4.2
ERF 3266, 21 MAIN ROAD, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSENT USE AND DEPARTURE: MESSRS WARREN PETTERSON PLANNING CONSULTANTS ON BEHALF OF TELKOM SA (LTD)

3266 HON (3755/2021)
H Olivier **(028) 313 8900** **Hermanus Administration**
29 June 2022

1. EXECUTIVE SUMMARY

An application was received on 3 September 2021 from Messrs Warren Petterson Planning on behalf of Telkom SA (Ltd), applicable to Erf 3266, Onrustrivier for the following:

- application in terms of Section 16(2)(o) for a consent use to erect a transmission tower on the above property.

- application in terms of Section 16(2)(b) for a departure to exceed the applicable 8,5m height restriction to accommodate the proposed 25m high transmission tower, and

- application in terms of Section 16(2)(b) for a departure to encroach the 3m rear building line up to 0m to accommodate the transmission apparatus.

A Locality Plan of the property concerned is attached as Annexure A. Motivation Report from the applicant in support of the proposal is attached as Annexure B and the Site Development Plan is attached as Annexure C.

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

Erf 3266 is zoned Business Zone 3: Local Business. The property measures approximately 1026m^2 in extend.

The property is developed with a Telkom exchange (small building). The proposal is to place a transmission tower and apparatus south of the existing Telkom exchange.

4. SUMMARY OF APPLICANT'S MOTIVATION

Only the key points of the Motivation Report are summarised as follows (the detailed report is attached as Annexure B):

- Application is made for consent use in terms of the Zoning Scheme in terms of Section 16(2)(o) for the purpose of erecting a transmission tower on the above property.
- Application is also made for a departure in terms of Section 16(2)(b) for the purpose of the relaxation of the height restriction from 8,5m to 25m as well as the 3m rear building line to 0m to accommodate transmission apparatus.
- The application comprises of the following parameters:

- a 25m tree mast;
- 3 x 4 sector antennas attached to the mast;
- microwave dishes attached to the mast;
- 4 x equipment containers; and
- the total area of the transmission tower will be 64m².

- There are no existing sites in Onrustrivier within 500m radius.
- There is already electricity on site.
- Access to the site will be via the existing entrance off main Road.
- No impact on external infrastructure, transport or traffic, or biophysical environment.
- The proposed application does not trigger any listed activities in terms of the National Environmental Management Act.
- The proposed application is motivated in terms of the planning principles of SPLUMA and LUPA.
- Spatial Justice: – Will enhance accessibility to services (communication services) to all.
- Spatial Sustainability: – Enhanced signal will improve businesses and the economy, will provide a social benefit providing better connectivity with healthcare, police etc., and will have less of an environmental impact due to a sharing of a site,
- Spatial Efficiency: – The placement of the tower in this area is precisely to cater for many users and be more efficient.
- Spatial Resilience: – Communication plays an integral role in times of crises.
- Good administration: – A fair public participation process is followed.
- In line with the 5 year aims of the Overstrand's IDP.
- The Overstrand SDF, 2020 indicate that infrastructure must grow to accommodate population growth, considering that Onrustrivier had a 50% growth in population in the last ten (10) years and people using more devices, there is a need for increased coverage.
- Cellular infrastructure contributes to economic growth.
- There is a need and desirability due to improved technology, increased densification, and large influx of people to Hermanus over holiday periods. Onrustrivier has a very low LTE coverage, and the tower will increase the strength of the network with a positive impact on the economy, residents, businesses, and commuters. The application will also have no negative affect on the surrounding land uses and environment.
- The position of the tower was decided on by gaps in the network, altitude, zoning and the visual impact it may have.
- Three (3) alternative sites were considered as follows:
- Option 1: Erf 3266 is the optimal solution. It is close to Telkom's underground infrastructure and is zoned to be used for such purpose.
- Option 2: Erf 5421 as it is correctly zoned and is also owned by Telkom.
- Option 3: Erf 3480 is zoned Public Open Space. The visual impact on this site would have been more severe and therefore considered not feasible.
- The Visual impact Assessment recommended that a tree mast design be considered. A lattice mast will not be visually suitable, but a monopole mast can be an alternative. The opinion is a monopole mast design will be the best as it is less visual and uses a small footprint.
- The radio waves from antennae do not pose a health risk, and there is no scientific evidence of health risks. Regular test regarding compliance will also be done to reduce health risk.

- There are guidelines from the South African Department of Health that must be complied with.

Note that a Visual Impact Assessment (VIA) were also prepared by Enviro Works. Also attached as Annexure I. The VIA found that the tower will be highly visible in the first approximate 150m from the tower, and thereafter up to approximately 400m the impact will be moderate. It is found that both the monopole and tree mast will blend in with the surrounding area over the short distance, but a tree mast will have a higher landscape compatibility beyond the short distance and a lower visual impact. A tree mast is therefore recommended in terms of the VIA.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		**Date published**	**Closing date for comments**
Local newspaper	Yes	4 March 2022	8 April 2022
Notices	Yes	4 March 2022	8 April 2022
Ward councillor	Yes	4 March 2022	8 April 2022
Total objections	**Six (6)**		
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?			**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**

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

Name	**Date received**	**Summary of comments**
Fire Department	08/03/2022	No objection.
Building Control	7/03/2022	No objection.
Environmental Management Services	6/04/2022	Supports monopole mast, to mitigate visual impact.
Engineering Services	07/03/2022	See Annexure F.
Telkom	15/03/2022	See Annexure G.
Waste manager	9/03/2022	No objection

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

Five (5) letters of objection were received within the allocated time and one (1) objection was received after the closing date for objections.

The late objector indicated that he only received his notification after the closing date for objections. The tracking records of the post office were requested, and it was established that due to a delay by the post office, the person was only informed of the registered mail after the closing date for objections.

To mitigate the matter, there were consultation with the applicant and objector, and the applicant indicated that they would consider the late objection to be a valid objection. (See correspondence attached as Annexure J).

The objections, applicants' response to all 6 (six) objections and Municipal Town Planner's response thereon can be summarized as follows:

Objection 1

Impact on property value.

Applicant's response

There is no evidence that base stations reduce the property values in any given area. Value will be added by improved communication and subsequent virtual accessibility and safety in the area. It is predicted the property prizes will still increase, as experienced throughout the Western Cape. Cellular coverage is important in this area, which attracts large numbers of tourists.

Municipal Town Planner's comments

The impact on property value is always debatable and based on speculation. The fact that must be considered is will potential buyers of properties in the vicinity have negative connotations to the existence of a Transmission Tower close to a property. Some people will possibly consider it as a possible health risk, and others could consider the visual impact of a 25m high tower as imposing.

The opinion is that a transmission tower in proximity could possibly affect a portion of potential buyers, but to assume it would negatively impact property values is still considered speculation.

SPLUMA also stipulate that an application cannot only be evaluated on its possible impact on property values, all other criteria must be considered.

Objection 2

Visual Impact and Impact on Views. The negative aesthetic value will permanently degrade the area. A tree mast does not come close of resembling a tree.

Applicant's response

Visual impact was considered and following a Visual Impact Assessment the monopole design will not be proposed, but a tree design will eliminate any negative impact as a result of the structure.
A 25m high mast is required to provide sufficient coverage. However, it could be lowered to 20m, should the local authority deem that it will be better suitable to blend in with the area.

Municipal Town Planner's comments

In the Visual Impact Assessment, it is indicated that the visual impact in the first 150m from the site in certain directions will be high, with moderate impact further away to approximately 400m. Most of the objectors live in close proximity to the property, and their concerns regarding visual impact is therefore not unwarranted.

Impact on views is difficult to measure as mountain and sea views must be considered, but then also the fact that a building of 8,5m in height can be erected on the property as a primary right, which could impact views.

The objectors are of the opinion that a tree type mast would not blend in with the aesthetics of the surrounding environment, whilst the Visual Impact Assessment proposes a tree mast to lessen visual impact. The applicant then also indicated that should the lowering of the Transmission Tower to 20m in height be considered more appropriate, the transmission tower will still be functional.

If the above is considered it cannot be debated that a 25m transmission tower will have a high visual impact on the area. A tree mast will improve the structure visually, but if the immediate surrounding area is constructed with buildings up to a height of approximately 8m to 8,5m and some eucalyptus trees of approximately 15m in height, a 25m tree mast would still be a very high visual structure in this area.

A tree mast type tower of 15m in height would blend in more with the surrounding area and would have a much lower visual impact.

Objection 3

Site choice and location. A site further away from this and closer to the R43 would have been a better option. A better location was not proposed, as all three is 50m from the Main Road.
Do not experience cell phone connection problems at this stage.
The site at the Municipal Electrical Department can be considered, as it is already a bit of an eyesore.

Applicant's response

Moving the mast to another location will lead to a loss of sufficiency and unsustainable development. It is then in the residential areas where cellular and data coverage is required, especially with new technology such as 4G. The introduction of smart phones, tablets and other internet enabled devices has increased significantly, and the more users, the smaller the coverage are per mast. The proposed mast will help fill in the gap.

If there were tall buildings in the coverage area that could have supported infrastructure, such option would have been considered, but only low buildings/structures exist in this area. A tower would be the only way to be high enough for antennae. A tree type mast was chosen as it resembles trees found in the area.

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

Municipal Town Planners comments

The comments of the objectors and applicant are noted.

The alternative sites proposed by the applicant were all in very close proximity of Erf 3266, however the applicant indicates that to provide sufficient coverage an alternative site should not be more than 500m from Erf 3266. It does not appear as if the Municipal Open Spaces with high trees or the Municipal Electrical Department sites were ever considered by the applicant, which could have been more appropriate sites for a high transmission tower. The objector's opinion is supported that this could have been better alternative sites.

The fact that must however be taken into consideration is that Erf 3266 is owned by Telkom and was always earmarked for telecommunication purposes. There is also existing infrastructure on the site that can be used to provide services to the tower.

Considering the above, although alternative sites could have been considered by the applicant, Erf 3266 have always been earmarked for telecommunication purposes and is serviced for such use. The site can therefore be considered appropriate, subject thereto that it have a minimal impact on the surrounding properties.

Objection 4

Concerns regarding potential negative health and safety concerns. Impact of the microwave radiation on birds. Risk if parts of the tower fall, especially considering strong winds.

Applicant's response

Health and safety factors were taken into consideration during the planning of the base station. Transmission towers are built at a height of 25m to ensure that the antennae heights are well above any habitable space, therefore there should be no risks or negative impact.

Research have shown that base stations do not pose a health threat. In statements made by the World Health Organisation it is indicated that effects of base stations and wireless networks are so low that the temperature increases are insignificant and do not affect human or animal health.

Cellular companies monitor the health impact of their base stations carefully and spend large sums of money researching this topic annually. South Africa's Department of Health has published EMF exposure limit guidelines which must be complied with. The base station will also comply with the governing local authorities' Telecommunications Policies.

A condition could even be inserted in the approval that should it be proven there are negative health effects, the base station should be decommissioned.

Municipal Town Planners comments

Transmission Towers are not considered a health risk by the Department of Health. Any operator must also comply with strict guidelines to ensure good health and safety.

The comments regarding safety concerns of pieces of the tower falling on surrounding properties, is a speculative statement. Surrounding residential properties will still be approximately 13m from the tree mast, and it is highly unlikely that any parts of the tower will ever fall onto the residential properties.

Objection 5

Objection relating to whether an EIA was conducted.

Applicant's response

The comments of Department of Environmental Affairs and Development Planning was obtained, and the application does not trigger a listed activity and a full basic assessment report is therefore not required.

Municipal Town Planner's comments

The applicant did provide the comments from DEADP with the submission of the application, who indicated that no EIA was triggered.

Objection 6

Possible increase in crime due to valuable parts on mast.

Applicant's response

No comment provided.

Municipal Town Planner's comments

The comment is considered as speculation.

Objection 7

Loss of light as the tower will cast a shadow over surrounding houses for several hours per day.

Applicant's response

No response provided.

Municipal Town Planner's comments

The concern is noted. A tree mast would block some sun but considering that surrounding dwellings are more than 13m from the tree mast, impact will be minimal.

Should a lower mast be approved, the impact will even be less.

Objection 8

Telkom's profits will increase but it will not pass on to the community (no mention of monetary compensation for surrounding residents).

Applicant's response

No response provided.

Municipal Town Planner's comments

The objectors' statement has no relevance to the desirability of the application.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

See Point 7 above.

9. MUNICIPAL ASSESSMENT OF COMMENTS

It is noted that all relevant Municipal and Government Departments were positive regarding the proposed 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 application will not further perpetuate spatial injustices. It will be aimed to provide an equal opportunity to communication services for tourists visiting the area and the village's inhabitants.

Spatial sustainability
The subject property is located within the urban edge thus no urban sprawl will occur. No natural habitat will be impacted upon, and it will thus have no negative impact on the environment.

Efficiency
The telecommunication infrastructure will be situated optimally in the area in terms of the existing town and its planned expansion.

Spatial resilience
The application will ensure that the existing resource (land) is used to its maximum in an affordable manner, and it is in line with the Overstrand Municipality's forward planning documents.

Good administration

The application followed the required planning procedures, and a good public participation process has been followed.

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

Same as Point 10.2 above.

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

The applicant motivated that the proposal aligns itself with the IDP due to Telecommunication Infrastructure being a benefit to tourism in the area and in turn also to the poor people in the area. Further a network of Telecommunication Infrastructure can aid disaster management co-ordination.

Although a VIA was submitted, the mitigation measures described, does not adequately address the impact of the proposed mast on the scenic links as contained in the SDF and Growth Management Strategy.

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

N/A

10.6 Impact on Municipal engineering services

The existing services are available and have been viewed positively by the Engineering Department.

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

N/A

10.8 Existing and proposed zoning comparisons and considerations

The Overstrand Land Scheme Regulations provide for telecommunication installations as a consent use on the subject property, subject to compliance with the applicable development parameters. The proposed transmission tower will exceed the prescribed 8,5m height restriction with 16,5m which is regarded as a considerable encroachment of the height restriction.

10.9 Additional Planning Motivation for Removal of Restrictive Condition

N/A

11. THE DESIRABILITY OF THE PROPOSAL

Erf 3266, Onrustrivier is situated in Main Road, Onrustrivier. It is zoned Local Business Zone 3 and being utilized for existing telecommunication infrastructure.

There is an existing building on the western side of the site. The proposal is to place a 25m high tree mast and supporting infrastructure in the rear south- eastern corner of the erf, with a fenced yard area of 8m by 8m, or 64m^2 in extent.

Application is also made to relax the 3m rear building line with vacant Erf 5421, to accommodate the supporting infrastructure. It is to be noted that Erf 5421 is also a Business Zone 3 erf in the ownership of Telkom. It must also be noted that the proposed base station yard will still be approximately 13m from surrounding residential erven. The relaxation of such building line would therefore have no impact on the surrounding area.

The objections relate to Health and Safety concerns, Environmental concerns, Visual impact, property values and why alternative sites was not considered. These concerns were discussed in detail under point 7 above. However, to consider the desirability of the application, the location of the site and visual impact will again be addressed.

The objectors are correct that there are possibly alternative sites that could have been considered that are better located to construct a tree mast of 25m on. It must however be realized that Erf 3266 is zoned for Business Zone 3 purposes, and can therefore also be developed with shops, offices, or restaurants, which could have a much greater impact on surrounding properties. The erf is also already utilized for telecommunication infrastructure, and a telecommunication base station would not be out of line with the existing use, and the site is sufficiently serviced for such use. Ultimately the location concerns relate back to the visual impact. If the visual impact is high the concerns are not unfounded, of the visual impact is moderate, the application can be considered as acceptable.

The visual impact:

The Visual Impact Assessment (VIA) indicates the visual impact of a 25m mast will be high closer than 150m from the site, and moderate up to 400m from the site. The fact is, a 25m tower will be visually intrusive. In the VIA it is recommended that a tree mast tower be constructed, as it would blend in with surrounding vegetation (trees) and have less of an impact visually.

The above-mentioned recommendation is noted, but it will mean that the tree mast will still be 10m higher than the existing eucalyptus trees in this area. It is also considered a very high structure considering most buildings in this area are between 5m to 8m in height. The fact is a 25m high tree mast will still be an imposing structure and have a visual impact on surrounding properties.

It is noted that the applicant indicated a 20m mast would still be sufficient to provide coverage. Such a mast will also still protrude at least 5m above the existing trees in the area and would still visually stand out in this area. It is understood that infrastructure will in some cases have to be placed closer to residential areas to provide sufficient service, but then such infrastructure should blend in with such area, not change the character.

It is the opinion that a 15m tree mast will be more appropriate in this area. It is still much higher than existing buildings in the area but will blend in with surrounding trees of more or less the same height.

The application for a Departure to relax the 3m rear building line and Consent Use to establish a transmission tower on the property, is supported. However, the Departure to relax the 8,5m height restriction is only partially supported, as a relaxation to 25m is not supported, but a transmission tower of 15m is supported.

12. RECOMMENDATION

1. that the objections be noted;

2. that the application in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 (By-Law), for a consent use to erect a transmission tower on Erf 3266, Onrustrivier, **be approved** in terms of the provisions of Section 61 of the By-Law,

3. that the application in terms of Section 16(2)(b) of the By-Law for a departure to exceed the applicable 8,5m height restriction on Erf 3266, Onrustrivier, **be partially approved**, in terms of the provisions of Section 61 of the By-Law, subject to the following condition:

   (a) that the relaxation is to only construct a transmission tower of maximum 15m in height.

4. that application in terms of Section 16(2)(b) of the By-Law for a departure to encroach the 3m rear building line up to 0m on Erf 3266, to accommodate the transmission apparatus, **be approved**, in terms of the provisions of Section 61 of the By-Law;

5. that the approvals in 2 to 4 above be subject to the following conditions:

   (a) that a tree mast be erected as recommended in the Visual Impact Assessment, and that the Municipal Environmental Branch will have to support the specific tree type for the tree mast;

   (b) that the transmission apparatus be restricted to the development indicated on Plan 05185-P1 and that an amended elevation plan showing the 15m height tree mast be submitted;

   (c) that should the transmission tower becomes defunct, the structures be removed to an approved landfill site;

   (d) that all the conditions in the Service Report (attached as Annexure F), be complied with;

   (e) that the conditions in the letter from Telkom (attached as Annexure G), be complied with;

   (f) that this approval does not absolve the applicant from compliance with any other relevant legislation, and

   (g) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.

6. that the applicant and objectors be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 with regard to the above decision.

13. REASONS FOR RECOMMENDATION

Points 2 and 4

- The objections relating to health and safety concerns and environmental impact has duly been addressed and does not proof the application not to be desirable, whilst the concerns relating to impact on property value, visual impact and location of the site (alternative better sites) have been addressed by applying mitigation measures to only allow a 15m high tree mast on the property.
- Erf 3266, Onrustrivier is zoned Business Zone 3 and utilized by Telkom for telecommunication infrastructure, and the utilization of this site for a transmission tower will be in line with existing uses and will utilize existing infrastructure.
- With an increased demand for coverage more communication infrastructure will be placed closer to residential areas as their radius for coverage gets smaller. Erf 3266 is one of the few sites in Hermanus area which are zoned and can be utilized for such use, mitigating measures such as to construct a lower mast of 15m in height in line with surrounding tree heights, and camouflaging the mast as a tree, the major concern of visual impact can sufficiently be mitigated.
- The relaxation of the 3m rear building line to accommodate the transmission apparatus will have no impact on surrounding property owners, as there is still a vacant business site to the rear, and all residential sites will still be more than 13m from the transmission tower service yard.

Point 3

- The concerns of the objectors are valid with regards to the visual impact of a 25m transmission tower so close to residential units.
- The Visual Impact Assessment indicated that a 25m transmission tower will have a high visual impact over a short distance from the site up to 150m, and moderate up to 400m.
- The proposal to construct a tree mast, as recommended in the Visual Impact Assessment, would mitigate the visual impact to a certain extent, but considering that existing surrounding trees is only approximately 15m in height, a 25m high structure or even a 20m high structure will still be visually imposing in this area.
- A tree mast of 15m in height will be in line with the height of adjacent trees in the area and will blend in more with the surrounding area.

14. Annexures

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Site Development Plan
Annexure D:	Objections
Annexure E:	Applicants comment on objections
Annexure F:	Comment: Engineering Services
Annexure G:	Comment: Telkom
Annexure H:	Comment: Department of Environmental Affairs and Development Planning
Annexure I:	Visual Impact Assessment
Annexure J:	Post office tracking records and consultation documentation between applicant, late objector and municipality to consider objection as valid objection.

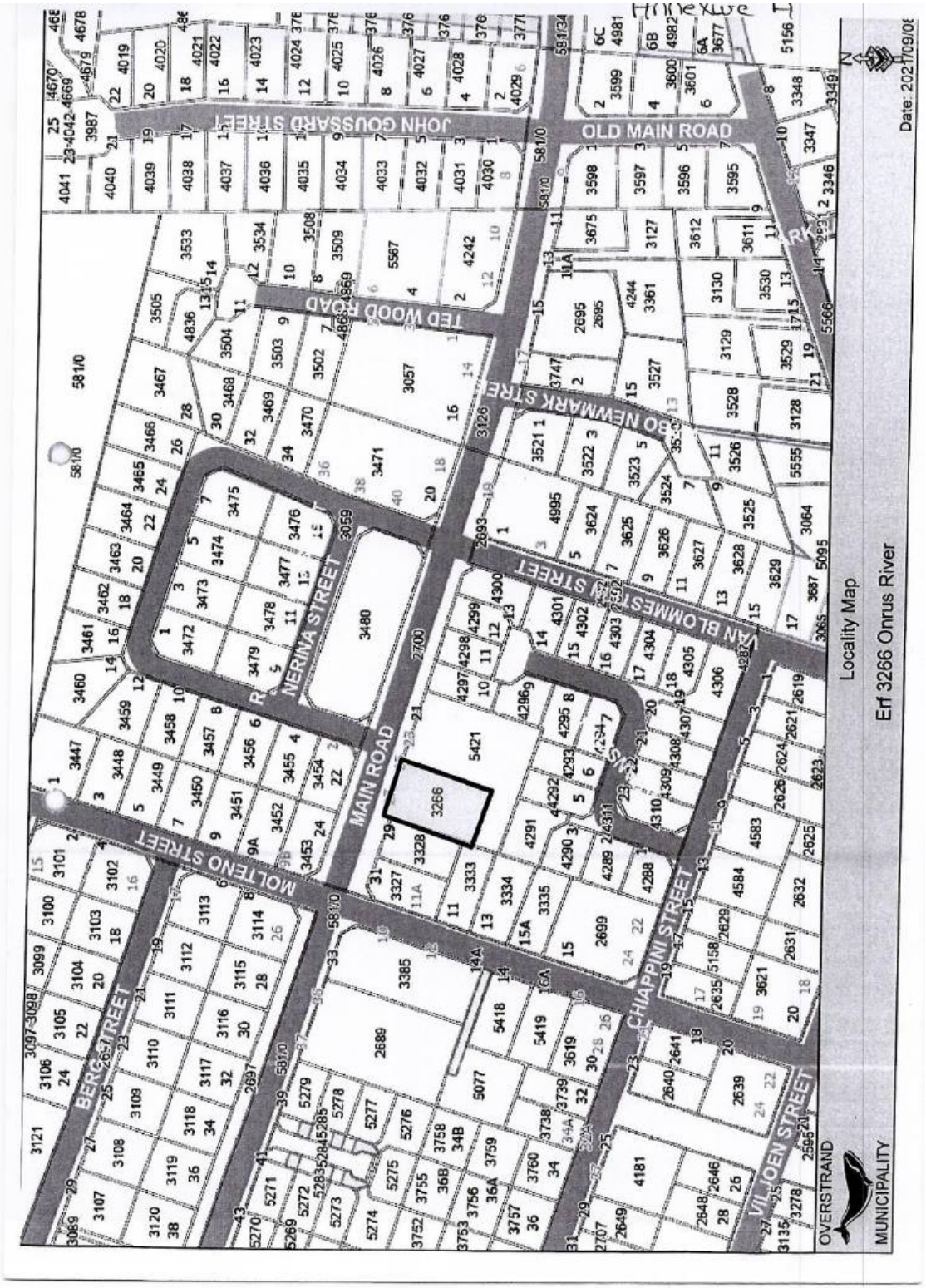
SIGNATURES:

AUTHOR

Name:	**H OLIVIER**
SACPLAN Reg No:	**B/8128/2004**
Signature:	_____
Date:	_____

REGISTERED PLANNER

Name:	**H VAN DER STOEP**
SACPLAN Reg No:	**A/1708/2013**
Signature:	_____
Date:	_____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OLD MAIN ROAD
TED WOOD ROAD
NEWMARK STREET
NERINA STREET
MAIN ROAD
VAN BLOMMESTEIN STREET
MOLTENO STREET
CHIAPPINI STREET
VILJOEN STREET
BERG STREET
3266
5421
Locality Map
Erf 3266 Onrus River
OVERSTRAND
MUNICIPALITY
N
Date: 2021/09/0

Annexure B1/22

PROPERTY DESCRIPTION:	**ERF 3266 (PORTION OF ERF 2700), ONRUSTRIVIER**
MUNICIPAL AREA:	**OVERSTRAND MUNICIPALITY**
APPLICATION:	**LOCAL AUTHORITY CONSENT USE AND PERMANENT DEPARTURE APPLICATION TO PERMIT A TRANSMISSION APPARATUS**
SITE NAME:	**ONRUSRIVIER EXCHANGE**

APPLICANT:	**WARREN PETTERSON PLANNING**
ON BEHALF OF/ FOR	**GYRO PROPERTY GROUP**
OWNER:	**TELKOM SA SOC LTD**
DATE:	**AUGUST 2021**

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS

Gyro GROUP

2/22

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Overstrand Local Municipality
Town Planning Department
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7200

30 August 2021

Dear Sir/Madam

LOCAL AUTHORITY CONSENT USE AND PERMANENT DEPARTURE APPLICATION IN ORDER TO PERMIT A TRANSMISSION APPARATUS ON ERF 3266 (PORTION OF ERF 2700), ONRUSTRIVIER.

Kindly find attached in this application, the motivation and relevant documentation regarding consent use and permanent departure application in terms of the zoning scheme to allow for the establishment of a Transmission Apparatus on Erf 3266 (Portion of Erf 2700), Onrustrivier.

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

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

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

Yours faithfully,

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

3/22

WPP
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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:	Erf 3266 (Portion of Erf 2700), Onrustrivier
CLIENT:	Gyro Property Group
APPLICANT:	Warren Petterson Planning
OWNER:	Telkom SA SOC LTD
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 Municipality Land Use Scheme, 2020
SPLUMA	Spatial Planning and Land Use Management Act, 2013
RBTS	Rooftop Base Telecommunication Station
TT	Transmission Apparatus
TI	Telecommunication Infrastructure
TOA	Top of Antenna
SG-DIAGRAM	Surveyor-General Diagram
SDF	Spatial Development Framework
IDP	Integrated Development Plan

6p2

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 25m Transmission Apparatus.
- ✓ **Permanent Departure** in terms of Section 16(2)(b) of the Overstrand Municipal Planning By-Law, 2020 for the purpose of the relaxation of the height restrictions from 8.5m to 25m in order to allow for the abovementioned consent. **(Item 7.2.2(c))**
- ✓ **Permanent Departure** in terms of Section 16(2)(b) of the Overstrand Municipal Planning By-Law, 2020 for the purpose of the relaxation of the rear building line from 3m to 0m in order to allow for the abovementioned consent.

A.2. DETAILS OF THE DEVELOPMENT AREA

Table 3 - Details of the Development Area

TITLE DEED DESCRIPTION	Erf 3266 (Portion of Erf 2700) Onrustrivier, situated in the Municipality of Onrustrivier, Administrative District Caledon, in extent 2 992 Square Meters, held by the Deed of Transfer No. 18740/76
TITLE DEED NUMBER	T18740/76
PROPERTY SIZE (m^2)	$1026m^2$
CURRENT ZONING	Business Zone 3: Local Business
OWNER OF PROPERTY	Telkom SA SOC LTD

SECTION B: CONTEXTUAL INFORMANTS

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

B.1. LOCALITY

The property within the Overberg District is located on Erf 3266 (Portion of Erf 2700), Onrustrivier. It is further surrounded by other related erven and abuts onto Main Road which links with the R43 and connects with the greater area.

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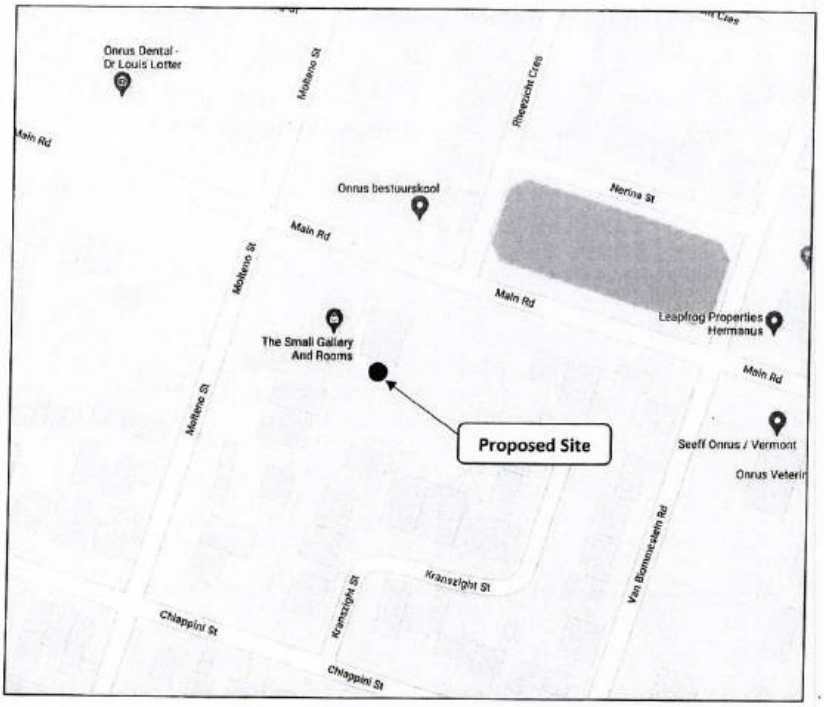

Figure 1 - Location of the Existing Transmission Apparatus on Erf 3266, Onrus

B.2. CURRENT LAND USE AND ZONING

Table 4 - Current land use and zoning

CURRENT LAND USE	The land is currently utilised as a Telkom Exchange site which compliments and will connect with the proposed use of a Transmission Tower.
ZONING	Business Zone 3: Local Business

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B.3. SURROUNDING AREA

The proposed site is located on Erf 3266 Onrus which is accessible from the Main Road. An access gate to the existing Telkom Exchange already exists and this will form part of the proposal. The Main Road connects with the R43 (Provincial Route).

Suburbs/Towns near the property and within the surrounding area is Sandbaai which lies to the east and Vermont which lies towards the west.

The surrounding land uses in the area of the proposed site are predominantly zoned for Residential Use. Other land uses found in the surrounding area are Business Zone 3, Transport Zone 2, Open Space Zone 2, Residential Zone 1: Single Residential. (See Figure 2 below).

Figure 2 - Surrounding Land Uses

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SECTION C: DEVELOPMENT PROPOSAL

C.1. APPLICATION SPECIFICATIONS

Our client, Gyro Property Group, wishes to apply for consent use and permanent departure in terms of Section 16 (2)(o) of the Overstrand Municipal Planning By-Law, 2020 in order to erect a 25m Monopole Mast (Transmission Apparatus).

C.1.1 Development Concept

The application comprises the following proposed development parameters:

- ✓ A 25m Tree Mast
- ✓ 3 x 4 - sector antennas attached to the mast,
- ✓ Microwave dishes attached to the mast, and
- ✓ 4 x Equipment container, which will be locked at all times

The total area of the Transmission Tower will be 64m², which includes the mast base and proposed future equipment containers. The main purpose of the proposed Transmission Apparatus is to improve the network coverage in the area for Multiple Network Operators. This mast will be able to accommodate up to 4 users' equipment through means of co-location, meaning that a mast on this position will ensure that additional towers within close proximity will not be required in future. **There are currently no other existing sites in Onrus within a 500m radius.**

C.2. UTILITY SERVICES

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

Access to the proposed TT will be obtained from the existing entrance to the property found along the northern boundary of the property, situated adjacent to Main Road. Main Road connects to the R43 towards the east and Vermont Avenue towards the west.

The proposed use will have no impact on the external engineering services, on transport or traffic related considerations, or on the biophysical environment.

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C.3. ENVIRONMENTAL REGULATIONS

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

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

i) is to be placed on a site not previously used for this purpose; and

ii) will exceed 15 meters in height

But excluding attachments to existing buildings and masts on rooftops.

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

In Western Cape:

i) All areas outside urban areas; or

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

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

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

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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 TT is placed in an area (optimally situated between planned and existing stations) with a reason. This reason is to incorporate various factors (e.g. number of users, quality of service etc.) when considering the placement in order to promote effectiveness and is not merely placed by random.
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 TT 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), 2020.

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

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

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

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

D.2.2. Municipal Spatial Development Framework, 2020

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

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

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

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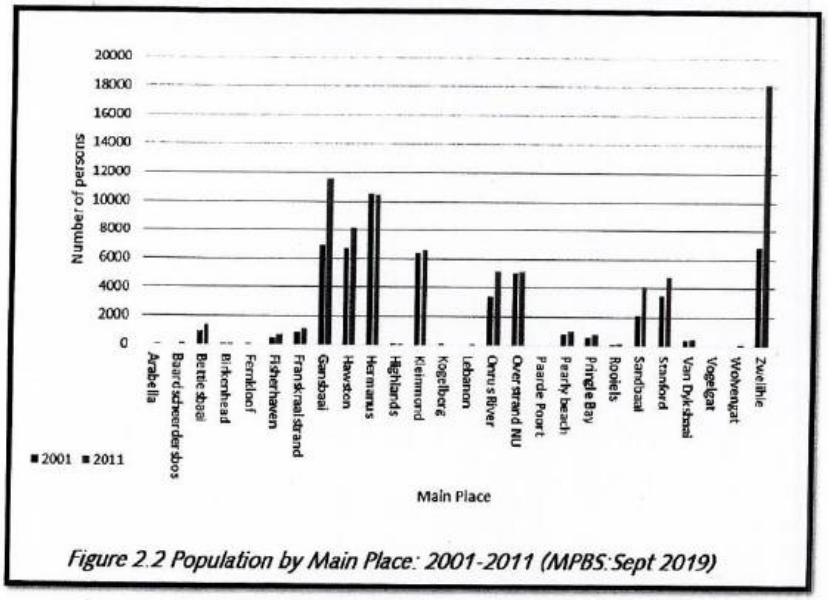

Figure 2.2 Population by Main Place: 2001-2011 (MPBS:Sept 2019)

Figure 3 - Figure 2.2 on Page 21 of the MSDF, 2020

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

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SECTION E: DEVELOPMENT MOTIVATION

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

E.2.1. Need and Desirability

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

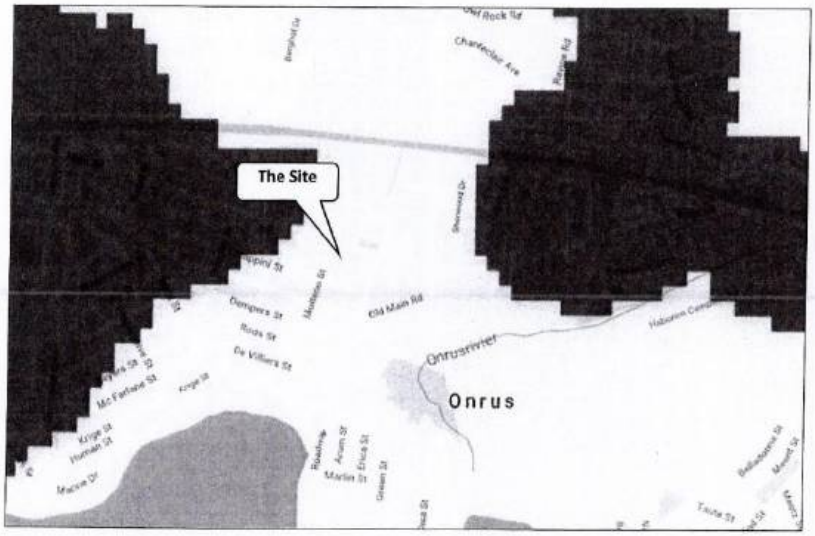

Figure 4 - Network Coverage Map – Fixed LTE

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

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

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

E.2.2. Choice of site

As an increase in the number of users occurs, the area which is covered by the existing network decreases, leading to poorer network coverage. Figures 5-7 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area. Cellular infrastructure explained:

Figure 5 - Initial Coverage (Cell) provided by Telecommunications Base Stations

Figure 5 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).

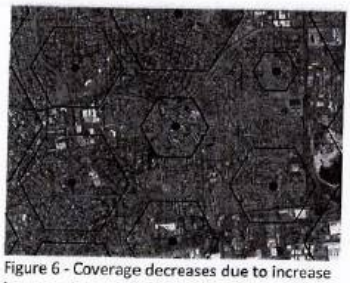

Figure 6 - Coverage decreases due to increase in network users - cell size decreases

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

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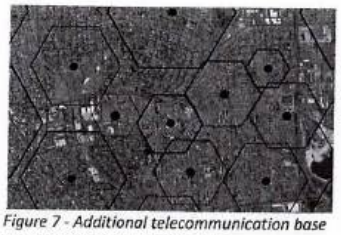

Figure 7 - Additional telecommunication base stations required to fill the gaps

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 6-7).

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

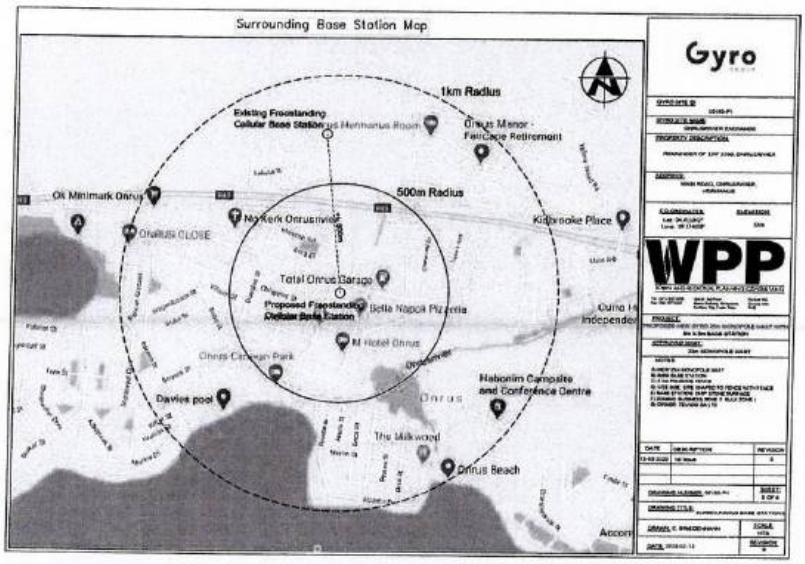

Figure 8 - 500m and 1km radius of the proposed site and surrounding base stations

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Considering the information in Figure 8 the need for the proposed TT is clear. Existing TI are not sufficient to provide coverage as there are no other TT/TBS within 800m from the proposed site. Therefore the proposed TT will be necessary to provide coverage to the needed capacity.

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. Please note, the landowner in this case is the same as the proposed owner of the TT. The proposed TT will contribute towards Telkom's functionality and operation in the area, hence the need for a TT on an existing Telkom Exchange site.

Alternative sites considered:

Option 1- Erf 3266 was considered as the optimal solution going forward. The site is within close proximity of Telkom's underground infrastructure and the property is zoned to be used for this purpose.

Option 2- Erf 5421 was also considered as it has the same zoning and proterty rights as per Erf 3266. This property is also owned by Telkom SA LTD and can be use for the TT should the local authority request this as an alternative solution.

Option 3- Erf 3480 is zoned for Public Open Space purposes. This property was considered but the visual impact upon this site might have a more severe visual impact and was thus considered "not feasible" upon the initial site survey process.

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Figure 9 - Alternatives considered

E.2.3. Visual Impact

The proposed TT at the preferred position aims to reduces any negative visual impact. The proposed TT in figure 10 and drawings submitted with the motivation will be the best option in our view. The initial proposal was for a monopole mast, but following the Visual Impact Assessment completion, it was recommended that a tree mast design be considered going forward.

A lattice mast (figure 11) can still be proposed as a second option and a monopole mast as an additional solution and (figure 12) as a third option to consider. The lattice mast won't work in the sense that it will not be visually suitable to the surrounding area. The monopole mast option is a good solution as an alternative and can be further pursued on request of the municipality.

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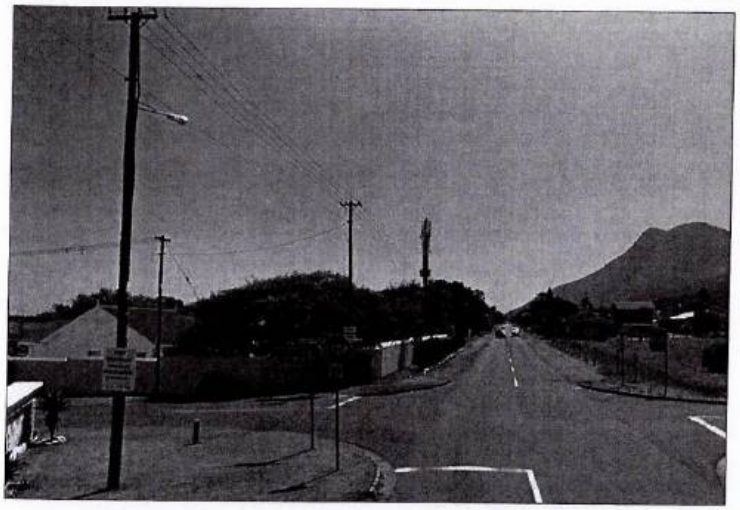

Figure 10 - Superimposition of Monopole Mast

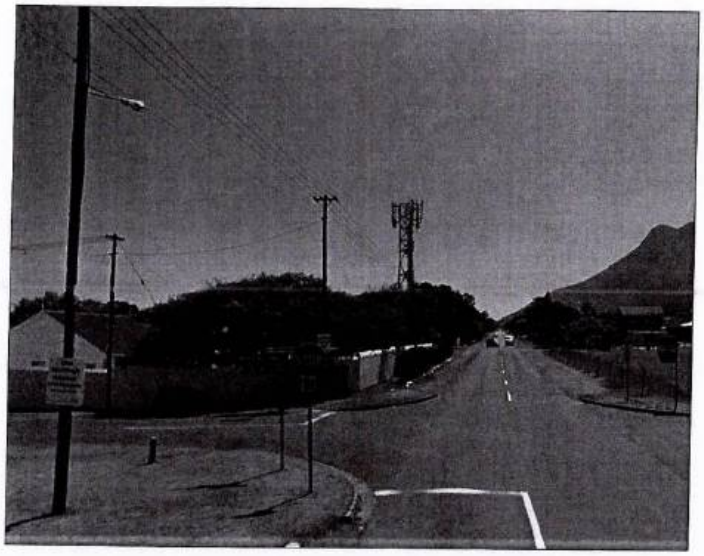

Figure 11 - Superimposition of Lattice Mast

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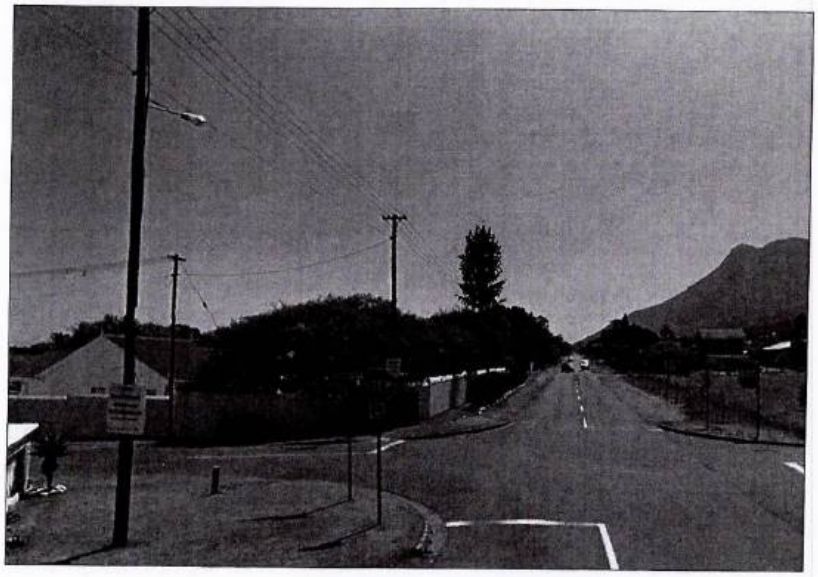

Figure 12 - Superimposition of Tree Mast

Based on Figure 10 – 12 above, showing three TT options on **Erf 3266 Onrus**, we are of the opinion that the monopole mast design will be the best as it is less visual and uses a small footprint.

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.

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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 and permanent departure use application in terms of the zoning scheme for a proposed TT on Erf 3266 Onrustrivier, will provide an essential and sort after service to the surrounding community, businesses and commuters. This application is in line with the current policy and legislation on a local level. Policy and legislation are mainly focused on the Spatial Planning and Land Use Management Act, 2013. Furthermore, this application is in compliance with the Integrated Development Plan (2017/18 – 2021/22), and Spatial Development Framework (MSDF), 2020.

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

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

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

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

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

Yours faithfully,

.....

CORNE' BRIEDENHANN
C/8710/2018
WARREN PETTERSON PLANNING

Annexure C 1/7

Gyro

GYRO SITE ID: 05185-P1

GYRO SITE NAME: ONRUSRIVIER EXCHANGE

PROPERTY DESCRIPTION: REMAINDER OF ERF 3266, ONRUSRIVIER

ADDRESS: MAIN ROAD, ONRUSRIVIER, HERMANUS

CO-ORDINATES: Lat: -34.411043° Long: 19.174059°

ELEVATION: 22m

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Unit H, 3rd Floor, Metro Building, Bridgeway, Century City, Cape Town
Po Box 152, Century City, 7446

PROJECT: PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION

APPROVED MAST: 25m TREE MAST

NOTES:
A) NEW 25m TREE MAST
B) 8x8M BASE STATION
C) 2.1m PALISADE FENCE
D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
E) BASE STATION: CHIP STONE SURFACE
F) ZONING: BUSINESS ZONE 3: LOCAL BUSINESS
G) OWNER: TELKOM SA LTD

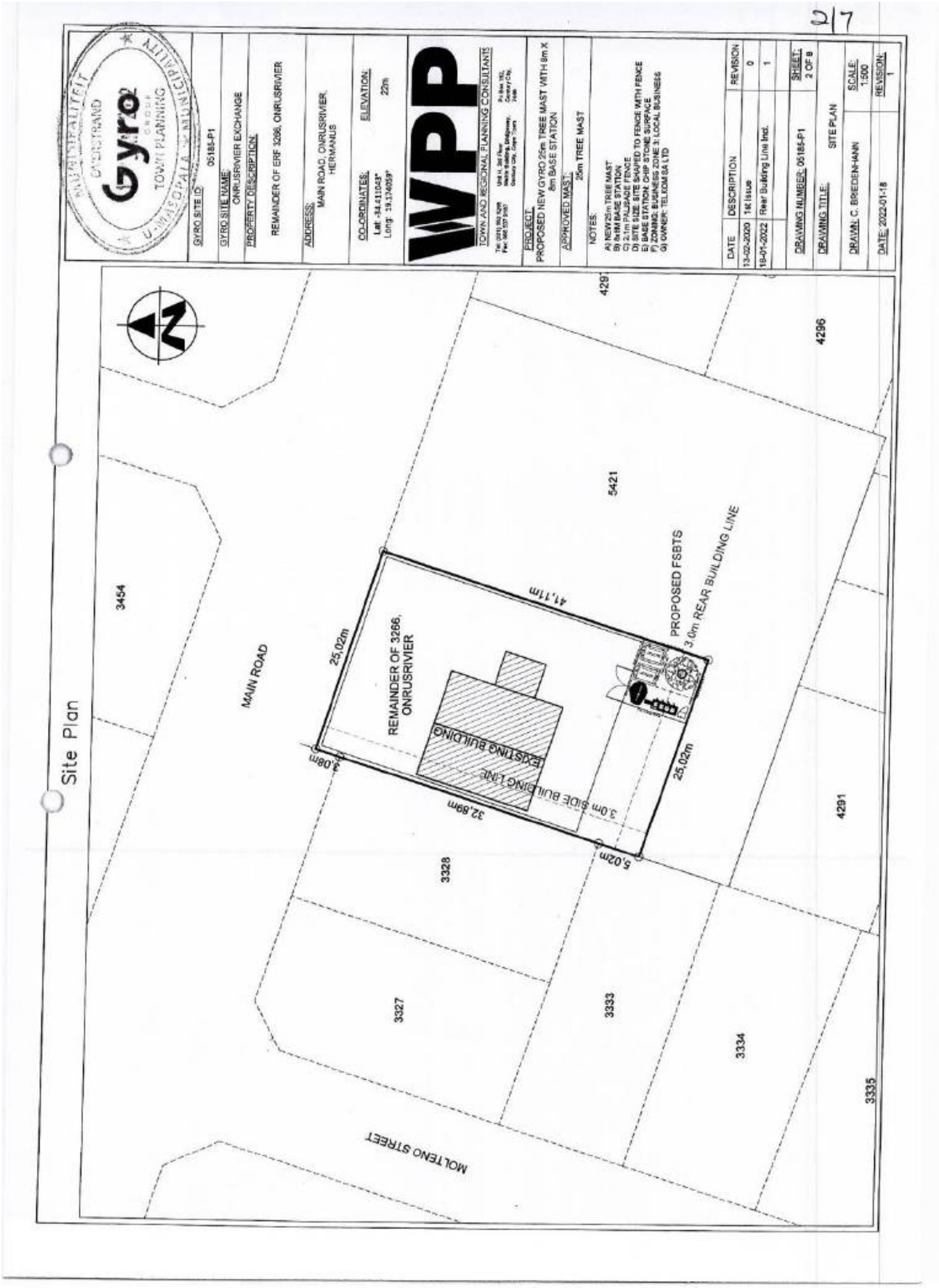
DATE	DESCRIPTION	REVISION
13-02-2020	1st Issue	0
18-01-2022	Rear Building Line Incl.	1

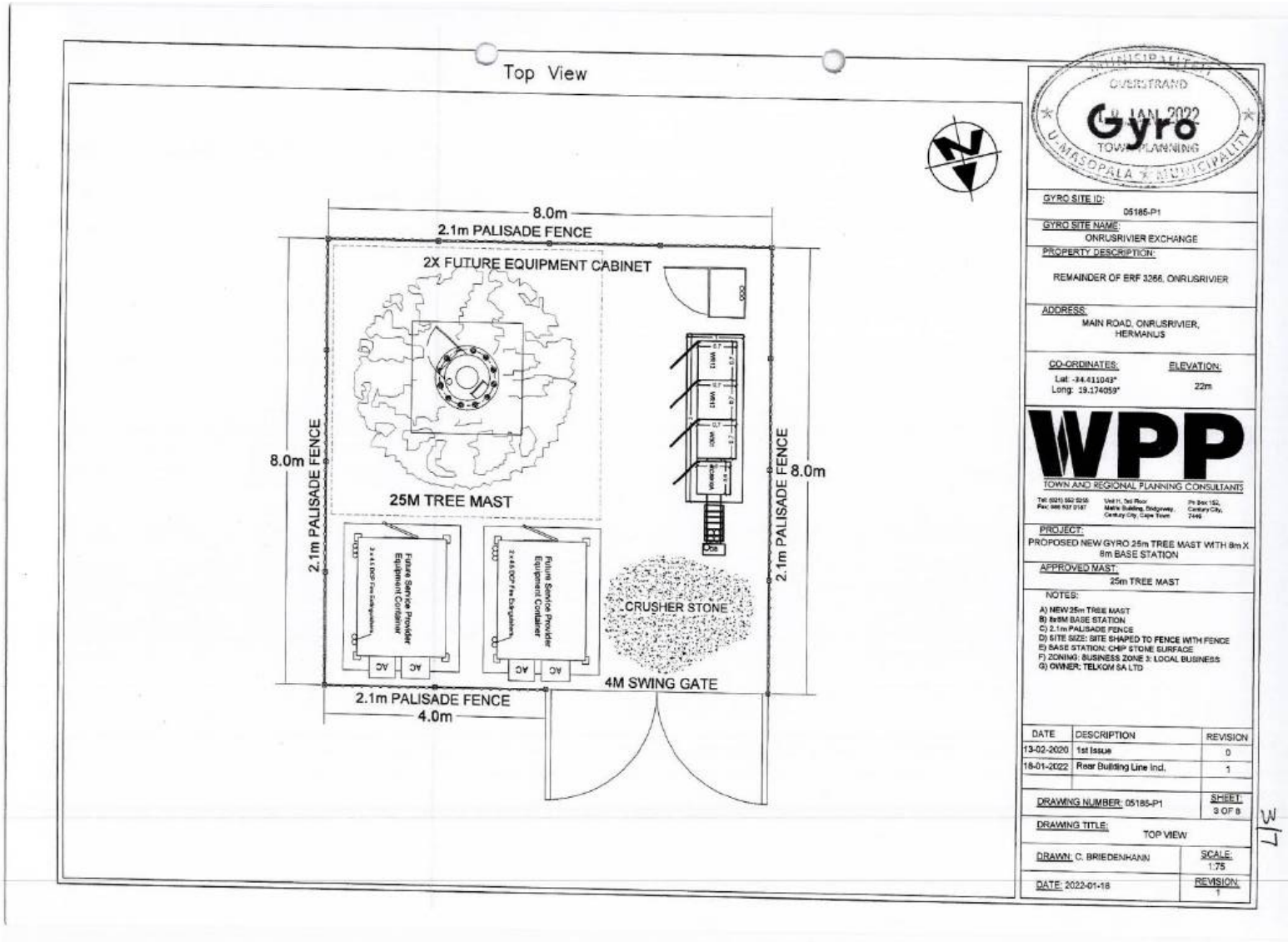
DRAWING NUMBER: 05185-P1 — **SHEET:** 1 OF 8

DRAWING TITLE: LOCALITY MAP

DRAWN: C. BRIEDENHANN — **SCALE:** NTS

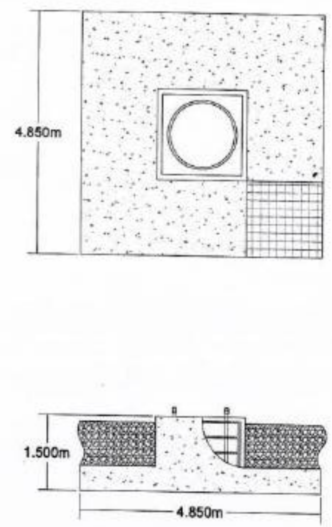
DATE: 2022-01-18 — **REVISION:** 1


Site Plan
GYRO SITE ID: 05185-P1
GYRO SITE NAME: ONRUSRIVIER EXCHANGE
PROPERTY DESCRIPTION: REMAINDER OF ERF 3266, ONRUSRIVIER
ADDRESS: MAIN ROAD, ONRUSRIVIER, HERMANUS
CO-ORDINATES: Lat: -34.411043° Long: 19.174039°
ELEVATION: 22m
WPP
TOWN AND REGIONAL PLANNING CONSULTANTS
PROJECT: PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION
APPROVED MAST: 25m TREE MAST
NOTES:
DATE
DESCRIPTION
REVISION
13-02-2020
1st Issue
0
18-01-2022
Rear Building Line Incl.
1
DRAWING NUMBER: 05185-P1
SHEET: 2 OF 8
DRAWING TITLE: SITE PLAN
DRAWN: C. BREDENHANN
SCALE: 1:500
DATE: 2022-01-18
REVISION: 1
MAIN ROAD
MOLTENO STREET
REMAINDER OF 3266, ONRUSRIVIER
EXISTING BUILDING
PROPOSED FSBTS
3.0m REAR BUILDING LINE
3.0m SIDE BUILDING LINE
41,11m
25,02m
32,89m
3,08m
5,02m
3454
5421
4291
4296
3328
3327
3333
3334
3335


Top View
8.0m
2.1m PALISADE FENCE
2X FUTURE EQUIPMENT CABINET
25M TREE MAST
8.0m
2.1m PALISADE FENCE
2.1m PALISADE FENCE
8.0m
Future Service Provider Equipment Container
Future Service Provider Equipment Container
CRUSHER STONE
4M SWING GATE
2.1m PALISADE FENCE
4.0m
OVERSTRAND
Gyro
TOWN PLANNING
OVERSTRAND MUNICIPALITY
GYRO SITE ID:
05185-P1
GYRO SITE NAME:
ONRUSRIVIER EXCHANGE
PROPERTY DESCRIPTION:
REMAINDER OF ERF 3266, ONRUSRIVIER
ADDRESS:
MAIN ROAD, ONRUSRIVIER, HERMANUS
CO-ORDINATES:
Lat: -34.411043°
Long: 19.174059°
ELEVATION:
22m
WPP
TOWN AND REGIONAL PLANNING CONSULTANTS
PROJECT:
PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION
APPROVED MAST:
25m TREE MAST
NOTES:
A) NEW 25m TREE MAST
B) 8x8M BASE STATION
C) 2.1m PALISADE FENCE
D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
E) BASE STATION: CHIP STONE SURFACE
F) ZONING: BUSINESS ZONE 3: LOCAL BUSINESS
G) OWNER: TELKOM SA LTD
DATE
DESCRIPTION
REVISION
13-02-2020
1st Issue
0
18-01-2022
Rear Building Line Incl.
1
DRAWING NUMBER: 05185-P1
SHEET: 3 OF 8
DRAWING TITLE: TOP VIEW
DRAWN: C. BRIEDENHANN
SCALE: 1:75
DATE: 2022-01-18
REVISION: 1

4/7

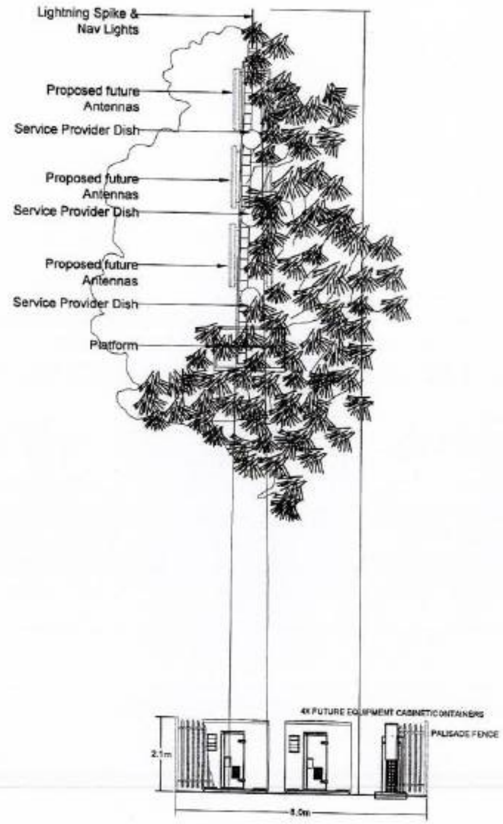
Elevation



25m TREE
MAST FOUNDATION
SCALE 1:100

NOTE:
Advisory or warning signage including a pictogram may be a requirement for TMI. Such signage shall identify the property and the TMI and shall warn the general public as required. Such signage shall be to the Citys' satisfaction and may not be larger than 400mm x 500mm.

This application will comply with the COCT, Telecommunication Mast Infrastructure Policy, as approved in April 2015.



OVERSTRAND
10 JAN 2022
TOWN PLANNING
U-MASIPALA MUNICIPALITY

Gyro

GYRO SITE ID: 05185-P1

GYRO SITE NAME: ONRUSRIVIER EXCHANGE

PROPERTY DESCRIPTION: REMAINDER OF ERF 3286, ONRUSRIVIER

ADDRESS: MAIN ROAD, ONRUSRIVIER, HERMANUS

CO-ORDINATES: Lat: -34.411043° Long: 19.174059°

ELEVATION: 22m

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS

PROJECT: PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION

APPROVED MAST: 25m TREE MAST

NOTES:
A) NEW 25m TREE MAST
B) 8x8M BASE STATION
C) 2.1m PALISADE FENCE
D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
E) BASE STATION: CHIP STONE SURFACE
F) ZONING: BUSINESS ZONE 3: LOCAL BUSINESS
G) OWNER: TELKOM SA LTD

DATE	DESCRIPTION	REVISION
13-02-2020	1st Issue	0
18-01-2022	Rear Building Line Ind.	1

DRAWING NUMBER: 05185-P1 — SHEET: 4 OF 8

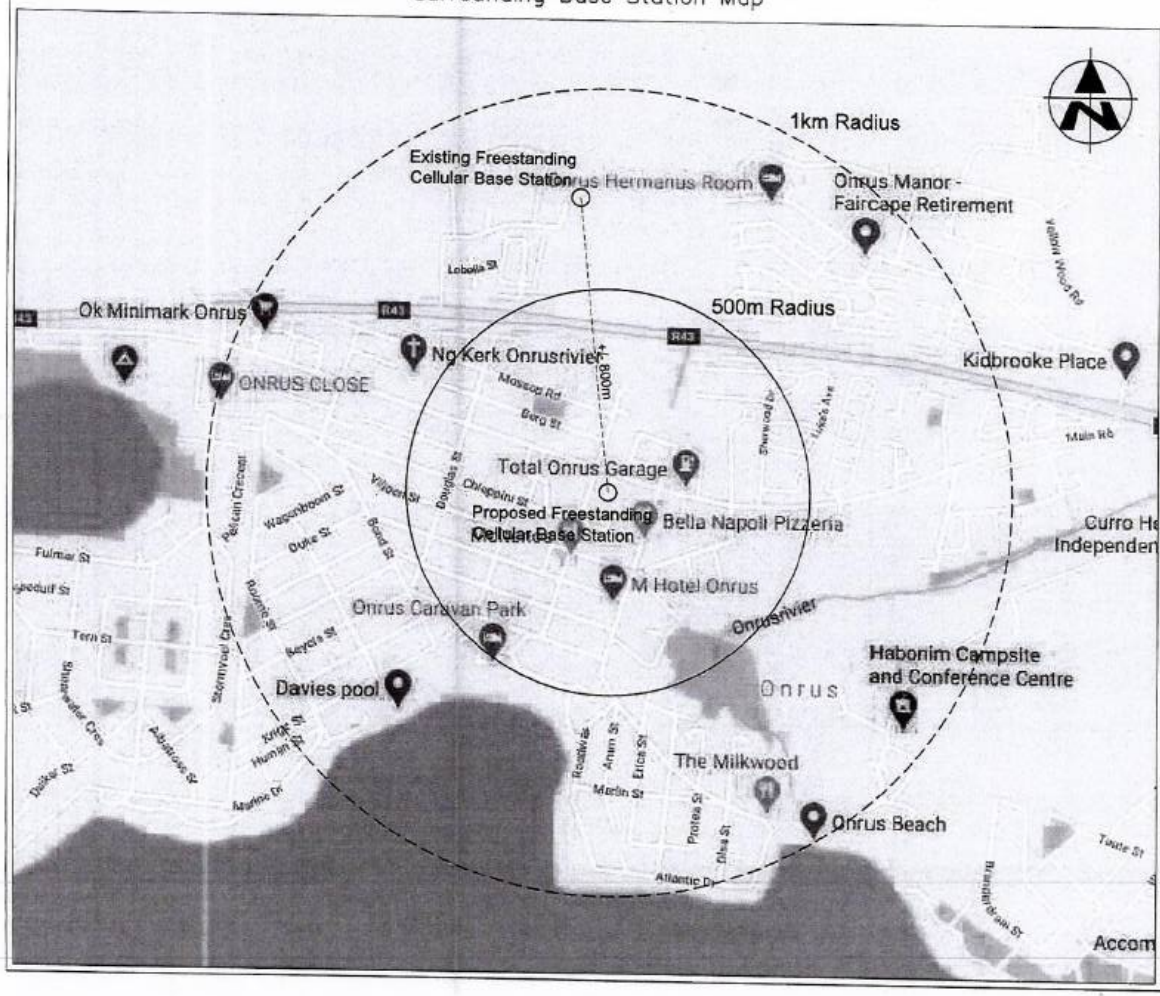
DRAWING TITLE: ELEVATION

DRAWN: C. BRIEDENHANN — SCALE: NTS

DATE: 2022-01-18 — REVISION: 1

5/7

Surrounding Base Station Map



GYRO SITE ID:	05185-P1
GYRO SITE NAME:	ONRUSRIVIER EXCHANGE
PROPERTY DESCRIPTION:	REMAINDER OF ERF 3266, ONRUSRIVIER
ADDRESS:	MAIN ROAD, ONRUSRIVIER, HERMANUS
CO-ORDINATES: Lat: -34.411043° Long: 19.174059°	ELEVATION: 22m

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS

PROJECT: PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION

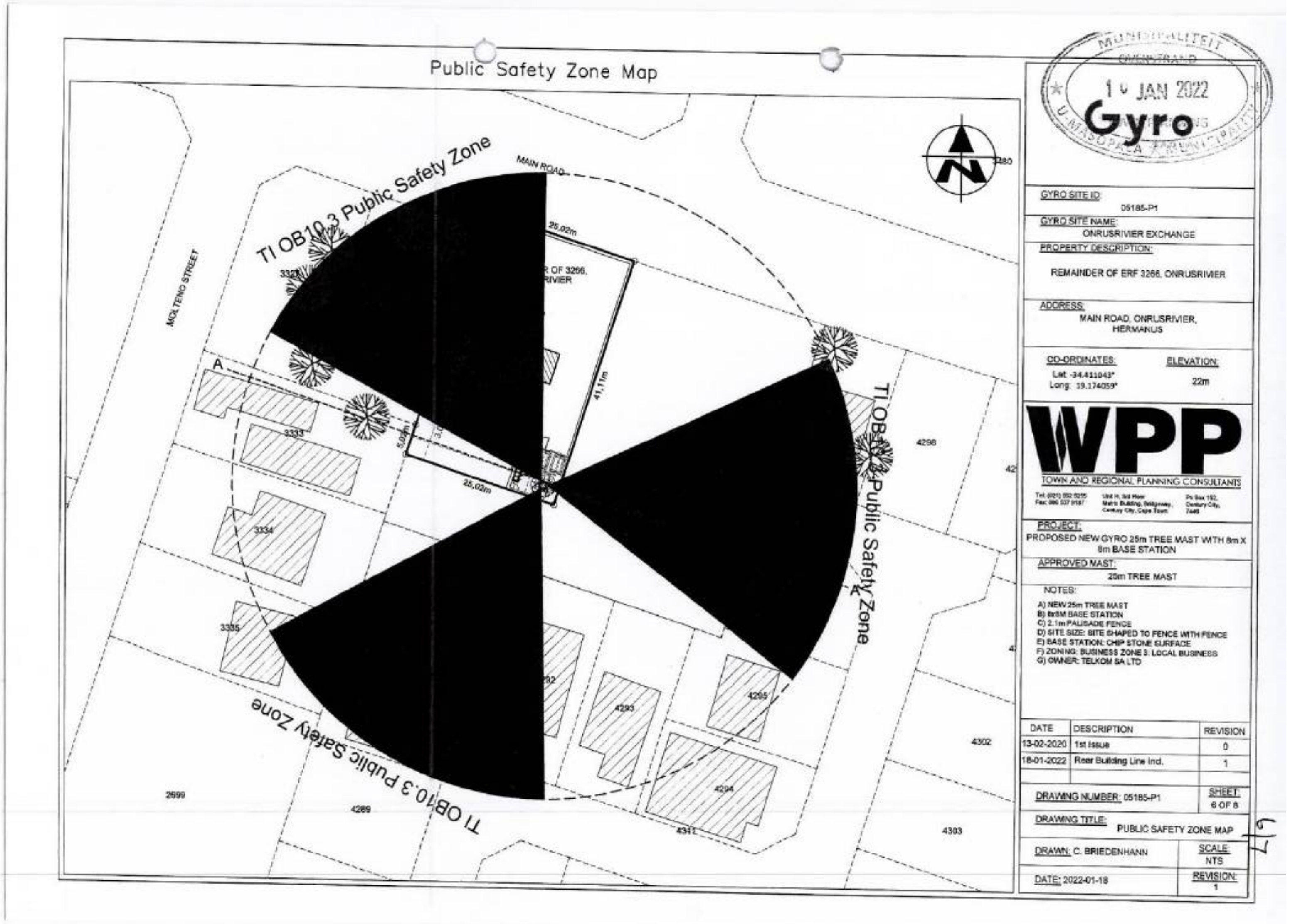
APPROVED MAST: 25m TREE MAST

NOTES:
A) NEW 25m TREE MAST
B) 8x8M BASE STATION
C) 2.1m PALISADE FENCE
D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
E) BASE STATION: CHIP STONE SURFACE
F) ZONING: BUSINESS ZONE 3: LOCAL BUSINESS
G) OWNER: TELKOM SA LTD

DATE	DESCRIPTION	REVISION
13-02-2020	1st Issue	0
18-01-2022	Rear Building Line Ind.	1

DRAWING NUMBER: 05185-P1	SHEET: 5 OF 8
DRAWING TITLE: SURROUNDING BASE STATIONS	
DRAWN: C. BRIEDENHANN	SCALE: NTS
DATE: 2022-01-18	REVISION: 1

MUNISIPALITEIT OVERSTRAND 1 JAN 2022 U-MASIPALA MUNICIPALITY


Public Safety Zone Map
TI OB10.3 Public Safety Zone
MAIN ROAD
MOLTENO STREET
25,02m
41,11m
R OF 3266, RIVIER
3333
3334
3335
4298
4302
4303
4295
4293
4294
4311
4289
2599
1 0 JAN 2022
Gyro
GYRO SITE ID:
05185-P1
GYRO SITE NAME:
ONRUSRIVIER EXCHANGE
PROPERTY DESCRIPTION:
REMAINDER OF ERF 3266, ONRUSRIVIER
ADDRESS:
MAIN ROAD, ONRUSRIVIER, HERMANUS
CO-ORDINATES:
Lat: -34.411043°
Long: 19.174059°
ELEVATION:
22m
WPP
TOWN AND REGIONAL PLANNING CONSULTANTS
PROJECT:
PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION
APPROVED MAST:
25m TREE MAST
NOTES:
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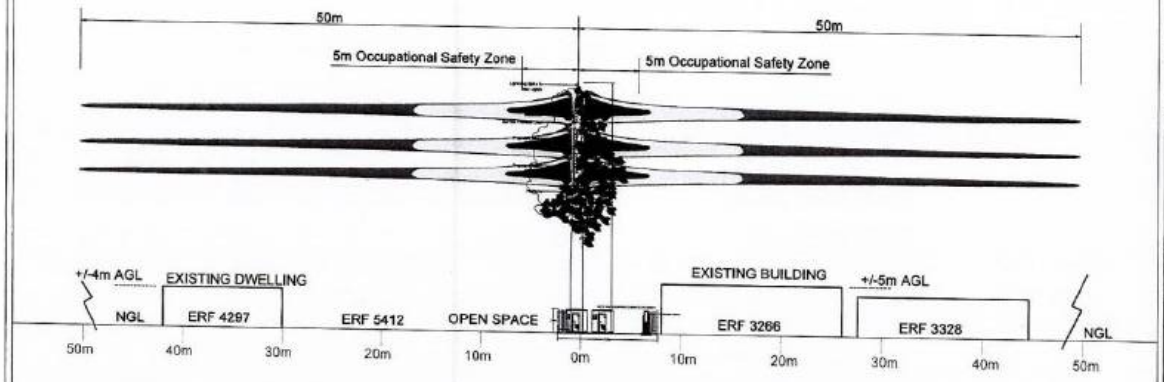
B) 8x8M BASE STATION
C) 2.1m PALISADE FENCE
D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
E) BASE STATION: CHIP STONE SURFACE
F) ZONING: BUSINESS ZONE 3: LOCAL BUSINESS
G) OWNER: TELKOM SA LTD
DATE
DESCRIPTION
REVISION
13-02-2020
1st Issue
0
18-01-2022
Rear Building Line Incl.
1
DRAWING NUMBER: 05185-P1
SHEET: 6 OF 8
DRAWING TITLE: PUBLIC SAFETY ZONE MAP
DRAWN: C. BRIEDENHANN
SCALE: NTS
DATE: 2022-01-18
REVISION: 1
6/7

Public Safety Zone Elevation



PUBLIC SAFETY ZONE EASTERN ELEVATION (A-A)

MUNISIPALITEIT OVERSTRAND
1 0 JAN 2022
U MASIPALA WOMASIPALA

Gyro

GYRO SITE ID:
05185-P1

GYRO SITE NAME:
ONRUSRIVIER EXCHANGE

PROPERTY DESCRIPTION:
REMAINDER OF ERF 3266, ONRUSRIVIER

ADDRESS:
MAIN ROAD, ONRUSRIVIER, HERMANUS

CO-ORDINATES:
Lat -34.411043°
Long: 19.174059°

ELEVATION:
22m

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS

PROJECT:
PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION

APPROVED MAST:
25m TREE MAST

NOTES:
A) NEW 25m TREE MAST
B) 8x8M BASE STATION
C) 2.1m PALISADE FENCE
D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
E) BASE STATION: CHIP STONE SURFACE
F) ZONING: BUSINESS ZONE 3: LOCAL BUSINESS
G) OWNER: TELKOM SA LTD

DATE	DESCRIPTION	REVISION
13-02-2020	1st Issue	0
18-01-2022	Rear Building Line Incl.	1

DRAWING NUMBER: 05185-P1
SHEET: 7 OF 8

DRAWING TITLE: PUBLIC SAFETY ZONE ELEVATION

DRAWN: C. BRIEDENHANN
SCALE: NTS

DATE: 2022-01-18
REVISION: 1

7/7

Annexure D 1/7

L Gillion Re: Erf 3266 HON

From: Arina Fyfer <
Sent: Friday, 08 April 2022 20:45
To: L Gillion
Subject: Proposed new tree mast Onrusrivier - obkection

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
11 APR 2022

TP - A Theart (H Olivier)

Dear Loretta

I trust you are well.

Thank you for the opportunity to comment.

My name is Arina Fyfer and my property is 24 Berg st, Onrus River, Onrus, 7201, South Africa.

My concern is how all these extras will affect the value of the property and also the health concerns.

On the one side they are planning the dog park and on the other side the proposed mast.

While there may not be real health concerns, it is the perception of the public that it does pose a health risk. I would prefer this tower to be more than 1km away from my property.

My concern is very much about how the perceived value of the property will be affected as people have indicated in previous studies that they won't buy a house near a cell phone tower, or they might want a discount because of the tower.

I therefore object to the mast to be erected at the proposed site.

Kind regards

Arina Fyfer

FILE NO. EL 3266 HON ✓
SCAN NO. HON 3266
COLLABORATOR NO. 1670876

TP 11 APR 2022

TP-A Theart (Holivier)

OVERSTRAND MUNISIPALITEIT 2/7 08 APR 2022 OVERSTRAND MUNICIPALITY

L Gillion

From: Wayne van Huyssteen <[redacted]>
Sent: Friday, 08 April 2022 15:53
To: L Gillion
Subject: Proposed construction and erection of a 25m high transmission tower on erf 3266.

Dear Mr. H Olivier, Loretta, and Town Planning Department officials.

I am submitting my comments in accordance with the provisions of Sections 51 and 52 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 of the application applicable to Erf 3266, Onrus River.

My name is Wayne van Huyssteen, I am one of the 3 owners of Erf 3385 (12 Molteno Street, Onrus River), which is located opposite Erf 3333(11 Molteno Street, Onrus River), which is adjacent to the proposed erection site of the 25m high transmission tower. Therefore I am certainly entitled to oppose and object to this application for the erection of the tower that would be more than 5 times higher than the height of my neighbours house.

There are several reasons for my objection:
1. The aesthetic value of the neighbourhood will be permanently degraded, because of the size and height of the transmission tower.
2. The loss of light, as the tower (artificial tree) will cast a shower over our house for several hours in the mornings, which will be especially noticeable in the winter months.
3. The microwave radiation and electromagnetic interference could affect the hundreds of birds that rest, and nest in the trees in our garden.
4. My property value will be negatively affected, because of the visual impact of having a towering artificial tree behind our neighbours back garden.
5. My property value will be negatively affected, because of the perceived risk (whether or not you can prove the safety of living in close proximity to a cellphone mast or not) of living so close to a transmission tower.
6. There is a real risk of injury or death, if parts of the tower fall away in high winds (during construction and after it becomes operational) even though my property falls just outside your so-called public safety zone (I have seen what strong winds can do and 50 metres isn't much of a safety zone) there are 14 other Erfs that are within that danger zone, as well as part of the Onrus Main Road.
7. Electromagnetic field exposure might be within the guidelines but the long term exposure on sensitive individuals has not been studied/published, so the real risk is actually unknown. Therefore I believe it would be better to not have a transmission tower so close to so many houses.
8. Telkom's profits from having increased bandwidth and from leasing out parts of the proposed tower to other mobile phone networks will not pass on to the community (at least there was no mention of there being any actual monetary compensation for the surrounding residents/property owners).
9. A better location wasn't actually proposed, as all 3 locations are within 50 metres of the main road, and very close to houses.

I have a suggestion. The Hermanus Municipality Electrical Department at the top of Molteno Street could potentially be a more suitable location for the erection of this Telkom Transmission Tower. Perhaps the municipality can benefit financially(leasing part of their land to Telkom) and there will be less of a visual impact on surrounding residents as the electrical department is already a bit of an eyesore.

There is also the fact that the analogue TV signal has now been switched off across the whole of South Africa, and there is less of a need for new base stations (cellphone transmission towers), as the spectrum has been broadened and existing masts can boost their signals to include the newly available frequencies. At least that is what the government and telecommunication companies kept telling us, over the last decade...as we've all waited patiently for the new digital age to arrive in South Africa.

TP - 8 APR 2022

1

FILE NO. EL 3266 · HON
SCAN NO. HON 3266
1670578
COLLABORATOR NO

3|7

- Sorry for only submitting this email on the last day available for comment, but I had to make sure that I included as many points of objection as possible, as well as the suggestion I came up with, and that took some time and lots of thinking.

Yours sincerely.

Wayne van Huyssteen.

Get Outlook for Android

TP n/heard (H. Olivier) 4/7

L Gillion

From: Tiny Bubbles <
Sent: Friday, 08 April 2022 09:46
To: L Gillion
Subject: ERF 3266 21 main road: Application for consent

OVERSTRAND MUNISIPALITEIT
08 APR 2022
OVERSTRAND MUNICIPALITY

Hi Loretta

I do not agree with the planned 25m tower proposal on ERF3266 - 21 Main Road Onrus. First of all it is an eyesore for the entire town of Onrus.
Secondly Telkom can place it on the highway (R43), where there is no property value change due to a 25m tower been placed in a beautiful residential area. Thirdly the health risk of having so many Microwaves around a residential area is so unsafe, to even think of putting this up in a residential area is a disgrace.

So my vote is No to the proposed plans for ERF 3266

Many thanks

Lisa Blanshard

Owner ERF 3385

12 Molteno Road, Onrus

FILE NO. Erf 3266 Onrus
SCAN NO. 02
COLLABORATOR NO. 1670468

- 8 APR 2022

TP

5/7

TP- A Theart (H Olivier)

OVERSTRAND MUNISIPALITEIT
03 MAY 2022
OVERSTRAND MUNICIPALITY

L Gillion

From: David Hurwitz <
Sent: Sunday, 01 May 2022 18:07
To: L Gillion
Cc: Nadine Hurwitz (
Subject: Objection to the application of a transmission apparatus on ERF 3266.
Attachments: SKM_C554e22042008540.pdf

To whom it may concern,

We, David and Nadine Hurwitz, are the owners of two properties in Onrus, being 11 Molteno Street (EFF 3333), and 31 Molteno Street (EFR 3327).

We are writing to you regarding the attached document (and similar others that I have seen) which were sent to many of my neighbours and other effected people owning properties in the immediate area. I note that I have not received such a letter.

Whilst we fully understand your motivation regarding the importance of communicative technology and how this will benefit the local community and business in general, we hereby object to the "application for consent use and departure". Our reasons are as follows:

(i) The proposed mast will have a negative visual impact on our views, and
(ii) There is no conclusive evidence that can prove that emissions will NOT cause any health risk to us, and our other family and staff members who will all be in close proximity to the proposed masts.

The back of our ERF 3333 partly borders the property on which it is proposed that the mast be established. This portion of our property includes our bedrooms and outside recreation area (i.e. the combined areas where we spend the majority of our time). As such, we will be in very close proximity to the mast and also in direct line of sight to the proposed mast.

From the attached document, I understand that there is no conclusive evidence that can prove that emissions do NOT cause any health risk to those in close proximity to the said masts.

Furthermore, (i) my views will be negatively impaired, and (ii) although I understand that the mast will be in the guise a tree, I have seen enough of them to realise that it really does not come close to resembling a real tree.

Yours faithfully,

David & Nadine Hurwitz

Transaction Capital
David Hurwitz
CEO
Transaction Capital Limited
(w)
(c)
www.transactioncapital.co.za

FILE NO. EL 3266 - HON
SCAN NO. Hurwitz
COLLABORATOR NO. 1679803

TP 03 MAY 2022

TP- D. Theart
(H. Olivier)

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
6 | 7
22 MAR 2022

L Gillion

From: Neil Green <
Sent: Monday, 21 March 2022 18:42
To: L Gillion
Subject: Objection to the application of a transmission apparatus on ERF 3266.

To whom it may concern,

My name is Neil Green and I have owned the property at 13 Molteno Street (EFF 3334) for the past 32 years.

Although I fully understand your motivation regarding the importance of communicative technology and how this will benefit the local community and business in general I am objecting to the negative visual impact it will have on my outlook to the surrounding mountains.

Our back property, and where we spend most of our time outdoors, will be in direct line of sight to the proposed Tree Mast. Although I understand that it will be in the guised of a tree I have seen enough of them to realise that it really does not come close to resembling a real tree.

I am also concerned (as a layman) that there is no conclusive evidence that can prove that emissions do NOT cause any health risk to those in close proximity to the said masts.

To conclude, my strong objection is to the negative visual impact this tree mast will have on my outlook as well as my reservation about being so close to the mast without conclusive proof that it will not cause long term damage.

Yours faithfully,

Neil Green.

FILE NO. Erf 3266
Overstrand
SCAN NO.
HON 3266
COLLABORATOR NO.
1658659

TP 22 MAR 2022

TP M/Theart (Mrl. Olivia) 7/7

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
08 APR 2022

L Gillion

From: Erika Hudd <
Sent: Wednesday, 06 April 2022 17:03
To: L Gillion
Subject: Erf 3266, 21 Main Road, Onrus river, Application for consent use and departure: Warren Petterson Planning -

Dear Loretta,

Please find below my details, interest as well as reason for commenting on the Application for consent user and departure documents.

Name: Erika Huddlestone
Address: 27 Berg street Onrus River
Contact Details:
Interest: Owner of 27 Berg street
Reason for comment: Against the erection of the Telkom tower / Against the application for consent use and departure by Warren Petterson Planning .

My reasons for objecting are as follows:
1) I do not see a clear need for the tower as I have never had cell phone reception issues since I moved in 7 years ago.
2) I think the tower will be unsightly even if it is disguised as a tree. Your documentation is also not entirely clear as to whether it will be disguised as a tree. Certain sections refer to the Monopole mast as the preferred option and then somewhere else it says it is going to be a tree mast.
3) The mast will detract from the rural feel of Onrus.
4) I'm also concerned about health issues. Specifically elderly people with pacemakers, cardio health issues etc. We have a lot of elderly people in Onrus and we need to take care of them. I believe that it has not sufficiently been proven that there are no health risks associated with communication masts/towers.
5) Property value - I believe that this will bring property value down due to the perceived health risk as well as visual pollution / detracting from the rural feel of our town. A recent study has shown that people are wary of buying properties close to a communication / cell phone tower.
6) Environmental impact study - Was such a study undertaken?
7) Potential increase in crime as the masts have valuable parts which can be sold.

Kind regards
Erika Huddlestone

FILE NO. Erf 3266
Onrus Rivier
SCAN NO. 03
COLLABORATOR NO. 1670478

TP - 8 APR 2022

Annexure E1/9

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS

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

T: (021) 552 5255
F: 086 537 9187
C: 073 260 2852
E: corne@wpplanning.co.za

TP: N. Theart
(H. Olivier)

Overstrand Local Municipality
Town Planning Department
Hermanus
Magnolia Street
7200

FILE NO. ER 3266
HON ✓
SCAN NO.
HON 3266
COLLABORATOR NO.
168481

OVERSTRAND MUNISIPALITEIT
17 MAY 2022
OVERSTRAND MUNICIPALITY

25 April 2022
(Revised 16 May 2022)

RESPONSE TO OBJECTIONS TO LOCAL AUTHORITY CONSENT USE AND PERMANENT DEPARTURE APPLICATION IN ORDER TO PERMIT A TRANSMISSION APPARATUS ON ERF 3266 (PORTION OF ERF 2700), ONRUSTRIVIER.

To whom this may concern,

An application for council's consent and permanent departure from the building line parameters was submitted to allow for the proposed use of a transmission tower on Erf 3266 Onrusrivier. During the public participation process **6 affected surrounding property owners** made comments/objections towards this application. The following writing will address the main issues of concern as received from Overstrand Municipality.

External Objections/Comments:

Six ***(6) external parties*** commented on the above-mentioned proposal. The following section will focus on summarizing the main topics of objections received. All these concerns will be addressed accordingly.

1. **Property values**

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

2. **Visual Impact**

A few objectors highlighted the visual impact of this proposed transmission tower. Firstly, it is important to note that our client took all possible measures to ensure that the proposed tower will fit in with the surrounding area and urban fabric. A monopole design was initially proposed but following the recommendations set out in the

17 MAY 2022

WPP
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Visual Impact Assessment Report, the design was amended to a tree design in order to eliminate any negative impact as a result of this structure.
The mast is also planned at a height of 25 meters, the lowest possible height at this point that the antennae can still provide sufficient coverage to the complaint area – in order to prevent the need for additional base stations.

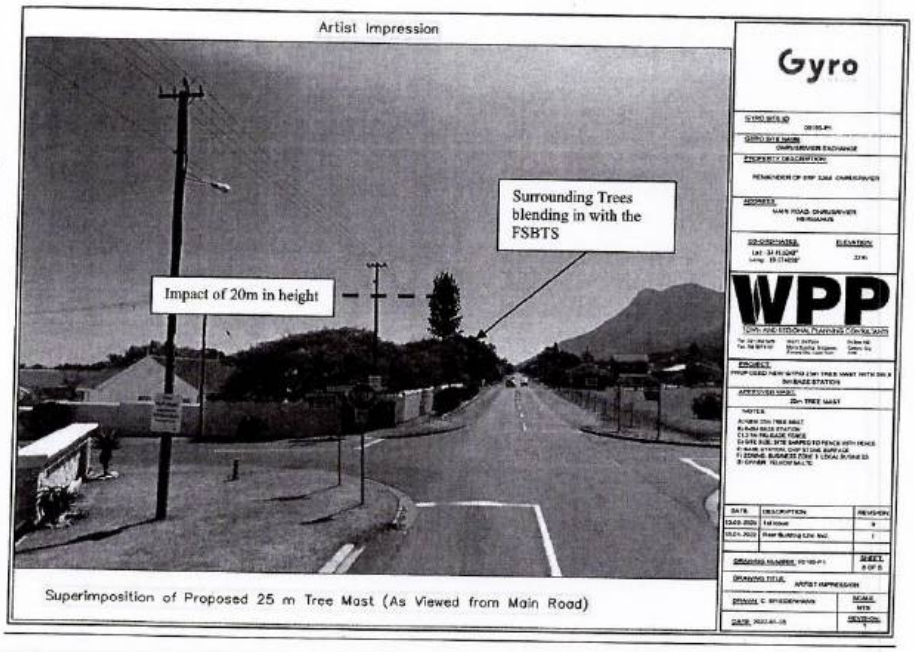

Figure 1: Superimposition of 25m as proposed on the property

Furthermore, to the above, the mast can be proposed to be lowered to 20m in height, should the local authority deem this height to be better suitable to blend in with the surrounding area. Additional superimpositions from Molteno Street and Van Blommenstein Road were prepared below to further highlight the minimal impact of this proposed transmission tower.

3/9

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS

Warren Petterson Planning
P.O. Box 152
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7446

T: (021) 552 5255
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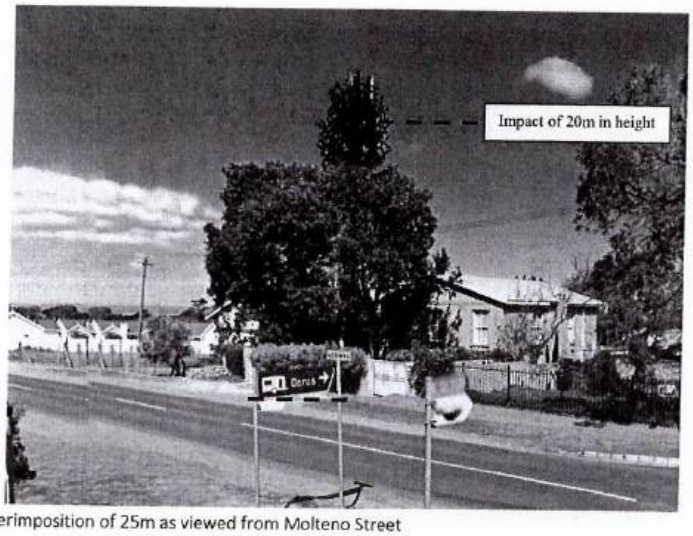

Figure 2: Superimposition of 25m as viewed from Molteno Street

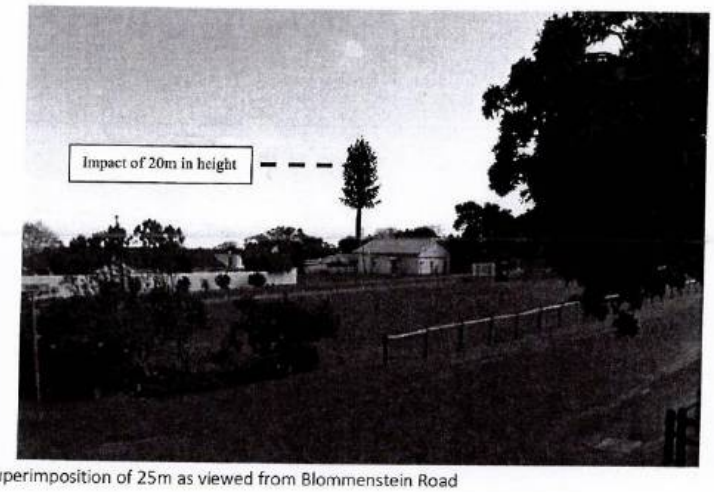

Figure 3: Superimposition of 25m as viewed from Blommenstein Road

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS

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

T: (021) 552 5255
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C: 073 260 2852
E: corne@wpplanning.co.za

3. Site choice and position

The objectors questioned why the mast cannot be proposed further away from the area and closer to the highway (R43). From our client's perspective it is important to note that due to the potential high-density development caused by current and future development, repositioning the mast towards a different position as suggested the sufficiency of the mast declines – leading to a unsustainable development (See below for a detailed explanation of the need for telecommunication infrastructure within close proximity of the target area).

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

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

Cellular infrastructure explained:

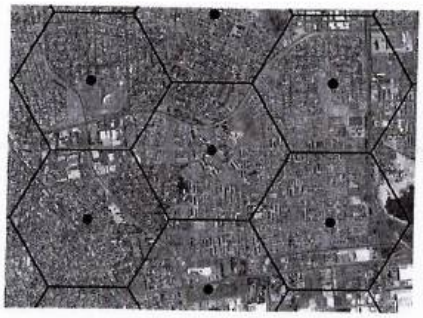

Figure 4: Initial coverage by provided Telecommunication Base Stations

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

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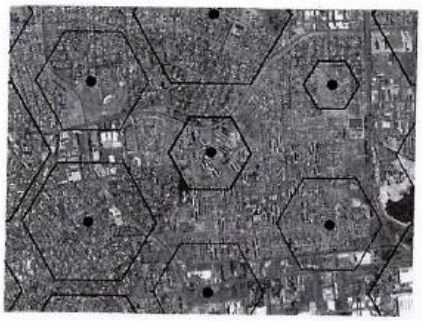

Figure 5: Coverage decreases due to increase in network users

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

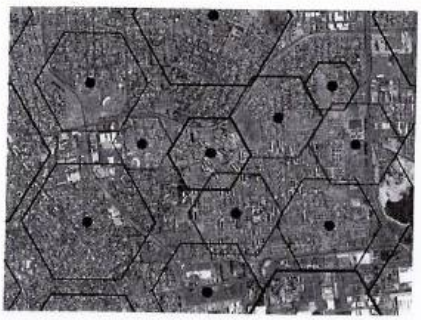

Figure 6: Additional telecommunication base station required to fill the gaps

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

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

The complaint area is characterized by low rising buildings. There are no tall structures that could support the proposed infrastructure in order to serve the complaint area effectively. We are of the opinion that erecting a tree type mast at the proposed location is the most desirable option. The only reason for a high tree type mast is the lack of tall or suitable structures in the surrounding area which could potentially accommodate the proposed antennae. If a high enough building existed in the complaint area, it would have been used. The tree type design was used as it resembles trees found in the area.

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Base stations are part of urban infrastructure, similar to telephone & electric poles and light poles. Keeping the height of the pole to 20-25m means that the pole with antennae will blend in with the existing surrounding environment and provide optimal service. To summarize, if this base station is located further than 500m away from this property then the use of this infrastructure will not serve it's planned purpose of solving network coverage issues within Onrusrivier.

4. Health & Safety Provisions

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

a. Health & Safety Statement

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

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

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

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

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

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

Considering the above, we would also like to reassure the objectors that the surrounding neighbourhood is also safe given the placement of the antenna at a height of 25m to ensure that any emission will not be in direct of sight of any habitable structures. This is based on the requirements set out by local governing Telecommunications Policies. Also, refer to the attached statement from the National Department of Health on the above matter.

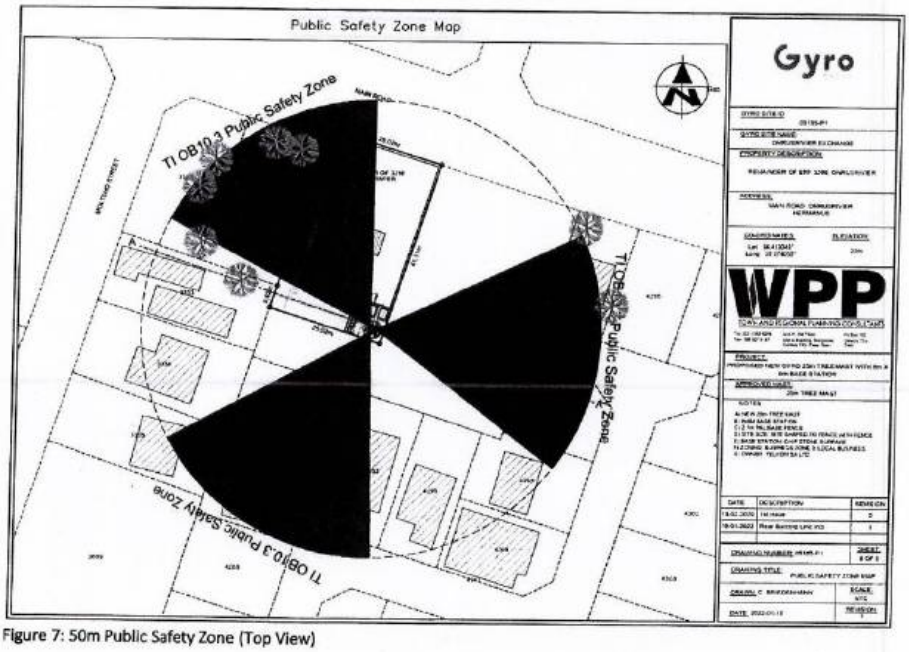

Figure 7: 50m Public Safety Zone (Top View)

8/9

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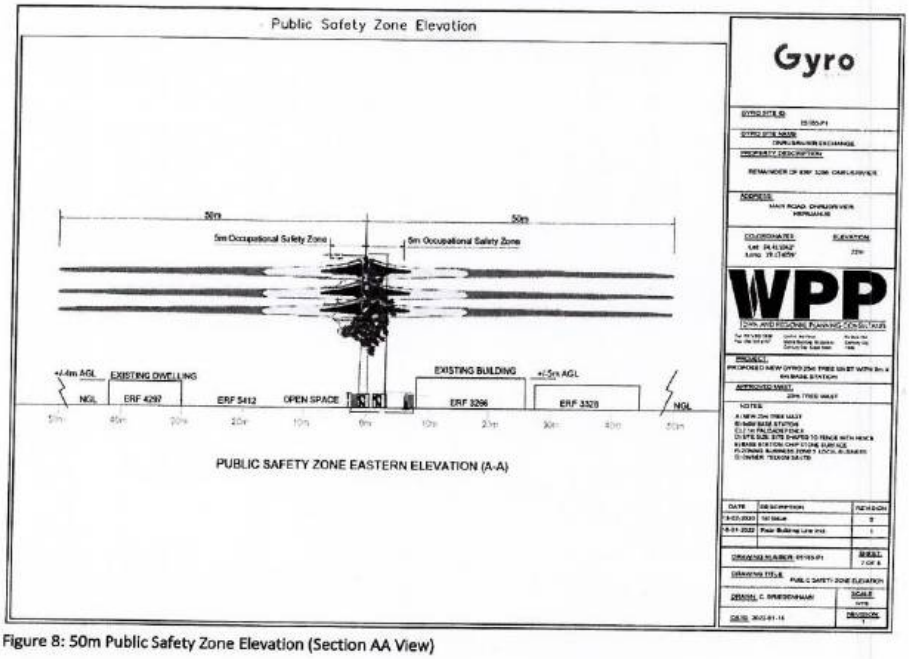

Figure 8: 50m Public Safety Zone Elevation (Section AA View)

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

5. Environmental Impact Assessment Requirements

Lastly, an objector also questioned whether an environmental impact study was conducted. Please refer to attached correspondence from the Department of Environmental Affairs and Development Planning. All measures were taken and considered during the planning stages of this Transmission Tower and based on the feedback received from this department, the development of a 25m high transmission tower does not trigger a listed activity and a full basic assessment report is therefore not required.

9/9

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Conclusion:

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

- In today's fast-moving society, mobile communication has become essential for the successful operation of numerous businesses and something that successful businessmen and woman cannot live without. Hence, the need for mobile communication network coverage in Observatory.

- A clear majority of the households depend on the services of the cellular telecommunications providers, including internet and social networking media (Facebook, Twitter etc.). With such a high demand for their products, it follows that service providers are responsible for supplying a high level of network coverage.

- Mobile communication has become an important safety and security element in modern society. In an emergency, such as a housebreaking, medical alert or fire, a member of a household can quickly and easily contact the emergency services for help. If the coverage of mobile service providers' is poor, then contacting emergency services is a difficult task.

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

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

Yours faithfully,

.....

Corné Briedenhann
Warren Petterson Planning

Annexure F

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR: APPLICATION FOR CONSENT USE & DEPARTURE: ERF 3266, ONRUS RIVER

Stormwater (SW)	:	In order
Electricity	:	Eskom
Water	:	In order
Sewer	:	In order
Roads and traffic	:	In order

Conditions

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;

2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;

3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of *SANS 10400 – P:2010:* Drainage;

4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;

5. that stormwater be allowed to discharge through Erf 3266, Onrus River, unobstructed;

6. that any additional and / or extended vehicles entrances will be for the owner's account;

7. that no on-street parking be allowed.

p.p. R Claasen
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

07/03/2022
DATE

Annexure G1/3

OVERSTRAND MUNISIPALITEIT
15 MAR 2022
OVERSTRAND MUNICIPALITY
TP. n./hear.
(V. Olivia)

Division of Telkom SA SOC Ltd

10 Jan Smuts Drive
Pinelands
7404

FILE NO.	Erf 3266
	Onrusrivier ✓
SCAN NO.	
	HON 3266
COLLABORATOR NO.	
	1655471

I Peters (Mrs)
Tel: 021 414 5614
Fax: 086 480 0617
Email: ihlaamp@openserve.co.za

Our Ref.: WWIP_WONR0851_22
Your Ref.: 3266 HON

15 March 2022

Attention: Loriaan Isaacs
TOWN PLANNING
OVERSTRAND MUNICIPALITY
HERMANUS

OPTIC FIBRE CABLE SERVICES AFFECTED

APPLICATION FOR WAYLEAVE: ERF 3266, 21 MAIN ROAD, ONRUS RIVER

With reference to your application dated March 2022.

As important OPTIC FIBRE cables are affected, please contact our representatives MELT VAN AS at telephone number 0813637873/MeltVA@openserve.co.za at least 48 hours' prior of commencement on construction work.

I hereby inform you that Open Serve approves the proposed work indicated on your drawing in principle. This approval is valid for 12 months only, after which reapplication must be made if the work has not been completed.

Any changes or deviations from the original planning during or prior to construction must immediately be communicated to this office.

Approval is granted, subject to the following conditions.

As per sketch attached, Open Serve infrastructure **will be affected**, consequently the conditions below and on the attached legend will apply.

Telecommunication services position is shown as accurately as possible but should be regarded as approximate only.

Should alterations or relocation of existing infrastructure be required, such work will be done at the request and cost of the applicant.

P 15 MAR 2022

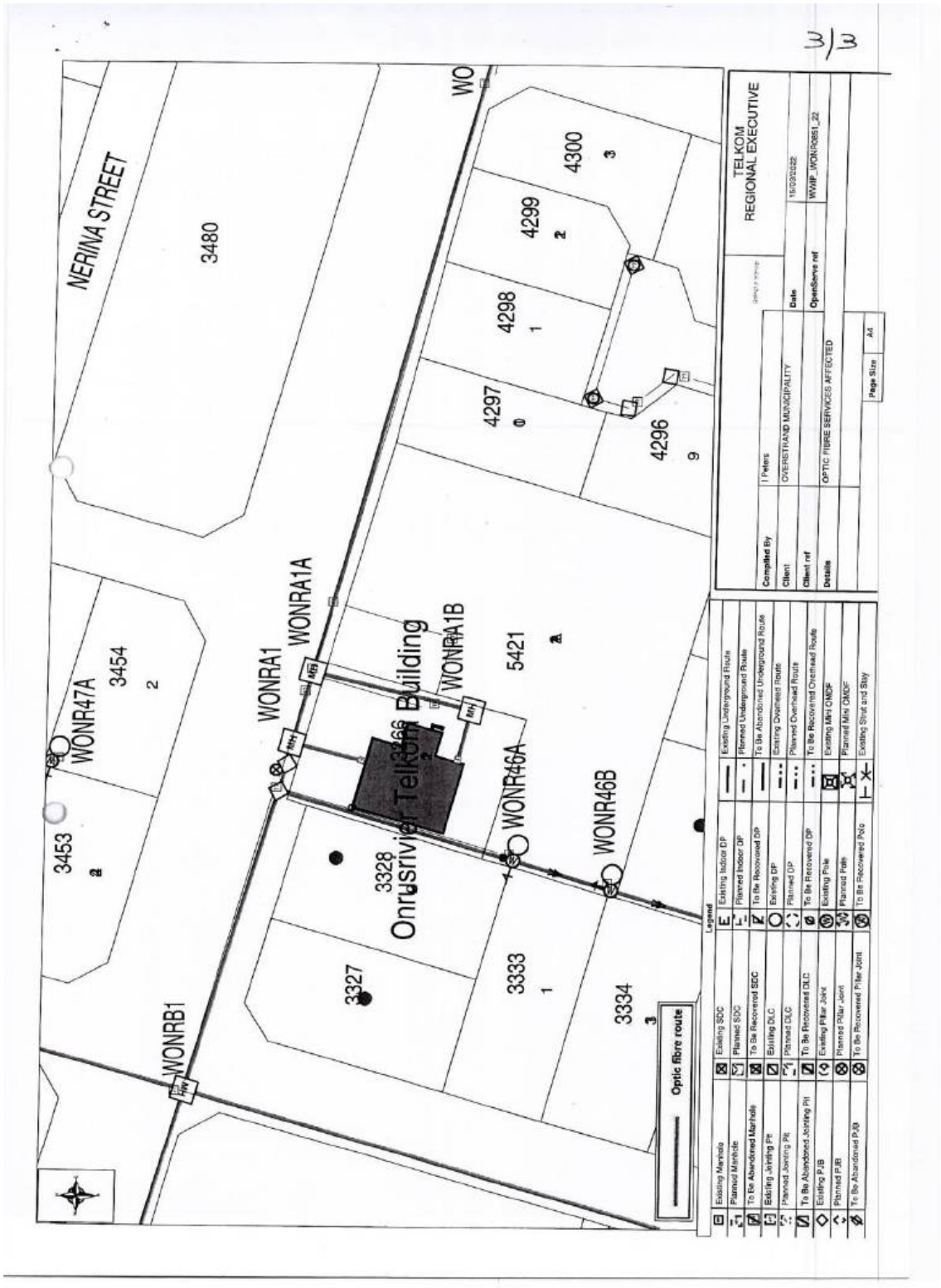
Please notify this office within 21 working days from this letter of acceptance and if any alternative proposal is available or if a recoverable work should commence.

It would be appreciated if this office can be notified within 30 days of completion of the construction work. Confirmation is required on completion of construction as per agreed requirements.

Should Open Serve infrastructure be damaged while work is undertaken, kindly contact our representative immediately.

Yours faithfully

Ihlaam Peters
for
Selwyn Bowers
Operations Manager
Wayleave Management: Western Region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WONR46A
WONR46B
WONRB1
Telkom Building
Optic fibre route
TELKOM
REGIONAL EXECUTIVE
OVERSTRAND MUNICIPALITY
OPTIC FIBRE SERVICES AFFECTED
WWP_WONR0861_22
Legend

Annexure H1/2

Western Cape Government

Department of Environmental Affairs and Development Planning
Ntanganedzeni Mabasa
Development Management: Region 1
Ntanganedzeni.Mabasa@westerncape.gov.za | Tel: 021 483 2803

REFERENCE: 16/3/3/6/1/E2/26/1101/20
ENQUIRIES: Ntanganedzeni Mabasa
DATE: 24/06/2020

Warren Petterson Planning
P O Box 152
CENTURY CITY
7446

Attention: Corné Briedenhann

Tel: (021) 552 5255
Email: corne@wpplanning.co.za

Dear Sir

APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) TO THE PROPOSED DEVELOPMENT OF A 25M HIGH MONOPOLE MAST ON THE REMAINDER OF ERF NO, 3266 ONRUSRIVIER, HERMANUS.

1. The abovementioned electronic document dated 05 June 2020, as received by this Department on 08 June 2020, refers.

2. This letter serves as an acknowledgement of receipt of the correspondence by this Department.

3. According to the information contained in the correspondence, this Department notes the proposal entails the following:

   3.1 The development of a 25m high monopole mast with 12 antennas.
   3.2 Four equipment containers will be located next to the mast and the compound will be surrounded by a 2.4m high palisade fence.
   3.3 The development footprint is approximately 64 m².
   3.4 No sensitive environmental features are present on the site.
   3.5 The site is zoned Business Zone 1 and is located inside the urban area of Onrusrivier, Hermanus.

4. Your attention is therefore drawn to the listed activities in terms of the NEMA EIA Regulations, 2014 (as amended) as defined in Listing Notices ("LN") 1, 2 & 3 of 7 April 2017. Be advised that the proposed development of a 25m high monopole mast on an erf with a business zoning that is located inside the urban area will not trigger any listed activity(ies) as defined in terms of the EIA Regulations, 2014 (as amended). Environmental Authorisation is therefore not required prior to the proposed development of a 25m high monopole mast on Erf No. 3266, Onrusrivier, Hermanus.

5. Should any revision of the proposed development trigger any listed activity(ies) as defined terms of Listing Notice 1, 2 & 3, an application must be submitted and environmental authorisation obtained before such activity(ies) may commence

6. The applicant is reminded of his/her general duty of care and the remediation of environmental damage, Section 28(1) of NEMA specifically states that – "Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment."

7. The Department reserves the right to revise its comments and request further information from you based on any new or revised information received.

Yours faithfully

HEAD OF COMPONENT
ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING
Cc: (1) Ms P Aplon (Overstrand Municipality) E-mail: pmichaels@overstrand.gov.za

I 1/71

PROPOSED DEVELOPMENT OF A TELECOMMUNICATION BASE STATION ON ERF 3266, ONRUSRIVIER, WESTERN CAPE PROVINCE

Visual Impact Assessment

January 2022

Prepared for:

Gyro

Prepared by:

Mr Christoff du Plessis
christoff@enviroworks.co.za

18 JAN 2022

QUALITY AND REVISION RECORD

1.1 QUALITY APPROVAL

	Capacity	Name	Signature	Date
Author	Visual Specialist	Christoff du Plessis		11/01/2021
Reviewer	Quality Check Officer	Elbi Bredenkamp		11/01/2021

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

1.2 REVISION RECORD

Revision Number	Objective	Change	Date
Version 1	Determine the Visual Impact of the Proposed Onrusrivier North Mast, Western Cape Province.		11/01/2021

1.3 DISCLAIMER

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

2 EXECUTIVE SUMMARY

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

2.1 PROJECT DESCRIPTION

The proposed project entails the development of a twenty-five metre (25 m) Monopole Mast on Erf 3266, Onrusrivier, Western Cape Province. Attached to the mast will be nine (9) triband antennae and six (6) transmission dishes with a lightning spike and navigation light attached to the top of the mast. At ground level three (3) concrete plinths measuring in at three metres (3 m) by three metres (3 m) will be constructed to which three (3) telecommunication equipment containers will be installed. The total development footprint for the proposed project is sixty-four square metres (64 m²) surrounded by a two point four meter (2.4 m) palisade fence. Power will be obtained from the Local Municipality.

Since the introduction of LTE in South Africa in 2012 there has been greater need for access to faster data. Higher penetration of LTE data in educational, residential, commercial and business areas has led to lower subscription fees which in itself provide economic sustainability and development. When selecting a site, special consideration is given to the geographical aspects so that the cellular infrastructure is positioned to ensure optimal functionality and availability to the customer.

Gyro pride themselves in ensuring that a positive impact is created in terms of the social and economic wellbeing in the area and will endeavour to erect a base station in such a manner so that it does not detract from the aesthetics in the surrounding area.

Table 1: Building Plans for the proposed Onrusrivier Mast.

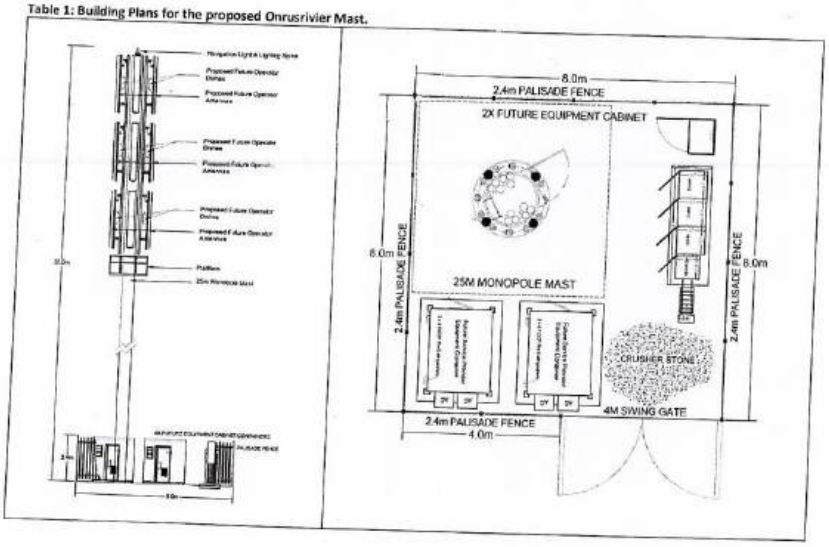
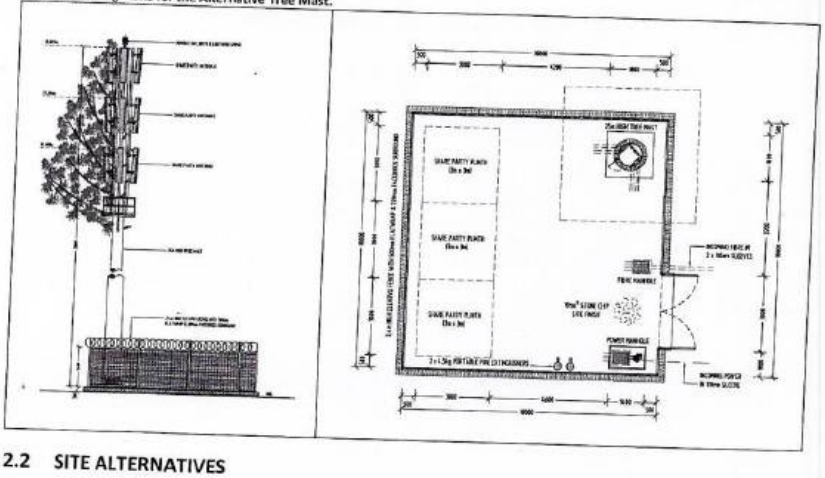


Table 2: Building Plans for the Alternative Tree Mast.



2.2 SITE ALTERNATIVES

The preferred property and site alternative is Erf 3266, Onrusrivier, Western Cape Province. The proposed site constitutes of a single existing building with moderate vegetation cover (trees) and grass species surrounding the site; however, the site is not classified as an area with sensitive vegetation.

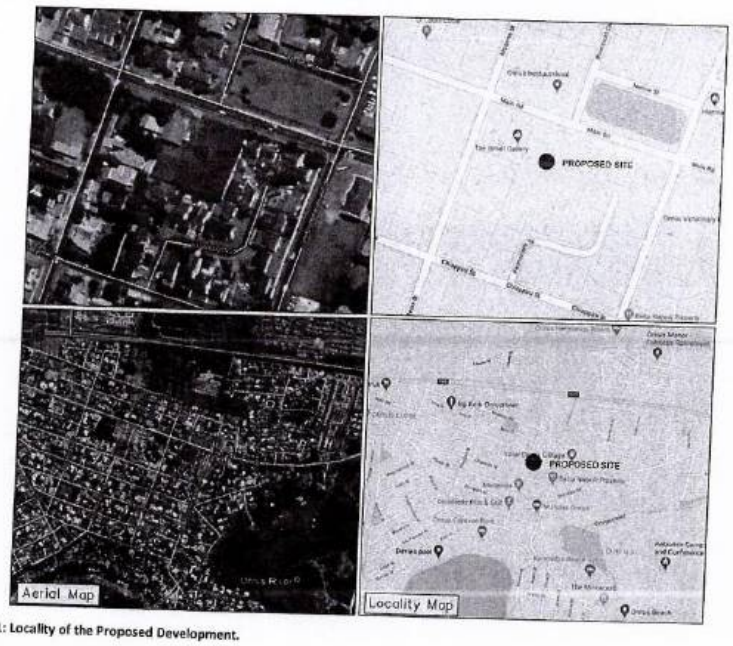


Figure 1: Locality of the Proposed Development.

The Client provided only one (1) possible location on the property where the mast can be placed. Alternative locations were investigated during the early stages of the project. The identified location alternative was the

only one (1) provided to the Specialist. Other location alternatives were disregarded due to the physical and geographical characteristics, visual obtrusions, optimum range of signal, space availability, suitability and landowner willingness to erect a base station. The location provided is based on best suitability in terms of visual impact as well as impact on the receiving, natural environment. The site offers adequate visual coverage in order to camouflage the mast and the proposed location has an existing access road.

The preferred site location was chosen on the fact that recent research conducted has indicated that there is a current lack of cellular infrastructure to provide optimal and efficient data/voice coverage to the surrounding community. As identified by the TMIP the coverage radius/footprint for cellular telecommunication technology has been reduced due to the introduction of LTE and additional need for increased data speed and voice quality. The proposed development will provide nearby residence, farming community and tourists with 4G connectivity ensuring fast broadband services within the area.

RF Engineers identify sites by utilizing a specific set of engineering rules and principles, Erf 3266, was identified as a prime position on the following premises:

- Property and specific location offers the optimal position situated between existing and planned base stations to provide efficient data and voice coverage;
- Surrounding Geographical aspects are in line with the requirements;
- Minimised physical, natural and visual impact;
- Ability to reduce the number of base stations on the surrounding areas;
- Ability to provide sufficient security to the equipment;
- Capacity to share infrastructure with majority of the operators; and,
- Sufficient space to erect a freestanding base telecommunication station.

The Visual Specialist assessed the surrounding environment and found that other sites will have the same limitations than the identified site; however, the visual specialist recommends that a tree mast must be developed which is indigenous to the area (please note that Figure 3 is only a visual impression). A tree mast will be acceptable as numerous scattered trees exist throughout the environment (please refer to Section 21 for photos of Erf 3266). Furthermore, a tree mast will have the least possible impact on the urban landscape (highly visible skyline), surrounding building heights, development pattern and land use character. The possibility of installing a rooftop base telecommunication station was investigated; however, unfortunately due to the average height of buildings in the area being lower than the optimal height of twenty-five metres (25 m) this option was unachievable.

2.3 DESIGN ALTERNATIVES

Two design alternatives are proposed, as detailed below.

Alternative 1: Construction of a Twenty-Five Meter (25 m) Monopole Mast - Preferred option

The Monopole Mast is a singular tube measuring in at twenty-five meters (25 m) in height, with the antennas mounted on the upper end of the tower. A Monopole Mast has a slim line design in order to minimise the visual exposure. The mast will provide for the co-location, allowing multiple operators to use the same mast as a base station. This will reduce the demand for base stations in the same location. As stated within the City of Cape

Town's Telecommunication Mast Infrastructure Policy Monopole Mast should be used in urban areas if vegetation cover can't support a tree mast and/or where no buildings provide sufficient height.

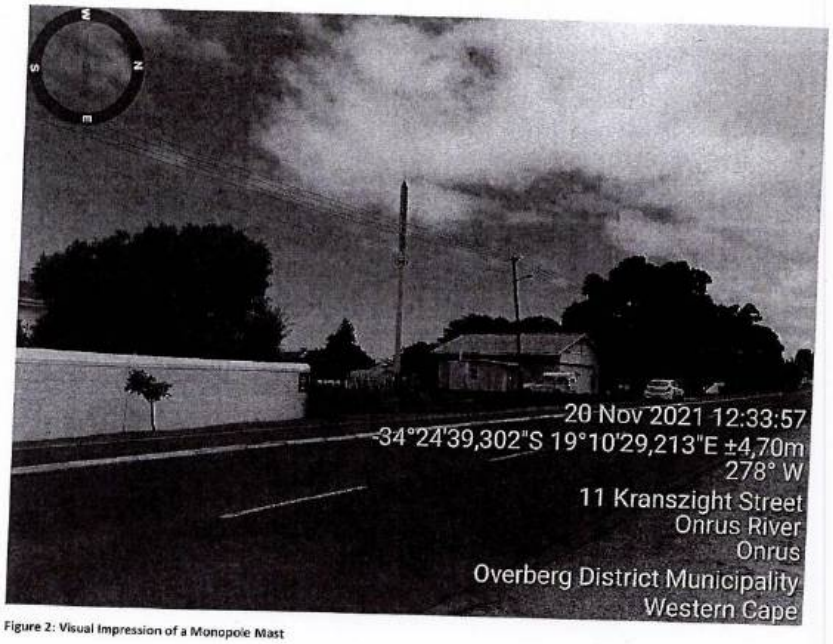


Figure 2: Visual Impression of a Monopole Mast

Alternative 2: Construction of a Twenty-Five Meter (25 m) Tree Mast

The Tree Mast is a singular tube measuring in at twenty-five meters (25 m) in height, with the antennas mounted on the upper end of the tower. A Tree Mast has a slim line design like a Monopole Mast; however, the antennae will be covered with tree branches and the pole will be camouflaged to resemble a tree trunk. The mast will provide for co-location, allowing multiple operators to use the same mast as a base station. This will reduce the demand for base stations in the same location. It is widely accepted that tree masts should be considered in residential areas where trees are an important landscape feature or within natural areas with definite vegetation cover.

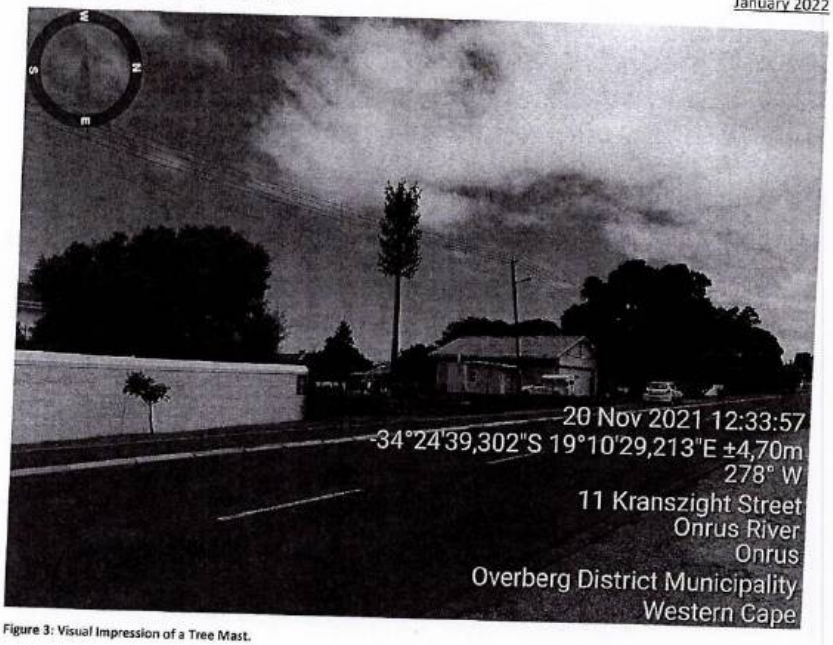


Figure 3: Visual Impression of a Tree Mast.

2.4 CONCLUSION AND RECOMMENDATIONS

The proposed development will be highly visible within the first one hundred and fifty-six metres (156 m) as illustrated by Photo Position 13. The High Visual Impact Area consist of the Kranszicht Residential Estate situated forty-six metres (46 m) towards the south, the Veterinary situated one hundred and thirteen metres (113 m) towards the southeast, All Good Things Coffee situated at metre one hundred and thirty-two (m 132) and residential dwellings situated towards the north, northwest and west. The visual impact from the residential dwellings will be permanent; however, only temporary from the aforementioned businesses. As distance increases between the observer and the proposed development the visual impact will decrease. Beyond the one hundred and fifty-six metre (156 m) mark the visual impact will be moderate up to metre four hundred and seventy-eight towards the south from where the impact will be permanent as the study area consists of residential dwellings. Furthermore, the proposed development will be visible towards the northwest, north and northeast over a distance of seven hundred and forty-nine metres (749 m) from where the visual impact will be moderate and permanent as it consists of the Onrus Manor Faircape Life and the residential dwellings surrounding it. As illustrated by Photo Positions 10, 11 & 14 no visual impact will occur towards the southwest, south and northeast respectively due to the built-up environment and the dense vegetation cover of the study area. Three (3) tourist attractions were observed within the short distance zone and includes the Onrus Caravan Park, Davies Pool and Onrus Beach from where no visual impact will occur.

Beyond the short distance zone the proposed development will be visible within the medium to long distance zone towards the west as illustrated by Photo Position 6 (km 2) from where the visual impact will be permanent to observers residing within Vermont. Furthermore, the proposed development will also be visible towards the east as illustrated by Photo Positions 2 (km 3.8) and 3 (km 2.5) respectively. The visual impact will be temporary and low from Photo Position 2 due to the distance between the observer and the proposed development; however, it will be permanent and moderate from Photo Position 3 as it consists of the residential estate of Hemel and Aarde. The moderate visual impact is assigned as the visual impact is influenced by the built-up environment and moderate vegetation cover.

The VAC of the study area can be described as low within the first one hundred and fifty-six metres (156 m); however, as distance between the observer and the proposed development increases so will the VAC of the study area. The VAC is predominantly influenced by the dense built-up environment coupled with the moderate to moderate-high vegetation cover of the area. In some instances, the VAC can be influenced by the undulating topography; however, this is a minority.

Both a Monopole- and Tree Mast will be acceptable alternatives for development as the design of the monopole mast will blend in with the design of streetlights and the backdrop of sky; however, it must be noted that beyond the short distance zone the tree mast will have a higher landscape compatibility and as such a lower visual impact. Therefore, the Visual Specialist would recommend that a Tree Mast be developed.

Construction Phase:

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

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

Operation Phase:

- Avoid shiny materials in structures. Where possible shiny metal structures should be darkened or screened to prevent glare;
- Mitigation to minimise lighting impacts include the following:
  - Shielding the sources of light by physical barriers (walls, vegetation or structures itself);
  - Limit mounting heights of lighting fixtures, or alternatively using foot-lights or bollard level lights);
  - Make use of downward directional lighting fixtures;
  - Make use of minimum lumen or wattage in lights;
  - The navigation light at the top of the mast must be shielded to prevent disturbance to adjacent landowners; and,
  - Use motion sensors to activate lighting ensuring light is available when needed.
- If a Tree Mast is developed it should be designed to resemble trees that are indigenous to the area;
- If a Monopole Mast is developed, the mast must be painted grey as illustrated within the Visual Impression to ensure the mast blend in with the surrounding vegetation cover;
- Rehabilitation and Post-closure measures:
  - All above-ground structures should be removed, safely disposed of or possibly recycled for use elsewhere; and,
- The affected area should be regarded to pre-development topographic conditions, unless the area is required for new specific uses.

3 DECLARATION OF THE SPECIALIST

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

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

Christoff du Plessis

051 436 0793

4 SPECIALIST CV AND DETAILS

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

Christoff du Plessis

Relevant Qualifications

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

Work Experience

January 2015 – Present: Environmental Specialist at Enviroworks

Key Specialist Experience

Visual Impact Assessment (VIA):

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

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

- Proposed development of a 25 m Tree Mast on Erf 20601, George, Western Cape Province (Atlas Towers).
- Proposed development of a 25 m Monopole Mast on Erf 571, Dellville Park, Western Cape Province (Atlas Towers).
- Proposed development of a 15 m Tree Mast on Portion 113 of the Farm Ruygte Vally No. 205, Sedgefield, Western Cape Province (Atlas Towers).
- Proposed development of a 15 m Dome Mast on Erf 8281, Mossel Bay, Western Cape Province (Atlas Towers).
- Proposed development of a 35 m Tree Mast on Portion 42 of the Farm Harkerville No. 428, Plettenberg Bay, Western Cape Province (Atlas Towers).
- Proposed development of a 25 m Monopole Mast on the Remaining Extent of the Farm No. 790, Philippi, Western Cape Province (Atlas Towers).
- Proposed development of a 15 m Tree Mast on Portion 3 of the Farm No. 452, Grabouw, Western Cape Province (Atlas Towers).
- Proposed development of a 15 m Tree Mast on the Remainder of Erf 3331, Vredenburg, Western Cape Province (Atlas Towers).
- Proposed development of a 40 m Lattice Mast on Portion 24 of the Farm Olyven Boomen No. 83, Malan Valley, Western Cape Province (Atlas Towers.

Wetland Delineation Studies:

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

Stormwater Management Plans:

- Stormwater Management Plan for the Agri-World Recycling Plant, Swellendam, Western Cape Province (Agri-World Recycling Plant).
- Stormwater Management Plan for the Klaasvoogds Granite Mine, Springbok, Northern Cape Province (Greenmined Environmental).
- Stormwater Management Plan for the Moreson Poultry Project, Brandfort, Free State Province (Moreson Poultry).
- Stormwater Management Plan for the Sintier Poultry Project, Bronkhorstspruit, Gauteng Province (Sintier Poultry).

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- Stormwater Management Plan for the maintenance and extending of a canal near Karatera, Western Cape Province (Eden Municipality).
- Stormwater Management Plan for Layer Hen Houses on the Remaining Extent of Portion 1 of the Farm Elandsfontein No. 21, Moloti City, North West Province (Bramakama Poultry).

5 ABBREVIATIONS

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

6 REQUIREMENTS OF A SPECIALIST REPORT

Appendix 6 of Government Notice Regulation 326 of 7 April 2017 outlines the basic requirements of a Specialist Report. Please refer to Table 3 below of all requirements.

Table 3: Requirements of a Specialist Report as set out in GN R. 326 of 07 April 2017.

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

7 VISUAL IMPACT EVALUATION CRITERIA CHECKLIST

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

Table 4: Requirements of a Visual Impact Assessment.

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

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8 STUDY APPROACH

8.1 Methodology

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

- The creation of a detailed digital terrain model of the potentially affected environment;
- The identification of sensitive environments upon which the proposed Telecommunication Base Station could have a potential impact on; and,
- The creation of viewshed analyses from the proposed Onrusrivier Monopole Mast in order to determine the visual exposure and the topography's potential to absorb the potential visual impact. The viewshed analysis takes into account the dimension of the proposed Onrusrivier Mast and was calculated at a height of twenty-five meters (25 m).

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

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

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

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

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

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

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

- **Determine the Visual Impact Index**

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

- **Determine the Impact Significance**

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

8.2 Projections

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

9 ASSUMPTIONS AND LIMITATIONS

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

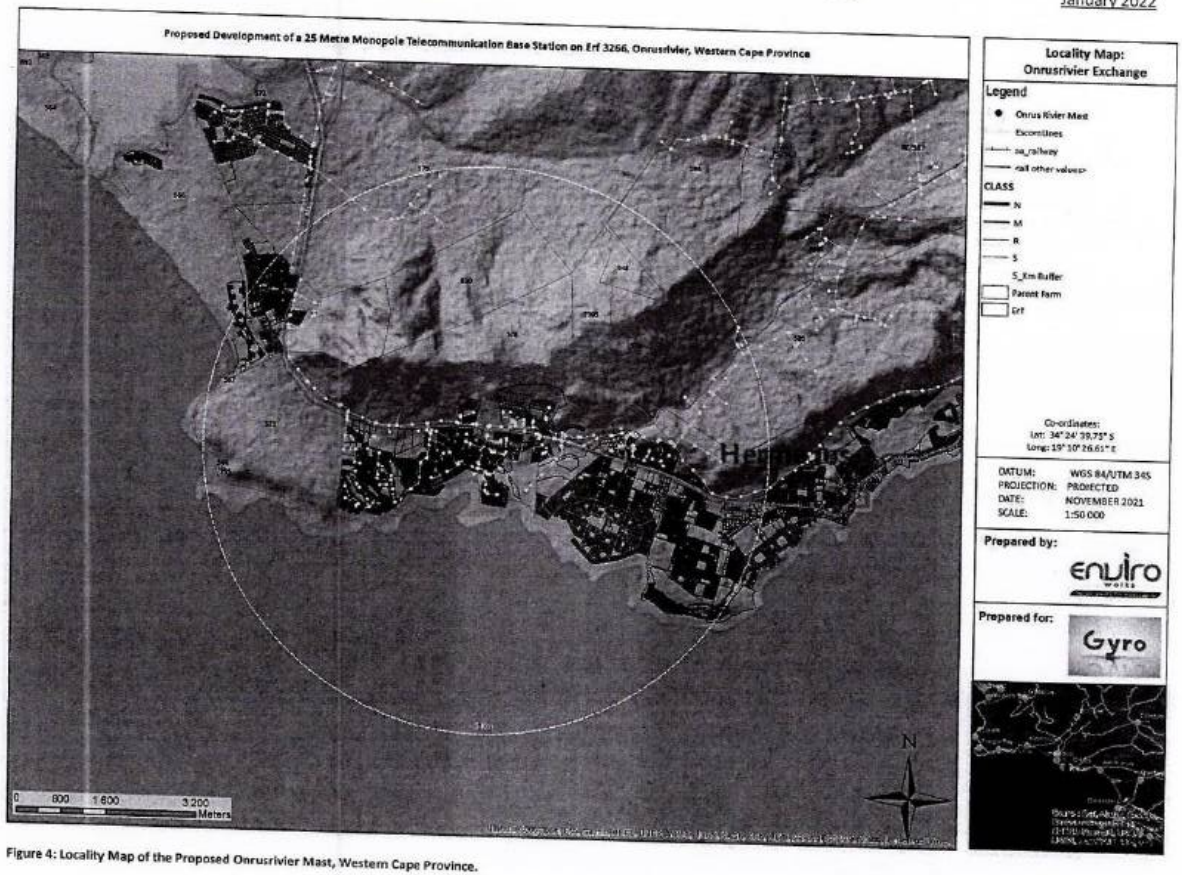

Figure 4: Locality Map of the Proposed Onrusrivier Mast, Western Cape Province.

enviro works

10 SCOPE OF WORK

The determination of the potential visual impacts is undertaken in terms of nature, extent, duration, magnitude, probability and significance of the construction and operation phases of the proposed project. The study area for the visual assessment encompasses a geographical area of 130 km² (extent of the maps) and includes a ten kilometre (10 km) buffer zone from the proposed Onrusrivier Mast. The study area constitutes of local tourist attractions, residential areas, agricultural and natural environments. The proposed development will be situated within the central district of the town of Onrusrivier.

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

- The visibility of the Mast to, and potential visual impact on, observers travelling along the R43, Main Road and Vermont Avenue;
- The visibility of the facility to, and potential visual impacts on tourists visiting tourist attraction near Onrusrivier (Wine Farms, Hemel and Aarde Valley, Art Galleries, Museums, Restaurants, Hoek van die Berg Private Nature Reserve and numerous bed and breakfasts in the surrounding area);
- The visibility of the facility to, and potential visual impact on observers residing within Onrusrivier, Hermanus and Sandbaai;
- The visual absorption capacity of natural or planted vegetation as well as man-made topographical features;
- Potential visual impacts associated with the construction- and operational phase; and,
- The potential to mitigate visual impacts.

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

11 THE AFFECTED ENVIRONMENT

The proposed Onrusrivier Monopole Mast will be situated on Erf 3266, Onrsrivier, Western Cape Province. The study area constitutes of urban residential areas and recreational activities (Guest Houses, Wine Farms, Art Galleries, Museums, Restaurants and the Hoek van die Berg Private Nature Reserve).

11.1 Topography, Vegetation and Hydrology

11.1.1 Vegetation

The study area is described by Mucina & Rutherford, 2006, as sand dunes and sandy bottomlands supporting moderately tall, dense ericoid shrubland. Emergent, tall shrubs in places. Proteoid, ericaceous and restioid fynbos are dominant, with some asteraceous fynbos also present. On the coastal fringe this unit borders on strandveld. The deep soils of the coastal plains are replaced by shallow soils on mountain slopes on the northern edge. Hangklip Sand Fynbos occurs mainly on old dunes, but the high rainfall and leaching allows many typical sandstone fynbos species to occur on older deposits as well, so that this unit is not as floristically distinct as other sandstone fynbos units.

11.1.2 Geology

The Geology predominantly consists of leached, acid Tertiary sand in coastal areas, derived mostly from dunes. Soils generally of Lamotte or Houwhoek forms or grey, regic sands. Land types mainly include Ga, Hb and Gb.

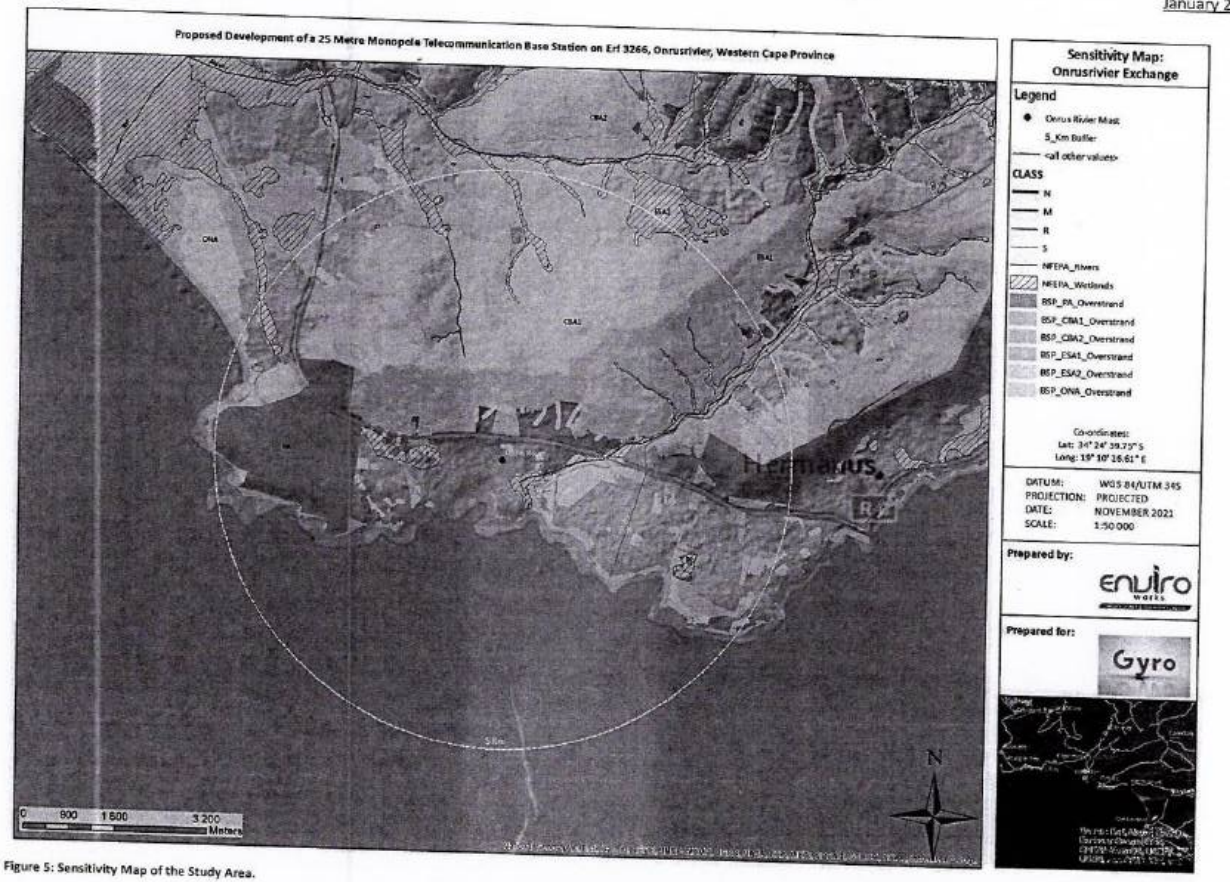

Figure 5: Sensitivity Map of the Study Area.

11.1.3 Climate

The proposed project will be situated within the Hangklip Sand Fynbos bio-region. The Mean Annual Precipitation (MAP) of the study area is seven hundred and fifty-one millimeters (751 mm) occurring predominantly between the months of May and August (Mucina & Rutherford, 2006). The Mean Annual Temperature (MAT) recorded for the study area is sixteen degrees Celsius (16° C) with summer temperatures averaging at twenty-four degrees Celsius (24° C).

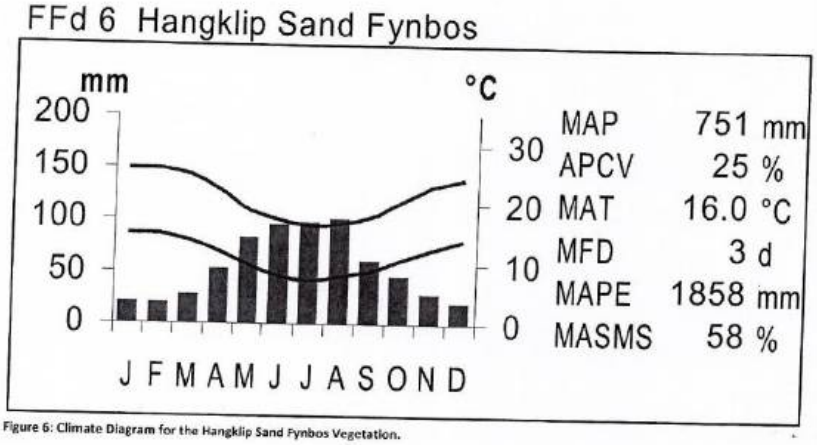

Figure 6: Climate Diagram for the Hangklip Sand Fynbos Vegetation.

12 RELEVANT LEGISLATION AND GUIDELINES

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

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

13 DEVELOPMENT CATEGORY

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

Table 5: Development Categories.

Category 1	Items listed in this category include: ➢ Nature reserves; ➢ Nature related recreation; ➢ Camping; ➢ Picnicking; and, ➢ Trails and minimal visitor facilities.
Category 2	Items listed in this category include: ➢ Low-key recreation/resort/residential type developments;

	➢ Small scale agriculture/nurseries/narrow roads; and, ➢ Small scale infrastructure
Category 3	Items listed in this category include: ➢ Low density residential/resort type development; ➢ Golf or polo estates; and, ➢ Low to medium-scale infrastructure.
Category 4	These include: ➢ Medium density residential development; ➢ Sport facilities; ➢ Small-scale commercial facilities/office parks; ➢ One-stop petrol stations; ➢ Light industry; ➢ Medium scale infrastructure.
Category 5	These include: ➢ High density township/residential developments; ➢ Retail and office complexes; ➢ Industrial facilities; ➢ Refineries; ➢ Treatment plants; ➢ Power stations; ➢ Wind energy farms; ➢ Powerlines; ➢ Freeways; ➢ Toll roads; ➢ Large scale infrastructure generally; ➢ Large scale development of agriculture land and commercial tree plantations; ➢ Quarrying and mining activities with related processing plants.

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

Table 6: Expected Visual Impact of the Proposed Development.

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

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

From the table above, it is anticipated that the proposed Onrusrivier Mast will have a high visual impact on the surrounding areas. Onrusrivier is considered to have areas or routes of high scenic, cultural and historical significance due to the proclaimed buildings within town, the wine farms surrounding Onrusrivier and the scenic route of the R43 and Rotary Way. The aim of this report will be to determine the accurracy of Table 6, the visual impact of the proposed development and the level of compatibility thereof with the surrounding landscape.

14 DESCRIPTION OF THE RECEIVING ENVIRONMENT

Landscape character is defined by the U.K Institute of Environmental Management and Assessment (IEMA) as the *"distinct and recognizable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soil, vegetation, land use and human settlement"* (GLVIA, 2002). According to DEA&DP Guideline Section 9.2, information describing the current state of the affected environment, as well as trends in the area, is required for visual input into the EIA process. The receiving environment was determined using the 2013-2014 South African National Land-Cover data as provided by the National Department of Environmental Affairs (DEA) and field observation conducted on 20 November 2021.

14.1 Sense of Place

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

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

Hermanus owns its existence to a man named Hermanus Pieters who grew tired of his setting near Caledon and decided to pack up his belongings in search of a new home. Hermanus Pieters was a travelling teacher and sheppard and as such he decided to follow the Elephant trail situated towards the south of Caledon. He

continued with the path until he reached the sea where he discovered a fresh spring. Hermanus Pieters decided to set up camp here in the early 1800's due to the excellent grazing pastures. Due to these excellent grazing pastures other farmers and fishermen followed suite to this plentiful area (Xplorio, 2016).

As the town thrived and the fishing industry flourished it quickly became evident that the old harbour can't handle the amount of ships, and as such new plans were drawn up and in the 1940's the new harbour was opened. The increase in the fishing industry and overall business Hermanus required better and faster means for transportation of goods. Plans were drawn up to extend the railway line from Botrivier to Hermanus; however, these were overruled by Sir William Hoy, Head of the South African Railways and Harbour Services (Xplorio, 2016).

Sir William often vacationed in Hermanus and he was of firm believe that should the railway line be developed the influx of pollution from the trains and extra holiday-makers would spoil the tranquil beauty of the town. To this day the Hermanus Train Station remains the only station in the world where no train has arrived or departed. Sir Williams actions resulted in the protection of Hermanus as an important tourist destination and the full beauty of the town (Xplorio, 2016).

Today Hermanus is a popular scenic destination attracting tourists from all over the world especially during the Whaling season. In recent years Hermanus have become an exclusive weekend break away for prominent business owners and CEO's. The town features over two hundred (200) accommodation units, over forty (40) top quality restaurants, thirty (30) excellent wineries and hundreds of activities to keep tourists busy (Percy Tours).

The following tourist attraction can be visited in Hermanus:

- Hermanus Cliff Path;
- Grotto Beach;
- Fernkloof Nature Reserve;
- Hermanus Country Market;
- Sumaridge Wine Estate;
- Voëlklip Beach;
- Walker Bay Nature Reserve;
- Ataraxia Wines;
- Cape Whale Coast;
- Hamilton Russel Vineyards; and
- Bouchard Finlayson Winery.

The following buildings of historical value can be observed in Hermanus:

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Figure 7: The Marine Hotel (Source: Hermanus Online)

Figure 8: Old Hermanus Harbour (Source: Hermanus Online)

Figure 9: Windsor Hotel (Source: Hermanus Online)

Figure 10: Hermanus Train Station (Source: Hermanus Online)

Figure 11: The Burgundy Restaurant (Source: Hermanus Online)

Figure 12: The Balcony Building (Source: Lee, 2018)

Figure 13: The Moore House (Lee, 2015)

Figure 14: Die Mondhuis (Lee, 2015)

Figure 15: McFarlane Homestead (Lee, 2015)

Figure 16: Rayfraden (Lee, 2015)

Given the rich Heritage of Hermanus a High Visual Impact is expected.

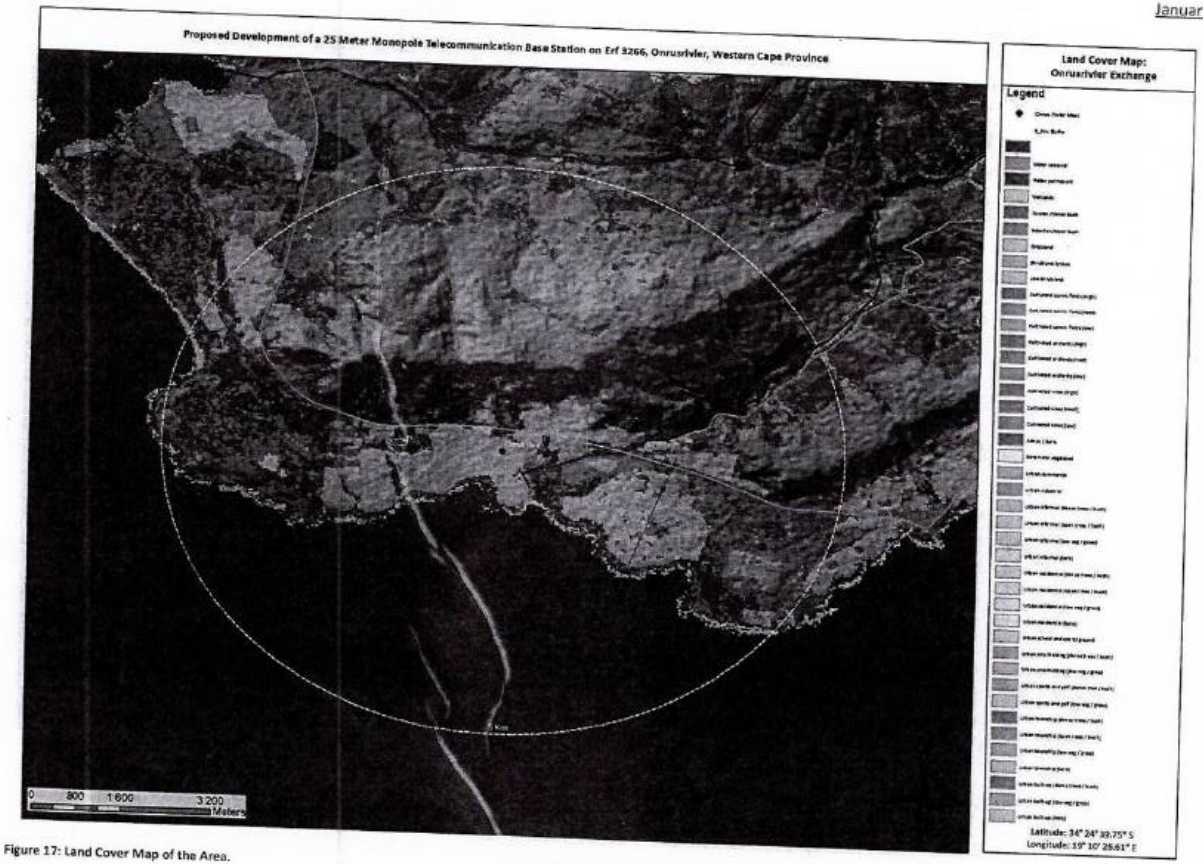

Figure 17: Land Cover Map of the Area.

15 RESULTS

15.1 Potential Visual Exposure (Preferred Mast Position)

The combined result of the viewshed analysis for the proposed Onrusrivier Monopole Mast is displayed on the map below (Figure 22). The visibility analysis was undertaken at the height of the Mast measuring in at twenty-five metres (25 m), in order to simulate the view from the mast and to indicate prominence of the structures within the landscape. Furthermore; Figure 22 indicates proximity radii from the proposed Onrusrivier Mast as a reference to determine the Visual Absorption Capacity. It must be noted that the Digital Terrain Model (DTM) utilised from the viewshed analysis does not include the effect of vegetation cover and built structures. These features may influence the visual exposure to some degree.

15.2 Onrusrivier Preferred Mast Position

15.2.1 0-1km (short distance)

The proposed development will be highly visible within the first one hundred and fifty-six metres (156 m) as illustrated by Photo Position 13. The High Visual Impact Area consist of the Kranszicht Residential Estate situated forty-six metres (46 m) towards the south, the Veterinary situated one hundred and thirteen metres (113 m) towards the southeast, All Good Things Coffee situated at metre one hundred and thirty-two (m 132) and residential dwellings situated towards the north, northwest and west. The visual impact from the residential dwellings will be permanent; however, only temporary from the aforementioned businesses. As distance increases between the observer and the proposed development the visual impact will decrease. Beyond the one hundred and fifty-six metre (156 m) mark the visual impact will be moderate up to metre four hundred and seventy-eight towards the south from where the impact will be permanent as the study area consists of residential dwellings. Furthermore, the proposed development will be visible towards the northwest, north and northeast over a distance of seven hundred and forty-nine metres (749 m) from where the visual impact will be moderate and permanent as it consists of the Onrus Manor Faircape Life and the residential dwellings surrounding it. As illustrated by Photo Positions 10, 11 & 14 no visual impact will occur towards the southwest, south and northeast respectively due to the built-up environment and the dense vegetation cover of the study area. Three (3) tourist attractions were observed within the short distance zone and includes the Onrus Caravan Park, Davies Pool and Onrus Beach from where no visual impact will occur.

15.2.2 1-2km (short to medium distance)

The proposed development will only be visible up to kilometre one and a half (km 1.5) towards the north as the area consist of mountainous terrain; however, no visual impact will occur from this vantage point as no trails or presence of observers could be identified. Towards the south the proposed development should be visible from the ocean; however, the Visual Specialist did not have means to verify this. If the proposed development is visible from the ocean the impact will be low and temporary as observers will not reside within the area. Except for the vantage points listed no further visual impacts will occur within the short to medium distance zone.

15.2.3 2-5km (medium to long distance)

Within the medium to long distance zone the proposed development will be visible towards the west as illustrated by Photo Position 6 from where the visual impact will be permanent to observers residing within Vermont. Furthermore, the proposed development will also be visible towards the east as illustrated by Photo

Positions 2 and 3 respectively. The visual impact will be temporary and low from Photo Position 2 due to the distance between the observer and the proposed development; however, it will be permanent and moderate from Photo Position 3 as it consists of the residential estate of Hemel and Aarde. The moderate visual impact is assigned as the visual impact is influenced by the built-up environment and moderate vegetation cover. Except for the three (3) examples listed the proposed development will not be visible from any other vantage point within the medium to long distance zone.

15.2.4 Greater than 5km (long distance)

Visibility beyond five kilometres (5km) from the proposed Onrusrivier Mast is expected to be negligible due to the distance between the object and the observer. As per the viewshed analysis the proposed development will be visible within the long distance zone from elevated vantage points situated towards the northeast; however, as proven by Photo 1 the proposed development will not be visible within this zone. There will be no visual impact due to the undulating topography as described within Section 15.3 and the high VAC as evident within Section 16.

15.2.5 Conclusion

The proposed development will be highly visible within the first one hundred and fifty-six metres (156 m) as illustrated by Photo Position 13. The High Visual Impact Area consist of the Kranszicht Residential Estate situated forty-six metres (46 m) towards the south, the Veterinary situated one hundred and thirteen metres (113 m) towards the southeast, All Good Things Coffee situated at metre one hundred and thirty-two (m 132) and residential dwellings situated towards the north, northwest and west. The visual impact from the residential dwellings will be permanent; however, only temporary from the aforementioned businesses. As distance increases between the observer and the proposed development the visual impact will decrease. Beyond the one hundred and fifty-six metre (156 m) mark the visual impact will be moderate up to metre four hundred and seventy-eight towards the south from where the impact will be permanent as the study area consists of residential dwellings. Furthermore, the proposed development will be visible towards the northwest, north and northeast over a distance of seven hundred and forty-nine metres (749 m) from where the visual impact will be moderate and permanent as it consists of the Onrus Manor Faircape Life and the residential dwellings surrounding it. As illustrated by Photo Positions 10, 11 & 14 no visual impact will occur towards the southwest, south and northeast respectively due to the built-up environment and the dense vegetation cover of the study area. Three (3) tourist attractions were observed within the short distance zone and includes the Onrus Caravan Park, Davies Pool and Onrus Beach from where no visual impact will occur.

Beyond the short distance zone the proposed development will be visible within the medium to long distance zone towards the west as illustrated by Photo Position 6 (km 2) from where the visual impact will be permanent to observers residing within Vermont. Furthermore, the proposed development will also be visible towards the east as illustrated by Photo Positions 2 (km 3.8) and 3 (km 2.5) respectively. The visual impact will be temporary and low from Photo Position 2 due to the distance between the observer and the proposed development; however, it will be permanent and moderate from Photo Position 3 as it consists of the residential estate of Hemel and Aarde. The moderate visual impact is assigned as the visual impact is influenced by the built-up environment and moderate vegetation cover.

The VAC of the study area can be described as low within the first one hundred and fifty-six metres (156 m); however, as distance between the observer and the proposed development increases so will the VAC of the study area. The VAC is predominantly influenced by the dense built-up environment coupled with the moderate to moderate-high vegetation cover of the area. In some instances the VAC can be influenced by the undulating topography; however, this is a minority.

Both a Monopole- and Tree Mast will be acceptable alternatives for development as the design of the monopole mast will blend in with the design of streetlights and the backdrop of sky; however, it must be noted that beyond the short distance zone the tree mast will have a higher landscape compatibility and as such a lower visual impact. Therefore, the Visual Specialist would recommend that a Tree Mast be developed.

15.3 Elevation of the Area

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

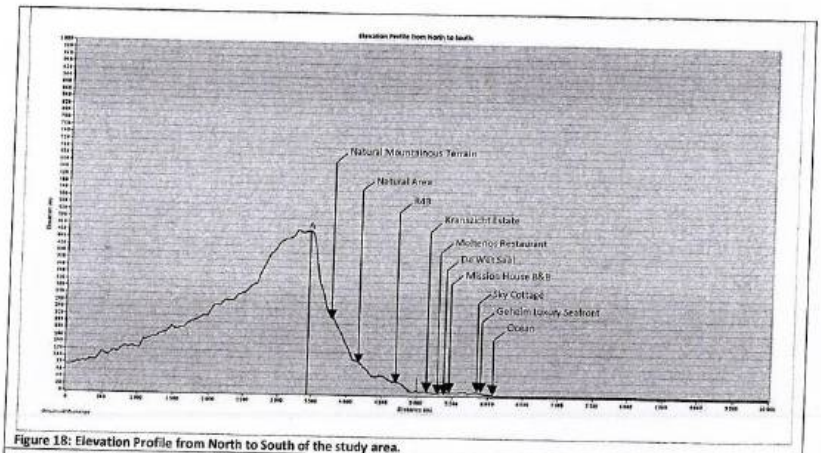

Figure 18: Elevation Profile from North to South of the study area.

Figure 18 illustrates the elevation profile of the study area from north to south. Towards the north the proposed development will be visible over the first one and a half kilometres (1.5 km) from where the visual impact will be restricted by the mountainous terrain as illustrated by Point A. The area over the first three hundred and eighty-three metres (383 m) consist of residential developments, small business and Municipal Offices. The visual impact will be permanent from these vantage points; however, it will be temporary from the R43 as motorists will only traverse through the area. Beyond the R43 no visual impact will occur as the area consist of natural vegetation with no evidence of any observers. Towards the south the landscape consists of residential areas up to kilometre one (km 1) from where the ocean starts. The proposed development will be highly visible from the Kranszicht Estate situated one hundred and seven metres (107 m) towards the south from where the visual impact will be permanent to residence. Three (3) restaurants (Moltenos, Karmenaadjie and Barefoot Crook) are situated one hundred and seventy-one metres (171 m),

two hundred and seventeen metres (217 m) and two hundred and fifty-three metres (253 m) towards the south respectively from where the visual impact will be permanent. Towards the south the landscape offers very little to restrict the visual exposure of the proposed development due to the relative flatness thereof. The visual impact from the residential dwellings will be permanent; however, the visual impact from the ocean will be temporary as seagoers will only reside within the area for a set amount of time.

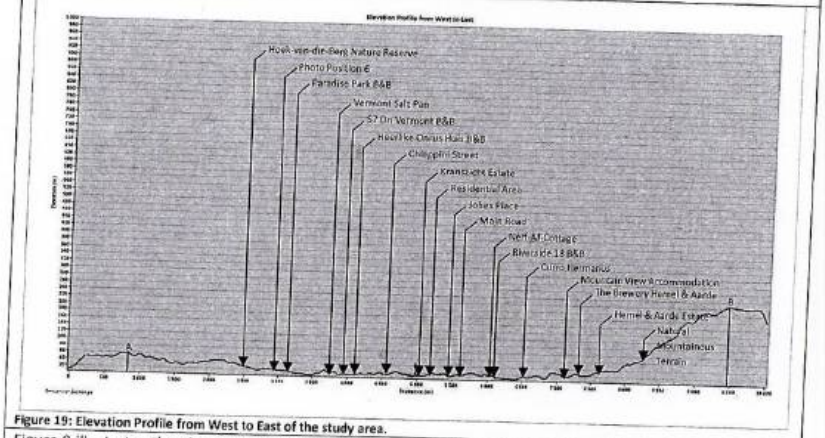

Figure 19: Elevation Profile from West to East of the study area.

Figure 9 illustrates the elevation profile of the study area from west to east. The highest visual exposure will occur from these wind directions. Towards the west the proposed development will be visible up to kilometre three point nine (km 3.9) from where it will be restricted due to the undulating topography of the study area. It must be noted that the proposed development will be visible over the first eight hundred and forty metres (840 m) whereafter the visual exposure will be restricted at some vantage points due to the undulating topography of the study area. The first one point one kilometres (1.1 km) consist of residential dwellings from where the visual impact will be permanent. The area between kilometre one point one (km 1.1) and kilometre one point eight (km 1.8) consist of the Vermont Salt Pan from where no visual impact will occur as no observers are evident within this area. Beyond the Salt Pan the area consist of residential dwellings up to kilometre two and a half (km 2.5) from where the visual impact will be permanent. The Hoek-van-die-Berg Private Nature Reserve is situated at kilometre two and a half (km 2.5) up to kilometre five (km 5) from where the visual impact will be temporary to visitors making use of the hiking trails. Towards the east the proposed development will be visible over the first four point three kilometres (4.3 km) from where it will be restricted by the mountainous terrain. The landscape over the first six hundred and fifty-five metres (655 m) consists of residential dwellings from where the visual impact will be permanent to residence. Main Road, the main entrance to Onrusrivier, is situated at metre six hundred and fifty-five (m 655) from where the visual impact will be temporary as motorists will only traverse through the area. No visual impact will occur between metre seven hundred and ninety-six metres (796 m) and kilometre one point eight (km 1.8) due to the undulating topography of the study area. The R43 is situated two point one kilometres (2.1 km) from where the visual impact will be temporary; however, it must be noted that this road handles high volumes of traffic. The exclusive Hemel and Aarde Estate is situated between kilometre two and a half (km 2.5) and kilometre three

point four (km 3.4) from where the visual impact will be permanent to residence. Beyond this vantage no further visual impact will occur due to the mountainous terrain.

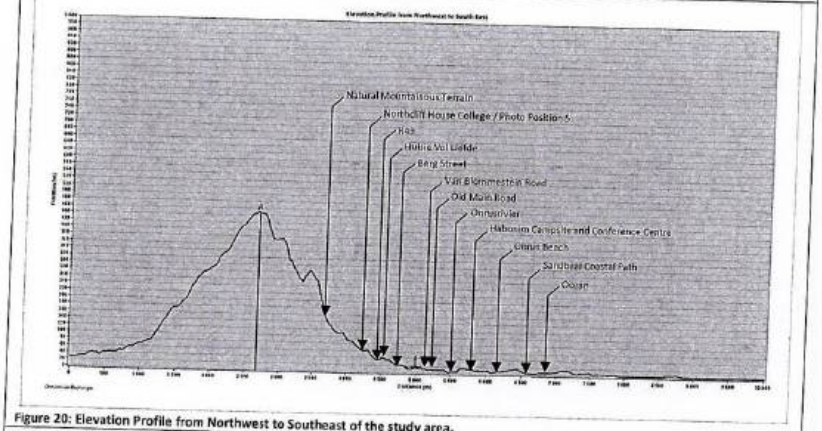

Figure 20: Elevation Profile from Northwest to Southeast of the study area.

The elevation of the landscape from northwest to southeast can be described as undulating topography varying between twenty metres (20 m) and four hundred and forty metres (440 m) above sea level. Towards the northwest the proposed development will be visible over the first two point three kilometres (2.3 km) from where it will be restricted by the mountains as illustrated by Point A; however, the visual impact will only occur over the first seven hundred and thirty-two metres (732 m). The area over the first seven hundred and thirty-two metres (732 m) consist of residential dwellings from where the visual impact will be permanent to observers. Furthermore, the R43 is situated directly adjacent to these residential dwellings from where the visual impact will be temporary; however, this road does handle a lot of traffic volumes. Beyond the R43 no visual impact will occur as the area consist of natural mountainous terrain with no clear evidence of any hiking trails or possible observers. Towards the southeast the proposed development will be visible over a distance of one point six kilometres (1.6 km) from where the landscape transforms to ocean. The study area over the first three hundred and sixty-two metres (362 m) consists of residential dwellings and small businesses from where the visual impact will be permanent. The area between metre three hundred and sixty-two (m 362) and metre eight hundred and eleven (m 811) consists of the Onrusrivier from where no visual imact is expected as no boats can be observed. A temporary visual impact will occur between metre eight hundred and eleven (m 811) and kilometre one point two (km 1.2) as the study area consists of the Habonim Campsite and Confrence Centre. The proposed development will be permanent visible from the residential dwelligs situated between kilometre one point two (km 1.2) and kilometre one point seven (km 1.7); however, the visual impact will be temporary from the Sandbaai Coastal Path situated adjacent to this residential area.

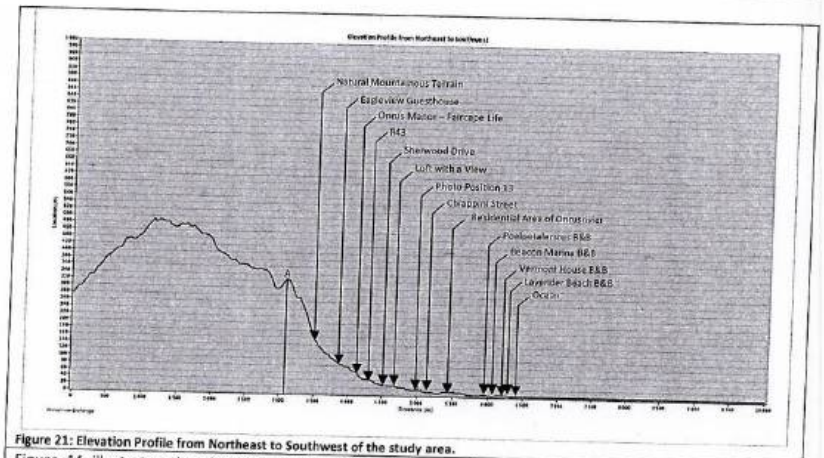

Figure 21: Elevation Profile from Northeast to Southwest of the study area.

Figure 11 illustrates the elevation profile of the study area from northeast to southwest. Towards the northeast the proposed development will be visible over the first one point eight kilometres (1.8 km) from where the visual impact will be restricted by the mountainous terrain as illustrated by Point A. The study area towards the northwest consists of residential dwellings up to kilometre one and a half (km 1.5) from where the visual impact will be permanent. It must be noted that the R43 is situated at metre six hundred and three (m 603) from where the visual impact will be temporary; however, this road does handle high volumes of traffic. Towards the southwest the proposed development will be visible over the first kilometre (1st km) whereafter it will be restricted by the ocean. The proposed development will have a permanent visual impact over the first four hundred and sixty-eight metres (468 m) as it consists of residential dwellings. The area between metre four hundred and sixty-eight (m 468) and metre nine hundred and twenty-seven (m 927) consist of the Onrus Caravan Park from where the visual impact will be temporary as tourists will only reside within the area for a set period of time.

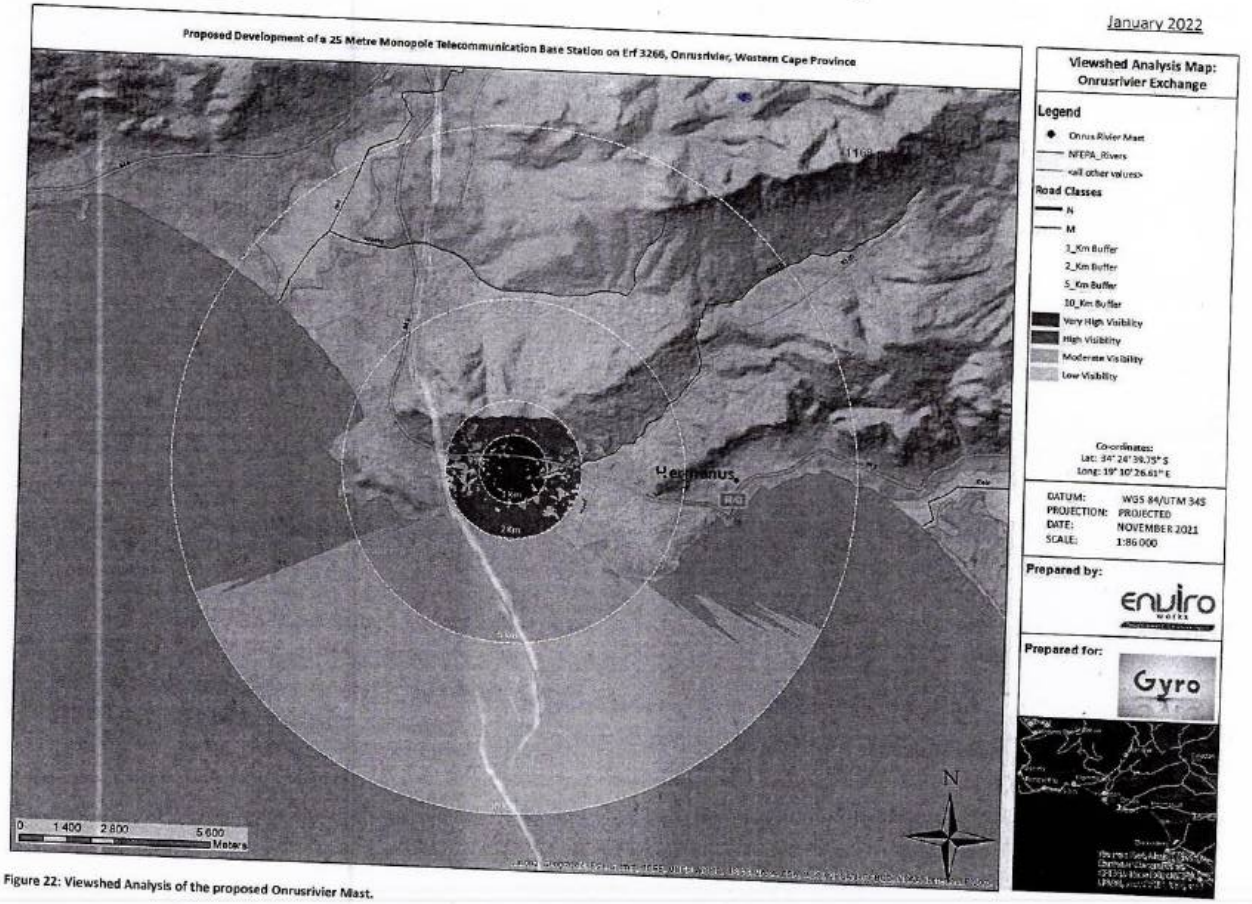

Figure 22: Viewshed Analysis of the proposed Onrusrivier Mast.

16 VISUAL ABSORPTION CAPACITY

The following section provides a description of the viewshed analysis via photographic evidence taken at a height of one point seven metres (1.7 m). This will enable the reader to understand the Visual Absorption Capacity (VAC) of the area and provide a visual reference. The Visual Absorption Capacity of the surrounding area is considered to be high within five kilometers (5 km) of the Onrusrivier Mast due to the built-up environment, moderate vegetation cover and the undulating topography of the study area.

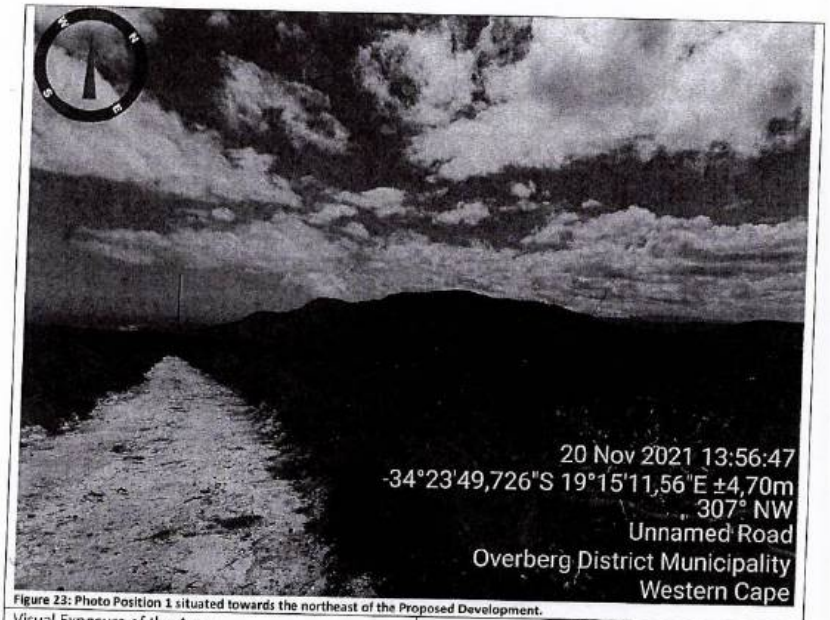

Figure 23: Photo Position 1 situated towards the northeast of the Proposed Development.

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

Photo Position 1 was taken seven and a half kilometres (7.5 km) towards the northeast of the proposed development along Rotary Way at the Hermanus Lookout Point. The proposed development will be marginally visible from this vantage point if it is specifically looked for; however, it will have a high compatibility with the landscape due to the distance between the observer and the proposed development, the dense vegetation cover evident within the foreground and the undulating topography evident within the background.

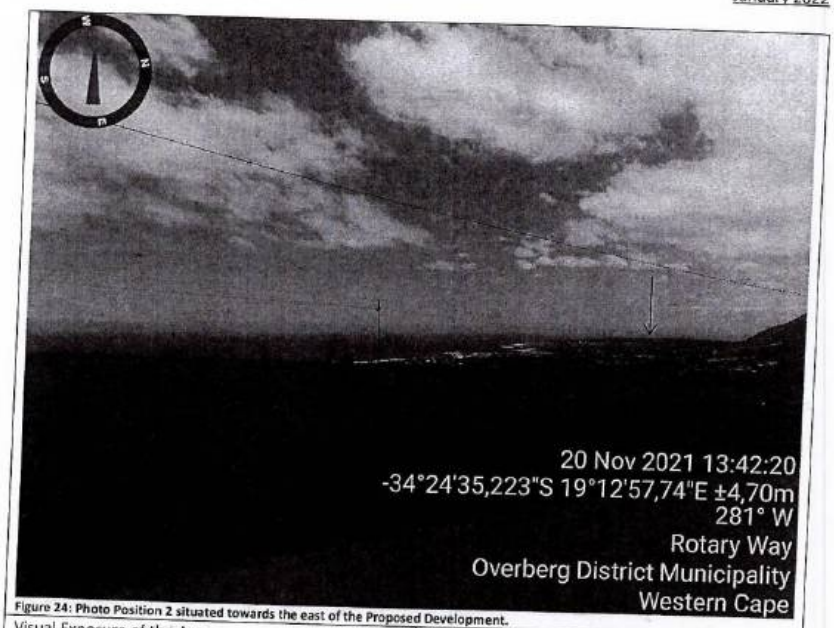

Figure 24: Photo Position 2 situated towards the east of the Proposed Development.

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

Photo 2 was taken from Rotary Way ascending the mountain which is situated three point eight kilometres (3.8 km) towards the east of the Proposed Development. The proposed development will be visible from this vantage point; however, a low visual impact is expected due to the high VAC of the study area. The high VAC is a result of the dense vegetation cover as evident within the background coupled with the distance between the observer and the proposed development. A monopole- and tree- mast will have a high landscape compatibility as it will blend in with the backdrop of built-up structures.

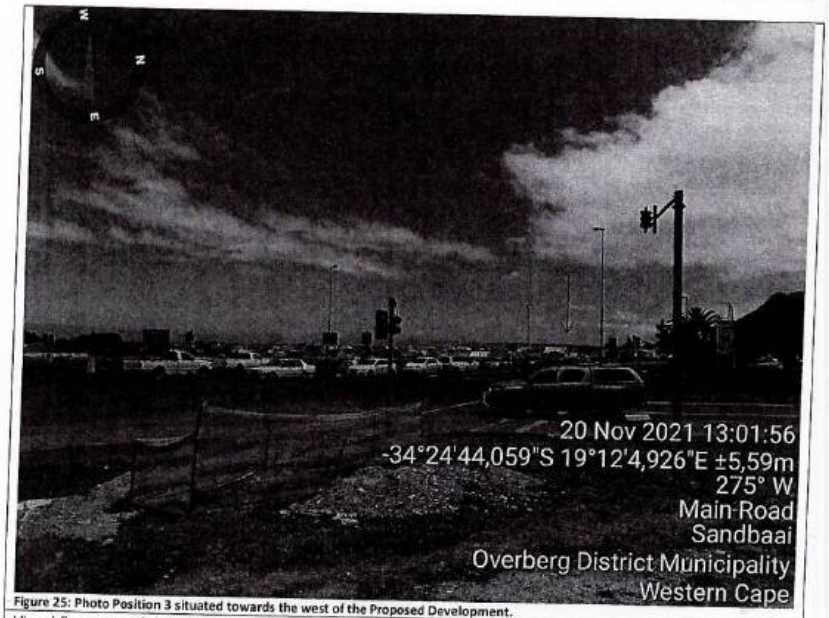

Figure 25: Photo Position 3 situated towards the west of the Proposed Development.

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

Figure 25 is situated two and a half kilometres (2.5 km) towards the west of the Proposed Development and was taken from the R43. The top of the mast will be visible from this vantage point; however, the proposed development will have a high landscape compatibility as it will blend in with the backdrop of sky and the surrounding lamp posts to some degree. A moderate VAC is assigned as the built-up environment will camouflage the bottom half of the proposed development.

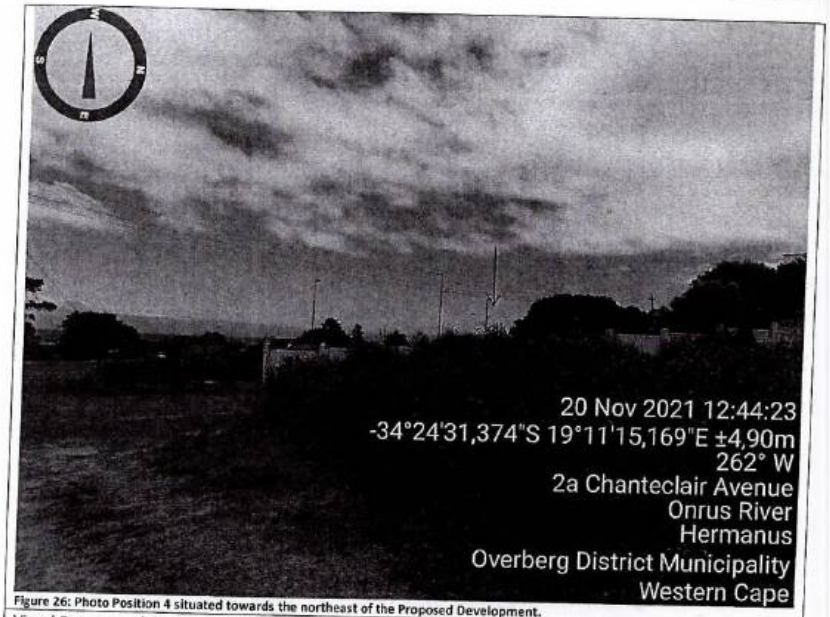

Figure 26: Photo Position 4 situated towards the northeast of the Proposed Development.

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

Figure 26 was taken one point two kilometres (1.2 km) towards the northeast of the proposed development at the crossing of the R43 and Chanteclair Avenue. No visual impact will occur from this vantage point due to the built-up environment and high vegetation cover within the foreground increasing the landscape compatibility for a Tree Mast.

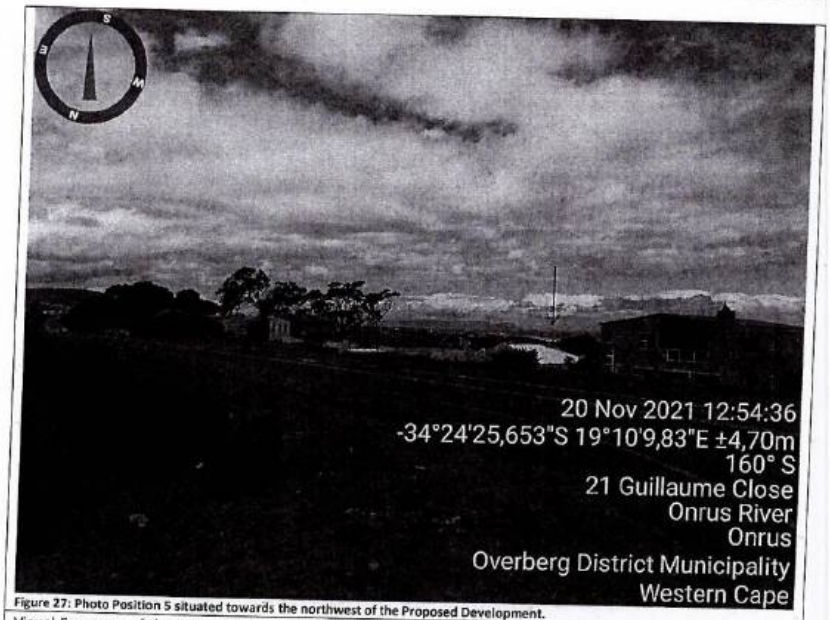

Figure 27: Photo Position 5 situated towards the northwest of the Proposed Development.

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

Photo Position 5 was taken six hundred and ten metres (610 m) towards the northwest of the proposed development at the crossing of the R43 and Lobelia Street. The proposed development will be visible from this vantage point; however, only the top of the mast will be visible due to the built-up environment. A tree mast will have a higher landscape compatibility than that of a monopole mast as it will blend in with the surrounding scattered trees in the area. The visual impact will be moderate as the bottom of the mast will not be visible.

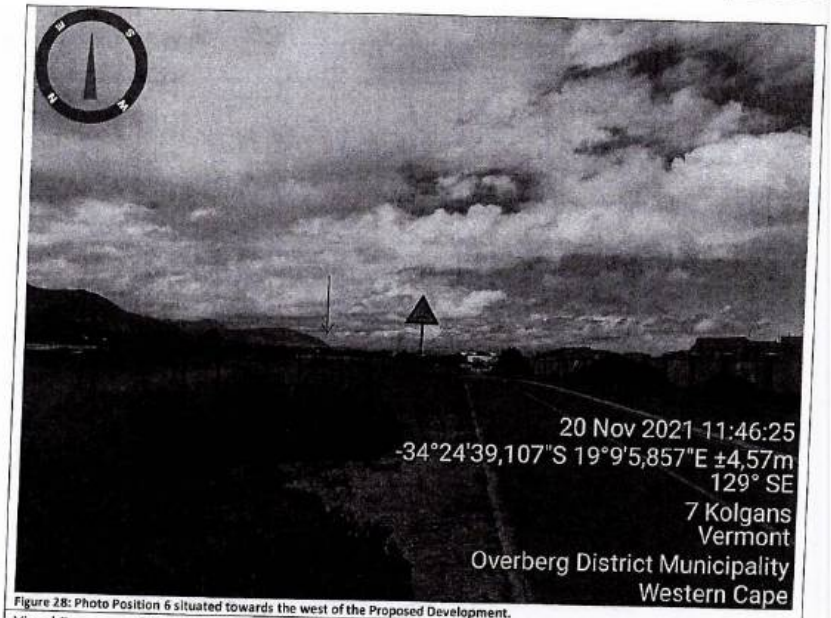

Figure 28: Photo Position 6 situated towards the west of the Proposed Development.

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

Figure 28 was taken adjacent to The Cottage situated two kilometres (2 km) towards the west of the proposed development. From this vantage point the visual impact will be low due to the distance between the proposed development and the observer, the moderate vegetation cover and the fact that only the top of the mast will be visible. Furthermore, a moderate VAC is assigned due to the vegetation cover evident within the background coupled with the built-up environment evident within the fore- and background.

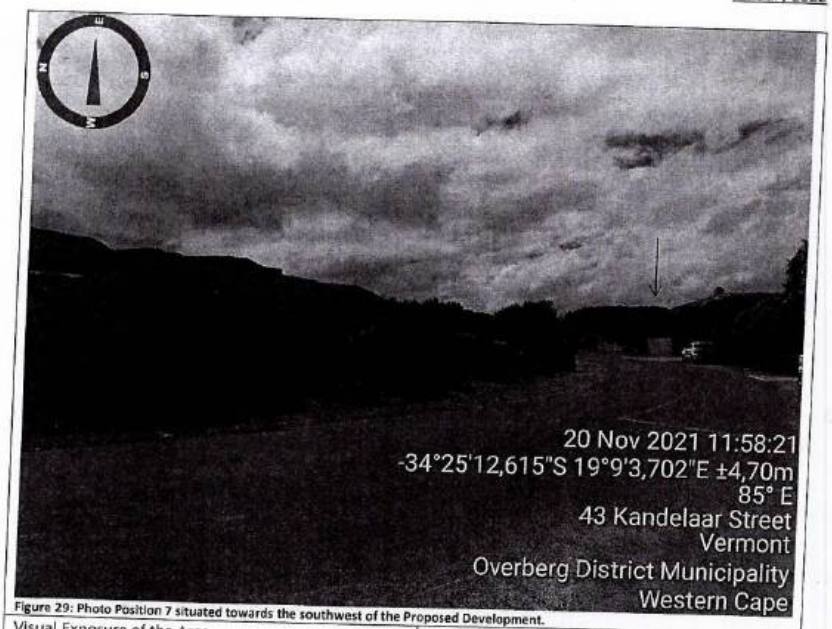

Figure 29: Photo Position 7 situated towards the southwest of the Proposed Development.

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

Figure 29 was taken along Kandelaar Street situated two point three kilometres (2.3 km) towards the southwest of the proposed development. No visual impact will occur from Photo Position 7 due to the dense vegetation cover as evident within the foreground. The dense vegetation cover results in a high VAC from this vantage point.

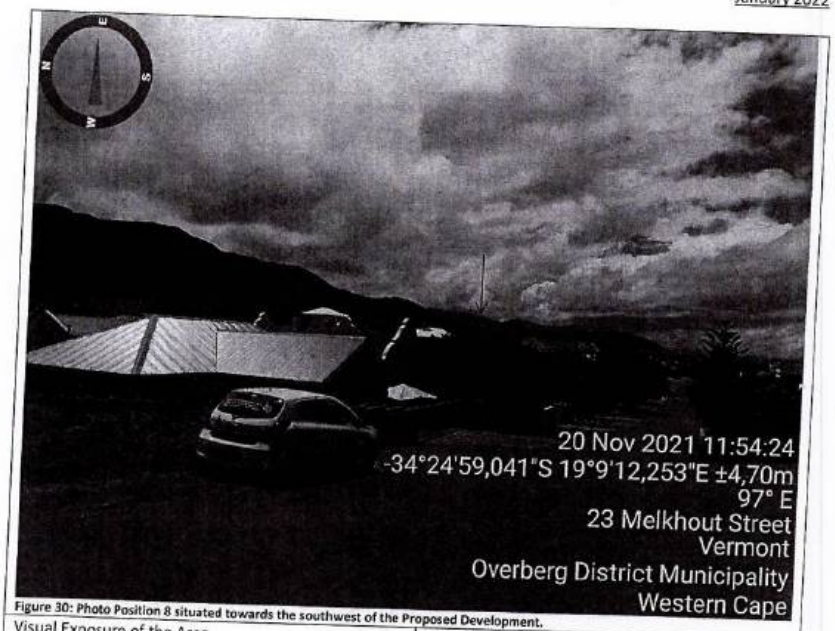

Figure 30: Photo Position 8 situated towards the southwest of the Proposed Development.

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

Figure 30 is situated one point nine kilometre (1.9 km) towards the southwest of the proposed development and was taken along Melkhout Street. The visual impact is restricted by the built-up environment evident within the foreground and the moderate vegetation cover situated within the background resulting in a high VAC.

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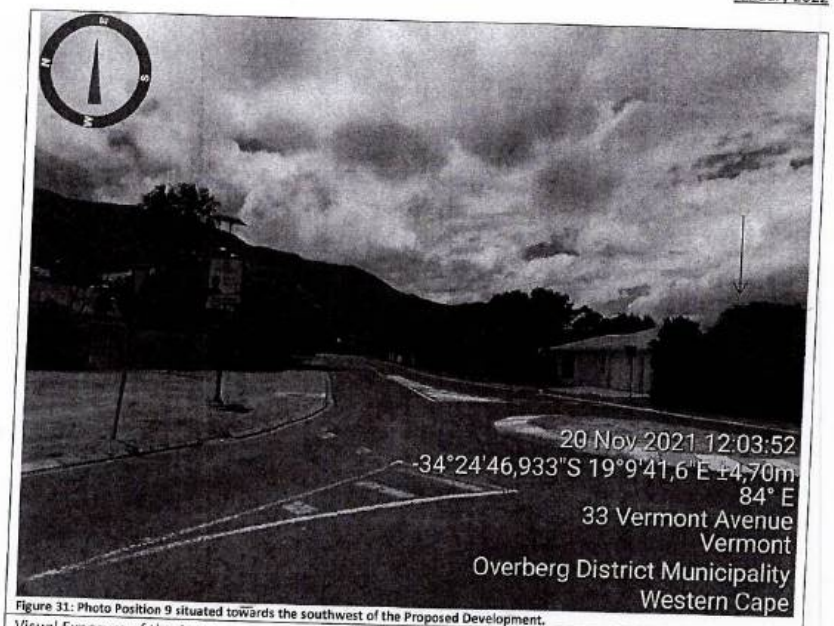

Figure 31: Photo Position 9 situated towards the southwest of the Proposed Development.

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

Photo Position 9 is situated one point one kilometres (1.1 km) towards the southwest of the proposed development and was taken from Vermont Avenue. From this vantage point no visual impact will occur due to the high VAC caused by the dense vegetation cover and built-up environment as evident within the foreground.

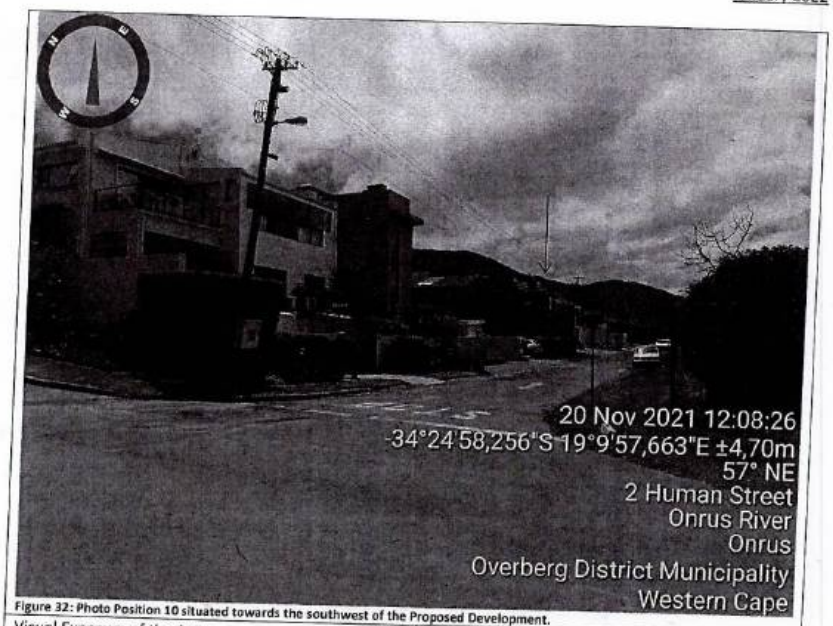

Figure 32: Photo Position 10 situated towards the southwest of the Proposed Development.

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

Figure 32 was taken nine hundred and thirty-one metres (931 m) towards the southwest of the proposed development along Human Street. Due to the multi-story buildings as evident within the foreground, no visual impact will occur from this vantage point.

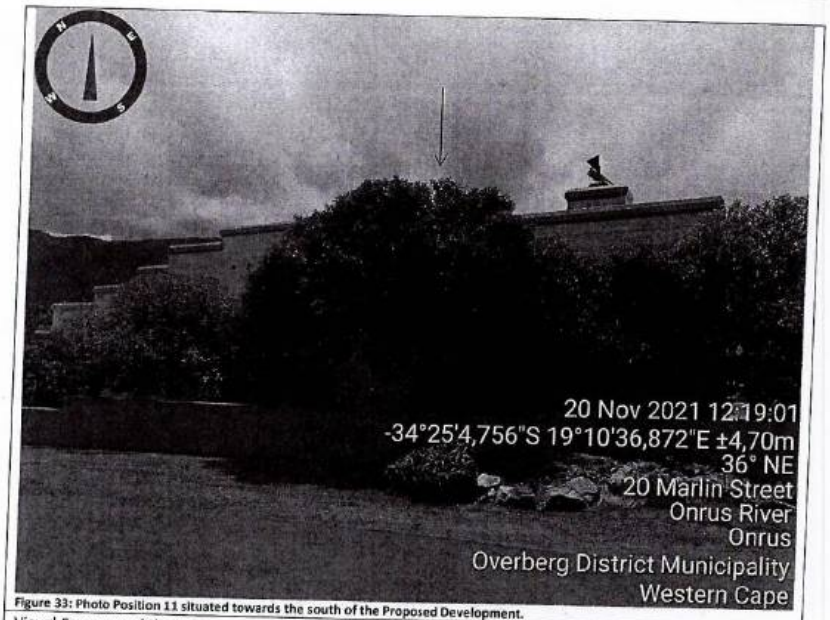

Figure 33: Photo Position 11 situated towards the south of the Proposed Development.

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

Figure 33 was taken eight hundred and thirty-three metres (833 m) towards the south of the proposed development along Marlin Street. The proposed development will not be visible from this vantage point due to the built-up environment evident within the foreground coupled with the dense vegetation cover.

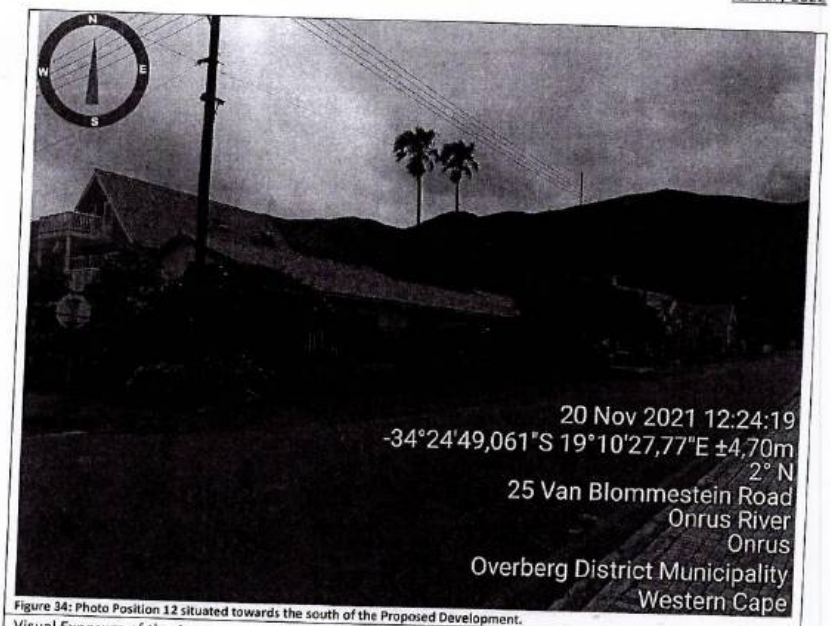

Figure 34: Photo Position 12 situated towards the south of the Proposed Development.

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

Figure 34 was taken three hundred and thirty-six metres (336 m) towards the south of the proposed development along Van Blommestein Road. A moderate visual impact will occur from this vantage point due to the short distance between the proposed development and the observer. A moderate VAC is assigned due to the built-up environment as evident within the foreground; however, the monopole mast will have a low compatibility with the landscape. The moderate visual exposure is assigned as only the top half of the mast will be visible from this vantage point.

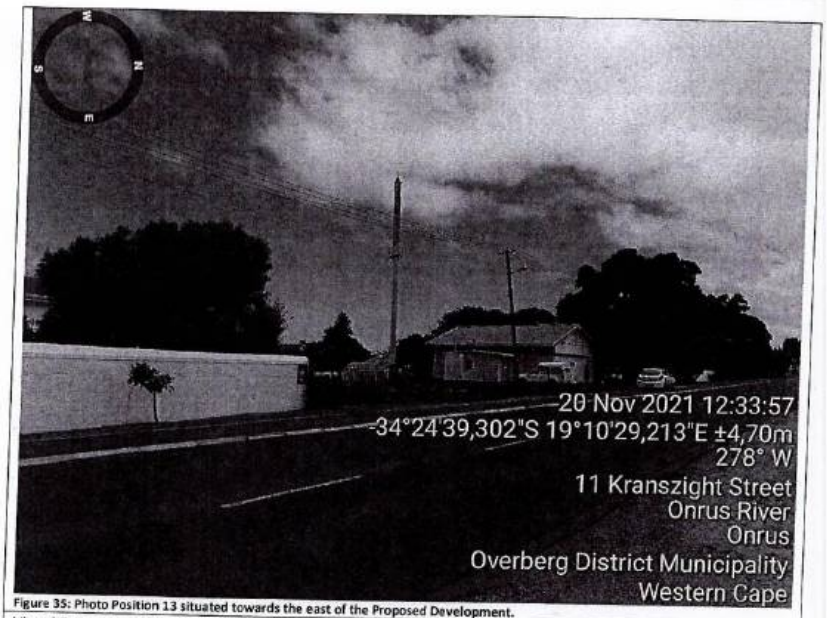

Figure 35: Photo Position 13 situated towards the east of the Proposed Development.

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

Figure 35 was taken seventy-seven metres (77 m) towards the east of the proposed development along Kranszight Street. From this vantage point the visual impact will be high as it is situated directly adjacent to the development site. As evident within Figure 35 the monopole mast will blend in with the backdrop of sky to some degree; however, the landscape compatibility will be low.

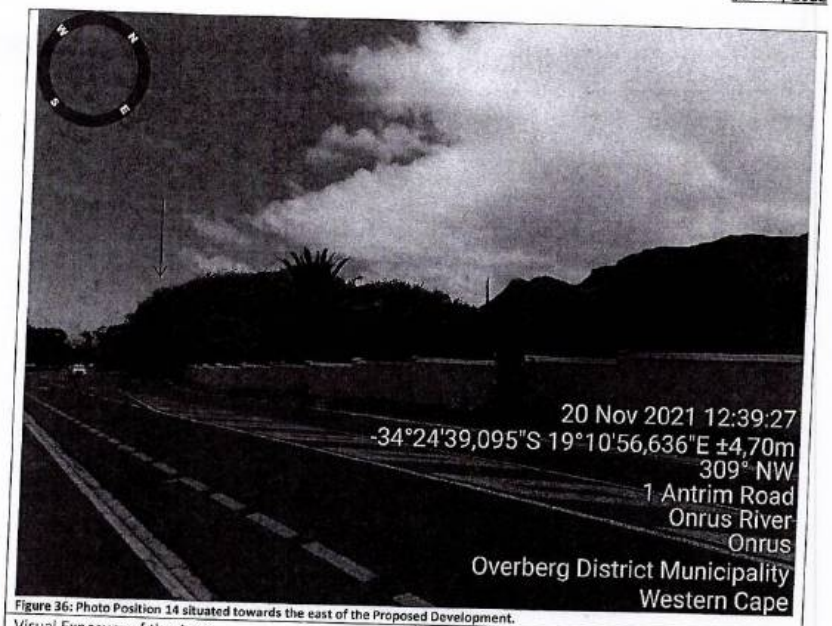

Figure 36: Photo Position 14 situated towards the east of the Proposed Development.

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

Figure 36 was taken seven hundred and sixty-seven metres (767 m) towards the east of the proposed development along Antrim Street. From this vantage point no visual impact will occur due to the dense vegetation cover as evident within the foreground coupled with the built-up environment..

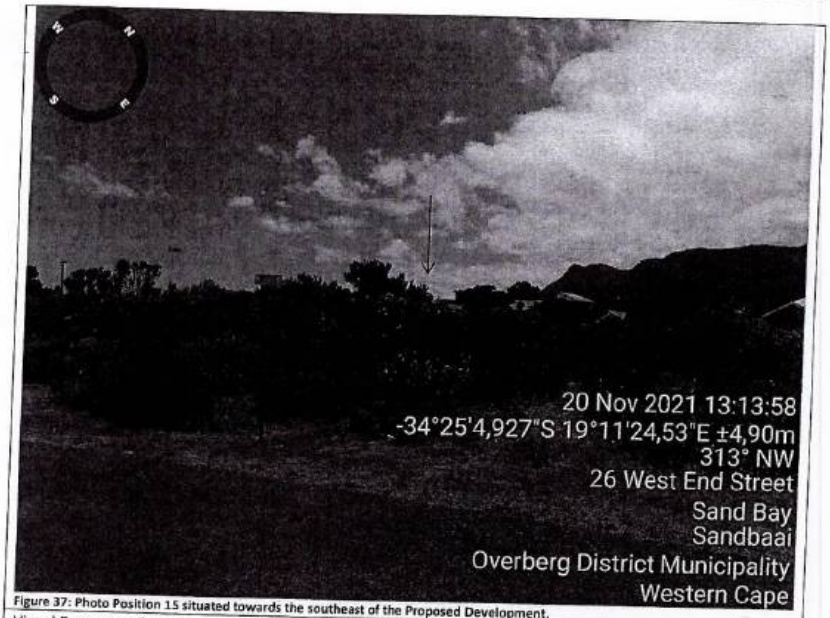

Figure 37: Photo Position 15 situated towards the southeast of the Proposed Development.

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

Figure 37 was taken one point six kilometres (1.6 km) towards the southeast of the proposed development along West End Street adjacent Sandbaai Kids Park. The proposed development will not be visible from this vantage point due to the undulating topography coupled with the dense vegetation cover as can be observer within the foreground.

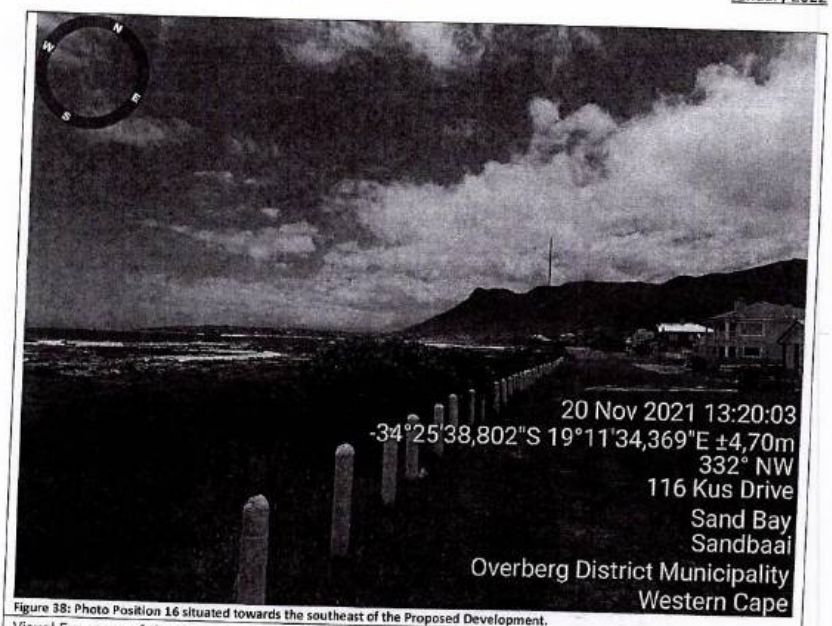

Figure 38: Photo Position 16 situated towards the southeast of the Proposed Development.

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

Figure 38 was taken two and a half kilometre (2.5 km) towards the southeast of the proposed development along Kus Road. The visual impact from this vantage point will be low as the top of the mast will be visible from this vantage point. The low visual impact is assigned as the proposed development will be highly compatible with the study area due to the distance between the proposed development and the observer, the built-up environment and the backdrop of mountain. At night the navigation light at the top of the mast will be clearly visible which will increase the visual impact to moderate.

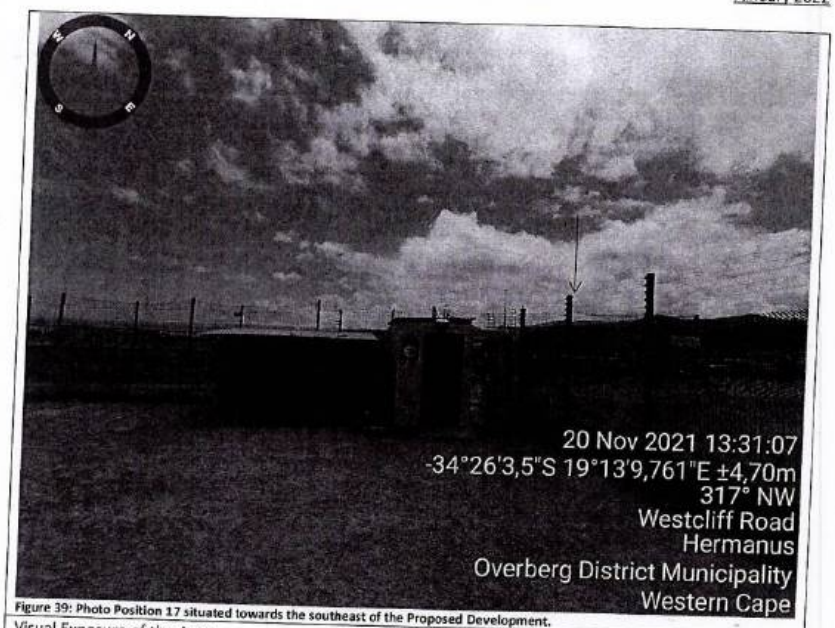

Figure 39: Photo Position 17 situated towards the southeast of the Proposed Development.

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

Figure 29 was taken four point nine kilometres (4.9 km) towards the southeast of the proposed development along Church Street. The proposed development will not be visible from this vantage point due to the built-up environment within the foreground coupled with the distance between the proposed development and the observer.

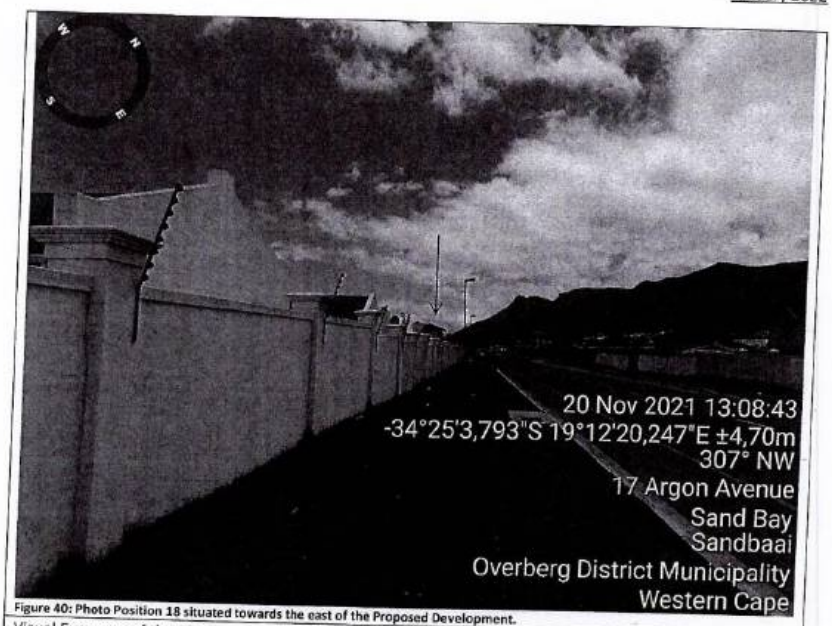

Figure 40: Photo Position 18 situated towards the east of the Proposed Development.

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

Figure 40 was taken two point nine kilometres (2.9 km) towards the east of the proposed development along Argon Avenue. No visual impact will occur from this vantage point due to the built-up environment within the foreground and the tree cover as evident within the background.

January 2022

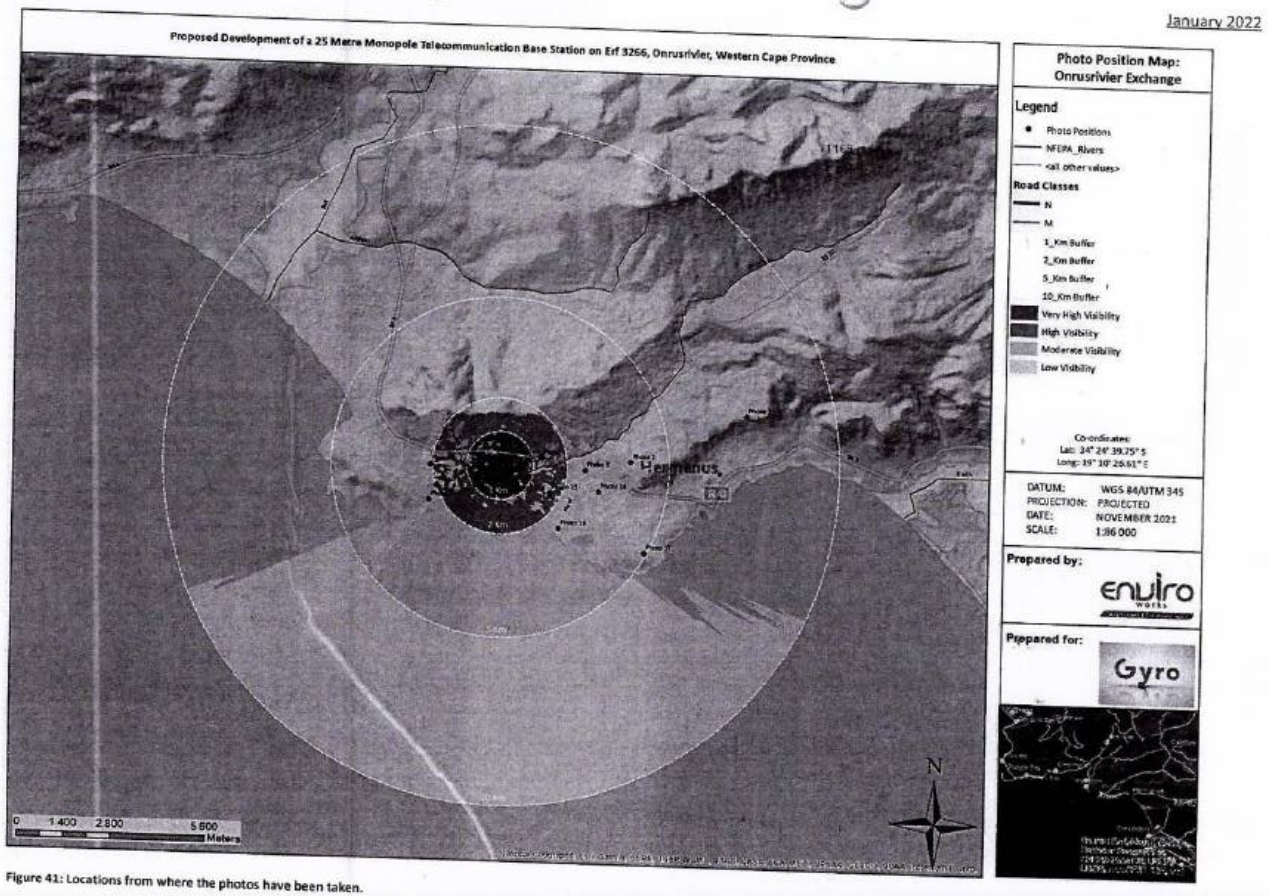

Figure 41: Locations from where the photos have been taken.

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17 VISUAL IMPACT ASSESSMENT: IMPACT RATING METHODOLOGY

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

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

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

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

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

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

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

SP (Significance Points) = (Duration + Extent + Intensity) x Probability

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

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

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

18 VISUAL IMPACT ASSESSMENT

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

18.1 Potential visual impact on sensitive visual receptors, located within a 10 km radii of the Onrusrivier Mast.

The Operational Phase of the Onrusrivier Mast could have a moderate-high visual impact (significance rating= 40) on observers within a one kilometer (1 km) radius.

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

Planning, design and construction phase	Design Alternative 1		Design Alternative 2		No-Go Alternative
	Before Mitigation	After Mitigation	Before Mitigation	After Mitigation	
POTENTIAL VISUAL IMPACTS:					
Nature of impact: Impact on the sense of place for surrounding users.	**Activity:** The movement of construction vehicles, machinery and personnel on site shall result in a visual impact on surrounding users. Furthermore to this, the storage of materials and excavation shall result in disturbance and an unsightly character.				No construction phase impacts are associated with the no-go alternative thus no assessment has been undertaken.
Duration:	2		2		-
Extent:	2		2		-
Intensity:	2		2		-
Probability:	1		1		-
Total SP:	6		6		-
Significance rating:	Low (L)		Low (L)		-
Cumulative impact:	-		-		-
Proposed Mitigation:	• Access roads are to be kept clean; • Site offices and structures should be limited to one location and carefully situated to reduce visual intrusions; Roofs should be grey and non-reflective; • Construction camps as well as development areas should be screened with netting; • Lights within the construction camp should face directly down (angle of 90°); • Vegetation clearance should be limited to the development footprint only; • Litter should be strictly controlled, as the spread thereof through wind could have a very negative visual impact; • All areas disturbed by construction activities must be subject to landscaping and rehabilitation; • All spoil and waste will be disposed to a registered waste site and certificates of disposal provided; • The project must be timed so that rehabilitation can take place at the optimal time for vegetation establishment; • Litter should be strictly controlled, as the spread thereof through wind could have a very negative visual impact;				N/A

Planning, design and construction phase	Design Alternative 1		Design Alternative 2		No-Go Alternative
	Before Mitigation	After Mitigation	Before Mitigation	After Mitigation	

	• Signage, if essential, should be discrete and confined to entrance gates. No corporate or advertising signage should be permitted.
	• Avoid shiny materials in structures. Where possible shiny metal structures should be darkened or screened to prevent glare; and,
	• Mitigation of visual impacts associated with the construction phase would entail proper planning, management and rehabilitation of the construction site. Mitigation measures include the following:
	  • Reduce the time of construction through careful planning of logistics and ensure the productive implementation of resources;
	  • Limit disturbance of the environment to the development footprint; and,
	  • Limit construction activities to business hours (07:00 – 17:00).				

Table 10: Impact Ratings of the Operational Phase within a 1 km radius.

Operational Phase	Design Alternative 1	Design Alternative 2	No-Go Alternative
	POTENTIAL VISUAL IMPACTS		
Nature of impact: Impact on the sense of place for surrounding users.	**Activity:** The development of the Onrusrivier Mast can cause a visual intrusion to observers within a one kilometre (1 km) radius from the proposed development.		No construction phase impacts are associated with the no-go alternative thus no assessment has been undertaken.
Duration:	4	4	5
Extent:	2	2	0
Intensity:	4	4	0
Probability:	4	4	5
Total SP:	40	40	25
Significance rating:	Moderate-High (MH)	Medium-High (MH)	P(+)
Cumulative impact:	-	-	-

Operational Phase	Design Alternative 1	Design Alternative 2	No-Go Alternative

Proposed Mitigation:	• Avoid shiny materials in structures. Where possible shiny metal structures should be darkened or screened to prevent glare;
	• Mitigation to minimise lighting impacts include the following:
	  • Shielding the sources of light by physical barriers (walls, vegetation or structures itself);
	  • Limit mounting heights of lighting fixtures, or alternatively using foot-lights or bollard level lights);
	  • Make use of downward directional lighting fixtures;
	  • Make use of minimum lumen or wattage in lights;
	  • The navigation light at the top of the mast must be shielded to prevent disturbance to adjacent landowners; and,
	  • Use motion sensors to activate lighting ensuring light is available when needed.
	• If a Tree Mast is developed it should be designed to resemble trees that are indigenous to the area;
	• If a Monopole Mast is developed, the mast must be painted grey as illustrated within the Visual Impression to ensure the mast blend in with the surrounding vegetation cover;
	• Rehabilitation and Post-closure measures:
	  • All above-ground structures should be removed, safely disposed of or possibly recycled for use elsewhere; and,
	  • The affected area should be regarded to pre-development topographic conditions, unless the area is required for new specific uses.
			N/A

Table 11: Impact Ratings of the Operational Phase within a 2 km radius.

Operational Phase	Design Alternative 1	Design Alternative 2	No-Go Alternative
	POTENTIAL VISUAL IMPACTS:		
Nature of impact:	**Activity:** The development of the Onrusrivier Mast can cause a visual intrusion to observers within a two kilometre (2 km) radius from the proposed development.		No construction phase impacts are associated with the no-go

Operational Phase	Design Alternative 1	Design Alternative 2	No-Go Alternative
Impact on the sense of place for surrounding users.			alternative thus no assessment has been undertaken.
Duration:	1	1	5
Extent:	0	0	0
Intensity:	1	1	0
Probability:	2	2	5
Total SP:	4	4	25
Significance rating:	Low (L)	Low (L)	P (+)
Cumulative impact:	-	-	-
Proposed Mitigation:	• Please refer to Mitigation Measures listed above.		N/A

Table 12: Impact Ratings of the Operational Phase within a 5 km radius.

Operational Phase	Design Alternative 1	Design Alternative 2	No-Go Alternative
	POTENTIAL VISUAL IMPACTS:		
Nature of impact: Impact on the sense of place for surrounding users.	Activity: The development of the Onrusrivier Mast can cause a visual intrusion to observers within a five kilometre (5 km) radius from the proposed development.		No construction phase impacts are associated with the no-go alternative thus no assessment has been undertaken.
Duration:	4	4	5
Extent:	2	2	0
Intensity:	3	3	0
Probability:	3	2	5
Total SP:	27	18	25
Significance rating:	Medium (M)	Medium (M)	P (+)
Cumulative impact:	-	-	-
Proposed Mitigation:	• Please refer to Mitigation Measures listed above.		N/A

Table 13: Impact Ratings of the Operational Phase within a 10 km radius.

Operational Phase	Design Alternative 1	Design Alternative 2	No-Go Alternative
POTENTIAL VISUAL IMPACTS:			
Nature of impact: Impact on the sense of place for surrounding users.	**Activity:** The development of the Onrusrivier Mast can cause a visual intrusion to observers within a ten kilometre (10 km) radius from the proposed development.		No construction phase impacts are associated with the no-go alternative thus no assessment has been undertaken.
Duration:	0	0	5
Extent:	0	0	0
Intensity:	0	0	0
Probability:	0	0	5
Total SP:	0	0	25
Significance rating:	No Visual Impact	No Visual Impact	P (+)
Cumulative impact:	-	-	-
Proposed Mitigation:	Please refer to Mitigation Measures listed above.		N/A

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19 CONCLUSION AND RECOMMENDATIONS

The proposed development will be highly visible within the first one hundred and fifty-six metres (156 m) as illustrated by Photo Position 13. The High Visual Impact Area consist of the Kranszicht Residential Estate situated forty-six metres (46 m) towards the south, the Veterinary situated one hundred and thirteen metres (113 m) towards the southeast, All Good Things Coffee situated at metre one hundred and thirty-two (m 132) and residential dwellings situated towards the north, northwest and west. The visual impact from the residential dwellings will be permanent; however, only temporary from the aforementioned businesses. As distance increases between the observer and the proposed development the visual impact will decrease. Beyond the one hundred and fifty-six metre (156 m) mark the visual impact will be moderate up to metre four hundred and seventy-eight towards the south from where the impact will be permanent as the study area consists of residential dwellings. Furthermore, the proposed development will be visible towards the northwest, north and northeast over a distance of seven hundred and forty-nine metres (749 m) from where the visual impact will be moderate and permanent as it consists of the Onrus Manor Faircape Life and the residential dwellings surrounding it. As illustrated by Photo Positions 10, 11 & 14 no visual impact will occur towards the southwest, south and northeast respectively due to the built-up environment and the dense vegetation cover of the study area. Three (3) tourist attractions were observed within the short distance zone and includes the Onrus Caravan Park, Davies Pool and Onrus Beach from where no visual impact will occur.

Beyond the short distance zone the proposed development will be visible within the medium to long distance zone towards the west as illustrated by Photo Position 6 (km 2) from where the visual impact will be permanent to observers residing within Vermont. Furthermore, the proposed development will also be visible towards the east as illustrated by Photo Positions 2 (km 3.8) and 3 (km 2.5) respectively. The visual impact will be temporary and low from Photo Position 2 due to the distance between the observer and the proposed development; however, it will be permanent and moderate from Photo Position 3 as it consists of the residential estate of Hemel and Aarde. The moderate visual impact is assigned as the visual impact is influenced by the built-up environment and moderate vegetation cover.

The VAC of the study area can be described as low within the first one hundred and fifty-six metres (156 m); however, as distance between the observer and the proposed development increases so will the VAC of the study area. The VAC is predominantly influenced by the dense built-up environment coupled with the moderate to moderate-high vegetation cover of the area. In some instances, the VAC can be influenced by the undulating topography; however, this is a minority.

Both a Monopole- and Tree Mast will be acceptable alternatives for development as the design of the monopole mast will blend in with the design of streetlights and the backdrop of sky; however, it must be noted that beyond the short distance zone the tree mast will have a higher landscape compatibility and as such a lower visual impact. Therefore, the Visual Specialist would recommend that a Tree Mast be developed.

Construction Phase:

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

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

Operation Phase:

- Avoid shiny materials in structures. Where possible shiny metal structures should be darkened or screened to prevent glare;
- Mitigation to minimise lighting impacts include the following:
  - Shielding the sources of light by physical barriers (walls, vegetation or structures itself);
  - Limit mounting heights of lighting fixtures, or alternatively using foot-lights or bollard level lights);
  - Make use of downward directional lighting fixtures;
  - Make use of minimum lumen or wattage in lights;
  - The navigation light at the top of the mast must be shielded to prevent disturbance to adjacent landowners; and,
  - Use motion sensors to activate lighting ensuring light is available when needed.
- If a Tree Mast is developed it should be designed to resemble trees that are indigenous to the area;
- If a Monopole Mast is developed, the mast must be painted grey as illustrated within the Visual Impression to ensure the mast blend in with the surrounding vegetation cover;
- Rehabilitation and Post-closure measures:
  - All above-ground structures should be removed, safely disposed of or possibly recycled for use elsewhere; and,

- The affected area should be regarded to pre-development topographic conditions, unless the area is required for new specific uses.

20 REFERENCES

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21. SITE PHOTOGRAPHS

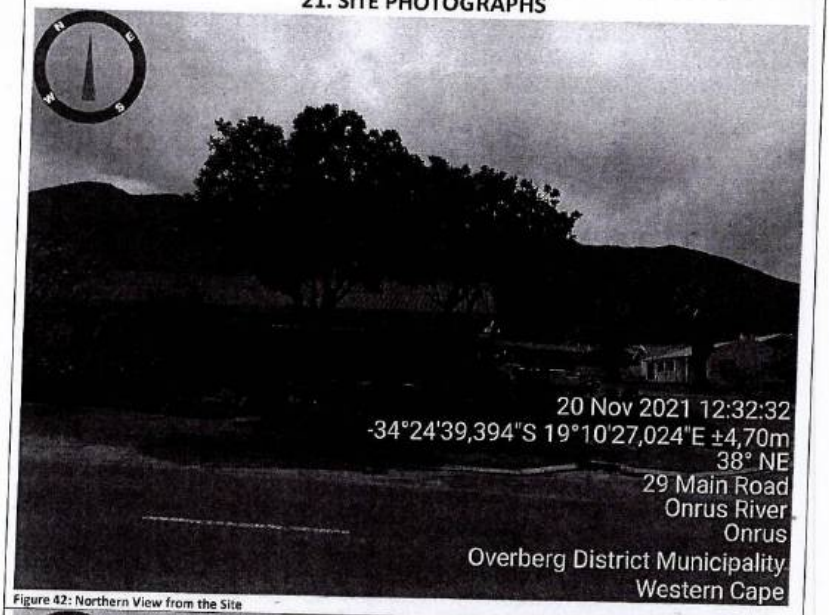

Figure 42: Northern View from the Site

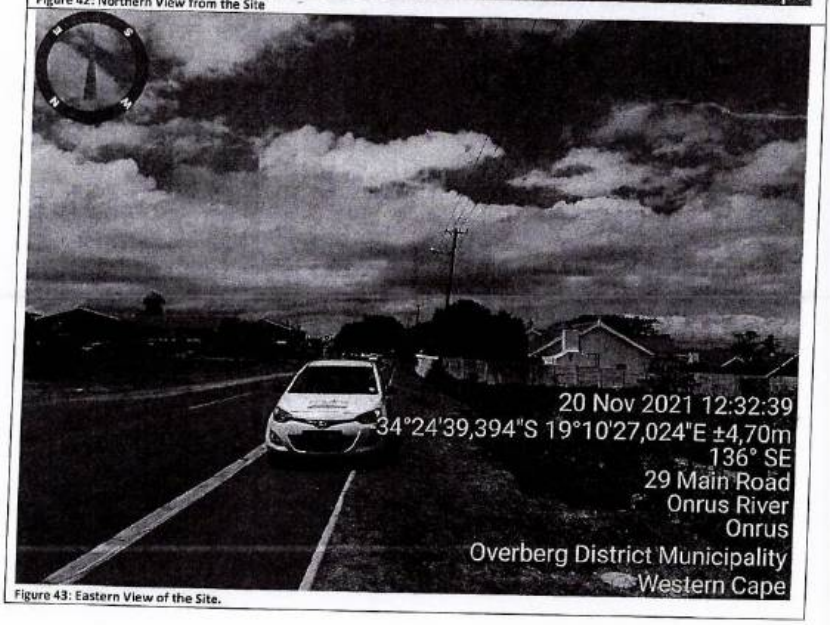

Figure 43: Eastern View of the Site.

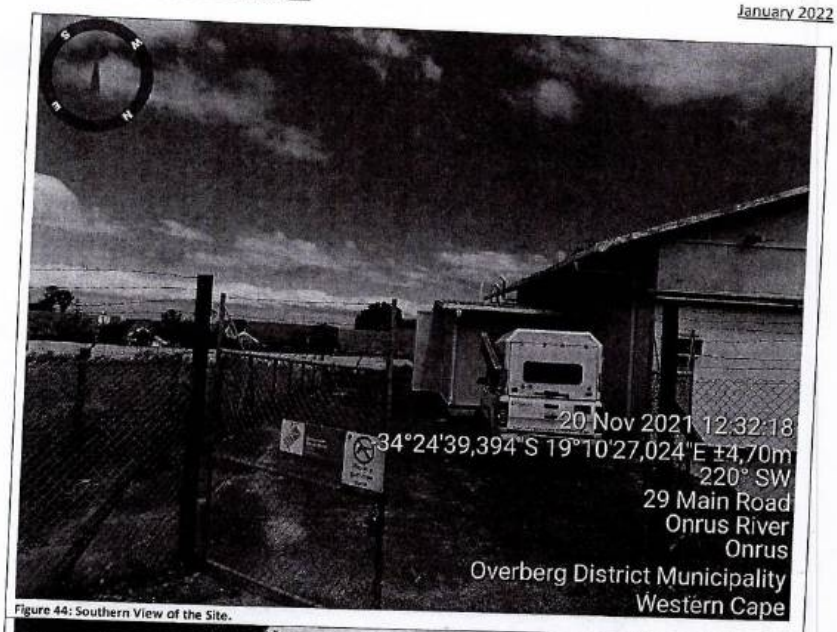

Figure 44: Southern View of the Site.

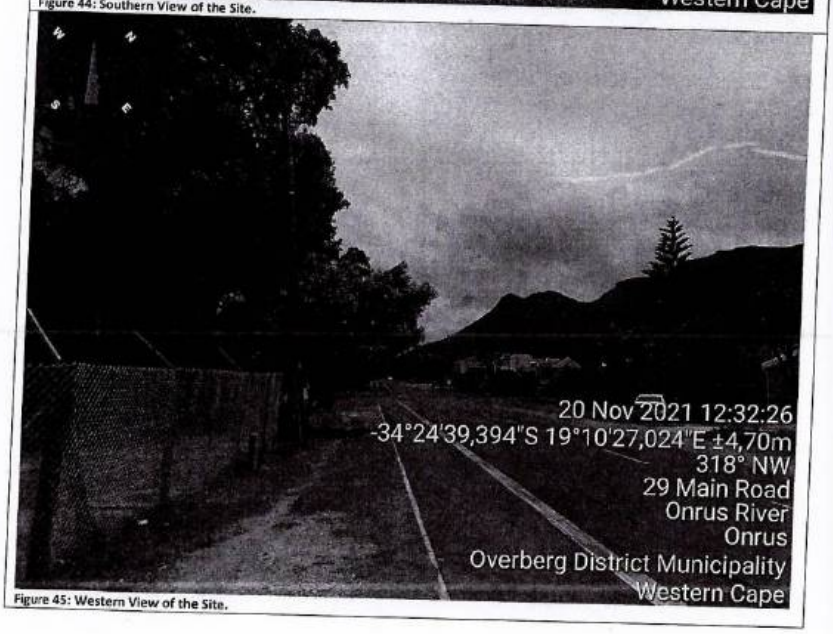

Figure 45: Western View of the Site.

Annexure J1/4

PARCEL: RI356904393ZA

HERMANUS

In transit - Out of office
Friday, March 4, 2022 18:07:00

CRAIGHALL

In transit - In Office
Monday, April 11, 2022 14:40:00

CRAIGHALL

At Office - First Notification to recipient
Monday, April 11, 2022 14:41:00

Winning Parcel

Your parcel has been selected in our free raffle. Click here to redeem your free prize. Winning Parcel Rafle

2/4

H Olivier

From: H Olivier
Sent: Wednesday, 06 July 2022 15:39
To: DavidH@transactioncapital.co.za
Cc: Loretta Gillion
Subject: FW: Acknowledgement of late objection - Erf 3266 Onrustrivier (3755/2021)

Sir

Our telephone conversation of yesterday refers.

After consultation with the applicant, you are now considered a valid objector and your objection will be dealt with as such.

We will inform you of the final decision of the Planning Tribunal in due course.

Kinds Regards/Vriendelike Groete

Henk Olivier
Town Planner
OVERSTRAND
Overstrand Municipality
A 1 Magnolia Street, Hermanus, 7200 | P P.O Box 20, Hermanus, 7200
T +27 (0) 28 313 8900 | F +27 (0) 28 312 1894
E holivier@overstrand.gov.za|
To be a centre of excellence for the community"

From: H Olivier
Sent: Monday, 04 July 2022 14:56
To: DavidH@transactioncapital.co.za
Cc: Loretta Gillion <lpage@overstrand.gov.za>
Subject: RE: Acknowledgement of late objection - Erf 3266 Onrustrivier (3755/2021)

Mr Hurwitz

I note your comments. I also note that the Post Office only delivered the notice to you on 11 April 2022.

I will consult with the Applicant to consider your objection as a valid objection. Note that the objection was also forwarded to the applicant with other objections, and the applicant already commented thereon.

I will inform you of the outcome of my consultation with the applicant, and the way forward a.s.a.p.

Kinds Regards/Vriendelike Groete

3/4

H Olivier

From:	Corne Briedenhann <corne@wpplanning.co.za>
Sent:	Monday, 04 July 2022 16:03
To:	H Olivier
Cc:	L Gillion
Subject:	RE: Application Erf 3266, Onrust River

Good Afternoon Henk,

Thanks for your mail and discussion earlier regarding this.

After reviewing the information received and post office mishap, we have no problem with this objection being considered as a valid objection.

I trust the above is in order. Should you need the above in a formal response letter or require any further info from our side, please don't hesitate to let me know.

Thanks for your time and efforts regarding this Henk.

Kind Regards/Vriendelike Groete,

Corné Briedenhann
Town Planner (C/8710/2018)

Warren Petterson Planning
Tel: (021) 552 5255
Fax: 086 537 9187
Cell: 073 260 2852
Email: corne@wpplanning.co.za

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS

From: H Olivier <holivier@overstrand.gov.za>
Sent: Monday, 04 July 2022 15:25
To: Corne Briedenhann <corne@wpplanning.co.za>
Cc: L Gillion <loretta@overstrand.gov.za>
Subject: Application Erf 3266, Onrust River

Corne

Our telephone conversation of today has reference.

As you are aware a late objection was submitted after the closing date for objections, which was 8 April 2022. The late objection was also forwarded to your office, and you already responded to the objection.

The late objector however brought it under the attention of the Municipality that the registered slip was only received by him on 11 April 2022, after the closing date for objections. The notices were already sent to the post office by the Municipality on 4 March 2022, so the late delivery is clearly due to bad service by the post office. The Municipality scrutinized the Post Office tracking records, and the objectors' comments were confirmed.

The fact is the objector did not receive the notice in time to provide comments before the closing date. This office recommends that the "late objection" be dealt with as a valid objection, thereby affording the objector a right of appeal should he not be happy with the final decision on the application. The other option would be that the objector will have to be served with a new notice and at least a 30-day period to provide comments.

Please provide your support in writing that the late objection can be considered as a valid objection and be considered as such in this planning application process.

Kinds Regards/Vriendelike Groete

Henk Olivier
Town Planner

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To be a centre of excellence for the community

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