VISUAL STATEMENT

PROPOSED DEVELOPMENT OF AN ADDITIONAL POULTRY REARING FACILITY ON THE REMAINDER OF FARM GROOTVLEI NO. 225, CALEDON

PHS CONSULTING

September 2025

TABLE OF CONTENTS

PREVIOUS STUDIES & DECLARATION

Paul Slabbert – B Art Et Scien (Planning Honours Degree), has 20 years' experience in heritage and visual assessments, and is registered with the Association of Professional Heritage Practitioners (APHP) since 2007.

I, Paul Slabbert, as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that I:

- other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity;
- in terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;
- have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any report, plan or document prepared or to be prepared as part of the application; and
- am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations, 2014 (as amended).

Signature of Specialist: 

Name of Company: PHS Consulting

Date: 2025-09-09

1. VISUAL STATEMENT – CONSTRAINTS ANALYSIS

1.1 BACKGROUND SUMMARY

Bapchix (Pty) Ltd, the proponent, plans to expand the existing chicken farm located on Farm Grootvlei No. 225, Caledon, by constructing an additional poultry rearing facility onsite. The proposed development property is approximately 317ha in extent and is located approximately 15 kilometres northeast of Caledon and approximately 3 kilometres north of the N2 with access via a dirt road. The proposed development area is located in the northeastern portion of the property and is approximately 5,5ha in extent.

The following development is proposed:

1) Ten new chicken houses with free range grazing between houses
2) Staff housing and ablution facilities with a conservancy tank system
3) An office
4) A loading bay
5) A shavings shed
6) A water treatment facility
7) A generator room
8) Internal access routes <8m wide
9) A biosecurity access control point

Due to the nature of comments received a Visual Statement and Constraints analysis was undertaken to determine the issues and constraints on the visual environment of the proposed development.

1.2 VISUAL AND AESTHETIC COMPONENTS OF THE ENVIRONMENT

The subject property is located within an area characterised by vast open areas with primarily agricultural activities. The aim is to determine any significant visual constraints of the proposed development that may alter the cultural, historical, or natural state of the environment. The 2.5km zone of visual influence (ZVI) was determined around the proposed development This is the zone in which a development is likely to be seen or experienced by a visual receptor. There are two farm homesteads in the ZVI. These are known as visual receptors (VR) and are indicated by pins labelled VR 1 and VR 2 in Figure

1 below. These existing farm homesteads are located approximately 1.6km north-west and 2.5km north of the proposed development area respectively. Two district gravel roads providing access primarily to the agricultural community and secondary access to the towns of Greyton and Genadendal, traverse the zone of visual influence as per Figure 1 below. A minor public road indicated below is used by the owner of Farm 752 directly north of the development area. This road is in a process of de-proclamation whereby a right of way servitude will be registered in the dominant tenements favour.

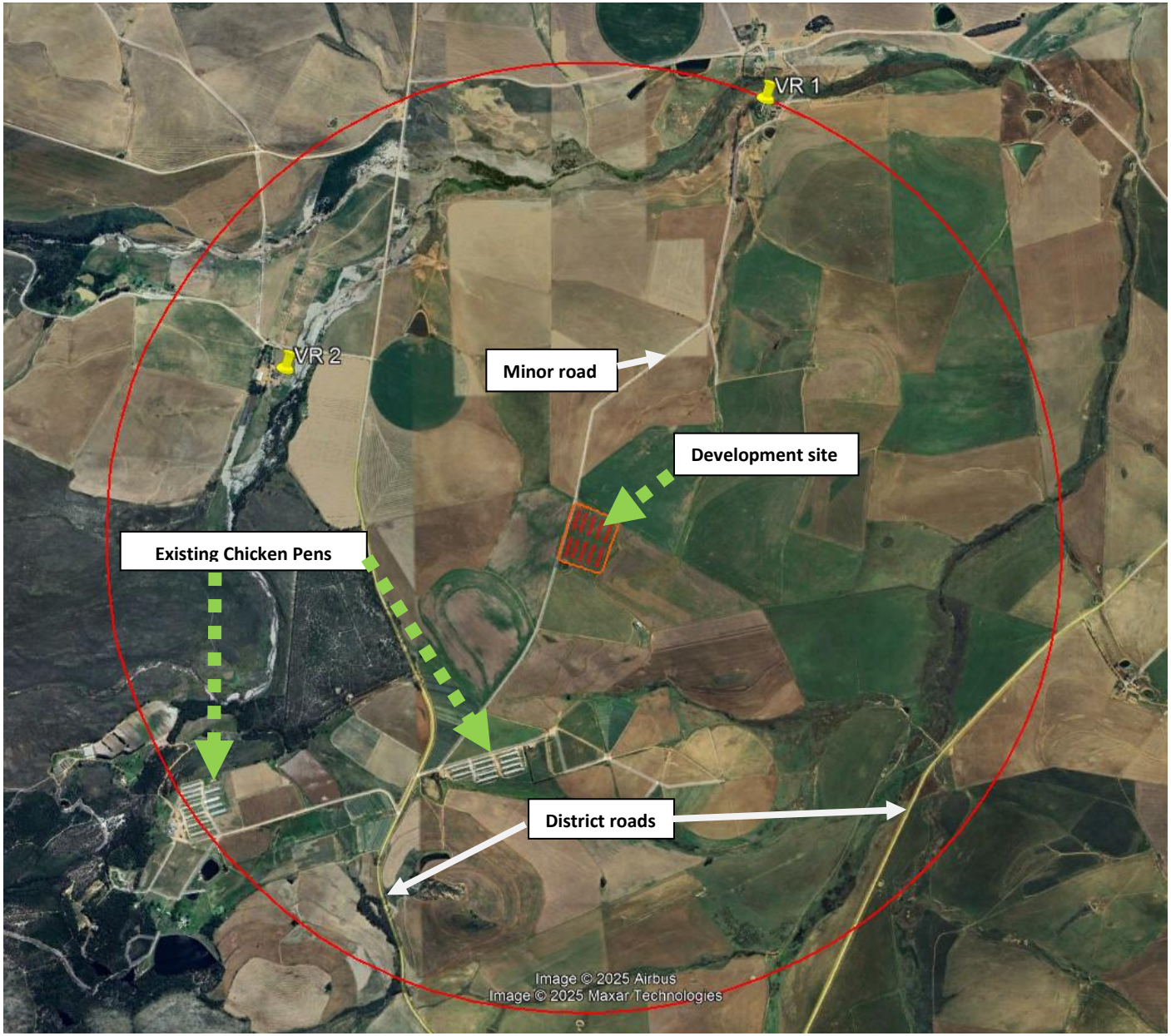

Figure 1: Zone of visual influence in red is 2.5 km radius from development site.

Figure 2: Topography inside the ZVI, development site in orange, two possible receptors in green circles and the two district roads and minor road traversing the ZVI in grey dotted line.

1.3 ROAD NETWORK

The N2 is located 3.6 km to the south of the proposed site. Views from the N2 are completely restricted by distance and the natural topography of the area.

The two district roads traversing the zone of visual influence (ZVI) are located. at the closest points, approximately 980 m west of the site and 2 km east of the site respectively. Both roads run in a north south direction connecting the N2 with the farming area to the north thereof and providing links to the R 406 which leads to Greyton and Genadendal. Access to the site is via an existing minor road currently being de- proclamated. However seasonal access to the neighbouring farm directly north of the application area is obtained if flooding restrict the regular access to Farm 752. Views from the district roads are restricted by the undulating topography of the area given that the proposed development site is located at approx. 310m MSL. Within the ZVI, the western district road varies in hight from 340m MSL to 225m MSL while the eastern district road has an average height of 260m MLS within the ZVI. The minor road used for seasonal access runs directly past the proposed development site.

1.4 VIEWSHEDS AND VIEW SHADOWS

A viewshed can be defined as an area of land, water or other element which is visible to the human eye from a fixed vantage point, for example mountain peaks and ridge lines.

Primary viewsheds in proximity to the proposed development, arein the form of mountains directly west of the proposed development and in the distance to the north. This primary viewshed gives rise to numerous secondary viewsheds in the form of undulating topography, river basins, vegetation and trees which run along the landscape inside the 2.5 km ZVI. Due to the numerous secondary viewsheds, numerous view shadows are also present. View shadows are areas alongside or in close proximity to viewsheds, which ‘block’ or limit views from any particular area. Numerous view shadows have been identified for the proposed development site but considering that there are only two Visual Receptors

(VR) and two district roads inside the ZVI, only the view corridor from these receptors will be evaluated as per figures below.

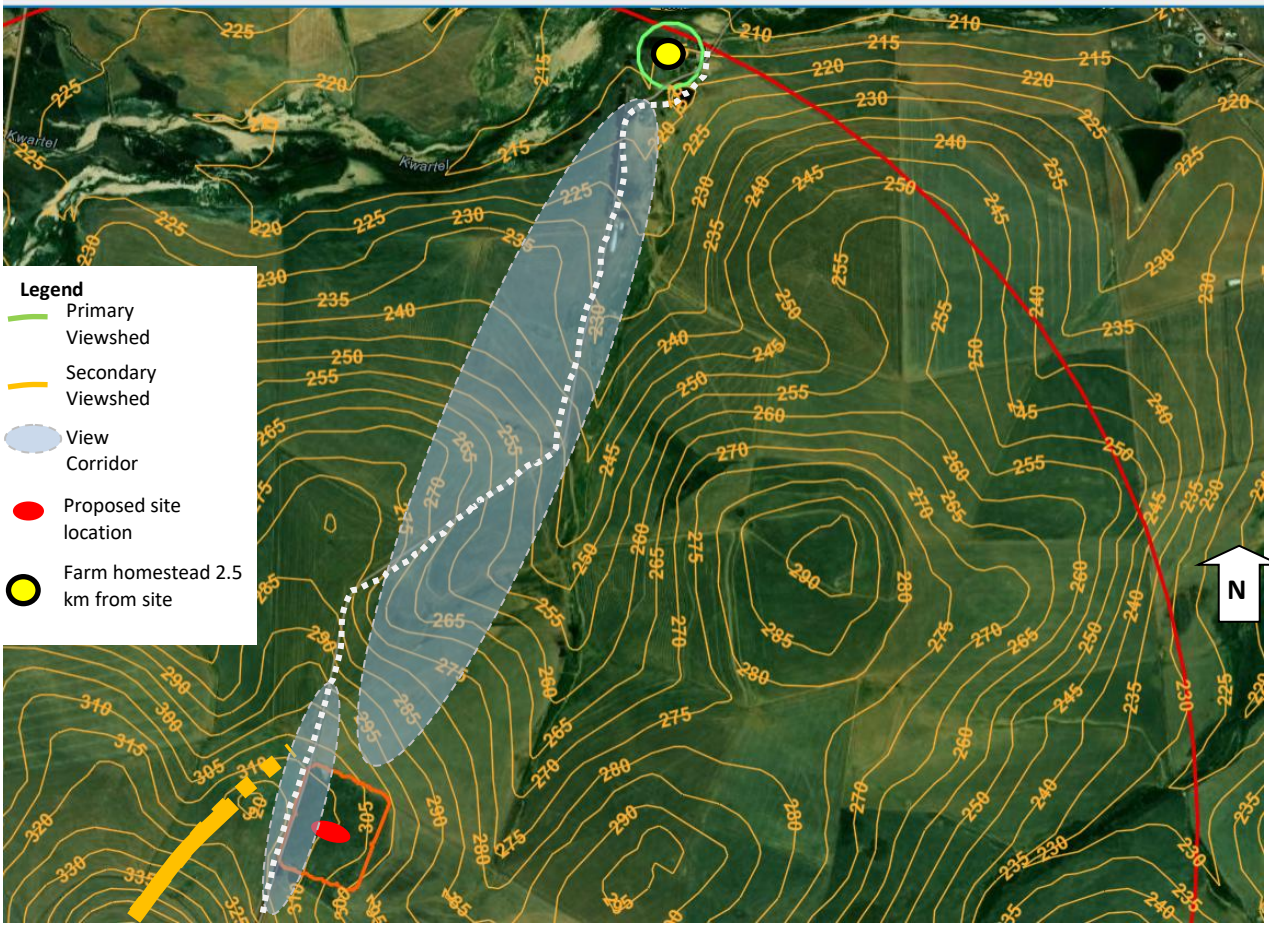

Figure 3: Viewsheds and View Corridor of VR 1 is over a 2.5 km distance. The minor road used seasonal by the VR1 runs past the site.

Figure 2: Viewsheds and View Corridor of VR 2 is blocked.

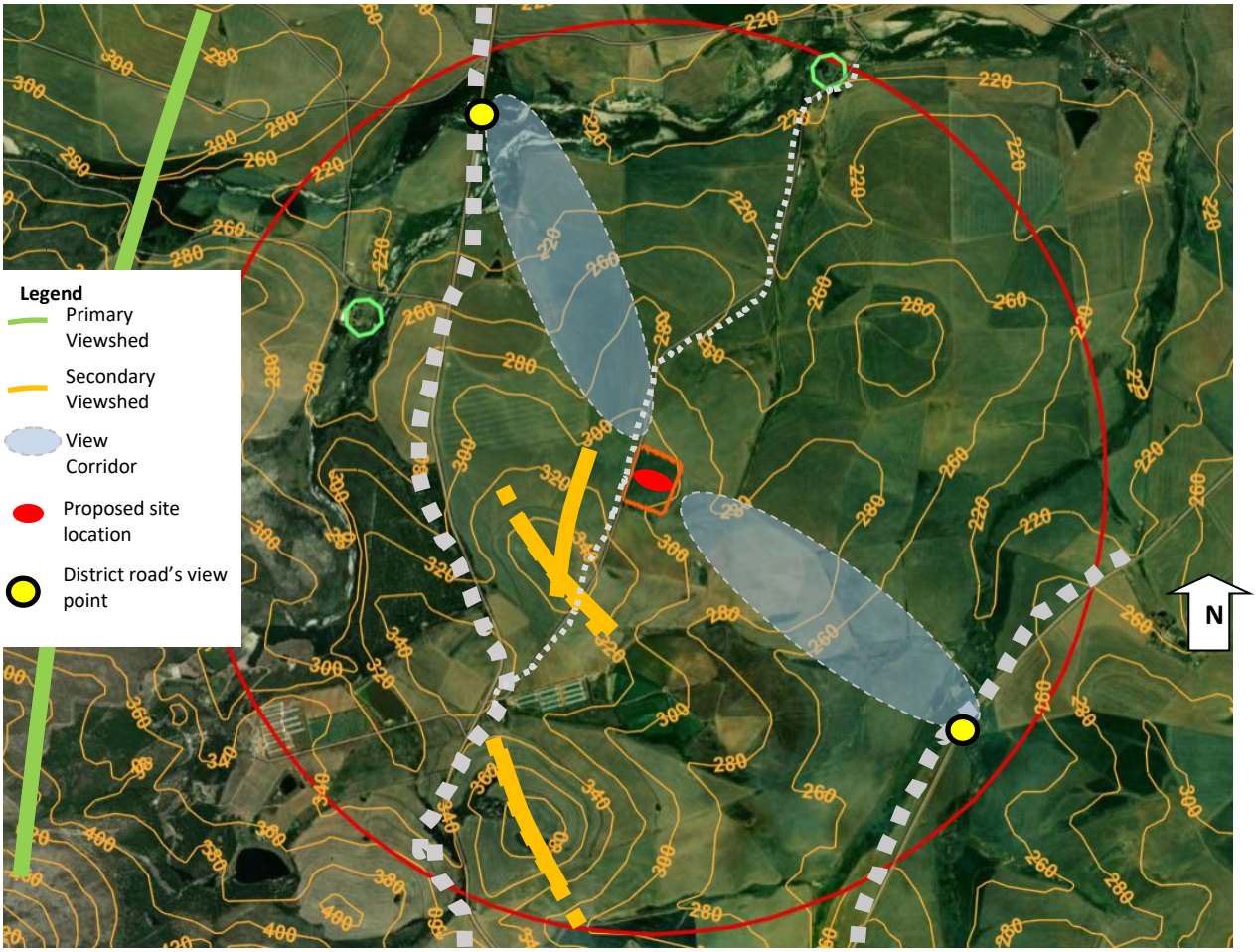

Figure 6: Viewsheds and View Corridors of two district roads from approx. 2 km away from the site. Note these are not viewpoints, receptors will be traveling at 60 km plus.

Views to the proposed development site are limited to only one farm homestead due to the viewsheds and view shadows which characterise the area. VR 1 is 2.5km away on the edge of the ZVI, views are therefore from far and detail is therefore lost. However this receptor utilises the minor road that run directly past the site to gain seasonal access to the farm when the regular roads are flooded. This minor road runs directly past the site and it is clearly visible to the road user.

The site is also visible from the two district roads but only at short intervals inside the ZVI. Receptors will travel at 60km upwards and at a hight of approx. 70 m lower than the site and considering the direction of travel, visual influence on the receptors will be minimal.

1.5 SUMMARY

The Visual Assessment has evaluated a combination of visual elements based on “what we can see” and “what we can not see”. The following points are taken into account:

- Pertinent visual aspects
- Mitigating measures

The following key issues need to be considered:

- The site is outside a defined urban edge inside an agricultural landscape with similar type of developments in the landscape;
- The proposed development is not in conflict with the character of the area;
- No obstruction of views will take place;
- Minimal visual impact is expected as only a limited change to the visual character of the area is expected;
- Limited change in the landscape because the development is not particularly noticeable within the view frame and experience of many receptors except VR 1 who uses the minor road for seasonal access past the development site;
- Little potential influence on scenic resources or visual character of the area given the presence of similar agricultural developments and activities nearby;
- The proposed development is generally compatible with the area.

1.6 VARIABLES THAT COULD INFLUENCE THE VISUAL LANDSCAPE

- Visual exposure of the area is moderate and it covers an intermediate land area (e.g. several hectares).

- Visual absorption capacity (VAC) is the potential of the landscape to conceal the proposed project and in this case, it is medium before mitigation and a high VAC after effective screening by vegetation;

- Landscape integrity can be described as the compatibility of the proposed project with the qualities of the existing landscape, townscape or sense of place. In this case compatibility is considered medium-high compatibility as the proposed development can blend in well with the surroundings through the use of appropriate vegetation and colour of the buildings

- Visibility of the project is based on distance from the project to selected viewpoints i.e. in this case it is marginal to low, as the proposed development will not be particularly noticeable to the viewer.

1.7 MITIGATION

The following mitigating measures should be considered to reduce to possible impact:

- Tree planting is commonly used in the agricultural landscape to screen areas sensitive to wind, it is also effective at screening new infrastructure exposed to receptors. By planting trees, a high visual absorption capacity can be created, allowing the proposed development to be absorbed into the landscape.
- The use of earth-tone is paints on buildings and charcoal-coloured roofs is very effective at enhancing the VAC.

1.8 CONCLUSION AND RECOMMENDATIONS

The analysis of the visual issues and constraints reveals that the proposed development poses limited to no visual constraints on the broader surrounding area. The closest existing farm homesteads are located approximately 1,6km north-west and 2.5km north of the proposed development area. The view catchment corridor from these receptors, as well as the surrounding area, is limited due to the undulating nature of the topography and distance from the development. VR 1 located 2.5 m from the site will utilise the minor road (future right of way) seasonally when the regular roads are flooded and the road users will drive directly past the site. The site will be visible for the time the users pass the site, it needs to be noted that these road users are currently experiencing other chicken pens and farm infrastructure while using this road, therefore the experience is not new. A proposed tree screen located between the development area, the minor road and these homesteads on the northern and western borders of the development site will reduce and even eliminate any visual impact. The use of earth-tone colours to paint the new structures and the application of charcoal roofs will further add to the VAC.

The two district gravel roads are mainly used for agricultural purposes and access leading into the countryside and small towns of Greyton and Genadendal, however the users can only see the site at approx. 2 km out, traveling at speed resulting in limited impact on the receptor. Further to this, similar agricultural infrastructure exists in this landscape, therefore it’s not a new type of activity.

The area in general is well known for its agricultural landscape and has long since been an area dominated by agricultural activities. The proposed development of chicken pens will not alter the sense of place and character of the locale.

In summary the proposed development has a low visual exposure, a high visual absorption capacity after mitigation, a compatibility with the surrounding landscape and only a marginal visibility considering the limited receptors.