

**ERF 54, 3 BIRKENHEAD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE:
D MAREE ON BEHALF OF OVERSTRAND MUNICIPALITY**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received in terms of Section 16(2)(o) for consent use applicable to Erf 54, Birkenhead in order to accommodate a 66/11kV 20MVA electrical substation for Overstrand Municipality.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus and at the Gansbaai Library, Main Road, Gansbaai. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **23 July 2021**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 54, BIRKENHEAD 3, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VERGUNNINGSGEBRUIK:
D MAREE NAMENS OVERSTRAND MUNISIPALITEIT**

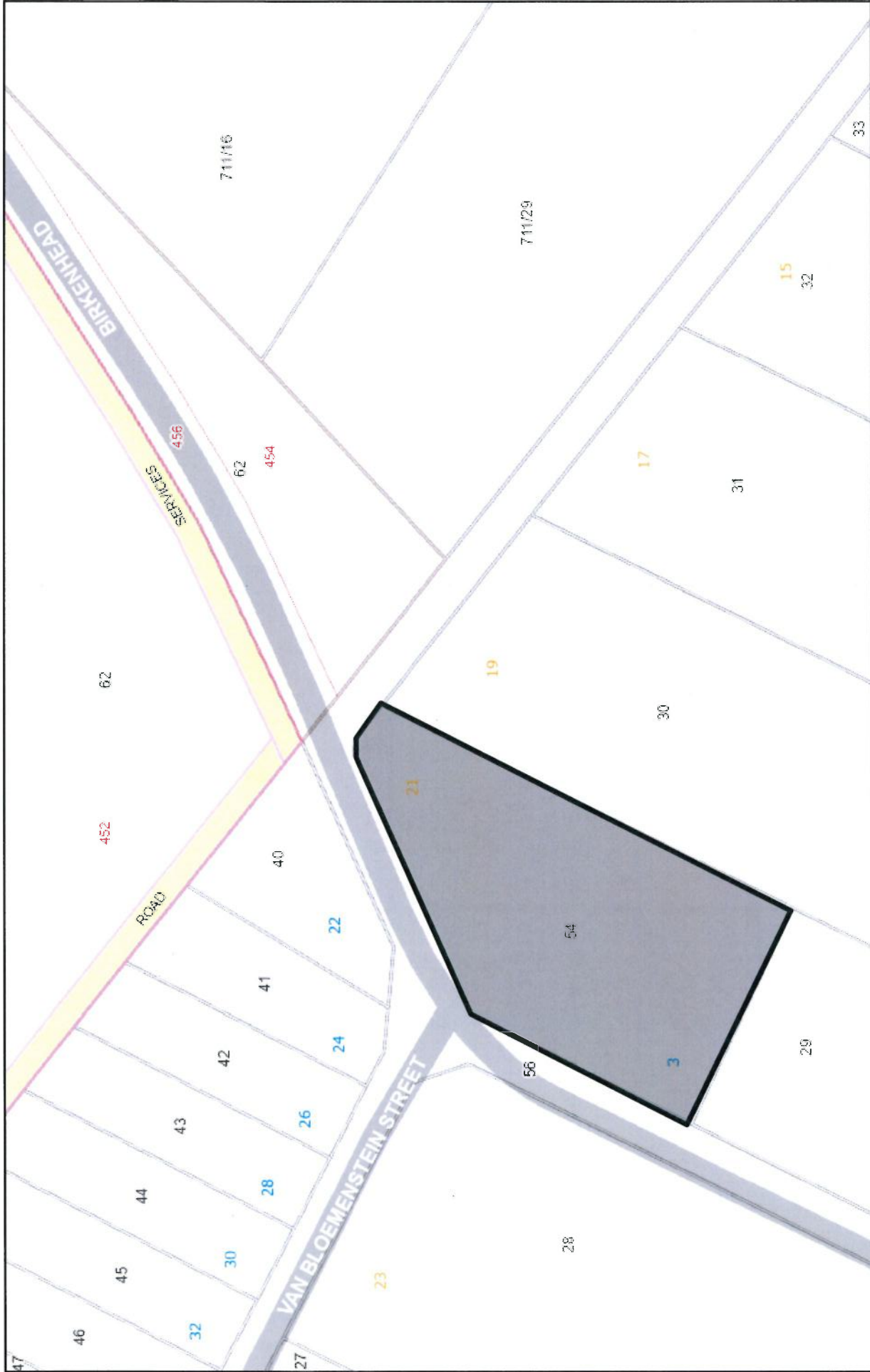
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek om vergunningsgebruik van toepassing op Erf 54, Birkenhead ingevolge Artikel 16(2)(o) ontvang is ten einde 'n 66/11kV 20MVA elektriese substasie vir Munisipaliteit Overstrand op te rig.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) voor of op **23 Julie 2021**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr SW van der Merwe** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

**ERF 54, BIRKENHEAD 3, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SEMVUME
D MAREE EGAMENI LIKA UMASIPALA WASE-OVERSTRAND**

Esi saziso sikhutshwa ngokwemiqathango yeCandelo 48 elifundwa kunye neCandelo (16)(2)(b) loMthetho oYilwayo kaMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, wama-2020, (uMthetho kaMasipala) ukuba isicelo samkelwe ngokweCandelo le-16 (2) (o) lokusetyenziswa kwemvume esebenzayo kwiSiza-54, eBirkenhead ukulungiselela indawo yombane engama-66 / 11kV 20MVA kuMasipala wase-Overstrand.

linkcukacha ezipheleleyo eziphathelene nezindululo ziyafumaneka ukulungiselela ukuhlolwa phakathi evekini phakathi kwentsimbi yesi-8:00 neye-16:30 kwiSebe: loYilo lweDolophu ePaterson Street, Hermanus nakwiThala leeNcwadi laseGansbaai, Main Road, eGansbaai. Naziphi na izimvo zinokungeniswa ngokubhaliweyo zize zingeniswe kuMasipala ngokommiselo weCandelo 51 neCandelo 52 lalo Mthetho uYilwayo kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-23 uJulayi 2021**, uze unike igama lakho, idilesi, iinkcukacha zoqhagamshelwano, umdla kwisicelo nezizathu zokunika izimvvo. Imibuzo ngomnxeba ingabhekiswa **kuMnu. SW van der Merwe** kule nombolo yomnxeba 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvalwa. Nawuphi na umntu ongakwazi kufunda okanye ukubhala angatyelela iSebe loYilo lweDolophu apho igosa lakwamasipala liya kumnceda afake izimvo zakhe.



ERF 54, BIRKENHEAD

22 April 2021

Enquiries : W Snyman
Our ref.: 301312
Your ref.:
File ref.: 301312B01/TE

Overstrand Municipality: Town & Spatial Planning
16 Paterson Street
Hermanus
7200

For Attention: To whom it may concern.

BIRKENHEAD 66KV SUBSTATION: ERF 54 BIRKENHEAD, GANSBAAI – APPLICATION FOR CONCENT USE MOTIVATION

1. PROPOSED DEVELOPMENT

- The proposed development is the construction of a new electricity substation on Erf 54, Birkenhead.
- The application is for consent use of the Northern portion of the property consisting of 0.1835ha of the total site of 1.3795ha, approximately 13.3% of the property.
- Refer to engineering report compiled by Messrs. WorleyParsons, which provides an analysis and problem statement which highlights the need for an electrical substation in the area: GANSBAAI AREA OF SUPPLY: LOAD GROWTH INVESTIGATION REPORT, REVISION 4
- The main road to the area is Smuts street which is a provincial road. Access to the site will be from Duncan street. See site development plan - 301312-E-LA-003.
- Due to the nature of the development (Electrical Substation) no significant increase in traffic volumes are envisaged, typically 2 vehicles per month.
- An existing electrical powerline crosses the site which will be relocated as part of the development.
- It is proposed that the new substation to be a fully indoor substation, which will significantly reduce the visual impact of the development compared to a traditional outdoor substation. Figure 1 below provides an architect's impression of the visual impact of the substation as viewed from Smuts street.

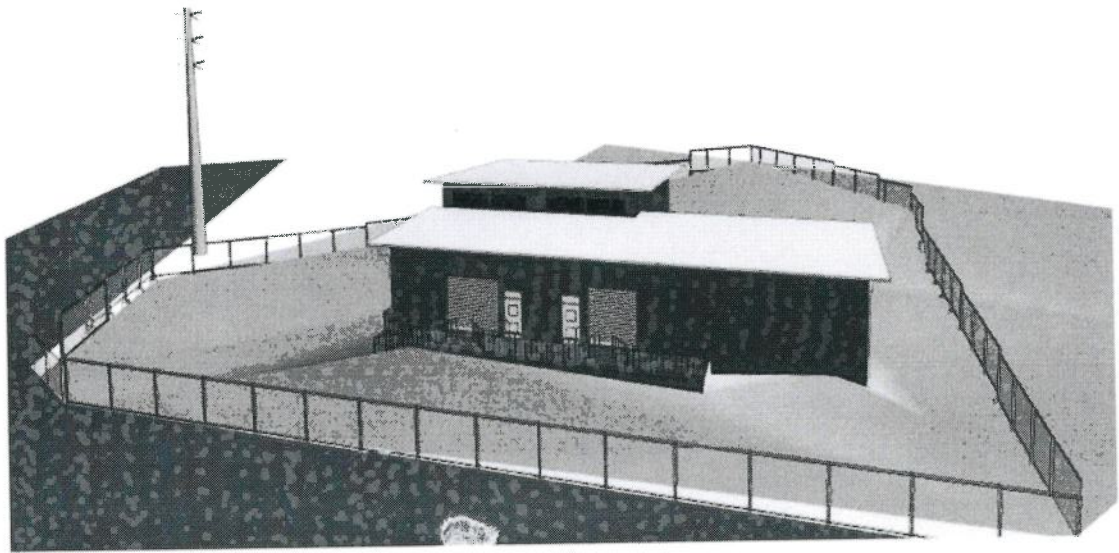


Figure 1: Architect's impression from Smuts street

2. CHARACTER OF THE ENVIRONMENT

- The existing vegetation on the proposed site comprises Southern Dune Strandveld.
- A portion of approximate one third of the vegetation on the proposed site has already been cleared for the existing powerline route. Figure 2 below depicts the site development outline overlaid on an aerial photograph of the existing vegetation:

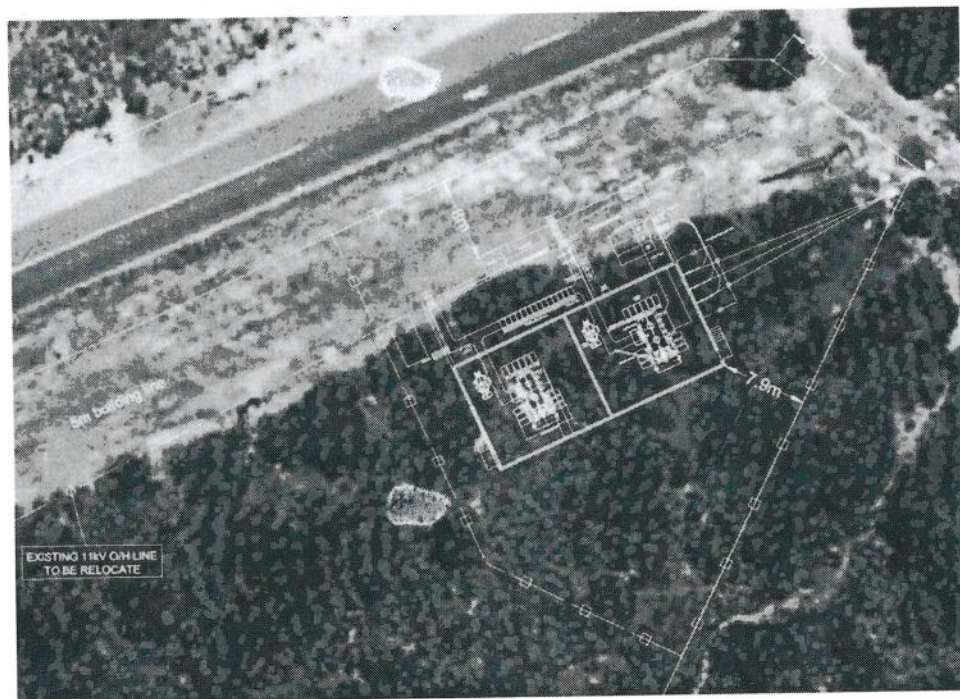


Figure 2: Aerial photograph of existing vegetation (2018)

3. DESIRABILITY OF THE PROPOSED UTILISATION

- The site is currently unoccupied and not being use for agriculture or any other purpose.
- The development will enhance the accessibility to grid electricity for the local area and the rest of Gansbaai.

4. INVESTIGATION CARRIED OUT IN TERMS OF OTHER LAWS WHICH ARE RELEVANT TO THE CONSIDERATION OF THE APPLICATION

- An Environmental Screening Tool Report was developed for the project.
- The screening tool is used to produce maps showing the distribution of the sensitivities in and around the chosen area with regard to an environmental layer. It generates reports that summarize the sensitivities.
- The report revealed that the area with high biodiversity sensitivity is close to Gansbaai, but it is a small area not impacted by the development. The area is not listed as a Critical Biodiversity Area (CBA).
- The whole route has a high archaeological and cultural sensitivity, therefore the possibility of graves.
- Agricultural sensitivity is high, but the proposed development does not traverse or have any impact on existing agricultural land.
- Because the area is not listed a CBA area, the project does not trigger an Environmental Impact Assessment (EIA) or Basic Assessment (BA).
- EIA Regulations – the proposed project does not trigger any listed activity.
- National Environmental Management Waste Act - Although the proposed project is not a listed activity under NEMWA any waste generated will be managed according to the Act.
- National Environmental Management Air Quality Act (NEMQA) – the proposed project is not a listed activity under NEMQA.
- National Heritage Resources Act – the screening tool revealed that the area has a high archaeological and cultural sensitivity. The EMP will be developed, and it will include a finds procedure to manage any archaeological finds on site.
- National Environmental Management: Biodiversity Act – the screening tool revealed that the area with high biodiversity sensitivity is close to Gansbaai. But the area is not listed as a Critical Biodiversity Area (CBA).
- National Water Act - the proposed project is not a listed activity under this act.
- The development does not fall within any of the National Freshwater Ecosystem Priority, areas as per the Overstrand SDF.
- Occupational Health and Safety Act – the project will comply with the OHS Act and Construction Regulations.
- An Environmental Management Plan will be developed for the project. The EMP is a plan or program that aims to achieve the required end state and describes how activities (related to the proposed project), that have or could have an adverse impact on the environment, will be mitigated, controlled, and monitored.
- The EMP will address the environmental impacts during construction and operational phases of the project.
- Due regard will be given to environmental protection during the entire project.

5 THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON THE MUNICIPAL ENGINEERING SERVICES

- Electricity services will be provided on site.
- No other municipal services are required.

6. CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS

- The Danger Point Precinct Development Plan (July 2014) was consulted.
- The report proposes policies to promote low density development in the area.
- The development of the substation will assist with these developments as well as unlock much needed commercial farming activities.
- There are no conflicting land uses that will result from the application.

7. PLANNING PRINCIPLES

- Spatial Justice: The substation will allow for excess electrical capacity to be made available for subsidized housing projects in the Gansbaai area. The development of the housing projects promotes the objective of spatial justice and is therefore in accordance with this principle.
- Spatial Sustainability:
- Efficiency: Not applicable to this application.
- Spatial Resilience: The substation development will unlock much needed local investment in commercial agriculture and subsidized housing.
- Good administration: The application is submitted in terms of relevant and applicable provisions of the Municipal Planning Bylaw and is to be processed therewith.

8. PHOTOS

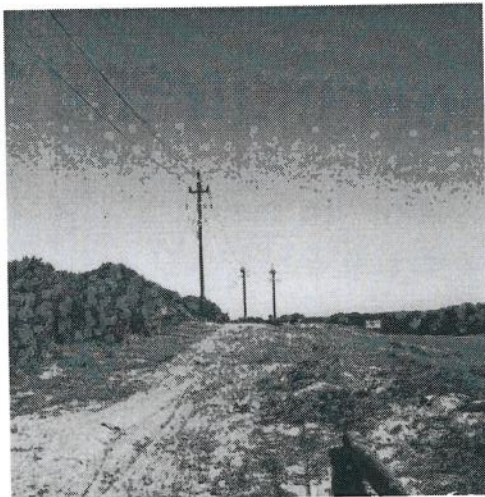


Photo 1: South-East boundary view from Northern corner

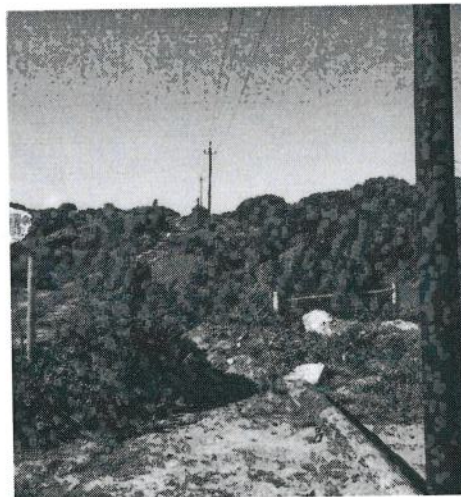


Photo 2: South-East boundary view from Northern corner

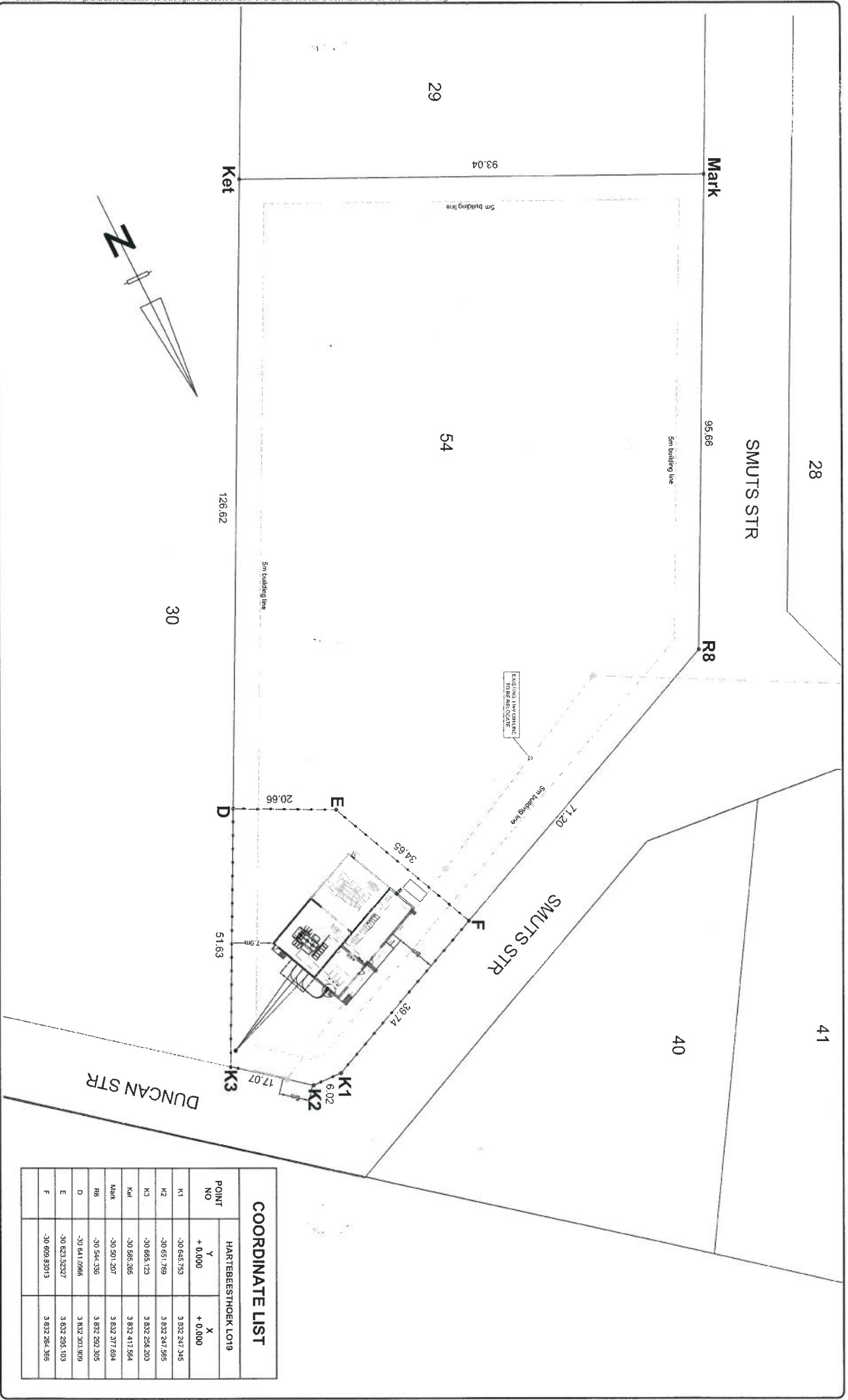


Photo 3: South-east boundary view from Southern corner

Yours faithfully

Handwritten signature of W. Snyman

**W Snyman Pr Eng PMP®
HEAD OF DEPARTMENT: ELECTRICAL**



COORDINATE LIST		
HARTERESTHOEK LOT19		
POINT NO	Y	X
	+ 0.000	+ 0.000
K1	-30 645 753	3 832 247 345
K2	-30 651 789	3 832 247 565
K3	-30 655 723	3 832 258 503
Kel	-30 665 266	3 832 417 664
Mark	-30 501 207	3 832 377 834
R8	-30 544 436	3 832 292 305
D	-30 641 0966	3 832 303 870
E	-30 623 52327	3 832 295 103
F	-30 608 83013	3 832 254 365

FOR TENDER

All dimensions shown on this drawing are as indicated and are not to be scaled. The contractor must verify all dimensions on site before the works commence. Refer any discrepancies to the Engineer. (Design reserved)

REVISION SCHEDULE

No	DATE	BY	CHK
1	Apr 21	FOR TENDER	WMS
2		Acid Coordinates	SCS

CONSULTING ENGINEER

20260788
PR NO
CLIENT

DATE

April 2021
DATE

CONSULTANT

IX earthcare
31 Main Drive, Lonsdale, NSW 1590
Tel: 02 97 60 73 00 Fax: 02 97 60 73 22
www.ixearthcare.com.au

PROJECT

**BIRKENHEAD 66/11kV
SUBSTATION**

DRAWING DESCRIPTION

**SUBSTATION :
SITE DEVELOPMENT PLAN**

SCALE FOR REDUCED PLAN



DATE

APRIL 21

DRAWING NUMBER

301312-E-LA-003-000

REV

B

