



**MEETING OF THE  
MUNICIPAL PLANNING TRIBUNAL  
(MPT)**

**A G E N D A**

<b>DATE:</b>	<b>30 NOVEMBER 2023</b>
<b>VENUE:</b>	<b>TOWN PLANNING COMMITTEE ROOM</b>
<b>TIME:</b>	<b>10:00</b>

# OVERSTRAND MUNICIPALITY

Office of the Chairperson: MPT  
Civic Centre  
HERMANUS  
7200

22 November 2023

**TO : THE MEMBERS OF THE MUNICIPAL PLANNING TRIBUNAL**

**CONVENING NOTICE : SESSION OF THE MUNICIPAL PLANNING TRIBUNAL (MPT)**

**NOTICE IS HEREBY GIVEN** that the **Municipal Planning Tribunal (MPT)** will go into session on **Thursday, 30 November 2023 at 10:00** in the **Town Planning Committee Room**, to consider the attached agenda.

**H JANSER (MS)**  
**CHAIRPERSON : MUNICIPAL PLANNING TRIBUNAL**

**Distribution:**

1. Ms H Janser (Chairperson)
2. Mr S Müller (Vice Chairperson)
3. Mr S Madikane (Member)
4. Mr H Blignaut (Member)
5. Ms R Louw (Member)
6. Mr R Kuchar (Authorised Official)
7. Mr S van der Merwe (Senior Town Planner)
8. Ms H van der Stoep (Senior Town Planner)
9. Mr P Roux (Town Planner)
10. Secretariat

**MUNICIPAL PLANNING TRIBUNAL  
(MPT)**

**30 November 2023**

**I N D E X**

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**1. OPENING**

**2. APPLICATIONS FOR LEAVE OF ABSENCE**

**3. CONFIRMATION OF MINUTES**

**3.1 Minutes of a Municipal Planning Tribunal Meeting held on 2 November 2023**

**4. ITEM FOR CONSIDERATION**

**4.1 ERF 171, 4 LE GRANGE STREET, FRANSKRAAL: PROPOSED APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND CONSENT USE: MESSRS WARREN PETTERSON PLANNING ON BEHALF OF TELKOM SA SOC LTD**

Report attached

**4.2 ERF 5703, 3 MYRTLE STREET, WESTCLIFF, HERMANUS: OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REZONING : CREATIVE PROFILE TOWN PLANNERS ON BEHALF OF 3 ON MYRTLE PROPRIETARY LIMITED**

Report attached

## 4.1

**ERF 171, 4 LE GRANGE STREET, FRANSKRAAL: PROPOSED APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND CONSENT USE: MESSRS WARREN PETTERSON PLANNING ON BEHALF OF TELKOM SA SOC LTD**

171 GFK (3901/2021)

P Roux

8 November 2023

(028) 313 8900

Hermanus Administration

**1. EXECUTIVE SUMMARY**

An application has been received on 2 November 2021 (final version received on 25 July 2022) from Messrs Warren Petterson Planning on behalf of Telkom SA SOC LTD on Erf 171, Franskraal in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:

- ❖ **removal of restrictive title deed conditions** in terms of Section 16(2)(f) of the By-Law to remove conditions C.20(b) & C.20(d) as contained in Title Deed No. T4468/1955, applicable to Erf 171, Franskraal, and
- ❖ **consent use** in terms of Section 16(2)(o) of By-Law, to replace the existing transmission apparatus (TA) with a 45m lattice mast.

A Locality Plan of the property concerned is attached as Annexure A. The Motivation Report from the applicant in support of the proposal is attached as Annexure B, while the proposed Site Development Plan is attached as Annexure C. The Title Deed is attached as Annexure D.

**2. DECISION AUTHORITY**

Municipal Planning Tribunal

**3. BACKGROUND / SITE HISTORY**

The erf measures 644m<sup>2</sup> in extent and is developed with an existing transmission apparatus and base station.

The property is historically developed and zoned for its current use; however, it was neglected by the owner to remove the restrictive conditions as contained in the title deed. It is now proposed to replace the existing mast with a new lattice mast and therefore application is made to remove the restrictive conditions in terms of the title deed and to apply for consent use under the current zoning scheme.

**4. SUMMARY OF APPLICANT'S MOTIVATION**THE MOTIVATION CAN BE SUMMARIZED AS FOLLOWS:

- ❖ The property is located in Franskraal at 4 Le Grange Street in a predominant residential area, with open spaces to the west and residential erven to the north, west and south.
- ❖ The property is developed with an existing 45m high transmission apparatus which the application seeks to replace.

- ❖ The total footprint of the proposed application is 118.6m<sup>2</sup> which will include the mast base and proposed future equipment containers. The main purpose of the proposed transmission apparatus is to replace the existing solid mast, which has significant maintenance and could be further damaged by strong winds. The new more open mast and base will ensure that the effects of the strong winds are mitigated.
- ❖ The application is not to improve the current network but to ensure that the existing network is retained. Co-location will also be possible up to 4 users. There is limited transmission apparatus in the area and therefore should one be removed then the coverage in the area will be non-sufficient. The closest TA is 2,3km to the north of the subject property. Alternative sites were identified; however, the best option and less intrusive option are to redevelop the existing site which will be the same owner.
- ❖ The opinion is that the see through mast will be less intrusive visually and retain the same height. Further, in terms of visual impact the site is already developed therefore impact has already occurred. The VIA concluded that a lattice mast will have a lower visual impact than the existing monopole as the lattice pole allows for visibility of the backdrop.
- ❖ Health concerns are addressed by the applicant and states that the EMF exposure complies with the limits as contained in the guidelines in terms of the ICNIRP.

Removal of restrictive title deed conditions C.20(b) & C.20(d) as contained in Title Deed No. T4468/1955

C.20 (b): *“Dit mag alleenlik gebruik word vir die doel om een woning tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word daarop op te rig.”*

C.20.(d): *“Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings mag binne 15 voet van die straatlyn wat ‘n grens van hierdie erf vorm opgerig word nie ook nie binne 10 voet van die agtergrens of 5 voet van die sygrens van ‘n aangrensende erf nie, met dien verstande dat ‘n buitegebou met die toestemming van die plaaslike owerheid op die voorgeskrewe ruimte langs die agtergrens opgerig mag word mits sodanige buitegebou nie ‘n hoogte van 10 voet te bowe gaan nie, watter hoogte gemeet moet word van die vloer tot die ankerplaat en mits geen gedeelte daarvan vir bewoningsdoeleindes deur mense aangewend word nie.”*

In terms of Section 39(5) of LUPA, 2014 (Act 3 of 2014), when a Municipality considers the removal, suspension or amendment of a restrictive condition the Municipality must have regard to at least the following:

**The financial or other value of the rights**

The value of the rights is to create a certain character in the area, by limiting the uses of the properties and the number of buildings and building lines thereon. It also aims to create a sense of space by restricting the distances between buildings and property boundaries, which increases the space between buildings on abutting properties. These conditions do however have a negative impact on what the properties can be valued for if more development was permitted, but still being regulated by the Overstrand Zoning Scheme Regulations.

The value of this right in relation to this property does however not seem appropriate, given the fact that the property is utilised as a telecommunication exchange site (utility) and there is already an existing transmission tower on site.

**Personal benefit which accrue to the holder of rights**

The property can only be developed within specific building line restrictions other than specified in the property's zoning scheme provisions. The personal benefit which accrues to the holder of rights is that the use of the property is limited and to create a specific character in the area. It should however be noted that the property has never been utilised for purposes other than utility.

**Personal benefit which accrue to the person seeking the removal of the restrictive condition if it is removed**

The personal benefit will be to have better suited building line parameter, subject to the local municipality's development scheme and approval. Apart from allowing the TA, removing this condition does not have any other significant value to the property owner, considering that the subject property is not really big enough for more development.

**Social benefit of the restrictive condition remaining in place in its existing form**

The social benefit of the condition is to limit the development parameters of the property, which ensures for a less "dense" neighbourhood. This development will in our view increase the social benefits in the area as the TA will provide signal for the neighbourhood to function and utilize on a daily basis.

**Social benefit of the removal of the restrictive condition**

The social benefit of the removal of this condition will enhance the use limitations and development parameters for future utility services expansion thereon. In this case the social benefit will serve the greater neighbourhood with continuous and efficient network coverage.

**Whether the removal of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights**

The removal of these conditions will not completely remove all rights enjoyed by the beneficiary as the use and development parameters of the property are still regulated by the Overstrand Zoning Scheme Regulations. Approval will still be required by the Overstrand Municipality for any new development on this property.

- ❖ All services are already installed on the property.
- ❖ No environmental authorisation is required in terms of the letter obtained from Department of Environmental Affairs and Development Planning. The property is not located in a heritage overlay and is 86m from the nearest heritage overlay area.

The applicant motivates that the application is aligned with the SDF and adheres to the Planning Principles as contained in SPLUMA.

## 5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Gazette	<b>Yes</b>	21 October 2022	25 November 2022
Local newspaper	<b>Yes</b>	21 October 2022	25 November 2022
Registered Notices	<b>Yes</b>	21 October 2022	25 November 2022
Internal Departments	<b>Yes</b>	21 October 2022	25 November 2022
Ward councillor	<b>Yes</b>	04 November 2022	25 November 2022
Total comments	<b>Eight (8)</b>		
Total letters of support	<b>NONE</b>		
Was public participation undertaken in accordance with Section 46 - 50 of the By-law on Municipal Land Use Planning?			<b>Yes</b>
Was the application processed correctly (if no, elaborate below):			<b>Yes</b>
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA? (can be elaborated further below)			<b>Yes</b>
In case of application for removal, amendment, or suspension of restrictive title conditions if notices in accordance with Section 35(3)(d) of the By-Law on Municipal Land Use Planning was served on all persons mentioned in the title deed for whose benefit the restriction applies.			<b>Yes</b>

## 6. SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS

Name	Date received	Summary of comments
<b>Waste Management</b>	14/11/2022	No objection.
<b>Eskom</b>	22/11/2022	Services not affected.
<b>Environmental Section</b>	22/11/2022	No objection.
<b>District Health</b>	25/11/2022	NO objection subject to compliance with all relevant Health Requirements and to prevent any negative influences on the surrounding environment.
<b>Engineering Services</b>	02/12/2022	Attached as Annexure G.

## 7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

The application was duly advertised in the local newspaper and Government Gazette. Registered letters were also sent out to the local residents and a notice board were also placed on-site by the applicant's consultant.

Eight (8) letters of objection were received, and the applicant was provided with an opportunity to respond to the objections. See Annexures E and F respectively.

The points objections are grouped together where they correlate, the applicant's reply and the Municipal Town Planners response thereon can be summarized as follows:

### **OBJECTION 1 – HEALTH & SAFETY**

#### **(a) Concerns were raised on issue of potential negative health and safety concerns caused by transmission towers.**

##### APPLICANT'S RESPONSE

The transmission towers are built at a height of 25-45m in order to ensure that the antenna heights are well above any habitable spaces, therefore there should be no risks or negative impacts caused by such installations.

Current research on telecommunications base stations has reached a point whereby scientists are satisfied that the base stations do not pose a health threat. Research on handsets is however ongoing, as it is deemed that placing the handset against your head could pose a greater threat to health. Using the phone in areas of good reception decreases exposure as it allows the phone to transmit at reduced power.

In a statement made by the World Health Organisation (WHO) it is stated that effects from base stations and wireless networks are so low that the temperature increases are insignificant and do not affect human or animal health.

ICNIRP (International Commission on Non-Ionizing Radiation Protection), an independent scientific organization established in 1992 published guidelines providing a means of limiting and guiding human exposure to electromagnetic fields. These guidelines have become the world standard for human exposure to electromagnetic fields. ICNIRP considers both the thermal and non-thermal effects of RF exposures as well as all other identified hazards of RF exposure. Cellular equipment needs to comply with all the regulations of ICNIRP, WHO as well as national legislation governing the use of this equipment and the emissions of radio waves. Cellular companies monitor the health impact of their base stations carefully and spend large sums of money researching this topic annually.

South Africa's Department of Health has also published EMF exposure limit guidelines. These are based on guidelines endorsed by the ICNIRP. Emissions from all existing and proposed base stations are in compliance with these guidelines and are far below international standards.

TOWN PLANNER'S RESPONSE

The response provided by the applicant is noted. On each TA application objections are received regarding issues of health. However, in this case the property owners have knowingly bought properties adjacent to an existing TA infrastructure and to this department's knowledge no objection has ever been received in the past of ill health or sickness with regard to the existing infrastructure. The proposal is aimed to be at the same height as the existing structure and therefore the effects will be the same.

**OBJECTION 2 - NOISE POLLUTION/WASTE MANAGEMENT**

***(b) Concerns were highlighted regarding the noise caused by the equipment cabinet's aircons, the wind which causes a loud after-effect when intercepting the monopole structure and the generator during loadshedding.***

APPLICANT'S RESPONSE

We acknowledge the above and we are of the opinion that the mast replacement structure of a lattice mast, which have gaps in between the structure, will ensure that the wind will "streamline" more effectively through the infrastructure and therefore result in a reduction of noise creation.

With regards to the cabinet's aircon units, we as applicants are not aware of any noise activities caused because of the existing aircons on site, but we can suggest a condition of approval in order to manage the waste and aircon noise going forward.

Decibel metering tests can be conducted on a regular basis to ensure that the noise will be kept at a minimum, but this will only be considered following finalization of this application. The municipality can request from our client to prepare a dB Noise Report and engage with the neighbouring properties to ensure that this remains adequately managed in future.

TOWN PLANNER'S RESPONSE

The response of the applicant is noted and agreed with. Mitigation measures are further proposed with regards to noise levels. In addition to this loadshedding is a known impact on operations and functioning of TA infrastructure, therefore should a generator be used to ensure the continuation of the operations and functioning of TA infrastructure then the noise levels of such a generator must be included in the Noise Impact Assessment. The aforementioned will be stipulated as a condition (should the application be approved).

**OBJECTION 3 - VISUAL IMPACT**

***(c) A few objectors highlighted the visual impact of this proposed transmission tower.***

APPLICANT'S RESPONSE

Firstly, it is important to note that our client took all possible measures to ensure that the proposed tower will fit in with the surrounding area and urban fabric. The existing monopole structure has been degrading since its establishment and it is of utmost importance to replace this mast with a stronger structure such as a lattice mast.

An environmental specialist has also been appointed to conduct a "visual impact study" and based on their findings, they stated that the visual impact is already occurring and the replacement of the mast with a lattice structure will have a lower visual impact. We are of the opinion that the statement below is accurate and that the lattice mast should be considered based on this study.

*"The visual impact is already occurring due to the existing monopole mast on site and as such this VIA had to determine whether the replacement of the monopole mast with a lattice mast would result in a higher visual impact. It can be concluded that a lattice mast will have a lower visual impact than that of a monopole mast especially as distance between the proposed development and the observer increases. A lower visual impact will occur as the lattice mast allows visibility of the backdrop and as such the visual exposure is not as concentrated as with a monopole mast. From a visual perspective the replacement of the monopole mast can proceed as a lower visual impact is expected. "*

The mast is also planned at a height of 45 meters that the antennae can still provide sufficient coverage to the complaint area and to prevent the need for additional base stations within the surrounding area. Alternative to further reduce the impact of the mast, the mast height can be lowered to 35m to further lessen the visual impact. Should this solution be entertained, this can be included as a condition of approval.

TOWN PLANNER'S RESPONSE

The mitigation measure proposed of the applicant to reduce the height of the proposed tower is noted, and as confirmed in an email by the applicant if the height is reduced then there is no need to paint the tower white and red and neutral colour such as grey can be used. The mitigation proposed by the applicant to lower the mast is supported at the maximum height of 35m.

It must be stated that the visual impact on the adjacent property owners will be higher than further away and there is no other way to mitigate this issue except if the whole structure is removed. However, what is noted is the fact that the technology in the communications sector changes at a very fast pace and with the introduction of 5G smaller (and closer together) transmission towers are required to allow for sufficient coverage. Therefore, it is proposed that the approval for consent use will not be indefinite but will be limited to 10 years on a condition that the property owner must do additional studies in order to see whether there are properties in the area which are better suited to allow for more coverage than one tower in a 2,5km radius.

**OBJECTION 4 - PROPERTY VALUES**

- (d) Some of the objectors note that this application will have a negative impact on their property values.**

APPLICANT'S RESPONSE

There is no evidence suggesting that base stations reduce the property values in any given area. If anything, value will be added by improved communication and subsequent virtual accessibility and safety in an area. Properties throughout the Western Cape have been enjoying above expected value increases and it is our prediction that it will result in the same at this proposed development. The importance for cellular coverage should also be highlighted in this case as the area attracts a large number of tourists on an annual basis.

TOWN PLANNER'S RESPONSE

This point of objection is only an opinion, and no formal valuations were provided. It is also noted that the existing adjacent owners bought their respective properties knowing that the existing tower is located on the subject property. It should be noted that Telkom was the owner of the property since 1955.

**OBJECTION 5 - CHOICE OF SITE AND ALTERNATIVES**

***(e) The objectors raised points that alternative sites could have been identified.***

APPLICANT'S RESPONSE

From our client's perspective it is important to note that due to the potential high-density development caused by current and future development, repositioning the mast towards a different position as suggested the sufficiency of the mast declines – leading to an unsustainable development (see below for a detailed explanation of the need for telecommunication infrastructure within close proximity of the target area).

It is important to note that cellular and data usage is not limited to specific areas and as a result cellular and data coverage is required, especially in residential areas. As a result of technological advances such as smart phones, continuous web access and connectivity have increased the demand for access to these networks dramatically. In response to this demand, LTE (Long Term Evolution) or also known as 4G was introduced and is the latest in communications technology which promises a faster and more efficient data network than the existing 3G technology.

Site locations are for the most part because of a need for coverage in a specific area. If there is no requirement for coverage, no company would invest the capital to build a base station at any specific location. The fact that there are no such structures in the surrounding area supports the statement that there is a need for cellular and data coverage. There is a fair share of factors to keep in mind when a site is chosen.

The complaint area is characterized by low rising buildings. There are no tall structures that could support the proposed infrastructure in to serve the complaint area effectively. We are of the opinion that erecting a lattice type mast at the proposed location is the most desirable option. The only reason for a high lattice type mast is the lack of tall or suitable structures in the surrounding area which could potentially accommodate the proposed antennae. If a high enough building existed in the complaint area, it would have been used for a rooftop base station installation. The lattice type design was used as it resembles and creates a "see-through" effect and will not be as visually intruding as the existing monopole type mast.

To summarize, if this base station is located further than 500m away from this property then the use of this infrastructure will not serve its planned purpose of solving network coverage issues within Franskraal.

TOWN PLANNER'S RESPONSE

The subject property is the only property developed with TA in a 2,5km radius, should the tower be moved then it will have a negative impact on the existing coverage and therefore required additional towers. Further, replacing the existing infrastructure, which is part of the established urban landscape over the past five decades, is considered to be less infringing on views and visual impact, than moving the structure to a new site or to have additional towers in order to ensure the same network coverage.

It is however noted that cellular communication technology is advancing at a rapid rate and therefore new technology may in future require either more infrastructure or require less intrusive infrastructure. Keeping in mind that the development of the 5G bandwidth (wavelength) requires more towers in closer proximity than that of 4G or 3G towers. Therefore, a condition will limit the use of the structure to 10 years in which the property owner must conduct extensive studies into alternative sites and more optimum network coverage of 5G.

**OBJECTION 5 – ERROR IN REPORT**

- (f) The objectors pointed out that the applicant in error refers to Onrus and Hermanus.**

APPLICANT'S RESPONSE

The applicant did not address this point.

TOWN PLANNER'S RESPONSE

This point is noted and considered an error. All the information provided by the applicant was still sufficient to provide the objectors information on the site and the detail to make an informed comment. The history of the site will be discussed in this report, but it should be noted that the site is not a new site but an existing site.

**8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS**

See Paragraph 7 above.

**9. MUNICIPAL ASSESSMENT OF COMMENTS**

All municipal departments and other institutions support the application.

**10. MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)**

**10.1 Background**

N/A

**10.2 (In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)**

The application is in line with the planning objectives applicable to this application.

The objectives relating to:

**Spatial Justice**

The existing tower will be replaced and allow for co-location of services providers, this will allow equal opportunity to respective service provider in the affected suburb.

**Spatial Sustainability**

The application will not impact valuable agricultural and sensitive environmental land. The site is already developed with the infrastructure required to operate the TA, no additional land will be required.

**Efficiency**

It will be more efficient for the applicant to replace the existing structures than to traverse the building lines, than to remove it at cost.

**Spatial Resilience**

The application is in line with spatial planning policies and allows for the continued access to essential telecommunication services.

**Good Administration**

Procedure as determined by the relevant B-Law of the Municipality has been followed and a good public participation process was followed.

**10.3 (In)consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)**

The application is consistent with the planning principles.

**10.4 (In)consistency with the IDP/Various levels of SDF's/Applicable policies**

No changes are made in terms of the zoning of the property nor are there any additional densification proposals.

The proposal is considered consistent with the principles as contained in SDF where in it is highlighted that it is essential to maintain and improve the existing communication network.

**10.5 (In)consistency with guidelines prepared by the Provincial Minister**

N/A

**10.6 Impact on Municipal engineering services**

No impact.

**10.7 Outcomes of investigations/applications i.t.o other legislation**

The title deed does contain restrictive conditions, and application is made to remove such restrictions.

**10.8 Existing and proposed zoning comparisons and considerations**

The application is in line with the Overstrand spatial documents.

**11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS*****The financial or other value of the rights***

There is no financial value of the rights.

***The personal benefits which will accrue to the holder of rights and/or to the person seeking the removal***

The municipality will gain no additional rights if the restrictive conditions are removed. The property owner will gain the right to continue with the use of the property as established decades ago.

***The social benefit of the restrictive condition remaining in place, and/or being removed / amended***

If the restrictive condition is not removed, then the continued use of the property will have to cease. This means that the services enjoyed by the community in Franskraal will end. Therefore, it is a benefit to the community that the restrictive conditions are removed.

***Will the removal, suspension or amendment completely remove all rights enjoyed by the beneficiary or only some of those rights?***

The following conditions will be removed:

C.20 (b): “Dit mag alleenlik gebruik word vir die doel om een woning tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word daarop op te rig.”

C.20.(d): “Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings mag binne 15 voet van die straatlyn wat ‘n grens van hierdie erf vorm opgerig word nie ook nie binne 10 voet van die agtergrens of 5 voet van die sygrens van ‘n aangrensende erf nie, met dien verstande dat ‘n buitegebou met die toestemming van die plaaslike owerheid op die voorgeskrewe ruimte langs die agtergrens opgerig mag word mits sodanige buitegebou nie ‘n hoogte van 10 voet te bowe gaan nie, watter hoogte gemeet moet word van die vloer tot die ankerplaat en mits geen gedeelte daarvan vir bewoningsdoeleindes deur mense aangewend word nie.”

It should be noted that that the property is currently zoned as Utility Zone: Utility Services in terms of the Overstrand Municipality Land Use Scheme, 2020 therefore the proposal is to align the existing land use rights and eliminate the restriction, as the zoning is currently being contradicted by the title deed.

Further, to ensure that use of the property is aligned with the zoning of the property application is made for a consent use for a transmission apparatus.

## 12. THE DESIRABILITY OF THE PROPOSAL

The property is developed with an existing TA and is zoned as Utility Zone: Utility Services. The property measures 644m<sup>2</sup> in extent and the infrastructure on the property will not have a footprint larger than 110m<sup>2</sup>. It is also proposed to replace the existing monopole tower which is 45m high with a new lattice tower at the same height. This replacement will allow for continued service of the communication network and ensure that the battered tower is replaced with a new tower which can more easily withstand adverse weather conditions.

Regarding the legality of the existing use of the property the following should be noted. From Google Earth it is evident that that the existing tower was developed prior to 2006 and well prior to the adoption of the 2013 Integrated Land Use Scheme. Further, in terms of Win Deed the property belongs to Telkom since 1955. The current land use scheme further shows that the zoning of the property is Utility Zone: Utility Services. Lastly, a letter dated 2004 the Gansbaai municipal office confirmed the legality of the structures on site and that the zoning at that stage was also Utility Zone.

The consent use and removal application are therefore to ensure that the replacement of the existing structure complies with the current land use scheme while addressing the restrictive conditions as contained in the title deed.

As seen in this report the concerns of the objectors are noted, however due to the history of the site it is rational to rather replace the existing tower with a new one than to seek other properties which may require more extensive work. Mitigation measures are proposed by the consultant and mostly agreed with. A condition will be imposed that a Noise Impact Assessment must be done prior to the submission of building plans, and should it be found that the noise emitting from the equipment to be a disturbing noise then mitigation measures must be shown on building plan and implemented on site, this includes generators used during loadshedding.

A visual impact assessment was done, and the following was stated in the assessment - *"The visual impact is already occurring due to the existing monopole mast on site and as such this VIA had to determine whether the replacement of the monopole mast with a lattice mast would result in a higher visual impact. It can be concluded that a lattice mast will have a lower visual impact than that of a monopole mast especially as distance between the proposed development and the observer increases. A lower visual impact will occur as the lattice mast allows visibility of the backdrop and as such the visual exposure is not as concentrated as with a monopole mast. From a visual perspective the replacement of the monopole mast can proceed as a lower visual impact is expected"*.

Considering the history of the property and the applicant's resolve to mitigate the concerns raised in the objection the application is desirable and is supported.

**13. RECOMMENDATION**

1. that the objections be noted
2. that the application in terms of Section 16.(2)(f) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 171, Franskraal for the removal of the restrictive conditions C.20(b) & C.20(d) as contained in Title Deed No. T4468/1955, **be approved**, in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 171, Franskraal, for the consent use to replace the existing transmission apparatus with a 45m lattice mast, **be approved**, in terms of the provisions of Section 61 of the By-Law;
4. that the approvals above be subject to the following conditions:
  - (a) that this approval is only for the removal of restriction and the consent use as applied for;
  - (b) that the approval be limited to the building/structures as per Plan number *05403-P1* sheets *1 to 8* as submitted with the application subject to condition 3. (c);
  - (c) that the height of the transmission apparatus be restricted to 35m and coloured in a neutral colour;
  - (d) that building plans in line with condition 3. (b) and (c) be submitted to the Building Control Department for approval, and that all conditions of the Building Control – and the Fire Department be complied with at that stage;
  - (e) that the use of the structure be limited to 10 years, in which time the property owner must conduct extensive studies into alternative sites and more optimum network coverage if feasible;
  - (f) that the property owner submits a Noise Impact Assessment prior to the submission of building plans and that mitigation steps be shown on building plan and implemented on site. This is relevant to all structures and operations on the site;
  - (g) that all the conditions in the Services Report (attached as Annexure G), be complied with;
  - (h) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
  - (i) that all other development parameters as prescribed in the relevant Land Use Scheme be complied with;

5. that the applicant and objector be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2020 regarding the above decision.

#### 14. REASONS FOR RECOMMENDATION

- ❖ Mitigation measures are proposed by the applicant to address the concerns regarding noise and maintenance.
- ❖ The existing mast will be replaced with a lattice mast which will be less visually intrusive as per the recommendation of the VIA.
- ❖ The site has been in the ownership of Telkom since 1955 and from a town planning perspective the mast is considered to be part of the urban fabric.
- ❖ The application is supported by all relevant municipal departments and state or other institutions.
- ❖ The development on site is limited to the approval of the proposed SDP.
- ❖ No additional services will be required.
- ❖ The current and proposed transmission apparatus is the only one in a 2,5km radius and provide a needed service to the community.
- ❖ The technology in terms of transmission apparatus changes fast and therefore alternative sites and methods will have to be investigated to better service the community.

#### 15. ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Site Development Plan
Annexure D:	Title Deed T4468/1955
Annexure E:	Letters of objection
Annexure F:	Applicant's response to objection
Annexure G:	Services Report
Annexure H:	Visual Impact Assessment

#### SIGNATURES

##### AUTHOR:

Name: **PETRUS ROUX**

SACPLAN Reg No: **A/2246/2015**

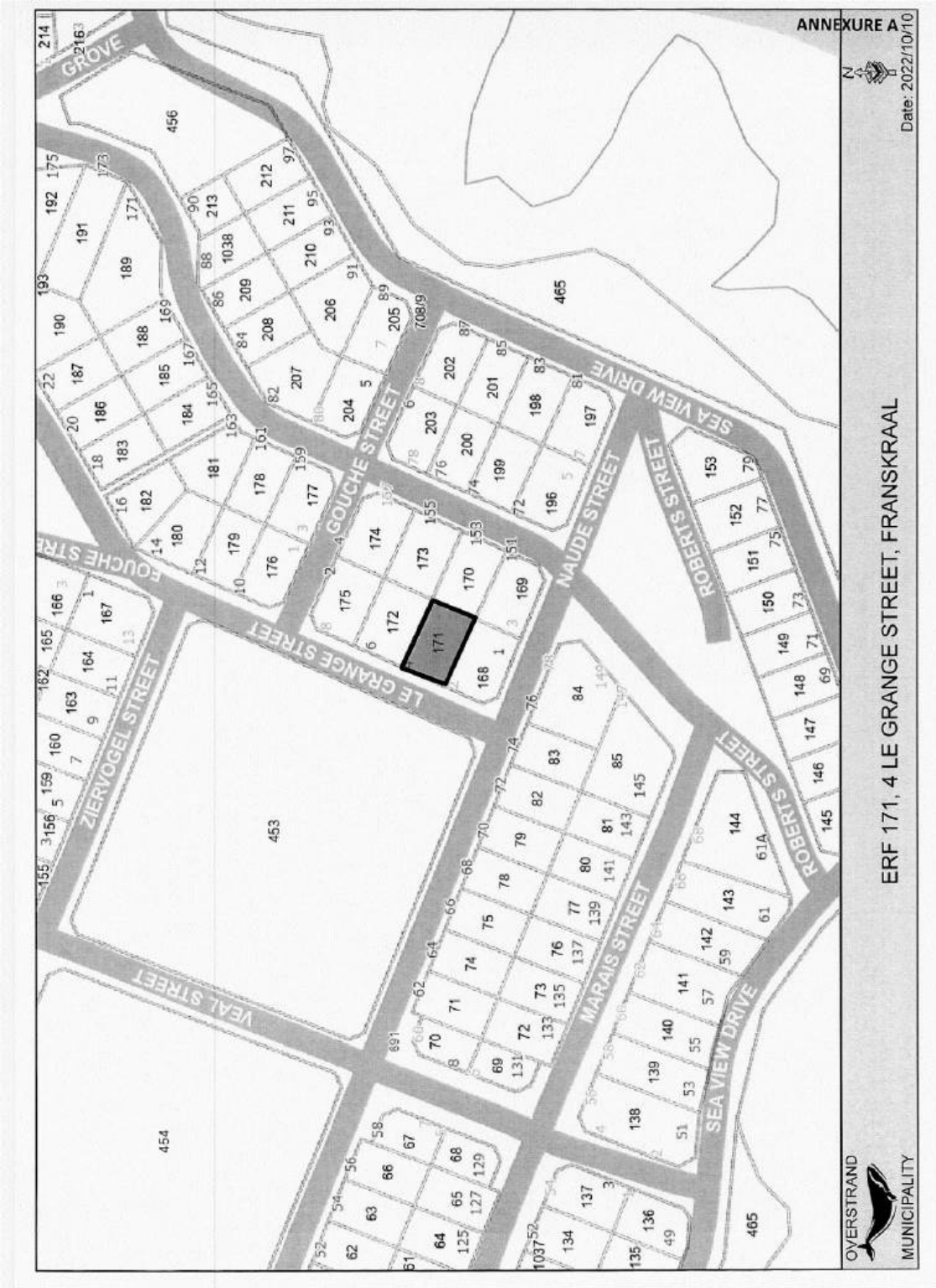
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**REGISTERED PLANNER**Name: **SW VAN DER MERWE**SACPLAN Reg No: **A/1850/2014**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



<b>PROPERTY DESCRIPTION:</b>	ERF 171 FRANSKRAALSTRAND
<b>MUNICIPAL AREA:</b>	OVERSTRAND MUNICIPALITY
<b>APPLICATION:</b>	<u>LOCAL AUTHORITY CONSENT USE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITON APPLICATIONS TO PERMIT A REPLACEMENT OF A TRANSMISSION APPARATUS</u>
<b>SITE NAME:</b>	FRANSKRAALSTRAND MAST



<b>APPLICANT:</b>	WARREN PETTERSON PLANNING
<b>ON BEHALF OF/ FOR</b>	GYRO PROPERTY GROUP
<b>OWNER:</b>	TELKOM SA SOC LTD
<b>DATE:</b>	NOVEMBER 2021

**WPP**  
TOWN AND REGIONAL PLANNING CONSULTANTS

Gyro  
GROUP



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Overstrand Local Municipality  
Town Planning Department  
Hermanus  
Magnolia Street  
7200

30 August 2021  
(Revised 23 May 2022)  
(Revised 06 July 2022)

Dear Sir/Madam

**LOCAL AUTHORITY CONSENT USE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITION APPLICATION(S) IN ORDER TO PERMIT A TRANSMISSION APPARATUS ON ERF 171, FRANSKRAALSTRAND.**

Kindly find attached in this application, the motivation and relevant documentation regarding a consent use application in terms of the zoning scheme to allow for the replacement a Transmission Apparatus on Erf 171, Franskraalstrand.

This proposal will continue to be greatly beneficial for the inhabitants of Franskraal – which includes local businesses, and residents – as well as surrounding communities and commuters. This benefit relates to the fact that an improvement will be experienced in terms of network provision and coverage. In its end, this will enhance the level of health and safety (accessibility to emergency services e.g. ambulances, police, fire department etc.), social interaction (accessibility to social media e.g. Facebook, Instagram, Snapchat etc.) and economic efficiency (accessibility of businesses and individuals to faster, efficient and reliable internet and communication connectivity).

*This application is by no means a careless act as health and environmental aspects are taken into consideration with associated proof that this development holds no threat for inhabitants and/or commuters.*

In a letter dated 20 December 2021, a request for additional information was received from the local authority indicating that our application requires: 1) Closest tower in relation to our application; 2) EMOZ and HPOZ must be discussed; 3) A visual impact assessment or copies of previously approved plan on the property and 4) Conveyancer Certificate to highlight clause Section C.20 in the title deed. These additions have been made to our application and therefore forms part of the revised application for further consideration by Overstrand Municipality.





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Should the need arise for additional information, please do not hesitate to contact our office. We furthermore wish to thank you in advance for the positive consideration of this application.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'C Briedenhann', is written over a light grey signature line.

**Corné Briedenhann**  
**Candidate Planner (C/8710/2018)**  
**WARREN PETERSON PLANNING**





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## LIST OF DEFINITIONS AND ABBREVIATIONS

This section represents the definitions and abbreviations that will be found in this application.

### DEFINITIONS:

**Please note:** For the purpose of this application and its associated descriptions and motivation, and unless it appears otherwise in the text, the terms used herein are as follows:

Table 1 - Definitions

<b>PROPERTY:</b>	Erf 171, Franskraalstrand
<b>CLIENT:</b>	Gyro Property Group
<b>APPLICANT:</b>	Warren Petterson Planning
<b>OWNER:</b>	Telkom SA SOC LTD
<b>CONSENT USE</b>	means the secondary use right that is permitted in terms of the provisions pertaining to a particular zone, only with the consent of the Council
<b>DEPARTURE</b>	means a permanent departure or a temporary departure (has the meaning assigned to it by Planning Law)
<b>RESTRICTIVE CONDITION</b>	means any condition registered against the title deed of land restricting the use, development or subdivision of land concerned, excluding servitudes creating real or personal rights
<b>SURVEYOR-GENERAL</b>	means the Surveyor-General as defined in the Land Survey Act

### ABBREVIATIONS:

**Please note:** For the purpose of this application and its associated descriptions and motivation, and unless it appears otherwise in the text, the terms used herein are as follows:

Table 2 - Abbreviations

<b>OZS</b>	Overstrand Municipality Land Use Scheme, 2020
<b>SPLUMA</b>	Spatial Planning and Land Use Management Act, 2013
<b>RBTS</b>	Rooftop Base Telecommunication Station
<b>TT</b>	Transmission Apparatus
<b>TI</b>	Telecommunication Infrastructure
<b>TOA</b>	Top of Antenna
<b>SG-DIAGRAM</b>	Surveyor-General Diagram
<b>SDF</b>	Spatial Development Framework
<b>IDP</b>	Integrated Development Plan

## SECTION A: BACKGROUND

### A.1. THE APPLICATION

Application is hereby made for the following:

- ✓ **Consent Use provided for in the zoning scheme** in terms of Section 16(2)(o) of the Overstrand Municipal Planning By-Law, 2020 for the purpose of replacing the existing Transmission Apparatus (Monopole Mast) with a 45m Lattice Mast (TT).
- ✓ **Deletion of restrictive title deed conditions in respect of a land unit** in terms of Section 16(2)(f) of the Overstrand Municipal Planning By-Law, 2020 in order to allow for the operation of a 45m FSBTS.

### A.2. DETAILS OF THE DEVELOPMENT AREA

Table 3 - Details of the Development Area

<b>TITLE DEED DESCRIPTION</b>	Erf 171 Franskraal Dorp situated in the Administrative Division of Caledon, in extent 6 500 Feet, held by the Deed of Transfer No. T4468/1955
<b>TITLE DEED NUMBER</b>	T4468/1955
<b>TITLE DEED RESTRICTIONS (IF ANY)</b>	<b>C.20.(b):</b> "Dit mag alleenlik gebruik word vir die doel om een woning tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word daarop op te rig." <b>C.20.(d):</b> "Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings mag binne 15 voet van die straatlyn wat 'n grans van hierdie erf..."
<b>PROPERTY SIZE (m<sup>2</sup>)</b>	644m <sup>2</sup>
<b>CURRENT ZONING</b>	Utility Zone – Utility Service
<b>OWNER OF PROPERTY</b>	Telkom SA SOC LTD

## SECTION B: CONTEXTUAL INFORMANTS

The following section includes information relating to the locality, current land use, zoning and surrounding area.

### B.1. LOCALITY

The property within the Overberg District is located on Erf 171 Franskraalstrand. It is further surrounded by other related erven and abuts onto Faure Street which links with Deyer Street and connects with the greater area.



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Figure 1 - Location of the Existing Transmission Apparatus on Erf 171, Franskralstrand

**B.2. CURRENT LAND USE AND ZONING**

Table 4 - Current land use and zoning

<b>CURRENT LAND USE</b>	The land is currently utilised as a Telkom Exchange site which connects with the existing transmission Transmission Tower's use.
<b>ZONING</b>	Utility Zone – Utility Service

### B.3. SURROUNDING AREA

The proposed site is located on Erf 171 Franskraalstrand which is accessible from Deyer Street. An access gate to the existing Telkom Exchange already exists and this will form part of the proposal.

Suburbs/Towns near the property and within the surrounding area is Pearly Beach which lies to the South-east and Van Dyks Bay which lies towards the west.

The surrounding land uses in the area of the proposed site are predominantly zoned for Residential Use. Other land uses found in the surrounding area are Residential Zone 1: Single Residential and Open Space. (See Figure 2 below).

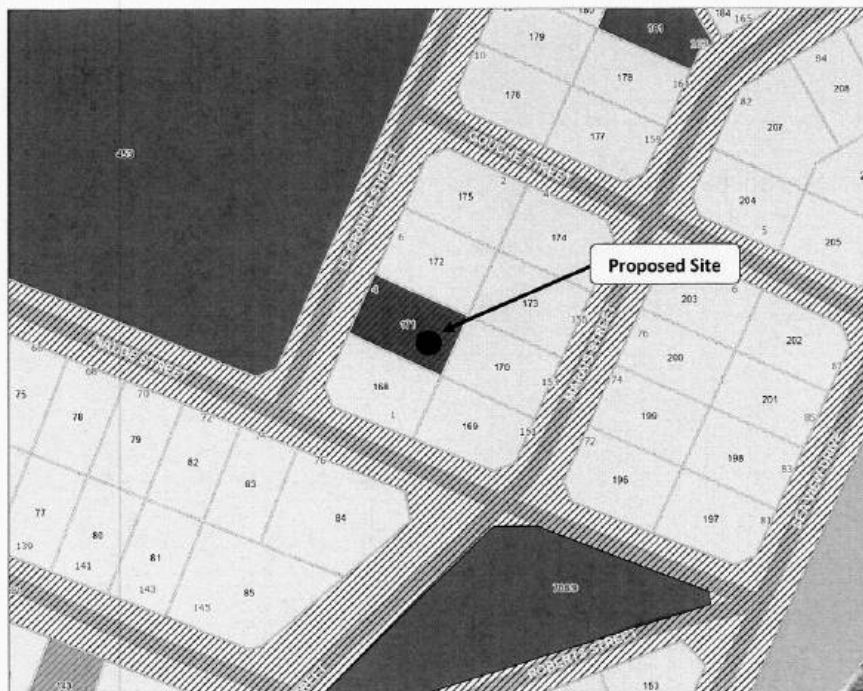


Figure 2 - Surrounding Land Uses



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## SECTION C: DEVELOPMENT PROPOSAL

### C.1. APPLICATION SPECIFICATIONS

Our client, Gyro Property Group, wishes to apply for consent use in terms of Section 16 (2)(o) & 16(2)(f) of the Overstrand Municipal Planning By-Law, 2020 in order to replace an existing 45m Transmission Apparatus.

#### C.1.1 Development Concept

The application comprises the following proposed development parameters:

- ✓ A 45m Lattice Mast
- ✓ 3 x 4 - sector antennas attached to the mast,
- ✓ Microwave dishes attached to the mast, and

The total area of the Transmission Tower will measure approx. 118.56m<sup>2</sup>, which includes the mast base and proposed future equipment containers. The main purpose of the proposed Transmission Apparatus is to replace the existing mast which has been negatively affected by the strong winds along the coastal area and is at risk of further damage in future. The lattice mast will therefore ensure that the mast is solid and will not be affected by the wind as the structure consist of wide openings which will not allow the wind to forcefully impact with the structure. This application is therefore not to "improve" the network coverage in the area but to ensure that the coverage will remain. This mast will be able to accommodate up to 4 users' equipment through means of co-location, meaning that a mast on this position will ensure that additional towers within close proximity will not be required in future. There are currently no other existing sites in Onrus within a 1km radius.

#### C.1.2 Deletion of Restrictive Title Deed Conditions

The use of the property is restricted in terms of Section C.20.(b) and C.20(d) of the title deed T4468/1955. This title deed condition read as follow:

**C.20.(b):** "Dit mag alleenlik gebruik word vir die doel om een woning tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word daarop op te rig."

**C.20.(d):** "Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings mag binne 15 voet van die straatlyn wat 'n grens van hierdie erf vorm opgerig word nie ook nie binne 10 voet van die agtergrens of 5 voet van die sygrens van 'n aangrensende erf nie, met dien verstande dat 'n buitegebou met die toestemming van die plaaslike owerheid op die voorgeskrewe ruimte langs die agtergrens opgerig mag word mits sodanige buitegebou nie 'n hoogte van 10 voet te bowe gaan nie,



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*watter hoogte gemeet moet word van die vloer tot die ankerplaat en mits geen gedeelte daarvan vir bewoningsdoeleindes deur mense aangewend word nie. "*

An application is therefore required for the removal of these restrictive title deed conditions in terms of **Section 16(2)(f)** of the Overstrand Municipal Planning By-Law, 2020 in order to allow for the operation of a 45m FSBTS.

**Section 25 of the Constitution of South Africa:**

- No one may be deprived of property except in terms of law of general application, and no law may permit arbitrary deprivation of property.
- (2) Property may be expropriated only in terms of law of general application— (a) for a public purpose or in the public interest; and (b) subject to compensation, the amount of which and the time and manner of payment of which have either been agreed to by those affected or decided or approved by a court.
- (3) The amount of the compensation and the time and manner of payment must be just and equitable, reflecting an equitable balance between the public interest and the interests of those affected, having regard to all relevant circumstances, including—
  - (a) the current use of the property;
  - (b) the history of the acquisition and use of the property;
  - (c) the market value of the property;
  - (d) the extent of direct state investment and subsidy in the acquisition and beneficial capital improvement of the property; and
  - (e) the purpose of the expropriation.
- (4) For the purposes of this section—
  - (a) the public interest includes the nation's commitment to land reform, and to reforms to bring about equitable access to all South Africa's natural resources; and
  - (b) property is not limited to land.
- (5) The state must take reasonable legislative and other measures, within its available resources, to foster conditions which enable citizens to gain access to land on an equitable basis.
- (6) A person or community whose tenure of land is legally insecure as a result of past racially discriminatory laws or practices is entitled, to the extent provided by an Act of Parliament, either to tenure which is legally secure or to comparable redress.
- (7) A person or community dispossessed of property after 19 June 1913 as a result of past racially discriminatory laws or practices is entitled, to the extent provided by an Act of Parliament, either to restitution of that property or to equitable redress.



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(8) No provision of this section may impede the state from taking legislative and other measures to achieve land, water and related reform, in order to redress the results of past racial discrimination, provided that any departure from the provisions of this section is in accordance with the provisions of section 36(1).

(9) Parliament must enact the legislation referred to in subsection (6).

**SPLUMA (Section 47):**

A restrictive condition may, with the approval of a Municipal Planning Tribunal and in the prescribed manner, be removed, amended or suspended.

If the removal, amendment or suspension will deprive any person of property as contemplated in section 25 of the Constitution then you have due regard for the respective rights of those affected, and to the public interest.

- The removal of restrictive condition will not deprive any person in the area of any rights as contemplated in section 25 of the Constitution. It can however be argued that the restrictive conditions are currently depriving the property owner from exercising his/her/its rights and permitted/consent uses as prescribed in the City of Cape Town By-law on Land Use Planning. Please note that the property is currently being utilised as a place of worship.

The deletion of the relevant conditions will not be considered a deprivation of property. The proposed development will improve the connectivity, communication and economy in a well-located area without detracting from the character of the area. As indicated above, the proposed development is consistent with the development and land use principles set out in SPLUMA and LUPA.

In terms of Section 39(5) of LUPA, 2014 (Act 3 of 2014), when a Municipality considers the removal, suspension or amendment of a restrictive condition the Municipality must have regard to at least the following:

It should be noted that the holders of the rights are the administrator of the Cape Province since the establishment of this township.

	Conditions C.20.(b) & C.20.(d)	
a	The financial or other value of the rights	The value of the rights is to create a certain character in the area, by limiting the uses of the properties and the number of buildings and building lines thereon. It also aims to create a sense of space by restricting the distances between buildings and property boundaries, which increases the space between buildings on abutting properties. These conditions does however have a negative impact on what the properties can be valued for if more development was permitted, but still being



		regulated by the Overstrand Zoning Scheme Provisions. The value of this right in relation to this property does however not seem appropriate, given the fact that the property is utilised as a telecommunication exchange site (utility) and there is already an existing transmission tower on site.
b	Personal benefit which accrue to the holder of rights	The property can only be developed within specific building line restrictions other than specified in the property's zoning scheme provisions. The personal benefit which accrues to the holder of rights is that the use of the property is limited and to create a specific character in the area. It should however be noted that the property has never been utilised for purposes other than utility.
c	Personal benefit which accrue to the person seeking the removal of the restrictive condition if it is removed	The personal benefit will be to have better suited building line parameter, subject to the local municipality's development scheme and approval. Apart from allowing the TT, removing this condition does not have any other significant value to the property owner, considering that the subject property is not really big enough for more development.
d	Social benefit of the restrictive condition remaining in place in its existing form	The social benefit of the condition is to limit the development parameters of the property, which ensures for a less "dense" neighbourhood. This development will in our view increase the social benefits in the area as the TT will provide signal for the neighbourhood to function and utilize on a daily basis.
e	Social benefit of the removal of the restrictive condition	The social benefit of the removal of this condition will enhance the use limitations and development parameters for future utility services expansion thereon. In this case the social benefit will serve the greater neighbourhood with continuous and efficient network coverage.
f	Whether the removal of the restrictive condition will completely remove all rights	The removal of these conditions will not completely remove all rights enjoyed by the beneficiary as the use and development parameters of the property is still regulated by the Development Management Scheme. Approval will still be



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enjoyed by the beneficiary or only some of those rights	required by the Overstrand Municipality for any new development on this property.
---	---

## C.2. UTILITY SERVICES

Electricity for the TT will be obtained from the available on-site electrical supply to the property. Advances in technology (telecommunication related equipment) enable the TT to utilise less electricity.

Access to the proposed TT will be obtained from the existing entrance to the property found along the western boundary of the property, situated adjacent to La Grange Street.

The proposed use will have no impact on the external engineering services, on transport or traffic related considerations, or on the biophysical environment. Also take note that the property is already used for the same purpose and has proven to have little to no negative effect on the surrounding area.

## C.3. ENVIRONMENTAL REGULATIONS

Environmental and social sustainability are regulated by *The National Environmental Management Act (Act 107 OF 1998) (NEMA)* - published in Government Notice No. R546. When read together with the National Environmental Management Act Regulations Listing Notice 3 of 2014 (promulgated 08 December 2014), an Environmental Impact Assessment (EIA) or Environmental Authorization (EA) is only applicable in the following circumstances:

*The development of masts or towers of any material or type used for telecommunication broadcasting or radio transmission purposes where the mast or tower:*

- i) is to be placed on a site not previously used for this purpose; and*
- ii) will exceed 15 meters in height*

*But excluding attachments to existing buildings and masts on rooftops.*

The requirements in the Western Cape are defined in NEMA Listing Notice 3 of 2014:

*In Western Cape:*

- i) All areas outside urban areas; or*
- ii) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose, within urban areas.*

An application was lodged with the Department of Environmental Affairs and Development Planning (refer to Annexure F) to confirm whether an environmental authorization is required or not.



Attached is the letter from DEA&DP and no environmental authorization is required as the activity is a non-listed activity and the EIA Regulations will not be triggered.

#### C.4. HERITAGE PROTECTION OVERLAY ZONE (HPOZ)

The proposed Transmission Apparatus is located within 86m of the Heritage Coastal Strip HPOZ as indicated in Green in Figure 3 below. The site also falls within a heritage area A5 (Pink) and also has the heritage grade of "Ungraded" as per the Overstrand Public Viewer.

Our application is located 86m away from the baseline of the Coastal Strip HPOZ. The major factor which could potentially impact this strip is the potential visual impact of the replacement lattice structure. We would therefore like to refer to the Visual Impact Assessment which was conducted by Enviroworks (Annexure I), stating that the proposed lattice mast will have a minor impact considering the 'see-through' effect of this structure as compared to the current existing monopole mast. With this taken into consideration we are therefore of the opinion that no areas of heritage values will be negatively affected as a result of this proposed Transmission Apparatus.

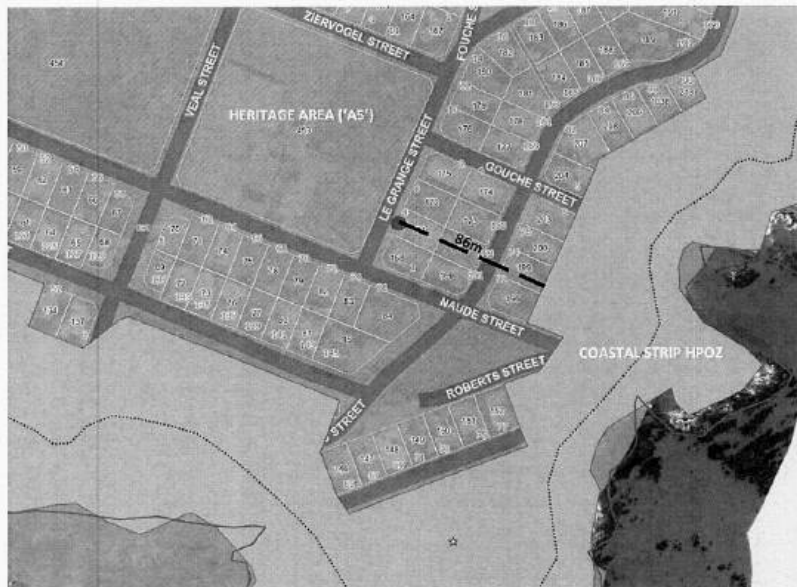


Figure 3 – Heritage Protection Overlay Zones (Source: Overstrand Public Viewer)



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## SECTION D: POLICY AND LEGISLATION

### D.1. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013

This application complies with the land development principles (Chapter 2, SPLUMA, 2013) as referred to in section 42 of the *Spatial Planning Land Use Management Act, 2013* (Act 16 of 2013) (SPLUMA).

Table 5 - Compliance of application with Principles 7a-7e of SPLUMA, 2013

	<b>HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE?</b>
<b><i>Principle 7a: Spatial Justice</i></b>	In a broader sense, spatial justice refers to an intentional incorporation of spatial (geographical) aspects. This refer to the fair and equally distributed services and enhanced accessibility of these services. The aim of this proposal is to provide excellent communication service to the inhabitants of an area.
<b><i>Principle 7b: Spatial Sustainability</i></b>	Spatial sustainability is an explicit concept which describe the relations between environmental, economic and socio-cultural facets related to a societal environment. Enhanced signal in an area will promote all three the dimensions of sustainability (economic, social and environmental facets). Economically, businesses in the area will benefit from enhanced connectivity. The social facet is addressed as more people will have access to emergency services (e.g. Healthcare, Police, Fire response etc.). The third dimension (Environmental facets) will be promoted as the sensible placement of telecommunication base stations and the possibility of co-location will limit the amount of base stations should there be sufficient signal in an area.
<b><i>Principle 7c: Spatial Efficiency</i></b>	Spatial efficiency relates to the concept of minimum distance to be travelled between a specific location and intended destination. RBTS and TT is placed in an area (optimally situated between planned and existing stations) with a reason. This reason is to incorporate various factors (e.g. number of users, quality of service etc.) when considering the placement in order to promote effectiveness and is not merely placed by random.
<b><i>Principle 7d: Spatial Resilience</i></b>	Spatial resilience can be defined as the ability of a region to withstand possible arising shocks (e.g. economic crisis, social disruptions etc.). However, RBTS and TT will be a service that will always be necessary. In a state of crisis, communication plays an integral role in a societal environment.
<b><i>Principle 7e: Good administration</i></b>	This installation will be lawful and reasonable, following an equal and fair public participation process in order to incorporate the views and opinions of all relevant parties.



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## D.2. OTHER POLICIES AND LEGISLATION

Other policies and legislative frameworks include: Integrated Development Plan (2017/18 – 2021/22), and the Spatial Development Framework (SDF), 2020.

### D.2.1. Five-Year Integrated Development Plan (2017/18 - 2021/22)

Telecommunications form a critical part of our everyday lives, what most people don't realise, is that it also plays a vital role in times of crisis. As stipulated in the Overstrand Municipality's IDP (2017/18 & 2021/22), the disaster management coordinator forms part of the JOC (Joined Operations Centre) and one of his main tasks are to (page 262 of the Overstrand IDP 2017/18 – 2021/22):

- **Establish and maintain required telecommunications links**
- **Establish and maintain a resources database**
- **Coordinate all communication to and from incidents**

It is clear from the items listed above; telecommunications infrastructure forms a vital part of the municipality's Disaster Management Plan.

### D.2.2. Municipal Spatial Development Framework, 2020

This application is in line with the spatial development principles as set out in the Overstrand SDF, 2020, as it strives to improve urban efficiency, and align planned growth with infrastructure. As a result, connectivity is enhanced on local, national and international level as stipulated in the SDF, 2020.

The MSDF 2020 of the Overstrand Municipality also emphasises that population growth is taking place within the Municipal Area. Figure 2.2 on page 21 of MSDF 2020 shows that the population number increased in Onrus River between 2001 – 2011 (See Figure 3 below which shows figure 2.2 of MSDF). It is also indicated that Onrus River experienced a high population growth with a percentage change of 50.2% over the last 10 years (MSDF, 2020: 21)."

With an increase in population, there is a need to provide adequate coverage to consumers, especially taking into account that each consumer have on average 3-5 devices which could benefit from increased coverage. Please see Figure 5-7 below explaining cellular infrastructure.

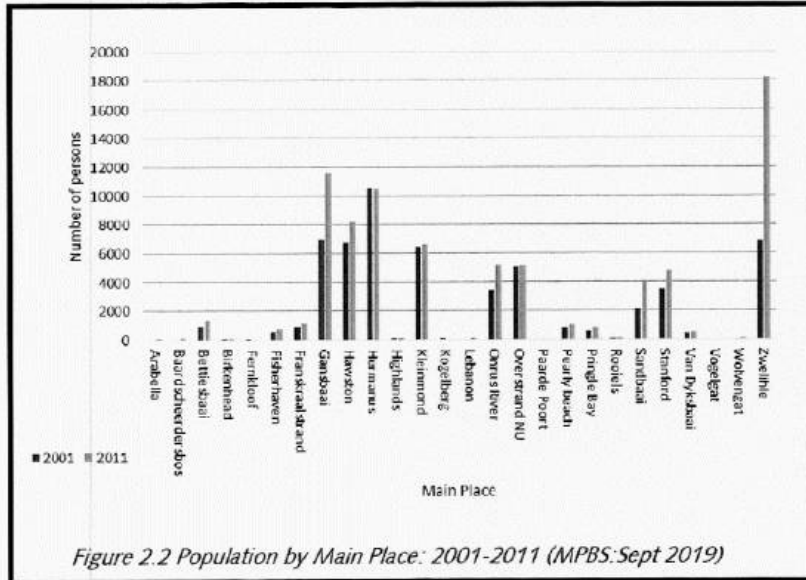


Figure 4 - Figure 2.2 on Page 21 of the MSDF, 2020

Cellular infrastructure also contribute to the economic growth within municipal area. This is seen on page 35 of MSDF 2020 where the Communication sector has achieved strong annual growth and contributing to the GVA in Overstrand. The above on economic growth can be emphasised that the proposed Transmission Apparatus which is situated within Frasnkraal is surrounded by business zones and residential zones, therefore showing the importance that coverage must be provided to these zones. To emphasise the importance of the proposed Transmission Apparatus, one can refer to that many people are working from home during the Covid-19 pandemic, therefore the network capacity is more under pressure and this proposal will help alleviate this going forward.

## SECTION E: DEVELOPMENT MOTIVATION

Please read together with previous sections in this application. Consent use in terms of the zoning scheme is applied for in order to allow for the erection of a TT should be supported based on the following grounds:

### E.2.1. Need and Desirability

In a modern-day society, the dependency on communicative technology becomes increasingly higher. This is due to the society's utilisation of more mobile devices and more than one device per household which mainly relies on internet connectivity (e.g. smartphones, portable computers, tablets/iPads etc.). These devices are used for multiple purposes including socialisation, business related uses and accessibility to important emergency services. Due to factors including densification, urbanisation and influx of seasonal guests especially over festive seasons and holidays, in a tourist attractive place like the Hermanus, poor network coverage (related to both voice and data) is experienced. Onrus falls under Hermanus West together with Vermont and Sandbaai. MNO's in a joined efforts identified several positions in the area that need to be equipped with base stations to alleviate the pressure and to cater for the ever-increasing current/future demand.

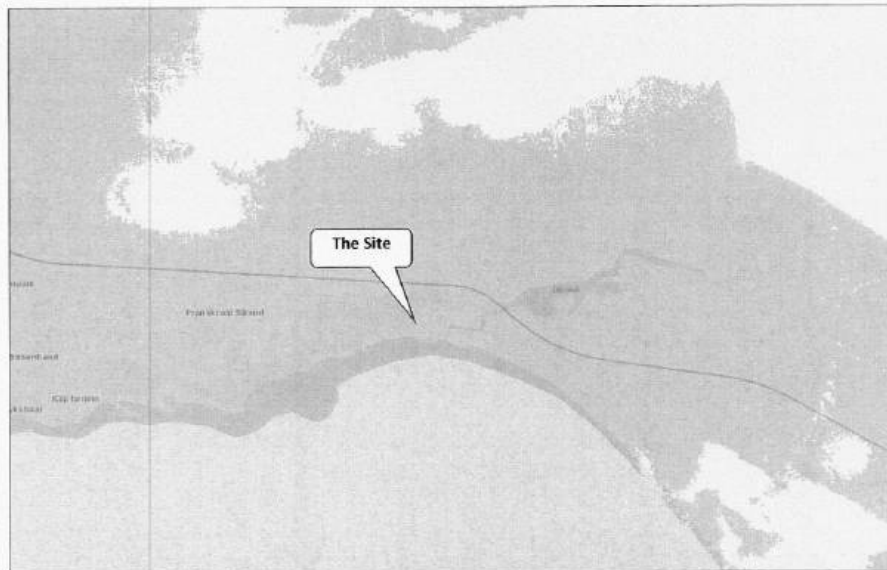


Figure 5 - Network Coverage Map – Fixed LTE

Figures 4 illustrate the current LTE coverage in Onrus. It should be noted that some areas have very limited LTE coverage. Therefore, a TT as proposed in this application will increase the amount of coverage in this area and make sure that coverage will meet the capacity which is demanded/needed.

The increase in network strength brought by the proposed TT will aid the local businesses and can unlock growth potential which will have a positive economic impact. Residents, businesses and commuters will have a more secure connection to emergency services and armed response which will have a huge social impact.

The mix of land uses range from community, open space, residential to business use. The proposed TT will not interfere with the current use of the property and there are no negative impacts on the surrounding land uses and environment. No trees need to be removed to build the base station and no buildings with heritage value will be affected.

#### E.2.2. Choice of site

As an increase in the number of users occurs, the area which is covered by the existing network decreases, leading to poorer network coverage. Figures 6-8 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area. Cellular infrastructure explained:

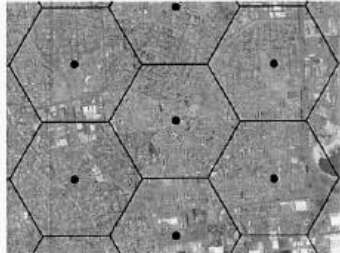


Figure 6 - Initial Coverage (Cell) provided by Telecommunications Base Stations

*Figure 6 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).*

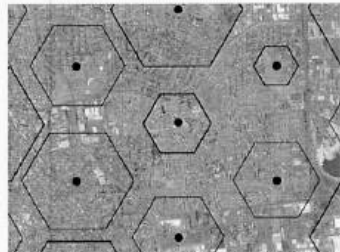


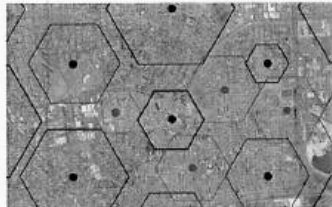
Figure 7 - Coverage decreases due to increase in network users - cell size decreases

*As network users increase, the cells shrink which leads to gaps within this network of cells. This leads to dropped calls, weak/ limited signal and the failure to access the latest technologies in communication innovations.*



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Gaps between cells require new/additional telecommunication base stations to be placed in these gaps to retain good network coverage

Figure 8 - Additional telecommunication base stations required to fill the gaps

Locations for telecommunication infrastructure are primarily chosen within areas where a need exists for coverage (refer to Figure 7-8).

The need for coverage is however not the only determining factor when identifying a possible position for a telecommunication base station/Transmission Apparatus. Other determining factors include altitude, zoning and the visual impact of the proposed base station. Distance away from existing base stations in the surrounding area is also an influencing factor.

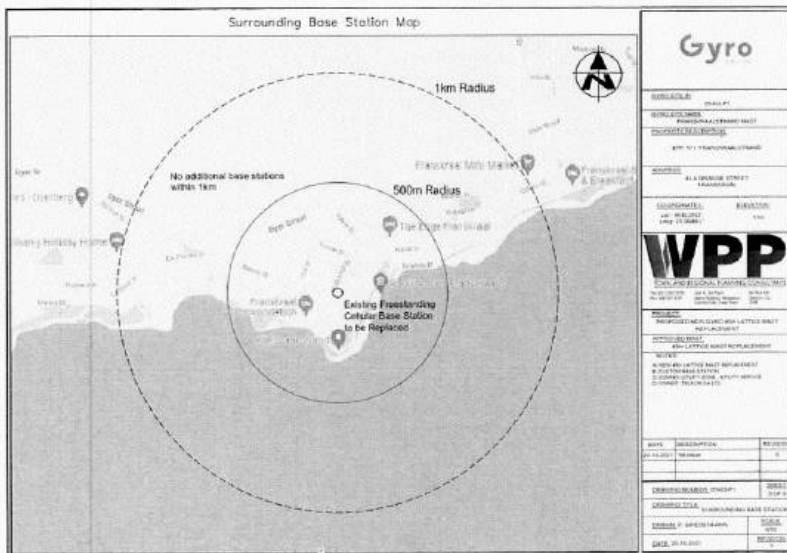


Figure 9 - 500m and 1km radius of the proposed site and surrounding base stations

Considering the information in Figure 9 the need for the proposed TT is clear. Existing TI are not sufficient to provide coverage as there are no other TT/TBS within 1km from the proposed site.

Therefore, the continued use of the proposed TT will be necessary to provide coverage to the needed capacity. As indicated in figure 10 below, the closest rooftop base station is 2.3km towards the north-east of the proposed site, and another freestanding mast is located 4.4km towards the west of the proposed site. The need for the replacement mast is therefore crucial as it has to maintain connectivity within Franskraal.



Figure 10 – Closest Base Station in relation to the proposed site

Alternative sites were considered during the initial stages of the proposal, but this option is deemed the most acceptable option in terms of visual impact and based on the requirements of the network providers, contractors and landowner. Please note, the landowner in this case is the same as the proposed owner of the TT. The proposed TT will contribute towards Telkom's functionality and operation in the area, hence the need for a TT on an existing Telkom Exchange site. Since this is only a relocation of an existing mast type, further consideration to alternative positions is not required as the best possible location is already in use and has proven to serve its purpose.

### E.2.3. Visual Impact

The proposed TT at the preferred position aims to reduce any negative visual impact. The proposed TT in figure 10 and drawings submitted with the motivation will be the best option in our view.

A lattice mast is proposed to replace the monopole mast for safety purposes. The lattice mast will have less visual impact as it creates a "see-through" effect which will help to have less impact with the strong wind in the area and visually will also blend in better with the surrounding area.





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Our client therefore proposes to proceed with the lattice design option as it was determined by Enviroworks that this will have the least visual impact within this built-up area. No mast design change is required.

#### E.2.5. Health concerns

There has been increasing public concern about health risks associated with cellular communication. Current scientific research is yet to produce conclusive evidence suggesting adverse health effects associated with, working with, or living close to cellular technology. Although antennae and base stations emit radio waves, their frequency is not considered high enough to pose a health risk. Antennae mounted on towers, masts or any other structures are usually substantially elevated above ground level, and as radio waves are emitted at this level thereby further reducing the amount of radiation at ground level. Furthermore, regular tests regarding the compliance to safety regulations add to reducing the health risk factor.

South Africa's Department of Health has published EMF exposure limit guidelines. These are based on guidelines endorsed by the ICNIRP (International Commission on Non-Ionising Radiation Protection), an independent scientific organization established in 1992. Emissions from the base stations and antennae comply with these guidelines.

In a statement made by the Department of Health dated 8 September 2020 on the Health Effects of base stations states the following:

"Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects"

"A large number of studies have been performed over the last two decades to assess whether mobile phones pose a potential health risk. To date, no adverse health effects have been established as being caused by mobile phone use"

There are no conclusive studies linking emissions at these levels to any health effects and scientific research that may reveal such a link is ongoing. The steps taken by the cellular communication companies to ensure the safety of the public against any possible harmful emissions, along with the above facts, concerns about health issues can be allayed.



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## SECTION F: CONCLUSION

This consent use and removal of restrictive title deed condition in terms of the zoning scheme for a proposed replacement of a TT on Erf 171 Franskraalstrand, will provide an essential and sort after service to the surrounding community, businesses and commuters. This application is in line with the current policy and legislation on a local level. Policy and legislation are mainly focused on the Spatial Planning and Land Use Management Act, 2013. Furthermore, this application is in compliance with the Integrated Development Plan (2017/18 – 2021/22), and Spatial Development Framework (MSDF), 2020.

This application is desirable and is therefore recommended that the application for the proposal be supported by the relevant authorities.

We would like to emphasise the positive contribution this base station will have on the immediate as well as the surrounding community and passing commuters:


- Most households in the surrounding area depend on the services of the cellular telecommunications providers, including internet and social networking media (Facebook, Twitter etc.). With such a high demand for their products, it follows that service providers are responsible for supplying a high level of network fibre connectivity.
- *Please note:* The residents in the area are not the only ones being provided with these services. Visitors to the area, businesses and daily commuters will benefit by having access to improved communication facilities.
- Mobile communication has become an important safety and security element in modern society. In an emergency, such as housebreaking, medical alert or fire, a member of a household can quickly and easily contact the emergency services for help. However, if the fibre connectivity of mobile service providers' is poor, then contacting emergency services becomes a difficult task.

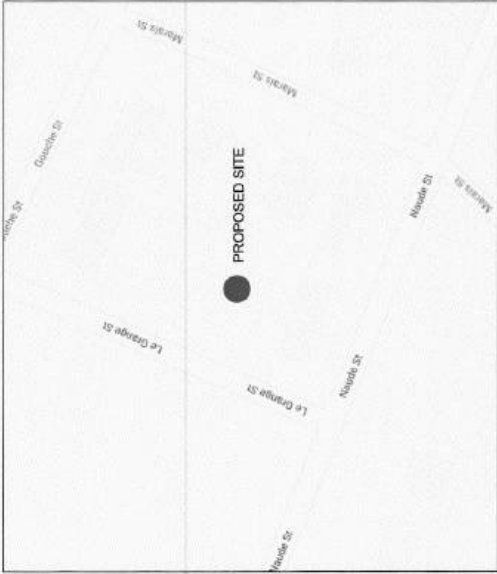
Finally, we would like to emphasize that communications companies deliver an important service to the wider public, and in terms of their license with ICASA they have to meet certain standards in order to retain their licenses. One of these standards is to supply adequate network fibre connectivity to their demanding customers. The proposal also allows for all other service providers to share this installation and refrain from constructing another base station in this area.

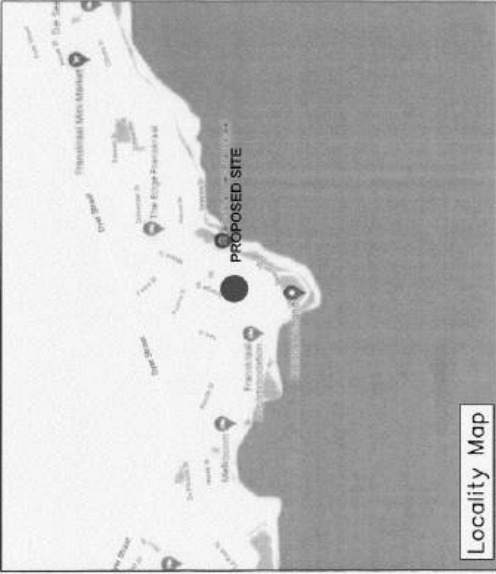
Please notify us should any additional information be required. We look forward to your positive consideration of this application.

Yours faithfully,


.....  
CORNE' BRIEDENHANN  
C/8710/2018  
WARREN PETTERSON PLANNING


	<p><b>GYRO SITE ID:</b> 09463-P1</p> <p><b>GYRO SITE NAME:</b> FRANSKRAALSTRAND MAST</p> <p><b>PROPERTY DESCRIPTION:</b> ERF 171, FRANSKRAALSTRAND</p> <p><b>ADDRESS:</b> 4 LA GRANGE STREET, FRANSKRAAL</p> <p><b>COORDINATES:</b> ELEVATION: 117m          Lat: -34.61893°          Long: 19.38465°</p>	<p><b>WPP</b></p> <p>TOWN AND REGIONAL PLANNING CONSULTANTS</p> <p>106 RIVIER STREET, SUITE 102, CENTURION, CAPE TOWN</p> <p>TEL: 021 791 2100          FAX: 021 791 2101          WWW.WPP.CO.ZA</p> <p><b>PROJECT:</b> PROPOSED NEW GYRO 45m LATTICE MAST REPLACEMENT</p> <p><b>APPROVED MAST:</b> 45m LATTICE MAST REPLACEMENT</p> <p><b>NOTES:</b>          A) NEW 45m LATTICE MAST REPLACEMENT          B) CUSTOM BASE STATION          C) ZONING: UTILITY ZONE - UTILITY SERVICE          D) OWNER: TELEKOM SA LTD</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>20-10-2021</td> <td>1st Issue</td> <td>0</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DRAWING NUMBER</th> <th>SHEET</th> </tr> </thead> <tbody> <tr> <td>09463-P1</td> <td>1 OF 8</td> </tr> </tbody> </table> <p><b>DRAWING TITLE:</b> LOCALITY MAP</p> <p><b>DRAWN BY:</b> C. BREIDENHARN</p> <p><b>SCALE:</b> 1:500</p> <p><b>DATE:</b> 20-10-2021</p> <p><b>REVISION:</b> 0</p>	DATE	DESCRIPTION	REVISION	20-10-2021	1st Issue	0	DRAWING NUMBER	SHEET	09463-P1	1 OF 8
DATE	DESCRIPTION	REVISION											
20-10-2021	1st Issue	0											
DRAWING NUMBER	SHEET												
09463-P1	1 OF 8												





Locality Map





Aerial Map



GYRO SITE ID: 05403-P1  
 GYRO SITE NAME: FRANSKRAALSTRAND MAST  
 PROPERTY DESCRIPTION: ERF 171, FRANSKRAALSTRAND  
 ADDRESS: 4 LE GRANGE STREET, FRANSKRAAL  
 CO-ORDINATES: ELEVATION: 11m  
 Lat: -31.01333° Long: 19.38653°



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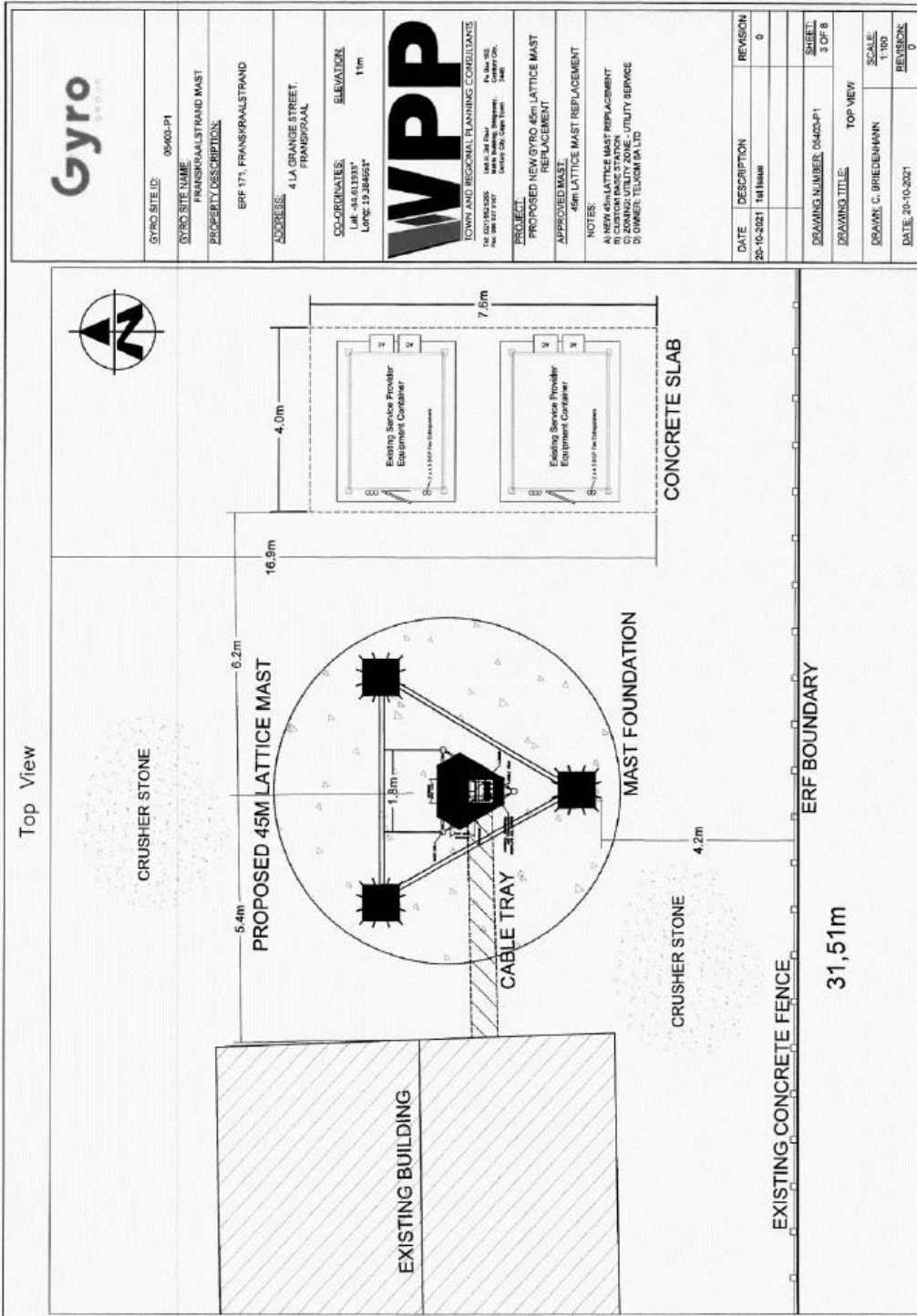
PROJECT: PROPOSED NEW GYRO 45m LATTICE MAST REPLACEMENT  
 APPROVED MAST: 45m LATTICE MAST REPLACEMENT  
 NOTES:  
 A) NEW 45m LATTICE MAST REPLACEMENT  
 B) CUSTOM BASE STATION  
 C) ZONING: UTILITY ZONE - UTILITY SERVICE  
 D) OWNER: TELEKOM SA LTD

DATE	DESCRIPTION	REVISION
20-10-2021	1st Issue	0

DRAWING NUMBER	SHEET
05403-P1	2 OF 8

DRAWING TITLE	SCALE
SITE PLAN	1:250

DRAWN BY	DATE
C. BREIDENHANN	20-10-2021



**GYRO SITE ID:** 05403-P1  
**GYRO SITE NAME:** FRANSKRAALSTRAND MAST  
**PROPERTY DESCRIPTION:** ERF 171, FRANSKRAALSTRAND  
**ADDRESS:** 4 LA GRANGE STREET, FRANSKRAAL

**COORDINATES:** ELEVATION: 11m  
 Lat: -33.01333°  
 Long: 19.38667°



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 Fax: +27 21 797 7245  
 Email: info@wpp.co.za

**PROJECT:** PROPOSED NEW GYRO 45M LATTICE MAST REPLACEMENT  
**APPROVED MAST:** 45m LATTICE MAST REPLACEMENT

**NOTES:**  
 A) NEW 45M LATTICE MAST REPLACEMENT  
 B) CUSTOM BASE STATION  
 C) ZONING: UTILITY ZONE - UTILITY SERVICE  
 D) OWNER: TELKOM SA LTD

DATE	DESCRIPTION	REVISION
20-10-2021	1st Issue	0

DRAWING NUMBER	SHEET
04403-P1	3 OF 8

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SCALE:	1:100

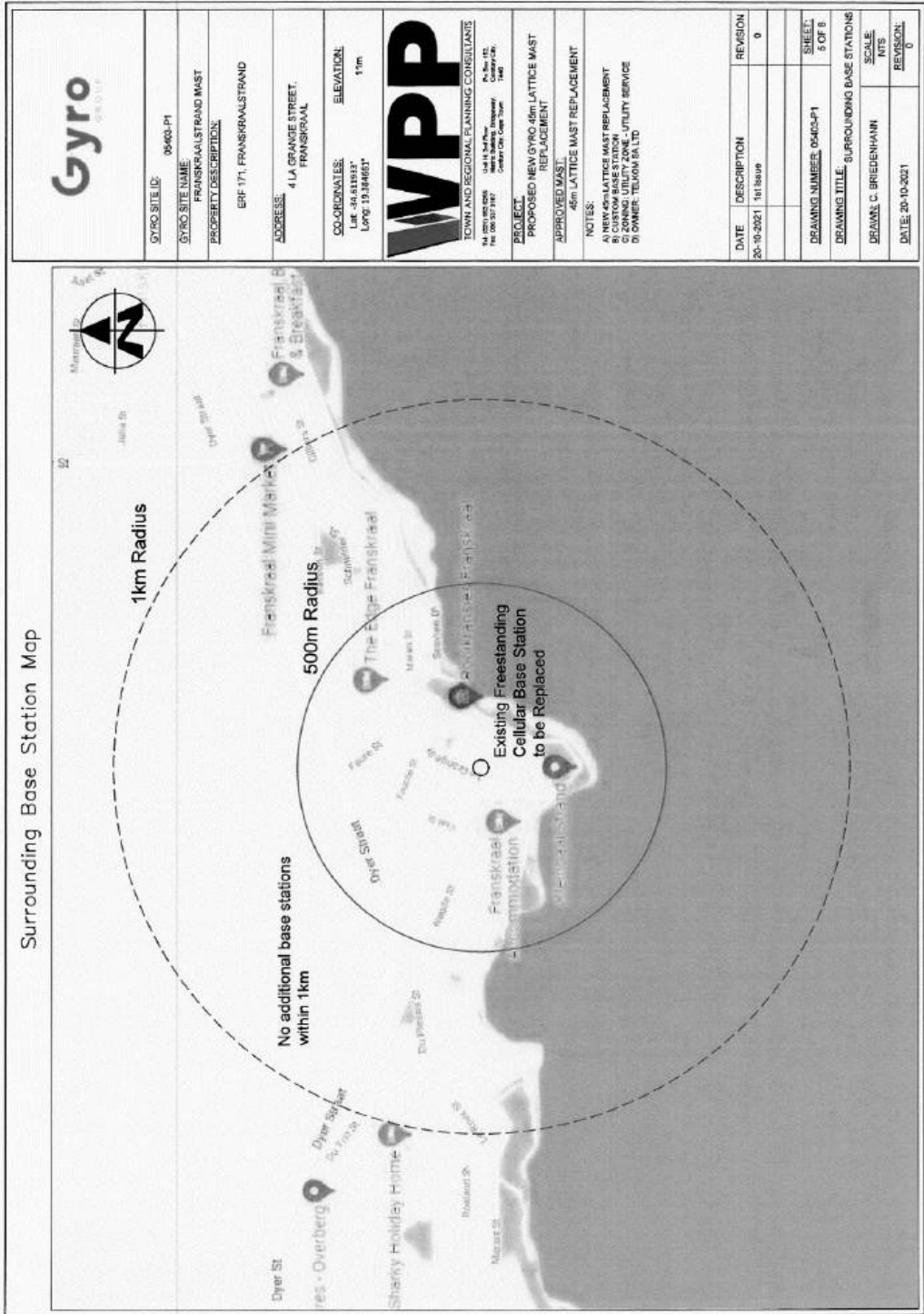
  

DRAWN	SCALE
C. BRIEDENHARN	1:100

DATE	REVISION
20-10-2021	0





**GYRO SITE ID:** 05403-P1

**GYRO SITE NAME:** FRANSKRAALSTRAND MAST

**PROPERTY DESCRIPTION:** ERF 171, FRANSKRAALSTRAND

**ADDRESS:** 4 LA GRANGE STREET, FRANSKRAAL

**COORDINATES:** ELEVATION: 11m  
 Lat: -34.01913°  
 Long: 19.34667°



**TOWN AND REGIONAL PLANNING CONSULTANTS**  
 14 12th Ave Suite 101, Franskraal, P.O. Box 112,  
 Franskraal, 6010, South Africa  
 Contact: 083 337 5197  
 Contact Email: info@wpp.co.za

**PROJECT:** PROPOSED NEW GYRO 48m LATTICE MAST REPLACEMENT

**APPROVED MAST:** 48m LATTICE MAST REPLACEMENT

**NOTES:**  
 A) NEW 48m LATTICE MAST REPLACEMENT  
 B) CUSTOM BASE STATION  
 C) ZONING UTILITY ZONE - UTILITY SERVICE  
 D) OWNER: TELKOM SA LTD

DATE	DESCRIPTION	REVISION
20-10-2021	1st Issue	0

DRAWING NUMBER	SHEET
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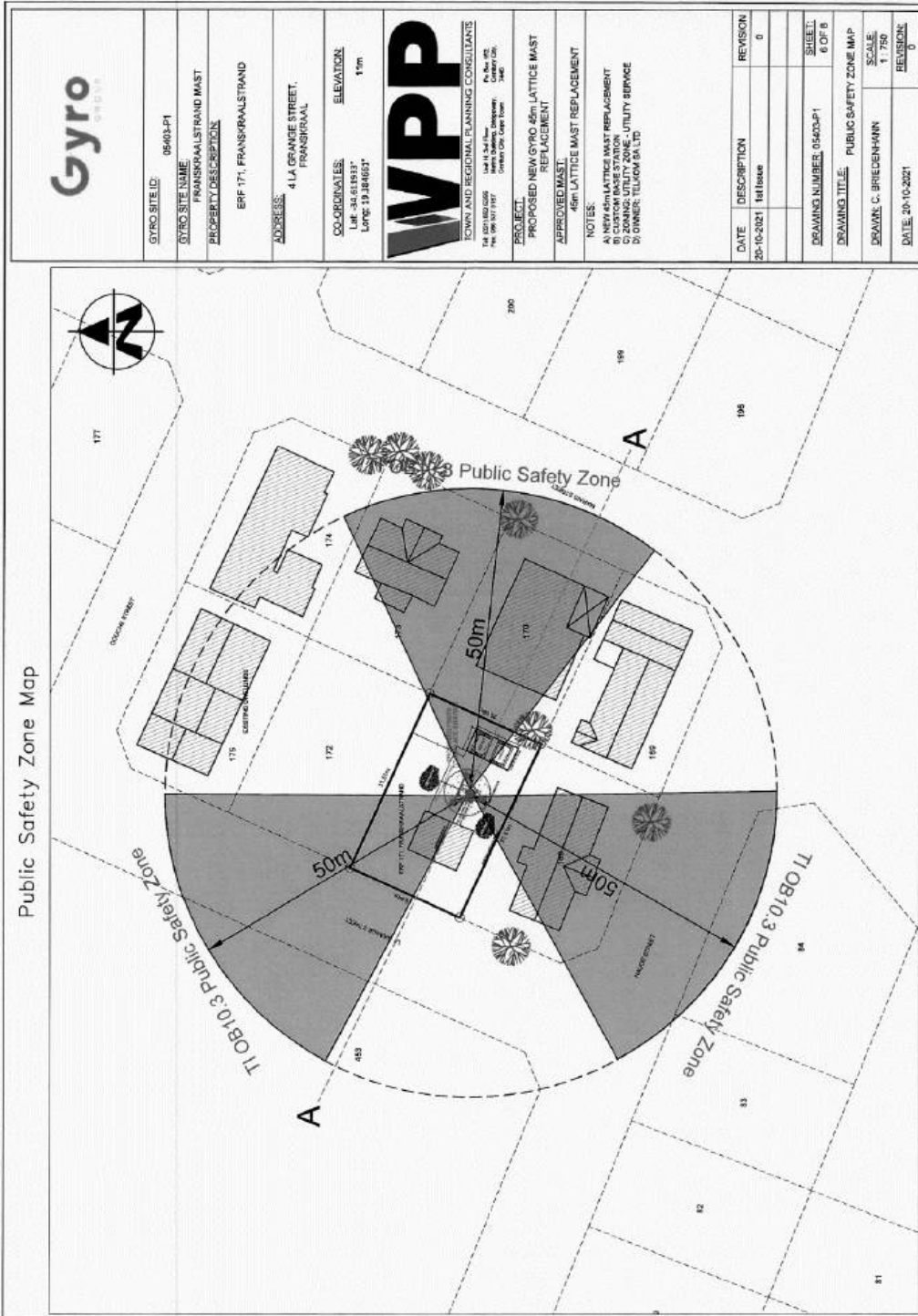
DRAWING TITLE	SCALE
SURROUNDING BASE STATIONS	N/A

DRAWN	SCALE
C. BREDENHANN	N/A

DATE	REVISION
20-10-2021	0



**Gyro**  
STATION

GYRO SITE ID: 05403-P1

GYRO SITE NAME: FRANSKRAALSTRAND MAST

PROPERTY DESCRIPTION:

ERF 171, FRANSKRAALSTRAND

ADDRESS:

41A GRANGE STREET,  
FRANSKRAAL

COORDINATES: ELEVATION:  
Lat: -34.61813° Long: 19.18463° 11m

**WPP**

TOWN AND REGIONAL PLANNING CONSULTANTS  
114 22ND ROAD CROSS  
LINDSAY, N.W. 2150  
TEL: 018 531 1107  
WWW.WPP.CO.ZA

PROJECT:

PROPOSED NEW GYRO 45M LATTICE MAST

REPLACEMENT

APPROVED MAST:

45m LATTICE MAST REPLACEMENT

NOTES:

A) NEW 45M LATTICE MAST REPLACEMENT

B) CUSTOM BASE STATION

C) ZONING: UTILITY ZONE - UTILITY SERVICE

D) OWNER: TELKOM SA LTD

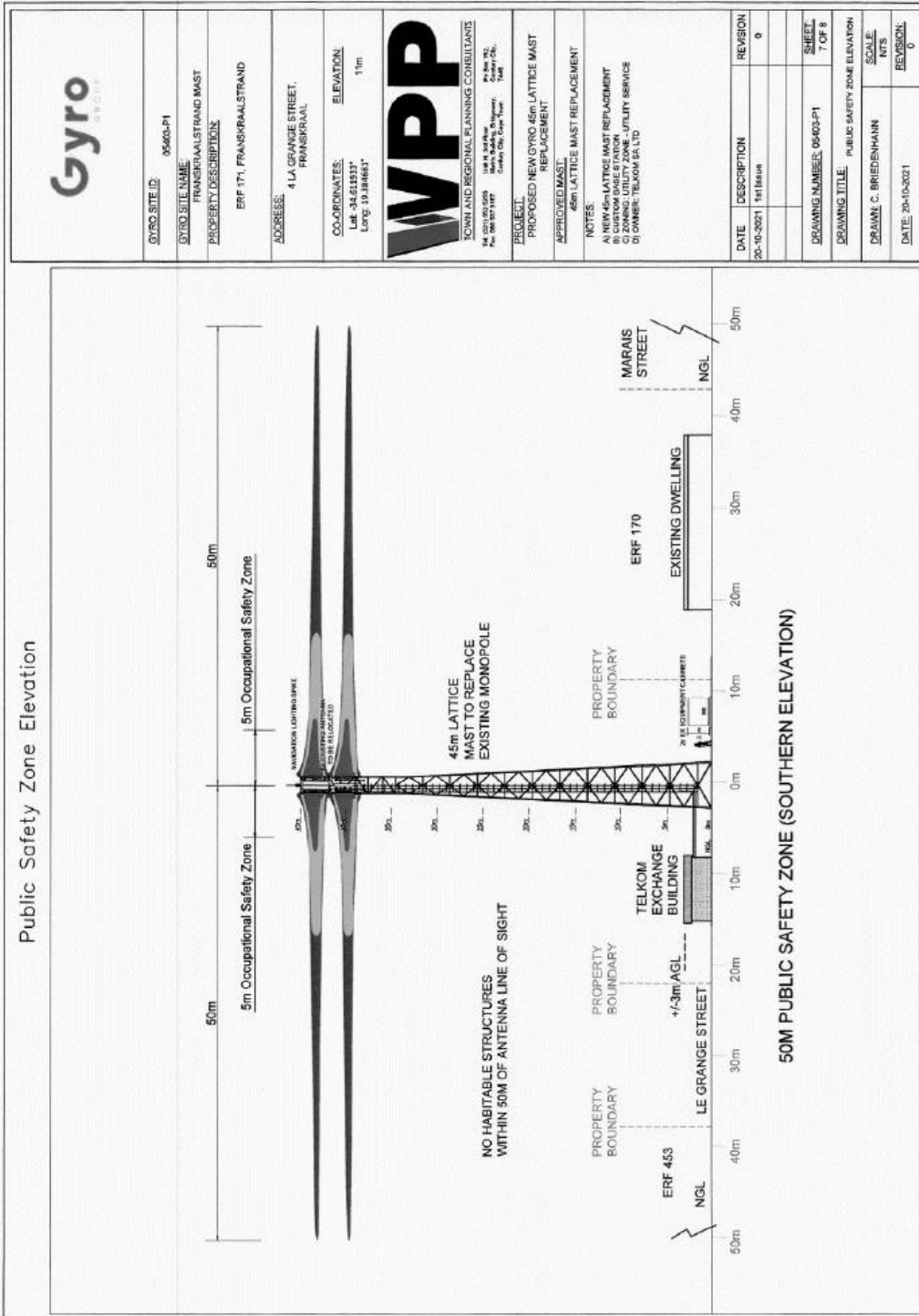
DATE	DESCRIPTION	REVISION
20-10-2021	1st Issue	0

DRAWING NUMBER	SHEET
05403-P1	6 OF 8

DRAWING TITLE	SCALE
PUBLIC SAFETY ZONE MAP	1:750

DESIGNER	DATE
C. BRIEDENHANN	20-10-2021

REVISION
0



**GYRO SITE ID:** 05403-P1

**GYRO SITE NAME:** FRANSKRAALSTRAND MAST

**PROPERTY DESCRIPTION:** ERF 171, FRANSKRAALSTRAND

**ADDRESS:** 4 LA GRANGE STREET, FRANSKRAAL

**COORDINATES:** ELEVATION: 11m  
 Lat: -34.018933°  
 Long: 19.388657°



**TOWN AND REGIONAL PLANNING CONSULTANTS**  
 108 WILSON ROAD, SUITE 101, WILSON SQUARE, SANDHURST, 7190  
 TEL: 021 501 5000  
 FAX: 021 501 5001  
 WWW.WPP.CO.ZA

**PROJECT:** PROPOSED NEW GYRO 45M LATTICE MAST REPLACEMENT

**APPROVED MAST:** 45M LATTICE MAST REPLACEMENT

**NOTES:**  
 A) NEW 45M LATTICE MAST REPLACEMENT  
 B) CUSTOM BASE STATION  
 C) ANTENNA HEIGHTS TO BE DETERMINED BY UTILITY SERVICE  
 D) OWNER: TELKOM SA LTD

DATE	DESCRIPTION	REVISION
20-10-2021	1st Issue	0

**DRAWING NUMBER:** 05403-P1

**SHEET:** 7 OF 8

**DRAWING TITLE:** PUBLIC SAFETY ZONE ELEVATION

**DRAWN:** C. BRIEDENHANN

**SCALE:** AS SHOWN


**DATE:** 20-10-2021

**REVISION:** 0

Artist Impression



Superimposition of Proposed 45 m Lattice Mast to replace existing Monopole Mast

<b>Gyro</b> ENGINEERS		
GYRO SITE ID:	05403-P1	
GYRO SITE NAME:	FRANSKRAALSTRAND MAST	
PROPERTY DESCRIPTION:	ERF 171, FRANSKRAALSTRAND	
ADDRESS:	4 LA GRANDE STREET, FRANSKRAAL	
COORDINATES:	ELEVATION: 11m	
Lat: -34.01393° Long: 19.34657°		
		
<small>TOWN AND REGIONAL PLANNING CONSULTANTS                  101-103 WILKINSON ROAD, SUITE 102,                  FRANKS, 7600                  CONTACT: CHRIS COOPER, TOWN                  PLANNING CONSULTANT                  TEL: 031 261 2107                  FAX: 031 261 2107                  EMAIL: CHRIS@WPP.CO.ZA</small>		
PROJECT:	PROPOSED NEW GYRO 45m LATTICE MAST REPLACEMENT	
APPROVED MAST:	45m LATTICE MAST REPLACEMENT	
NOTES:	A NEW 45m LATTICE MAST REPLACEMENT B) CUSTOM BASE STATION C) ZONING: UTILITY ZONE - UTILITY SERVICE D) OWNER: TELKOM SA LTD	
DATE	DESCRIPTION	REVISION
20-10-2021	1st Issue	0
DRAWING NUMBER:	05403-P1	SHEET
		1 OF 8
DRAWING TITLE:	ARTIST IMPRESSION	
DRAWN BY:	C. BREIDENHAIN	SCALE:
DATE:	20-10-2021	REVISION:
		0

JAN S. DE VILLIERS EN SEUN  
SALAM-GEBOU,  
KAAFSTAD.

4468

17 Franskragt.  
LODGED  
- 3-2-1955

LODGED  
24-3-1955  
INGEDIEN

G. H. WIESE.

ORIGINAL  
CORRESPONDENCE  
STAMPED  
GEESEL  
CITY  
SALAM - 4/6  
FEB  
15  
2-81

15-01-1973  
C. C. SMIT  
ASST-REGISTRATEUR VAN AKTES.  
ASST-REGISTRAR OF DEEDS.  
\* SLEDS WAAR NODIG (OULET) WINKES NEESSARY.

15-01-1973  
C. C. SMIT  
ASST-REGISTRATEUR VAN AKTES.  
ASST-REGISTRAR OF DEEDS.  
KAAFSTAD 5-01-1973

TRANSPORTAKTE

1955

EL/BVS

Oppertel deub die  
Transportbesorger.

(UIT KRAAG VAN 'N PROKURASIE)

Hierby word bekend gemaak

Dat EDGAR DRYDEN TUDHOPE (Transportbesorger) voor my, Registrateur van Aktes, te Kaapstad, verskyn het, hy, die genoemde Komparant synde behoortik daartoe gemaakt deur 'n volmag, geteken te HERMANUS, op die 26ste dag van JANUARIE 19 55 en aan hom verleen deur

ROELAND PEROLD SCHNEIDER in sy hoedsnigheid as Sekretaris van

FRANSKRAALSTRAND (EIENDOMS) BEPERK, (Flanke Groep)

en es sulks handelende namens gemelde Maatskappy kragtens 'n besluit van die Direkteura gedateer 2 Februarie 1951,

Die genoemde Komparant het verklaar dat op 30 Januarie 1951, deur Private

Coreenkoms ....

Ooreenkoms, sy Laasgewer werklik en wettig verkoop het, en dat hy, die gesegde Komparant, in sy voornoemde hoedanigheid, hiermee in volkome en vrye eiendom sedeer en transporteer, aan en ten gunste van -

DANIEL STEPHEN LOMARD,  
gebore op 24 Desember 1926,  
(Blanke Groep),

Sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes;

SEKER stuk afgeskafte erfaggrond, synde

ERF NO. 171, FRANSKRAAL DORP,

geleë in die Afdeling van CALEDON, gehou deur Franskraalstrand (Eiendoms) Beperk kragtens Sertifikaat van Dorpstitel gedateer 18 Augustus 1951, No. 14397;

GROOT sesduisend vyfhonderd (6,500) vierkante voet;

SOOS MEER VOLLEDIG sal blyk uit die hierraangehegte Kaart No. 1879/51;

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte No. 5544 gedateer 13 Junie 1941;

B. GERECHTIG op die voordeel van die serwitant waarna verwys word in die aantekening gedateer 18 Augustus 1951, op Sertifikaat van Dorpstitel No. 14397 gedateer 18 Augustus 1951, naamlik :-

"Kragtens Notariële Akte van Serwitant No. 478/1951 gedateer 3/3/1951 is die eiendom hierin beskrywe geregtig op sekere serwitant met betrekking tot waterregte, waterleiding, opgaardamme en suiweringswerke geleë op die eiendomme, gehou onder Transport No. 5546 gedateer 13 Junie 1941, en soos aangedui op Serwitantkaart No. 3241/50, aan gesegde Notariële Akte geheg, tesame met sekere meegasende regte, en onderhewig aan sekere voorwaardes soos meer breedvoerig sal blyk uit gesegde Akte en Kaart, 'n kopie waarvan hierraangeheg is."

C. ONDERHEWIG aan die volgende voorwaardes opgelê deur die Administrateur van die Kaapprovinsie toe hy die stigting van die Dorp kragtens die bepalinge van Ordonnansie No. 33 van 1934 goedgekeur het, naamlik :-

- "17. Enige woorde en uitdrukkinge wat in die volgende voorwaardes gebesig word het dieselfde betekenisse as wat daaraan geheg word by die regulasies afgekondig by kennisgewing van die Provinsiale Administrasie No. 401 van 17 Oktober 1935 en in die memorandum wat genoemde regulasies vergeesel het.
18. Die eiensar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat die rioolvuil afvoerleiding insluitende reënwater van enige ander erf of erwe oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig gesag word en wel op die wyse en ligging wat vandyt tot tyd redelikerwys vereis word. Dit sal die reg op toegang te alle redelike tye tot die eiendom insluit met die doel om riele, mangste, vore, waterleidings en ander werke behorende daartoe te bou, onderhou, verander, verwyder of te inspekteer.
19. Die eiensar van hierdie erf is verplig om sonder betaling van vergoeding die materiaal te ontvang of enige uit-

gawing ....

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grawing op die erf toe te laat wat nodig mag wees om die gebruik van die volle wydte van die straat toe te laat en 'n veilige en behoorlike skuinste aan sy wel te voorsien weens verskil tussen die hoogtes van die straat soos finale aangelê en die erf tensy hy verkies om steunmare te bou tot bevrediging van die plaaslike owerheid en binne 'n tydperk wat genoemde owerheid bepaal.

20. Hierdie erf is onderhewig aan die volgende voorwaardes met dien verstande dat indien die Administrateur na oorleg met die Dorpekommissie en die plaaslike owerheid dit raadseem ag dat die beperking in enige sodanige voorwaarde te eniger tyd opgeskort of versag behoort te word, by die nodige opskorting of versagting kan goedkeur onderworpe aan sodanige voorwaardes as wat hy ophê.

- (a) dit mag nie onderverdeel word nie.
- (b) dit mag alleen gebruik word vir die doel om een woning tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word daarop op te rig.
- (c) op nie meer as helfte van die oppervlakte daarvan mag gebou word nie.
- (d) geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmare en heinings mag binne 15 voet van die straatlyn wat 'n grans van hierdie erf vorm opgerig word nie ook nie binne 10 voet van die agtergrens of 5 voet van die sygrens van 'n aangrensende erf nie, met dien verstande dat 'n buitegebou met die toestemming van die plaaslike owerheid op die voorgeskrewe ruilte langs die agtergrens opgerig mag word mits sodanige buitegebou nie 'n hoogte van 10 voet te bowe gaan nie, watter hoogte gemeet moet word van die vloer tot die ankerplaat en mits geen gedeelte daarvan vir bewoningsdoeleindes deur mense aangewend word nie."

E. ONDERHENIG VERDER aan die voorwaardes opgelê deur die Dorpekommissie met die goedkeuring van die gesegde Administrateur vir die voordeel van sigself as eienaar van die restant van die Erwe in die Dorp en die wedersydse voordeel van alle eienaars van erwe daarin, naamlik :-

1. Dat hierdie erf of enige gedeelte daarvan nie oorgedra, verhuur of op enige wyse oorgemaak, of van die hand gesit word aan 'n Asiëat, Naturel, Kaapse Maleier of 'n persoon wat klaarblyklik 'n "Kleurling" is nie, asook 'n vennootskap of maatskappy (hetse geïnkorporeer of andersins) waarin die bestuur of beheer regstreeks of onregstreeks gehou word deur of berus by sodanige persoon. Ook mag geen sodanige persoon uitgesonderd die huisbedienendes van die geregistreerde eienaar of sy huurder, of in die geval van 'n besigheidsperseel, die bedienendes van die eienaar wat hul dienste op die erf verrig, daarop woon of dit op enige wyse okkupeer nie.
2. Dat geen gebou op hierdie erf opgerig word nie alvorens die plan deur die eienaars goedgekeur is.



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ALLEEN VIR INFORMATIE DOELENDES UITGEREIK

WESHALVE .....

Wesjaltwe die Komparant afstand doen van al die regte en titel wat die geseerde

FRANSKRAALSTRAND (EIENDOMS) BEPERK,

voorheen

op genoemde eiendom gehad het en gevolglik ook erken dat hy gehesel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie, en dat kragtens hierdie Akte bogenoemde

DANIEL STEPHEN LOMBARD,

By Erfgenams, Eksekuteurs, Administrateurs of Regverkrigendes;

ians en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Regering, en ten slotte erken hy dat die koopstat

VYF-EN-IACTIG POND (R85. 0. 0.)

is, waarop hereregte betaal is.

AGERENDE ASSISTENT

Ten Wewyse waarvan ek, die genoemde Registrateur van Aktes, tesame met die Komparant, q.q. hierdie Akte onderteken en met die Ampsel bekriglig het.

ALDUS GEDOEN en geteken op die Kantoer van die Registrateur van Aktes in Kaapstad, Provinsie van die Kaap die Goete Hoop, op die 3<sup>de</sup> Dag

van die Maand <sup>maand</sup> In die Jaar van onse Heer Eenduisend Negehonderd Vyf - en Vyftig (1955).

*Handwritten signature*

(Transportbesorger) q.q. sy Prinspaal/ale.

In my teenwoordigheid, ASSISTENT AGERENDE

Registrateur van Aktes.

Gerogistreeer in die Register van Franskraalstrand Boek 121 Folie 121

- 1. Ek sertifiseer dat ooreenkomstig 1 & 2. in art. 121 van die Wet van 1955
- 2. Ek sertifiseer dat bantje in my wabinsie toe gestuur is op 18/1/56
- 3. Ek sertifiseer dat transport en nie in gewone wyse lid was van die stande goed ten gilde van
- 4. Telle in omtrent 70 637
- 5. Besluit getal 2141 gebring met T20833/55/14
- 6. Wafel oorsigting S. B. 152/14/55
- 7. Ek is nie bereid om te sertifiseer dat kind 19 1900 besoort in my transport besorger.

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ALLEN VIR INFORMASIE DOELENDES UITGEEK

**Alida Conradie**

---

**From:** J.G. Roux <jgroux@overstrand.gov.za>  
**Sent:** Monday, 14 November 2022 15:36  
**To:** Alida Conradie  
**Subject:** FW: Beswaar teen oprigting van Telkom toring te Le Grangestraat Franskraal.

Beste Alida.

Ek is die eienaar van erf 169, Maraisstraat 151 Franskraal en wil hiermee my ernstige beswaar aanteken teen die oprigting van n Telkomtoring op erf 171 Franskraal.

Ek het reeds verlede week beswaar aangeteken by Overstrand stadsbeplanning en het n antwoord van Dawid Roux ontvang.

My beswaar gaan basies oor die volgende:

volgens die titelakte mag daar net n enkel woonhuis op die perseel opgerig word.

Dit is in n woongebied opgerig waar dit ernstige gesondheids gevare inhou vir inwoners in die onmiddellike omgewing weens bewese bestralinggevale.

Dit veroorsaak n geraasversteuring wanneer die suidooste en noordweste winde deur die toring woed en my nagrus versteur.

Wanneer aan die toring gewerk word word my eiendom deur n klomp rommel bemors. Ek ly nog steeds onder besoedeling wat deur n vorige werkery veroorsaak is. Bewyse hiervan is steeds oraloer op my erf en huis. Ek moes werkers huur om die ergste op te ruim maar is nog steeds sigbaar.

My huis het n teëldak en dit is vol verfspatsels bemors weens verfwerk wat in die sterk suidooster gedoen word. Ek eis dat dit deur die verantwoordelike entiteit skoongemaak moet word. Ek moes al my mure wat wys na erf 171 op eie onkoste laat oorverf want die bemorsers swyg soos die dood!

Die toring is onooglik en het meegebring dat my eiendom se verkoopswaarde drasties verlaag het. Ek eis kompensasie hiervoor.

Ek wag om te verneem wat gedoen gaan word aan bogenoemde of gaan die magtige instelling net weer my beswaar onder die mat invee want ek is mos net n armsalige belastingbetaler!

J G Roux

**Alida Conradie**

**From:** [REDACTED]  
**Sent:** Tuesday, 22 November 2022 08:28  
**To:** Alida Conradie  
**Subject:** Munisipale Kennisgewing Nr.131/2022 - ERF 171, Le Grangestraat 4 Franskraal  
**Attachments:** 0337\_001.pdf

**Importance:** High  
**Sensitivity:** Confidential

Vir wie dit mag aangaan;

Vind asb aangeheg ons brief aangaande Munisipale Kennisgewing Nr.131/2022.

Laat weet asb of die voldoende is en of daar nog iets is wat ons moet doen?

9yvoorbaat dankie!

**Heréne Malan**  
 Assistant Company Secretary



St 168  
 30 Tarcad sr.  
 Oude Papegaaienberg  
 Stellenbosch  
 7600

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TR N. /theat  
(S. Ud Nond)



21 November 2022

Overstrand Munisipaliteit;

**Re: MUNISIPALE KENNISGEWING NR 131/2022 Erf 171, Le GrangeStraat  
4, Franskraal**

Vir wie dit mag aangaan;

Na aanleiding van U skrywe gedateer 21 Oktober 2022, maak ons as huiseienaars hiermee amptelik beswaar teen die oprigting van die nuwe toring.

Ons redes is as volg:

- Die geraas van die Generator in 'n woongebied in ontuithoudbaar
- As gevolg van die aanhoudende kragonderbrekings ('Load-Shedding') is die geraas buitengewoon steurend, aangesien dit reg langsaa die woonhuis is.
- Die geraas duur soms vir ure aan deur die nag wat dit onmoontlik maak om 'n normale nagrus te geniet.
- Die onuithoudbaarheid maak dit onmoontlik om die eindom te verhuur en het 'n negatiewe effek op die eiedom se waarde.
- Die onderhoud van die toring, insluitend sg. *sand blasting*, verf en skoonmaak, sal veroorsaak dat vullis as gevolg daarvan op naburige huise, vensters en erwe beland.
- Die geraas wat werkers- sowel as masjienerie veroorsaak wanneer instandhouding gedoen word is onuithoudbaar.
- Die Containers se aircons maak 'n verdere geraas.
- Dit mag ook gesondheidsrisiko's inhou (bv. vanweë bestraling).

Ons ontvang graag bevestiging van ontvangs van hierdie skrywe.

Die uwe,

FILE NO.	EF 171 ✓
	Franskraal
SCAN NO.	Malan
COLLABORATOR NO.	1778636

Naam en Van: **W & H MALAN FAMILIETRUST**

Adres: **1 Naude Straat, Franskraal**

Kontaknommer: **082 899 3109**

Belang in die aansoek: **Inwoner**

22 NOV 2022

TP. N. (heer)  
(S. ud nane)



18 November 2022

Overstrand Munisipaliteit

**Re: MUNISIPALE KENNISGEWING NR 131/2022 Erf 171, Le GrangeStraat**

**4, Franskraal**

Vir wie dit mag aangaan;

Na aanleiding van U skrywe gedateer 21 Oktober 2022, maak ons as huiseienaars hiermee amptelik beswaar teen die oprigting van die nuwe toring.

Ons redes is as volg:

- Die geraas van die Generator in 'n woongebied in ontuithoudbaar
- As gevolg van die aanhoudende kragonderbrekings (*Load-Shedding*) is die geraas buitengewoon steurend, aangesien dit reg langs aan die woonhuis is.
- Die geraas duur soms vir ure aan deur die nag wat dit onmoontlik maak om 'n normale nagrus te geniet.
- Die ontuithoudbaarheid maak dit onmoontlik om die eiendom te verhuur en het 'n negatiewe effek op die eiendom se waarde.
- Die onderhoud van die toring, insluitend sg. *sand blasting*, verf en skoonmaak, sal veroorsaak dat vullis as gevolg daarvan op naburige huise, vensters en erwe beland.
- Die geraas wat werkers- sowel as masjienerie veroorsaak wanneer instandhouding gedoen word is ontuithoudbaar.
- Die Containers se aircons maak 'n verdere geraas.
- Dit mag ook gesondheidsrisiko's inhou (bv vanweë bestraling).

Ons ontvang graag bevestiging van ontvangs van hierdie skrywe.

Die uwe,

Naam en Van: **JF Walsh**

22 NOV 2022

FILE NO. ERF 171 ✓
Franskraal
SCAN NO.
Walsh
COLLABORATOR NO.
1778812

Adres: **Maraisstraat 153, Franskraal**

Kontaknommer:

Belang in die aansoek: inwoner

**Alida Conradie**

---

**From:**  
**Sent:** Wednesday, 23 November 2022 12:56  
**To:** Alida Conradie  
**Subject:** BESWAAR TEEN TORING MUNISIPALE KENNISGEWING NR 131/2022 ERF 171, LE GRANGESTRAAT 4 FRANSKRAAL  
**Attachments:** FRANSKRAAL BESWAAR TEEN TORING.pdf  
**Importance:** High

Vir wie dit mag aangaan:

Vind asseblief aangeheg, die drie eienaars van Maraisstraat 74, Franskraal, se beswaar teen die oprigting van 'n nuwe toring, soos vervat in Munisipale kennisgewing nr 131/2022.

Vriendelike groete,  
Helena Smit  
(nms Hantro-Morks Trust)

ER 199



TP. n. Aheat  
(S. ud nane)

FILE NO.	EF 11 ✓
SCAN NO.	Franskraalstraat
	Smit
COLLABORATOR NO.	1779280

18 November 2022

Overstrand Munisipaliteit

**Re: MUNISIPALE KENNISGEWING NR 131/2022 Erf 171, Le GrangeStraat**

**4, Franskraal**

Vir wie dit mag aangaan;

Na aanleiding van U skrywe gedateer 21 Oktober 2022, maak ons as huiseienaars hiermee amptelik beswaar teen die oprigting van die nuwe toring.

Ons redes is as volg:

- Die geraas van die Generator in 'n woongebied in ontuithoudbaar
- As gevolg van die aanhoudende kragonderbrekings (*Load-Shedding*) is die geraas buitengewoon steurend, aangesien dit reg langs die woonhuis is.
- Die geraas duur soms vir ure aan deur die nag wat dit onmoontlik maak om 'n normale nagrus te geniet.
- Die ontuithoudbaarheid maak dit onmoontlik om die eiendom te verhuur en het 'n negatiewe effek op die eiendom se waarde.
- Die onderhoud van die toring, insluitend sg. *sand blasting*, verf en skoonmaak, sal veroorsaak dat vullis as gevolg daarvan op naburige huise, vensters en erwe beland.
- Die geraas wat werkers- sowel as masjienerie veroorsaak wanneer instandhouding gedoen word is ontuithoudbaar.
- Die Containers se aircons maak 'n verdere geraas.
- Dit mag ook gesondheidsrisiko's inhou (bv vanweë bestraling).

Ons ontvang graag bevestiging van ontvangs van hierdie skrywe.

Die uwe,

Naam en Van: HELENA SMIT nms Hantro-Morks Trust,

*H. Smit*

In c/o: PIETER JOHANNES MORKEL, PETRO-ANNE VLOK (mede-eienaars)

Adres: MARAISSTRAAT 74, FRANSKRAAL/ E-POS:

Tuisadres:

Kontaknommer:

Belang in die aansoek: Inwoners

23 NOV 2022

*TP*

**Alida Conradie**

**From:**  
**Sent:** Wednesday, 23 November 2022 14:46  
**To:** Alida Conradie  
**Cc:** 'Laura Walsh'  
**Subject:** selfoon toring



TP n/hoort  
 (S. ud name)

FILE NO.	SF 171 ✓
	Franskraalstrand
SCAN NO.	
	Almero
COLLABORATOR NO.	
	1779312

18 November 2022

Overstrand Munisipaliteit

**Re: MUNISIPALE KENNISGEWING NR 131/2022 Erf 171, Le GrangeStraat 4,****Franskraal**

Vir wie dit mag aangaan;

Na aanleiding van U skrywe gedateer 21 Oktober 2022, maak ons as huiseienaars hiermee amptelik beswaar teen die oprigting van die nuwe toring.

Ons redes is as volg:

- Die geraas van die Generator in 'n woongebied in ontuithoudbaar
- As gevolg van die aanhoudende kragonderbrekings (*Load-Shedding*) is die geraas buitengewoon steurend, aangesien dit reg langsaa die woonhuis is.
- Die geraas duur soms vir ure aan deur die nag wat dit onmoontlik maak om 'n normale nagrus te geniet.
- Die onuithoudbaarheid maak dit onmoontlik om die eindom te verhuur en het 'n negatiewe effek op die eiedom se waarde.
- Die onderhoud van die toring, insluitend sg. *sand blasting*, verf en skoonmaak, sal veroorsaak dat vullis as gevolg daarvan op naburige huise, vensters en erwe beland.
- Die geraas wat werkers- sowel as masjienerie veroorsaak wanneer instandhouding gedoen word is onuithoudbaar.
- Die Containers se aircons maak 'n verdere geraas.
- Dit mag ook gesondheidsrisiko's inhou (bv vanweë bestraling).

Ons ontvang graag bevestiging van ontvangs van hierdie skrywe.

Die uwe,

Naam en Van: Almero Oosthuizen

Adres: Gouche str 6 Franskraal

Kontaknommer: Geraas is rerig baie steurend en werkers kan nie normal praat nie maar skreeu op mekaar

Belang in die aansoek: inwoner

23 NOV 2022

Vriendelijke groete en Mooi Loop

**Almero Oosthuizen (IQA 35)**

Senior Finansiële Adviseur

**Duxfin BlueStar**

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Alida Conradie NOV 2022

From:  
Sent:  
To:  
Subject:

Thursday, 24 November 2022 14:34

Alida Conradie  
OVERSTRAND MUNICIPALITY, ERF 171, 4 LE GRANGE STREET, FRANSKRAAL:  
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND  
CONSENT USE: MESSRS WARREN PETERSON PLANNING ON BEHALF OF TELKOM  
SA SOC LTD.

FILE NO.	CT 17/18
Transvaalstrand	
SCAN NO.	Hesse
COLLABORATOR NO.	1780795

TP. A. Theat  
(S. Ud W. Now)

The Municipal Manager : Overstrand Municipality

Thank-you for the opportunity to comment on the above application as I do not recall a public participation process before the original tower was erected.

Having lived with the exiting Telkom set-up for a number of years I can speak from experience and not only from opinion regarding the proposed tower.

I therefore wish to object to the removal of the zoning restriction, the replacement of the current cellphone tower and the continued use of the present tower.

Firstly some statements by the applicants which I see as inaccuracies or irrelevant to this application and if there are inaccuracies whether on purpose or by accident one starts to challenge the accuracy and validity of all claims made in the application.

#### ITEM B1. LOCALITY

It is stated that the "Erf 171 abuts onto Faure Street". The property abuts onto Le Grange Street. It is correct that access is obtained via Dyer and Faure Roads.

#### E.2.1. NEED AND DESIRABILITY

It is stated that: "Onrus falls under Hermanus West together with Vermont and Sandbaai". I do not believe that the Cellphone coverage in Hermanus and Sandbaai etc. has relevance to this application.

#### C.1.1. DEVELOPMENT CONCEPT

It is stated: "There are currently no other existing sites in Onrus within a 1 km radius" Again I do not believe a site in Onrus has bearing on the matter.

#### OBJECTION TO REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND CONSENT USE

I would like to object to approval of the application on the following grounds.

##### 1. Removal of Restrictions:

To the best of my knowledge the property is currently zoned for single residential use and any change of use has to be approved by the Municipality with input from the public.

If the zoning restrictions are removed or changed Telkom will in a sense have carte blanche to fit additional antennae or make changes to adapt to future needs as long as it is in line with the changed zoning. This will then be done without further input from the community.

Cellphone and radio communication is constantly changing. We are told that the non-ionizing radiation emitted by the current systems will not effect people adversely. However, the effects of long term exposure is unknown and current damaging effects might show up only years later. Rectifying the

25 NOV 2022

TP

- mistakes of the past might then be too late. Similarly, the effects of future systems are unknown and if the restrictions are removed adaptations to cater for the latest developments can be made without further public input.

## 2. Noise:

### 2.1. Wind Noise:

Noise from the strong South Easterly and North Westerly winds as it whistles around the existing tower and through the antennae is a real problem. The sound is similar to that of a jet engine.

The effect on the current solid tower by the wind is mentioned in the applicant's application albeit in relation to the structural integrity of the tower, and hence the need to replace it with a lattice design tower.

I agree that the wind force will have less of an effect on the lattice structure than what it has on the current solid tower. However, the noise factor is not addressed in the application and the lattice structure might even have a greater noise affect with the wind howling through the lattices. This should at least be investigated before the application is considered.

### 2.2. Standby Generator Noise.

This is understandably not addressed in the application but it has relevance to the desirability of the site for use by Telkom.

One is not against progress and one has to weigh the positive effects of progress up against the negative affects thereof. In this regard the noise from the Standby Generator was always cause for concern but acceptable due to power outages and the need for the generator to start up being occasional and for short periods. With load shedding everything has changed. Power outages occur regularly, frequently and anytime requiring the the Backup Generator to run.

The current Diesel powered Standby Generator is mounted on a concrete base inside a brick building and apart from what I accept is a normal silencer for a diesel engine there is no further sound dampening inside the building. Approximately a year ago the standby generator broke down and a Trailer Mounted standby generator was brought onsite. It was much quieter than the generator inside the building due to the trailer walls being fitted with sound dampening material and it being on rubber tyres. This is not the situation with the current diesel powered generator.

Any approval should be conditional with adequate sound dampening measures being applied to the existing and future standby generators

## 3. Visual Impact.

The applicants state that the visual impact of the lattice design tower will be less than that of the current solid tower. I believe that would be correct when viewed from a distance but close up might not be the case. It is very subjective especially as the lattice design will be much wider than the current tower. It is accepted that the proposed lattice tower will be the same height as the existing tower.

## 4. Alternative site

The applicants claim that there are no alternative sites within a 1 km radius of the property on which to erect the tower. Onrus is mentioned but I accept that is a mistake. I do not believe that there are no alternative and more suitable sites available within a 1km radius of the current tower.

Have the applicants explored the possibility of erecting the tower on Municipal or farm property North of Dyer Street which is at a higher elevation and where the negative impact on the community's comfort, convenience and especially safety, (Radiation, visual and sound) will be much less?

- **Conclusion:** When the site was originally identified for Telkom's use as a fixed line telecommunication site it might have been suitable for the intended purpose. Over time more residents have settled permanently. In addition cellphone development has brought along a radiation threat and the current situation regarding power outages (load shedding) has resulted in the site being too small to be inside a residential development.

Regards

Yours faithfully

**M D Hesse (Mrs)**  
Owner Erf 82, 72 Nause Street  
Franskraal

**Alida Conradie**

---

**From:**  
**Sent:** Friday, 25 November 2022 15:05  
**To:** Alida Conradie  
**Subject:** Beswaar teen oprigting van kommunikasietoring te Erf 171 Franskraal  
**Attachments:** Scan0171.pdf

VIR WIE DIT MAG AANGAAN

Ontvang hiermee my beswaar teen die voorgenome ontwikkeling.

Sien aangehgte dokument.

Die uwe  
M. Le R. van Wyk



4. In die aansoek word baie klem daarop gelê dat die nuwe struktuur minder sigbaar en dus esteties meer aanvaarbaar sal wees. Ek verskil van die mening. Oor 'n lang afstand sal hy wel minder sigbaar wees, maar vir die omliggende eienaars en bewoners, dit wil sê die geaffekteerdes, gaan dit sonder enige twyfel baie meer sigbaar en obstrukties wees.

Hou in gedagte dat die area gekenmerk word deur lae plantegroei en normale residensiële geboue. 'n Struktuur van 45m hoog en hierdie spesifieke konstruksie, gaan sonder enige twyfel 'n intimiderende effek op die omgewing en inwoners hê. Hier is geen faktore wat die onooglikheid van so 'n struktuur kan versag nie.

Die vraag ontstaan ook waarom moet dit so 'n geweldig hoë toring wees? Anders as in stedelike en industriële gebiede is hier nie hoë strukture wat seine kan beïnvloed nie.

5. Vir omliggende inwoners is die bestaande toring 'n matelose frustrasie. Dit is 'n ernstige hindernis as gevolg van die geraas wat van die perseel kom. Lugversorgers in vraghouers dra hiertoe by. Kragonderbrekings dra nie by om die reeds bestaande geraas te verbeter nie. Daar is ook geen rede om te verwag dat dit in die nabye toekoms sal verbeter nie. Die toring het verder 'n hoë wind gedruis. Soms terwyl instandhouding gedoen word, lawaai werkers onbeperk. Hierdie faktore maak dit by tye moeilik en selfs onmoontlik om te rus, veral in slaapkamers wat na die toring front.
6. Niks is tot op hede deur die diensverskaffers gedoen om hierdie hindernis aan te spreek nie. Die voorlegging maak ook nie melding van so 'n voorneme nie. Dit bevestig dat hulle geen verantwoordelikheid aanvaar of belang toon in die welsyn van die aanliggende eienaars en bewoners nie, vir wie die primêre doel is om in 'n rustige omgewing hulle eiendoemsreg te kan geniet nie. Soos reeds genoem, die beperkings soos vervat in die tittleakte word ook oor die hoof gesien.
7. Die verwysing na die onwaarskynlikheid van 'n gesondheidsrisiko waarna in die inligtingsstuk verwys word, is ook spekulatief, daarom gaan navorsing hieroor voort, soos in die voorlegging gemeld.
8. Indien dit regtig gaan oor beter dienslewering en toekomsbeplanning is dit sekerlik sinvol en noodsaaklik om te kyk na ander persele en oop spasies wat wel beskikbaar is en ruimte laat vir verdere toekomstige ontwikkeling. Daar sou ook oorweging gegee kon word aan die formaat en hoogte van so 'n toring om dit meer omgewingsvriendelik te maak. (Boom-tipe toring).
9. Dit kan verwag word dat die applikant beswaar sal aanteken teen 'n alternatiewe perseel soos genoem in punt 8 en hom sal beroep op die historiese bestaan van die huidige mas sowel as die beskikbaarheid van infrastruktuur. Die koste-aspek van verskulwing van infrastruktuur na 'n alternatiewe perseel, kan egter nie deur 'n munisipale owerheid in ag geneem word, indien dit opgeweeg word teenoor die langtermyn verblyf en lewenskwaliteit

van inwoners nie. Die koste van die oprigting van 'n nuwe mas is 'n gegewe, of dit op die ou of 'n nuwe perseel geskied.

10. Indien finansiële / ekonomiese oorwegings 'n rol mag speel by die oorweging van die aansoek, is dit seker van kardinale belang dat in ag geneem word dat die teenwoordigheid van die mas 'n definitiewe negatiewe uitwerking het op die waarde van aanliggende eiendom.
11. Waarom moet belastingbetalers / eienaars van eiendom onderhewig wees aan beperkende voorwaardes in terme van titelaktes, maar besighede word vrygestel? Dink hier aan hoogtebeperkings, erf 173 Franskraal – 8.5 m van grond / vloer vlak af terwyl die struktuur op die aanliggende erf, erf 171 – 45m bo grondvlak uittoon tussen aanliggende eiendomme.
12. In die Overstrand munisipaliteit se "Key Strategic Land Use Proposals" vir onder andere Franskraal, lees punt 1 as volg:

**"There is no industrial development foreseen for this settlement, as this town is predominantly a retirement/holiday village."**

Teen die agtergrond is dit die munisipaliteit se primêre plig om hieraan gehoor te gee en die welsyn en geluk van sy inwoners voorop te stel.

**'n kommersiële item, wat nuut opgerig moet word, hoort nie in 'n dominante residensiële gebied nie. Dit druis in teen die karakter en geskiedenis sowel as die omgewing van hierdie "retirement village."**

Terugskouend, sal enige redelike persoon saamstem, dat die plasing van die huidige toring in 'n dominerend residensiële gebied, 'n swak / foutlewe besluit was. In die lig daarvan moet die historiese teenwoordigheid van die bestaande toring, geen rol speel in die oorweging van die applikant se aansoek nie. Dit is nou die geleentheid om 'n fout wat gemaak is, reg te stel.

Ek versoek u dus dringend om die applikant se aansoek van die hand te wys.

Die uwe



M. Le R van Wyk

Marastraat 155

Franskraal

Eienaar erf 173 Franskraal

**Alida Conradie**

---

**From:**  
**Sent:** Thursday, 24 November 2022 17:33  
**To:** Alida Conradie  
**Subject:** Munisipale kennisgewing 131-2022 Erf 171  
**Attachments:** Besware teen oprigting van toring NR 131-2022 Erf 171.pdf

Beste Alida,  
Aangeheg vind asseblief besware teen die toring op Erf 171, Le Grange Straat 4, Franskraal.  
Is dit nodig dat die toring tussen die huise moet wees?  
Kan dit nie net verder in die rigting van Gansbaai geskuif word nie.  
Die dekking van die gebied behoort nie nadelig beïnvloed te word nie.  
Groete  
Wehan Groenewald

18 November 2022

Overstrand Munisipaliteit



FILE NO.	51711
Location	Vionebroedersgrang
SCAN NO.	
Collaborator	Wehan
COLLABORATOR NO.	1780789

TP. N. Ahoek  
(S. ud Wehan)

**Re: MUNISIPALE KENNISGEWING NR 131/2022 Erf 171, Le GrangeStraat  
4, Franskraal**

Vir wie dit mag aangaan;

Na aanleiding van U skrywe gedateer 21 Oktober 2022, maak ons as huiseienaars hiermee amptelik beswaar teen die oprigting van die nuwe toring.

Ons redes is as volg:

- Die geraas van die Generator in 'n woongebied in onthuoudbaar
- As gevolg van die aanhoudende kragonderbrekings (*Load-Shedding*) is die geraas buitengewoon steurend, aangesien dit reg langs die woonhuis is.
- Die geraas duur soms vir ure aan deur die nag wat dit onmoontlik maak om 'n normale nagrus te geniet.
- Die onthuoudbaarheid maak dit onmoontlik om die eendom te verhuur en het 'n negatiewe effek op die eiedom se waarde.
- Die onderhoud van die toring, insluitend sg. *sand blasting*, verf en skoonmaak, sal veroorsaak dat vullis as gevolg daarvan op naburige huise, vensters en erwe beland.
- Die geraas wat werkers- sowel as masjienerie veroorsaak wanneer instandhouding gedoen word is onthuoudbaar.
- Die Containers se aircons maak 'n verdere geraas.
- Dit mag ook gesondheidsrisiko's inhou (bv vanweë bestraling).

Ons ontvang graag bevestiging van ontvangs van hierdie skrywe.

Die uwe,

Naam en Van: W. J. GAOENEWARD

Adres: 72 MARAIS STR FRANSKRAAL

Kontaknommer:

Belang in die aansoek: inwoner

25 NOV 2022

TV



Warren Petterson Planning T: (021) 552 5255  
 P.O. Box 152 F: 086 537 9187  
 Century City C: 073 260 2862  
 7446 E: corne@wpplanning.co.za

Overstrand Local Municipality  
 Town Planning Department  
 Hermanus  
 Magnolia Street  
 7200

TP. n. / heart  
 (S. up n. n. n.)

FILE NO.	2171
SCAN NO.	12
COLLABORATOR NO.	1789513



15 December 2022

RESPONSE TO OBJECTIONS TO LOCAL AUTHORITY CONSENT USE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITION APPLICATION IN ORDER TO PERMIT A TRANSMISSION APPARATUS ON ERF 171, FRANSKRAAL (4 LE GRANGE STREET)

To whom this may concern,

An application for council's consent and removal of restrictive title deed condition was submitted to allow for the proposed replacement of a transmission tower on Erf 171, Franskraal. During the public participation process **eight (8) affected surrounding property owners** made comments/objections towards this application. The following writing will address the main issues of concern as received from Overstrand Municipality.

**External Objections/Comments:**

**Eight (8) external parties** commented on the above-mentioned proposal. The following section will focus on summarizing the main topics of objections received. All these concerns will be addressed accordingly.

**1. Health & Safety**

A few objectors also raised the issue of potential negative health and safety concerns caused by transmission towers. We would like to address and re-assure the objectors that all the necessary health and safety factors were taken into consideration during the planning of this base station. One should also keep in mind that Transmission Towers are built at a height of 25-45m in order to ensure that the antenna heights is well above any habitable spaces, therefore there should be no risks or negative impacts caused by such installations.

**a. Health & Safety Statement**

Health is a commonly feared phenomenon by the public when discussing cellular communication. However, most households have several mobile devices, all of which are used regularly and all of whom expect an excellent service.



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Current research on telecommunications base stations has reached a point whereby scientists are satisfied that the base stations do not pose a health threat. Research on handsets is however ongoing, as it is deemed that placing the handset against your head could pose a greater threat to health. Using the phone in areas of good reception decreases exposure as it allows the phone to transmit at reduced power.

In a statement made by the World Health Organisation (WHO) it is stated that effects from base stations and wireless networks are so low that the temperature increases are insignificant and do not affect human or animal health.

ICNIRP (International Commission on Non-Ionizing Radiation Protection), an independent scientific organization established in 1992 published guidelines providing a means of limiting and guiding human exposure to electromagnetic fields. These guidelines have become the world standard for human exposure to electromagnetic fields. ICNIRP considers both the thermal and non-thermal effects of RF exposures as well as all other identified hazards of RF exposure. Cellular equipment needs to comply with all the regulations of ICNIRP as well as the WHO and also National Legislation governing the use of this equipment and the emissions of radio waves. Cellular companies monitor the health impact of their base stations carefully and spend large sums of money researching this topic annually.

South Africa's Department of Health has also published EMF exposure limit guidelines. These are based on guidelines endorsed by the ICNIRP. Emissions from all existing and proposed base stations are in compliance with these guidelines and are far below international standards.

Furthermore, a test done by the City's Department: City Health – Specialised Services at a similar installation proved that emissions from base stations (rooftop or freestanding) are a mere fraction of a percentage point of the ICNIRP guideline. The test was also conducted by EMSS (Electromagnetic Software & Systems), a private company specialising in this RF emission testing. The local authority is more than welcome to take its own readings once the cellular communications infrastructure is operational.

Considering the above, we would also like to reassure the objectors that the surrounding neighbourhood is also safe given the placement of the antenna at a height of 45m to ensure that any emission will not be in direct sight of any habitable structures. This is based on the requirements set out by local governing Telecommunications Policies. Also, refer to the attached statement from the National Department of Health on the above matter.





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*We would further like to propose that a condition may be included in the approval stating that should it be proven that there are negative health effects from base stations in the future (in accordance with specific guidelines), and this base station falls within those guidelines, it will be rectified or if not possible, be decommissioned.*

## 2. Noise Pollution/Waste Management

Numerous objectors also highlighted the issue of the Noise caused by the equipment cabinet's aircons and the wind which cause a loud after-effect when intercepting the monopole structure. We acknowledge the above and we are of the opinion that the mast replacement structure of a lattice mast, which have gaps in between the structure, will ensure that the wind will "streamline" more effectively through the infrastructure and therefore result in a reduction of noise creation.

With regards to the cabinet's aircon units. We as applicants are not aware of any noisome activities caused because of the existing aircons on site but we can suggest a condition of approval in order to manage the waste and aircon noise going forward. Decibel metering tests can be conducted on a regular basis to ensure that the noise will be kept at a minimum, but this will only be considered following finalization of this application. The municipality can request from our client to prepare a dB noise report and engage with the neighbouring properties to ensure that this remain adequately managed in future.

## 3. Visual Impact

A few objectors highlighted the visual impact of this proposed transmission tower. Firstly, it is important to note that our client took all possible measures to ensure that the proposed tower will fit in with the surrounding area and urban fabric. The existing monopole structure has been degrading since its establishment and it is of utmost important in order to replace this mast with a stronger structure such as a lattice mast.

An environmental specialist has also been appointed to conduct a "visual impact study" and based on their findings, they stated that the visual impact is already occurring and the replacement of the mast with a lattice structure will have a lower visual impact. We are of the opinion that the statement below is accurate and that the lattice mast should be considered based on this study.

*"The visual impact is already occurring due to the existing monopole mast on site and as such this VIA had to determine whether the replacement of the monopole mast with a lattice mast would result in a higher visual impact. It can be concluded that a lattice mast will have a lower visual impact than that of a monopole mast especially as distance between the proposed development and the observer increases. A lower visual impact will occur as the lattice mast allows visibility of the backdrop and as such the visual exposure is not as concentrated as with a monopole mast. From a visual perspective the replacement of the monopole mast can proceed as a lower visual impact is expected."*



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The mast is also planned at a height of 45 meters that the antennae can still provide sufficient coverage to the complaint area and in order to prevent the need for additional base stations within the surrounding area. Alternative to further reduce the impact of the mast, the mast height can be lowered to 35m in order to further lessen the visual impact. Should this solution be entertained, this can be included as a condition of approval.

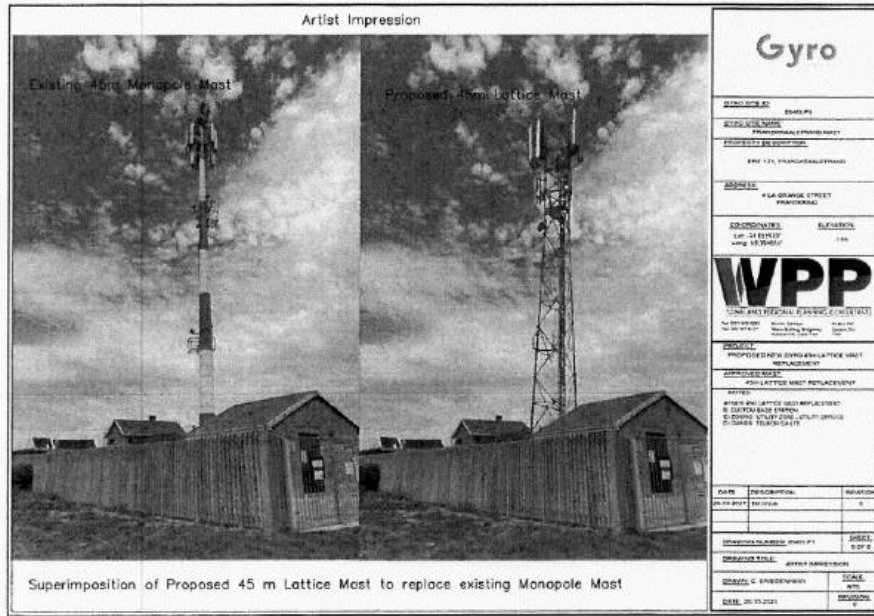


Figure 3: Superimposition of proposed mast replacement

4. Property Values

There is no evidence suggesting that base stations reduce the property values in any given area. If anything, value will be added by improved communication and subsequent virtual accessibility and safety in an area. Properties throughout the Western Cape have been enjoying above expected value increases and it is our prediction that it will result in the same at this proposed development. The importance for cellular coverage should also be highlighted in this case as the area attracts a large number of tourists on an annual basis.



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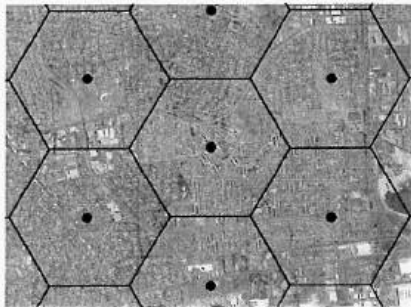
## 5. Choice of Site and Alternatives

From our client's perspective it is important to note that due to the potential high-density development caused by current and future development, repositioning the mast towards a different position as suggested the sufficiency of the mast declines – leading to an unsustainable development (See below for a detailed explanation of the need for telecommunication infrastructure within close proximity of the target area).

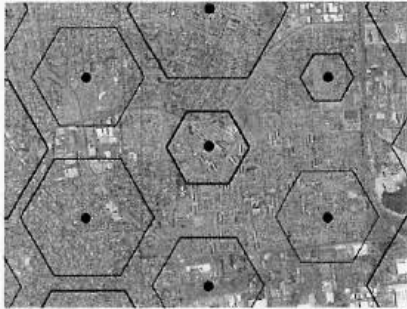
It is important to note that cellular and data usage is not limited to specific areas and as a result cellular and data coverage is required, especially in residential areas. As a result of technological advances such as smart phones, continuous web access and connectivity have increased the demand for access to these networks dramatically. In response to this demand, LTE (Long Term Evolution) or also known as 4G was introduced and is the latest in communications technology which promises a faster and more efficient data network than the existing 3G technology.

The introduction of smartphones, tablets and other internet enabled devices and a significant increase in the number of users is increasingly placing pressure on existing networks. LTE is the first mobile technology specifically developed for high-speed data transfers and communication. In ideal conditions LTE is 3 times faster than 3G. The higher speed and lower latency that comes with LTE means a more stable user experience with stutter-free video, gaming and faster music and picture downloads or uploads. In order to best describe the need for signal in an area please refer to the figures below:

Cellular infrastructure explained:

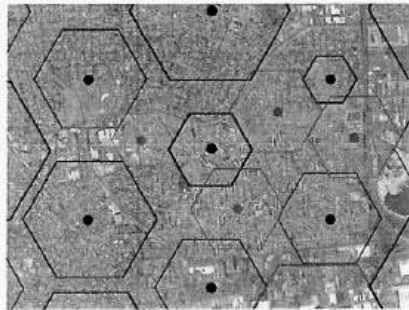


*Figure 4 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).*



**Figure 5:** Coverage decreases due to increase in network users

As network users increase, the cells shrink which leads to gaps within this network of cells. This leads to dropped calls, weak/ limited signal and the failure to access to the latest technologies in communication innovations.



**Figure 6:** Additional telecommunication base station required to fill the gaps

*Gaps between cells require new/additional telecommunication base stations to be placed in these gaps in order to retain good network coverage*

Site locations are for the most part as a result of a need for coverage in a specific area. If there is no requirement for coverage, no company would invest the capital to build a base station at any specific location. The fact that there are no such structures in the surrounding area supports the statement that there is a need cellular and data coverage. There is a fair share of factors to keep in mind when a site is chosen.

The complaint area is characterized by low rising buildings. There are no tall structures that could support the proposed infrastructure in order to serve the complaint area effectively. We are of the opinion that erecting a lattice type mast at the proposed location is the most desirable option. The only reason for a high lattice type mast is the lack of tall or suitable structures in the surrounding area which could potentially accommodate the proposed antennae. If a high enough building existed in the complaint area, it would have been used for a rooftop base station installation. The lattice type design was used as it resembles and creates a "see-through" effect and will not be as visually intruding as the existing monopole type mast.



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To summarize, if this base station is located further than 500m away from this property then the use of this infrastructure will not serve its planned purpose of solving network coverage issues within Franskraal.

**Conclusion:**

In conclusion, we would like to emphasise the positive contribution this base station will have on the surrounding community:

- In today's fast-moving society, mobile communication has become essential for the successful operation of numerous businesses and something that successful businessmen and woman cannot live without. Hence, the need for mobile communication network coverage in Observatory.
- A clear majority of the households depend on the services of the cellular telecommunications providers, including internet and social networking media (Facebook, Twitter etc.). With such a high demand for their products, it follows that service providers are responsible for supplying a high level of network coverage.
- Mobile communication has become an important safety and security element in modern society. In an emergency, such as a housebreaking, medical alert or fire, a member of a household can quickly and easily contact the emergency services for help. If the coverage of mobile service providers' is poor, then contacting emergency services is a difficult task.

Finally, I would like to emphasize that communications companies deliver an important service to the wider public, and in terms of their license with ICASA they must meet certain standards to retain their licenses. One of these standards is to supply adequate network coverage to their demanding customers, and this FSBS will entitle the MNO's to do so.

Taking the above facts into consideration, we feel that this application deserves your support, and that approval is warranted.

Yours faithfully,

.....  
**Corné Briedenhann**  
**Warren Petterson Planning**


**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR: CONSENT USE: ERF 171, FRANSKRAAL  
(3901/2021)**

Electricity	:	In order
Water	:	In order
Sewer	:	In order
Stormwater	:	In order
Roads and traffic	:	in order

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
2. that only the existing, standard electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
3. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
4. that any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through Erf 171, Franskraal, unobstructed;
6. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE



**PROPOSED REPLACEMENT OF A TELECOMMUNICATION BASE STATION ON ERF 171, FRANSKRAALSTRAND, WESTERN CAPE PROVINCE**

**Visual Impact Assessment**

April 2022

Prepared for:



Prepared by:



Mr Christoff du Plessis  
christoff@enviroworks.co.za

Today's Impact | Tomorrow's Legacy



Prepared by: **ENVIROWORKS**  
T: +27 (0)82 598 6500 | E: office@enviroworks.co.za  
King's Landing Trading 507 (Pty) Ltd trading as Enviroworks | Operating Since 2002

**QUALITY AND REVISION RECORD****QUALITY APPROVAL**

	Capacity	Name	Signature	Date
Author	Visual Specialist	Christoff du Plessis		15/05/2022
Reviewer	Quality Check Officer	Elbi Bredenkamp		15/05/2022

This report has been prepared in accordance with Enviroworks Quality Management System.

**REVISION RECORD**

Revision Number	Objective	Change	Date
Version 1	Determine the Visual Impact of the Proposed Franskraal Mast, Western Cape Province.	-	15/05/2022

**DISCLAIMER**

*Even though every care is taken to ensure the accuracy of this report, Visual Impact Assessment studies are limited in scope, time and budget. Discussions are to some extent made on reasonable and informed assumptions built on bona fide information sources, as well as deductive reasoning. Since visual impact studies deal with dynamic natural systems additional information may come to light at a later stage during the impact assessment phase. The Author does not accept responsibility for conclusions made in good faith based on own databases or on the information provided. Although the Author exercised due care and diligence in rendering services and preparing documents, he accepts no liability, and the Client, by receiving this document, indemnifies the Author against all actions, claims, demands, losses, liabilities, costs, damages and expenses arising from or in connection with services rendered, directly or indirectly by the authors and by the use of this document. This report should therefore be viewed and acted upon with these limitations in mind."*

**1 EXECUTIVE SUMMARY**

Enviroworks has been appointed by Gyro to compile the Visual Impact Assessment (VIA) for the proposed replacement of the Franskraal Mast to determine the Visual Impact of the proposed telecommunication base station. This VIA Report was compiled in accordance with the Guidelines for involving a Visual and Aesthetic Specialist in the EIA process (DEA&DP, 2005). This Guideline was developed by the Western Cape Department of Environmental Affairs and Development Planning (DEA&DP) to be implemented as best practise.

**1.1 PROJECT DESCRIPTION**

The proposed project entails the replacement of a forty-five metre (45 m) Monopole Mast with a forty-five metre (45 m) Lattice Mast on Erf 171, Franskraalstrand, Western Cape Province. Attached to the mast will be nine (9) triband antennae with a lightning spike and navigation light attached to the top of the mast. At ground level one (1) concrete plinth measuring in at four metres (4 m) by seven and a half metres (7.5 m) will be constructed to which two (2) telecommunication equipment containers will be installed. The total development footprint for the proposed project is six hundred and twenty-five square metres (625 m<sup>2</sup>) surrounded by a one point eight-meter (1.8 m) concrete fence. Power will be obtained from the Local Municipality.

Cellular service providers are taking steps to improve their network by keeping abreast with the advances in communication technology and providing increased capacity in terms of coverage in the areas where there is an increased demand. Gyro strive to make this technology available to the wider spectrum of the population. Newer technology like LTE provides faster internet to more users which alleviate the pressure on the base station, but its range is very limited.

A single old generation GSM voice based base stations could cover dozens of kilometres (kms). The new LTE base stations have a maximum coverage range of five hundred metres (500 m) depending on the number of users. The congestion of existing sites together with a decrease in its coverage range necessitates that the distance between base stations decrease resulting in the construction of new freestanding and rooftop cellular base stations.

It is calculated that cellular network operators in South Africa will build two thousand eight hundred (2800) new base stations in the next five (5) years. The proposed site is located at a nominal point as identified by network planners. By utilizing sites located at the network's nominal point the number of future base stations are limited and an effective service network can be developed.

Table 1: Building Plans for the proposed Franskraal Mast.

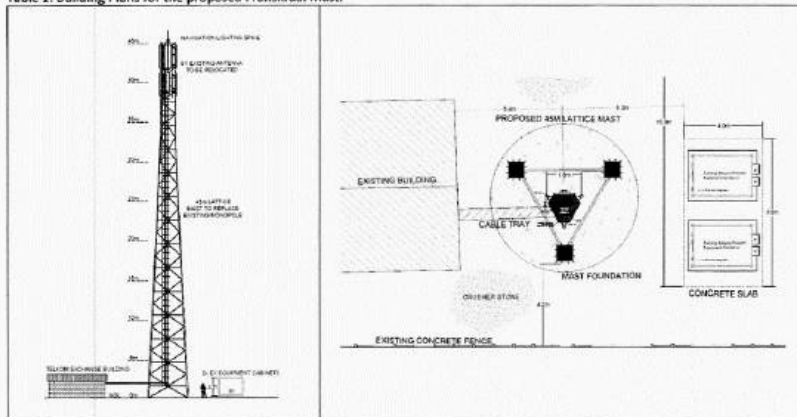
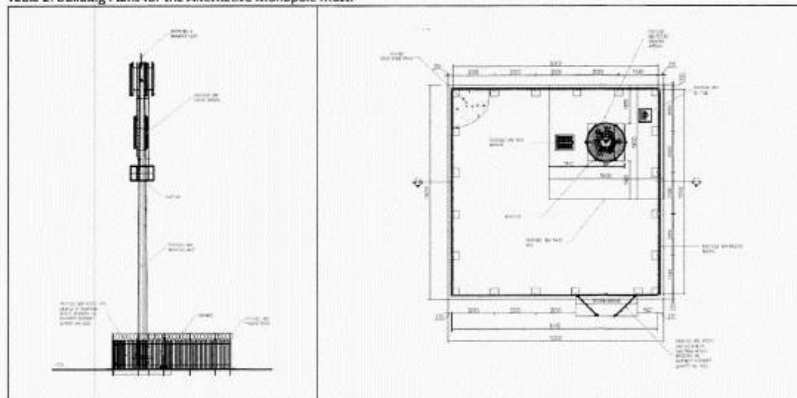


Table 2: Building Plans for the Alternative Monopole Mast.



**1.2 SITE ALTERNATIVES**

The preferred property and site alternative is Erf 171, Franskraalstrand, Western Cape Province. The proposed site constitutes of an existing freestanding telecommunication base station, is not situated within any sensitive environments and has completely been transformed.

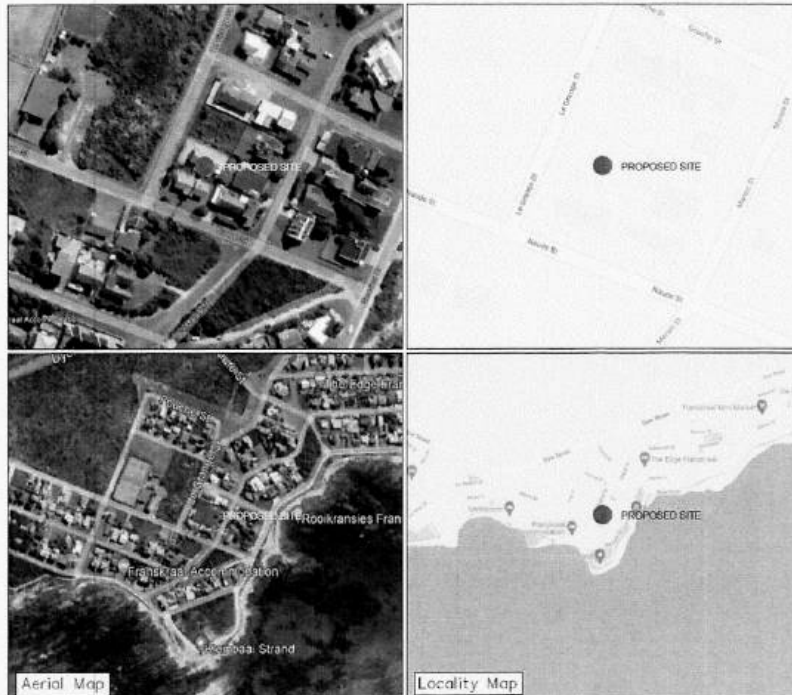


Figure 1: Locality of the Proposed Development.

The Client provided only one (1) possible location on the property where the mast can be placed. Alternative locations were investigated during the early stages of the project. The identified location alternative was the only one (1) provided to the Specialist. Other location alternatives were disregarded due to the physical and geographical characteristics, visual obtrusions, optimum range of signal, space availability, suitability and landowner willingness to erect a base station. The location provided is based on best suitability in terms of visual impact as well as impact on the receiving, natural environment.

The existing telecommunication infrastructure are not sufficient to provide coverage as there are no other Telecommunication Base Stations within one kilometre (1 km) from the proposed site. Therefore, the continued use of the proposed telecommunication tower will be necessary to provide coverage to the needed capacity. Alternative sites were considered during the initial stages of the proposal; however, this option is deemed the most acceptable option in terms of visual impact and based on the requirements of the network providers, contractors and landowner. Please note, the landowner in this case is the same as the proposed owner of the telecommunication tower. The proposed mast will contribute towards Telkom's functionality and operation within the area, hence the need for a telecommunication tower on an existing Telkom Exchange Site. Since this is only a relocation of an existing mast type, further consideration to alternative positions is not required as the best possible location is already in use and has proven to serve its purpose.

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Erf 171 is currently zoned as a Utility Zone and therefore a freestanding telecommunication base station is permitted as a consent use according to the Overstrand Local Municipality.

### 1.3 DESIGN ALTERNATIVES

Two design alternatives are proposed, as detailed below.

#### 1.3.1 ALTERNATIVE 1: CONSTRUCTION OF A FORTY-FIVE METER (45 M) LATTICE MAST - PREFERRED OPTION

The Lattice Mast is a free-standing forty-five meter (45 m) high triangular base station with three sides (3). Lattice Masts can be considered to resemble industrial clutter, whereas a Monopole Mast is more discreet. The principles as set out in the City of Cape Town's Draft Telecommunication Infrastructure Policy: April 2015, will be implemented. The Policy states that a general rule for new freestanding telecommunication masts, a slim line monopole should be used in an urban context, while a lattice mast should be used in an industrial and rural context.

As the proposed development will be situated within a rural setting within the town of Franskraalstrand the Lattice mast is considered to be the preferred design alternative. If comparing Figure 2 and 3 below it is evident that the Lattice Mast will blend in better with the surrounding environment and thus the Visual Impact Specialist would recommend the Lattice Mast as well.

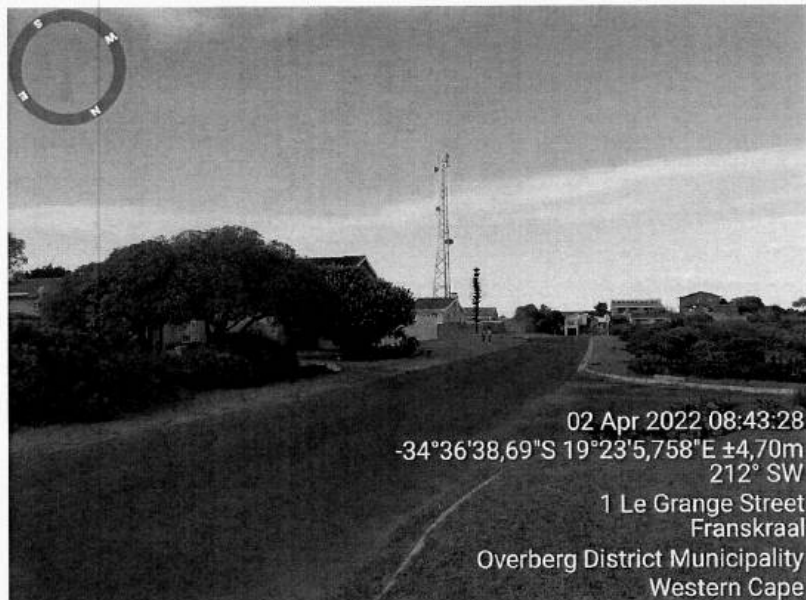


Figure 2: Visual Impression of a Lattice Mast

#### 1.3.2 ALTERNATIVE 2: CONSTRUCTION OF A FORTY-FIVE METER (45 M) MONOPOLE MAST

The Monopole Mast is a singular tube measuring in at forty-five meters (45 m) in height, with the antennas mounted on the upper end of the tower. A Monopole Mast has a slim line design in order to minimise the visual

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exposure. The mast will provide for co-location, allowing multiple operators to use the same mast as a base station. This will reduce the demand for base stations in the same location. As stated within the City of Cape Town's Telecommunication Mast Infrastructure Policy Monopole Mast's should be used in urban areas if vegetation cover can't support a tree mast and/or where no buildings provide sufficient height.

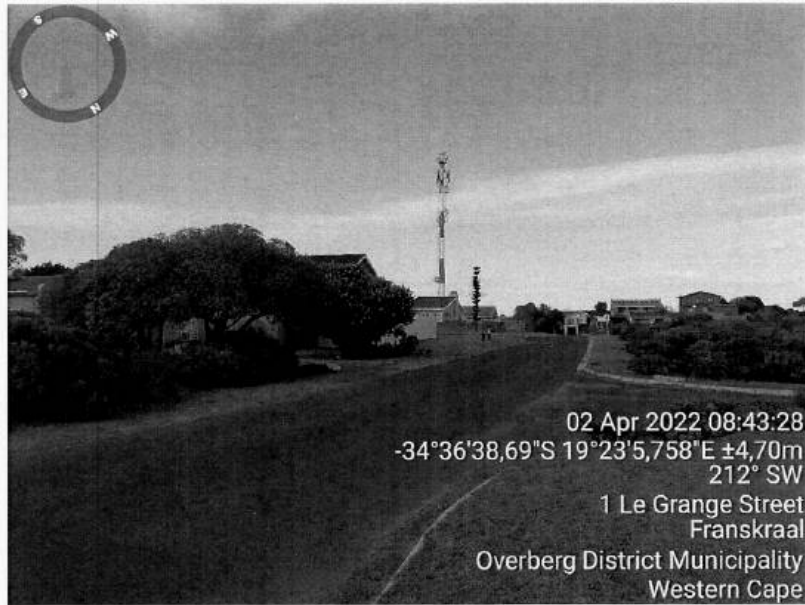


Figure 3: Visual Impression of a Monopole Mast.

#### 1.4 CONCLUSION AND RECOMMENDATIONS

The proposed development will be highly visible over the first two hundred and eighty-five metres (285 m) from where the visual impact will be permanent as the study area constitutes of residential dwellings. Places of interest within the aforementioned radius include the Kleinbaai Strand which is situated two hundred and sixty-eight metres (268 m) towards the south, the Franskraal Sports Club situated one hundred and twenty-one metres towards the northwest and the Walkerbay Guest House situated one hundred and thirty-eight metres (138 m) towards the southwest of the proposed development. No visual impact will occur towards the west of the proposed development due to the high VAC of the study area which is predominantly influenced by the undulating topography of the study area coupled with the built-up environment. Within the short distance zone the proposed development will be highly visible from Dyer Street situated three hundred and eighty-seven metres (387 m) towards the northwest of the proposed development from where the visual impact will be temporary as motorists will only traverse through the study area.

The proposed development will be moderately visible along Seaview Drive up to Photo Position 10 from where the visual impact will be temporary to motorists; however, it will be permanent to the seafront residents. It must be noted that the residents situated behind the seafront residents will not experience a visual impact due to the built-up environment. Towards the north a low visual impact will occur from the R43 as the top of the mast will be visible from this vantage point; however, a low visual impact is assigned as the proposed development will not be situated within the direct line of sight of motorist; furthermore, more than three quarters (3/4) of the mast won't be visible due to the moderate VAC of the study area. Within the short distance zone a lattice-mast will have a lower visual impact than that of a monopole mast especially as distance between the observer and the proposed development increases.

Within the medium to long-distance zone the only visual impact will occur from the Strandkloof Caravan Park and the Bredasdorp Road situated five point eight kilometres (5.8 km) towards the northeast of the proposed development. Photo Position 24 (Figure 41) clearly illustrates the observers' observations. A low visual impact is assigned due to the distance between the proposed development and the observer, coupled with the high VAC of the study area. It must be noted that no visual impact will occur within the short to medium zone nor within the long-distance zone.

The visual impact is already occurring due to the existing monopole mast on site and as such this VIA had to determine whether the replacement of the monopole mast with a lattice mast would result in a higher visual impact. It can be concluded that a lattice mast will have a lower visual impact than that of a monopole mast especially as distance between the proposed development and the observer increases. A lower visual impact will occur as the lattice mast allows visibility of the backdrop and as such the visual exposure is not as concentrated as with a monopole mast. From a visual perspective the replacement of the monopole mast can proceed as a lower visual impact is expected.

##### Construction Phase:

- Access roads are to be kept clean;
- Site offices and structures should be limited to one location and carefully situated to reduce visual intrusions; Roofs should be grey and non-reflective;
- Construction camps as well as development areas should be screened with netting;

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- Lights within the construction camp should face directly down (angle of 90°);
- Vegetation clearance should be limited to the development footprint only;
- Litter should be strictly controlled, as the spread thereof through wind could have a very negative visual impact;
- All areas disturbed by construction activities must be subject to landscaping and rehabilitation;
- All spoil and waste will be disposed to a registered waste site and certificates of disposal provided;
- The project must be timed so that rehabilitation can take place at the optimal time for vegetation establishment;
- Litter should be strictly controlled, as the spread thereof through wind could have a very negative visual impact;
- Signage, if essential, should be discrete and confined to entrance gates. No corporate or advertising signage should be permitted.
- Avoid shiny materials in structures. Where possible shiny metal structures should be darkened or screened to prevent glare; and,
- Mitigation of visual impacts associated with the construction phase would entail proper planning, management and rehabilitation of the construction site. Mitigation measures include the following:
  - Reduce the time of construction through careful planning of logistics and ensure the productive implementation of resources;
  - Limit disturbance of the environment to the development footprint; and,
  - Limit construction activities to business hours (07:00 – 17:00).

**Operation Phase:**

- Avoid shiny materials in structures. Where possible shiny metal structures should be darkened or screened to prevent glare;
- Mitigation to minimise lighting impacts include the following:
  - Shielding the sources of light by physical barriers (walls, vegetation or structures itself);
  - Limit mounting heights of lighting fixtures, or alternatively using foot-lights or bollard level lights);
  - Make use of downward directional lighting fixtures;
  - Make use of minimum lumen or wattage in lights;
  - The navigation light at the top of the mast must be shielded to prevent disturbance to adjacent landowners; and,
  - Use motion sensors to activate lighting ensuring light is available when needed.
- Due to the height of the mast, the Lattice Mast must be painted red and white;
- Rehabilitation and Post-closure measures:
  - All above-ground structures should be removed, safely disposed of or possibly recycled for use elsewhere; and,
  - The affected area should be regarded to pre-development topographic conditions, unless the area is required for new specific uses.

**2 DECLARATION OF THE SPECIALIST**

I, **Christoff du Plessis, ID 911126 5012 084**, declare that I:

- am an Environmental Specialist at Enviroworks;
- act as an independent Specialist Consultant in the field of Visual Impacts;
- am assigned as Specialist Consultant by Gyro for this proposed project;
- I do not have or will not have any financial interest in the undertaking of the activity other than remuneration for work as stipulated in the terms of reference;
- remuneration for services by the proponent in relation to this proposal is not linked to approval by decision-making Authorities responsible for permitting this proposal;
- the consultancy has no interest in secondary or downstream developments as a result of the Authorisation of this project.
- have no and will not engage in conflicting interests in the undertaking of the Activity;
- undertake to disclose to the Client and the Competent Authority any material, information that have or may have the potential to influence the decision of the Competent Authority required in terms of the Environmental Impact Assessment Regulations 2017; and,
- will provide the Client and Competent Authority with access to all information at my disposal, regarding this project, whether favourable or not.

Christoff du Plessis

Environmental Specialist



**3 SPECIALIST CV AND DETAILS**

<b>Business name of Specialist:</b>	Enviroworks
<b>Specialist Name:</b>	Christoff du Plessis
<b>Physical address:</b>	96 Merriman Street, George South, George, 6520
<b>Postal address:</b>	Suite 116, Private Bag X01, Brandhof
<b>Postal code:</b>	9324
<b>Telephone:</b>	051 436 0793
<b>E-mail:</b>	christoff@enviroworks.co.za
<b>Fax:</b>	086 601 7507

**Christoff du Plessis****Relevant Qualifications**

Baccalaureus Scientiae (B.Sc) in Environmental Geography: University of the Free State (2014)

**Work Experience**

January 2015 – Present: Environmental Specialist at Enviroworks

**Key Specialist Experience****Visual Impact Assessment (VIA):**

- Phalaborwa Wildlife Activity Hub, Kruger National Park, Limpopo Province (SANParks).
- 4.9ha Sand Mine on Portion 5 of the Farm Doornekraal No. 830, Western Cape Province (Greenmined).
- Proposed development of the Harvard Powerline, Bloemfontein, Free State Province (Centlec).
- Proposed development of the 35 m Buffeljagsrivier Monopole Mast, Buffeljagsrivier, Western Cape Province (Coast to Coast Towers).
- Proposed development of the 25 m Robertson Monopole Mast, Robertson, Western Cape Province (Coast to Coast Towers).
- Proposed development of the Klein Mooimaak Rest Camp Facility, West Coast National Park (SANParks).
- Proposed development of a Sand Mine near Malmesbury, Western Cape Province (Greenmined).
- Proposed upgrade of the R27 Gate and Geelbek Restaurant, West Coast National Park, Western Cape Province (SANParks).
- Proposed development of the 25 m Roodekrans Monopole Mast, Krugersdorp, Gauteng Province (Coast to Coast Towers).
- Proposed development of a 25 m Monopole Mast on Portion 25 of the Farm Klein Bottelary No. 17, Brackenfell, Western Cape Province (Coast to Coast Towers).

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- Proposed development of a Landfill Site on Portion 3 of the Farm Katbosch No. 93, Sasolburg, Free State Province (Metsimaholo Landfill).
- Proposed development of numerous visitor information centres at Schroda and Mapungubwe Hill, Mapungubwe National Park, Limpopo Province (SANParks).
- Proposed development of a 35 m Monopole Mast on Portion 13 of the Farm Van Aries Kraal No. 455, Grabouw, Western Cape Province (Coast to Coast Towers).
- Proposed development of a 25 m Monopole Mast on Erf 532, Gansbaai, Western Cape Province (Coast to Coast Towers).
- Proposed development of a 35 m Lattice Mast on Portion 7 of the Farm Jagersvlakte No. 292, Grabouw, Western Cape Province (Warren Petterson Planning).
- Proposed development of a 35 m Lattice Mast on Erf 532, Stanford, Western Cape Province (Warren Petterson Planning).
- Proposed development of a 15 m Lattice Mast on Portion 4 of the Farm No. 53, Genadendal, Western Cape Province (Warren Petterson Planning).
- Proposed development of a 25 m Monopole Mast on Portion 8 of the Farm Delta No. 1003, Groot Drakenstein, Western Cape Province (Coast to Coast Towers).
- Proposed development of a 30 m Tree Mast on Portion 87 of the Farm Langverwacht No. 241, Kuils River, Western Cape Province (Warren Petterson Planning).
- Proposed development of a 20 m Tree Mast on Erf 679, Gouda, Western Cape Province (Atlas Towers).
- Proposed development of an IPP 400kV Power Line from Grommis to Aggeneys, Northern Cape Province (Eskom).
- Proposed development of a 30 m Lattice Mast on Erf 2819, Caledon, Western Cape Province (Atlas Towers).
- Proposed development of a 54 m Lattice Mast on Portion 7 of the Farm Haane Kuil No. 335, Beaufort West, Western Cape Province (Star Towers).
- Proposed development of a 25 m Monopole Mast on Erf 1035, Caledon, Western Cape Province (Atlas Towers).
- Proposed development of a 25 m Tree Mast on Erf 47, Birkenhead, Western Cape Province (Atlas Towers).
- Proposed development of a 25 m Monopole Mast on Erf 1201, Van Dyks Bay, Western Cape Province (Atlas Towers).
- Proposed development of a 20 m Tree Mast on Erf 1671, Melkbosstrand, Western Cape Province (Atlas Towers).
- Proposed development of a 15 m Tree Mast on Erf 740, Klein Brak River, Western Cape Province (Atlas Towers).
- Proposed Upgrades to the Alpha 1 Recreational Lounge, Robben Island, Western Cape Province (Robben Island Museum).
- Proposed development of a 25 m Tree Mast on Erf 969, Picaltsdorp, Western Cape Province (Atlas Towers).

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- Proposed development of a 25 m Tree Mast on Erf 20601, George, Western Cape Province (Atlas Towers).
- Proposed development of a 25 m Monopole Mast on Erf 571, Dellville Park, Western Cape Province (Atlas Towers).
- Proposed development of a 15 m Tree Mast on Portion 113 of the Farm Ruygte Vally No. 205, Sedgefield, Western Cape Province (Atlas Towers).
- Proposed development of a 15 m Dome Mast on Erf 8281, Mossel Bay, Western Cape Province (Atlas Towers).
- Proposed development of a 35 m Tree Mast on Portion 42 of the Farm Harkerville No. 428, Plettenberg Bay, Western Cape Province (Atlas Towers).
- Proposed development of a 25 m Monopole Mast on the Remaining Extent of the Farm No. 790, Philippi, Western Cape Province (Atlas Towers).
- Proposed development of a 15 m Tree Mast on Portion 3 of the Farm No. 452, Grabouw, Western Cape Province (Atlas Towers).
- Proposed development of a 15 m Tree Mast on the Remainder of Erf 3331, Vredenburg, Western Cape Province (Atlas Towers).
- Proposed development of a 40 m Lattice Mast on Portion 24 of the Farm Olyven Boomen No. 83, Malan Valley, Western Cape Province (Atlas Towers).
- Proposed development of the Lendlovu Lodge, Addo Elephant Park, Eastern Cape Province (SANParks).
- Proposed development of a 25 m Tree Mast on Erf 2, Villiersdorp, Western Cape Province (Atlas Towers).
- Proposed development of a 25 m Tree Mast on Erf 270, Franschoek, Western Cape Province (Galaxy Palms).
- Proposed development of a 25 m Lattice Mast on Erf 9, Nuwerus, Western Cape Province (Atlas Towers).
- Proposed development of the Karoo Power Reserve, Prieska, Northern Cape Province (Greenbox Consulting).
- Proposed development of the Khauta Solar PV Cluster (Three 100 MW PV Plants) near Welkom, Free State Province (WKN Windcurrent).
- Proposed development of the 25 m Monopole Mast on Erf 3266, Onrusrivier, Western Cape Province (Gyro).
- Proposed development of a 15 m Tree Mast on Erf 16 608, Zwelithemba, Western Cape Province (Gyro).
- Proposed development of a 15 m Tree Mast on Erf 1848, Hartenbos, Western Cape Province (Ilanga Technology).
- Proposed development of a 20 m Tree Mast on Erf 2037, Sedgefield, Western Cape Province (SBA Towers).
- Proposed development of a 45 m Lattice Mast on Erf 171, Franskraal, Western Cape Province (Gyro).
- Proposed development of a 25 m Monopole Mast on Erf 2548, Port Elizabeth, Eastern Cape Province (Star Towers).

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- Proposed development of an Aggregate Mine on Portion 15 of the Farm Rietspruit No. 437, Ermelo, Mpumalanga Province (Greenmined Environmental).

**Wetland Delineation Studies:**

- Wetlands Delineation study for the development of 13 borrow pits along National Road 8, Ladybrand, Free State Province (SANRAL).
- Wetland Delineation study for the development of a 12.5ha cemetery on Erf 4233, Western Cape Province (Theewaterskloof Local Municipality).
- Wetland Delineation study for the proposed development of an Agri-Hub near Cederville, Eastern Cape Province (Femplan).
- Wetland Delineation study for the proposed development of an Agri-Hub near Lambasi, Eastern Cape Province (Femplan).
- Wetland Delineation study for the proposed development of the Blue Hills Curro Castle, Midrand, Gauteng Province (Curro Holdings).

**Stormwater Management Plans:**

- Stormwater Management Plan for the Agri-World Recycling Plant, Swellendam, Western Cape Province (Agri-World Recycling Plant).
- Stormwater Management Plan for the Klaasvoogds Granite Mine, Springbok, Northern Cape Province (Greenmined Environmental).
- Stormwater Management Plan for the Moreson Poultry Project, Brandfort, Free State Province (Moreson Poultry).
- Stormwater Management Plan for the Sintier Poultry Project, Bronkhorstspuit, Gauteng Province (Sintier Poultry).
- Stormwater Management Plan for the maintenance and extending of a canal near Karatera, Western Cape Province (Eden Municipality).
- Stormwater Management Plan for Layer Hen Houses on the Remaining Extent of Portion 1 of the Farm Elandsfontein No. 21, Moloti City, North West Province (Bramakama Poultry).
- Stormwater Management Plan for the Proposed Installation of Battery Energy Storage Systems on Erf 2202, Ashton, Western Cape Province (Eskom).

**4 ABBREVIATIONS**

<b>CBA</b>	-	Critical Biodiversity Area
<b>DEA&amp;DP</b>	-	Department of Environmental Affairs & Development Planning
<b>DEM</b>	-	Digital Elevation Model
<b>DFFE</b>	-	Department of Fisheries, Forestry and Environment
<b>DTM</b>	-	Digital Terrain Model
<b>EIA</b>	-	Environmental Impact Assessment
<b>ESA</b>	-	Ecological Support Area
<b>GIS</b>	-	Geographical Information System
<b>Km</b>	-	Kilometre
<b>LTE</b>	-	Latest Cellular Technology
<b>M</b>	-	Metre
<b>MAP</b>	-	Mean Annual Precipitation
<b>MAT</b>	-	Mean Annual Temperature
<b>RF</b>	-	Radio Frequency
<b>USGS</b>	-	United States Geological Survey
<b>UTM</b>	-	Universal Transverse Mercator
<b>VAC</b>	-	Visual Absorption Capacity
<b>VIA</b>	-	Visual Impact Assessment

## 5 REQUIREMENTS OF A SPECIALIST REPORT

Appendix 6 of Government Notice Regulation 517 of 11 June 2021 outlines the basic requirements of a Specialist Report. Please refer to Table 3 below of all requirements.

Table 3: Requirements of a Specialist Report as set out in GN R. 517 of 11 June 2021.

REQUIREMENTS	SECTION
A Specialist report prepared in terms of these Regulations must contain –	
a. Details of –	
i. The Specialist who prepared the report; and,	4
ii. The expertise of that Specialist to compile a specialist report including a curriculum vitae;	
b. A declaration that the Specialist is independent in a form as may be specified by the Competent Authority;	3
c. An indication of the scope of, and the purpose for which, the report was prepared;	
i. An indication of the quality and age of base data used for the Specialist Report;	8
ii. A description of existing impacts on site, cumulative impacts of the proposed development and levels of acceptable change;	
d. The duration, date and season of the site investigation and the relevance of the season to the outcome of the assessment;	10
e. A description of the methodology adopted in preparing the report or carrying out the specialised process inclusive of equipment and modelling used;	8 & 10
f. Details of an assessment of the specific identified sensitivity of the site related to the proposed activity or activities and its associated structures and infrastructure, inclusive of a site plan identifying site alternatives;	15
g. An identification of any areas to be avoided, including buffers;	15
h. A map superimposing the activity including the associated structures and infrastructure on the environmental sensitivities of the site including areas to be avoided, including buffers;	11
i. A description of any assumptions made and any uncertainties or gaps in knowledge;	9
j. A description of the findings and potential implications of such findings on the impact of the proposed activity or activities;	15 & 18
k. Any mitigation measures for inclusion in the EMP'r	18 & 19
l. Any conditions for inclusion in the Environmental Authorisation;	19
m. Any monitoring requirements for inclusion in the EMP'r or Environmental Authorisation;	19
n. A reasoned opinion –	
i. Whether the proposed activity, activities or portions thereof should be authorised;	
a. Regarding the acceptability of the proposed activity or activities; and,	19
ii. If the opinion is that the proposed activity, activities or portions thereof should be authorised, any avoidance, management and mitigation measures that should be included in the EMP'r, and the closure plan in the case of a closure activity;	
o. A description of any consultation process that was undertaken during the course of preparing the specialist report;	N/A
p. A summary and copies of any comments received during any consultation process and where applicable all responses thereto; and,	N/A
q. Any other information requested by the Competent Authority.	T.B.C

## 6 VISUAL IMPACT EVALUATION CRITERIA CHECKLIST

As per the Provincial Government of the Western Cape Guideline for involving Visual and Aesthetic Specialists in the EIA Process (DEA&DP, 2005), a high-quality visual impact assessment should include the following criteria:

**Table 4: Requirements of a Visual Impact Assessment.**

REQUIREMENTS	SECTION(S)
Meet the minimum requirements for a visual assessment;	8
Is appropriate to the nature and scale of the proposed development;	13
Provides a full description of the environment and the project;	14
Considers the project within its wider context;	16
Provides a clear methodology using accepted conventions for visual assessment;	10
All sources of information and references are given;	20
Graphics, including maps and visual simulations, are clear;	8, 9, 10, 11, 12, 13, 14, 15 & 16
Include both quantitative and qualitative criteria;	15, 16, 17 & 18
Cumulative visual impacts have been considered;	18
An evaluation of alternatives has been made;	18 & 19
An explanation of significance ratings, related to bench-marks, is given;	17
Recommendations for visual mitigation are sensible and practical;	18 & 19
Recommendations for monitoring programmes have been outlined;	19
The best practical environmental option has been considered;	19
All the visual issues raised in the scoping have been addressed;	N/A at this stage
A clear summary of mitigation measures, including essential and optional measures, is given.	19

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## 7 STUDY APPROACH

### 7.1 METHODOLOGY

The study was undertaken using Geographical Information System (GIS) software as a tool to generate a viewshed analyses and to apply relevant spatial criteria to the proposed development. A detailed Digital Elevation Model (DEM) for the study area (S35E19) was obtained from the National Aeronautic Space Administration (NASA). The methodology utilised to identify issues to the visual impact include the following activities:

- The creation of a detailed digital terrain model of the potentially affected environment;
- The identification of sensitive environments upon which the proposed Telecommunication Base Station could have a potential impact on; and,
- The creation of viewshed analyses from the proposed Franskraal Lattice Mast in order to determine the visual exposure and the topography's potential to absorb the potential visual impact. The viewshed analysis takes into account the dimension of the proposed Franskraal Mast and was calculated at a height of forty-five meters (45 m).

This Report (Visual Impact Assessment) sets out to identify and quantify the possible visual impacts related to the proposed Franskraal Mast, as well as offer potential mitigation measures where required. The following methodology has been adopted for the assessment of the Visual Impact Assessment:

- **Determine the Potential Visual Exposure**  
The visibility or visual exposure of any structure or activity is the point of departure for the VIA. It stands to reason that if the proposed infrastructure was not visible, no impact will occur. Viewshed analyses of the proposed structures indicate the potential visibility.
- **Determine Visual Distance/Observer Proximity to the facility**  
In order to refine the visual exposure of the proposed Lattice Mast on surrounding areas/receptors, the principle of reduced impact over distance is applied in order to determine the core area of visual influence for the structures.  
Proximity radii for the proposed facility are created in order to indicate the scale and viewing distance of the structures and to determine the prominence of the structures in relation to their environment. The visual distance theory and the observer's proximity to the Franskraal Mast are closely related, and especially relevant, when considered from areas with a high viewer incidence and a predominantly negative visual perception of the proposed infrastructure.
- **Determine Viewer Incidence/Viewer Perception**  
The number of observers and their perception of a structure determine the concept of visual impact. If there are no observers, then there would be no visual impact. If the visual perception of the structure is favourable to all observers, the visual impact would be positive.  
It is therefore necessary to identify areas of high viewer incidence and to classify certain areas according to the observer's visual sensitivity towards the proposed infrastructure. It would be impossible not to generalise the viewer incidence and sensitivity to some degree, as there are many variables when trying

to determine the perception of the observer; regularity of sighting, cultural background, state of mind, and purpose of sighting which would create a myriad of options.

➤ **Determine the Visual Absorption Capacity of the Natural Vegetation**

This is defined as the capacity of the receiving environment to absorb the potential visual impact of the proposed development. The VAC is primarily a function of the vegetation, and will be high if the vegetation is tall, dense and continuous. Conversely, low growing sparse and patchy vegetation will have a low VAC.

The VAC will also be high where the Environment can readily absorb the structure in terms of texture, colour, form and light/shade characteristics of the structure. On the other hand, the VAC for a structure contrasting markedly with one or more of the characteristics of the environment will be low. The VAC generally increases with distance, where discernible detail in visual characteristics of both environment and structure decreases.

The Digital Terrain Model utilised in the calculation of the visual exposure of the proposed Lattice Mast does not incorporate the potential VAC of the natural vegetation of the region. It is therefore necessary to determine the VAC by means of the interpretation of the vegetation cover, supplemented with field observation.

➤ **Determine the Visual Impact Index**

The results of the above analyses are merged to determine where the areas of likely visual impact would occur. These areas are further analysed in terms of the previously mentioned issues (related to the visual impact) and in order to judge the magnitude of each impact.

➤ **Determine the Impact Significance**

The potential visual impacts identified and described are quantified in their respective geographical locations in order to determine the significance of the anticipated impact. Significance is determined as a function of the extent, duration, magnitude and probability.

## 7.2 PROJECTIONS

Projected coordinate systems are defined by ArcGIS Resource Centre (The developers) as "a flat, two dimensional surface. Unlike a geographical coordinate system, a projected coordinate system has constant lengths, angles, and areas across the two dimensions. A projected coordinate system is always based on a geographic coordinate system that is based on a sphere or spheroid". Projected Coordinates systems are world based and thus the larger the area the larger the distortion. To minimise the distortion the Universal Transverse Mercator (UTM) coordinate reference system divides the Earth into 60 equal zones that are all 6 degrees wide in longitude from East to West. Franskraal Strand is situated within the thirty fourth degree (34°) UTM Zone, thus the WGS84/UTM S34 (32734) was used as projection.

## 8 ASSUMPTIONS AND LIMITATIONS

- Information is assumed to be the latest available information.
- Visual impact studies and assessments depend, to some extent, on subjective judgements. The subjectivity, of the analysis relates to the value driven nature of VIA. However, to deal with subjectivity, the methodology of this VIA is explained and rating categories clearly defined.
- It is assumed that site alternatives have been investigated by Gyro and the most suitable recommended by their acquisition Specialists.

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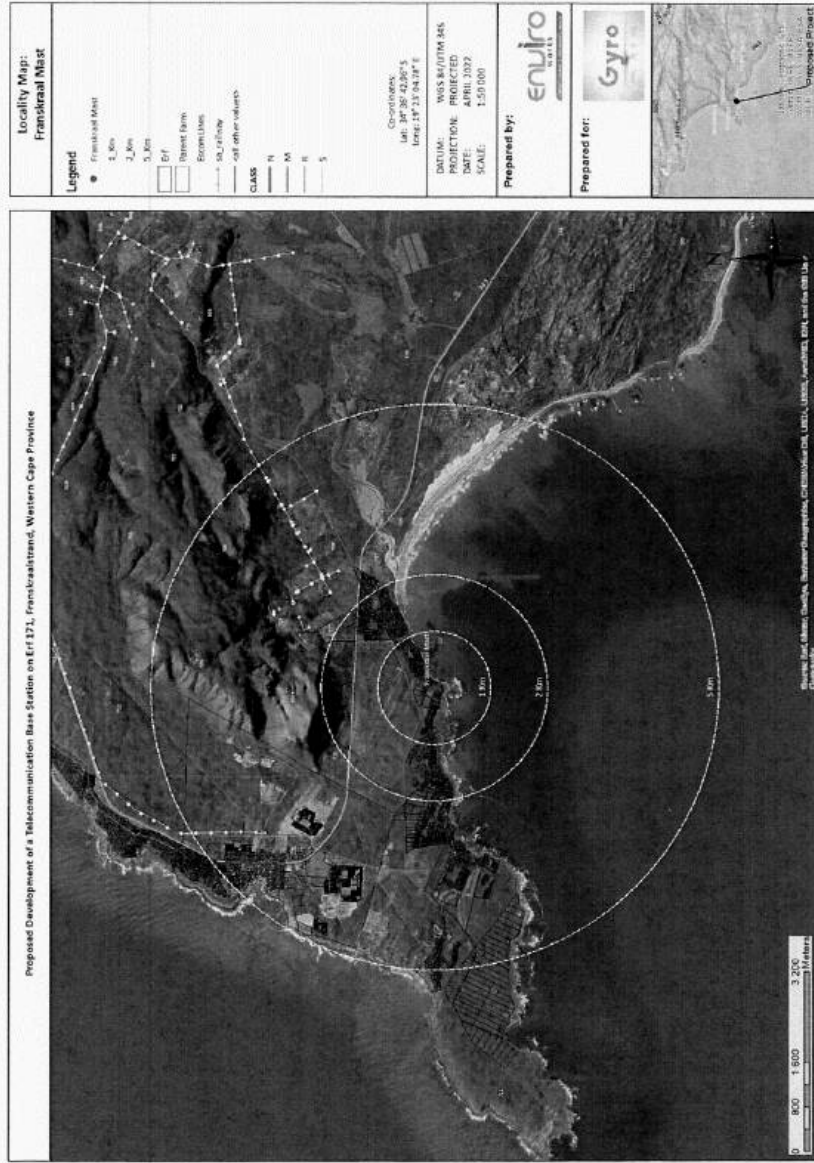


Figure 4: Locality Map of the Proposed Franskraal Mast, Western Cape Province.



## 9 SCOPE OF WORK

The determination of the potential visual impacts is undertaken in terms of nature, extent, duration, magnitude, probability and significance of the construction and operation phases of the proposed project. The study area for the visual assessment encompasses a geographical area of 130 km<sup>2</sup> (extent of the maps) and includes a fifteen-kilometre (15 km) buffer zone from the proposed Franskraal Mast. The study area constitutes of local tourist attractions, residential areas, and natural- environments.

Anticipated issues related to the potential visual impact of the proposed Franskraal Mast include the following:

- The visibility of the Mast to, and potential visual impact on, observers travelling along the R43, Dyer Street, Road leading to Bredasdorp, Lord Roberts Street, Rossouw Street, Naude Street, Veal Street and Marais Street;
- The visibility of the facility to, and potential visual impacts on tourists visiting tourist attraction near Franskraal Strand (Rooikransies, Strandveld Museum, Beaches, Danger Point Lighthouse, Lomond Wine Estate, Farm 215 Nature retreat and fynbos reserve, Groeneweide Farm, Duinefontein Game Reserve and numerous bed and breakfasts in the surrounding area);
- The visibility of the facility to, and potential visual impact on observers residing within Franskraal Strand, Pearly Beach, Van Dyk's Bay and the surrounding environments;
- The visual absorption capacity of natural or planted vegetation as well as man-made topographical features;
- Potential visual impacts associated with the construction- and operational phase; and,
- The potential to mitigate visual impacts.

It is anticipated that the issues listed above may constitute a visual impact at a local scale.

## 10 THE AFFECTED ENVIRONMENT

The proposed Franskraal Lattice Mast will be situated on Erf 171, Franskraal Strand, Western Cape Province. The study area constitutes of urban residential areas, natural areas and recreational activities (Rooikransies, Strandveld Museum, Beaches, Danger Point Lighthouse, Lomond Wine Estate, Farm 215 Nature retreat and fynbos reserve, Groeneweide Farm, Duinefontein Game Reserve and numerous bed and breakfasts in the surrounding area).

### 10.1 TOPOGRAPHY, VEGETATION AND HYDROLOGY

#### 10.1.1 VEGETATION

The study area is described by Mucina & Rutherford, 2006, as flat or slightly undulating dune fields of Die Plaat near Stanford and those of De Hoop, supporting up to four metre (4 m) tall, closed, evergreen, hard-leaved shrublands in moist dune slacks and wind-protected valleys and up to one metre (1 m) tall, coastal thicket in many places wind-shorn along exposed littoral situations. Parts of this vegetation unit have a drier climate than the Blombos Strandveld unit with fewer components typical of coastal thickets fringing the seaboard further east. It has also fewer succulents than the strandveld types along the western seaboard.

**10.1.2 GEOLOGY**

The Geology predominantly consists of deep, recent marine-derived calcareous sands forming dunes that line the coast (Quaternary Strandveld Formation of the Bredasdorp Group), to shelly, shallow-marine sandstones and limestones of the Bredasdorp Group deposited on underlying Table Mountain Group sandstone. The most important land types include Hb (37%), Ha (31%) and Fc (18%).

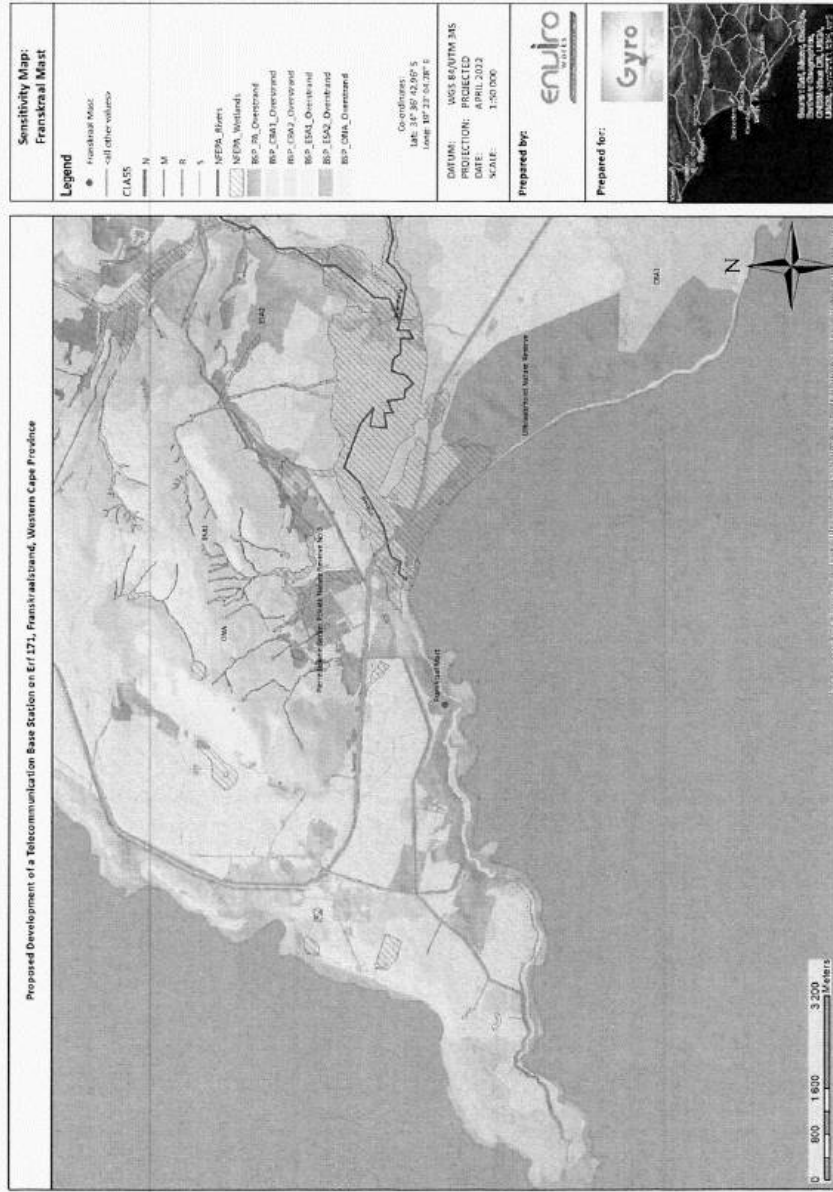


Figure 5: Sensitivity Map of the Study Area.

**10.1.3 Climate**

The proposed project will be situated within the Overberg Dune Strandveld Fynbos bio-region. The Mean Annual Precipitation (MAP) of the study area is four hundred and seventy-six millimeters (476 mm) occurring predominantly throughout the entire year (Mucina & Rutherford, 2006). The Mean Annual Temperature (MAT) recorded for the study area is sixteen degrees Celsius (16° C) with summer temperatures averaging at twenty-five degrees Celsius (25° C).

**FS 7 Overberg Dune Strandveld**

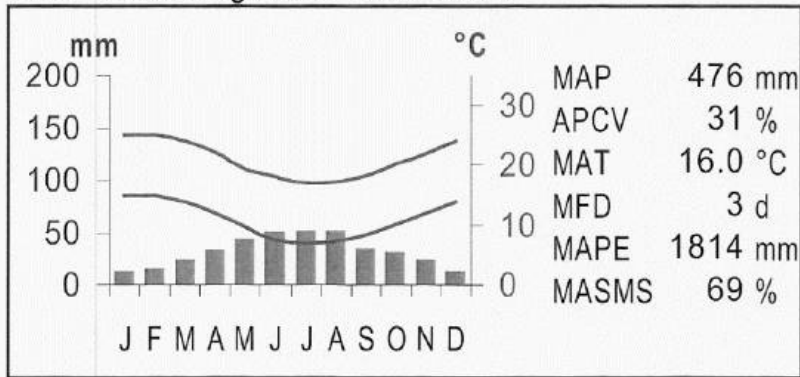


Figure 6: Climate Diagram for the Overberg Dune Strandveld Vegetation.

**11 RELEVANT LEGISLATION AND GUIDELINES**

The following legislation and guidelines have been considered in the preparation of this report:

- This Visual Impact Assessment was undertaken in accordance with the Guidelines for Involving Visual and Aesthetic Specialists in EIA Processes, as issued by the Department of Environmental Affairs and Development Planning (DEA&DP).
- The Environmental Impact Assessment Regulation as outlined in Government Notice Regulation 326 of 7 April 2017.

**12 DEVELOPMENT CATEGORY**

As per the Guidelines for Involving Visual and Aesthetic Specialists in EIA Processes, the development categories are as follow:

Table 5: Development Categories.

<b>Category 1</b>	Items listed in this category include: <ul style="list-style-type: none"> <li>➤ Nature reserves;</li> <li>➤ Nature related recreation;</li> <li>➤ Camping;</li> <li>➤ Picnicking; and,</li> <li>➤ Trails and minimal visitor facilities.</li> </ul>
<b>Category 2</b>	Items listed in this category include: <ul style="list-style-type: none"> <li>➤ Low-key recreation/resort/residential type developments;</li> </ul>

	<ul style="list-style-type: none"> <li>➤ Small scale agriculture/nurseries/narrow roads; and,</li> <li>➤ Small scale Infrastructure</li> </ul>
<b>Category 3</b>	<p>Items listed in this category include:</p> <ul style="list-style-type: none"> <li>➤ Low density residential/resort type development;</li> <li>➤ Golf or polo estates; and,</li> <li>➤ Low to medium-scale infrastructure.</li> </ul>
<b>Category 4</b>	<p>These include:</p> <ul style="list-style-type: none"> <li>➤ Medium density residential development;</li> <li>➤ Sport facilities;</li> <li>➤ Small-scale commercial facilities/office parks;</li> <li>➤ One-stop petrol stations;</li> <li>➤ Light industry;</li> <li>➤ Medium scale infrastructure.</li> </ul>
<b>Category 5</b>	<p>These include:</p> <ul style="list-style-type: none"> <li>➤ High density township/residential developments;</li> <li>➤ Retail and office complexes;</li> <li>➤ Industrial facilities;</li> <li>➤ Refineries;</li> <li>➤ Treatment plants;</li> <li>➤ Power stations;</li> <li>➤ Wind energy farms;</li> <li>➤ Powerlines;</li> <li>➤ Freeways;</li> <li>➤ Toll roads;</li> <li>➤ Large scale infrastructure generally;</li> <li>➤ Large scale development of agriculture land and commercial tree plantations;</li> <li>➤ Quarrying and mining activities with related processing plants.</li> </ul>

Derived from Table 5, the proposed project falls within Category 3 (Low to medium-scale infrastructure). From the aforementioned, Table 6 was compiled in order to determine the Visual Impact of any proposed development.

Table 6: Expected Visual Impact of the Proposed Development.

Type of Environment	Type of Development				
	Category 1	Category 2	Category 3	Category 4	Category 5
Protected/wild areas of international or regional significance.	Moderate visual impact expected	High visual impact expected	High visual impact expected	Very high visual impact expected	Very high visual impact expected

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Areas or routes of high scenic, cultural, historical significance.	Minimal visual impact expected.	Moderate visual impact expected.	High visual impact expected.	High visual impact expected.	Very high visual impact expected.
Areas or routes of medium scenic, cultural or historical significance.	Little or no visual impact expected.	Minimal visual impact expected.	Moderate visual impact expected.	High visual impact expected.	High visual impact expected.
Areas or routes of low scenic, cultural or historical significance/disturbed.	Little or no visual impact expected.	Little or no visual impact expected.	Minimal visual impact expected.	Moderate visual impact expected.	High visual impact expected.
Disturbed or degraded sites/run-down urban areas/wasteland.	Little or no visual impact expected.	Little or no visual impact expected.	Little or no visual impact expected.	Minimal visual impact expected.	Moderate visual impact expected.

From the table above, it is anticipated that the proposed Franskraal Mast will have a high visual impact on the surrounding areas. Franskraal is considered to have areas or routes of high scenic, cultural and historical significance as numerous proclaimed National Parks are evident in the surrounding environment. The aim of this report will be to determine the accuracy of Table 6, the visual impact of the proposed development and the level of compatibility thereof with the surrounding landscape.

### 13 DESCRIPTION OF THE RECEIVING ENVIRONMENT

Landscape character is defined by the U.K Institute of Environmental Management and Assessment (IEMA) as the "distinct and recognizable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soil, vegetation, land use and human settlement" (GLVIA, 2002). According to DEA&DP Guideline Section 9.2, information describing the current state of the affected environment, as well as trends in the area, is required for visual input into the EIA process. The receiving environment was determined using the 2013-2014 South African National Land-Cover data as provided by the National Department of Environmental Affairs (DEA) and field observation conducted on 02 April 2022.

#### 13.1 SENSE OF PLACE

The term sense of place captures the identity of places we recognize. It embraces natural and cultural features, the distinctive sights, sounds and experiences to the people residing in or nearby that place. Places with a strong sense of place have a clear identity and character that is recognisable by inhabitants and visitors alike.

Sense of place differs from place attachment by considering the social geographical context of place bonds and the sensing of place, such as aesthetic and a feeling of dwelling. An impact on the sense of place is one that alters the visual landscape to such an extent that the user experiences the environment differently, and more specifically, in a less appealing or less positive light.

As Franskraal is nestled between a sprawling fynbos covered mountain and the azure blue Atlantic Ocean, it provides a unique combination of beach fun, rock angling spots and peaceful suburban homes. The town was originally called Frikkie se Baai and dates back as far as 1806, when Frederick Andrews who picked guano at

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Dyers Island, lived in a shack in one of the sheltered bays. Part of the original cottage was incorporated into the Strandveld Museum which can be observed at Blousloep. Franskraal is a close-knit community that takes great pride in the area's pristine environment. A supermarket, restaurant and a thriving bowling club, as well as countless guesthouses and B&B's cater for the fun, food and accommodation needs of locals and visitors. A well maintained walking route hugs the coastline and is perfect for leisure strolls, jogging and cycling when the Franskraal weather is fine. If you are looking for things to do in Gansbaai, then a visit to Franskraal Beach is the perfect place for safe swimming and fishing activities (Xplorio, 2021).

The following tourist attractions can be visited in Franskraalstrand:

- Shark Cage Diving;
- Strandveld Museum;
- Benguela Cove Wine Estate;
- Franskraal Beach;
- The Great White House Restaurant;
- Danger Point Lighthouse;
- Dyer Island Nature Reserve;
- Dyer Island Penguin Colony;
- Lomond Wine Estate;
- Farm 215 – Nature Retreat and Fynbos Reserve;
- Grootbos Private Nature Reserve;
- Groeneweide Farm;
- Duinefontein Game Reserve;
- Afrikanos Restaurant;
- Rooikransies Hiking Trail; and,
- Strandveld Museum.

The following buildings and facilities of historical value can be observed within Franskraalstrand:



Figure 7: Danger Point Lighthouse (Source: Grootbos Private Nature Reserve)



Figure 8: Strandveld Museum (Source: Du Toit, 2014)



Figure 9: Elfm Moravian Mission Church (Source: Xplorio).



Figure 10: Franskraal House (Source: Baumann et al., 2009)



Figure 11: Franskraal House (Source: Baumann et al., 2009)

Given the rich heritage and scenic value of Franskraalstrand a High Visual Impact is expected.



## 14 RESULTS

### 14.1 POTENTIAL VISUAL EXPOSURE (PREFERRED MAST POSITION)

The combined result of the viewshed analysis for the proposed Franskraal Lattice Mast is displayed on the map below (Figure 17). The visibility analysis was undertaken at the height of the Mast measuring in at forty-five metres (45 m), in order to simulate the view from the mast and to indicate prominence of the structures within the landscape. Furthermore; Figure 17 indicates proximity radii from the proposed Franskraal Mast as a reference to determine the Visual Absorption Capacity. It must be noted that the Digital Terrain Model (DTM) utilised from the viewshed analysis does not include the effect of vegetation cover and built structures. These features may influence the visual exposure to some degree.

### 14.2 FRANSKRAAL PREFERRED MAST POSITION

#### 14.2.1 0 KM – 2 KM (SHORT DISTANCE)

The proposed development will be highly visible over the first two hundred and eighty-five metres (285 m) from where the visual impact will be permanent as the study area constitutes of residential dwellings. Places of interest within the aforementioned radius include the Kleinbaai Strand which is situated two hundred and sixty-eight metres (268 m) towards the south, the Franskraal Sports Club situated one hundred and twenty-one metres (121 m) towards the northwest and the Walkerbay Guest House situated one hundred and thirty-eight metres (138 m) towards the southwest of the proposed development. No visual impact will occur towards the west of the proposed development due to the high VAC of the study area which is predominantly influenced by the undulating topography coupled with the built-up environment. Within the short distance zone the proposed development will be highly visible from Dyer Street situated three hundred and eighty-seven metres (387 m) towards the northwest of the proposed development from where the visual impact will be temporary as motorists will only traverse through the study area. The proposed development will be moderately visible along Seaview Drive up to Photo Position 10 from where the visual impact will be temporary to motorists; however, it will be permanent to the seafront residents. It must be noted that the residents situated behind the seafront residents will not experience a visual impact due to the built-up environment. Towards the north a low visual impact will occur from the R43 as the top of the mast will be visible from this vantage point; however, a low visual impact is assigned as the proposed development will not be situated within the direct line of sight of motorist; furthermore, more than three quarters (3/4) of the mast won't be visible due to the moderate VAC of the study area. Within the short distance zone a lattice-mast will have a lower visual impact than that of a monopole mast especially as distance between the observer and the proposed development increases. The lattice mast will have a lower visual impact as it allows visibility of the background which a monopole does not.

#### 14.2.2 2 KM – 5 KM (SHORT TO MEDIUM DISTANCE)

Within the short to medium distance zone no visual impact will occur due to the high VAC of the study area. The high VAC is due to a combination of the undulating topography of the study area; the dense vegetation cover and the built-up environment. Eight (8) vantage points (Photo Positions: 7, 8, 16, 17, 19, 20, 21 & 23) were visited within the short to medium distance zone to confirm the statement that no visual impact will occur. These vantage points include the Kleinbaai Harbour, Great White House Restaurant, Afrikanos Restaurant, Romansbaai Beach and Fynbos Estate, African Penguin and Seabird Sanctuary, Johnny's Party Pub, Duineveld Pub and the Boesmansriver mouth.

**14.2.3 5 KM – 10 KM (MEDIUM TO LONG DISTANCE)**

Within the medium to long-distance zone the only visual impact will occur from the Strandkloof Caravan Park and the Bredasdorp Road situated five point eight kilometres (5.8 km) towards the northeast of the proposed development. Photo Position 24 (Figure 41) clearly illustrates the observers' observations. A low visual impact is assigned due to the distance between the proposed development and the observer, coupled with the high VAC of the study area. It must be noted that from this vantage point the lattice mast will have a lower visual impact than that of a monopole as it allows for visibility of the backdrop.

**14.2.4 GREATER THAN 10 KM (LONG-DISTANCE)**

Visibility beyond ten kilometres (10km) from the proposed Franskraal Mast is expected to be negligible due to the distance between the object and the observer. As proven by Figures 18, 19, 20, 21, 43 & 44 no visual impact will occur within the long-distance zone due to the high VAC of the study area coupled with the distance between the observer and the proposed development. The high VAC is predominantly influenced by the undulating topography of the study area coupled with the moderate vegetation cover.

**14.2.5 CONCLUSION**

The proposed development will be highly visible over the first two hundred and eighty-five metres (285 m) from where the visual impact will be permanent as the study area constitutes of residential dwellings. Places of interest within the aforementioned radius include the Kleinbaai Strand which is situated two hundred and sixty-eight metres (268 m) towards the south, the Franskraal Sports Club situated one hundred and twenty-one metres (121 m) towards the northwest and the Walkerbay Guest House situated one hundred and thirty-eight metres (138 m) towards the southwest of the proposed development. No visual impact will occur towards the west of the proposed development due to the high VAC of the study area which is predominantly influenced by the undulating topography of the study area coupled with the built-up environment. Within the short distance zone the proposed development will be highly visible from Dyer Street situated three hundred and eighty-seven metres (387 m) towards the northwest of the proposed development from where the visual impact will be temporary as motorists will only traverse through the study area.

The proposed development will be moderately visible along Seaview Drive up to Photo Position 10 from where the visual impact will be temporary to motorists; however, it will be permanent to the seafront residents. It must be noted that the residents situated behind the seafront residents will not experience a visual impact due to the built-up environment. Towards the north a low visual impact will occur from the R43 as the top of the mast will be visible from this vantage point; however, a low visual impact is assigned as the proposed development will not be situated within the direct line of sight of motorist; furthermore, more than three quarters (3/4) of the mast won't be visible due to the moderate VAC of the study area. Within the short distance zone a lattice-mast will have a lower visual impact than that of a monopole mast especially as distance between the observer and the proposed development increases.

Within the medium to long-distance zone the only visual impact will occur from the Strandkloof Caravan Park and the Bredasdorp Road situated five point eight kilometres (5.8 km) towards the northeast of the proposed development. Photo Position 24 (Figure 41) clearly illustrates the observers' observations. A low visual impact is assigned due to the distance between the proposed development and the observer, coupled with the high VAC

of the study area. It must be noted that no visual impact will occur within the short to medium zone nor within the long-distance zone.

The visual impact is already occurring due to the existing monopole mast on site and as such this VIA had to determine whether the replacement of the monopole mast with a lattice mast would result in a higher visual impact. It can be concluded that a lattice mast will have a lower visual impact than that of a monopole mast especially as distance between the proposed development and the observer increases. A lower visual impact will occur as the lattice mast allows visibility of the backdrop and as such the visual exposure is not as concentrated as with a monopole mast. From a visual perspective the replacement of the monopole mast can proceed as a lower visual impact is expected.

### 14.3 ELEVATION OF THE AREA

Section 15.3 and Section 16 must be read in conjunction with Section 15.2. The graphs illustrated below provide a visual reference of the capability of the landscape to absorb the visual impact associated with the proposed Franskraal Mast. The graphs have been compiled within a five-kilometre (5 km) radius in the four major wind directions from the proposed development.

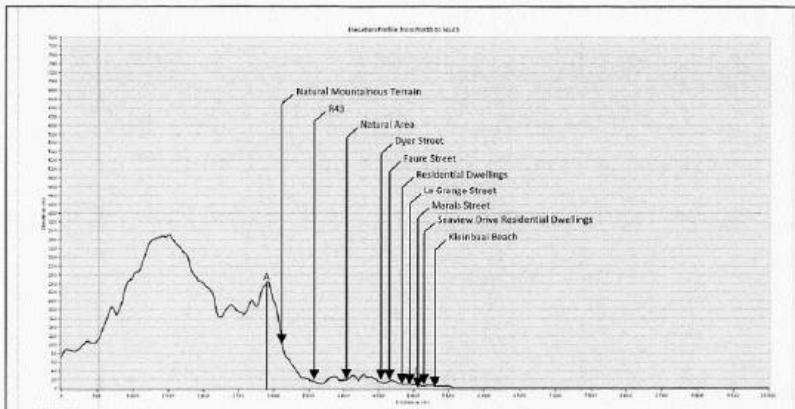


Figure 13: Elevation Profile from North to South of the study area.

Figure 13 illustrates the elevation profile of the study area from north to south. Towards the north the proposed development will be visible over the first (1<sup>st</sup>) two kilometres (2 km) from where it will be restricted as illustrated by Point A. The visual impact will be permanent over the first two hundred and twenty-five metres (225 m) as the area consist of numerous residential dwellings. The only visual impact between metre two hundred and twenty-five (m 225) and kilometre one point four (km 1.4) will occur from Dyer Street situated at metre four hundred and ten (m 410) from where the visual impact will be temporary as motorists will only traverse through the area. As illustrated by Figure 13, no visual impact will occur from the R43 situated at kilometre one point four (km 1.4) due to the undulating topography of the study area. Although the proposed development will be visible from the mountainous terrain situated between kilometre one and a half (km 1.5) and kilometre two (km 2) no visual impact will occur as no signs of observer presence could be identified within the area. Towards the south the proposed development will be visible over the first two

hundred and ninety-nine metres (299 m) from where the visual impact will be permanent as the study area consists of numerous residential dwellings. Beyond metre two hundred and ninety-nine (m 299) the area consists of ocean from where the visual impact will be temporary as the proposed development will be visible from fish trawlers and leisure boats traversing through the area.

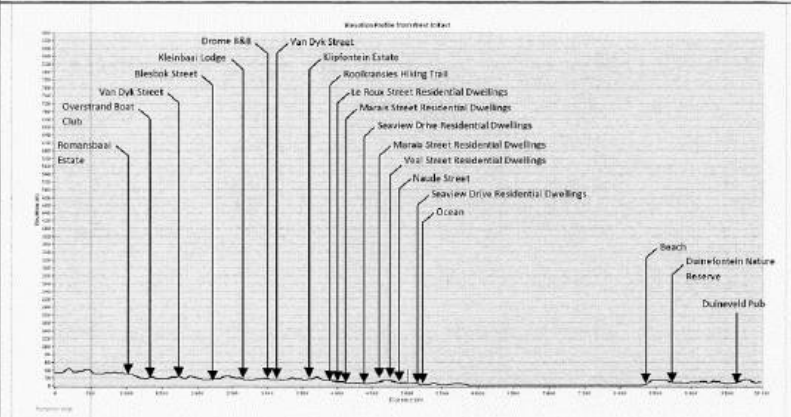


Figure 14: Elevation Profile from West to East of the study area.

Figure 14 illustrates the elevation profile of the study area from west to east. Towards the west the proposed development will be visible over the first seven hundred and two metres (702 m) from where the visual impact will be permanent as the area consist of residential dwellings. Between metre seven hundred and two (m 702) and metre eight hundred and ninety (m 890) no visual impact will occur as the area consist of natural terrain with no evidence of observers presence within the area. The visual impact; however, will be permanent again between metre eight hundred and ninety (m 890) and kilometre one point four (km 1.4) as the study area consist of dense residential dwellings; however, it will be temporary from the Rooikransies Hiking Trail situated at kilometre one point one (km 1.1) as tourists will only visit the area for a given time. The low density Klipfontein Estate is situated between kilometre one point four (km 1.4) and kilometre two point three (km 2.3) from where the visual impact will be permanent to residents. The Drome B&B is situated within the Klipfontein Estate from where the visual impact will be permanent to residents as well as tourists. Between kilometre two point three (km 2.3) and kilometre two point seven (km 2.7) the study area consists of residential dwellings as well as the 2 Sisters Retreat B&B from where the visual impact will be permanent to residents. No visual impact will occur between kilometre two point seven (km 2.7) and kilometre three point two (km 3.2) as the area consist of natural terrain with no evidence of observer presence. The visual impact will be temporary from Van Dyks Street situated at kilometre three point two (km 3.2) and Lord Roberts Street situated at kilometre three point eight (km 3.8) as motorists will only traverse through the study area. As members of the Overberg Boat Club situated at kilometre three point six (km 3.6) would only gather on certain days of the week, the visual impact is considered to be temporary. Lastly the proposed development will have a permanent visual impact from the Romansbaai Beach and Fynbos Estate situated at kilometre three point eight (km 3.8). Towards the east the proposed development will be permanently visible over the first one hundred and sixty-two metres (162 m) from the surrounding residential dwellings. The

study area between metre one hundred and sixty-two (m 162) and kilometre three point one (km 3.1) consist of ocean from where the visual impact will be temporary as observers will only reside within the area for a set period. Furthermore, a temporary visual impact is expected from the beach situated between kilometre three point one (km 3.1) and kilometre three point six (km 3.6), Duinefontein Nature Reserve situated between kilometre three point six (km 3.6) and kilometre four point seven (km 4.7), the Duineveld Pub situated at kilometre four point seven (km 4.7) and the R43 situated at kilometre four point nine (km 4.9) respectively.

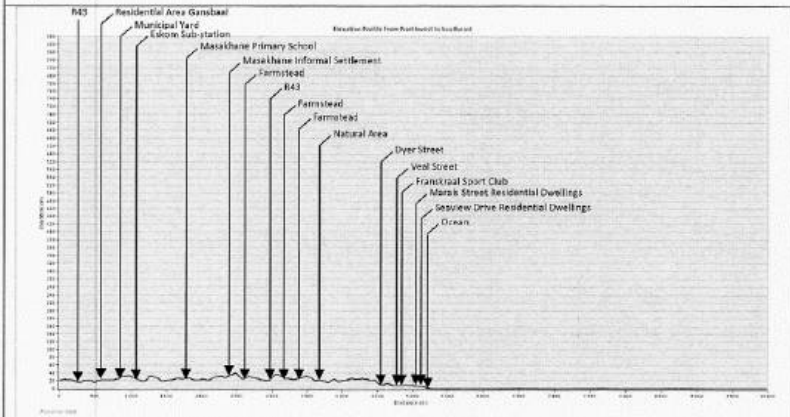


Figure 15: Elevation Profile from Northwest to Southeast of the study area.

Figure 15 illustrates the elevation profile of the study area from northwest to southeast. The proposed development will have a temporary visual impact over the first one hundred and ninety-one metres (191 m) as the area consists of the Franskraal Sports Club from where observers will only gather for a set period of time. Between metre one hundred and ninety-one (m 191) and kilometre one point six (km 1.6) no visual impact will occur as the area consists of natural terrain with no signs of observer presence; however, it must be noted that Dyer Street is situated at metre four hundred and thirty-one (m 431) from where the visual impact will be temporary as motorists will only traverse through the area. The visual impact will be permanent from the farmsteads situated at kilometre one point six (km 1.6) and kilometre one point seven (km 1.7) respectively; however, the visual impact will be temporary from the R43 situated at kilometre two point one (km 2.1) as motorists will only traverse through the area. A farmstead is situated at kilometre two point three (km 2.3) from where the visual impact will be permanent to the occupiers. The informal settlement of Masakhane occupies the area between kilometre two and a half (km 2.5) and kilometre three point eight (km 3.8) from where the visual impact will be permanent. A temporary visual impact will occur from the Substation situated at kilometre three point nine (km 3.9) and the Gansbaal Industrial area situated at kilometre four point two (km 4.2) respectively. The study area between kilometre four point two (km 4.2) and kilometre four point six (km 4.6) constitutes of residential dwellings situated within Gansbaal from where the visual impact will be permanent as observers will reside within the area. Lastly the visual impact will be temporary from the R43 as you enter Gansbaal from Stanford as observers will only traverse through the area. Towards the southeast the proposed development will be permanently visible over the first one hundred and forty-six

metres (146 m) from the residential dwellings surrounding the proposed development. Beyond the one hundred and forty-six metre (146 m) mark the visual impact will be temporary to fish trawlers and luxury boats as the area consists of ocean. No further visual impacts will occur towards the southeast of the proposed development.

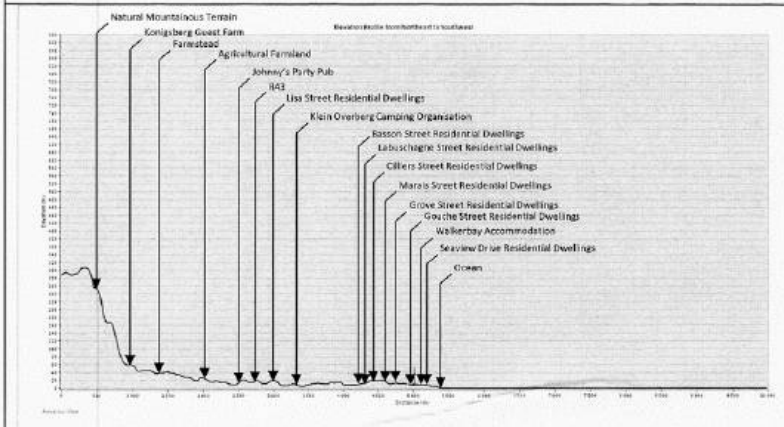


Figure 16: Elevation Profile from Northeast to Southwest of the study area.

Figure 16 illustrates the elevation profile of the study area from northeast to southwest. Towards the northeast the proposed development will have a permanent visual impact over the first two point three kilometres (2.3 km) as the study area consists of residential dwellings situated within the CBD of Franskraal and includes B&B's such as The Edge, Moozicht and The Gallery. It must be noted that the visual impact will only be temporary from the R43 situated at kilometre two point three (km 2.3) as motorists will only traverse through the area. The proposed development will have a permanent visual impact from Johnny's Party Pub situated at kilometre two and a half (km 2.5). The study area between kilometre two and a half (km 2.5) and kilometre five (km 5) consist of agricultural farmland from where the visual impact will be temporary as farm workers will only reside within the study area for a set period of time. It must be noted that a permanent visual impact will occur from the Farmsteads situated at kilometre three point two (km 3.2), kilometre three point six (km 3.6) and kilometre three point eight (km 3.8) respectively. Lastly the proposed development will have a permanent visual impact from Koningsberg Guest Farm situated at kilometre four point two (km 4.2). Towards the southwest the visual impact will be permanent over the first two hundred and thirty-one metres (231 m) as the study area constitutes of residential dwellings. Beyond the two hundred and thirty-one metre (231 m) mark the visual impact will be temporary to fish trawlers and luxury boats as the area consists of ocean. No further visual impacts will occur towards the southwest of the proposed development.



**15 VISUAL ABSORPTION CAPACITY**

The following section provides a description of the viewshed analysis via photographic evidence taken at a height of one point eight metres (1.8 m). This will enable the reader to understand the Visual Absorption Capacity (VAC) of the area and provide a visual reference. The Visual Absorption Capacity of the surrounding area is considered to be high within five kilometres (5 km) of the proposed Franskraal Mast due to the built-up environment, dense vegetation cover and the undulating topography of the study area.



Figure 18: Photo Position 1 situated towards the southeast of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Photo Position 1 was taken twelve point six kilometres (12.6 km) towards the southeast of the proposed development directly adjacent to the Pizza Shack and Pub in Pearly Beach. The proposed development will not be visible from Photo Position 1 due to the distance between the proposed development and the observer. Furthermore, the visual impact is restricted by the moderate vegetation cover as can be observed within the foreground and the undulating topography of the study area as can be seen in the background. The aforementioned results in a high VAC.

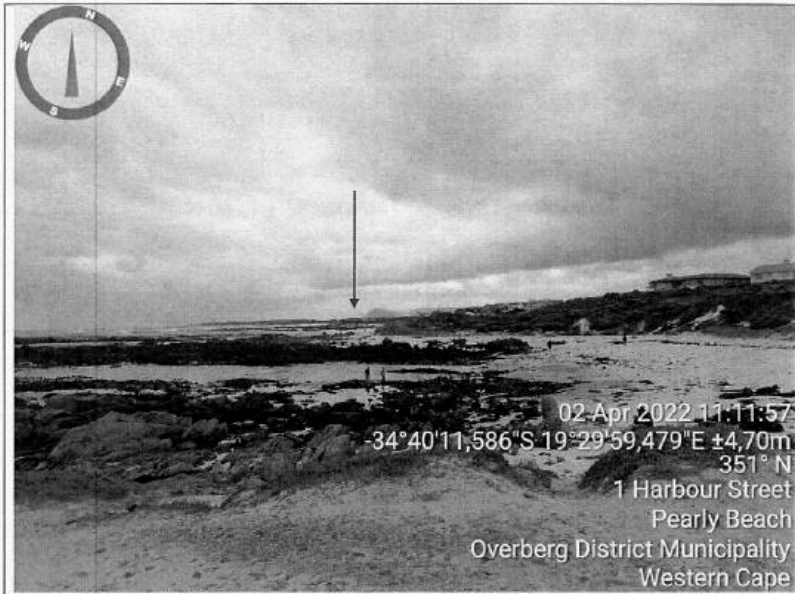


Figure 19: Photo Position 2 situated towards the southeast of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	Moderate VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Photo 2 was taken from Castle Beach in Pearly Bay which is situated twelve point three kilometres (12.3 km) towards the southeast of the Proposed Development. The proposed development will not be visible from Photo Position 2 due to the distance between the proposed development and the observer. A moderate VAC is assigned as the vegetation cover offers very little in terms of visual absorption capacity; however, the undulating topography as evident within the background contributes to the high VAC of the study area.

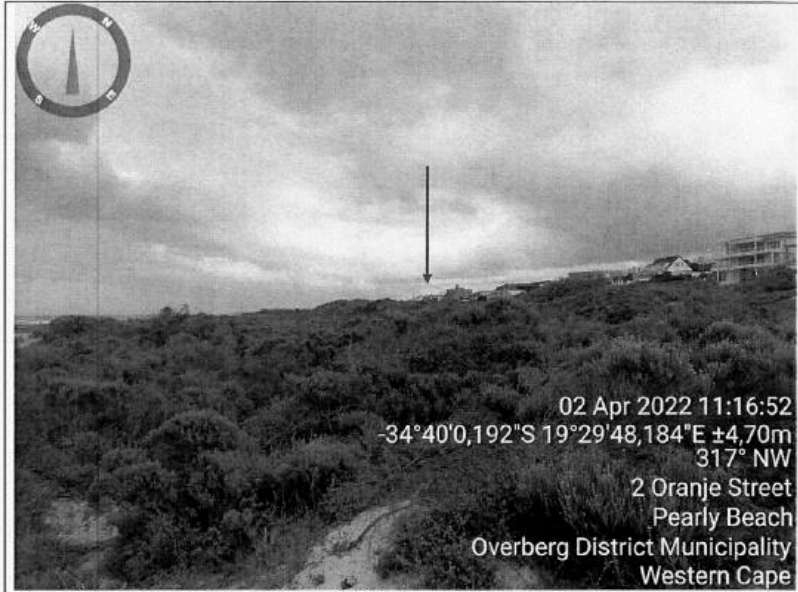


Figure 20: Photo Position 3 situated towards the southeast of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Figure 20 is situated eleven point nine kilometres (11.9 km) towards the southeast of the Proposed Development and was taken adjacent to the entrance of Caste Beach. The proposed development will not be visible from Photo Position 3 due to the undulating topography as can be observed within the foreground and the built-up environment as evident within the background. From Photo Position 3 it is evident that the landscape has a high VAC.

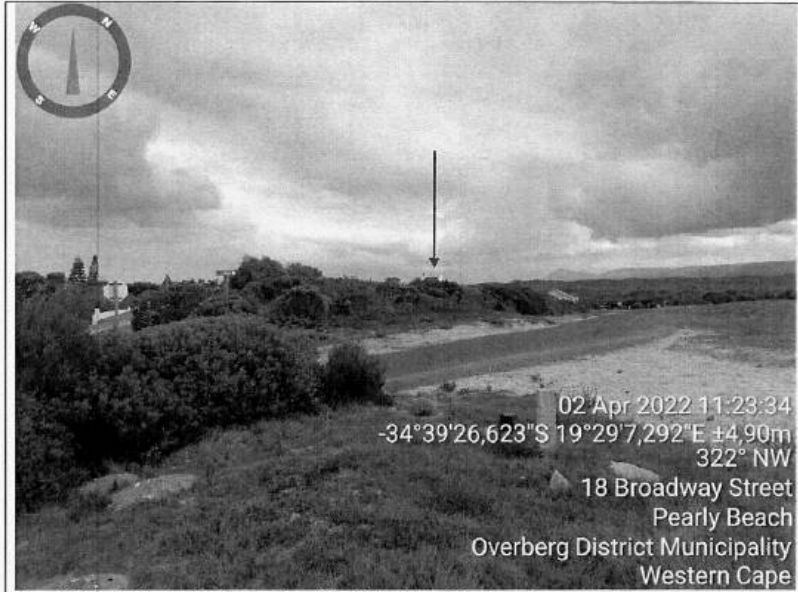


Figure 21: Photo Position 4 situated towards the southeast of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Figure 21 was taken ten and a half kilometres (10.5 km) towards the southeast of the proposed development along Broadway Street in Pearly Beach. The proposed development will not be visible from Photo Position 4 due to the distance between the development and the observer. The high VAC of the study area is predominantly a result of the undulating topography as can be observed within the fore- and back-ground.



Figure 22: Photo Position 5 situated towards the southeast of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact
<p>Photo Position 5 was taken thirteen point three kilometres (13.3 km) towards the southeast of the proposed development along the R43. No visual impact will occur from this vantage point due to the distance between the observer and the proposed development. Furthermore, the visual impact will be restricted by the dense vegetation cover as can be observed within the foreground.</p>	

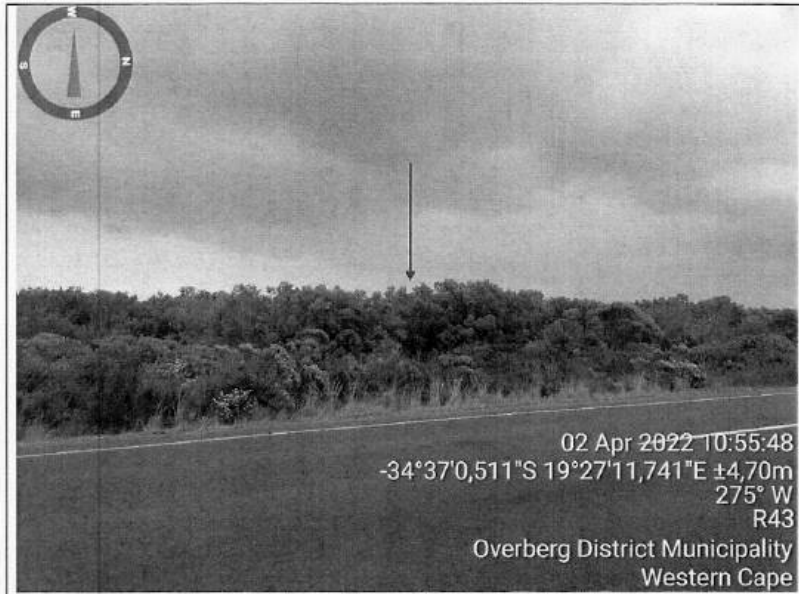


Figure 23: Photo Position 6 situated towards the east of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Figure 23 was taken along the R43 adjacent to the Duinefontein Game Reserve situated six point three kilometres (6.3 km) towards the east of the proposed development. No visual impact will occur from Photo Position 6 due to the high VAC of the study area. The high VAC is predominantly influenced by the dense vegetation cover as can be observed within the foreground.

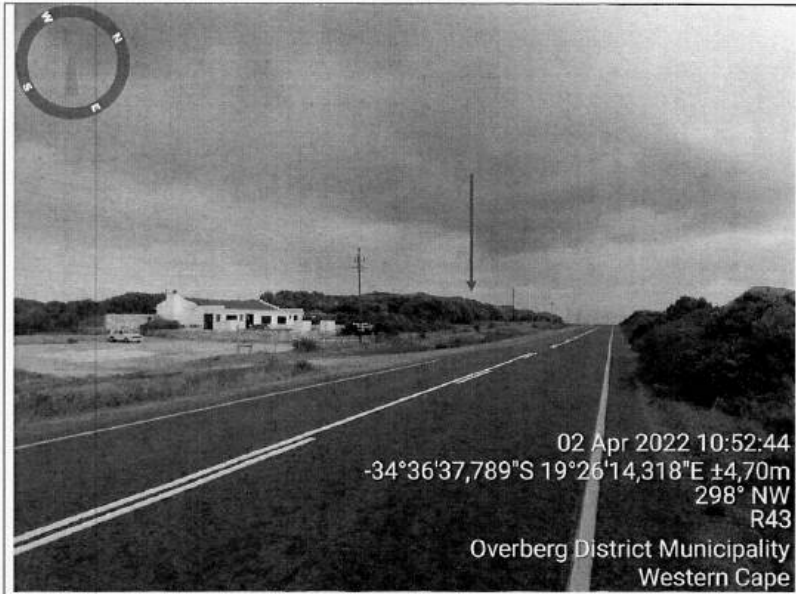


Figure 24: Photo Position 7 situated towards the east of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Figure 24 was taken along the R43 adjacent to the Duineveld Pub situated four point seven kilometres (4.7 km) towards the east of the proposed development. No visual impact will occur from Photo Position 7 given the undulating topography as can be observed within the background and the dense vegetation cover as evident within the foreground. The VAC, furthermore, is influenced by the distance between the proposed development and the observer.



Figure 25: Photo Position 8 situated towards the northeast of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Figure 25 was taken two point nine kilometres (2.9 km) towards the northeast of the proposed development along the R43 adjacent to the Boesmansriver. No visual impact will occur from Photo Position 8 due to the dense vegetation cover as can be observed within the foreground. The VAC is furthermore influenced by the undulating topography of the study area to some degree.

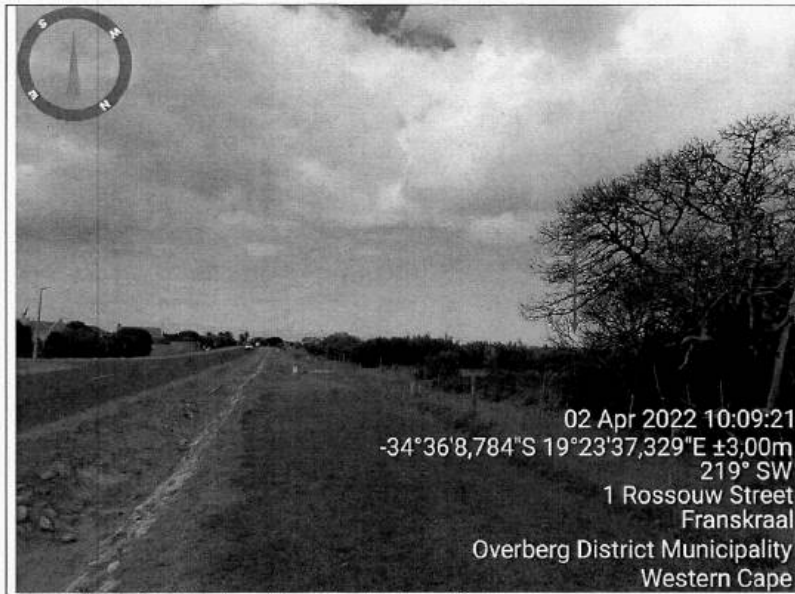


Figure 26: Photo Position 9 situated towards the northeast of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Photo Position 9 is situated one point three kilometres (1.3 km) towards the northeast of the proposed development and was taken from the Rossouw Street within Franskraal. The proposed development will not be visible from Photo Position 9 due to the moderate vegetation cover as can be observed within the foreground and the undulating topography as evident within the background.

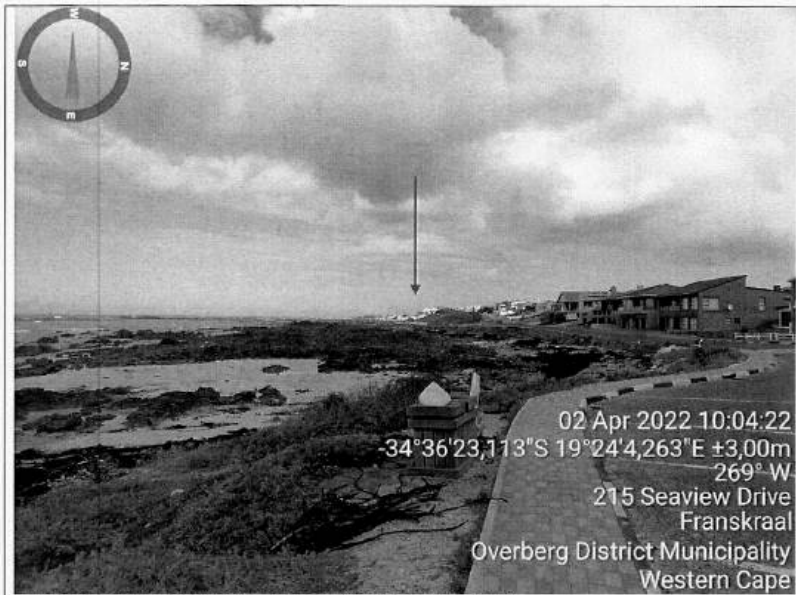


Figure 27: Photo Position 10 situated towards the east of the Proposed Development.

Visual Exposure of the Area	Moderate Visual Exposure
Visual Absorption Capacity	Low VAC
Landscape Integrity	Moderate Compatibility
Visibility	Moderate Visual Impact

Figure 27 was taken one point six kilometres (1.6 km) towards the east of the proposed development adjacent to the Boesmansriver mouth. The proposed development will be visible from Photo Position 10 due to the low VAC of the study area. As evident within the foreground the ocean offers very little in terms of visual absorption and given the short distance between the development and the observer nor does the built-up environment. It must be noted that a lattice mast will have a lower visual impact than that of a monopole mast as it allows for the visibility of the background. The visual impact will be moderate and temporary from the beach.



Figure 28: Photo Position 11 situated towards the east of the Proposed Development.

Visual Exposure of the Area	High Visual Exposure
Visual Absorption Capacity	Low VAC
Landscape Integrity	Low Compatibility
Visibility	Moderate Visual Impact

Figure 28 was taken seven hundred and thirty-four metres (734 m) towards the east of the proposed development adjacent to the Strandveld Museum. A moderate visual impact is expected from Photo Position 11 given the low VAC of the study area. Figure 28 clearly illustrates the level of visibility; however, it must be noted that from this distance a lattice mast will have a lower visual impact than that of the monopole. A low VAC is assigned given the sparse vegetation cover as can be observed within the foreground and the undulating topography as can be observed within the background.

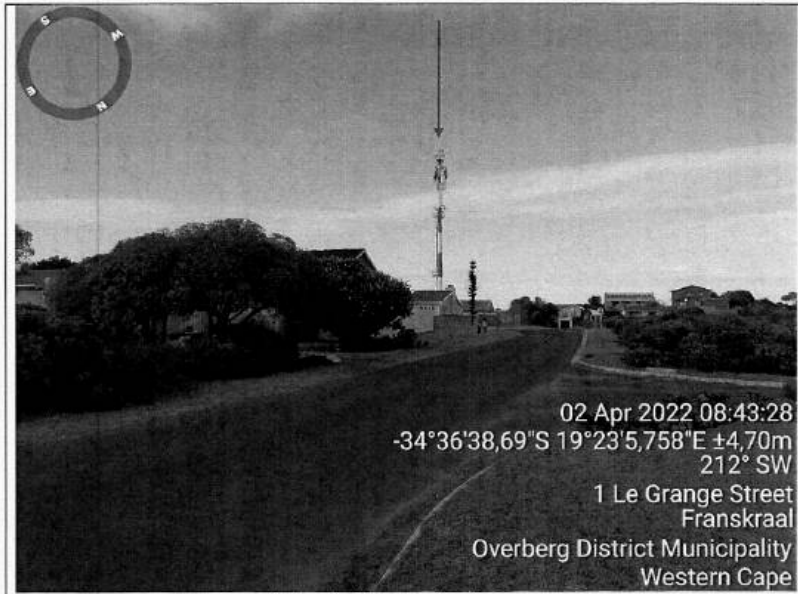


Figure 29: Photo Position 12 situated towards the north of the Proposed Development.

Visual Exposure of the Area	High Visual Exposure
Visual Absorption Capacity	Low VAC
Landscape Integrity	Low Compatibility
Visibility	High Visual Impact

Figure 29 was taken one hundred and twenty-two metres (122 m) towards the north of the proposed development along Le Grange Street. The proposed development will be highly visible from Photo Position 12 due to the short distance between the observer and the proposed development. Given the low VAC a monopole and lattice mast will have a high visual impact from Photo Position 12. It must be noted that the visual impact will be permanent to observers residing within the immediate vicinity.

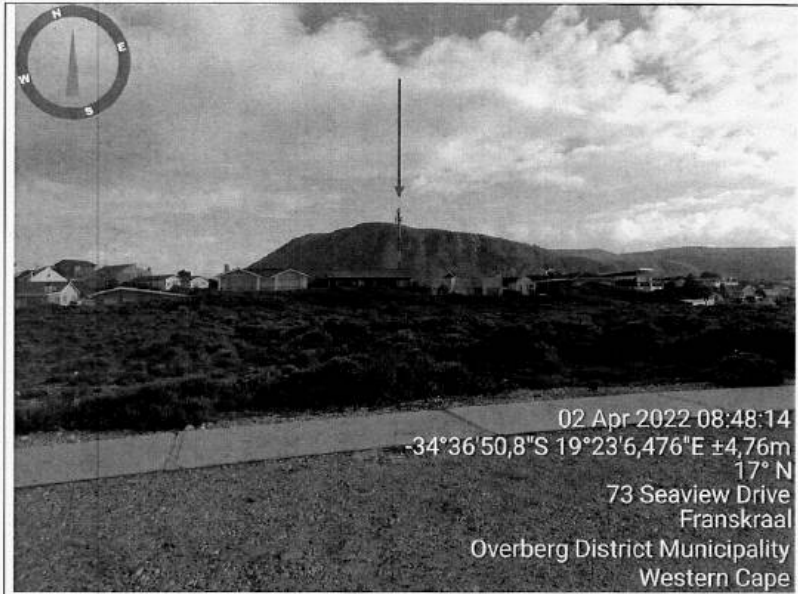


Figure 30: Photo Position 13 situated towards the south of the Proposed Development.

Visual Exposure of the Area	High Visual Exposure
Visual Absorption Capacity	Low VAC
Landscape Integrity	Moderate Compatibility
Visibility	High Visual Impact

Figure 30 was taken two hundred and fifty-seven metres (257 m) towards the south of the proposed development adjacent to the Kleinbaai Strand. The proposed development will have a high visual impact from Photo Position 13; however, against the backdrop of mountainous terrain a lattice mast will have a lower visual impact than that of the monopole mast. The built-up environment as evident within the foreground does result in some visual absorption as the base of the telecommunication base station is not visible. The visual impact will be temporary from Kleinbaai Beach.



Figure 31: Photo Position 14 situated towards the southwest of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Photo Position 14 was taken four hundred and six metres (406 m) towards the southwest of the proposed development adjacent to the Feetjesbos Park. No visual impact will occur from Photo Position 14 due to the high VAC of the study area. The VAC is predominantly influenced by the undulating topography as can be observed within the background and the dense vegetation cover as can be observed within the foreground.

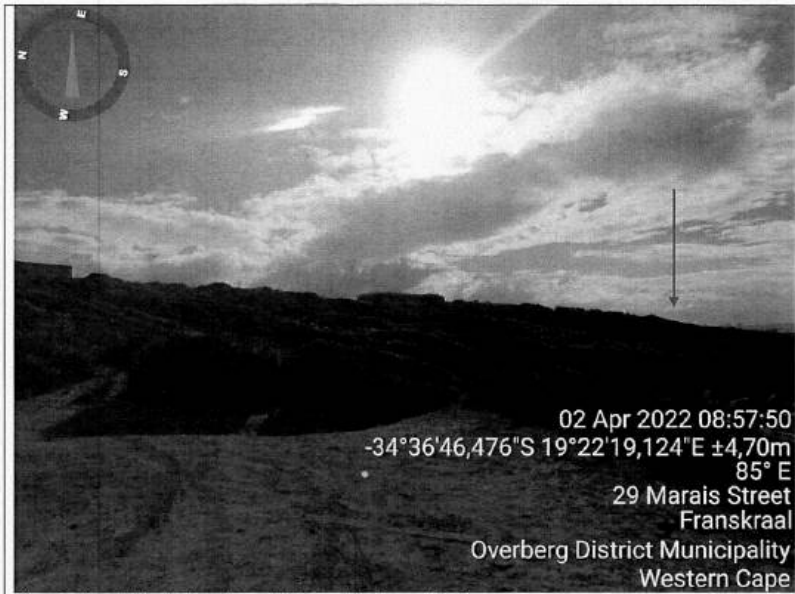


Figure 32: Photo Position 15 situated towards the west of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Figure 32 was taken one point one kilometres (1.1 km) towards the west of the proposed development from the Rooikransies Hiking Trail. No visual impact will occur from Photo Position 15 due to the undulating topography of the study area. It must be noted that the undulating topography is the main influencer of the VAC as the vegetation cover can be described as dwarf and the built-up environment scattered.

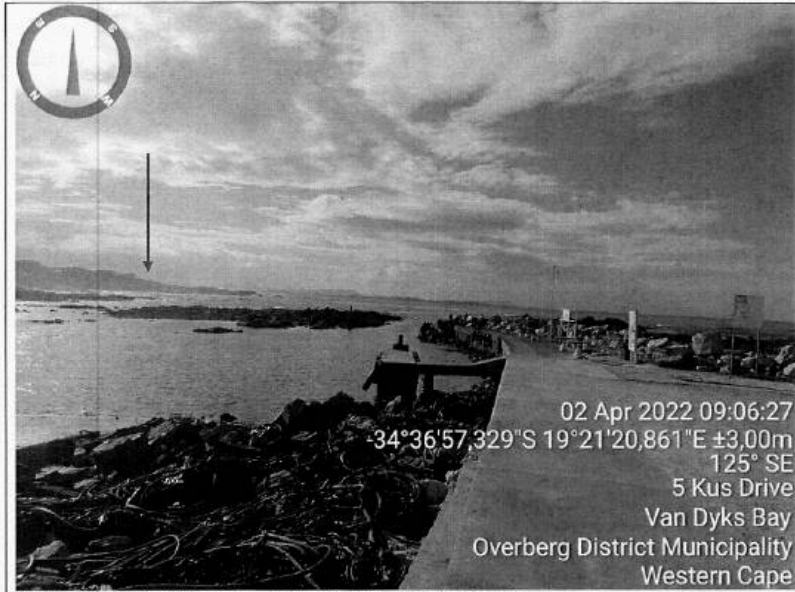


Figure 33: Photo Position 16 situated towards the west of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Figure 33 was taken two point six kilometres (2.6 km) towards the west of the proposed development at the Kleinbaai Harbour. The proposed development will not be visible from this vantage point given the undulating topography as can be observed within the background. The VAC is solely influenced by the undulating topography with a minimal contribution from the low vegetation cover and scattered built-up environment.

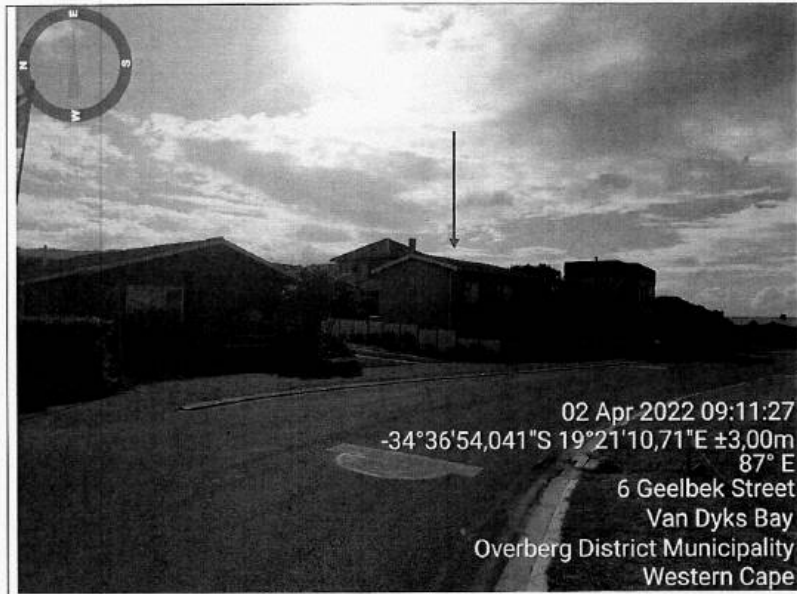


Figure 34: Photo Position 17 situated towards the west of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Photo Position 17 was taken two point nine kilometres (2.9 km) towards the west of the proposed development from the Great White House Restaurant. No visual impact will occur from Photo Position 17 given the high VAC of the study area. The high VAC is a result of the built-up environment as can be observed within the foreground.



Figure 35: Photo Position 18 situated towards the southwest of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Figure 35 was taken seven point seven kilometres (7.7 km) towards the southwest of the proposed development at the entrance to the Danger Point Lighthouse. No visual impact will occur from Photo Position 18 due to the distance between the proposed development and the observer. Furthermore, no visual impact will occur due to the undulating topography of the study area. Vegetation cover will play a minor role in the restriction of the visual impact.



Figure 36: Photo Position 19 situated towards the west of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Figure 36 was taken four point nine kilometres (4.9 km) towards the west of the proposed development adjacent to the Afrikanos Restaurant. The proposed development will not be visible from this vantage point given the distance between the proposed development and the observer. The study area from this vantage point will have a high VAC due to the undulating topography of the study area as can be observed within the background.

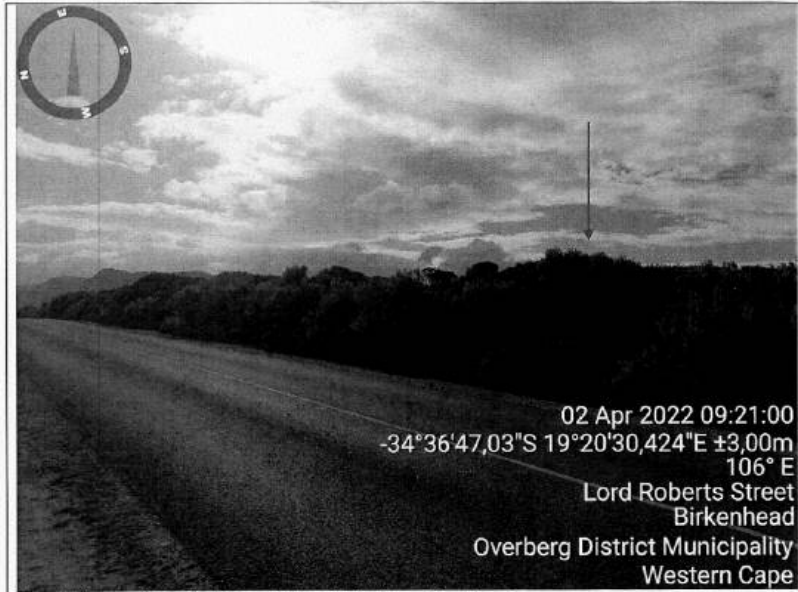


Figure 37: Photo Position 20 situated towards the west of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Photo Position 20 was taken three point eight kilometres (3.8 km) towards the west of the proposed development adjacent to the Romansbaai Beach and Fynbos Estate. No visual impact will occur from Photo Position 20 due to the dense vegetation cover coupled with the undulating topography of the study area as can be observed within the foreground. Given the aforementioned the study area will have a high VAC from Photo Position 20.



Figure 38: Photo Position 21 situated towards the west of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Photo Position 21 was taken three point two kilometres (3.2 km) towards the west of the proposed development adjacent to the African Penguin and Seabird Sanctuary. The proposed development will not be visible from Photo Position 21 given the high VAC of the study area. The VAC is predominantly influenced by the undulating topography as can be observed within the background. Although it can be described as dwarf, the vegetation cover does contribute to the VAC of the study area.



Figure 39: Photo Position 22 situated towards the northwest of the Proposed Development.

Visual Exposure of the Area	Low Visual Exposure
Visual Absorption Capacity	Moderate VAC
Landscape Integrity	High Compatibility
Visibility	Low Visual Impact

Figure 39 was taken one point eight kilometres (1.8 km) towards the northwest of the proposed development along the R43. The top of the mast will be visible from Photo Position 22; however, it must be noted that the visual impact will be temporary as motorists will only traverse through the area. A moderate VAC is assigned as the undulating topography of the study area does absorb the visual impact to some degree. Both the lattice and the monopole mast will have a low visual impact as only the antennas will be visible.



Figure 40: Photo Position 23 situated towards the northeast of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Figure 40 was taken two and a half kilometres (2.5 km) towards the northeast of the proposed development adjacent to Johnny's Party Pub along the R43. No visual impact will occur from Photo Position 23 due to the dense vegetation cover as can be observed within the background, coupled with the scattered built-up environment.

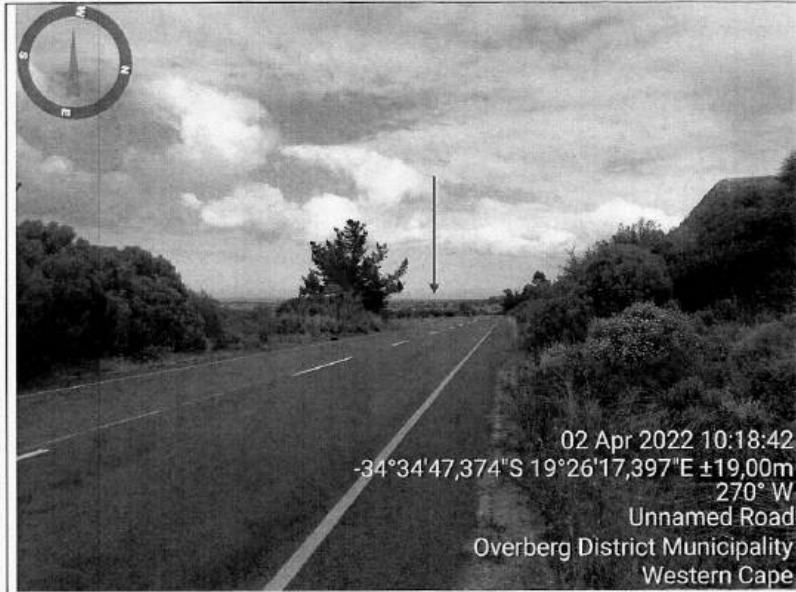


Figure 41: Photo Position 24 situated towards the northeast of the Proposed Development.

Visual Exposure of the Area	Low Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	Low Visual Impact

Photo Position 24 was taken five point eight kilometres (5.8 km) towards the northeast of the proposed development on the road leading to Bredasdorp adjacent to the Strandkloof Caravan Park. A low visual impact will occur from Photo Position 24 as the observer will be situated at a higher elevation than the proposed development. The visual impact will be low due to the distance between the proposed development and the observer coupled with the high VAC of the study area. The VAC is predominantly influenced by the dense vegetation cover as can be observed within the fore- and back-ground. The lattice mast will have a higher landscape compatibility as it will allow visibility of the background.

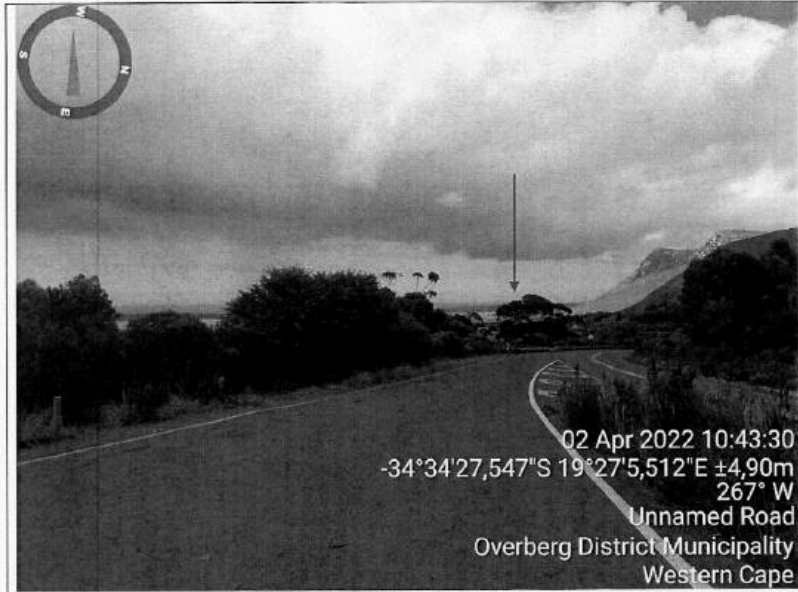


Figure 42: Photo Position 25 situated towards the northeast of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Figure 42 was taken seven point four kilometres (7.4 km) towards the northeast of the proposed development along the road leading to Bredasdorp. The proposed development will not be visible from Photo Position 25 given the high VAC of the study area which is a direct result of the dense vegetation cover as can be observed within the foreground. The VAC is furthermore influenced by the distance between the proposed development and the observer.



Figure 43: Photo Position 26 situated towards the northeast of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Photo Position 26 was taken twelve point six kilometres (12.6 km) towards the northeast of the proposed development adjacent to the Brown Dog Nature Retreat and Fynbos Reserve. No visual impact will occur from Photo Position 26 as the observer will be situated at a higher elevation than the proposed development. The VAC is furthermore influenced by the dense vegetation cover as can be observed within the foreground and the undulating topography as can be observed within the background.



Figure 44: Photo Position 27 situated towards the northeast of the Proposed Development.

Visual Exposure of the Area	No Visual Exposure
Visual Absorption Capacity	High VAC
Landscape Integrity	High Compatibility
Visibility	No Visual Impact

Figure 44 was taken twelve point one kilometres (12.1 km) towards the northeast of the proposed development to Rusthof Accommodation along the road leading to Bredasdorp. The proposed development will not be visible from this vantage point due to the distance between the proposed development and the observer coupled with the undulating topography as can be observed within the background.



Figure 45: Photo Position 28 situated towards the northwest of the Proposed Development.

Visual Exposure of the Area	High Visual Exposure
Visual Absorption Capacity	Low VAC
Landscape Integrity	Low Compatibility
Visibility	High Visual Impact

Photo Position 28 was taken eight hundred and twenty-seven metres (827 m) towards the northwest of the proposed development along Dyer Street. A High visual impact will occur from Photo Position 28 due to the short distance between the proposed development and the observer. Due to the short distance, the mast will be clearly distinguishable and as such will have a low landscape compatibility. It must be noted that a lattice mast will have a higher landscape compatibility than the monopole mast illustrated within Figure 45. A low VAC has been assigned as the base of the mast is absorb by the built-up environment as evident within the foreground.



## 16 VISUAL IMPACT ASSESSMENT: IMPACT RATING METHODOLOGY

The previous section outlines all areas visible from the Franskraal Mast (viewshed analysis). This section will attempt to quantify these potential visual impacts in their respective geographical locations and in terms of the identified issues related to the visual impact. The methodology for the assessment of potential visual impacts states the nature of the potential visual impact (e.g. the visual impact on individuals who travel along the R43, Dyer Street, Road leading to Bredasdorp, Lord Roberts Street, Rossouw Street, Naude Street, Veal Street and Marais Street as well as those residing within and visiting the project extent) and includes a table quantifying the potential significance of visual impact according to the following criteria:

- Duration of the impact (time scale);
- Extent of the impact (spatial scale);
- Magnitude (or nature) of negative or positive impacts;
- Probability of the impact occurring;
- Cumulative Impacts; and the,
- Degree to which the impact can be mitigated.

The scales to be used to assess these variables and to define the rating categories are tabulated in the tables below.

Table 7: Evaluation components, ranking scales and descriptions (criteria).

Evaluation component	Ranking scale and description (criteria)
<b>DURATION</b>	5 – <b>Permanent</b> : Where time will not mitigate the visual impact. 4 - <b>Long term</b> : Impact might occur for the lifespan of the project. 3 - <b>Medium term</b> : Impact might occur for the duration for screening vegetation to mature. 2 - <b>Short term</b> : Impact might occur for the duration of the construction phase. 1 - <b>Immediate</b>
<b>EXTENT</b> (or spatial scale / Influence of impact)	5 - <b>International</b> : Affecting areas across international boundaries. 4 - <b>National</b> : Affecting large parts of the country. 3 - <b>Regional</b> : Affecting a larger metropolitan or regional area. 2 - <b>Local</b> : Limited to the immediate surroundings. 1 - <b>Site-specific</b> : Extending only as far as the activity. 0 - <b>None</b>
<b>INTENSITY</b> Magnitude of the Impact on views, scenic or cultural resources	5 - <b>Definite</b> where scenic and cultural resources are definitely affected. 4 - <b>High</b> where scenic and cultural resources are significantly affected. 3 - <b>Moderate</b> where visual and scenic resources are affected to a limited extent. 2 - <b>Low</b> where visual and scenic resources are not affected. 1 - <b>Very low</b> the proposed development will not be visible.
<b>PROBABILITY</b> (of occurrence)	5 - <b>Definite</b> : Where time will not mitigate the visual impact. 4 – <b>Long Term Probability</b> : Lifespan of the project. 3 - <b>Medium probability</b> : Duration for screening vegetation to mature. 2 - <b>Low probability</b> : Screening vegetation matured and development has a high Landscape Compatibility. 1 – <b>Short Term</b> : Duration of the construction phase.

Evaluation component	Ranking scale and description (criteria)
CUMULATIVE Impacts	<p><b>High:</b> The activity is one of several similar past, present or future activities in the same geographical area, and might contribute to a very significant combined impact on the natural, cultural, and/or socio-economic resources of local, regional or national concern.</p> <p><b>Medium:</b> The activity is one of a few similar past, present or future activities in the same geographical area, and might have a combined impact of moderate significance on the natural, cultural, and/or socio-economic resources of local, regional or national concern.</p> <p><b>Low:</b> The activity is localised and might have a negligible cumulative impact.</p> <p><b>None:</b> No cumulative impact on the environment.</p>

Once the evaluation components have been ranked for each potential impact, the significance of each potential impact will be assessed (or calculated) using the following formula:

$$SP \text{ (Significance Points)} = (\text{Duration} + \text{Extent} + \text{Intensity}) \times \text{Probability}$$

The maximum value is 75 significance points (SP). The unmitigated and mitigated scenarios for each potential environmental impact should be rated as per the table below.

Table 8: Definition of significance ratings (positive and negative).

Significance Points	Environmental Significance	Description
60 – 75	Very High (VH)	An impact of very high significance will mean that the project cannot proceed, and that impacts are irreversible, regardless of available mitigation options.
45 – 59	High (H)	An impact of high significance which could influence a decision about whether or not to proceed with the proposed project, regardless of available mitigation options.
30 – 44	Medium-high (MH)	If left unmanaged, an impact of medium-high significance could influence a decision about whether or not to proceed with a proposed project. Mitigation options should be relooked.
15 – 29	Medium (M)	If left unmanaged, an impact of moderate significance could influence a decision about whether or not to proceed with a proposed project.
0 – 14	Low (L)	An impact of low is likely to contribute to positive decisions about whether or not to proceed with the project. It will have little real effect and is unlikely to have an influence on project design or alternative motivation.
+	Positive impact (+)	A positive impact is likely to result in a positive consequence/effect and is likely to contribute to positive decisions about whether or not to proceed with the project.

## 17 VISUAL IMPACT ASSESSMENT

The primary visual impacts of the proposed Franskraal Mast are further assessed as follow:

**17.1 POTENTIAL VISUAL IMPACT ON SENSITIVE VISUAL RECEPTORS, LOCATED WITHIN A 10 KM RADIUS OF THE FRANSKRAAL MAST.**

The Operational Phase of the Franskraal Mast could have a moderate-high visual impact (significance rating= 48) on observers within a two-kilometre (2 km) radius.

Table 9: Impact Ratings of the Construction Phase within a 5 km radius.

Planning, design and construction phase	Design Alternative 1		Design Alternative 2		No-Go Alternative
	Before Mitigation	After Mitigation	Before Mitigation	After Mitigation	
<b>POTENTIAL VISUAL IMPACTS:</b>					
<b>Nature of impact:</b> Impact on the sense of place for surrounding users.	Activity: The movement of construction vehicles, machinery and personnel on site shall result in a visual impact on surrounding users. Furthermore to this, the storage of materials and excavation shall result in disturbance and an unsightly character.				
<b>Duration:</b>	2		2		-
<b>Extent:</b>	2		2		-
<b>Intensity:</b>	2		2		-
<b>Probability:</b>	1		1		-
<b>Total SP:</b>	6		6		-
<b>Significance rating:</b>	Low (L)		Low (L)		-
<b>Cumulative impact:</b>	-		-		-
<b>Proposed Mitigation:</b>	<ul style="list-style-type: none"> <li>• Access roads are to be kept clean;</li> <li>• Site offices and structures should be limited to one location and carefully situated to reduce visual intrusions; Roofs should be grey and non-reflective;</li> <li>• Construction camps as well as development areas should be screened with netting;</li> <li>• Lights within the construction camp should face directly down (angle of 90°);</li> <li>• Vegetation clearance should be limited to the development footprint only;</li> <li>• Litter should be strictly controlled, as the spread thereof through wind could have a very negative visual impact;</li> <li>• All areas disturbed by construction activities must be subject to landscaping and rehabilitation;</li> <li>• All spoil and waste will be disposed to a registered waste site and certificates of disposal provided;</li> <li>• The project must be timed so that rehabilitation can take place at the optimal time for vegetation establishment;</li> <li>• Litter should be strictly controlled, as the spread thereof through wind could have a very negative visual impact;</li> </ul>				



Planning, design and construction phase	Design Alternative 1		Design Alternative 2		No-Go Alternative
	Before Mitigation	After Mitigation	Before Mitigation	After Mitigation	
	<ul style="list-style-type: none"> <li>Signage, if essential, should be discrete and confined to entrance gates. No corporate or advertising signage should be permitted.</li> <li>Avoid shiny materials in structures. Where possible shiny metal structures should be darkened or screened to prevent glare; and,</li> <li>Mitigation of visual impacts associated with the construction phase would entail proper planning, management and rehabilitation of the construction site. Mitigation measures include the following:                             <ul style="list-style-type: none"> <li>Reduce the time of construction through careful planning of logistics and ensure the productive implementation of resources;</li> <li>Limit disturbance of the environment to the development footprint; and,</li> <li>Limit construction activities to business hours (07:00 – 17:00).</li> </ul> </li> </ul>				

Table 10: Impact ratings of the Operational Phase within a 2 km radius.

Operational Phase	Design Alternative 1	Design Alternative 2	No-Go Alternative
<b>POTENTIAL VISUAL IMPACTS:</b>			
<b>Nature of impact:</b> Impact on the sense of place for surrounding users.	<b>Activity:</b> The development of the Franskraal Mast can cause a visual intrusion to observers within a two-kilometre (2 km) radius from the proposed development.		
<b>Duration:</b>	5	5	5
<b>Extent:</b>	2	2	0
<b>Intensity:</b>	4	4	0
<b>Probability:</b>	4	4	5
<b>Total SP:</b>	44	44	25
<b>Significance rating:</b>	Moderate-High	Moderate-High	P (+)
<b>Cumulative impact:</b>	-	-	-

No construction phase impacts are associated with the no-go alternative thus no assessment has been undertaken.



Operational Phase	Design Alternative 1	Design Alternative 2	No-Go Alternative
	<ul style="list-style-type: none"> <li>Avoid shiny materials in structures. Where possible shiny metal structures should be darkened or screened to prevent glare;</li> <li>Mitigation to minimise lighting impacts include the following:                             <ul style="list-style-type: none"> <li>Shielding the sources of light by physical barriers (walls, vegetation or structures itself);</li> <li>Limit mounting heights of lighting fixtures, or alternatively using foot-lights or bollard (level lights);</li> <li>Make use of downward directional lighting fixtures;</li> <li>Make use of minimum lumen or wattage in lights;</li> </ul> </li> <li>The navigation light at the top of the mast must be shielded to prevent disturbance to adjacent landowners; and,</li> <li>Use motion sensors to activate lighting ensuring light is available when needed.</li> </ul>	<ul style="list-style-type: none"> <li>Due to the height of the mast, the Lattice Mast must be painted red and white;</li> <li>Rehabilitation and Post-closure measures:                             <ul style="list-style-type: none"> <li>All above-ground structures should be removed, safely disposed of or possibly recycled for use elsewhere; and,</li> <li>The affected area should be regarded to pre-development topographic conditions, unless the area is required for new specific uses.</li> </ul> </li> </ul>	N/A
<b>Proposed Mitigation:</b>			

Table 11: Impact Ratings of the Operational Phase within a 5 km radius.

Operational Phase	Design Alternative 1	Design Alternative 2	No-Go Alternative
<b>POTENTIAL VISUAL IMPACTS:</b>			
<b>Nature of impact:</b> Impact on the sense of place for surrounding users.	Activity: The development of the Franskraal Mast can cause a visual intrusion to observers within a five-kilometre (5 km) radius from the proposed development.		
<b>Duration:</b>	1	1	5
<b>Extent:</b>	0	0	0



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Operational Phase	Design Alternative 1	Design Alternative 2	No-Go Alternative
Intensity:	1	1	0
Probability:	1	1	5
Total SP:	2	2	25
Significance rating:	Low (L)	Low (L)	P (+)
Cumulative impact:	-	-	-
Proposed Mitigation:	<ul style="list-style-type: none"> <li>Please refer to Mitigation Measures listed above.</li> </ul>		

Table 12: Impact Ratings of the Operational Phase within a 10 km radius.

Operational Phase	Design Alternative 1	Design Alternative 2	No-Go Alternative
<b>POTENTIAL VISUAL IMPACTS:</b>			
<b>Nature of impact:</b> Impact on the sense of place for surrounding users.	<b>Activity:</b> The development of the Franskraal Mast can cause a visual intrusion to observers within a ten-kilometre (10 km) radius from the proposed development.		
<b>Duration:</b>	3	3	5
<b>Extent:</b>	2	2	0
<b>Intensity:</b>	2	3	0
<b>Probability:</b>	2	2	5
<b>Total SP:</b>	14	16	25
<b>Significance rating:</b>	Low (L)	Moderate (M)	P (+)
<b>Cumulative impact:</b>	-	-	-
<b>Proposed Mitigation:</b>	<ul style="list-style-type: none"> <li>Please refer to Mitigation Measures listed above.</li> </ul>		

Table 13: Impact Ratings of the Operational Phase within a 15 km radius.

Operational Phase	Design Alternative 1	Design Alternative 2	No-Go Alternative
<b>POTENTIAL VISUAL IMPACTS:</b>			
<b>Nature of impact:</b> Impact on the sense of place for surrounding users.	<b>Activity:</b> The development of the Franskraal Mast can cause a visual intrusion to observers within a fifteen-kilometre (15 km) radius from the proposed development.		
No construction phase impacts are associated with the no-go alternative thus no assessment has been undertaken.			

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Operational Phase	Design Alternative 1	Design Alternative 2	No-Go Alternative
Duration:	1	1	5
Extent:	0	0	0
Intensity:	1	1	0
Probability:	1	1	5
Total SP:	2	2	25
Significance rating:	Low (L)	Low (L)	P (+)
Cumulative impact:	-	-	-
Proposed Mitigation:	Please refer to Mitigation Measures listed above.		
			N/A

## 18 CONCLUSION AND RECOMMENDATIONS

The proposed development will be highly visible over the first two hundred and eighty-five metres (285 m) from where the visual impact will be permanent as the study area constitutes of residential dwellings. Places of interest within the aforementioned radius include the Kleinbaai Strand which is situated two hundred and sixty-eight metres (268 m) towards the south, the Franskraal Sports Club situated one hundred and twenty-one metres towards the northwest and the Walkerbay Guest House situated one hundred and thirty-eight metres (138 m) towards the southwest of the proposed development. No visual impact will occur towards the west of the proposed development due to the high VAC of the study area which is predominantly influenced by the undulating topography of the study area coupled with the built-up environment. Within the short distance zone the proposed development will be highly visible from Dyer Street situated three hundred and eighty-seven metres (387 m) towards the northwest of the proposed development from where the visual impact will be temporary as motorists will only traverse through the study area.

The proposed development will be moderately visible along Seaview Drive up to Photo Position 10 from where the visual impact will be temporary to motorists; however, it will be permanent to the seafront residents. It must be noted that the residents situated behind the seafront residents will not experience a visual impact due to the built-up environment. Towards the north a low visual impact will occur from the R43 as the top of the mast will be visible from this vantage point; however, a low visual impact is assigned as the proposed development will not be situated within the direct line of sight of motorist; furthermore, more than three quarters (3/4) of the mast won't be visible due to the moderate VAC of the study area. Within the short distance zone a lattice-mast will have a lower visual impact than that of a monopole mast especially as distance between the observer and the proposed development increases.

Within the medium to long-distance zone the only visual impact will occur from the Strandkloof Caravan Park and the Bredasdorp Road situated five point eight kilometres (5.8 km) towards the northeast of the proposed development. Photo Position 24 (Figure 41) clearly illustrates the observers' observations. A low visual impact is assigned due to the distance between the proposed development and the observer, coupled with the high VAC of the study area. It must be noted that no visual impact will occur within the short to medium zone nor within the long-distance zone.

The visual impact is already occurring due to the existing monopole mast on site and as such this VIA had to determine whether the replacement of the monopole mast with a lattice mast would result in a higher visual impact. It can be concluded that a lattice mast will have a lower visual impact than that of a monopole mast especially as distance between the proposed development and the observer increases. A lower visual impact will occur as the lattice mast allows visibility of the backdrop and as such the visual exposure is not as concentrated as with a monopole mast. From a visual perspective the replacement of the monopole mast can proceed as a lower visual impact is expected.

### Construction Phase:

- Access roads are to be kept clean;
- Site offices and structures should be limited to one location and carefully situated to reduce visual intrusions; Roofs should be grey and non-reflective;

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- Construction camps as well as development areas should be screened with netting;
- Lights within the construction camp should face directly down (angle of 90°);
- Vegetation clearance should be limited to the development footprint only;
- Litter should be strictly controlled, as the spread thereof through wind could have a very negative visual impact;
- All areas disturbed by construction activities must be subject to landscaping and rehabilitation;
- All spoil and waste will be disposed to a registered waste site and certificates of disposal provided;
- The project must be timed so that rehabilitation can take place at the optimal time for vegetation establishment;
- Litter should be strictly controlled, as the spread thereof through wind could have a very negative visual impact;
- Signage, if essential, should be discrete and confined to entrance gates. No corporate or advertising signage should be permitted.
- Avoid shiny materials in structures. Where possible shiny metal structures should be darkened or screened to prevent glare; and,
- Mitigation of visual impacts associated with the construction phase would entail proper planning, management and rehabilitation of the construction site. Mitigation measures include the following:
  - Reduce the time of construction through careful planning of logistics and ensure the productive implementation of resources;
  - Limit disturbance of the environment to the development footprint; and,
  - Limit construction activities to business hours (07:00 – 17:00).

**Operation Phase:**

- Avoid shiny materials in structures. Where possible shiny metal structures should be darkened or screened to prevent glare;
- Mitigation to minimise lighting impacts include the following:
  - Shielding the sources of light by physical barriers (walls, vegetation or structures itself);
  - Limit mounting heights of lighting fixtures, or alternatively using foot-lights or bollard level lights);
  - Make use of downward directional lighting fixtures;
  - Make use of minimum lumen or wattage in lights;
  - The navigation light at the top of the mast must be shielded to prevent disturbance to adjacent landowners; and,
  - Use motion sensors to activate lighting ensuring light is available when needed.
- Due to the height of the mast, the Lattice Mast must be painted red and white;
- Rehabilitation and Post-closure measures:
  - All above-ground structures should be removed, safely disposed of or possibly recycled for use elsewhere; and,
  - The affected area should be regarded to pre-development topographic conditions, unless the area is required for new specific uses.

**19 REFERENCES**

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21. SITE PHOTOGRAPHS

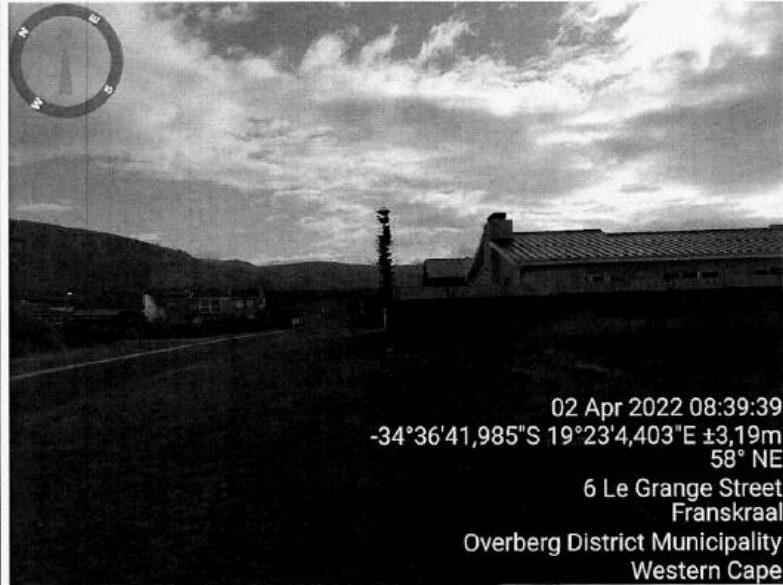


Figure 47: Northern View from the Site

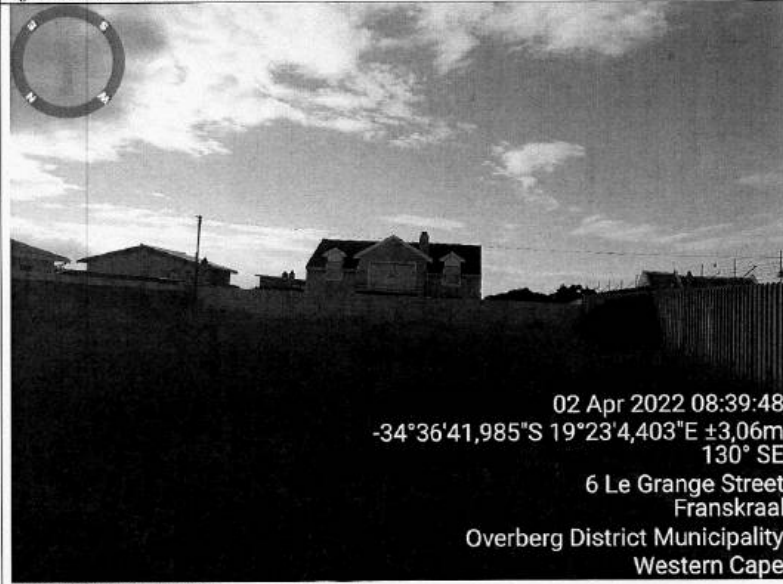


Figure 48: Eastern View of the Site.

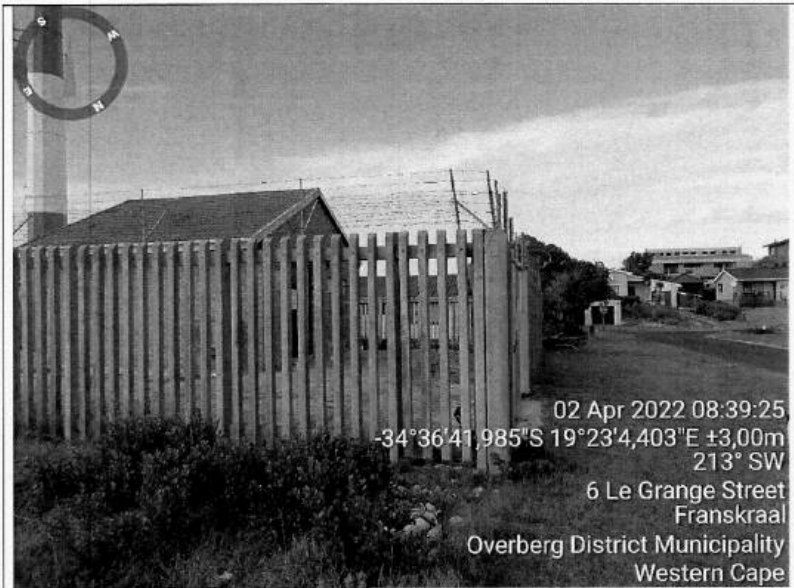


Figure 49: Southern View of the Site.

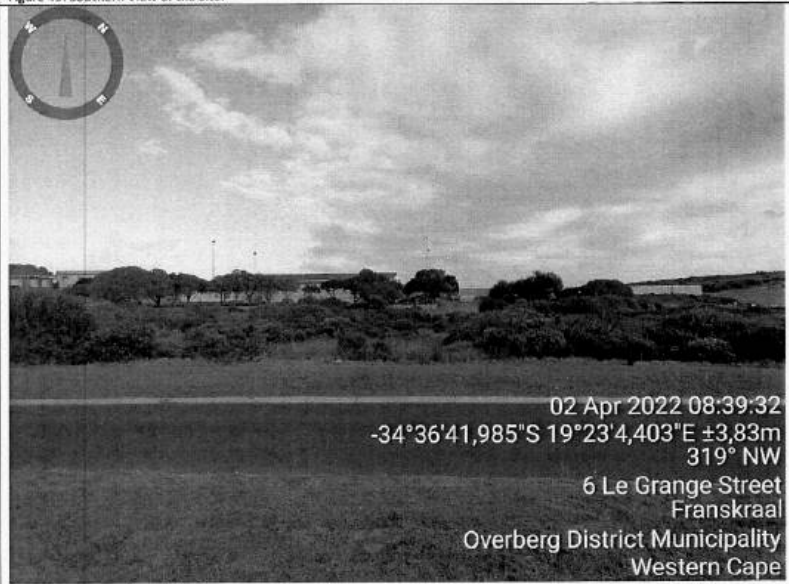


Figure 50: Western View of the Site.