4.3
REMAINDER ERF 9935, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS WARREN PETTERSON ON BEHALF OF HERMANUS GOLF CLUB

9935 HEC (3801/2021)
P Roux **(028) 313 8900** **Hermanus Administration**
14 October 2024

1. EXECUTIVE SUMMARY

An application in terms of the Overstrand Municipality Amendment By-Law on Municipal Land use Planning, 2020 (By-Law) has been received on 06 September 2021 (final version received on 12 August 2022) from Messrs Warren Petterson Planning on behalf of Vodacom on Erf 9935, Hermanus for the following:

- **Consent use** in terms of Section 16(2)(o) the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to erect a telecommunication apparatus/tower of 35m on the property.

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.

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

The erf measures 1012800m² (101.28ha) in extent and is developed as Hermanus Golf Course which have been established since 2006 and has been operated sustainably and successfully for the past 18 plus years.

The application is to add a telecommunication apparatus/tower of 35m to the property.

4. SUMMARY OF APPLICANT'S MOTIVATION

THE MOTIVATION CAN BE SUMMARIZED AS FOLLOWS:

- The property is located in Eastcliff, Hermanus in a predominant residential area, with open spaces to the west and residential erven to the north, west and south.
- Application is made to construct a 35m high transmission apparatus on the property.
- The transmission apparatus will be situated on the north side of the golf course and next to Fernkloof drive. Fernkloof drive will be used for the construction of the transmission apparatus and thereafter the maintenance thereof.
- The property an existing transmission tower which is situated on the western side of the golf course, the new proposed transmission tower will be situated on the north eastern side of the golf course.
- A tree monopole is proposed and due to the surrounding trees a 35m high tower is proposed.

- Two alternative sites were identified namely Erf 1950 and Erf 5333. The proposed development of the sites would cause severe visual impact for road users and surrounding property owners. Therefore, the current sight was identified and was considered to have the least visual impact and allow the mast to blend in with the surrounding area.
- The total footprint of the proposed application is 80m² which will include the mast base and proposed equipment containers. The main purpose of the proposed transmission apparatus is to provide better service delivery and coverage for MTN, Telkom and Vodacom. There are currently no other towers within a 500 to 1km radius.
- The yard to where equipment will be located will be levelled with a small retaining wall. Further the area will be screened with natural planting and spekbome. The containers will be planted green in order to have less visual impact.
- 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 is to redevelop the existing site which will be the same owner.
- 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.
- The all services will be obtained on site.
- The proposal is in line with the principles of the SDF 2020 to improve urban efficiency and enhance connectivity.
- The area identified has limited coverage from the service providers and therefore there is a need for more cellular coverage.
- 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**
Local newspaper	**Yes**	18 November 2022	13 January 2023
Registered Notices	**Yes**	18 November 2022	13 January 2023
Internal Departments	**Yes**	18 November 2022	13 January 2023
Ward councillor	**Yes**	18 November 2022	13 January 2023
Total comments	**ONE (late objection)**		
Total letters of support	**ONE**		
Was public participation undertaken in accordance with Section 46 - 50 of the By-law on Municipal Land Use Planning?			**Yes**

Was the application processed correctly (if no, elaborate below):	**Yes**
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA? (can be elaborated further below)	**Yes**
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.	**N/A**

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

Name	Date received	Summary of comments
Building Department	18/112022	No objection. The building plan application must comply with all applicable law including Environmental Legislation in regard cell towers
Property Administration	21/11/2022	It was a condition to the Deed of Sale that the property be used exclusively for the purpose of promoting and encouraging playing of the game of golf. The condition was however not registered against the title deed of the property and therefore we have no further comment.
Local Heritage	08/12/2022	Supported.
Waste Management	25/11/2022	No objection.
Fire Department	01/12/2022	No objection.
Engineering Services	30/11/2022	No comment.
Department of Environmental Affairs and Development Planning: *Environmental*	17/01/2023	No listed activities.
Environmental Section	22/11/2022	No objection recieved.

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

One letters of support was received within the objection/comment period:

- SJ and AB Pretorius

One letter of objection was received after the objection/comment period:

- A Smit

The support letter and late objection letter is attached as Annexure D. The late objection is summarised below, followed by the town planners' response.

POINTS OF OBJECTION

The objection raised two concerns. The first concern was that the proposed position of the tower would make it very visible, and it should be moved between the existing trees. The objector also states that they did not receive a notice of the application.

Response from town and spatial planning

The application was duly advertised in the local newspaper and registered letters were also sent out to the local residents. The Hillside Village Homeowners Association was also informed of the application.

The visual impact of the tower will be considered during the evaluation of the application.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

See Paragraph 7 above.

9. MUNICIPAL ASSESSMENT OF COMMENTS

COMMENT FORM PROPERTY ADMINISTRATION

It was a condition to the Deed of Sale that the property be used exclusively for the purpose of promoting and encouraging playing of the game of golf. The condition was however not registered against the title deed of the property and therefore we have no further comment.

Response from town and spatial planning

The comment is noted. It should also be noted that that the majority of land uses and structures on the property is relating to the practising of outdoor sport, however there is an existing transmission apparatus on the western side of the property and therefore the condition of sale was not adhered to. This being stated the zoning of the property and its primary use as per the zoning limits the use of the property. Therefore, there are sufficient control over the use of the property and to protect the character of the area.

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 tower will be placed in an area which is currently under serviced 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.

Efficiency

Existing land will be used to allow for more effective cellulare coverage.

Spatial Resilience

The application is in line with spatial planning policies and allow 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 is 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 not contain restrictive conditions.

10.8 Existing and proposed zoning comparisons and considerations

The Overstrand Land Use Scheme Regulations provide for telecommunication installations as a consent use on properties which are zoned Open Space Zone 3: Private Open Space.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

12. THE DESIRABILITY OF THE PROPOSAL

The property on which the the transmission apparatus (TA) is proposed to be located is Erf 9935 Eastcliff, which is the Hermanus Golf course. The property is zoned as Open Space Zone 3: Private Open Space and is developed primarily as a golf course. The existing infrastructure on the property aid the functioning of the golf course except for an existing TA which is situated on the western side of the golf course and more centralised place.

As stated earlier, the Overstrand Land Use Scheme Regulations provide for telecommunication installations as a consent use on properties which are zoned Open Space Zone 3: Private Open Space. In terms of the zoning there are no land use parameters and therefore prior to the approval of any building plans or engineering services, the municipality must determine the development parameters that apply. This will only be done should the application be approved.

The application is made for a TA with the following dimensions:

- A tree monopole is proposed and due to the surrounding trees a 35m high tower is proposed.
- A base footprint of 80m² with 4x equipment containers.
- Microwave dishes attached to the mast.

As per the SDP submitted it is proposed that the TA is placed next to the road which links Hermanus Heights with Fernkloof (a portion of Eastcliff), the road is known as Fernkloof Drive. A 0m building line is therefore proposed. The base footprint will be screened with local flora or spekbome. The applicant motivated that no road users will be impacted by the proposal, nor will any infrastructure be negatively affected.

Visual Impact Assessment (VIA)

A VIA was submitted, and it concluded that the proposal will be moderately compatible with the environment and the impact on views will be moderate to low with the duration of the impact being long term. The areas mostly affected by the proposed mast is local areas which includes residents and users of Theron Street, Contour Road, a section of Fir Avenue, users of golf course, residents of Fernkloof Village Private Estate and trail users within Fernkloof.

Several mitigation measures were proposed by the VIA which included the planting of additional trees (on the golf course and in neighbourhoods), using muted and matt finishes on materials, Clearvu fencing and preferably no lights. Although the proposed mitigation measures are noted, no clear indication was provided by the applicant or the management of the golf course whether they agree to the planting of additional trees, specifically in areas which do not form part of the golf course. Furthermore, the residents of the neighbourhoods would have to be notified whether they agree to having additional trees planted. Considering the VIA the opinion is held that little to no mitigation measures can be provided to users of Fernkloof Drive. It was suggested by the municipal town- and spatial planner to move the mast between the existing trees however, this was not opted for, and the proposal rather opted to place the mast on the edge of the boundary next to the road. Further, there are a few irregularities regarding the VIA which must be noted. Figures 2 and 9 refer to site 3 which was the location of the proposed site prior to the amendment of the motivation, in addition to this the VIA indicates that there is an existing TA which will be replaced on the proposed one. The Town and Spatial Planning Department is unaware of an existing TA at this location and no prior land use approval was made for the existing TA.

From what is noted from the VIA the application cannot be supported due to the following:

- The impact of the proposed TA cannot be mitigated unless there is agreements in place by the relevant stakeholders in order to allow for the planting of additional trees. The stakeholders include residents of the affected neighbourhoods, Golf Course Committee, Fernkloof Advisory Board and the Municipality's Environmental Section.
- Figure 2 and 9 refer to site 3 which was the location of the proposed site prior to the amendment of the motivation.
- The application does not address the existing illegal TA on the eastern side of the golf course which will be replaced on the proposed one.
- The area in which the TA will be located is in the Protected Area Buffer and Ecological Corridor as per the EMOZ and planting of additional vegetation will not be permitted without the input from Fernkloof Advisory Board and the Municipality's Environmental Section.
- The statement of the VIA is not fully agreed with as the proposed TA will have a high impact on the road users of Fernkloof Drive and select property owners.

Characteristics of the area

Although it can be agreed with the applicant and the VIA that a tree mast would be less noticeable from the surrounding area, the topography and type of trees should also be considered. Any disguise of a TA as a tree must be done in such a manner that it blends in with the natural planting in the area and the indigenous flora. The location where the TA is proposed to be situated does not have large trees and is only planted with dense shrubs and fynbos. A 35m 'tree' will therefore not be in line with the characteristics of the area site. The municipality did advice the applicant to locate the structure between existing trees, but this approach was not followed.

Alternative sites and infrastructure

The applicant adequately provided alternative sites which were investigated prior to the submission of the application. The two alternative sites are both business zoned sites and located at the circle of Voëlklip. The sites are not adequately situated in terms of a visual impact for the adjoining neighbourhoods and road users.

It is agreed that the service is required in terms of network coverage however the placement and design of the mast should have been more carefully planned.

Environmental Management Overlay Zone

The location proposed is situated within the EMOZ (Environmental Management Overlay Zone). The area identified is firstly a buffer area between the golf course and the nature reserve, secondly it acts as an ecological corridor which links the Fernkloof Nature Reserve with the coastline. Development in these Overlay Zones should be carefully considered and if the application is approved an Environmental Management Plan should be requested in order to ensure that the proposed development does not have a negative impact on the environment.

Conclusion

Given the aforementioned the proposed location of the transmission apparatus is not desirable for the specific site.

13. RECOMMENDATION

1. that the comments be noted;

2. 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 9935, Hermanus, for consent use in order to erect a telecommunication apparatus/tower of 35m, **not be approved**, in terms of the provisions of Section 61 of the By-Law;

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

4. that the commenters be informed of the above decision in terms of Section 78 of the By-Law.

14. REASONS FOR RECOMMENDATION

- The impact of the proposed TA cannot be mitigated unless there are agreements in place by the relevant stakeholders in order to allow for the planting of additional trees. The stakeholders include residents of the affected neighbourhoods, Golf Course Committee, Fernkloof Advisory Board and the Municipality's Environmental Section.
- The statement of the VIA is not fully agreed with as the proposed TA will have a high impact on the road users of Fernkloof Drive and adjacent property owners.

- A 35m high tree mast is not in line with the characteristics of the proposed location.
- Figure 2 and 9 refer of the VIA and figure 13 of the motivation erroneously refer to the wrong placement of site 3, this was the location of the proposed site prior to the amendment of the motivation.
- The application does not address the existing TA on the eastern side of the golf course, as depicted in the VIA, which will be replaced on the proposed one.
- The area in which the TA will be located is in the Protected Area Buffer and Ecological Corridor as per the EMOZ any development in this area must be carefully considered in order not to have an impact on the functioning of natural environment.
- There are alternative locations which will provide better visual screening and integration with the natural environment while also being located outside of the overlay zones.

15. ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Site Development Plan
Annexure D:	Comment received
Annexure E:	Visual Impact Assessment

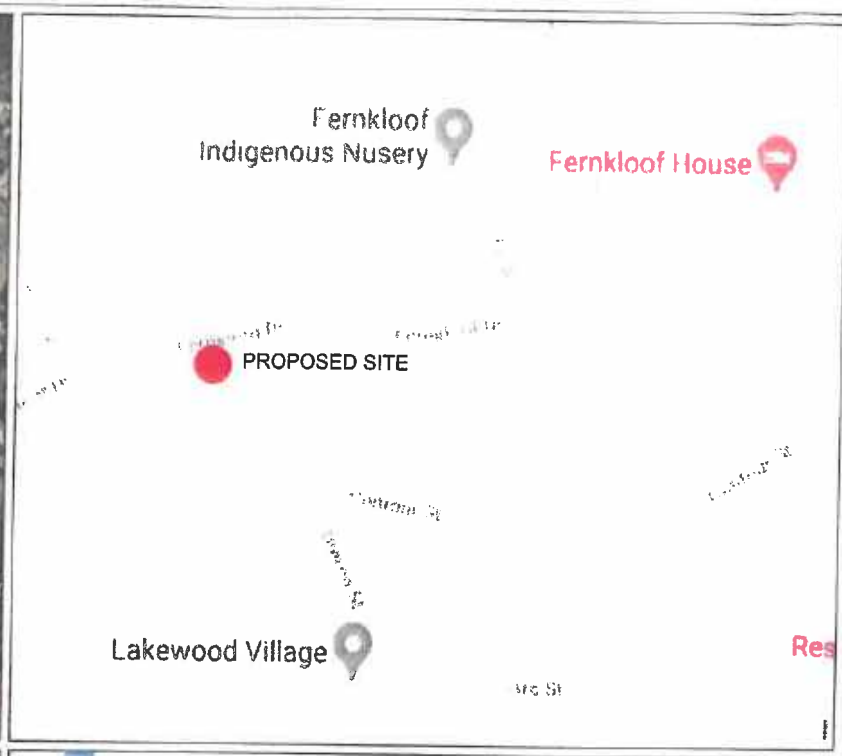
SIGNATURES

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:	_____



Aerial Map

Locality Map

vodacom

VC TOWER SITE ID:
BS 0159235

VC TOWER SITE NAME:
FERNKLOOF HERMANUS

PROPERTY DESCRIPTION:
ERF 9935 HERMANUS

ADDRESS:
FERNKLOOF DRIVE, EASTCLIFF, HERMANUS

CO-ORDINATES:	ELEVATION:
Lat:-34.400254° Long:19.262940°	55m

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Matrix Building, Bridgeway,
Century City, Cape Town
Po Box 152,
Century City,
7446

PROJECT:
PROPOSED NEW VODACOM 35m TREE TYPE MONOPOLE MAST WITH 10m X 8m BASE STATION

APPROVED MAST:
35m TREE TYPE MONOPOLE MAST

NOTES:
A) NEW 35m TREE TYPE MONOPOLE MAST
B) CUSTOM BASE STATION
C) 2.4m STEEL PALISADE FENCE
D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
E) BASE STATION: CHIP STONE SURFACE

MUNISIPALITEIT OVERSTRAND
13 MAY 2022
TOWN PLANNING

DATE	DESCRIPTION	REVISION
08-06-2021	1st Issue	A
13-05-2022	2nd Issue	B

DRAWING NUMBER: -
SHEET: 1 OF 2

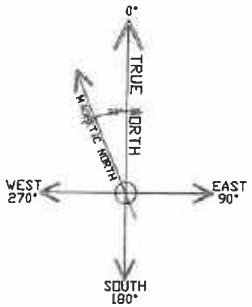
DRAWING TITLE: LOCALITY MAP

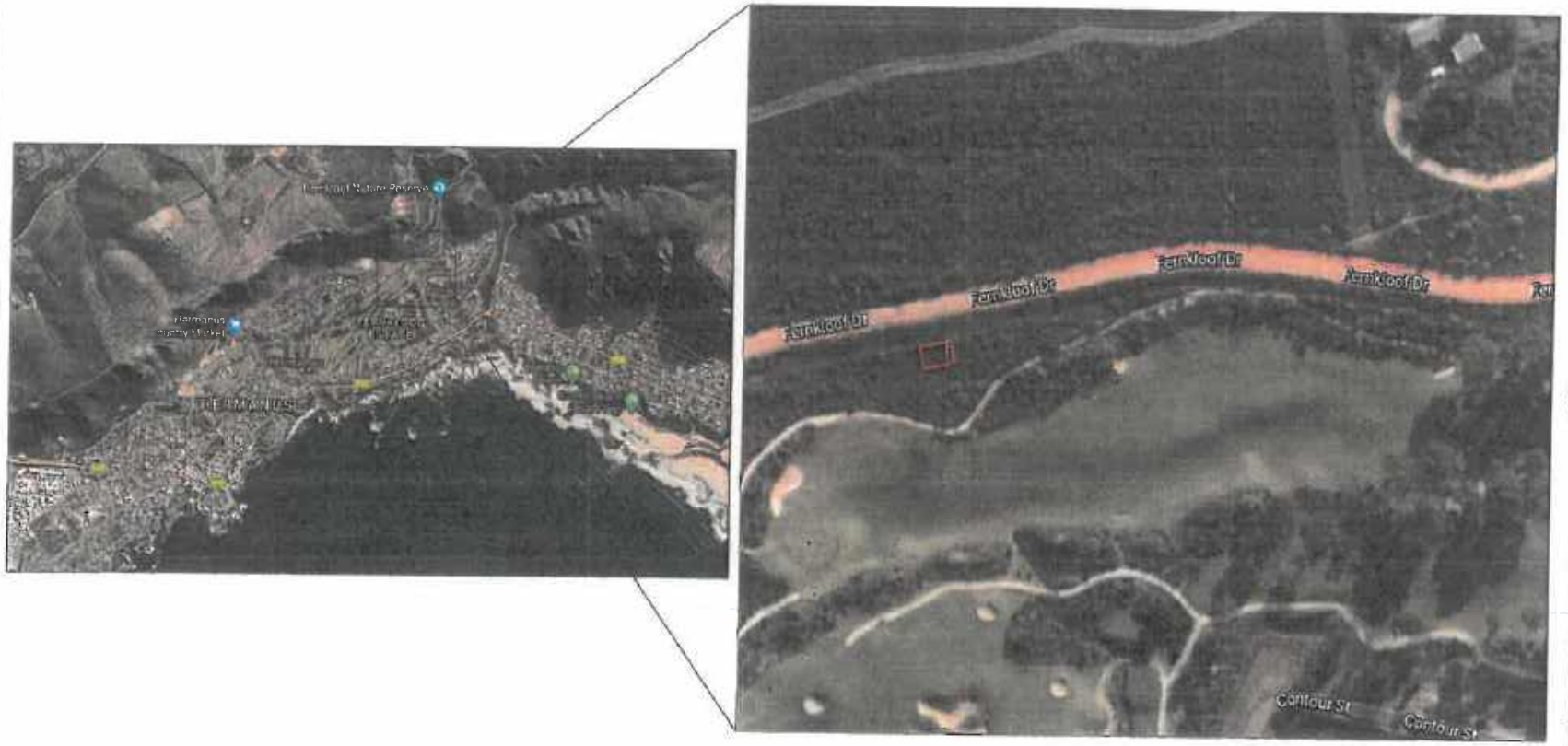
DRAWN: R. CHIPPS
SCALE: NTS

DATE: 2021-05-13
REVISION: B

149

ANNEXURE A 1/2





NOTES

MUNISIPALITEIT OVERSTRAND
13 MAY 2022
TOWN PLANNING
U-MASIPALA MUNICIPALITY

APPROVED PROPOSAL	
PROPERTY MANAGEMENT	DATE:.....
INSTALLATIONS	DATE:.....
RADIO PLANNING	DATE:.....

REFERENCE DRAWINGS	
3494-D-002	SITE PLAN
3494-D-004	TOP VIEW
3494-D-005	ELEVATIONS
3494-D-006	PUBLIC SAFETY LAYOUT
3494-D-007	PUBLIC SAFETY ELEVATIONS
3494-D-008	SITE DEVELOPMENT PLAN

REV	BY	DATE	DESCRIPTION	APPR'D
C	ACS	28/03/22	MOVED SITE	AP
B	ACS	15/11/21	ADDED SDP	AP
A	ACS	12/04/21	APPROVAL	AP

REVISIONS

DRAWN: ACS DATE: 28/03/22
CHEKD: AP DATE: 28/03/22
APPR: AP DATE: 28/03/22
MERLIN PROJECT No: 3494
CAD FILE No: 3494-D-001~C
SHT SIZE: A3 SCALE: NTS

Merlin
PROJECT SERVICES (PTY) LTD
ENGINEERS, PROJECT MANAGERS & CONTRACTORS:
P.O BOX 698
HOWARD PLACE – 7450
TEL: (021) 905 7165

CLIENT: vodacom

SITE ADDRESS: FERNKLOOF DR, HERMANUS, WESTERN CAPE

LATITUDE : -34.400254°
LONGITUDE : 19.262940°

SITE NAME: FERNKLOOF ESTATE (BS)

LOCALITY MAPS

DRAWING No: 3494-D-001

REV: C

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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

PROPERTY:	Remainder erf 9935, Hermanus (here after referred to as the application site)
CLIENT:	Vodacom
APPLICANT:	Warren Petterson Planning
OWNER:	Hermanus Golf Club
CONSENT USE	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
DEPARTURE	means a permanent departure or a temporary departure (has the meaning assigned to it by Planning Law)
RESTRICTIVE CONDITION	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
SURVEYOR-GENERAL	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

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

13 MAY 2022

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 erecting a 35m Transmission Apparatus.

A.2. DETAILS OF THE DEVELOPMENT AREA

Table 3 - Details of the Development Area

TITLE DEED DESCRIPTION	Remainder Erf 9935, Hermanus, Overstrand Municipality, Division of Caledon, Province of the Western Cape
TITLE DEED NUMBER	T38434/2007
PROPERTY SIZE (m^2)	101.2800Ha
CURRENT ZONING	Open Space Zone 3
OWNER OF PROPERTY	Hermanus Golf Club

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 a portion of land (Erf 9935 – RE). It is further surrounded by other erven in Hermanus East and the main road (R43) below.

13 MAY 2022

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Figure 1 - Location of the Proposed Transmission Apparatus on Erf 9935-RE

B.2. CURRENT LAND USE AND ZONING

Table 4 - Current land use and zoning

CURRENT LAND USE	The land is currently utilised for outdoor sports such as golf and contains vegetation gardens with some trees.
ZONING	Open Space Zone 3: Private Open Space

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B.3. SURROUNDING AREA

The proposed site is located on Erf 9935-RE which is accessible from the R43 turning onto Fir Ave and turning left onto Fernkloof Drive (small part of gravel road). Fernkloof Drive links with Fir Avenue which connects with the R43 (main road). The proposed TA will not impact the users of Fernkloof Drive that much. Fernkloof drive will only be used during construction time and when maintenance is needed, only once everything is approved by the municipality.

There is currently an existing 35m TA on Erf 9935-RE which can be found on the western part of the golf course. The new proposed TA is located on the eastern part of the golf course (See Figure 4 below) outside the municipal servitude area.

Suburbs/Towns near the property and within the surrounding area is Hermanus West which lies west. Fernkloof Estate is adjacent and within the surroundings of the Hermanus Golf Club. Hermanus East below the Fernkloof Nature Reserve is also nearby. The other towns are a bit further away such as Stanford which lies to the east of Hermanus East, Sandbaai and Zwelihle which lies west.

The surrounding land uses in the area of the proposed site are predominantly utilised for open space and residential zones in Hermanus East. Other land uses found in the surrounding area are Business Zone 3, Transport Zone 2, Open Space Zone 1 and 2, General Residential Zone 1: Single Residential: Town Housing and Community Zone 1 (See Figure 3 below).

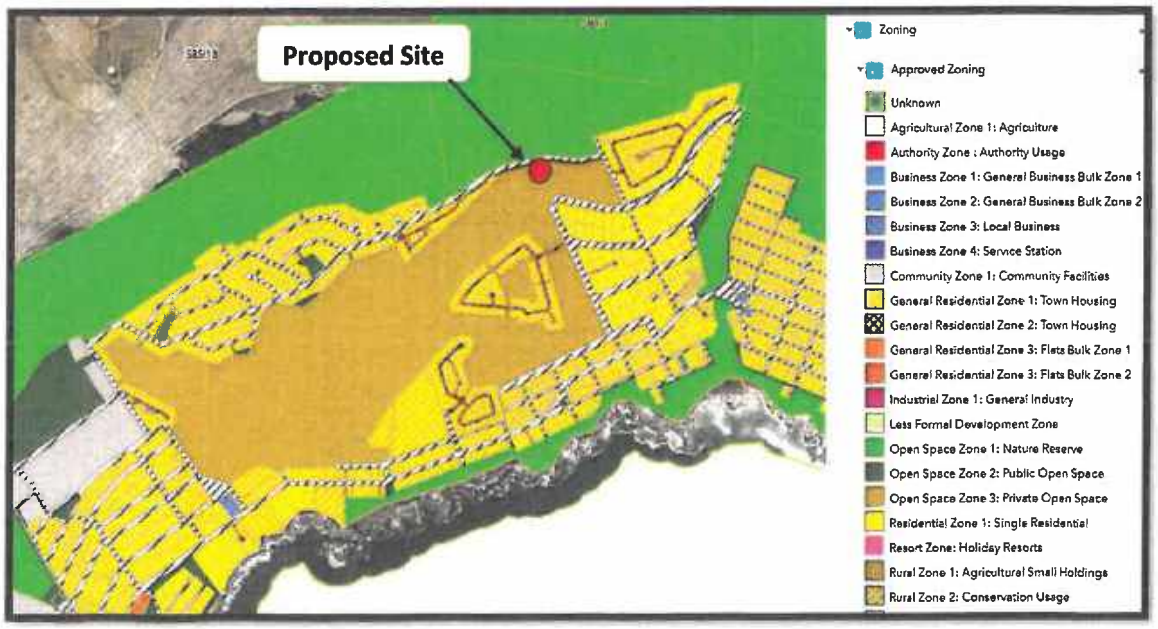

Figure 2 - Surrounding Land uses adjacent to the proposed site

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SECTION C: DEVELOPMENT PROPOSAL

C.1. APPLICATION SPECIFICATIONS

The client, Vodacom, wishes to apply for consent use in terms of Section 16 (2) (o) of the Overstrand Municipal Planning By-Law, 2020 in order to erect a 35m TA.

C.1.1 Development Concept

The application comprises the following proposed development parameters:

- ✓ A 35m Tree Type Monopole Mast (Transmission Apparatus)
- ✓ 3 x 3 - sector antennas attached to the mast,
- ✓ Microwave dishes attached to the mast, and
- ✓ 4 x Equipment containers, which will be locked at all times

The total area of the TA will be 80m², including the equipment containers. The main purpose of the proposed transmission apparatus is to improve the network coverage (3G and LTE services) for the various service providers (MTN, Vodacom, Cell C and Telkom Mobile). There are currently no other existing sites in Hermanus East/ Fernkloof within a 500m and 1km radius.

The location of the proposed TA is well situated on the golf course where the ground level is mostly flat while sloping. Therefore a small retainer wall of approximately 0.5m high will be used to level out the area of the transmission apparatus. The whole area of the TA will be covered in chip stone. For landscaping and screening purposes, well known flora from the Overstrand area could be used to plant around the proposed TA. Other suggestions will be proposed hedge around the fence. "Spekbome – Portulacaria afra" can also be planted around the proposed base station. The equipment units/container together with TA structure can be painted green, making this less visual. Please note that Fernkloof drive ground level is a bit higher than the ground level of the proposed TA. This will be included in more detailed drawings when submitting for building plan application after approval for the land use application by Overstrand Municipality.

C.2. UTILITY SERVICES

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

Access to the proposed TA will be obtained from Fernkloof drive which links with Fir Ave and Main Road (R43). All these roads forms a road network between all the erven in Hermanus East/Fernkloof.

13 MAY 2022

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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

	HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE?
Principle 7a: Spatial Justice	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.
Principle 7b: Spatial Sustainability	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.
Principle 7c: Spatial Efficiency	Spatial efficiency relates to the concept of minimum distance to be travelled between a specific location and intended destination. RBTS and TA 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.
Principle 7d: Spatial Resilience	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 TA will be a service that will always be necessary. In a state of crisis, communication plays an integral role in a societal environment.
Principle 7e: Good administration	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), 2006.

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.

Hermanus is divided into three parts known as Hermanus West, Hermanus Central and Hermanus East. The proposed transmission apparatus is on Erf 9935-RE Hermanus and falls under Hermanus East. Hermanus East is seen as "a dormitory town and comprises of higher income residential suburbs such as Voelklip, Fernkloof, Kwaaiwater and Hermanus Heights" (MSDF, 2020: 88).

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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 East/Fernkloof, poor network coverage (related to both voice and data) is experienced. Vodacom 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 demand.

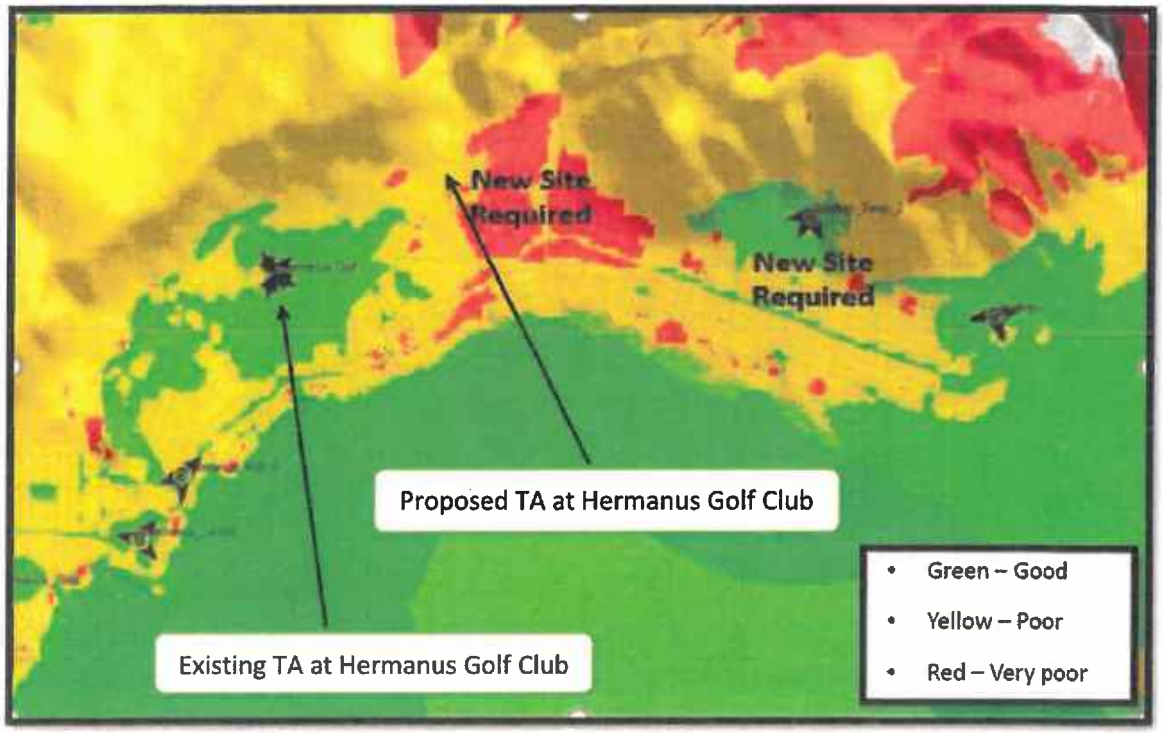

Figure 4 - Current Vodacom Coverage in Fernkloof

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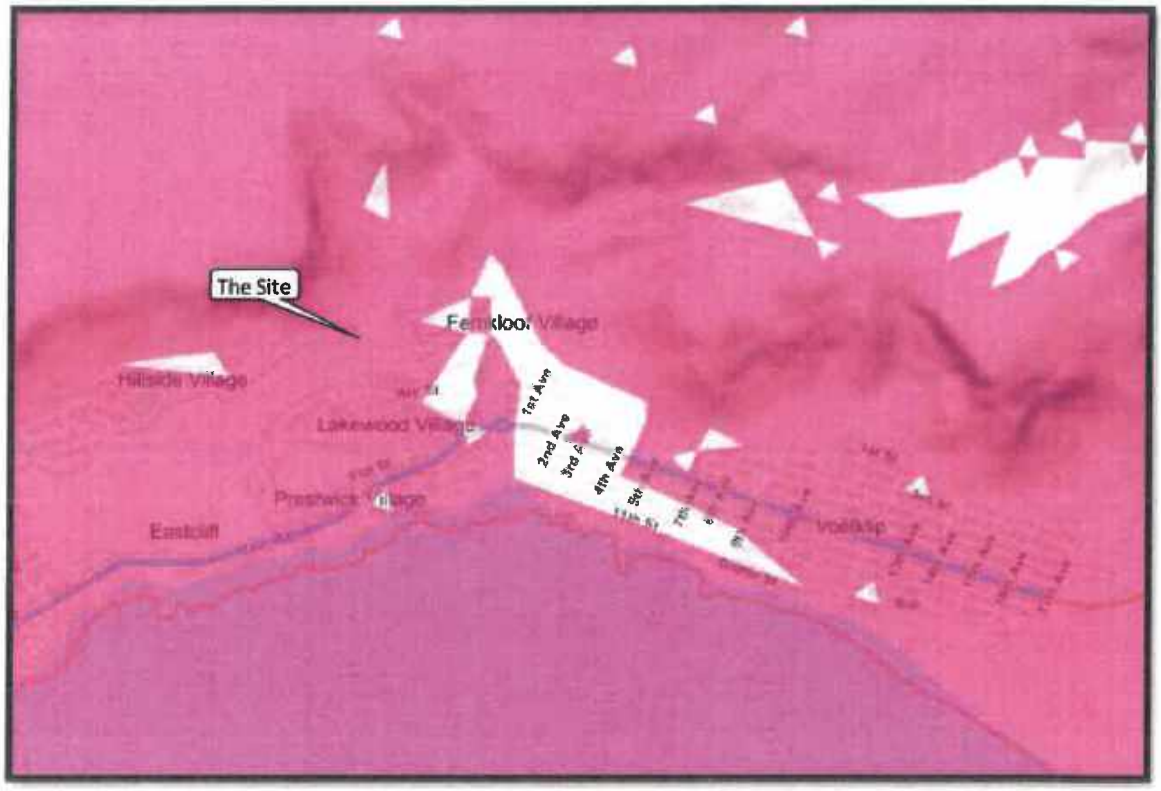

Figure 5 - Vodacom Network Coverage Map - LTE

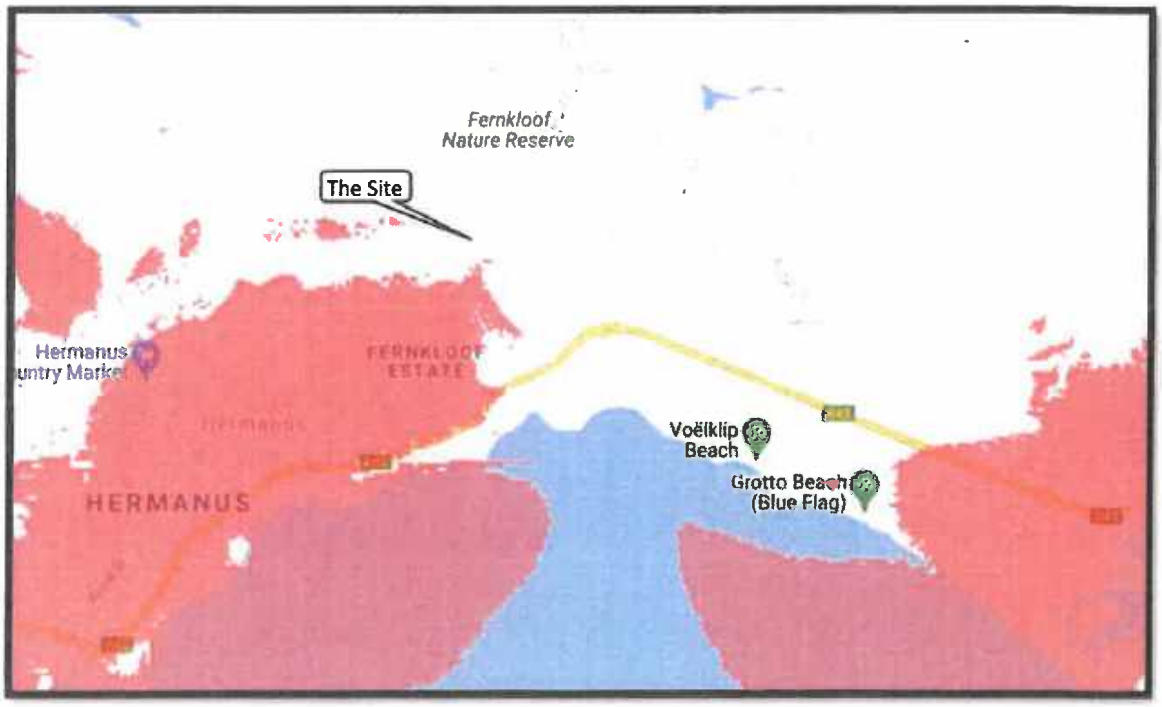

Figure 6 - MTN Network Coverage Map - Fixed LTE

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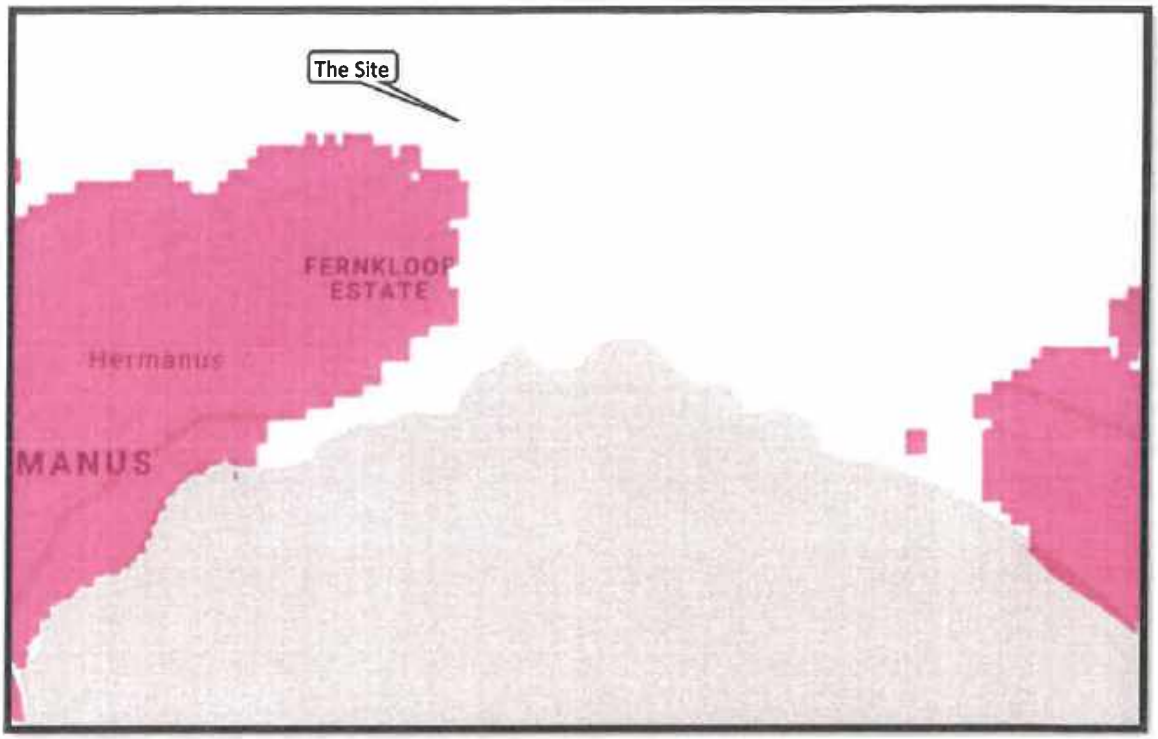

Figure 7 - Cell C Network Coverage Map - Fixed 4G/LTE

Figure 8 - Telkom Mobile Network Coverage Map - 3G

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Figure 5-8 illustrate the current LTE, Fixed LTE and 3G coverage in Hermanus East. It should be noted that these areas have very limited LTE, Fixed LTE and 3G coverage for certain service providers. Figure 4 illustrates the need for the proposed TA. This will increase the amount of coverage/capacity in this area. Figure 4 also indicates the existing TA on the western site of Erf 9935-RE which is approximately 1.1km away. Therefore the existing TA only covers the western and central part in and around the golf course.

The increase in network strength brought by the proposed TA 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 open space to residential zones. The proposed transmission apparatus will not interfere with the current use of the property and there are no negative impacts on the surrounding land uses and environment. There will be no impacts No trees need to be removed to build the transmission apparatus and no buildings with heritage value will be affected.

The proposed base station/ transmission apparatus is needed for the following reasons:

- Coverage + Capacity is needed due to that many people work from home during Covid-19 pandemic.
- Provides coverage for the residents situated east of the proposed transmission apparatus (Figure 4 + 5 above).
- Provides coverage to the existing road network.
- With the coverage maps provided above, other service providers can co-locate.
- Hermanus is a tourist attraction place and gets an influx of seasonal guests over festive seasons, meaning that there is demand for capacity in order to provide efficient coverage.
- The proposed tree type monopole TA is situated close by to support the capacity of the surrounding area and where coverage is needed.
- Due to elevation reasons and high surrounding trees a 35m mast is required in the end to provide efficient coverage while blending in with the surroundings (See superimposition images below).

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 9-11 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area. Cellular infrastructure explained:

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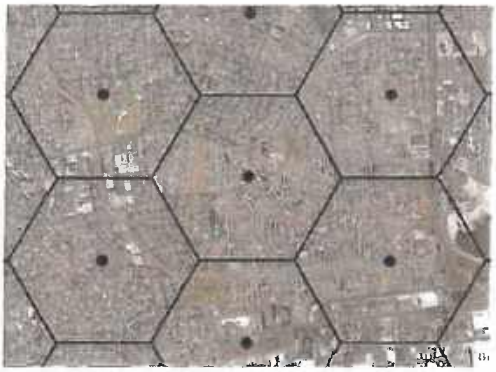

Figure 9 - Initial Coverage (Cell) provided by Telecommunication Base Stations

Figure 9 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).

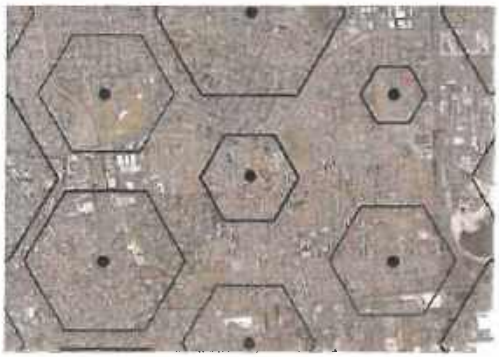

Figure 10 - Coverage decreases due to increase in network users - cell size decreases

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.

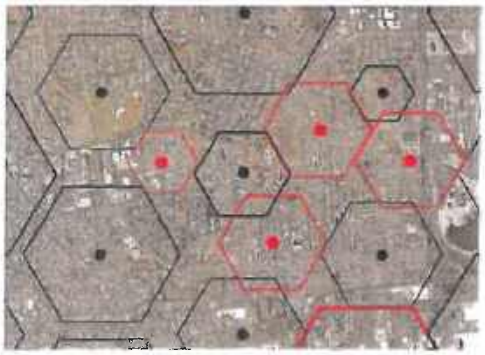

Figure 11 - Additional telecommunication base stations required to fill the gaps

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

Locations for telecommunication infrastructure are primarily chosen within areas where a need exists for coverage (refer to Figure 10-11).

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/ transmission apparatus. Distance away from existing base stations in the surrounding area is also an influencing factor.

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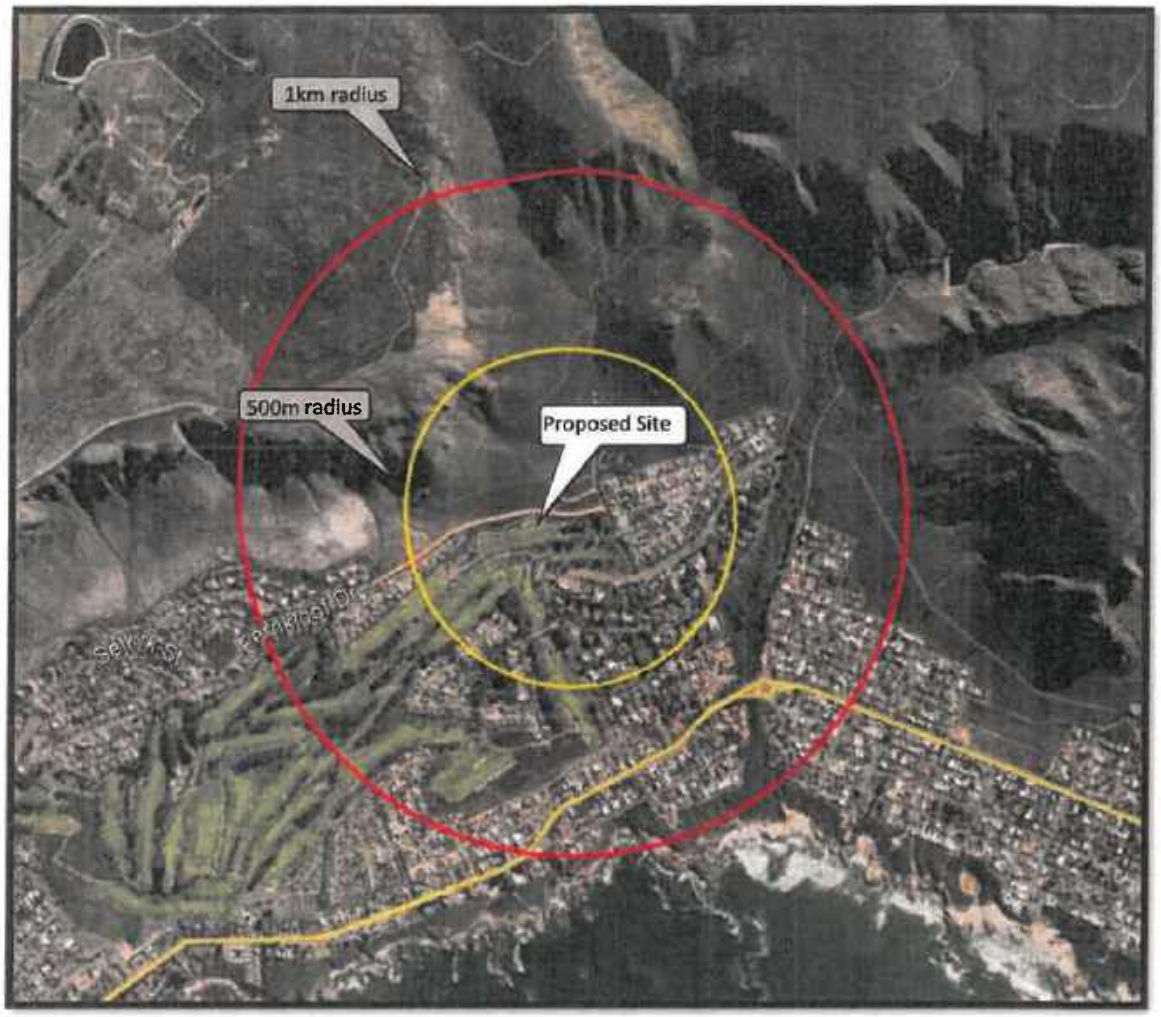

Figure 12 - No existing TA within a 500m and 1km radius

Considering the information in Figure 12 the need for the proposed TA is clear. There are existing TI to provide sufficient coverage.

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 land owner.

Alternative sites considered:

Option 1- Erf 1950 was considered as an alternative and is zoned Business Zone 3. However this alternative can work in terms of the zoning, but there will be severe visual impacts for a proposed 35m TA based on the R43 being a scenic drive. The elevation is also much lower than at the proposed site.

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Option 2- Erf 5333 is zoned Business Zone 3. This alternative will also have severe visual impact as it is adjacent to the main road (R43) which is scenic drive. The erf is also part of coastal strip Heritage Protection Overlay Zone.

Option 3- Remainder erf 9935 is zoned as Open Space Zone 3. This is the best alternative for the proposed TA. Visual impacts will be limited as the proposed TA will blend in with the surroundings and no residential properties is in close proximity (more than 50m away) from the proposed TA. No vegetation will be removed. The proposed TA will provide the needed coverage and capacity Hermanus East/ Fernkloof. The proposed TA can be used for co-location by other service providers (see coverage maps above).

Figure 13 - Alternatives considered

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E.2.3. Visual Impact

The proposed TA will create an opportunity for other service providers to co-locate, as other structures of this height are limited in this area. The proposed TA is policy compliant and reduces visual impact.

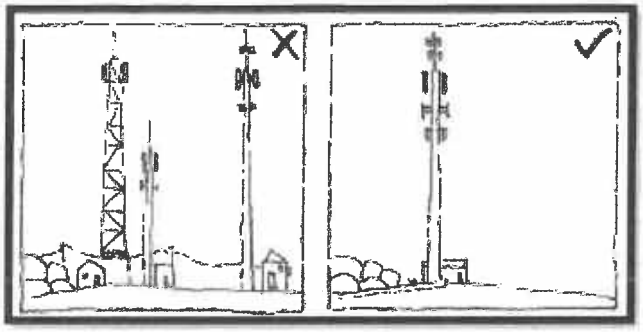

Figure 14 - Masts design to encourage co-location

Figure 15 - Superimposition of a Proposed Monopole Mast on Erf 9935-RE Hermanus (View from Theron Street)

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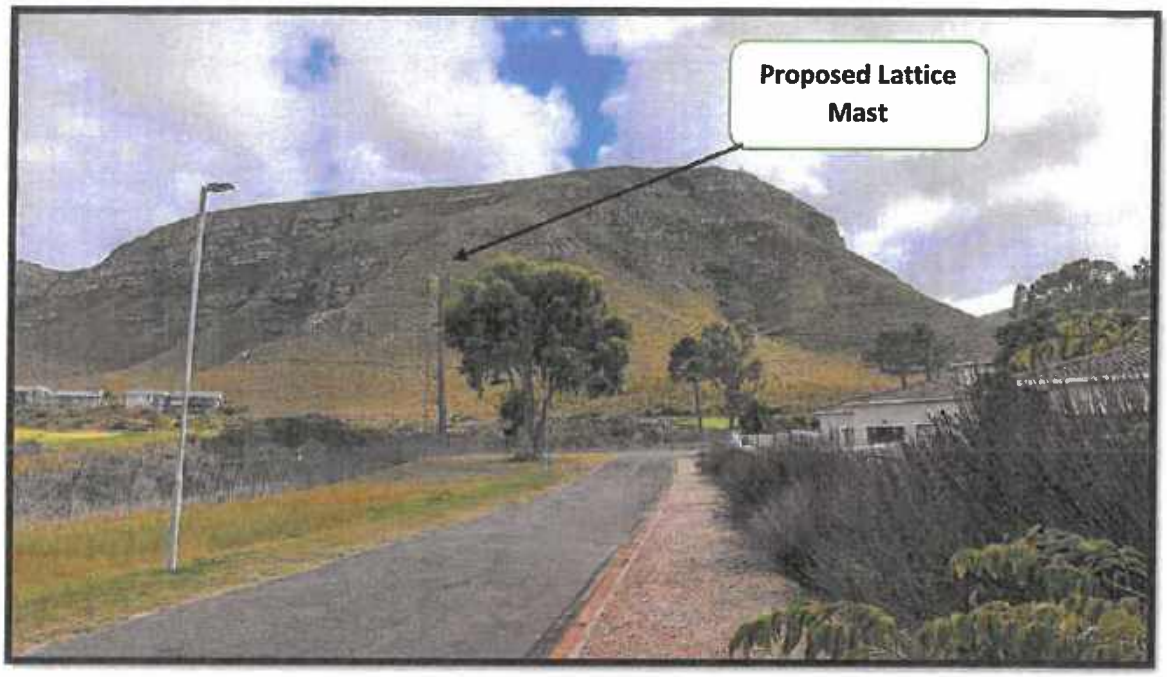

Figure 16 - Superimposition of a proposed Lattice Mast on Erf 9935-RE (View from Theron Street)

Figure 17 - Superimposition of a Proposed Tree Type Monopole Mast on Erf 9935-RE (View from Theron Street)

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Based on figure 15 – 17, showing three different mast designs on Erf 9935-RE Hermanus, we of opinion that the tree type monopole mast design will be the best solution. This is due that it will blend better in with the surrounding trees.

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 application in terms of the zoning scheme for a proposed TA on Remainder Erf 9935, Hermanus, 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 of Overstrand.

We trust that this application will meet your requirements and will receive your positive consideration.

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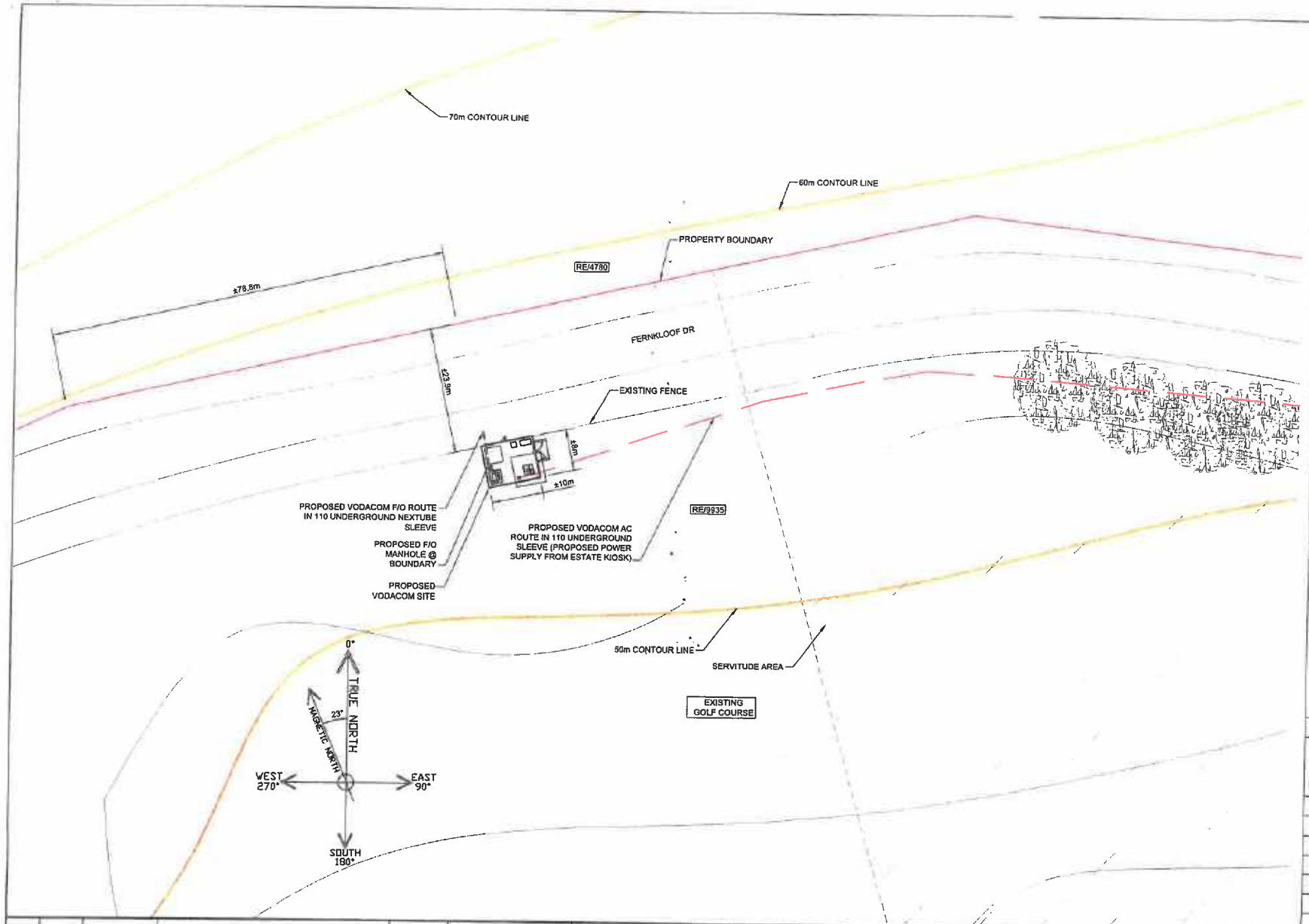

NOTES (Unless otherwise noted)

1.

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LEGEND

- EARTH
- 3 PHASE AC POWER
- RF TRANSMISSION
- MICROWAVE TRANSMISSION
- FIBRE OPTIC

APPROVED PROPOSAL	
PROPERTY MANAGEMENT	DATE:
INSTALLATIONS	DATE:
RADIO PLANNING	DATE:

REFERENCE DRAWINGS	
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3494-D-004	TOP VIEW
3494-D-005	ELEVATIONS
3494-D-006	PUBLIC SAFETY LAYOUT
3494-D-007	PUBLIC SAFETY ELEVATIONS
3494-D-008	SITE DEVELOPMENT PLAN

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C	ACS	28/03/22	MOVED SITE	AP
B	ACS	15/11/21	ADDED SDP	AP
A	ACS	12/04/21	APPROVAL	AP

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CAD FILE No: 3494-D-002~C
SHT SIZE: A3 SCALE: 1:750

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SITE ADDRESS: FERNKLOOF DR, HERMANUS, WESTERN CAPE

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LONGITUDE : 19.262940°

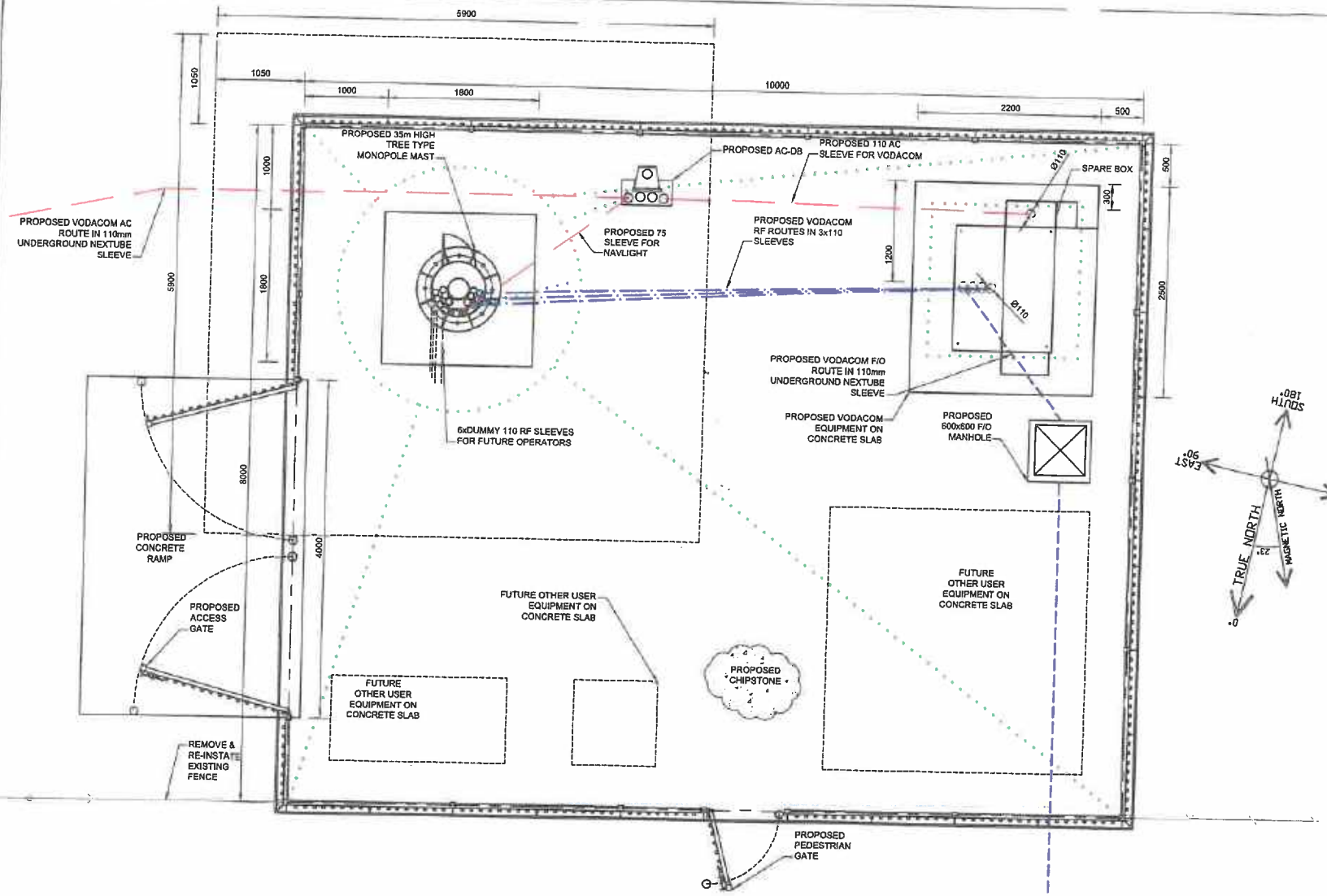
SITE NAME: FERNKLOOF ESTATE (BS)

SITE PLAN

DRAWING No: 3494-D-002

REV: C

ANNEXURE C 1/7



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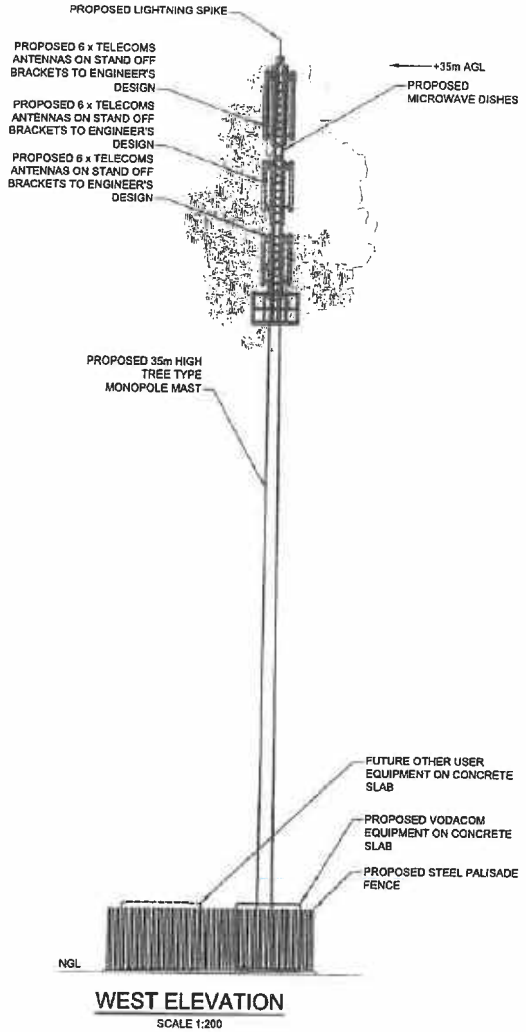

WEST ELEVATION
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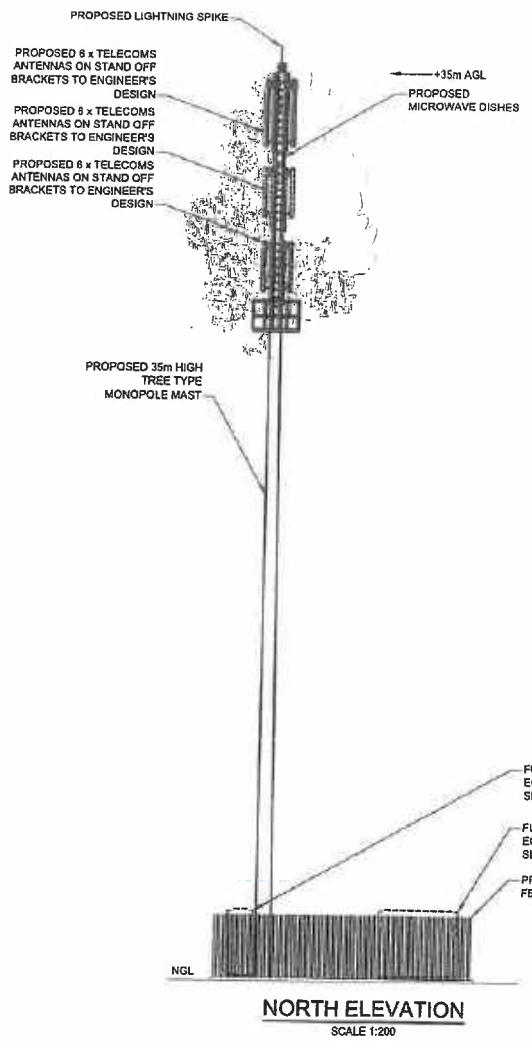

NORTH ELEVATION
SCALE 1:200

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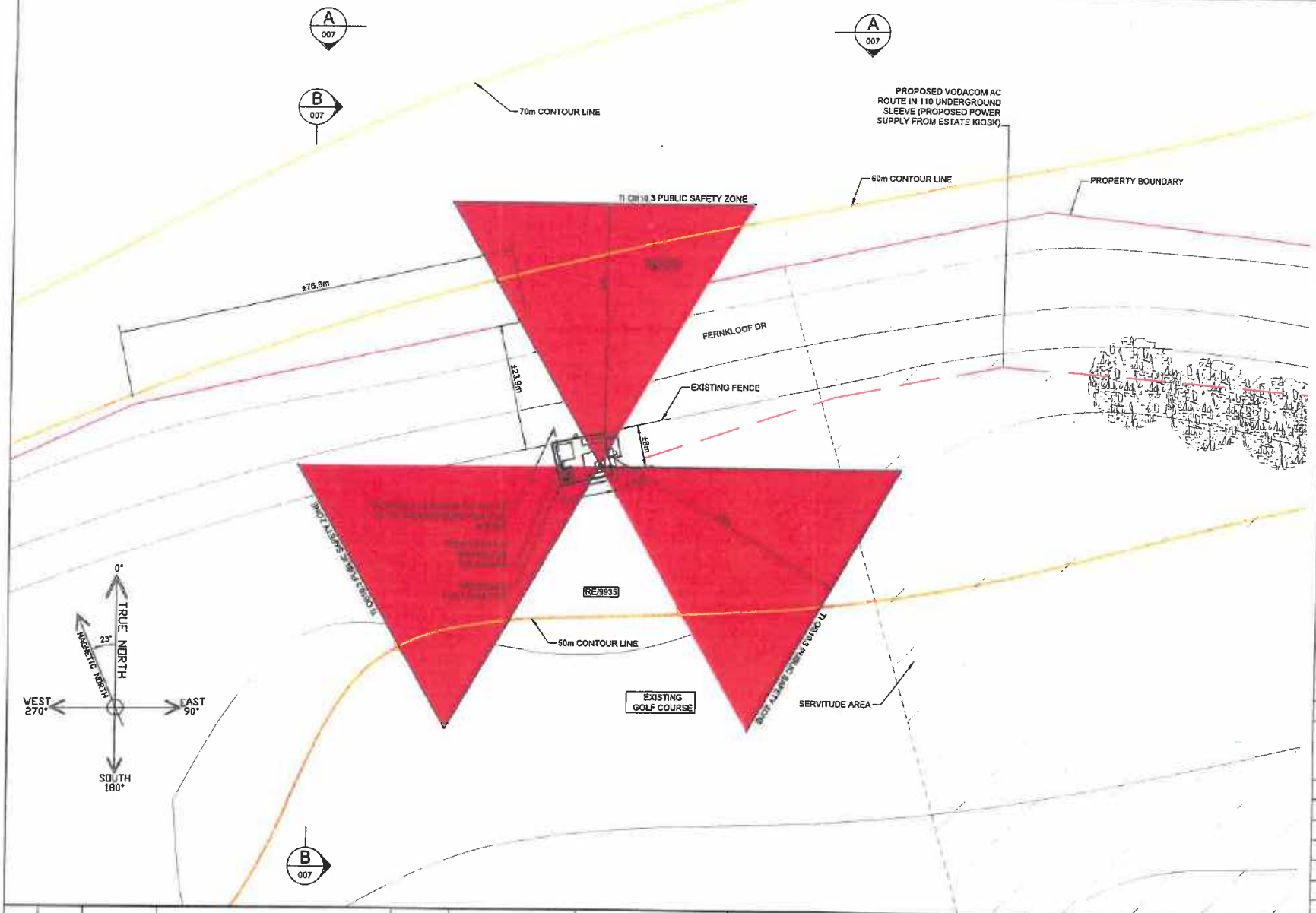

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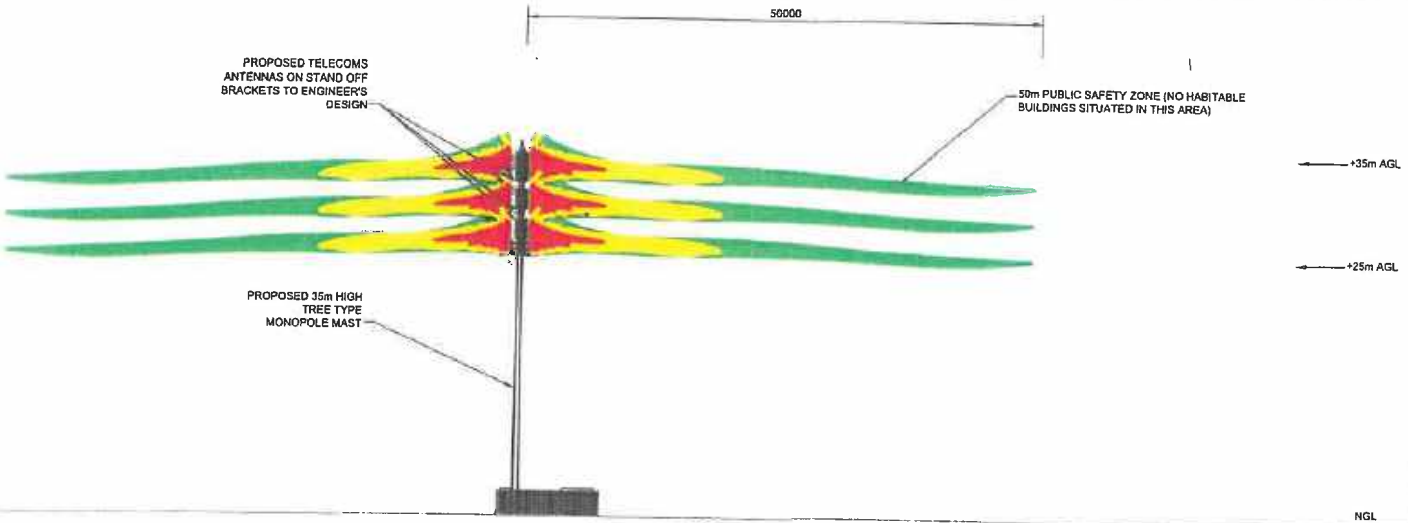
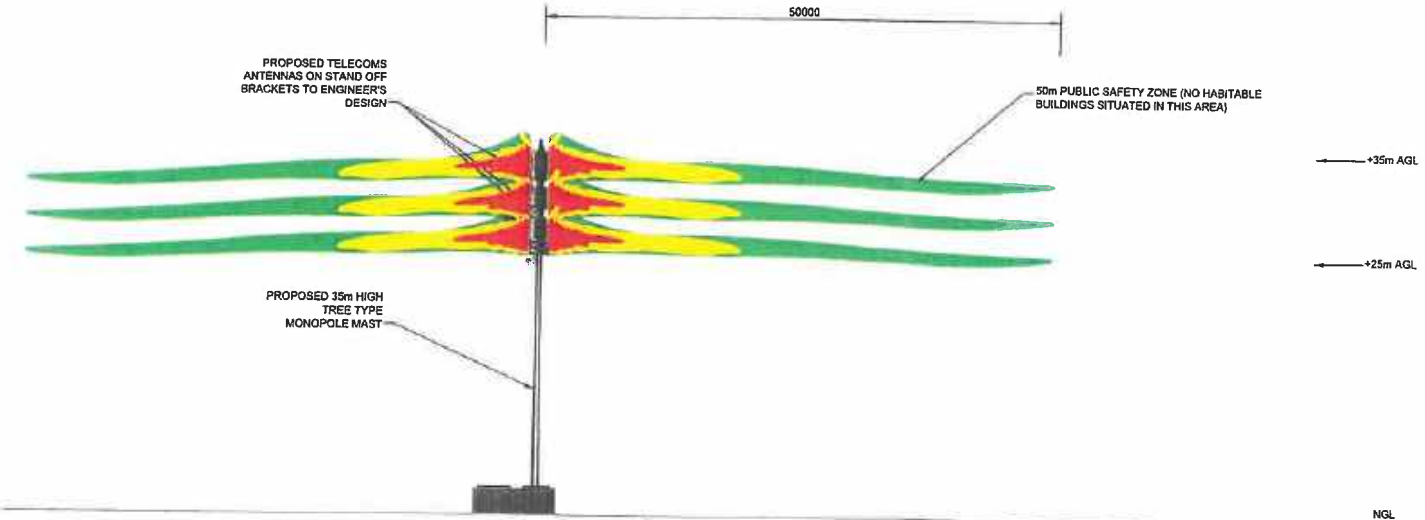
DRAWING No: 3494-D-006
REV: C



SECTION A (006)
SCALE 1:500



SECTION B (006)
SCALE 1:500

NOTES

1.

MUNISIPALITEIT OVERSTRAND
13 MAY 2022
TOWN PLANNING
U-MASOPALA ★ MUNICIPALITY

APPROVED PROPOSAL	
PROPERTY MANAGEMENT	DATE:.....
INSTALLATIONS	DATE:.....
RADIO PLANNING	DATE:.....

REFERENCE DRAWINGS	
3494-D-001	LOCALITY MAPS
3494-D-002	SITE PLAN
3494-D-004	TOP VIEW
3494-D-005	ELEVATIONS
3494-D-006	PUBLIC SAFETY LAYOUT
3494-D-008	SITE DEVELOPMENT PLAN

REV	BY	DATE	DESCRIPTION	APPR'D
C	ACS	28/03/22	MOVED SITE	AP
B	ACS	15/11/21	ADDED SDP	AP
A	ACS	12/04/21	APPROVAL	AP

REVISIONS

DRAWN: ACS DATE: 28/03/22
CHEKD: AP DATE: 28/03/22
APPR: AP DATE: 28/03/22
MERLIN PROJECT No: 3494
CAD FILE No: 3494-D-007~C
SHT SIZE: A3 SCALE: AS SHOWN

Merlin
PROJECT SERVICES (PTY) LTD
ENGINEERS, PROJECT MANAGERS & CONTRACTORS:
P.O BOX 698
HOWARD PLACE – 7450
TEL: (021) 905 7165

CLIENT: vodacom

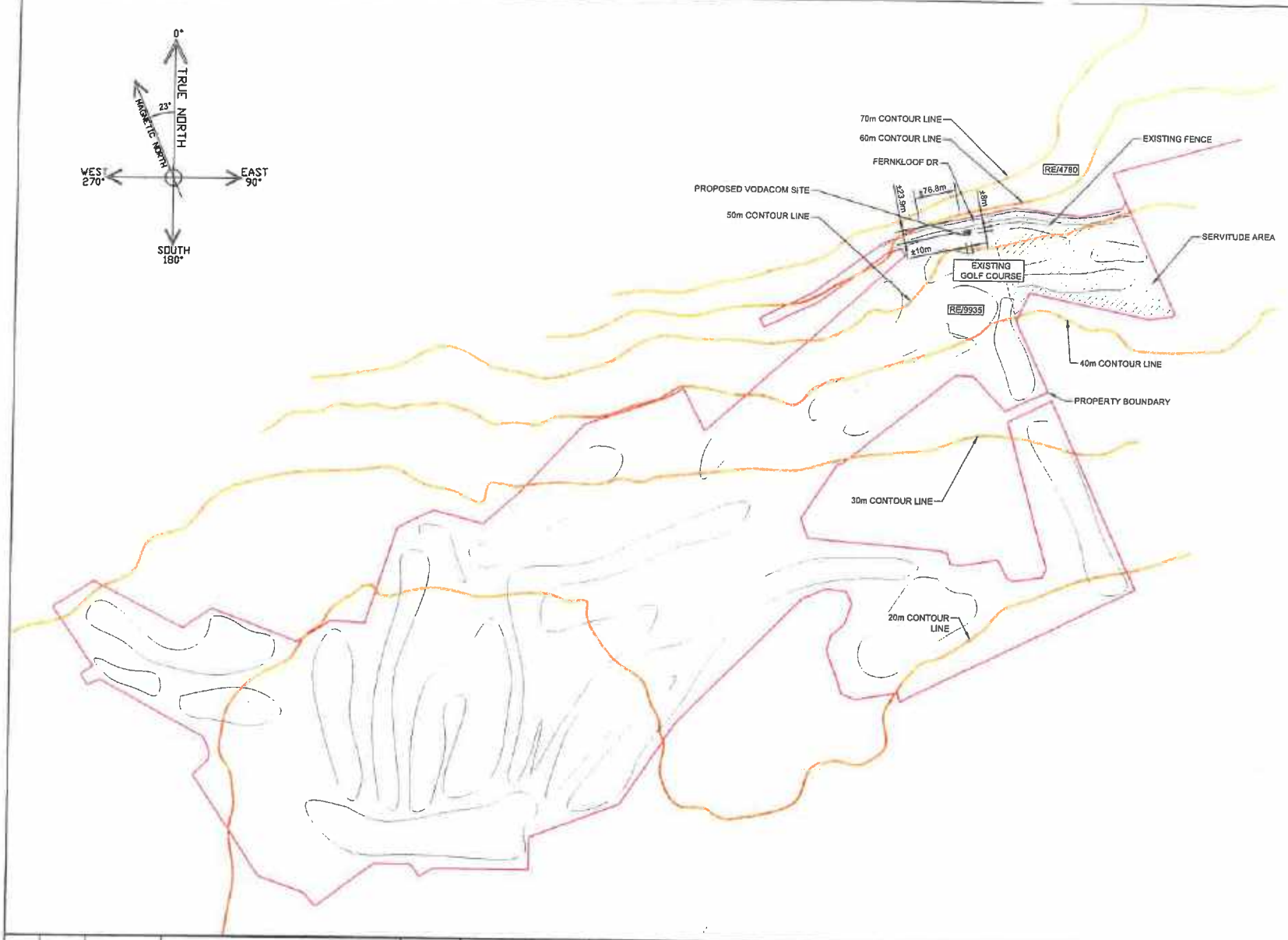
SITE ADDRESS: FERNKLOOF DR, HERMANUS, WESTERN CAPE

LATITUDE : -34.400254°
LONGITUDE : 19.262940°

SITE NAME:
FERNKLOOF ESTATE (BS)

PUBLIC SAFETY ELEVATIONS

DRAWING No: 3494-D-007
REV: C



NOTES (Unless otherwise noted)

1.

MUNISIPALITEIT OVERSTRAND
13 MAY 2022
TOWN PLANNING
U-MASOPALA ★ MUNICIPALITY

LEGEND

- EARTH
- 3 PHASE AC POWER
- RF TRANSMISSION
- MICROWAVE TRANSMISSION
- FIBRE OPTIC

APPROVED PROPOSAL

PROPERTY MANAGEMENT	DATE:.....
INSTALLATIONS	DATE:.....
RADIO PLANNING	DATE:.....

REFERENCE DRAWINGS

3494-D-001	LOCALITY MAPS
3494-D-002	SITE PLAN
3494-D-004	TOP VIEW
3494-D-005	ELEVATIONS
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REV	BY	DATE	DESCRIPTION	APPR'D
C	ACS	28/03/22	MOVED SITE	AP
B	ACS	15/11/21	ADDED SDP	AP
A	ACS	12/04/21	APPROVAL	AP

REVISIONS

DRAWN: ACS DATE: 28/03/22
CHEKD: AP DATE: 28/03/22
APPR: AP DATE: 28/03/22
MERLIN PROJECT No: 3494
CAD FILE No: 3494-D-008~C
SHT SIZE: A3 SCALE: 1:7500

Merlin
PROJECT SERVICES (PTY) LTD
ENGINEERS, PROJECT MANAGERS & CONTRACTORS:
P.O BOX 698
HOWARD PLACE – 7450
TEL: (021) 905 7165

CLIENT: vodacom

SITE ADDRESS: FERNKLOOF DR, HERMANUS, WESTERN CAPE

LATITUDE : -34.400254°
LONGITUDE : 19.262940°

SITE NAME: FERNKLOOF ESTATE (BS)

SITE DEVELOPMENT PLAN

DRAWING No: 3494-D-008
REV: C

A st Impression

Superimposition of Proposed 35m Tree Type Monopole Mast (As Viewed from Theron Street)

vodacom

VC TOWER SITE ID:
BS 0159235

VC TOWER SITE NAME:
FERNKLOOF HERMANUS

PROPERTY DESCRIPTION:
ERF 9935 HERMANUS

ADDRESS:
FERNKLOOF DRIVE, EASTCLIFF, HERMANUS

CO-ORDINATES:
Lat:-34.400254°
Long:19.262940°

ELEVATION:
55m

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS
Tel: (021) 552 5255
Fax: 086 537 9187
Unit H, 3rd Floor
Matrix Building, Bridgeway,
Century City, Cape Town
Po Box 152,
Century City,
7448

PROJECT:
PROPOSED NEW VODACOM 35m TREE TYPE MONOPOLE MAST WITH 10m X 8m BASE STATION

APPROVED MAST:
35m TREE TYPE MONOPOLE MAST

NOTES:
A) NEW 35m TREE TYPE MONOPOLE MAST
B) CUSTOM BASE STATION
C) 2.4m STEEL PALISADE FENCE
D) SITE SIZE: SITE SHARED INTERNALLY WITH FENCE
E) BASE STATION CHIP STONE SURFACE

OVERSTRAND
13 MAY 2022
TOWN PLANNING
U-MASOPALA MUNICIPALITY

DATE	DESCRIPTION	REVISION
08-06-2021	1st Issue	A
13-05-2022	2nd Issue	B

DRAWING NUMBER: -
SHEET: 2 OF 2

DRAWING TITLE: ARTIST IMPRESSION

DRAWN: R. CHIPPS
SCALE: NTS

DATE: 2021-05-13
REVISION: B

ANNEXURE D 1/3

Alida Conradie

From: Barbara Pretorius <abarbara@mweb.co.za>
Sent: Friday, 13 January 2023 09:30
To: Alida Conradie
Cc: stephanp@mweb.co.za
Subject: Erf 9935, Eastcliff, Hermanus, Overstrand Munisipale Gebied

Hiermee word toestemming verleen deur Anna Barbara Pretorius en Stephanus Johannes Pretorius, woonagtig te Erf 8014, Contourstraat 9, Fernkloof, Hermanus, vir die oprigting van 'n boom-tipe mas op Erf 9935- sone 3.

Stephanus Johannes Pretorius, Stephanp@mweb.co.za, tel.nr 082 467 7255 en

Anna Barbara Pretorius, abarbara@mweb.co.za , tel.nr. 064 653 8847.

Alida Conradie

From: Alida Conradie
Sent: Wednesday, 01 February 2023 14:53
To: 'Ruan Chipps'
Cc: adresmit@iafrica.com
Subject: RE: Proposed cellphone tower on Erf 9935-RE Hermanus

Good day

Hillside Village Homeowners Association was informed of the application on 18 November 2022 by registered mail (see below). As stated in our letter, the homeowners association must serve a notice on each individual landowner within the complex. Kindly note that the application was also advertised in the Village News.

Hillside Village Homeowners Association
Private Bag X16
Postnet Suite 124
HERMANUS
7200

Fernkloof Village Homeowners Association
Postnet Suite 124
Private Bag X16
HERMANUS
7200

PO Box 20 / Posbus 20
HERMANUS
7200

Kind Regards
Alida Conradie
Administrator, Town & Spatial Planning Department Overstrand Municipality
A: 16 Paterson Street, Hermanus, 7200 P: P O Box 20
T: 028 313 8900 | F: 028 313 2093 | E: alida@overstrand.gov.za

From: Ruan Chipps <ruan@wpplanning.co.za>
Sent: Tuesday, 31 January 2023 11:46
To: Alida Conradie <alida@overstrand.gov.za>
Cc: adresmit@iafrica.com
Subject: FW: Proposed cellphone tower on Erf 9935-RE Hermanus

Good morning Alida

Hope you are well.

Could you assist with the email below from Mr. A. Smit regarding the public participation process for the site Erf 9935-RE Hermanus.
He did not get any notification regarding the tower application.

Kind regards

Ruan Chipps
Candidate Planner (C/8778/2018)

T: 021 552 5255 | C: 073 012 6124 | e: ruan@wpplanning.co.za

rom: adresmit@iafrica.com [mailto:adresmit@iafrica.com]
Sent: Tuesday, 31 January 2023 11:20
To: Ruan Chipps <ruan@wpplanning.co.za>
Subject: Proposed cellphone tower on Erf 9935-RE Hermanus

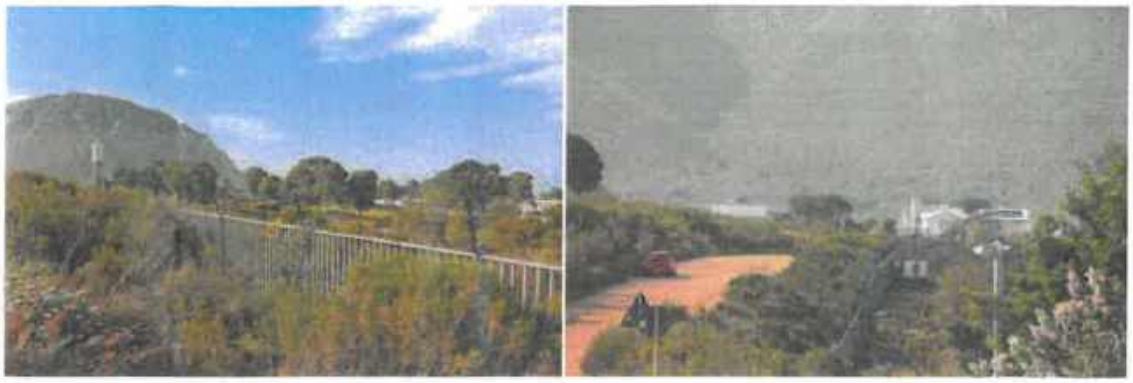
Hi Ruan
I refer to my earlier telephone call regarding the public participation process around the above subject.
I only became aware of the process from a friend yesterday. My home, 30 Hillside Village, Fernkloof Drive, Hermanus, Erf 10164, is probably the closest to the proposed site of any house in the area. To the best of my knowledge I have not received any notification of the process from the Overstrand Municipality.
I would appreciate it if you could establish why I have not been included in the process.
I do have a concern with regard to the positioning of the tower as it will stand out like a sore thumb against the backdrop of the Fernkloof Nature Reserve from the golf course and surrounding area. It would make a lot more sense for it to be amongst the trees on the corner of Fernkloof Drive and Fir Street.
I look forward to hearing from you.
Kind regards.
Adriaan Smit
ell: 0824595474

VISUAL IMPACT STATEMENT

for the Proposed Transmission Tower

REMAINDER ERF 9935 FERNKLOOF

Overberg Municipality



Client: Warren Petterson Planning
P.O. Box 152
Century City
7446

On behalf of Vodacom

Prepared by:

ARLA Consulting
Landscape Architects

Antoinette de Beer
PrLarch (UCT) 20218

(t) +27 +21 981 6104
(m) +27 +83 232 6555

antoinette@arlaconsulting.co.za
@ arla_consulting_la
Postnet Suite #24 Private Bag XI
Brackenfell 7561

Contents

LIST OF FIGURES

LIST OF IMAGES

Image 7: View of the proposed development site from Theron Street. The tree-type mast has the potential to blend in with existing trees on the site.
Source: A de Beer

Image 8: View of proposed development site from Contour Street.
Source: A de Beer

ADDENDA

Addendum A: Curriculum Vitae: Antoinette de Beer

Addendum B: Criteria used for the Assessment of Impacts

1.0 INTRODUCTION

1.1 General

This Visual Impact Assessment (VIA) concerns the development of a proposed Transmission Tower (TT). The site is located on Remainder Erf 9935, on the periphery of Hermanus Golf Club. Access will be obtained from the R43, turning north into Fir Avenue and west into Fernkloof Drive (a gravel road).

1.2 Level of Assessment

The DEA+DP '*Guideline for Involving Visual and Aesthetic Specialists in EIA Processes*' notes that '*low-key recreation / resort / residential type development, small-scale agriculture / nurseries, narrow roads and small-scale infrastructure*' would be considered a category 2 development where a minimal visual impact could be expected depending upon the degree of scenic, cultural or historical significance in the area. We recommend a Level 2 assessment, necessitating the following:

- A site visit and fieldwork, a concise description of the receiving environment and the proposed project.
- Establishment of the view catchment area and identification of sensitive receptors.
- Brief indication of potential visual impacts, and possible mitigation measures.

1.3 Personnel

The visual statement was compiled by Antoinette de Beer, Landscape Architect and an independent Visual Impact Assessment practitioner whose detailed CV and Experience is set out in Addendum A. Antoinette was assisted by Katy Rennie and Rafael Bloch both Candidate Landscape Architects.

1.5 Declaration of Interest

A de Beer has expertise in conducting the specialist report including knowledge of regulations and any guidelines that have relevance to the proposed activity. A de Beer acts as the independent specialist and will perform the work in an objective manner, even if this results in views and findings that are not favourable to the client.

A de Beer will comply with the Act, regulations and all other applicable legislation and undertakes to disclose to the client and the competent authority all material information in her possession that reasonably has or may have the potential of influencing any decision to be taken with respect to the property by the competent authority; and the objectivity of any report, plan or document to be prepared by her for submission to the competent authority.

A deBeer

10/08/2022

Figure 1: Location of the Proposed (and existing) Transmission Tower on Erf 9935-RE
Source: Local Authority Consent Use Application to Permit a Transmission Tower (WPP: 2022:7)

2.0 SPECIALIST REPORT CONTENT AND METHODOLOGY

2.1 General

This visual statement provides an overview of the landscape character of the locality and assesses the degree to which the TT would be visually appropriate.

2.2 Methodology

2.2.1 The sequence of work employed in this Study

A desktop survey using Google Earth, and CapeFarmMapper was undertaken. Subsequently the probable extent of the potential visual impact of a TT of this nature on this site was established. Following the desktop information gathering process, a site visit was undertaken to test the conclusions of the terrain analysis, to identify receptors and appraise the local landscape.

2.2.2 Written and Drawn Material was made available:

- Local Authority Consent Use Application to Permit a Transmission Tower dated May 2022 prepared by WPP.
- Drawing: Locality Map, Drawing Number 3494-D-001 dated 28/03/2022 prepared by Merlin Project Services.
- Drawing: Site Plan, Drawing Number 3494-D-002 dated 28/03/2022 prepared by Merlin Project Services.
- Drawing: Top View, Drawing Number 3494-D-004 dated 28/03/2022 prepared by Merlin Project Services.
- Drawing: Elevations, Drawing Number 3494-D-005 dated 28/03/2022 prepared by Merlin Project Services.
- Drawing: Public Safety Layout, Drawing Number 3494-D-006 dated 28/03/2022 prepared by Merlin Project Services.
- Drawing: Public Safety Elevations, Drawing Number 3494-D-007 dated 28/03/2022 prepared by Merlin Project Services.
- Drawing: Site Development Plan, Drawing Number 3494-D-008 dated 28/03/2022 prepared by Merlin Project Services.

And other drawn and written information received in emails and on site.

2.2.3 Receiving Site

The receiving site was assessed, and areas of the locality from where the TT appeared to be visible, adjacent lands, and local roads. The study was conducted during 22/06/2022. The weather on the day of the site visit was overcast and open. A photographic survey of the site and surrounding areas was carried out by Antoinette de Beer. The visual assessment was undertaken using standard criteria such as geographic view-sheds and viewing distances as well as qualitative criteria such as compatibility with the existing landscape character and settlement pattern; referring to '*Guideline for involving Visual and Aesthetic Specialists in EIA Processes, Provincial Government of the Western Cape, DEA+DP, Edition 1, June 2005*'.

2.3 Assumptions and Limitations

The information and deductions in this report are based on information received from the client, research and fieldwork by the specialist.

3.0 SITE AND SETTING

3.1 Site Description

As per the motivation document supplied by Warren Petterson Planning, *"The proposed site is located on Erf 9935-RE which is accessible from the R43 turning onto Fir Ave and turning left onto Fernkloof Drive (small part of gravel road). Fernkloof Drive links with Fir Avenue which connects with the R43 (main road). The proposed TA will not impact the users of Fernkloof Drive that much. Fernkloof drive will only be used during construction time and when maintenance is needed, only once everything is approved by the municipality."* (2021:08)

Figure 2: Illustrating the site location with a red line, adjacent land uses are identified. This figure illustrates the 3 proposed options for the TT development. Option 3 is the chosen site and is accessible by turning left into Fir Avenue from Main Road or by following Fernkloof Drive which will only be used during the construction phase of the development.
Source: Google Earth with adaptations

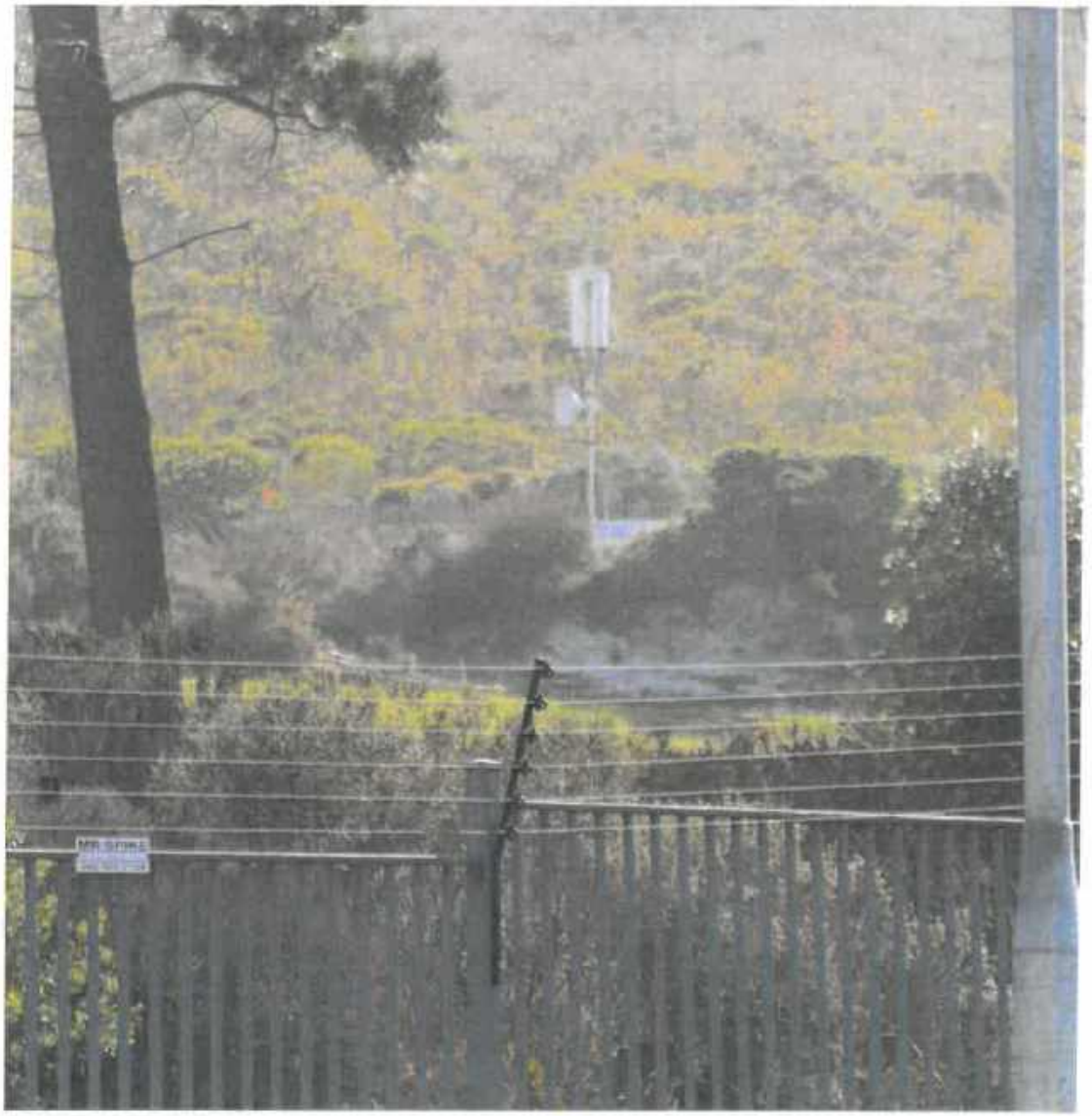


Image 1: Site photo: View of existing temporary mast in the north-eastern section of the golf course, along Fernkloof Drive, taken from Theron / Contour Street.
Source: A de Beer

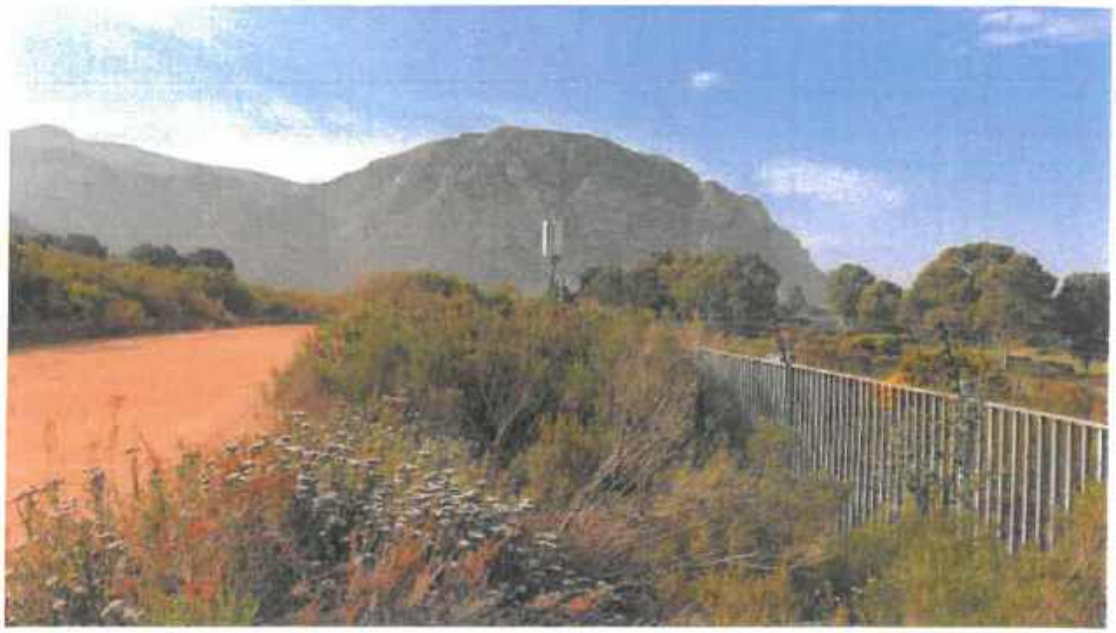


Image 2: Site photo: view of existing mast in the north-eastern corner of the golf course. View from Fernkloof Drive. Limited screening is provided by the indigenous vegetation but this only screens the bottom section of this mast. The proposed mast will be much larger than the existing one.
Source: A de Beer

Image 3: Site photo: View from Theron Street. The proposed mast will be visible from this road as the houses face the direction to the proposed development as superimposed in Warren Petterson Planning (2022: 21).
Source: A de Beer

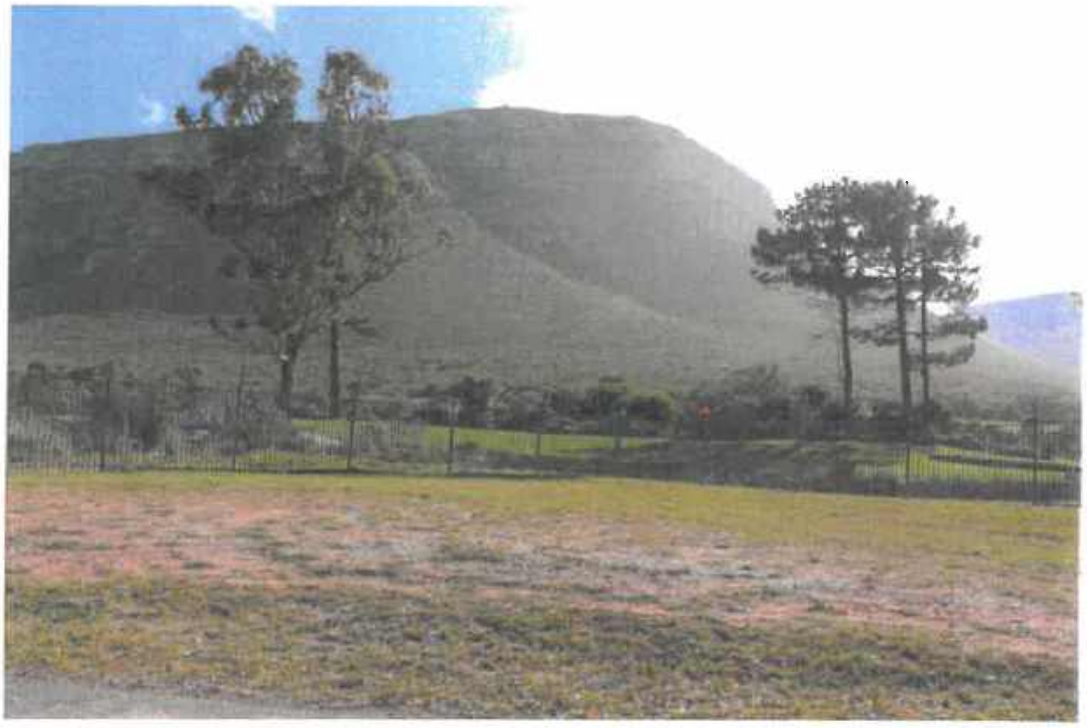


Image 4: Site photo: Residents of Contour road will be visually affected by the development of the TT
Source: A de Beer

3.2 Land Use and Landform in the wider landscape

This site is situated at the interface between the Hermanus Golf Course and Fernkloof Nature Reserve. It is located approximately 50m above sea level on moderately sloping terrain at the base of an escarpment which forms a prominent east-west oriented ridgeline approximately 400m north of the site. Due to the typography, the site is most visually exposed towards the south.

3.3 Protected Landscapes and the Bio Region

The site sits within the historical extent of the Agulhas Sandstone vegetation unit. Though the site is not pristine, it sits within a protected area buffer zone and ecological corridor as mapped in the MSDF 2020 of the Overstrand Municipality. According to the Western Cape Biodiversity Spatial Plan, the site sits within the Fernkloof Protected Area. The adjacent land to the east of the proposed site is mapped Critical Biodiversity Area (CBA) 2, defined as: *"areas in a degraded or secondary condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure".* Warren Petterson Planning (2022:20) has outlined that no indigenous vegetation will be removed during the development.

3.4 Landscape Character

The character of the landscape at this site is open. The site relates spatially to both Fernkloof Nature Reserve to the North and the golf course to the south. The site is intermittently visible from all directions.

3.5 Sense of Place

The dominant physical feature in the landscape of the entire area is the view of Fernkloof Nature Reserve and its mountains. There is a mix of private use within the golf course amongst a quiet residential setting at the foothills of the mountain range and nature reserve.

Image 5: View from Fernkloof Drive.
Source: A de Beer

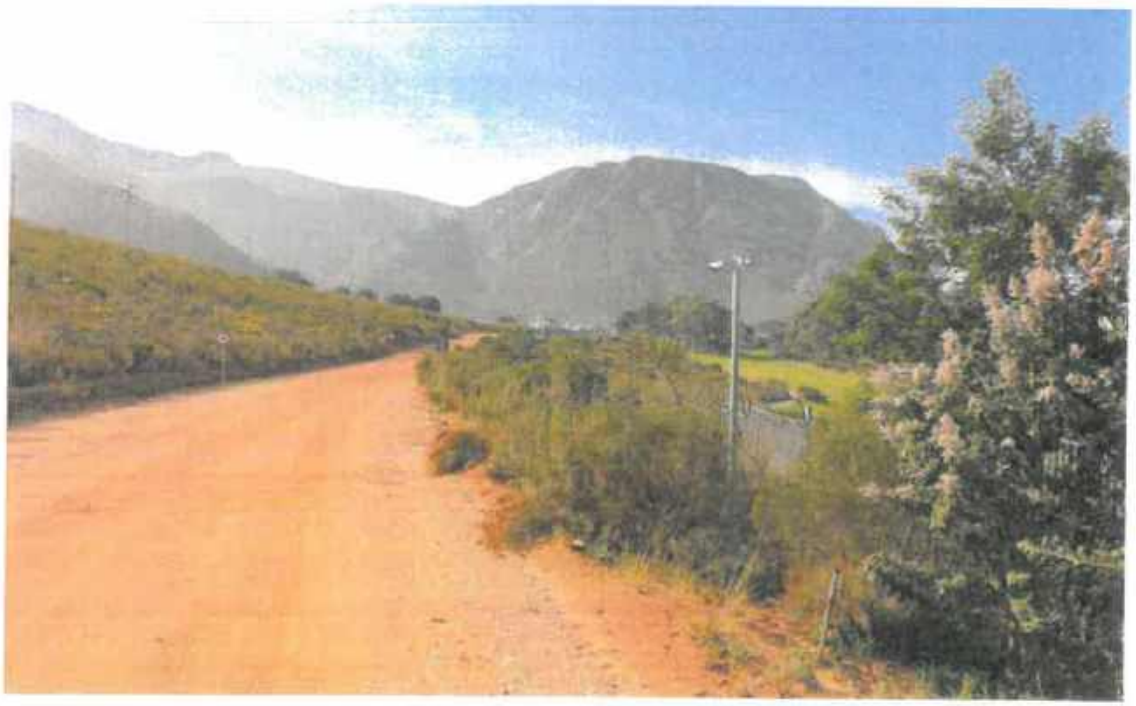


Image 6: Closer View from Fernkloof Drive. The temporary TT is visible from the road but it blends into the setting and gives the impression of security cameras on the perimeter fence of the golf course. Screening elements disrupt the full view of the temporary tower.
Source: A de Beer

Image 7: View of the proposed development site from Theron Street. The tree-type mast has the potential to blend in with existing trees on the site.
Source: A de Beer

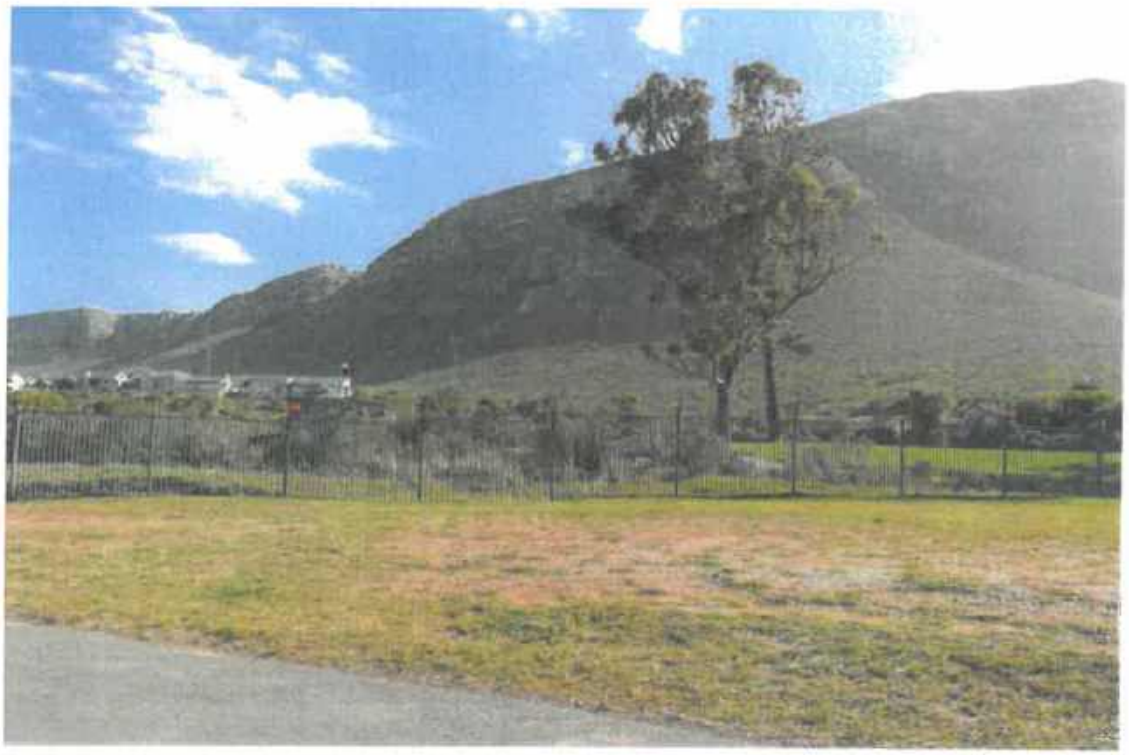


Image 8: View of proposed development site from Contour Street.
Source: A de Beer

4.0 PROJECT DESCRIPTION

4.1 Project Description: Preferred Layout

A per the project motivation prepared by Warren Petterson Planning: *"The application comprises the following proposed development parameters:*

- *A 35m Tree Type Monopole Mast (Transmission Apparatus / Tower)*
- *3 x 3 - sector antennas attached to the mast,*
- *Microwave dishes attached to the mast,*
- *4 x Equipment containers, which will be locked at all times.*

The total area of the TT will be 80m², including the equipment containers. The main purpose of the proposed transmission apparatus is to improve the network coverage (3G and LTE services) for the various service providers (MTN, Vodacom, Cell C and Telkom Mobile). There are currently no other existing sites in Hermanus East/ Fernkloof within a 500m and 1km radius" (2022:9).

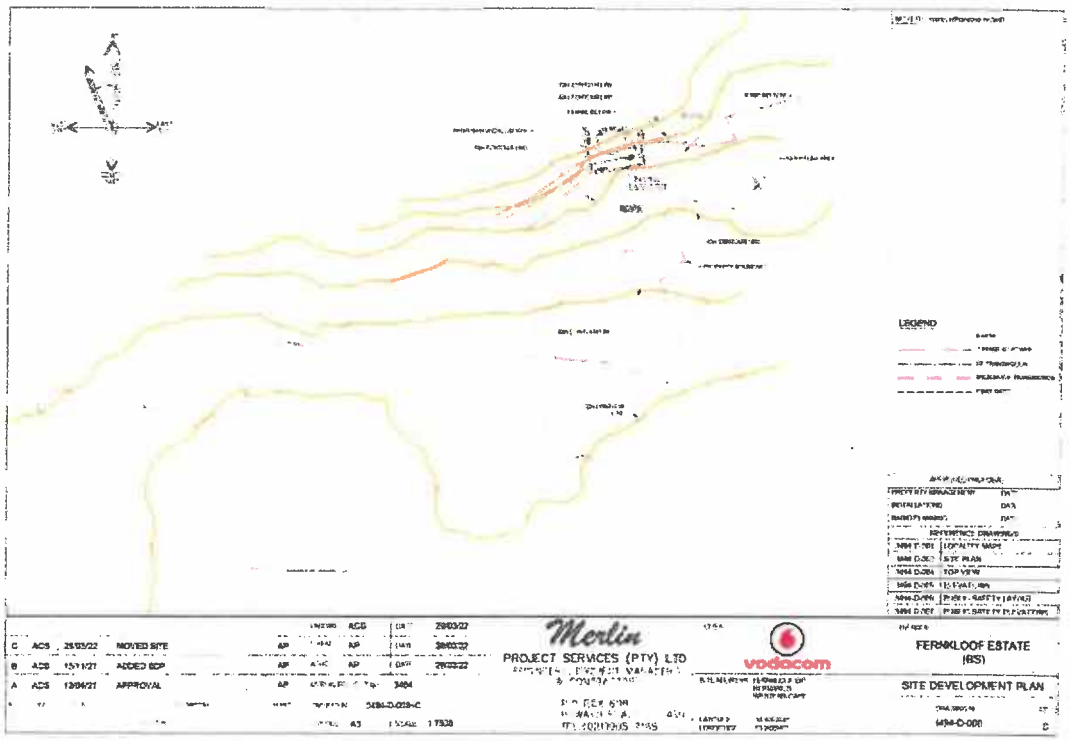


Figure 3: Site Development Plan: Illustrating the Proposed Development
Source: Merlin Project Services

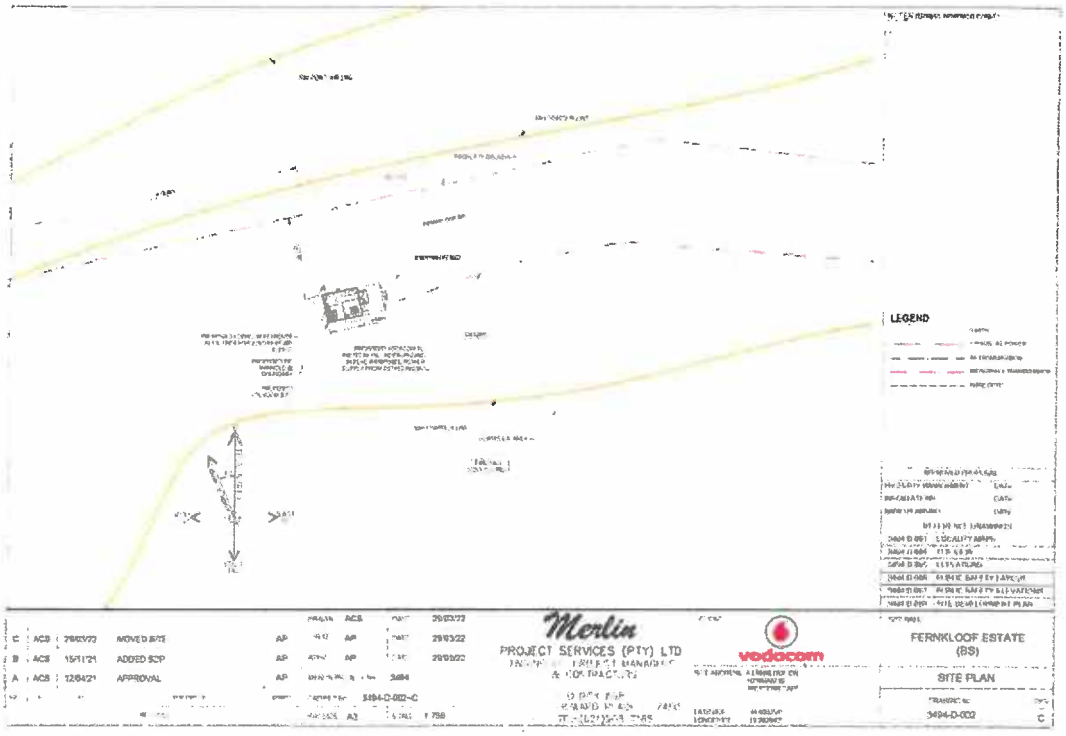


Figure 4: Site Plan: Illustrating the Proposed Development
Source: Merlin Project Services

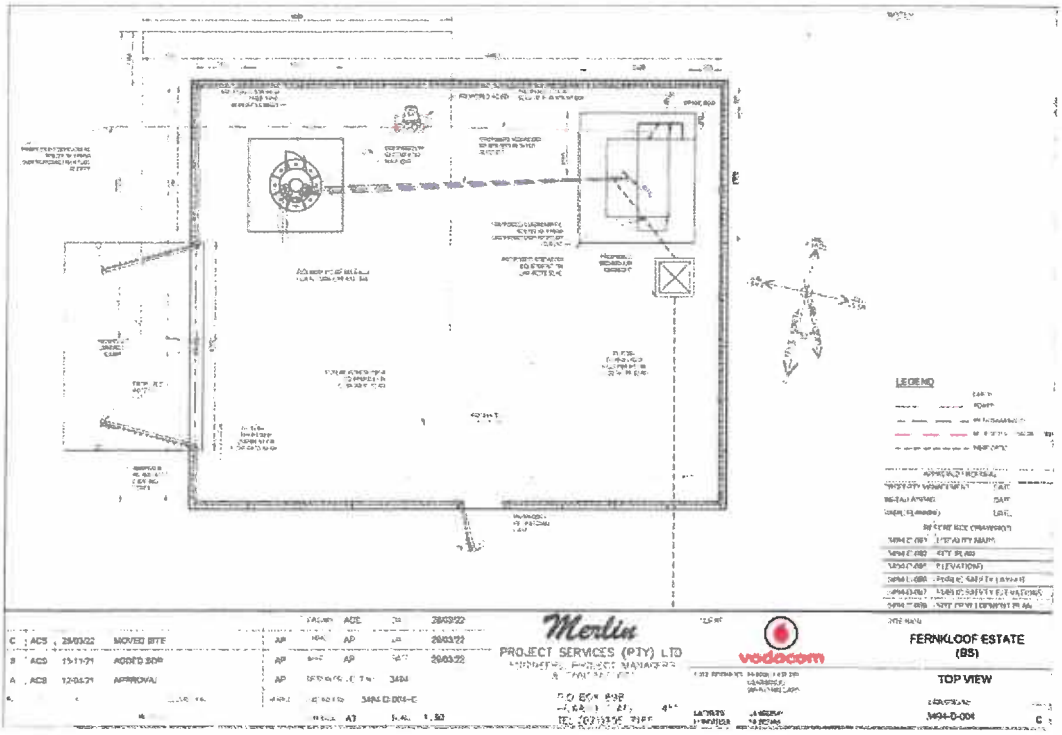


Figure 5: Top View of the Proposed Development
Source: Merlin Project Services

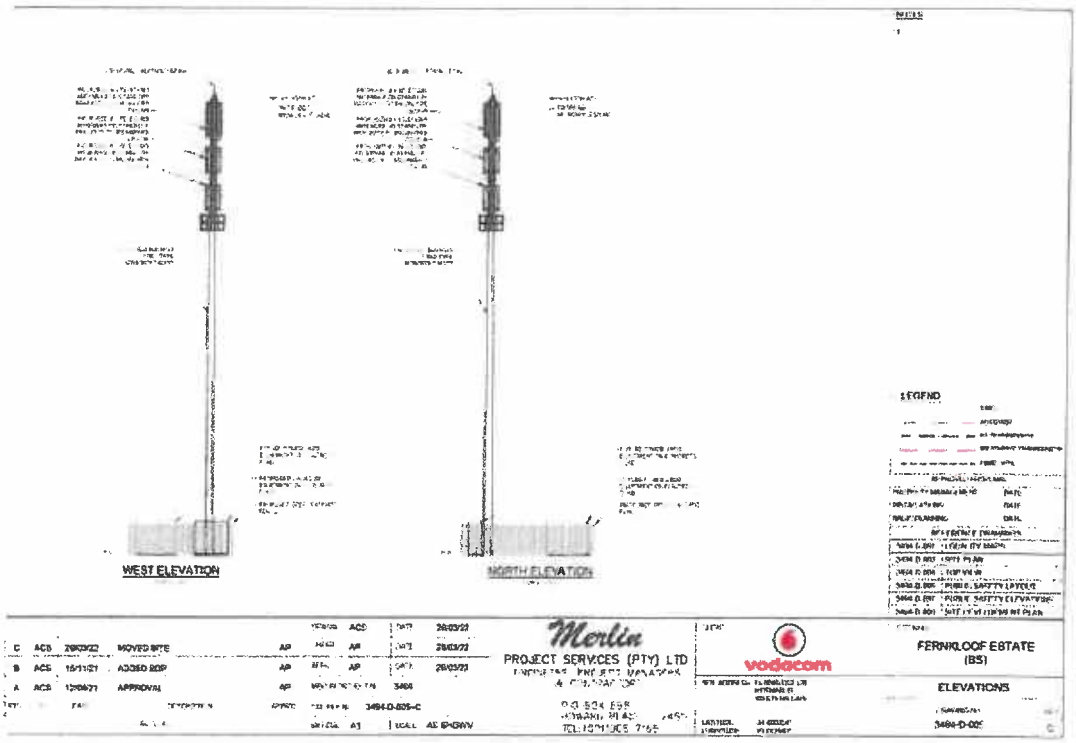


Figure 6: Elevation: Illustrating the Proposed Development
Source: Merlin Project Services

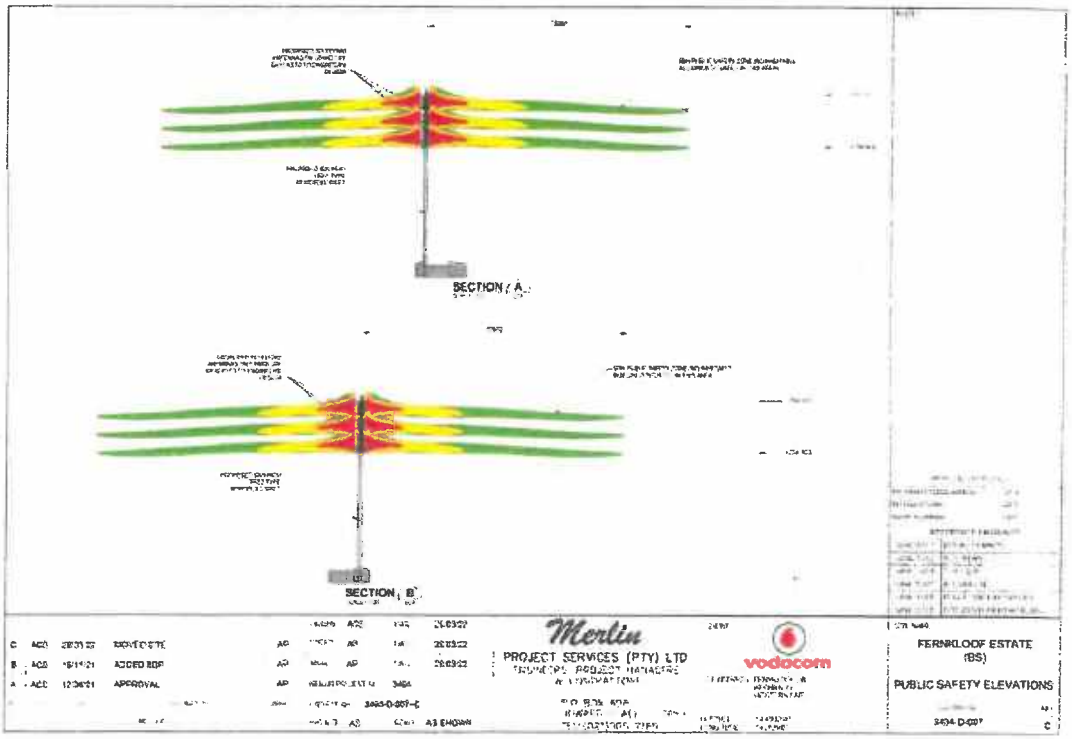


Figure 7: Public Safety Elevation2
Source: Merlin Project Services

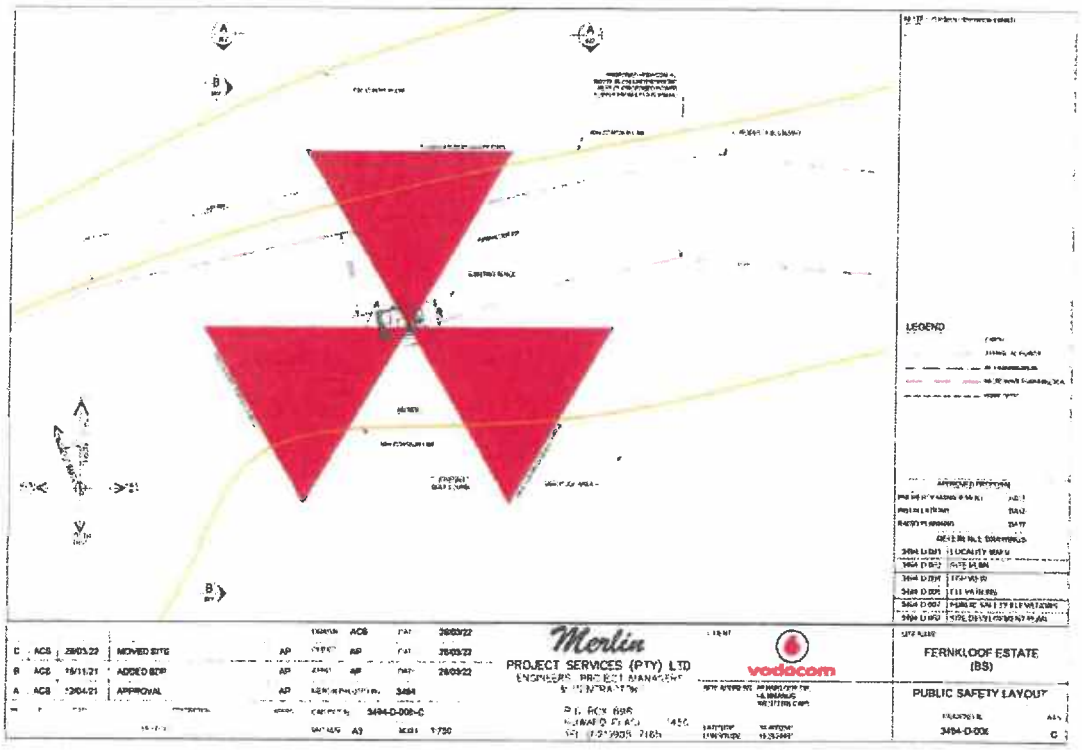


Figure 8: Public Safety Layout
Source: Merlin Project Services

5.0 VISUAL ANALYSIS

5.1 Extent of the Impact

The extent of the Visual Impact was assessed and rated as low-moderate to the viewer up to 500m distance and was rated **local** (limited to the immediate surroundings); this was based on the nature of the proposed development, (its height and bulk), the nature of its setting, and the experience of the specialist. The extent of the impact would be based on:

- the site character which won't change significantly with the replacement of the temporary TT with a permanent TT, and
- the proposed TT is moderately screened by topography and existing large trees to the east of the proposed site.

5.2 Visual Exposure

The site is partially visually enclosed due to the trees and landscaping elements within the golf course and its vicinity; the visual envelope has been assessed as extending to less than 500m as illustrated below. It is rated as low-moderate for receptors (residents of Hermanus West, Fernkloof Estate and Hermanus East, users of Fernkloof Nature Reserve and users of Hermanus Golf Course).

Figure 9: The area around the site delineated by a broken cyan line of visual impact.
Source: Google Earth with adaptations

5.3 Zones of Visibility

The zones of visibility are contained primarily by topography and buildings / infrastructure and clumps or lines of trees. Due to the partially enclosed nature of the site, the development would be mostly visible to the south.

Sensitive receptors include:

- Residents along Theron Street, Contour Road, a section of Fir Avenue and potentially residents in the western portion of Fernkloof Village Private Estate,
- Road users of immediately adjacent roads to development – Theron Street, Contour Road, Fernkloof Drive, a section of Fir Avenue,
- Fernkloof Nature Reserve trail users, and
- Hermanus Golf Course users.

5.3.1 Residents (Hermanus West, Fernkloof Estate and Hermanus East)

Although visually exposed towards the south, all residential properties are located at a minimum of 150m away from the proposed development. Due to the height of the TT and the proximity of these residents to the site, they will be visually impacted by the tower. Most of the houses however, are oriented in a north-south orientation and there are significant foreground elements that reduce the visual intrusion. Thus, most houses do not have direct views onto the site, reducing the direct visual impact: the anticipated visual impact prior to mitigation is **low**.

5.3.2 Road Users

The road users that would be impacted by the development would be the users of the small district roads in the immediate vicinity of the site. None of these roads are heavily used or noted as having particular scenic value although; it can be argued that Fernkloof Road does have scenic value. Apart from Fernkloof Drive, the anticipated visual impact prior to mitigation would be **low**: the development would be intermittently screened from all directions. The anticipated visual impact from Fernkloof Drive would be **moderate**.

5.3.3 Fernkloof Nature Reserve

Although visually exposed to the trails along the immediately adjacent escarpment, the topography obscures the site from view from the rest of the nature reserve. The users of the FNR are located less than 100m from the proposed development though this is a very small portion of the overall FNR trail network.

It is therefore anticipated that the visual impact prior to mitigation would be **moderate-low**.

5.3.4 Golf course users

The site is situated on the northern boundary of the golf course. It is situated along the edge of hole five of the golf course and will be highly visible to golfers playing holes 3, 4, 5 and 12. Due to foreground interest such as large trees and residential properties, the rest of the course will likely only have intermittent views of the proposed development. However, sporting or recreational receptors are deemed moderately sensitive and therefore the anticipated visual impact on the golf course users prior to mitigation would be **moderate-low**.

5.4 Compatibility of the Development

The compatibility of the proposed development and land usage with existing land character is assessed as **moderately compatible**; the development would fit into the sporting / recreation landscape and would fit partially into the natural landscape. In addition the visual impact of the development is screened from view from certain locations.

5.5 Intensity or Magnitude, of Visual Impact

The intensity of the degree to which the visual nature of the landscape will be altered is **moderate-low**; as the development will blend in partially with the surroundings however; the site is screened by the topography and vegetation from most of the sensitive receptors.

5.6 Duration of Visual Impact

The duration of the impact upon its surroundings of the development is assessed as **long term**.

5.7 Significance of the Visual Impact

The significance rating is assessed a **moderate-low**, (within a range of low, moderate and high). This is based on a combination of the criteria above and considers the development as having a local impact, (within 500m) with moderate-low intensity over the long term.

5.8 Mitigation of the Impacts

The most significant aspect of the visual impact results from the addition of a 35m TT. The needs of the sensitive receptors outlined particularly in paragraph 5.3 must be addressed. The proposed development would relate spatially and physically to the existing residential & recreational landscape, but remains visually exposed to Fernkloof Nature Reserve which require mitigation measures.

Therefore, this development is judged to be **moderately** appropriate, the development is compatible in terms of function, but can blend in more with care. The negative visual impacts need to be managed by the implementation of mitigation measures as follow:

5.8.1 Residential Receptors

The sense of place of the surrounding suburban landscape should not be compromised and the visual impact upon them should be managed. Additional tree planting within the residential neighbourhoods, including Theron Street and Contour Road, should be considered. In addition, tree planting within the golf course should also be encouraged- this should be done in an organic way and not follow straight lines such as property boundary lines.

NOTE: trees should not be planted in close proximity or parallel to the TT or its associated infrastructure as this would highlight the proposed development. The aim should be the opposite i.e. to lesson or reduce the visual impact of the proposed development. In addition, trees should also not be planted along Fernwood Drive, along the northern boundary of the golf course, as this would have an impact on the FNR as natural and scenic asset.

5.8.2 Road Users & FNR

The sense of place of the surrounding area should not be compromised and the visual impact upon them should be managed with screen planting wherever possible. This specifically relates to the view corridors up to the Kleinrivier Mountains. Screen planting should be done with locally indigenous species, preferably supplied from Fernkloof Nature Reserve to ensure genetic integrity.

Spekboom hedges, as suggested in the motivation (2021:9), are not a suitable mitigation measure as Spekboom is not locally indigenous to this area and will not adequately blend in with the surrounding vegetation.

5.8.3 User of Hermanus Golf Course

Little can be done to mitigate the impact on the tower itself, however, efforts can be made to reduce the visibility of the tower base and associated infrastructure. Use muted, matt finishes for all parts of the proposed development i.e. infrastructure whenever possible. This would include:

- A 35m Tree Type Monopole Mast (Transmission Apparatus / Tower)
- 3 x 3 - sector antennas attached to the mast,
- Microwave dishes attached to the mast, and
- 4 x Equipment containers, which will be locked at all times

Avoid bright or highly reflective coloured finishes wherever possible. The inclusion of landscaping with locally indigenous shrubs and trees between the TT and the nature reserve will also reduce the visual impact on the receptors.

Fencing must be visually permeable. No precast concrete walls should be allowed but rather visually transparent fencing; e.g. welded mesh (e.g. 'ClearVu' or similar), but not steel palisade. Darker colours are visually recessive and therefore colours such as dark grey or black should be considered.

5.8.4 Lighting

Preferably no lights, including along the proposed infrastructure fence line, should be installed with the proposed infrastructure. This is not applicable to the property boundary line. Should any lighting be required, effective light management needs to be incorporated to ensure that the visual impact is limited without jeopardising user safety and security.

- Aim lights down. Full cut-off shielded fixtures that keep light from going uselessly up or sideways. Full cut-off fixtures produce minimum glare. They create a pleasant looking environment. They increase safety because one sees illuminated people, cars, and terrain, not glaring bulbs.
- Install fixtures carefully to maximize their effectiveness on the targeted area and minimise their impact elsewhere. Proper aiming of fixtures is crucial. They can illuminate a target with a low wattage bulb just as well as a wasteful light does with a high-wattage bulb.
- If colour discrimination is not important, choose energy- efficient fixtures utilising yellowish high pressure sodium (HPS) bulbs. If "white" light is needed, fixtures using compact fluorescent or metal halide (MH) bulbs are more energy-efficient than those using incandescent, halogen, or mercury vapour bulbs.
- Neon or unshielded bright security lights may not be used.

5.8.5 Construction period

The construction period should be kept to a minimum, and with due care to local residents and road users. There should preferably be no out-of-normal-hours working due to the proximity of residential areas. The site vehicle entrance should have adequate traffic control measures, signage, and dust control measures. The use of heavy machinery should be minimised to prevent scarring and erosion of the site, and cut and fill operations should be minimized.

Controls on the location of materials storage, etc, should be enforced to ensure that they are contained within the actual development area boundaries. In addition, no fires are to be allowed and no litter or contaminants are to be allowed to enter the environment. Excess materials and all waste to be removed from the construction areas.

No information is to hand at the time of writing about the anticipated programme from commencement to completion. Finite dates should be imposed to ensure that the timeframe is not so open-ended that the visual impact of construction extends unreasonably.

5.8.6 Operational Period

The site should at all times be neat and tidy and have no impact whatsoever beyond its fence line / boundary.

6.0 CONCLUSIONS and RECOMMENDATIONS

This Visual Impact Assessment concerns the development of a proposed TT in Hermanus Erf 9935. The site is located within the Hermanus Golf Course and access will be obtained from the gravel road on Fernkloof Drive.

The potential ability of the receiving environment to visually absorb this development is assessed as moderate due to existing development and vegetation. The visual impact of the proposed development would primarily affect the local area which would include the residents and users of Theron Street, Contour Road, a section of Fir Avenue, users of the golf course, residents of Fernkloof Village Private Estate and trail users within the FNR

The following mast alternatives were put forward: Monopole Mast, Lattice Mast or Monopole Tree Type Mast. Due to the existing coniferous trees within the vicinity it is proposed that the Monopole Tree Type Mast is used.

The proposed development is seen as **moderately compatible** with the receiving environment. The intensity or the degree to which the proposed development will impact views and scenic or cultural resources will be **moderate-low**: where some visual and scenic resources might be affected. The duration of the impact upon its surroundings of the development is assessed as **long term**. The significance rating is assessed as **moderate-low**.

Proposed mitigation measures include:

- Additional tree planting within the residential neighbourhoods, including Theron Street and Contour Road, should be considered. Tree planting within the golf course should also be encouraged,
- The use of muted, matt finishes for all parts of the proposed development / infrastructure to be used whenever possible.
- Fencing must be visually permeable e.g. welded mesh (e.g. 'ClearVu' or similar), but not steel palisade. Darker colours are visually recessive and therefore colours such as dark grey, etc. should be considered.
- Preferably no lights, including along the infrastructure fence line, should be installed with the proposed infrastructure.

Any development will cause a visual change within the landscape however; this proposed mast will replace an existing temporary mast and although at an increased height will not cause a unfamiliar change. The visual impact significance rating is assessed as moderate-low and low if all mitigation measures are implemented.

From a visual perspective, the development should be endorsed, for this will cause a low visual impact, on the condition that the visual impact is mitigated as per the mitigation measures and recommendations set out in this document.

REFERENCES

Mucina, L. and Rutherford, M.C. (Eds) 2006. *The vegetation of South Africa, Lesotho and Swaziland.* Pretoria: Strelitzia 19, South African National Biodiversity Institute.

Oberholzer, B. 2005. *Guideline for involving Visual & Aesthetic Specialists in EIA processes.* 1st Ed1. CSIR Report No ENV-S-C 2005 053 F. Republic of South Africa, Provincial Government of the Western Cape, Department of Environmental Affairs & Development Planning, Cape Town.

Oberholzer, B. 2011. *Reading the Landscape.* 2nd Ed. Landscape Notebooks.

Addendum A

CURRICULUM VITAE: ANTOINETTE DE BEER

Antoinette de Beer graduated as a landscape architect from UCT in 2010 and started her own business, ARLA Consulting, in 2012. She aims to design integrated, multi-functional, resilient yet stimulating SPACES for PEOPLE that capture the expression of culture within a community and that celebrate its CONTEXT. To this end she regularly collaborates with, and is inspired by, other professionals, specialists and NPO's. She often teaches on a part-time basis at the Cape Peninsula University of Technology and enjoys mentoring students.

She is a registered professional landscape architect with the South African Council for the Landscape Architectural Profession (SACLAP) and has fifteen (15) years of landscape architectural experience (of which 10-years post-registration experience). She has been a member of the Institute for Landscape Architecture in South Africa (ILASA) from 2010 and elected the president of the institute from 2013 – 2015. During her term as president she represented the institute at the 2nd International Federation of Landscape Architects (IFLA) Africa Symposium in Abuja, Nigeria. She has been a member of the Society for Architects, Planners, Engineers and Surveyors+ (APES+) since 2012 and enjoys the collaborative nature of the association.

PROFESSIONAL QUALIFICATIONS

Certificate Fundamentals of Project Management (UCT), 2011
Master of Landscape Architecture (UCT), 2010
Certificate Architectural & Urban Conservation (UCT), 2010
BL(Hons) Landscape Architecture (UP), 2004
BTech Environmental Management (CPUT), 2003

REGISTRATION

(SACLAP) South African Council for the Landscape Architectural Profession
Professional Landscape Architect: No. 20218 (Registration Year: 2012)

EXPERIENCE

2012 – PRESENT Director:
ARLA Consulting Pty (Ltd): private landscape architectural and environmental planning practice
2011 -2012
Candidate Landscape Architect: EPLA Consulting CC: sub-consultant to a landscape architectural and environmental planning practice
2007 – 2010
Senior Landscape Architectural Technologist at OvP Associates CC: Architects, Landscape Architects & Environmental Planners
2005 Junior Landscape Architectural Technologist at De Villiers Turner CC: Landscape Architects

MEMBERSHIP

- Immediate Past President of the ILASA (2015 - 2016)
- President of the ILASA (2013 - 2015) – NEC Chair
- ILASA 2014 Conference LOC Chair – Organising the Bi-annual National Conference (2013 – 2014)
- ILASA President Designate (2012-2013) – NEC Vice-chair
- ILASA Treasurer (2011-2013) - ILASA Financial Management

- International Federation of Landscape Architects 2012 World Congress LOC member (2009-2012) – International Liaison
- Member of APES (Architects, Planners, Engineers & Surveyors Society; 2012 - current)
- Member of ILASA (2010 – current)

TEACHING & EXTERNAL EXAMINATION:

Part-time Lecturing at Cape Peninsula University of Technology (CPUT):

External Examiner:	various subjects (1st year to 4th year) from 2014- current.
Second Semester 2018:	Draughting Software and Construction Detailing 2nd year
Second Semester 2017:	Integrated Design Studio 1st year
First Semester 2016:	Landscape Technology & Plant Material Studies 3rd year
Second Semester 2015:	Applied Mathematics & Introduction to Design Foundation Year AutoCAD and Construction Detailing 2nd year

Mentorship of several 4th year students during the design development stages of their mini-thesis.

Part-time Lecturing at University of Cape Town (UCT):

Second Semester 2013: Teaching Landscape Design to Landscape Architecture Conversion year students.

Guest Landscape Architect for MLA Presentations at University of Cape Town (UCT):

Second Semester 2019: Guest landscape architect for review of MLA work prior to final hand-in.

OTHER:

Assurance Reviews: Part of panel that reviews tender documents prepared by the City of Cape Town to ascertain if they are compliant with all legal aspects and professional standards (2020- current)

Regional Judge for the 2020, 2021 & 2022 SALI Awards of Excellence

Evaluate and adjudicate entries for the annual SALI Awards of Excellence (November 2019, 2020 & 2021).

Adjudicator for the 2017 ILASA Awards of Excellence

Adjudicate entries and select winners for the bi-annual ILASA Awards of Excellence (June 2017).

Adjudicator for the 2016 Concrete Manufacturers Association Awards of Excellence

Adjudicate entries and select winners for the bi-annual Concrete Manufacturers Association's Awards of Excellence (November 2015).

Adjudicator at CPUT: CPUT Landscape Technology Vertical Garden Challenge February 2014

CPUT Landscape Technology Recycled Bench Challenge February 2013

CPUT-Corobrik Landscape Technology Construction Week July 2013

Cape Town World Design Capital: Co-design Workshops:

7 November 2014:	Participated in workshop as lead designer for the Dunoon cul-de-sacs (Developing a Tree Planting and Infiltration Strategy for the Dunoon cul-de-sacs). Presentation available on request.
14 May 2014:	Participated in workshop at Rylands Civic Centre as designer. Re-visioning the Gatesville CBD.
23 April 2014:	Participated in workshop as designer for the Bonteheuwel Civic Precinct Upgrade (as part of the Mayoral Urban Regeneration Programme (MURP).
13 November 2013:	Participated in workshop as designer for the Upgrade of Public Open Space at Doordekraal Dam in Welgemoed.

Recent Visual Impact Assessments

VIA's for Mixed-use Developments:

- VIA for Proposed Mixed Use Development on Remainder of Cape Farms No. 1529 (Imhoff's Gift), Kommetjie
- Confidential VIA for Proposed Mixed Use Development, Durbanville
- VIA for the Proposed Mixed Use Sence de Lieu Development on a portion of Farm No. 845/3, Paarl
- VIA for Proposed De Fortuijn Housing Development and Associated Infrastructure, Somerset West

VIA's for Waste Services:

- VIA for Proposed Amendment of the Worcester WDF Waste Management Permit, Worcester
- VIA for Proposed Amendment to Waste Management License, Vissershok WMF
- VIA for Proposed Amendment to Waste Management License, Tulbagh WDF
- VIA for Proposed Caledon Waste Transfer Station, Caledon
- VIA for Proposed Waste Recovery, Beneficiation and Energy Project, Wellington
- VIA for the Proposed Residential Development on Waterval Farm, Franschhoek

VIA's for Residential Developments:

- VIA for the Proposed Die Eike Residential Development on Erf 3476, Franschhoek
- VIA for the Proposed Medium Density Drakenzicht Residential Development, Paarl South
- VIA for Proposed Kanonberg Residential Development, Oude Westhof

VIA's for Renewable Energy Projects:

- VIA for Proposed Klipfontein Solar Farm & Energy Storage Facility, Hopefield
- VIA for Proposed Zoutekloof Solar Farm, Hopefield

Other:

- VIA for Proposed Petroport, Wolseley
- VIA for Proposed Van Wyks River Business Park, Paarl

Addendum B

Criteria used for the Assessment of Impacts

The assessment of impacts is based on a synthesis of the following assessment criteria (2005:28):

Nature of the impact –
An appraisal of the visual effect the activity would have on the receiving environment. This description should include visual and scenic resources that are affected, and the manner in which they are affected, (both positive and negative effects).

Extent – the spatial or geographic area of influence of the visual impact, i.e.:
- *site-related:* extending only as far as the activity;
- *local:* limited to the immediate surroundings;
- *regional:* affecting a larger metropolitan or regional area;
- *national:* affecting large parts of the country;
- *international:* affecting areas across international boundaries.

Duration - the predicted life-span of the visual impact:
- *short term,* (e.g. duration of the construction phase);
- *medium term,* (e.g. duration for screening vegetation to mature);
- *long term,* (e.g. lifespan of the project);
- *permanent,* where time will not mitigate the visual impact.

Intensity – the magnitude of the impact on views, scenic or cultural resources.
- *low,* where visual and scenic resources are not affected;
- *medium,* where visual and scenic resources are affected to a limited extent;
- *high,* where scenic and cultural resources are significantly affected.

Probability – the degree of possibility of the visual impact occurring:
- *improbable,* where the possibility of the impact occurring is very low;
- *probable,* where there is a distinct possibility that the impact will occur;
- *highly probable,* where it is most likely that the impact will occur; or
- *definite,* where the impact will occur regardless of any prevention measures.

Significance – The significance of impacts can be determined through a synthesis of the aspects produced in terms of their nature, duration, intensity, extent and probability, and be described as:
- *low,* where it will not have an influence on the decision;
- *medium,* where it should have an influence on the decision unless it is mitigated; or
- *high,* where it would influence the decision regardless of any possible mitigation.