date
A.A.	ENVIRONMENTAL PLAN	2025-01-24
A.B.	DETACH LINES	2025-01-24
A.C.	DEVELOPMENT LINES	2025-01-24
A.D.	ENVIRONMENTAL SITE PLAN	2025-01-24
A.E.	ENVIRONMENTAL PLAN UPDATE	2025-01-24
A.F.	UPDATE TO ENVIRONMENTAL PLAN AND EXTENT OF DISTURBED AREA	2025-10-20

Firm Name and Address
BARArchitects
Bredenkamp and Road, Architecture, Interiors & Urban design

Project Name and Address
GARDEN WALK
A2389 - Garden Walk Consortium

Property Description
Portion 58 of Farm 217, Mossel Bay

Occupancy
F1, Large Shop; F2 Small Shop

Drawing
A2389-5511

Sheet
LEASING PLAN ENVIRONMENTAL

Date
2025-10-20

Scale
As indicated

Revision
A-F

NOTE:
min. 1-meter high protection barrier/fall protection shall be provided where the level change is 1-meter or greater in strict compliance with SANS 10400:D.

