

GEORGE STOCKPILES & ASSOCIATED INFRASTRUCTURE, GEORGE LOCAL MUNICIPALITY, WESTERN CAPE PROVINCE, SOUTH AFRICA

Landscape and Visual Statement

Final v1

DATE: 14 August 2026

Document prepared for Hilland Environmental
On behalf of the George Local Municipality



Visual Resource Management Africa cc
P O Box 7233, George, 6531
Cell: +27 (83) 560 9911
E-Mail: steve@vrma.co.za
Web: www.vrma.co.za



TABLE OF CONTENTS

1	DFFE SPECIALIST REPORTING REQUIREMENTS	5
1.1	SPECIALIST DECLARATION OF INDEPENDENCE	5
1.2	DFFE SCREENING TOOL SITE SENSITIVITY VERIFICATION	5
2	EXECUTIVE SUMMARY	6
3	INTRODUCTION	7
3.1	LOCALITY	7
3.2	TERMS OF REFERENCE	8
3.3	STUDY TEAM	8
3.4	VISUAL ASSESSMENT APPROACH	8
3.5	VIA PROCESS OUTLINE	10
3.6	ASSUMPTIONS AND UNCERTAINTIES	11
4	PROJECT DESCRIPTION	12
4.1	EXAMPLE PHOTOGRAPHS	13
4.2	PROJECT MAPPING	13
5	PRELIMINARY FINDINGS	20
5.1	LANDSCAPE PLANNING POLICY FIT	20
5.1.1	<i>DEA&DP Visual and Aesthetic Guidelines</i>	<i>21</i>
5.1.2	<i>Local and Regional Planning</i>	<i>21</i>
5.1.3	<i>Landscape Planning Policy Fit Summary Findings</i>	<i>23</i>
5.2	VISUAL ABSORPTION CAPACITY	24
5.3	PROJECT ZONE OF VISUAL INFLUENCE	24
5.4	RECEPTORS AND VISUAL EXPOSURE	25
5.5	SCENIC QUALITY ASSESSMENT	25
5.6	RECEPTOR SENSITIVITY ASSESSMENT	27
6	VISUAL IMPACT SIGNIFICANCE	28
7	MITIGATIONS	29
7.1	PRE-CONSTRUCTION (PLANNING & DESIGN)	30
7.2	CONSTRUCTION (STOCKPILE, TOPSOIL & HAUL ROAD MANAGEMENT)	30
7.3	CONSTRUCTION (ONGOING MONITORING)	31
7.4	POST-CONSTRUCTION (REHABILITATION & CLOSURE)	31
8	CONCLUSION	32
9	BIBLIOGRAPHY	34
10	ANNEXURE A: SITE VISIT PHOTOGRAPHS AND COMMENTS	35
11	ANNEXURE B: SPECIALIST INFORMATION	46
11.1	PROFESSIONAL REGISTRATION CERTIFICATE	46
11.2	CURRICULUM VITAE (CV)	47
12	ANNEXURE C: DUST MANAGEMENT FOR ROAD CONSTRUCTION STOCKPILES.	49

TABLE OF FIGURES

FIGURE 1: PROPOSED PROJECT LOCALITY MAP.....	7
FIGURE 2. STOCKPILE PHOTOGRAPHIC EXAMPLE (SOURCE: HTTPS://WWW.VECTEEZY.COM/FREE).....	13
FIGURE 3: SMEC 2026 LAYOUT PLAN OF THE PROPOSED RAND STREET EXTENSION AND ANCILLARY INFRASTRUCTURE AS <i>REFERENCE</i>	14
FIGURE 4: SMEC 2026 LAYOUT FOCUS AREA MAP FOR THE PROPOSED ANCILLARY INFRASTRUCTURE FOR STOCKPILES/ CAMPS SITES.	15
FIGURE 5: OVERLAY MAP OF THE PROPOSED ROAD ONTO THE GEORGE OPEN SPACE RIVER CORRIDOR MAPPING.	16
FIGURE 6: PROPOSED STOCKPILE OVERLAY ONTO TERRAIN MODEL	17
FIGURE 7: PROPOSED STOCKPILES WITH OVERLAY ONTO SLOPES ANALYSIS (APPROX.).	18
FIGURE 8: THEORETICAL VIEWSHED MAPPING FOR THE FIVE STOCKPILE/ CONSTRUCTION CAMP AREAS DEPICTING VERY HIGH VISUAL EXPOSURE.	19
FIGURE 9: PLANNING LOCALITY MAP DEPICTING THE LOCAL, DISTRICT AND ENVIRONMENTAL PLANNING ZONES.	20
FIGURE 10: EXTRACT MAP FROM THE GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK WITH THE APPROX. PROJECT LOCALITY DEPICTED ON THE MAP BY THE YELLOW DOTTED LINE.	21
FIGURE 11: RESIDENTIAL VERY HIGH VISUAL EXPOSURE 25M SETBACK MAP DEPICTING NO-GO AREAS.....	32
FIGURE 12: GENERAL RAND STREET AND STOCKPILE AREA SURVEY POINT AND PROJECT LOCALITY MAP... 36	

LIST OF TABLES

TABLE 1. SPECIALIST DECLARATION OF INDEPENDENCE.....	5
TABLE 2: AUTHORS AND CONTRIBUTORS TO THIS REPORT.	8
TABLE 3: VRM CLASS MATRIX TABLE	9
TABLE 4: METHODOLOGY SUMMARY TABLE	10
TABLE 5: PROJECT INFORMATION TABLE	12
TABLE 6: PROJECT TECHNOLOGY TABLE.....	12
TABLE 7: LIST OF KEY PLANNING INFORMANTS TO THE PROJECT	20
TABLE 8: PROVINCIAL PLANNING REFERENCE TABLE RELEVANT TO THE PROJECT.	21
TABLE 9: LOCAL PLANNING REFERENCE TABLE RELEVANT TO THE PROJECT.....	22
TABLE 10: SCENIC QUALITY RATING TABLE	25
TABLE 11: RECEPTOR SENSITIVITY RATING TABLE.....	27
TABLE 12. IMPACT ASSESSMENT RATING TABLE.....	28
TABLE 13: GENERIC LANDSCAPE RISK TABLE.....	35
TABLE 14: VRM AFRICA PROJECTS ASSESSMENTS TABLE.....	48
TABLE 15: PRE-CONSTRUCTION (PLANNING & DESIGN)	49
TABLE 16: CONSTRUCTION (STOCKPILE, TOPSOIL & HAUL ROAD MANAGEMENT)	49
TABLE 17: CONSTRUCTION (ONGOING MONITORING)	51
TABLE 18: POST-CONSTRUCTION (REHABILITATION & CLOSURE).....	52

LIST OF ACRONYMS

APHP	Association of Professional Heritage Practitioners
BLM	Bureau of Land Management (United States)
BPEO	Best Practicable Environmental Option
CALP	Collaborative for Advanced Landscape Planning
DEM	Digital Elevation Model
DoC	Degree of Contrast

<i>EIA</i>	Environmental Impact Assessment
<i>EMPr</i>	Environmental Management Plan
<i>GIS</i>	Geographic Information System
<i>GPS</i>	Global Positioning System
<i>IDP</i>	Integrated Development Plan
<i>IEMA</i>	Institute of Environmental Management and Assessment (United Kingdom)
<i>KOP</i>	Key Observation Point
<i>LVIA</i>	Landscape and Visual Impact Assessment
<i>MAMSL</i>	Metres above mean sea level
<i>NELPAG</i>	New England Light Pollution Advisory Group
<i>PNR</i>	Private Nature Reserve
<i>SDF</i>	Spatial Development Framework
<i>SEA</i>	Strategic Environmental Assessment
<i>VAC</i>	Visual Absorption Capacity
<i>VIA</i>	Visual Impact Assessment
<i>VRM</i>	Visual Resource Management
<i>VRMA</i>	Visual Resource Management Africa
<i>ZVI</i>	Zone of Visual Influence

GLOSSARY OF TECHNICAL TERMS

Technical Terms Definition (Oberholzer, 2005)

Degree of Contrast	The measure in terms of the form, line, colour and texture of the existing landscape in relation to the proposed landscape modification in relation to the defined visual resource management objectives.
Visual issues	Issues are concerns related to the proposed development, generally phrased as questions, taking the form of “what will the impact of some activity be on some element of the visual, aesthetic or scenic environment”.
Receptors	Individuals, groups or communities who would be subject to the visual influence of a particular project.
Sense of place	The unique quality or character of a place, whether natural, rural or urban.
Scenic corridor	A linear geographic area that contains scenic resources, usually, but not necessarily, defined by a route.
Viewshed	The outer boundary defining a view catchment area, usually along crests and ridgelines. Similar to a watershed. This reflects the area, or the extent thereof, where the landscape modification would probably be seen.
Visual Absorption Capacity	The potential of the landscape to conceal the proposed project.

Technical Term Definition (USDI., 2004)

Key Observation Point	Receptors refer to the people located in the most critical locations, or key observation points, surrounding the landscape modification,
-----------------------	--

who make consistent use of the views associated with the site where the landscape modifications are proposed. KOPs can either be a single point of view that an observer/evaluator uses to rate an area or panorama, or a linear view along a roadway, trail, or river corridor.

Visual Resource Management	A map-based landscape and visual impact assessment method development by the Bureau of Land Management (USA).
Zone of Visual Influence	The ZVI is defined as 'the area within which a proposed development may have an influence or effect on visual amenity.'

1 DFFE SPECIALIST REPORTING REQUIREMENTS

1.1 Specialist declaration of independence

Table 1. Specialist declaration of independence

All intellectual property rights and copyright associated with VRM Africa's services are reserved, and project deliverables, including electronic copies of reports, maps, data, shape files and photographs, may not be modified or incorporated into subsequent reports in any form, or by any means, without the written consent of the author. Reference must be made to this report, should the results, recommendations or conclusions in this report be used in subsequent documentation. Any comments on the draft copy of the Visual Impact Assessment (VIA) must be put in writing. Any recommendations, statements or conclusions drawn from, or based upon, this report, must make reference to it. This document was completed by Silver Solutions 887 cc trading as VRM Africa, a Visual Impact Study and Mapping organisation located in George, South Africa. VRM Africa cc was appointed as an independent professional visual impact practitioner to facilitate this VIA. I, Stephen Stead, hereby declare that VRM Africa, an independent consulting firm, has no interest or personal gains in this project whatsoever, except receiving fair payment for rendering an independent professional service.  Stephen Stead <i>APHP accredited VIA Specialist</i>

1.2 DFFE Screening Tool Site Sensitivity Verification

In terms of Part A of the Assessment Protocols published in GN 320 on 20 March 2020, site sensitivity verification is required relevant to the DFFE Screening Tool. As the property is located within the urban edge, no landscape issues were flagged in the Screening Tool. As the project does involve the crossing of the N2 Highway that is a recognised tourist view corridor, landscape input into the proposed development was a requirement.

2 EXECUTIVE SUMMARY

Visual Resource Management Africa CC (VRMA) was appointed by Hilland Environmental, on behalf of George Local Municipality, to undertake this Visual Statement as a Level 2 Visual Impact Assessment in support of the Basic Environmental Assessment for the proposed George Stockpiles and associated infrastructure, linked to the Rand Street and Rosedale Extension road developments in George, Western Cape. The assessment draws on a desktop landscape and planning policy review, GIS-based viewshed and slope analysis, and two site visits (31 October 2024 and 28 November 2025) covering the five identified stockpile/construction camp areas and associated Key Observation Points.

The receiving landscape is firmly urban in character, bordered by the residential areas of Rosedale, Borchers, Thembaletu and Pacaltsdorp. The proposed stockpile infrastructure shows a Medium Positive policy fit (with mitigation) with the George Municipal Spatial Development Framework, which identifies the Rand Street and Rosedale (Moriah) Road extensions as priority linkages for the town. However, several stockpile sites lie in very close proximity to residential areas, where large-scale but temporary landscape change (up to three years) has the potential to dominate the local landscape and expose residents to wind-blown dust.

Visual Absorption Capacity is rated Medium, and the Zone of Visual Influence is Moderate, contained largely within two kilometres. Receptor Visual Exposure is Very High for residential areas closest to the stockpile/camp footprints, notably Rosedale, northern/eastern Thembaletu and the George WWTW worker dwellings adjacent to Site 4. Scenic Quality is Medium to Low, and Receptor Sensitivity is expected to be Medium with mitigation (High without mitigation). General visual impact significance is accordingly assessed as High prior to mitigation, reducing to Medium with the recommended measures. Risk is not uniform across the five sites: Sites 1, 4 and 5 present Medium to High visual risk given their high exposure to adjacent residential communities, with Site 4 requiring a dedicated Bitou screening hedgerow; Sites 2 and 3 present comparatively lower Medium to Low risk, benefiting from greater buffer distances from residential receptors.

None of the sites represents a visual fatal flaw, although the western section of Site 4 has been excluded as a No-Go area. This finding of suitability rests on the Medium to High VAC of the surrounding urban and infrastructural landscape, medium scenic quality, the strong policy alignment of the broader road project, and the temporary, reversible nature of the stockpile and laydown areas. All sites can be authorised from a landscape and visual perspective, subject to mitigation as a condition of authorisation, principally a 25m no-go buffer from residential structures (50m for construction camps), height restrictions (4m at Sites 1, 4 and 5, 12m elsewhere), and consistent management of wind-blown dust.

3 INTRODUCTION

Visual Resource Management Africa CC (VRMA) was appointed by Hilland Environmental to undertake a **Visual Statement** for a Basic Environmental Assessment for the proposed George Stockpiles and associated infrastructure on behalf of George Local Municipality (Proponent). The Proponent proposes to construct a road extension to the existing Rand Street in George, that crosses the N2 Highway to the south, as well as the Rosedale Extension Road that crosses the Skaapkop River. The stockpiles will be related to this proposed major road development. A site visit was undertaken on 31 October 2024, as well as on the 28 November 2025 to incorporate an additional scope of work for the stockpiles and laydown areas.

This assessment is for a Level 2 Visual Impact assessment and comprises a landscape and visual screening. The visual statement is motivated on the grounds that the receiving landscape is strongly defined by an urban context, with a Medium Positive policy fit to the George Municipality Spatial Development Planning. While the assessment does not include detailed impact assessment, mitigations are provided for inclusion in the Environmental Impact Assessment. This Visual Statement covers the stockpile / laydown / construction camp areas only; the road and bridge visual impact is addressed under a separate assessment undertaken by VRMA.

3.1 Locality

The proposed road is located within the Western Cape Province, in the George Local Municipality (GLM) that falls within the Garden Route District Municipality. The property is owned by the GLM and falls within the boundaries of Erf RE/464 north and Erf RE/325.

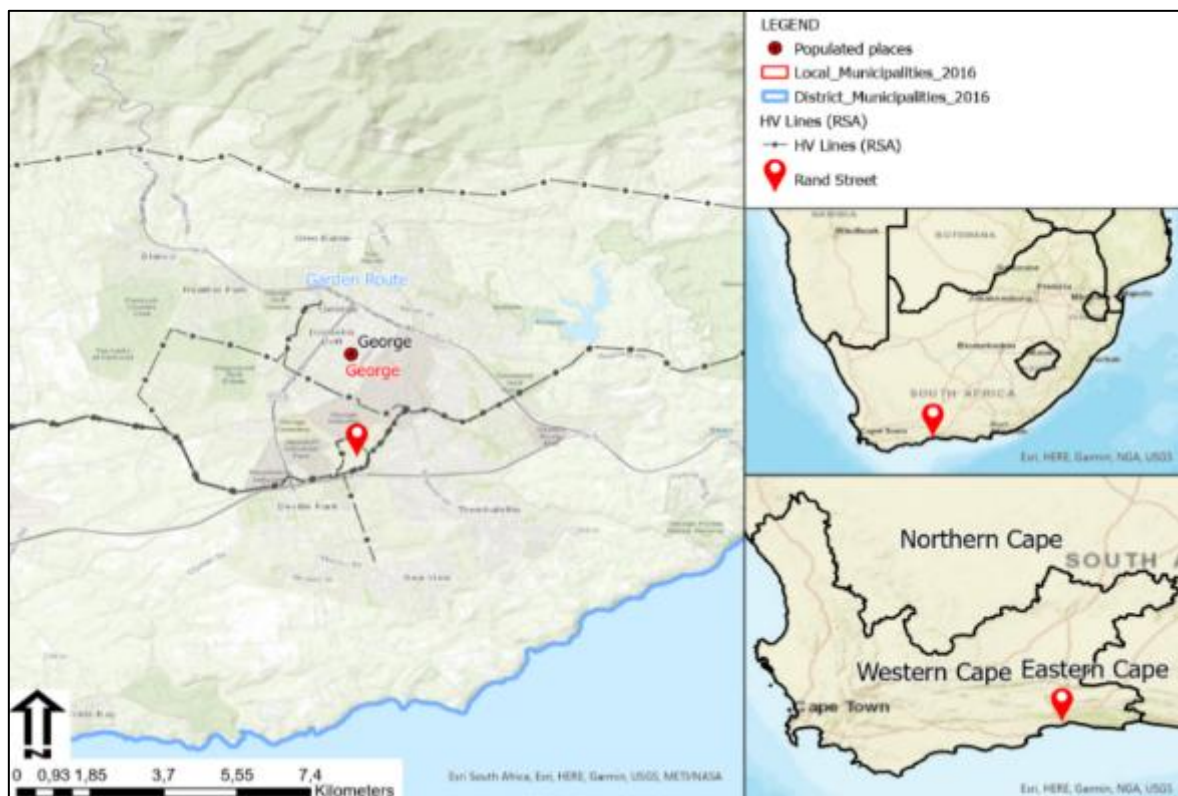


Figure 1: Proposed project locality map.

3.2 Terms of Reference

The following actions informed the visual statement scope of work:

- Review the DFFE SSVR mapping and verify the validity of the findings of the Screening Tool to the actual landscape risks of the receiving environment.
- Planning literature review to assess if any amendments to landscape based planning for the area have taken place subsequent to the previous EIAs.
- Site visit to confirm site sensitivity to landscape change.
- Generate a slopes analysis to determine slope sensitivity.
- Make preliminary recommendations as to the suitability of the proposed landscape and possible mitigation risk to landscape and visual resources and if more detailed assessment of the project is required.

3.3 Study Team

Contributors to this study are summarised in the table below.

Table 2: Authors and contributors to this report.

Aspect	Person	Organisation / Company	Qualifications
Landscape and Visual Assessment (author of this report)	Stephen Stead MSc Geography, 2023 (UKZN, Pietermaritzburg)	VRMA	• 20 years of experience in visual assessments including 237 large scale landscape changes in five sub-Saharan African countries. • Registered with the Association of Professional Heritage Practitioners since 2014.

3.4 Visual Assessment Approach

The full methodology used in the assessment is outlined below, covering the key elements of the assessment process. The process that VRM Africa follows when undertaking a VIA is based on the United States Bureau of Land Management's (BLM) Visual Resource Management method (USDI., 2004). This mapping and GIS-based method of assessing landscape modifications allows for increased objectivity and consistency by using standard assessment criteria.

- *“Different levels of scenic values require different levels of management. For example, management of an area with high scenic value might be focused on preserving the existing character of the landscape, and management of an area with little scenic value might allow for major modifications to the landscape. Determining how an area should be managed first requires an assessment of the area’s scenic values”.*
- *“Assessing scenic values and determining visual impacts can be a subjective process. Objectivity and consistency can be greatly increased by using the basic design elements of form, line, colour, and texture, which have often been used to describe and evaluate landscapes, to also describe proposed projects. Projects that repeat these design elements are usually in harmony with their surroundings; those that don’t create contrast. By adjusting project designs so the elements are repeated, visual impacts can be minimized” (USDI., 2004).*

Baseline Phase Summary

The VRM process involves the systematic classification of the broad-brush landscape types within the receiving environment into one of four VRM Classes. Each VRM Class is associated with management objectives that serve to guide the degree of modification of the proposed site. The Classes are derived by means of a simple matrix with the three variables being the scenic quality, the expected receptor sensitivity to landscape change, and the distance of the proposed landscape modification from key receptor points. The Classes are not prescriptive and are used as a guideline to determine visual carrying capacity, where they represent the relative value of the visual resources of an area. Classes I and II are the most valued, Class III represents a moderate value; and Class IV is of least value. The VRM Classes are not prescriptive and are used as a guideline to determine the carrying capacity of a visually preferred landscape as a basis for assessing the suitability of the landscape change associated with the proposed project.

Table 3: VRM Class Matrix table

		VISUAL SENSITIVITY LEVELS								
		High			Medium			Low		
SCENIC QUALITY	A (High)	II	II	II	II	II	II	II	II	II
	B (Medium)	II	III	III/IV *	III	IV	IV	IV	IV	IV
	C (Low)	III	IV	IV	IV	IV	IV	IV	IV	IV
DISTANCE ZONES		Fore/middle ground	Background	Seldom seen	Fore/middle ground	Background	Seldom seen	Fore/middle ground	Background	Seldom seen

* If adjacent areas are **Class III** or lower, assign **Class III**, if higher, assign **Class IV**

The visual objectives of each of the classes are listed below:

- The Class I objective is to preserve the existing character of the landscape and the level of change to the characteristic landscape should be very low and must not attract attention. Class I is assigned when a decision is made to maintain a natural landscape.
- The Class II objective is to retain the existing character of the landscape and the level of change to the characteristic landscape should be low. The proposed development may be seen but should not attract the attention of the casual observer, and should repeat the basic elements of form, line, colour and texture found in the predominant natural features of the characteristic landscape.
- The Class III objective is to partially retain the existing character of the landscape, where the level of change to the characteristic landscape should be moderate. The proposed development may attract attention, but should not dominate the view of the casual observer, and changes should repeat the basic elements found in the predominant natural features of the characteristic landscape; and
- The Class IV objective is to provide for management activities that require major modifications of the existing character of the landscape. The level of change to the landscape can be high, and the proposed development may dominate the view and be

the major focus of the viewer's (s') attention without significantly degrading the local landscape character.

Impact Phase Summary

To determine impacts, a degree of contrast exercise is undertaken. This is an assessment of the expected change to the receiving environment in terms of the form, line, colour and texture, as seen from the surrounding Key Observation Points. This determines if the proposed project meets the visual objectives defined for each of the Classes. If the expected visual contrast is strong, mitigation recommendations are to be made to assist in meeting the visual objectives. To assist in the understanding of the proposed landscape modifications, visual representation, such as photomontages or photos depicting the impacted areas, can be generated. There is an ethical obligation in the visualisation process, as visualisation can be misleading if not undertaken ethically.

3.5 VIA Process Outline

The following approach was used in understanding the landscape processes and informing the magnitude of the impacts of the proposed landscape modification. The table below lists a number of standardised procedures recommended as a component of best international practice. The processes relevant to this assessment are listed below.

Table 4: Methodology Summary table

Action	Description
Site Survey	The identification of existing scenic resources and sensitive receptors in and around the study area to understand the context of the proposed development within its surroundings to ensure that the intactness of the landscape and the prevailing sense of place are taken into consideration.
Project Description	Provide a description of the expected project, and the components that will make up the landscape modification.
Reviewing the Legal Framework	The legal, policy and planning framework may have implications for visual aspects of the proposed development. The heritage legislation tends to be pertinent in relation to natural and cultural landscapes, while Strategic Environmental Assessments (SEAs) for renewable energy provide a guideline at the regional scale.
Determining the Zone of Visual Influence	This includes mapping of viewsheds and view corridors in relation to the proposed project elements, in order to assess the zone of visual influence of the proposed project. Based on the topography of the landscape as represented by a Digital Elevation Model, an approximate area is defined which provides an expected area where the landscape modification has the potential to influence landscapes (or landscape processes) or receptor viewpoints.
Identifying Visual Issues and Visual Resources	Visual issues are identified during the public participation process, which is being carried out by others. The visual, social or heritage specialists may also identify visual issues. The significance and proposed mitigation of the visual issues are addressed as part of the visual assessment.

Action	Description
Assessing Potential Visual Impacts	An assessment is made of the significance of potential visual impacts resulting from the proposed project for the construction, operational and decommissioning phases of the project. The rating of visual significance is based on the methodology provided by the Environmental Assessment Practitioner (EAP).
Formulating Mitigation Measures	Possible mitigation measures are identified to avoid or minimise negative visual impacts of the proposed project. The intention is that these would be included in the project design, the Environmental Management Programme report (EMPr) and the authorisation conditions.

3.6 Assumptions and Uncertainties

- Digital Elevation Models (DEM) and viewsheds were generated using ASTER elevation data (NASA, 2009). Although every effort to maintain accuracy was undertaken, as a result of the DEM being generated from satellite imagery and not being a true representation of the earth's surface, the viewshed mapping is approximate and may not represent an exact visibility incidence. Thus, specific features identified from the DEM and derive contours (such as peaks and conical hills) would need to be verified once a detailed survey of the project area has taken place.
- The use of open-source satellite imagery was utilised for base maps in the report.
- Some of the mapping in this document was created using Bing Maps, Open-Source Map, ArcGIS Online and Google Earth Satellite imagery.
- The project deliverables, including electronic copies of reports, maps, data, shape files and photographs are based on the author's professional knowledge, as well as available information.
- VRM Africa reserves the right to modify aspects of the project deliverables if and when new/additional information may become available from research or further work in the applicable field of practice or pertaining to this study.
- Mapping makes use of the SANBI BGIS webmap (SANBI, 2018).

4 PROJECT DESCRIPTION

The following project information was provided by the client that will be incorporated into the assessment and proposed infrastructure relating to the project. The following table outlines the scope of the project, with reference to the extent, heights, and expected landscape change depiction as provided by the proponent/ architects involved in the project design and development.

Table 5: Project Information table

PROPONENT SPECIFICATIONS	
Applicant Details	Description
Applicant Name:	George Local Municipality
Project Name:	George Stockpiles and Associated Infrastructure
Property Description:	
The proposed road reserve for Rand Street, Rosedale Main extensions and Stockpile Areas would be located through the following erven: Erf 464 (George); Erf 325 (George); Erf 5006 (Tyolora)	

Table 6: Project technology table

TECHNOLOGY DETAILS	
Road	Stockpile haul roads
Fencing	As the stockpiles and construction camps will be temporary but over longer-term period, temporary security fencing will be required
Construction	Heavy delivery vehicles will be used during construction phase. No accommodation facilities will be provided at the construction camp. Staff will be required to leave the site at the end of the day. It is anticipated that the construction equipment will include at least: Water tankers, Graders, Tipper trucks, Drilling rigs, Mobile pile ramming machines, Excavators, TLBs, Concrete mixers, Compaction equipment, Light delivery vehicles, and Heavy delivery vehicles (for the transformers).
Vegetation Clearance	Vegetation will be cleared from the physical footprint of the construction camp and stockpile areas
Operation	Operational phase will involve the movement of multiple vehicles, busses and larger trucks on the public road.

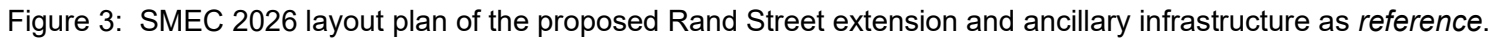
4.1 Example Photographs



Figure 2. Stockpile photographic example (Source: <https://www.vecteezy.com/free>)

4.2 Project Mapping

The following overlay maps were generated to inform the site sensitivity findings.



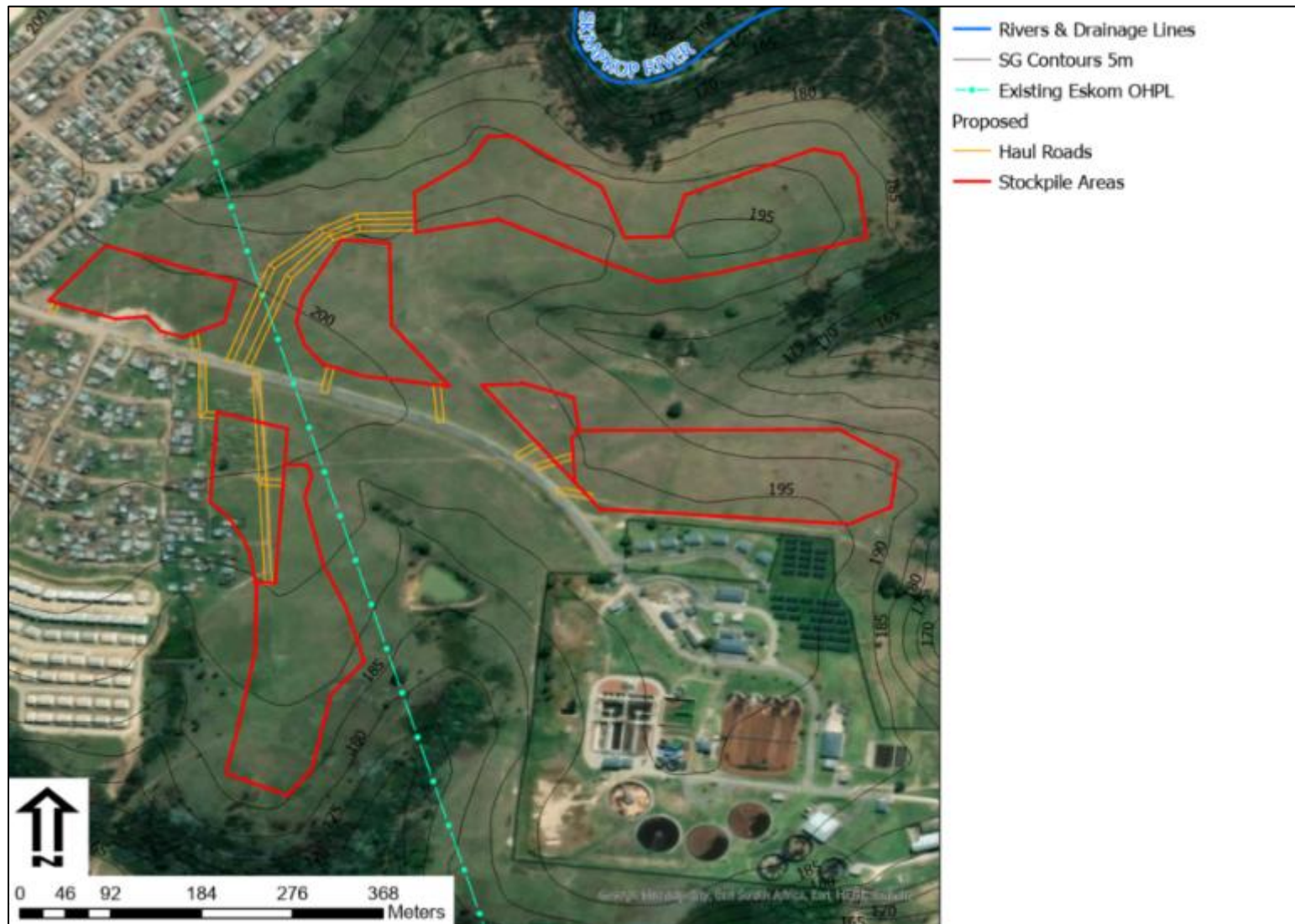


Figure 4: SMEC 2026 layout focus area map for the proposed ancillary infrastructure for Stockpiles/ Camps Sites.

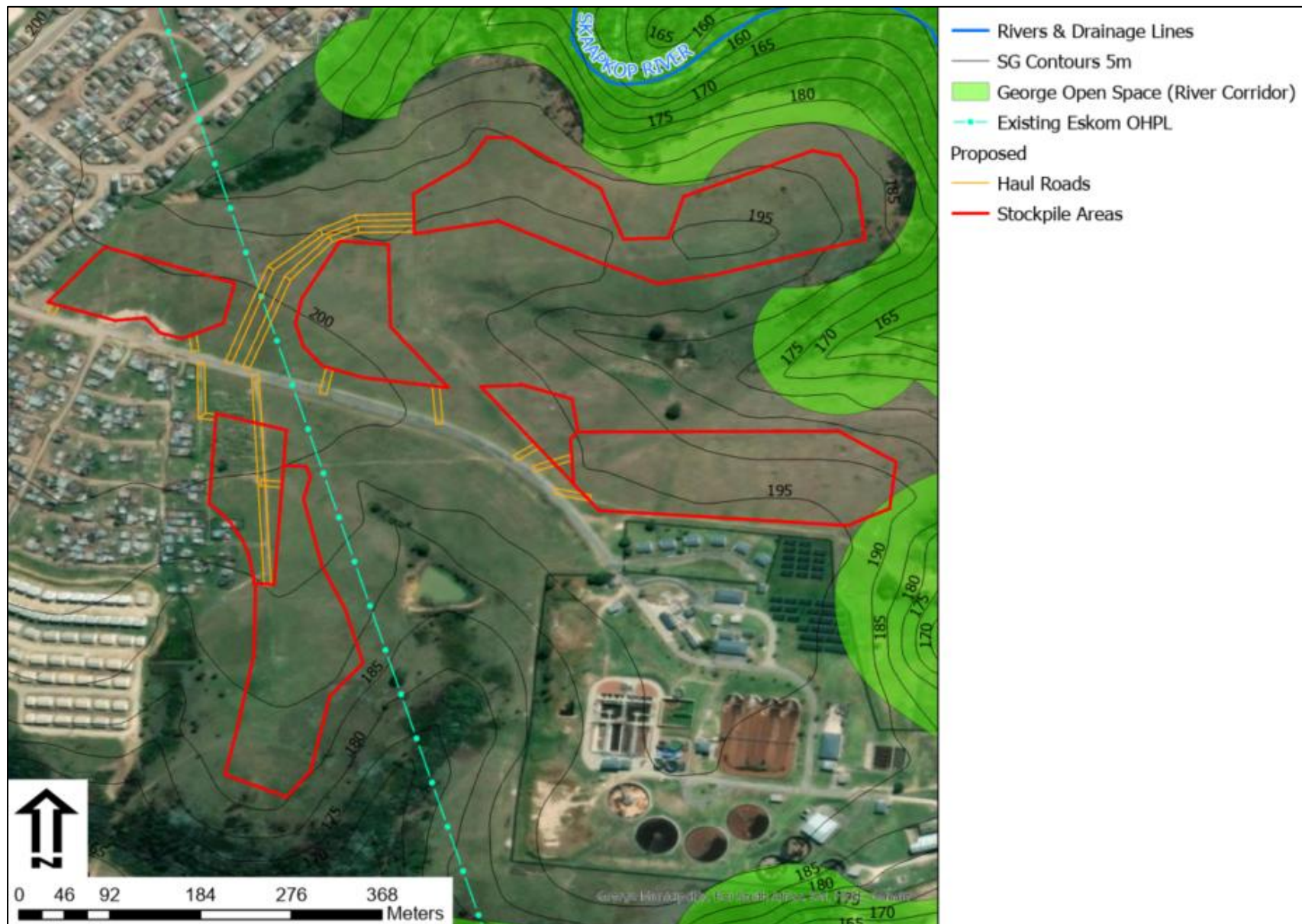
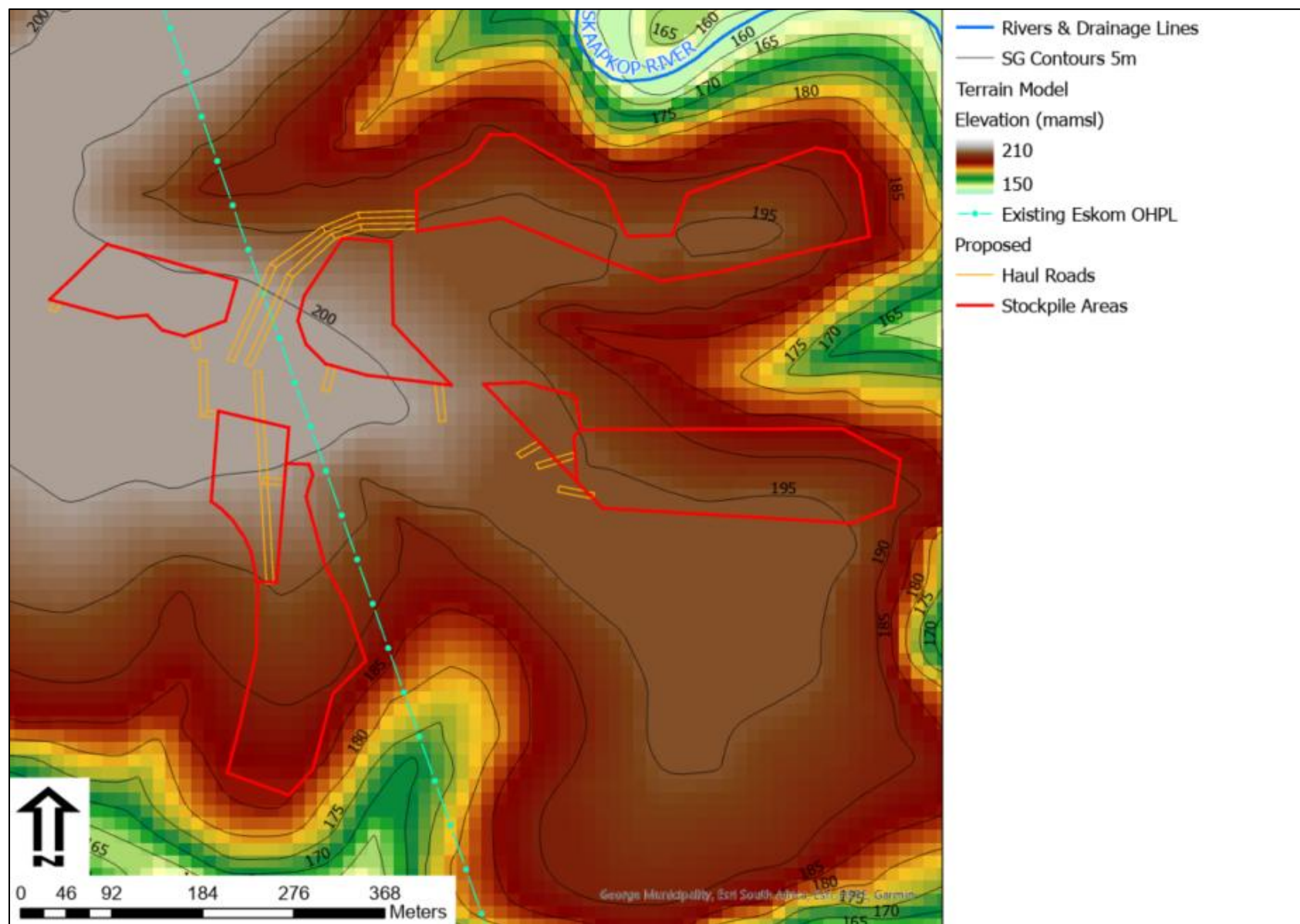


Figure 5: Overlay map of the proposed road onto the George Open Space River corridor Mapping.



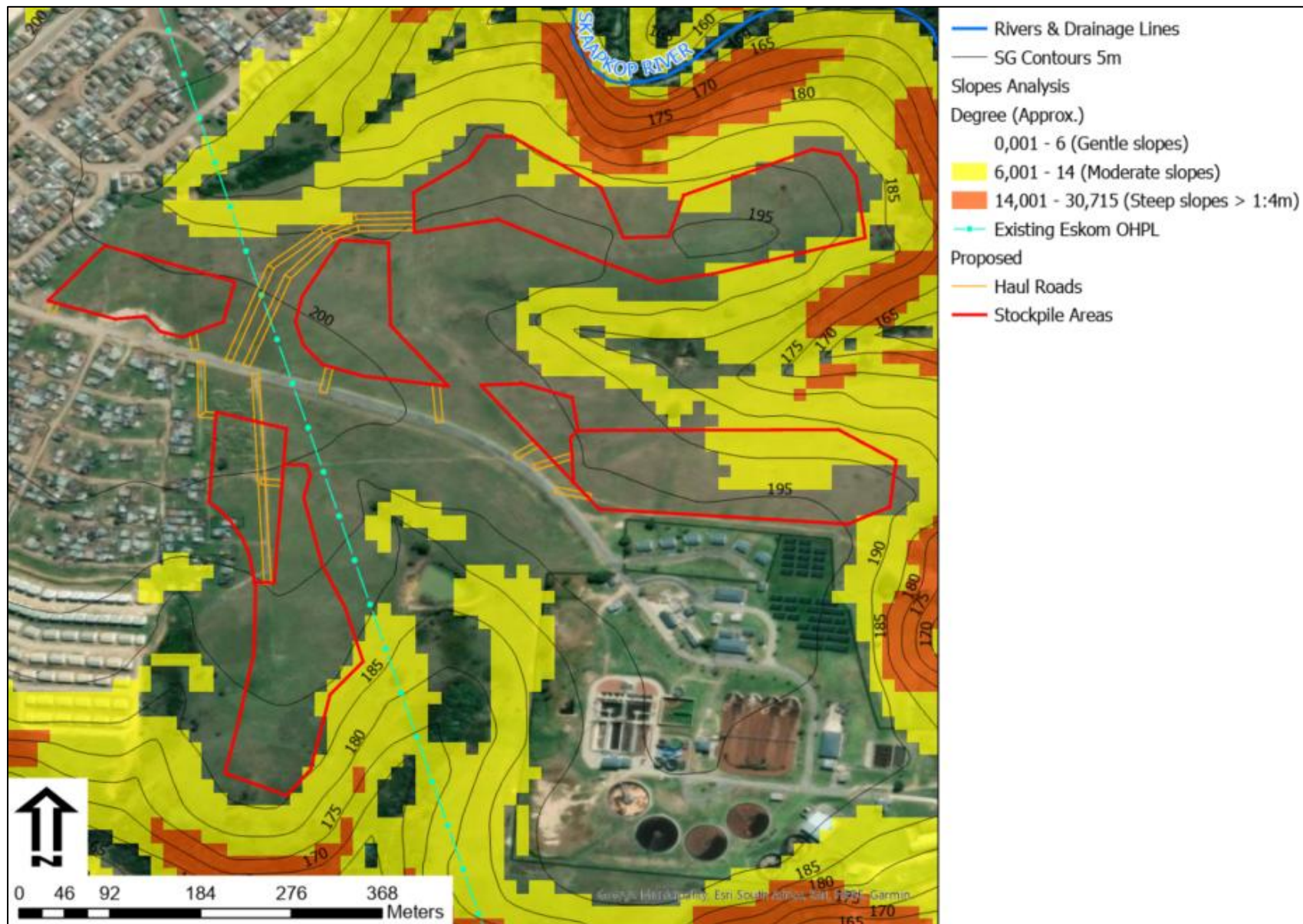


Figure 7: Proposed Stockpiles with overlay onto Slopes Analysis (Approx.).

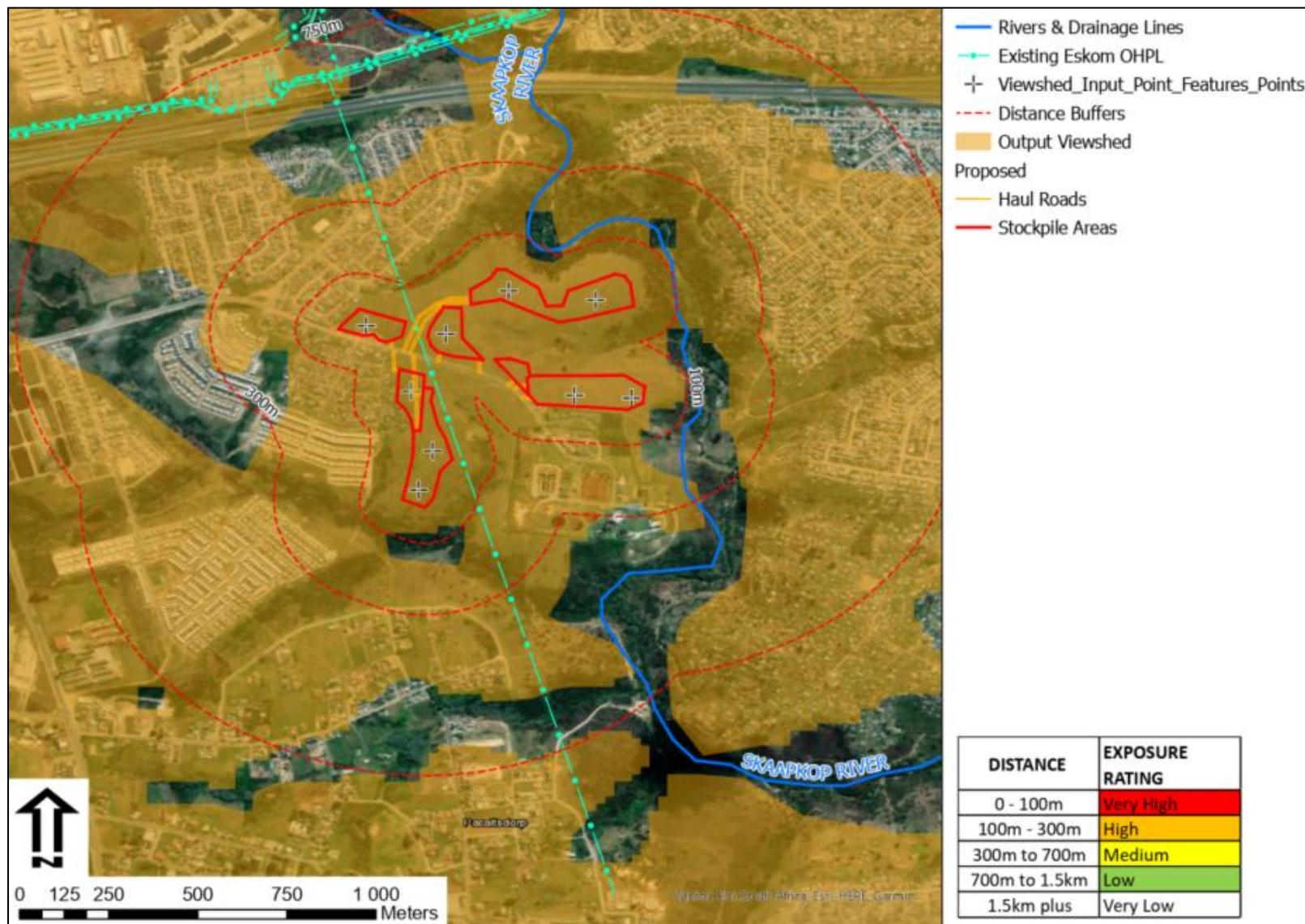


Figure 8: Theoretical viewshed mapping for the five Stockpile/ Construction Camp areas depicting Very High Visual Exposure.

5 PRELIMINARY FINDINGS

5.1 Landscape Planning Policy Fit

In order to comply with the Visual Resource Management requirements, it is necessary to relate the proposed landscape modification in terms of international best practice in understanding landscapes and landscape processes. The proposed project also needs to be evaluated in terms of 'policy fit'. This requires a review of International, National and Regional best practice, policy and planning for the area to ensure that the scale, density and nature of activities or developments are harmonious and in keeping with the planned sense of place and character of the area.

- DEA&DP Visual and Aesthetic Guidelines.
- Local Municipality Planning and Guidelines.

Table 7: List of key planning informants to the project

Theme	Requirements
Province	Western Cape
Local Municipality	George

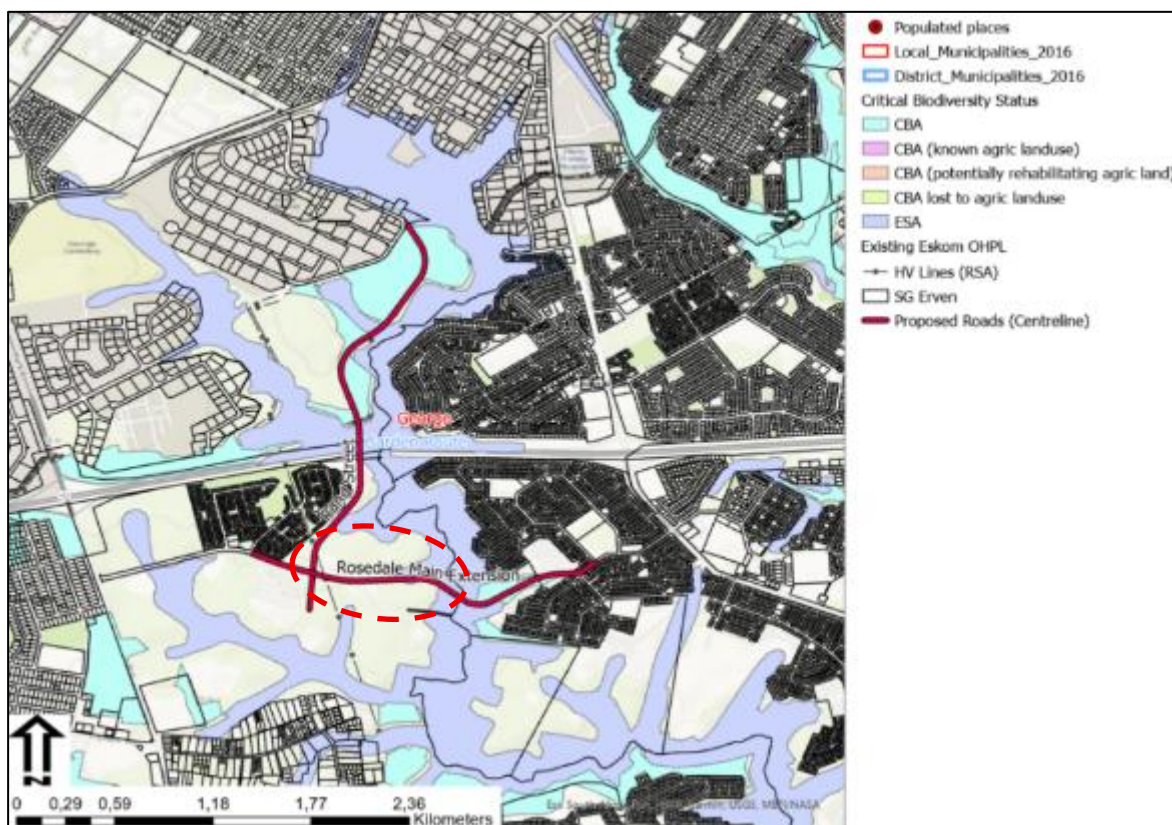


Figure 9: Planning locality map depicting the local, district and environmental planning zones.

5.1.1 DEA&DP Visual and Aesthetic Guidelines

Reference to the Western Cape Department of Environmental Affairs and Development Planning (DEA&DP) Guideline for involving visual and aesthetic specialists in Environmental Impact Assessment (EIA) processes is provided in terms of southern African best practice in Visual Impact Assessment. The report compiled by Oberholzer states that the Best Practicable Environmental Option (BPEO) should address the following:

- Ensure that the scale, density and nature of activities or developments are harmonious and in keeping with the sense of place and character of the area. The BPEO must also ensure that development must be located to prevent structures from being a visual intrusion (i.e., to retain open views and vistas).
- Long term protection of important scenic resources and heritage sites.
- Minimisation of visual intrusion in scenic areas.
- Retention of wilderness or special areas intact as far as possible.
- Responsiveness to the area's uniqueness, or sense of place.” (Oberholzer, 2005)

The N2 National Highway is an important tourist view corridor, and in terms of the DEA&DP Visual & Aesthetic Guideline, modifications within an urban environment should also ensure that the scale and nature of the development are in keeping with the sense of place and character of the area. The Skaapkop River Valley does create an interesting open space corridor that adds to the local area landscape character. However, the N2 and the river are set back from the proposed stockpiles, which are unlikely to significantly degrade the local landscape.

5.1.2 Local and Regional Planning

The following tables list key regional and local planning that has relevance to the project pertaining to landscape-based tourism in relation to the planned Rand Road extension that is included in the 2023 GMSDF and mapped in Figure 10 on the following page.

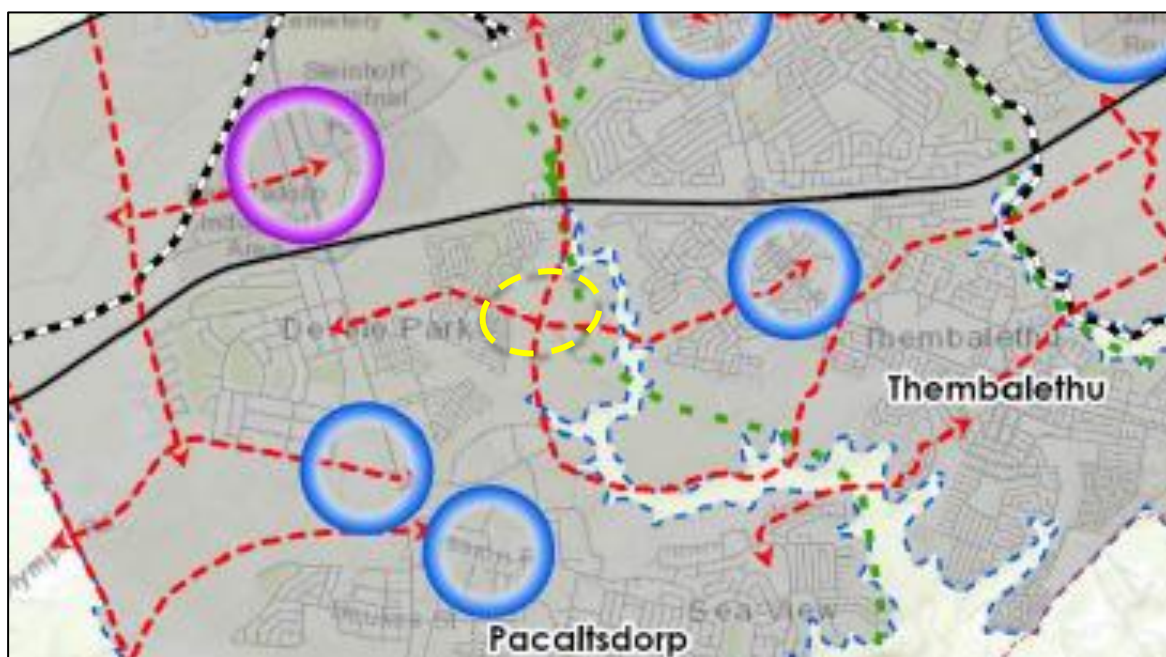


Figure 10: Extract map from the George Municipal Spatial Development Framework with the approx. project locality depicted on the map by the yellow dotted line.

Table 8: Provincial Planning reference table relevant to the project.

Western Cape Provincial Spatial Development Framework (PSDF) (Western Cape Government, 2014)		
Theme	Requirements	Page
Steep Slopes	Excluding slopes greater than 1: 4 and other ecological exclusion zones will have the effect of further limiting development as these areas should be excluded from the areas for which the density calculation applies.” (mountains, hills, plains).	Ch 8 Pg 57
Visual Impact	“Visual Resource Management Plans shall be prepared for the landscape visible from that section of the N2 national route known as the Garden Route...These route sections and the adjacent countryside are memorable gateways to the Garden Route and urban development has already substantially detracted from their visual quality. No further deterioration should be permitted.”	Ch 8 Pg 29
	Topography: The impact of human activity has had a pronounced impact on the natural landscape and the need to manage and control such impacts are key to protecting the scenic qualities and visual resources of the Province.	Ch 4 Pg 25
Sensitive areas and vegetation	Wetlands are valuable for natural water purification, flood control, water storage, flow regulation, soil erosion protection, as recreational areas or as habitat for aquatic life....The conservation of the remaining wetlands is becoming increasingly important, because more than half of South Africa’s wetlands have already disappeared.	Ch 4 Pg 18

Table 9: Local Planning reference table relevant to the project

George Municipality MSDF (George Municipality, 2023)		
Theme	Requirements	Page
Road Network Plan	In the George city area, there has been a significant increase in traffic, related to formal and informal development in the past five years. There are missing linkages in the movement network that need to be introduced to enhance connectivity in the network and provide alternative routes in emergencies. The improved connectivity routes need to be addressed in the updated Roads Master Plan. The proposed roads will bridge missing links to create a legible hierarchy and a ‘super-grid’ for the urban area. This is identified conceptually in this MSDF and will need to be refined in the CITP and Road Network Plan: - The Rand Street extension from Pacaltsdorp/Rosedale across the N2 linking with the industrial areas to the west and the north will improve access to employment areas from the broader Pacaltsdorp area. - The Thembaletu LSDF also proposes that a link road from - Thembaletu along Nqwenesha Street, past the wastewater treatment works, be considered to tie in with the Rand Street extension to improve access to the	76

	industrial area from Thembaletu.	
A2: PG b: Enhance public transport and walkability (NMT)	NMT/walkability/cycle ways to be illustrated in all developments. Access to socio-economic opportunities and public transport routes to be facilitated.	99
	Importantly, international best practice, SPLUMA and the PSDF underscore that the movement network cannot only be a matter of mobility for cars and modes of public transport but the mobility network, must also facilitate walkability and the use of non-motorised transport (NMT). It is estimated that walking is the main mode of transport for 45% of the George city area's residents. The settlements in George and parts of George city currently have a high level of walkability. This MSDF seeks to encourage this further. Principal public transport routes, together with the city-wide open space system, should form the basis of the NMT network, to be detailed in the CITP.	77
	Use the natural assets; namely, the river corridors running through the George city area to "anchor" and structure the open space system.	134
Managed Urban Open Space System	In support of the protection of the ecological functioning of the watercourses which run through the urban area (described above) and the SUDS approach to storm water management, an integrated Open Space System is promoted to positively build a respectful relationship between people and the natural systems on which they depend, specifically in the urban areas. An updated, phased Stormwater Management Plan is underway, which will be a principal informant to the Open Space System, subsequent land use/management allocation and an Environmental Management Plan.	31
Priority Investment Area	Access integration to be prioritized (subject to verification in the GIPTN and Roads Master Plan): • Rand Street Extension. • Rosedale (Moriah) Road Extension. • Olympic Street linkage (or other east-west linkages)	177

5.1.3 Landscape Planning Policy Fit Summary Findings

Policy fit refers to the degree to which the proposed landscape modifications align with International, National, Provincial and Local planning and policy. In terms of international best practice, the proposed landscape modification will not trigger any issues as there are no significant cultural/ landscape visual resources found on the site or immediate surrounds that are flagged by international landscape guidelines.

In terms of regional and local planning fit for planned landscape and visual related themes, the expected visual/ landscape policy fit of the landscape change is rated Medium Positive (with mitigation) for the following reasons:

- There is a clear need and desirability for the road to facilitate increased traffic management and integration between Thembaletu and Pacaltsdorp areas. Each of these areas only has one vehicle access bridge connecting these southern residential areas to the northern industrial and business precincts of the town of George. The stockpiles are a necessary requirement of the road construction.
- There are areas surrounding the development area that do have a Critical Biodiversity/ Ecological Support status. These areas are likely to have degraded vegetation and ecology, with the exception of the riverine areas of the Skaapkop River Valley. For the most part, the river valley is excluded or will be crossed by a span bridge with limited impacts to the river ecology (subject to surface water hydrology specialist's findings).
- While there are residential areas within close proximity to the proposed stockpile areas, the stockpiles will be temporary. With mitigation for dust, shaping and a setback of 25m from residential areas (formal and informal), the stockpiles landscape change is likely to have a moderate intensity given the built nature of the locality and the temporary nature of the landscape change.
- As residual visual impacts will remain for the medium-term, the landscape change will be experienced with Very High Visual Exposure.

5.2 Visual Absorption Capacity

Land use is a crucial factor in determining landscape character, especially regarding the Visual Absorption Capacity (VAC) of the landscapes. Oberholzer defines VAC as the potential of the landscape to conceal the proposed project (Oberholzer, 2005), i.e.:

- High VAC – e.g., effective screening by vegetation and structures.
- Moderate VAC - e.g., partial screening by vegetation and structures.
- Low VAC - e.g., little screening by vegetation or structures.

The VAC levels are rated Medium for the following reasons:

- The built nature of the surrounding urban development along the road (Rosedale, Borchers, Thembaletu), with access roads and moving vehicles, all contribute to the increase in VAC levels.
- Reducing VAC levels are the location of the proposed road on grasslands vegetation where there is very limited visual screening, as well as the current open space context of the routing.

5.3 Project Zone of Visual Influence

The visible extent, or viewshed, is “the outer boundary defining a view catchment area, usually along crests and ridgelines” (Oberholzer, 2005). In order to define the extent of the possible influence of the proposed project, a viewshed analysis was undertaken from the proposed site at a specified height above ground level.

The overall project viewshed analysis found that visibility is likely to be contained within the Foreground/ Mid-Ground Distance Zone due to the undulating terrain and the built nature of the surrounding urban environment. While the combined theoretical viewshed is likely to be Wide Area, the likely zone of visual influence is contained to within two kilometres of the site and is rated Moderate in Visual Extent.

5.4 Receptors and Visual Exposure

Receptor Visual Exposure is the degree to which the proposed landscape modification would be clearly visible to the surrounding persons/places making use of the site as a landscape resource. As the site is located within the urban landscape context adjacent to residential areas, the visual exposure (VE) was rated Very High. The following KOPs were located within 500m of the site:

- N2 Highway receptors (east and westbound) with Medium to Low VE.
- Rosedale residential (eastern facing) with Very High VE.
- Northern-eastern Thembaletu (west facing) with Very High VE.

5.5 Scenic Quality Assessment

The scenic quality is determined making use of the VRM Scenic Quality Checklist that identifies seven scenic quality criteria which are rated with 1 (low) to 5 (high) scale. The scores are totalled and assigned an A (High), B (Moderate) or C (low) based on the following split:

A= scenic quality rating of ≥ 19 (High).

B = rating of 12 – 18 (Medium).

C= rating of ≤ 11 (Low).

Table 10: Scenic Quality Rating table

Landscapes	Rating	Motivation
Landform <i>Topography becomes more of a factor as it becomes steeper, or more severely sculptured.</i>	Medium to Low	While the Skaapkop River Valley does create an interesting and undulating landform, the topography is not sculptured or have higher levels of landscape significance.
Vegetation Primary consideration given to the variety of patterns, forms, and textures created by plant life.	Medium to Low	Much of the fynbos vegetation of the CBA areas is likely to be degraded due to the urban locality and burning for the free-grazing of cattle.
Water <i>That ingredient which adds movement or serenity to a scene. The degree to which water dominates the scene is the primary consideration.</i>	Medium	The Skaapkop River does depict some value as a river scene, but not in a manner that is dominating or should be a primary consideration.
Colour <i>The overall colour(s) of the basic components of the landscape (e.g., soil, rock, vegetation, etc.) are considered as they appear during seasons or periods of high use.</i>	Low	The colours are primarily related to the veld grasses of the site and are grey-brown. Along the areas in the valleys, the riverine vegetation depicts grey-green colours and some variation.

Scarcity <i>This factor provides an opportunity to give added importance to one, or all, of the scenic features that appear to be relatively unique or rare within one physiographic region.</i>	Medium	While the lack of development does add some value in terms of a perception of open space, the landscape would not be considered scarce or important. The exception is the Skaapkop River areas where the river and adjacent riverine vegetation should be considered a scarce landscape that is a key consideration of the George sense of place and part of the planned Open Space System making use of all the river systems as a connection of ecological corridors.
Adjacent Landscapes <i>Degree to which scenery and distance enhance, or starts to influence, the overall impression of the scenery within the rating unit.</i>	Low	The landscapes adjacent the site are urban residential (Borcherds, Rosedale, Thembaletu), industrial (Steinhoff Office Park and infrastructural (N2 Highway and Eskom powerlines). These areas create a strong urban infrastructural landscape with limited scenic value.
Cultural Modifications <i>Cultural modifications should be considered and may detract from the scenery or complement or improve the scenic quality of an area.</i>	Low	Much of the site is currently undeveloped and this does add value to the local scenic quality
Scenic Quality	Medium to Low	
The Skaapkop River Valley presents an interesting and undulating landform, but its topography lacks sculptural features and does not possess significant landscape value. Much of the vegetation is degraded due to urbanization and grazing activities, including fires for free-range cattle, with clear setback areas defined from the ecologically sensitive areas. While the absence of development on some of the site does contribute to a perception of open space, the landscape itself is neither rare nor of major importance. However, the Skaapkop River and its surrounding riparian vegetation stand out as a valuable and scarce landscape within the inner urban landscape context. These undulating, ecological corridors are of value to the George sense of place and is a key part of the planned Open Space System. The surrounding landscape includes urban residential areas (Borcherds, Rosedale, Thembaletu), industrial zones (Steinhoff Office Park), and infrastructural elements (N2 Highway and Eskom powerlines), which collectively create a strong urban and infrastructural landscape with limited scenic value.		

5.6 Receptor Sensitivity Assessment

Different types of receptors are likely to have different responses to the landscape changes. The following table identified the different criteria used to evaluate a broad understanding of receptor sensitivity to landscape change.

Table 11: Receptor Sensitivity Rating table.

Landscapes	Rating	Motivation
Type of Users <i>Visual sensitivity will vary with the type of users, e.g., recreational sightseers may be highly sensitive to any changes in visual quality, whereas workers who pass through the area on a regular basis may not be as sensitive to change.</i>	Medium to Low	The majority of the users are residential but within an urban landscape setting and the proposed landscape change would be similar to the existing urban built landscape context.
Amount of use <i>Areas seen or used by large numbers of people are potentially more sensitive.</i>	High	The close proximity to the adjacent residential areas result in high usage of the proposed road site.
Public interest <i>The visual quality of an area may be of concern to local, or regional, groups. Indicators of this concern are usually expressed via public controversy created in response to proposed activities.</i>	Low	The higher VAC levels of the site and the clear planning alignment are likely to result in low levels concern for visual quality from the broader public.
Adjacent land Users <i>The interrelationship with land uses in adjacent lands. For example, an area within the viewshed of a residential area may be very sensitive, whereas an area surrounded by commercially developed lands may not be as visually sensitive.</i>	Medium	The adjacent land users are residential but within a partially degraded landscape with high visual exposure to large infrastructure (N2 Highway) as well as industrial nodes. The close proximity of the road to the Rosedale residential areas could increase concern for these land users.
Special Areas Management <i>objectives for special areas such as Natural Areas, Wilderness Areas or Wilderness Study Areas, Wild and Scenic Rivers, Scenic Areas, Scenic Roads or Trails, and Critical Biodiversity Areas frequently require special consideration for the protection of their visual values.</i>	Medium to High	The Skaapkop River Valley, and the associated undulating terrain of this ecological corridor do add value to the local landscape character.
Receptor Sensitivity	Medium (with mitigation)	
The majority of users in the area are residential, situated within an urban landscape and the proposed landscape changes would align with the existing urban built context. The close proximity to surrounding residential areas and the N2 Highway (Medium to Low Visual Exposure) results in high usage of the proposed site. However, the site's higher		

Landscapes	Rating	Motivation
VAC levels and clear planning alignment are likely to minimize concerns regarding visual quality from the broader public. Adjacent land uses are residential, but the area is part of a partially degraded landscape with significant visual exposure to large infrastructure, such as the N2 Highway and industrial zones. The Skaapkop River Valley, with its undulating terrain and ecological significance, adds notable value to the <i>local</i> landscape character. Without mitigation, the very close proximity to the residential receptors, the sensitivity to the landscape change could be High.		

6 VISUAL IMPACT SIGNIFICANCE

The following impact criteria were used to assess the preliminary visual impacts. The criteria were defined by the Western Cape DEA&DP Guideline for involving Visual and Aesthetic Specialists in EIA Processes (Oberholzer, 2005). The yellow highlighted text below reflects the finding relevant to the stockpile project.

Table 12. Impact Assessment rating table.

Criteria	Definition
<u>Extent</u>	The spatial or geographic area of influence of the visual impact, i.e.: • <i>site-related</i>: extending only as far as the activity. • <i>local</i>: limited to the immediate surroundings. • <i>regional</i>: affecting a larger metropolitan or regional area. • <i>national</i>: affecting large parts of the country. • <i>international</i>: affecting areas across international boundaries.
<u>Duration</u>	The predicted life-span of the visual impact: • <i>short term</i>, (e.g., duration of the construction phase). • <i>medium term</i>, (e.g., duration for screening vegetation to mature). • <i>long term</i>, (e.g., lifespan of the project). • <i>permanent</i>, where time will not mitigate the visual impact.
<u>Intensity</u>	The magnitude of the impact on views, scenic or cultural resources. • <i>low</i>, where visual and scenic resources are not affected. • <i>medium</i>, where visual and scenic resources are affected to a limited extent. • <i>high</i>, where scenic and cultural resources are significantly affected.
<u>Probability</u>	The degree of possibility of the visual impact occurring: • <i>improbable</i>, where the possibility of the impact occurring is very low. • <i>probable</i>, where there is a distinct possibility that the impact will occur. • <i>highly probable</i>, where it is most likely that the impact will occur. • <i>definite</i>, where the impact will occur regardless of any prevention measures.

<u>Cumulative Effects</u>	Taking into account the local extent, moderate incremental change to landscape character, high probability of visibility, and permanent duration, the cumulative visual impact significance is assessed as Medium. The cumulative effects are not expected to result in a substantial degradation of scenic resources or a fundamental alteration of landscape character beyond existing urban trends. As such, while the cumulative impact is noticeable and permanent, it remains acceptable within the broader urban context of George.
<u>Significance</u>	The significance of impacts can be determined through a synthesis of the aspects produced in terms of their nature, duration, intensity, extent and probability, and be described as: • <i>low</i>, where it will not have an influence on the decision. • <i>medium</i>, where it should have an influence on the decision unless it is mitigated. • <i>high</i>, where it would influence the decision regardless of any possible mitigation.
The proposed George Stockpiles and associated infrastructure development is likely to result in a visual impact of high negative significance without mitigation, reduced to Medium with mitigation. The extent of the impact is local, limited to the immediate surroundings of the Skaapkop River Valley and adjacent residential areas, with no anticipated influence on regional or nationally significant scenic resources. The intensity of the impact is assessed as medium with mitigation (dust and 25m setback), as the development will introduce noticeable infrastructure into the residential areas bordering the stockpile area. While the Skaapkop River and its riparian corridor contribute positively to local landscape character and sense of place, the surrounding landscape is already visually modified by urban residential areas, background views of industrial development, the N2 Highway and major service infrastructure. The probability of the visual impact occurring is high, given the scale of the proposed infrastructure, the openness of the river valley, and the close proximity of residential receptors and transport corridors with high levels of visual exposure. The development will be clearly visible to local residents and road users. The duration of the impact is temporary (medium-term) and expected to only last three years for the duration of the construction of the Rand Street Extension.	

7 MITIGATIONS

To ensure that the risks to the larger Skaapkop River open space system is not degraded, and wind blown dust does not become a nuisance factor for adjacent residential communities, the following visual impact specific mitigations are proposed. These mitigations should be seen as additional to best practice mitigations for road and stockpile environmental management. A tabulated format of the below mitigations are contained in Annexure C for inclusion in the EMP. Given that there is potential for Medium to High Visual Impact (without mitigation), mitigation should be a condition of authorisation. The mitigation setback area is mapped below.

7.1 Pre-Construction (Planning & Design)

- Planning for the stockpiles and haul roads should be located a minimum of 25m buffer from any residential structure (formal or informal). These areas should be retained as a No-Go area.
- Construction Camps to be setback 50m from residential property boundaries. Camps should be screened with a shade netting fence around the construction camp.
- Planning for stockpiles in areas in close proximity to residential areas, Site 1, 4 & 5, should restrict heights to 4m or less so as to ensure that visual intrusion and wind exposure is reduced.
- Stockpiles and topsoil windrow layouts should be designed to allow for water bowser access for dust suppression and vegetation establishment.
- ECO to prepare a Vegetation Establishment and Dust Monitoring Plan prior to construction, including defined re-seeding triggers.
 - Record baseline wind rose / prevailing wind direction for the site to inform stockpile orientation and screening requirements relative to residential receptors.
 - Take special consideration for berg-wind conditions for planning of stockpiles to ensure that dust impacts will be minimised.
- Given the close proximity of Site 4 Stockpile/ Construction Camp to the residential units within the George WWTW, visual screening mitigation by means of planting a hedgerow of Bitou along the fenceline (outside of the fence) should be planned.

7.2 Construction (Stockpile, Topsoil & Haul Road Management)

- 25m setback from residential structures (formal and informal).
- General stockpiles: maximum height 12m.
- Stockpiles adjacent to residential areas: maximum height 4m, to reduce visual intrusion and wind prominence.
- When not being actively worked, cover short-term stockpiles (≤ 6 months) located within 50m of residential areas with securely anchored tarpaulins/ or suitably covered with tires, to suppress wind-blown dust from the heaps.
- Long-term stockpiles (> 6 months): shape to appear natural and lightly compact.
- Strip topsoil from all impacted areas and stockpile in windrows at the edge of the stockpile/construction site, not exceeding 2m in height, to limit soil sterilisation. The windrows should be placed in such a manner as to not generate ponding or be exposed to drainage lines where the topsoil can be washed away.
- Shape topsoil windrows to appear natural and seeded with a kweek/oats mixture as soon as possible after shaping has taken place.
- Water long-term stockpiles and top-soil windrows via bowser for dust suppression and to support planted vegetation.
- Seed long-term stockpiles with a Kweek grass and oats mixture; target established vegetated cover within 6 months.
- Manage dust from vehicle movement and road construction continuously through the construction period.
- (*Site 4 – site-specific*) Given the close proximity of the Site 4 Stockpile/Construction Camp to residential units within the George WWTW, establish a visual screening hedgerow of Bitou (*Chrysanthemoides monilifera*) along the outside of the fenceline, between camp/stockpile establishment and WWTW boundary.

- **0.75–1.0m centre-to-centre spacing** in a single row for a dense, continuous screen — canopy closure achievable within roughly 12–18 months given the species' rapid growth rate.
- Implement wheel-wash or rumble strips at exits where material is tracked onto paved roads
- Apply generic haul road and stockpile dust mitigations per Annexure C.
 - Enforce reduced vehicle speed limits on unpaved haul roads.
 - Apply water or an approved dust palliative to haul roads during dry or windy conditions.
 - Increase watering frequency on, or temporarily cover, exposed stockpile and topsoil surfaces during high-wind events.
 - Minimise the area of exposed/disturbed ground open at any one time through progressive stripping and rehabilitation.
 - Time dust suppression (wetting) of haul routes and exposed surfaces to coincide with periods of concentrated large-vehicle activity near sensitive receptors, rather than a fixed schedule alone.

7.3 Construction (Ongoing Monitoring)

- ECO to inspect vegetation cover on long-term stockpiles and topsoil windrows at defined regular intervals (every two months).
- Re-seed stockpile areas without delay where vegetated cover has failed to establish and dust nuisance risk is identified.
- Maintain a dust/community complaints register; investigate and respond to complaints from adjacent residents within a defined timeframe.
- Undertake periodic dust monitoring at the residential boundary closest to stockpile areas.
- (*Site 4 – site-specific*) Monitor establishment and health of the Bitou screening hedgerow at Site 4; replace failed plants to maintain continuous visual screening for the duration of construction.

7.4 Post-Construction (Rehabilitation & Closure)

- Rip compacted hard-impact areas (construction camp, temporary roads) to 0.5m depth prior to rehabilitation.
- Reshape previously impacted areas to appear natural relative to the surrounding landscape.
- Re-apply stockpiled topsoil to disturbed areas as part of rehabilitation and restoration.
- Rehabilitate disturbed areas to natural vegetation.
- Use locally sourced/indigenous species for final vegetation establishment, in addition to the kweek/oats nurse crop.
- Monitor rehabilitated areas for a defined aftercare period (e.g. two growing seasons) to confirm vegetation establishment and dust risk closure.
- Remove temporary screening and dust-control infrastructure once rehabilitation success is confirmed.

A tabling of the above mitigations into a responsibility Environmental Management Plan can be found in Annexure C.

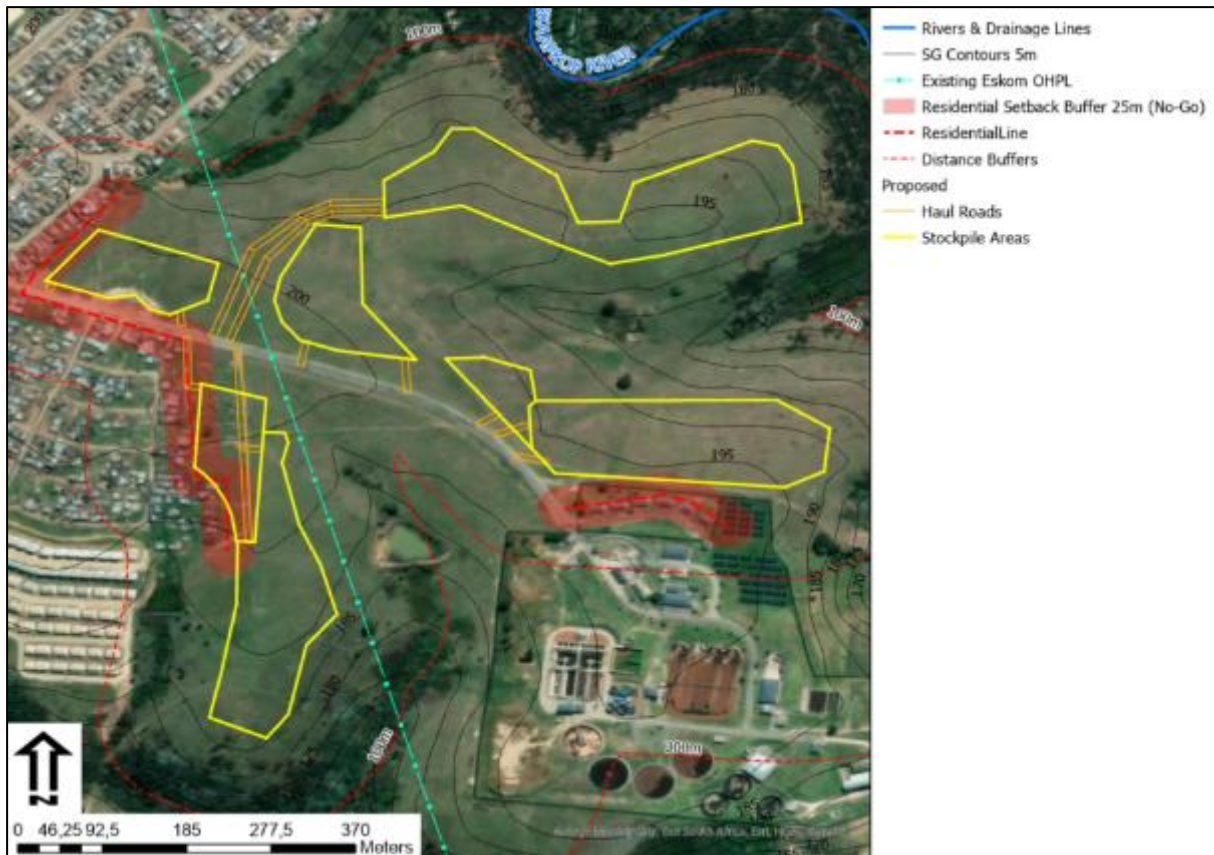


Figure 11: Residential Very High Visual Exposure 25m setback map depicting No-Go areas.

8 CONCLUSION

This Visual Statement was undertaken as a **Level 2 Visual Impact Assessment** in support of the Basic Environmental Assessment for the proposed George Stockpiles and associated infrastructure, linked to the Rand Street and Rosedale Extension road developments in George, Western Cape. The assessment is based on a desktop landscape and planning policy review, GIS-based viewshed and slope analysis, and two site visits (31 October 2024 and 28 November 2025) covering the six identified stockpile/construction camp areas and associated Key Observation Points (KOPs).

The receiving landscape is firmly defined by its urban character, bordered by the residential areas of Rosedale, Borchers, Thembaletu and Pacaltsdorp, and traversed by an Eskom powerline servitude. The site is proposed for future development where the resultant landscape will be strongly influenced by the Rand Street Extension. Against this backdrop, the proposed stockpile infrastructure shows a Medium Positive policy fit (with mitigation) with the George Municipal Spatial Development Framework, which specifically identifies the Rand Street and Rosedale (Moriah) Road extensions as priority linkages required to improve north-south connectivity between Thembaletu, Pacaltsdorp and the industrial/business precincts of George. However, the proposed site also has very close proximity to residential areas where proposed large scale landscape change will dominate the local landscape during the temporary period (up to three years) of the project's duration and potentially expose the residents to wind blown dust during this period.

The Visual Absorption Capacity (VAC) of the site is rated Medium, reflecting the screening afforded by the surrounding built form and infrastructure, offset by the current open grassland

character of parts of the routing. The Zone of Visual Influence is Moderate, contained largely within a two-kilometre radius of the site due to the undulating terrain and built context. Receptor Visual Exposure is nonetheless rated Very High for residential areas in immediate proximity to the stockpile/camp footprints, most notably Rosedale, northern/eastern Thembaletu and the George WWTW worker dwellings adjacent to Site 4, given their close proximity to these communities. Scenic Quality across the study area is rated Medium to Low (Category B), constrained by degraded fynbos and grassland vegetation and the dominance of surrounding urban and infrastructural land uses, although the Skaapkop River corridor itself retains landscape value. Receptor Sensitivity is correspondingly rated Medium with mitigation. Without mitigation, the close proximity of several sites to residential receptors would elevate this rating to High.

On this basis, the general visual impact significance of the proposed development is assessed as High prior to mitigation, reducing to Medium with the application of the recommended mitigation measures. The impact is local in extent, confined to the immediate surrounds of the Skaapkop River Valley and bordering residential areas, and is temporary in duration, expected to persist for the medium-term (approximately three years) construction period of the Rand Street Extension. Comparative site assessment of the five stockpile/construction camp areas indicates differentiated risk: Sites 1, 4 and 5 present Medium to High visual risk owing to their very high visual exposure to adjacent residential communities (including Sarah Crescent, the Rosedale informal settlement and new residential areas, and the George WWTW worker dwellings), with Site 4 requiring particular attention given its direct adjacency to residential units and the consequent need for a dedicated Bitou screening hedgerow. Sites 2 and 3 present comparatively lower Medium to Low risk, benefiting from greater buffer distances from residential receptors.

None of the stockpile/construction camp sites represents a visual fatal flaw, although the western section of Site 4 has been excluded as a No-Go area. This general finding of suitability is supported by the Medium to High VAC of the surrounding urban and infrastructural landscape, medium scenic quality, the strong policy alignment of the broader road project with municipal spatial planning objectives, and the temporary, reversible nature of the stockpile and laydown areas. All sites can, in the professional opinion of the specialist, be authorised from a landscape and visual perspective, subject to mitigation being applied as a condition of authorisation.

Mitigation should focus principally on the management of wind-blown dust and visual screening, given the close proximity of several stockpile/camp areas to residential communities. Key measures include a minimum 25m no-go buffer from residential structures, height restrictions (4m at Sites 1, 4 and 5, 12m generally elsewhere), covering or watering of stockpiles and topsoil windrows, shaping and re-vegetation of long-term stockpiles, and site-specific screening such as the Bitou hedgerow at Site 4. These measures, detailed in Section 7 and tabulated in Annexure C for inclusion in the Environmental Management Programme, should be applied consistently across the pre-construction, construction and rehabilitation phases to ensure that residual visual impacts remain within the Medium significance rating identified in this assessment.

In summary, the finding of the visual statement is that the proposed landscape change is supported, but only with mitigation.

9 BIBLIOGRAPHY

- Baard, S. J. (n.d.). www.georgeherald.com.
- George Municipality. (2023). *George Spatial Development Framework (Version 4)*.
- NASA, A. G. (2009). *Advanced Spaceborne Thermal Emission and Reflection Radiometer (ASTER) Global Digital Elevation Model Version 2 (GDEM V2 2011)*. Ministry of Economy, Trade, and Industry (METI) of Japan and United States National Aeronauti.
- 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, Department of Environmental Affairs and Deve.
- SANBI. (2018). www.sanbi.org. Retrieved from 2018 National Biodiversity Assessment (NBA): <https://www.sanbi.org/link/bgis-biodiversity-gis/>
- USDI., B. (2004). *Bureau of Land Management, U.S. Department of Interior. 2004. Visual Resource Management Manual 8400*.
- Western Cape Government. (2014). *Western Cape Provincial Spatial Development Framework*. Cape Town.
- www.gardenroute.gov.za. (2024). Retrieved from <https://www.gardenroute.gov.za/category/roads-services/>.
- www.george.gov.za/rosedale access road. (2021). Retrieved from <https://www.george.gov.za/rosedale-access-road-close-to-completion/>.

10 ANNEXURE A: SITE VISIT PHOTOGRAPHS AND COMMENTS

The following photographs were taken during the field survey as mapped below. The text below the photograph describes the landscape and visual issues of the locality, if applicable.

The table below sets out generic criteria describing the **expected** magnitude of landscape and visual change associated with each significance rating, ranging from Very High to Very Low.

Table 13: Generic landscape risk table.

Rating	Criteria — Description of Landscape/Visual Change
Very High	Total change to landscape character/view. Key elements lost or replaced; the development becomes the dominant feature of the landscape. Effect is permanent, unavoidable, and highly noticeable to most receptors. Not reducible below High through mitigation.
High	Considerable change to character or view over a wide area. Loss of or major alteration to key landscape elements, or introduction of a new element strongly at odds with existing character. Highly perceptible to many receptors at close/medium range. Mitigation reduces but does not remove the effect.
Moderate	Partial, recognisable change to character or view over a limited area. Existing landscape elements and character remain identifiable. Noticeable to a reasonable number of receptors at medium range. Meaningfully reducible through mitigation.
Low	Minor, localised change. Underlying character and key characteristics remain substantially intact. Perceptible only to few receptors and/or at greater distance. Readily mitigated.
Very Low	Negligible or barely perceptible change. No material effect on landscape character or receptors. Effectively indistinguishable from the no-development scenario.

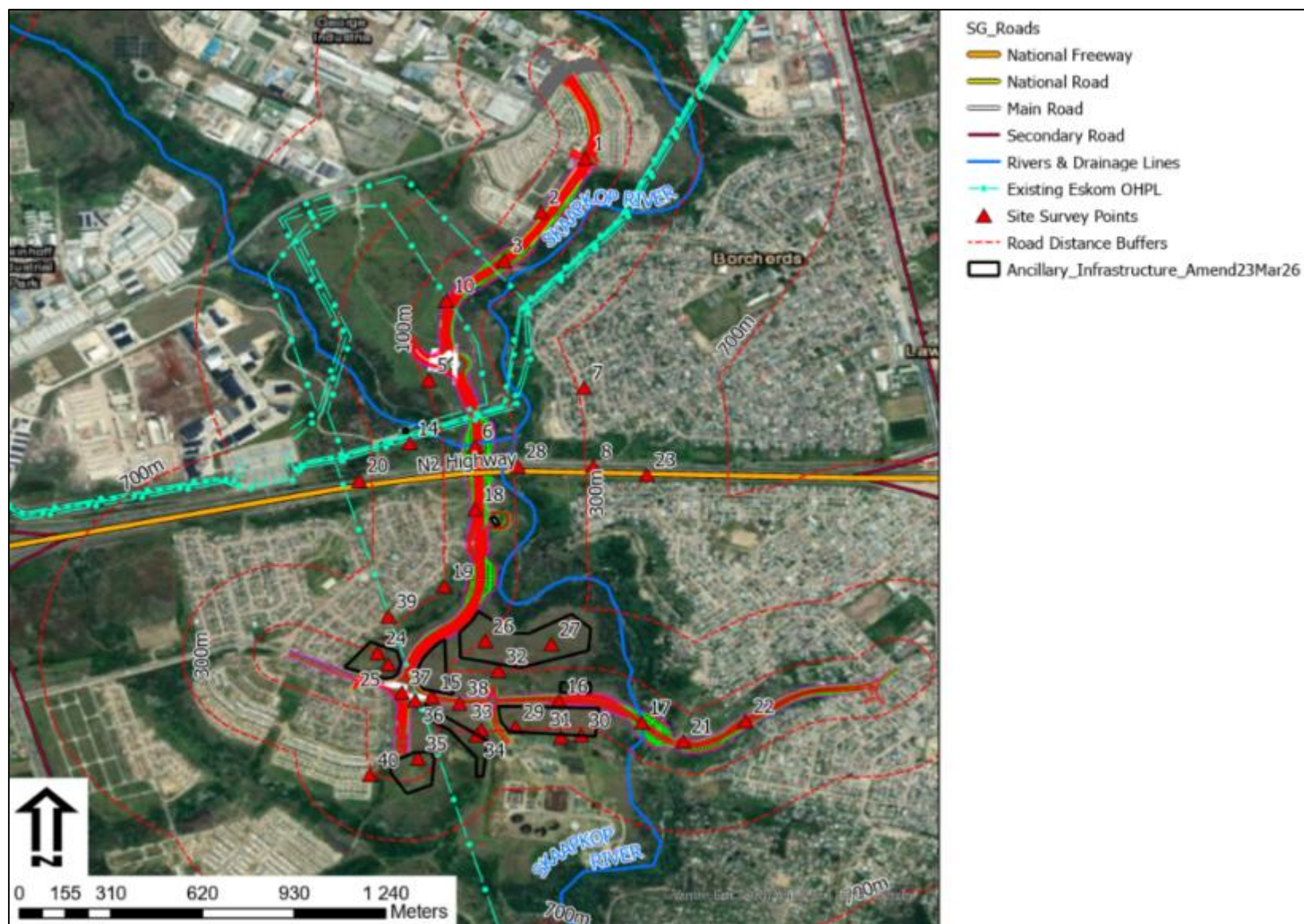


Figure 12: General Rand Street and Stockpile Area survey point and project locality map.

ID	15
PHOTO	Site existing road context
RISK	Low
DIRECTION	East
COMMENT	Moderate visual exposure and low gradient with existing road sense of place.
PHOTO	Rand Street and mixed use_20241031_132727085.jpg



_ID	24
_REMARKS	Stockpile/ Camp 1 view south
_REC_TIME	11/26/2025 10:43:46.000 GMT+02:00
_LATITUDE	-34,00127965
_LONGITUDE	22,45862525
Risk	Medium to High
Motivation	Very high visual exposure to community
PhotoDir	South
Photo	/Media/Rand Street Amend_20251126_104351488.jpg



_ID	25
_REMARKS	Stockpile/ Camp 1 view west
_REC_TIME	11/26/2025 10:44:44.291 GMT+02:00
_LATITUDE	-34,00127965
_LONGITUDE	22,45862525
Risk	Medium to High
Motivation	Very high visual exposure to community where dust and noise is highly likely to be an impact.
PhotoDir	West
Photo	/Media/Rand Street Amend_20251126_104529744.jpg



_ID	26
_REMARKS	Stockpile/ Camp 5 view west
_REC_TIME	11/26/2025 10:49:30.000 GMT+02:00
_LATITUDE	-34,00092437
_LONGITUDE	22,46141545
Risk	Medium to Low
Motivation	Rosedale residential areas with clear visibility but some buffer from the landscape change.
PhotoDir	East
Photo	/Media/Rand Street Amend_20251126_104935173.jpg



_ID	27
_REMARKS	Stockpile/ Camp 5 view east
_REC_TIME	11/26/2025 10:51:19.000 GMT+02:00
_LATITUDE	-34,0010207
_LONGITUDE	22,46343082
Risk	Medium to Low
Motivation	Although the site is clearly visible to the Thembaletu residents, there is buffering from the Skaapkop river.
PhotoDir	East
Photo	/Media/Rand Street Amend_20251126_105124420.jpg
	

_ID	28
_REMARKS	View of the N2 National Highway as seen from Stockpile/ Camp 5
_REC_TIME	11/26/2025 10:52:47.244 GMT+02:00
_LATITUDE	-33,9956134
_LONGITUDE	22,46240582
Risk	Low
Motivation	The site is located 500m to the south, outside of main frontal views with higher VAC levels from build environment.
PhotoDir	North
	

_ID	29
_REMARKS	Stockpile/ Camp 4 view east
_REC_TIME	11/26/2025 10:56:56.000 GMT+02:00
_LATITUDE	-34,00353582
_LONGITUDE	22,46233317
Risk	Medium to High
Motivation	Very high visual exposure to Pacaltsdorp Water Works worker dwellings. Not recommended without strict dust mitigation. Planting mitigation required. Themba lethu residential areas are also visible in the background with medium visual exposure (Medium to Low risk).
PhotoDir	East
Photo	/Media/Rand Street Amend_20251126_105702457.jpg
	

_ID	30
_REMARKS	Stockpile/ Camp 4 view northeast
_REC_TIME	11/26/2025 10:58:18.000 GMT+02:00
_LATITUDE	-34,00378595
_LONGITUDE	22,46433652
Risk	Medium to Low
Motivation	High visual exposure to Themba lethu residential located 300m approx. to the northeast of the site. Some buffer from Skaapkop River.
PhotoDir	Northeast
Photo	/Media/Rand Street Amend_20251126_105823912.jpg
	

_ID	31
_REMARKS	Stockpile/ Camp 4 view to municipality PV panels
_REC_TIME	11/26/2025 10:59:30.000 GMT+02:00
_LATITUDE	-34,00384757
_LONGITUDE	22,4637183
Risk	NA
Motivation	While not a visual risk, dust on the PV panels adjacent to the site could negatively influence power generation.
PhotoDir	South
Photo	/Media/Rand Street Amend_20251126_105936835.jpg



_ID	32
_REMARKS	Grassland landscape context
_REC_TIME	11/26/2025 11:00:20.000 GMT+02:00
_LATITUDE	-34,00385163
_LONGITUDE	22,46367528
Risk	Medium
Motivation	The area is generally characterised by undulating grasslands that do add some scenic value to the area. These areas are within the urban edge and are highly likely to be developed in the future.
PhotoDir	North
Photo	/Media/Rand Street Amend_20251126_110027209.jpg



_ID	33
_REMARKS	Stockpile/ Camp 3 view south
_REC_TIME	11/26/2025 11:03:15.000 GMT+02:00
_LATITUDE	-34,00361853
_LONGITUDE	22,46129772
Risk	Medium to Low
Motivation	Partial visual screening from proximate receptors with moderate visual exposure to Pacaltsdorp/ Rosedale residential areas. Suitable with mitigation and management of run-off into the small dam in the drainage line.
PhotoDir	South
Photo	/Media/Rand Street Amend_20251126_110320605.jpg
	

_ID	34
_REMARKS	Stockpile/ Camp 3 view north
_REC_TIME	11/26/2025 11:04:12.000 GMT+02:00
_LATITUDE	-34,00378138
_LONGITUDE	22,46114895
Risk	Medium to Low
Motivation	Reduced visibility from topography screening to the north of the site, but with open views to the south and west.
PhotoDir	West
Photo	/Media/Rand Street Amend_20251126_110418279.jpg
	

_ID	35
_REMARKS	Stockpile/ Camp 2 view west
_REC_TIME	11/26/2025 11:06:36.000 GMT+02:00
_LATITUDE	-34,00449323
_LONGITUDE	22,4593765
Risk	Medium to High
Motivation	Very close visual exposure to the adjacent Rosedale informal settlement, and new residential areas. However, the site is buffered from the residential area by the proposed Rand Street Road Development. As such, dust and noise are likely to result in high level impacts to the local sense of place but would be visually associated with the road construction and general development. Mitigation of dust would need to be strictly mitigated.
PhotoDir	West
Photo	/Media/Rand Street Amend_20251126_110640514.jpg
	

_ID	36
_REMARKS	Stockpile/ Camp 2 view west
_REC_TIME	11/26/2025 11:08:46.000 GMT+02:00
_LATITUDE	-34,00272402
_LONGITUDE	22,45928563
Risk	Medium
Motivation	As for previous comment
PhotoDir	West
Photo	/Media/Rand Street Amend_20251126_110851426.jpg
	

_ID	37
_REMARKS	KOP Rosedale Main 1
_REC_TIME	11/26/2025 11:10:19.000 GMT+02:00
_LATITUDE	-34,00248265
_LONGITUDE	22,45888787
Risk	Low
Motivation	Existing road landscape context within urban context
PhotoDir	West
Photo	/Media/Rand Street Amend_20251126_111024161.jpg



_ID	38
_REMARKS	KOP Rosedale Main 2
_REC_TIME	11/26/2025 11:10:51.697 GMT+02:00
_LATITUDE	-34,00281865
_LONGITUDE	22,46064462
Risk	Low
Motivation	Existing road landscape context
PhotoDir	East
Photo	/Media/Rand Street Amend_20251126_111114053.jpg



_ID	39
_REMARKS	KOP Sarah Crescent Rd
_REC_TIME	11/26/2025 11:14:46.000 GMT+02:00
_LATITUDE	-34,00017077
_LONGITUDE	22,45847042
Risk	Medium to High
Motivation	Very High Visual Exposure to proposed stockpiles/ construction camp 1. Mitigation of dust is required, with Camp 1 not visually preferred (but not a fatal flaw due to short-term duration of impact).
PhotoDir	Southeast
Photo	/Media/Rand Street Amend_20251126_111502679.jpg
	

_ID	40
_REMARKS	KOP New Rosedale Residential
_REC_TIME	11/26/2025 11:19:56.000 GMT+02:00
_LATITUDE	-34,00498873
_LONGITUDE	22,4579079
Risk	Low
Motivation	Mid-ground view within urban context
PhotoDir	Northeast
Photo	/Media/Rand Street Amend_20251126_112006099.jpg
	

11 ANNEXURE B: SPECIALIST INFORMATION

11.1 Professional Registration Certificate



Association of Professional Heritage Practitioners

MEMBERSHIP CERTIFICATE

THIS CERTIFIES THAT

STEPHEN STEAD

MEMBERSHIP NUMBER: PHP0063

has been awarded membership as a

PROFESSIONAL MEMBER (PHP)

This membership is subject to the *Standards for Membership and Code of Conduct*, referred to in Sections 2 and 3 of the APHP Constitution respectively. The definition of a Professional may be found at: www.aphp.org.za/membership

Please contact us via info@aphp.org.za should further information be required.

THIS CERTIFICATE IS VALID FROM **1 JUNE 2026 – 1 JULY 2027**

CHAIRPERSON

[Issued by the Association of Professional Heritage Practitioners Executive Committee]

Watermark image: Elevation drawing of three Doric columns of the Temple of Apollo at Delos, Athens from James Stuart & Nicholas Revett. The Antiquities of Athens measured and delineated by James Stuart F.R.S. and F.S.A. and Nicholas Revett Painters and Architects, London, John Nichols, 1794

Association of Professional Heritage Practitioners

info@aphp.org.za

www.aphp.org.za

11.2 Curriculum Vitae (CV)

1. **Position:** Owner / Director
2. **Name of Firm:** Visual Resource Management Africa cc (www.vrma.co.za)
3. **Name of Staff:** Stephen Stead
4. **Date of Birth:** 9 June 1967
5. **Nationality:** South African
6. **Contact Details:** Cell: +27 (0) 83 560 9911
Email: steve@vrma.co.za
7. **Educational qualifications:**
 - University of Natal (Pietermaritzburg):
 - Bachelor of Arts: Psychology and Geography
 - Bachelor of Arts (Hons): Human Geography and Geographic Information Management Systems
 - MSc Geography, University of KwaZulu-Natal (2023)
8. **Professional Accreditation**
 - Association of Professional Heritage Practitioners (APHP) Western Cape
 - Accredited VIA practitioner member of the Association (2011)
9. **Association involvement:**
 - International Association of Impact Assessment (IAIA) South African Affiliate
 - Past President (2012 - 2013)
 - President (2012)
 - President-Elect (2011)
 - Conference Co-ordinator (2010)
 - National Executive Committee member (2009)
 - Southern Cape Chairperson (2008)
10. **Conferences Attended:**
 - International Geographical Congress, Lisbon (2017)
 - IAIAAsa 2012
 - IAIAAsa 2011
 - IAIA International 2011 (Mexico)
 - IAIAAsa 2010
 - IAIAAsa 2009
 - IAIAAsa 2007
11. **Continued Professional Development:**
 - Integrating Sustainability with Environment Assessment in South Africa (IAIAAsa Conference, 1 day)
 - Achieving the full potential of SIA (Mexico, IAIA Conference, 2 days 2011)

- Researching and Assessing Heritage Resources Course (University of Cape Town, 5 days, 2009)

12. Countries of Work Experience:

- South Africa, Mozambique, Malawi, Lesotho, Kenya and Namibia

13. Relevant Experience:

Stephen gained six years of experience in the field of Geographic Information Systems mapping and spatial analysis working as a consultant for the KwaZulu-Natal Department of Health and then with an Environmental Impact Assessment company based in the Western Cape. In 2004 he set up the company Visual Resource Management Africa that specializes in visual resource management and visual impact assessments in Africa. The company makes use of the well-documented Visual Resource Management methodology developed by the Bureau of Land Management (USA) for assessing the suitability of landscape modifications. Stephen has assessed over 150 major landscape modifications throughout southern and eastern Africa. The business has been operating for twenty-two years and has successfully established and retained a large client base throughout Southern Africa which include amongst other, Rio Tinto (Pty) Ltd, Bannerman (Pty) Ltd, Anglo Coal (Pty) Ltd, Eskom (Pty) Ltd, NamSolar and Vale (Pty) Ltd, Ariva (Pty) Ltd, Harmony Gold (Pty) Ltd, Millennium Challenge Account (USA), Pretoria Portland Cement (Pty) Ltd

14. Languages:

- English – First Language
- Afrikaans – fair in speaking, reading and writing.

15. Projects:

Table 14: VRM Africa Projects Assessments Table

DESCRIPTION	COUNT	DESCRIPTION	COUNT
Dam	1	UISP	8
Mari-culture	1	Structure	8
Port	1	OHPL	12
Railway	1	Industrial	12
Power Station	3	Wind Energy	22
Hydroelectric	4	Battery Storage	14
Resort	4	Mine	20
Golf/Residential	1	Residential	45
Road Infrastructure	5	Solar Energy	62
Substation	5	TOTAL	237

12 ANNEXURE C: DUST MANAGEMENT FOR ROAD CONSTRUCTION STOCKPILES.

Table 15: Pre-Construction (Planning & Design)

Impact Aspect	Mitigation Measure	Responsibility	Monitoring & Compliance
Visual Screening	Construction camps set back 50m from residential property boundaries; screened with shade netting fencing around the camp perimeter.	Contractor	ECO pre-establishment inspection to confirm setback and screening installed before camp occupation.
Visual Intrusion / Wind Exposure	Stockpiles in close proximity to residential areas (Sites 1, 4 & 5) restricted to a maximum height of 4m.	Contractor	ECO verification of stockpile heights against design drawings prior to and during construction; photographic record.
Dust Suppression Planning	Stockpile and topsoil windrow layouts designed to allow full water bowser access.	Contractor	Layout drawings reviewed and signed off by ECO prior to construction commencement.
Vegetation Establishment / Dust Management	ECO to prepare a Vegetation Establishment and Dust Monitoring Plan prior to construction, including defined re-seeding triggers.	ECO	Plan approved prior to construction start; retained as part of EMP compliance record.
Wind-blown Dust	Baseline wind rose/prevaling wind direction recorded to inform stockpile orientation and screening, with special consideration of berg-wind conditions.	ECO	Wind data filed with EMP; stockpile orientation cross-checked against wind rose during pre-construction audit.
Visual Screening (Site 4)	Bitou hedgerow planting planned along the outside of the Site 4 fenceline to screen George WWTW residential units.	Contractor / ECO	Planting plan and species list approved by ECO prior to camp/stockpile establishment.

Table 16: Construction (Stockpile, Topsoil & Haul Road Management)

Impact Aspect	Mitigation Measure	Responsibility	Monitoring & Compliance
Visual Intrusion / Wind Exposure	General stockpiles: maximum height 12m.	Contractor	Routine ECO site walks with stockpile height spot-checks.
Visual Intrusion / Wind Exposure	Stockpiles adjacent to residential areas: maximum height 4m.	Contractor	Weekly ECO inspection; non-conformance logged if exceeded.
Wind-blown Dust	Short-term stockpiles (≤6 months) within 50m of residential areas covered with anchored tarpaulins/tyres when not actively worked.	Contractor	ECO daily/weekly walk to confirm covering compliance, particularly outside working hours.

Visual Intrusion	Long-term stockpiles (>6 months) shaped to appear natural and lightly compacted.	Contractor	ECO inspection at handover of stockpile to long-term status.
Wind-blown Dust	Long-term stockpiles and topsoil windrows watered via bowser for dust suppression and vegetation support.	Contractor	Watering log maintained by contractor; reviewed by ECO.
Vegetation Establishment / Dust Suppression	Long-term stockpiles seeded with kweek grass/oats mix; vegetated cover targeted within 6 months.	Contractor	ECO records seeding date; monitors % cover at 3- and 6-month intervals.
Topsoil Management	Topsoil stripped and stockpiled in windrows ≤2m in height at edge of site, to limit sterilisation.	Contractor	ECO verifies windrow height and placement against EMP requirements.
Topsoil Management / Dust Suppression	Topsoil windrows shaped naturally, no ponding, seeded with kweek/oats as soon as possible after shaping.	Contractor	ECO inspection of shaping and seeding timing; logged in site diary.
Vehicle-Generated Dust	Dust from vehicle movement and road construction managed continuously through construction.	Contractor / ECO	Daily visual dust assessment; corrective action triggered on observed nuisance dust.
Visual Screening (Site 4)	Bitou hedgerow established along the outside of the Site 4 fenceline between the camp/stockpile and WWTW boundary.	Contractor	ECO confirms hedgerow planted before camp/stockpile becomes operational; photographic record.
Vehicle Tracking / Road Dust	Wheel-wash or rumble strips implemented at exits where material is tracked onto paved roads.	Contractor	Weekly ECO inspection of exit points for tracked material; non-conformance action if sediment found on public roads.
Dust Management (General)	Generic haul road and stockpile dust mitigations applied per Annexure C.	Contractor	ECO audit against Annexure C checklist during routine EMP compliance inspections.
Vehicle-Generated Dust	Reduced vehicle speed limits enforced on unpaved haul roads.	Contractor	Signage checked by ECO; speed compliance spot-checked.
Vehicle-Generated Dust / Haul Road Dust	Water or approved dust palliative applied to haul roads during dry/windy conditions.	Contractor	Application log maintained; verified by ECO against weather conditions during site visits.
Wind-blown Dust	Watering frequency increased on, or temporary cover applied to, exposed stockpile/topsoil surfaces during high-wind events.	Contractor	ECO triggers action based on wind forecast/observation; recorded in site diary.

Visual Screening / Wind-blown Dust	Temporary wind/dust screening (e.g. shade netting) erected on stockpile faces facing residential areas where vegetation not yet established.	Contractor	ECO confirms screening installed on relevant faces; checked during routine site walks.
Vehicle-Generated Dust (Transport)	Loads of erodible material covered or wetted prior to transport on public roads.	Contractor	Random load checks at site exit by ECO; non-conformance logged for uncovered loads.
Wind-blown Dust / Erosion	Area of exposed/disturbed ground minimised at any one time through progressive stripping and rehabilitation.	Contractor	ECO tracks disturbed area extent against construction programme; monthly review.
Visual Intrusion / Vehicle-Generated Dust	Large earthmoving vehicle haul paths routed to maximise distance from residential boundaries, avoiding routes adjacent to/behind residential-facing stockpile faces.	Contractor	Haul route plan reviewed and approved by ECO prior to construction; spot-checked during site visits.
Vehicle-Generated Dust	Dust suppression (wetting) timed to coincide with periods of concentrated large-vehicle activity near sensitive receptors.	Contractor	Watering log cross-referenced with plant movement schedule; reviewed by ECO.

Table 17: Construction (Ongoing Monitoring)

Impact Aspect	Mitigation Measure	Responsibility	Monitoring & Compliance
Vegetation Establishment (Monitoring)	ECO to inspect vegetation cover on long-term stockpiles and topsoil windrows at defined regular intervals.	ECO	Monthly inspection report with % cover recorded; filed as part of EMP compliance record.
Vegetation Establishment (Monitoring)	Re-seed stockpile areas without delay where vegetated cover has failed to establish and dust nuisance risk is identified.	Contractor / ECO	Re-seeding instruction issued by ECO; close-out confirmed at next inspection.
Community Liaison / Nuisance Management	Dust/community complaints register maintained; complaints investigated and responded to within a defined timeframe.	ECO	Register reviewed monthly; response time tracked against defined KPI (e.g. 48 hours).
Wind-blown Dust (Monitoring)	Periodic dust monitoring (e.g. dustfall buckets or visual assessment) undertaken at the residential boundary closest to stockpile areas.	ECO	Results recorded and compared against dust deposition guideline; reported in monthly EMP compliance report.
Visual Screening (Site 4, Monitoring)	Establishment and health of the Bitou screening hedgerow at Site 4 monitored; failed plants	Contractor / ECO	ECO inspection at defined intervals (e.g. quarterly);

	replaced to maintain continuous screening.		replacement planting logged and verified.
--	--	--	---

Table 18: Post-Construction (Rehabilitation & Closure)

Impact Aspect	Mitigation Measure	Responsibility	Monitoring & Compliance
Land Rehabilitation	Compacted hard-impact areas (construction camp, temporary roads) ripped to 0.5m depth prior to rehabilitation.	Contractor	ECO verifies ripping depth/extent prior to sign-off for rehabilitation.
Visual / Land Rehabilitation	Previously impacted areas reshaped to appear natural relative to surrounding landscape.	Contractor	ECO visual inspection against surrounding landform; photographic record.
Land Rehabilitation	Stockpiled topsoil re-applied to disturbed areas as part of rehabilitation and restoration.	Contractor	ECO confirms topsoil application depth/coverage prior to seeding.
Land Rehabilitation	Disturbed areas rehabilitated to natural vegetation.	Contractor	ECO confirms rehabilitation species/method against approved plan.
Land Rehabilitation / Biodiversity	Locally sourced/indigenous species used for final vegetation establishment, in addition to kweek/oats nurse crop.	Contractor	Species list and supplier records verified by ECO prior to planting.
Land Rehabilitation (Monitoring)	Rehabilitated areas monitored for a defined aftercare period (e.g. two growing seasons) to confirm vegetation establishment and dust risk closure.	ECO	Aftercare monitoring reports at defined intervals; formal close-out sign-off at end of aftercare period.
Visual Screening (Closure)	Temporary screening and dust-control infrastructure removed once rehabilitation success is confirmed.	Contractor	ECO sign-off required prior to removal of temporary infrastructure.