4.2

ERF 2861, WHALE COAST MALL, BERGSIG STREET, SANDBAAI: APPLICATION FOR CONSENT USE AND DEPARTURE: MESSRS WARREN PETTERSON PLANNING ON BEHALF OF WHALE COAST VILLAGE MALL PROPRIETARY LIMITED, THE SANDBAAI DEVELOPMENT TRUST AND HCI-PROPC07 PROPRIETARY LIMITED

2861 HSB (2930)
H van der Stoep **(028) 313 8900** **Hermanus Administration**
17 December 2019

1. EXECUTIVE SUMMARY

An application has been received on 1 February 2019 from Messrs Warren Petterson Planning Town and Regional Planning Consultants (WPP) on behalf of Whale Coast Village Mall Proprietary Limited, The Sandbaai Development Trust and HCI-PROPC07 Proprietary Limited applicable to Erf 2861, Sandbaai for the following:

- consent use (transmission tower) in terms of Section 16.(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) in order to accommodate a free standing cellular communication base station consisting of a 25m high lattice type transmission tower, 3x3 sector antennas and microwave dishes attached to the tower, together with three (3) equipment containers; and

- departure in terms of Section 16(2)(b) of the above By-Law to exceed the 14m height restriction applicable to the property in order to accommodate the 25m high mast of the cellular communication base station.

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

The property is zoned Business Zone 1 : General Business (B1), measures 10,4136 ha and is located along Trunk Road 28 (R43). The Whale Coast Mall is developed on both the subject property and the adjacent property (Erf 1450), Sandbaai.

The applicant intends to construct a free standing cellular communications base station at the south-western corner of the property that consists of a 25m high lattice type transmission tower, 3x3 sector antennas and microwave dishes attached to the tower, as well as three (3) equipment containers within the 100m² piece of the property to be used for the erection of the base station.

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):

- The total area of the transmission tower and equipment containers is 100m².

- The main purpose of the transmission tower is to improve 3G and LTE services for the service providers MTN, Vodacom, Cell C and Telkom Mobile. It will also connect to the existing surrounding network of Onrustrivier, Zwelihle and Hermanus which reduces poor signal areas when leaving the coverage radius of an existing transmission tower.
- Departure is applied for from the 14m height restriction to allow for the construction of a 25m high lattice cellular mast.
- Electricity will be obtained from the available supply on the property.
- Access to the transmission tower will be obtained from the existing access point at Bergsig Street.
- The proposal will have no impact on external services, transport, traffic or the biophysical environment.
- The application complies with the planning principles of SPLUMA and LUPA.
- In terms of the Municipality's IDP, telecommunications infrastructure forms a vital part of the Municipality's Disaster Management Plan.
- The application is in line with the spatial development principles as set out in the Overstrand SDF.
- In modern day society the dependency on communicative technology becomes increasingly higher due to society's utilization of more mobile devices and more than one (1) device per household which mainly rely on internet connectivity.
- Sandbaai, Onrustrivier and Hermanus have very limited fixed LTE coverage and the application will increase the amount of coverage in the area.
- Due to factors including densification, urbanization and influx of seasonal guests over festive seasons and holidays in a tourist attractive place like Sandbaai, dropped calls and poor network coverage (related to both voice and data) are experienced. Atlas Towers identified several positions in the area that need base stations to alleviate pressure and to cater for the ever increasing demand.
- The mix of land uses range from low density residential to business use and the base station will not interfere with the current use of the property and there are no negative impacts on surrounding land uses and the environment.
- The proposed base station 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.
- The proposal will have no detrimental impact on the surrounding properties and will provide an essential service to the surrounding community.
- The closest telecommunication base station is approximately 1,77km away from the proposed base station.
- Three (3) alternative sites were considered during the initial stages of the proposal, but this option is deemed the most acceptable option in terms of visual impact and based on the requirements of the network providers, contractors and landowner. The alternative sites were Erf 1746 where a recent application was refused, Curro School, but their by-laws do not permit transmission towers on any of their premises, as well as Shoprite Checkers adjacent to the property, but they do not have available space.
- Three (3) alternative positions were explored on the subject property, but due to high visibility from the R43, spaces being allocated for other uses, and the impact on existing landscaping, it was not approved. The proposed position is the preferred option as it is located furthest away from the R43 and also behind the shopping centre acting as a visual barrier.
- The transmission tower will create an opportunity for co-location by other service providers since no structures of this height exists in the area.

- The Visual Impact Assessment states that the visual impact will be moderate to low. Moderate impact is still not a low impact, which would be the desired scenario.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Local newspaper	**Yes**	24 July 2019	30 August 2019
Notices	**Yes**	24 July 2019	30 August 2019
Ward councillor	**Yes**	24 July 2019	30 August 2019
Total objections	**24 (TWENTY FOUR)**		
Total letters of support	**NONE**		

Was public participation undertaken in accordance with Section 46 - 50 of the By-Law on Municipal Land Use Planning?	**Yes**
Was the application processed correctly (if no, elaborate below):	**Yes**
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA? (can be elaborated further below)	**Yes**

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

Name	Date received	Summary of comments
Building Control	29/07/2019	No objection – any structure proposed requires building plan application.
Overstrand Heritage & Aesthetics Committee	15/08/2019	Preferred location as close to building as possible. Position 4 would be preferred as tree not tower. Position 2 would be preferred as tower on top of car wash (reduced mast height).
Fire Services	25/07/2019	No objection provided that applicant provide fire extinguisher on the property.
Engineering Services	28/08/2019	Attached as Annexure F.
Telkom	19/08/2019	Attached as Annexure G.
Environmental Affairs & Development Planning (EADP): Planning	8/10/2019	Attached as Annexure H.
EADP (Environmental)	30/08/2019	Attached as Annexure I.

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

Twenty four (24) letters of comment/objection were received, which letters are attached as Annexure D. The applicant's response is attached as Annexure E.

Comments/objections were received from the following individuals:

- P & C Muller
- R & S Coquillon
- P Bossenger
- JA Swanepoel
- J Bett
- J Plummer
- S & J Murray
- R Warneke
- JML Leuner
- A Lang-Gomes
- CJ Nieuwland
- P Du Plessis
- MA Edwards
- S Paizes
- C & M Hayward
- JP Saayman
- J Stocks
- C Smith
- AP Schnell
- MMR Linney
- NL Molyneux
- K Niemantinga
- G Linney
- D Bertoldi

Most of the concerns raised are alike and due to the comprehensive nature only the main points of comments/objections are addressed and not each individual commenter's concerns in order to avoid unnecessary duplication. The main points of the comments are summarised and addressed as follows:

1. Objection

Visual impacts of transmission tower on owners of erven within immediate surrounding group house complexes, as well as residential areas further away it will also effect the ambience of the complexes - a 25m high isolated transmission tower with three (3) prominent satellite dishes do not blend into the area;

Applicant's response to comments

The majority of objectors live in one of the surrounding residential developments. The residential units closest to the tower in these residential developments were designed to face in the opposite direction. Residential units deeper into these developments face houses on the opposite side of the road within the same development and the main focus will therefore not be the transmission tower. The lattice mast is deemed a see-through structure that will reduce the visual impact of the mast. Alternative designs like a monopole structure or a camouflaged tree can be considered and should the Municipality request an alternative design the client will be willing and forthcoming to the proposal. The Visual Impact Assessment indicates that a monopole structure will be a suitable alternative to the lattice type since it has a slim line design to minimize visual exposure. The client is willing to reduce the height of the tower to 20m to reduce the visual impact. The height reduction will furthermore reduce the height departure from 11m to 6m. At this height the tower can still accommodate four (4) service providers, but the extent of the coverage will be reduced.

Town Planner's response

The points raised by the commenters are agreed with. The transmission tower will actually be distanced from the main building on the property at an isolated undeveloped section of the property in very close proximity to the surrounding high density residential developments.

In addition to the above, the proposed location of the 25m high transmission tower is approximately:-

- 25m away from Bergzight Estate to the west;
- 180m away from Tambali Village Estate to the west;
- 25m away from Monte Mare Estate to the south-west;
- 90m away from Ocean Breeze Estate to the south;
- 220m away from Sandy Cove Estate to the east; and
- 240m away from Mooizight Gardens Estate to the south-east.

Taking the above and the proposed location of the tower into consideration it will be situated amidst one of the high density residential hubs of Sandbaai that is not regarded as an ideal location at all. In any event, taking the topographical character of Sandbaai which consists of a predominantly flat landscape into consideration, it is the opinion that regardless of where in Sandbaai the tower is to be constructed, it will still have negative visual impacts on the character of the town. It will therefore impact on the vested rights of especially those property owners in the immediate vicinity of such a high tower. Further, no structures with a height of 25m occurs in Sandbaai. In fact, the average height of buildings in Sandbaai are ±8,5m and compared with the height of the tower, the tower will be extremely visually intrusive.

Although the applicant indicates that his clients are willing to seek alternative designs like a monopole structure or camouflaged tree and reduce the height to 20m, it is the opinion that any high rising structure will still impact visually on the neighbourhood and character of the area, especially with the dishes and antennas that is to be located at the top of such masts. It should be noted that the application was advertised for a 25m high lattice type mast and the application should be evaluated accordingly.

In view of the above transmission towers of such heights cannot be introduced amidst predominantly residential areas such as Sandbaai.

2. Objection

Negative impact on property values.

Applicant's response to comment

There is no evidence that transmission towers reduce property values in any area. The negative impact of the transmission tower in the area is speculative and can only be determined by a professional property valuator.

Town Planner's response

It can to some extent be agreed with the commenters that transmission towers may have an impact on property values, but whether it will be negative or positive impacts

can only be confirmed by a professional property valuator after excessive studies have been conducted.

3. Objection

Health risks: commenters/objectors refer to studies and research that indicates that transmission towers have a variety of potential negative health risks for humans, birds and wildlife as a result of radiation.

Applicant's response to comments

Most households have several mobile devices, which are used regularly. Current research on telecommunication base stations has reached a point whereby scientists are satisfied that these base stations do not pose a health threat. The International Commission on Non-ionizing Protection (ICNIRP) published guidelines to provide means of limiting and guiding human exposure to electromagnetic fields (RF) which has become the world standard for human exposure. Cellular equipment needs to comply with all the regulations of the ICNIRP as well as the WHO and National Legislation governing the use of these equipment and the emission of radio waves. Health issues such as headaches, memory loss, low sperm count, cancer, etc. identified by internet sources and stated by some objectors are pure speculation since these health problems are experienced in any area where these infrastructure is not present. The lowest antennas will be situated at a height of 14m that is higher than all the residential units in the area that will ensure that there are at the same height or in line with the antennas. Several studies have been undertaken by applicant to determine RF emissions at different distances and heights from antennas and only those studies taken directly in front of the antenna indicated higher emissions.

Town Planner's response

The applicant's comment is noted. The Municipality has no experts in the field to assist in commenting on the above concerns and rely on the South African Department of Health EMF exposure limit guidelines.

4. Objection

Does the Municipality have a policy on transmission towers? Similar applications have been refused in the past as a result of such policy not being in place - it would be unethical to approve one application above another.

Applicant's response to comments

(Applicant did not respond on the point whether the Municipality has a policy on transmission towers.)

Some objectors provided refusal letters for transmission towers in Sandbaai that highlights the fact that there is a definite need for coverage in the area and that alternative options have been considered in the past without success.

Town Planner's response

Although no formal policy on transmission towers currently exists, it is important to note that each application is considered on its merit from a town planning perspective regardless of the absence of such a policy.

5. Objection

Transmission towers should be located outside the urban areas at higher lying areas - were alternative locations considered?*.*

Applicant's response to comments

Alternative locations:

Option 1: Mall car park next to R43
Option not feasible as it is next to the main road and the visual impact will be much greater as there are no buildings to lessen the visual impact.

Option 2: Industrial Area
Many property owners have been approached over the past years, but no lease agreement could be secured with any property owners.

Option 3: Open land (Erf 2829) between Mall and motor dealership
Option not feasible as it is next to the main road and the visual impact will be much greater as there are no buildings to lessen the visual impact.

Option 4: Hemel-en-Aarde Village Complex
Many property owners have been approached over the past years, but no lease agreement could be secured with any property owners.

The transmission tower is therefore proposed at the shopping centre, which have a cluster of shops and commercial activities, thus the most appropriate location for this kind of infrastructure.

Town Planner's response

The proposal is not to locate the transmission tower at the shopping centre. It will actually be isolated at a location approximate 150m – 160m to the south-western undeveloped section of the property in close proximity of well-established residential security developments. This point of comment by the applicant is therefore not accurate.

Further, the alternative locations provided by the applicant are basically all on the same site. No alternatives i.e. beyond the urban edges were demonstrated. It can thus be assumed that the owners of Erf 2861, Sandbaai are the only owners of properties in Sandbaai that are willing to lease a section of their property for a telecommunication base station.

It should be noted that an application for departure to exceed the applicable 12m height restriction with 6,5m and 150mm in order to accommodate existing cement silos on the Lenvalco industrial property (Erf 1787, Sandbaai) in relative close

proximity of the subject property, was refused mainly due to negative visual impacts it has on the area.

6. Objection

The equipment containers could attract wrong types of people to purloin the batteries and other equipment since it will be a strong temptation due to unemployment.

Applicant's response to comments

There is no proof that the base station will increase or draw more crime into the area. The base station is protected by a 2,4m high palisade fence with electric fencing that will discourage any criminal activity.

Town Planner's response

The applicant's comment is noted and agreed with.

7. Objection

More advanced technology should be investigated for coverage since lattice towers are the cheapest and quickest option for the applicant.

Applicant's response on comments

(Applicant did not respond on the point of more advanced technology that should be investigated.)

Town Planner's response

No comment to offer.

8. Objection

No information is provided on: the type of frequencies and modulation types on the tower and those planned for the future; how radiation output will be monitored and by whom; and safety measures to protect the tower and the public from mechanical or structural failure that may be caused by natural or unnatural actions.

Applicant's response on comments

Different electric devices use different frequencies and to use any frequencies need approval from ICASA in order to permanently manage frequency ranges so that no electronic device interfere with another.

5G has not been successfully deployed on Atlas Towers and therefore no comment on what 5G will entail. Antennas will only be upgraded and not replaced. The current application is not for a specific technology, but any technology relating to transmission towers – 2G, 3G, 4G/LTE and 5G.

Fibre is used to optimise connectivity and to link with all the base stations in order to create a network. Fibre does not emit signals and can therefore not improve cellular coverage in any given area. Only antennas can provide cellular coverage and improve reception.

EADP indicated in writing that the development does not constitute any listed activities in terms of the NEMA Regulations.

The transmission tower will be maintained on a frequent basis to avoid any form of corrosion and will be approved and signed off by a professional engineer to ensure the stability of the structure. The client (Atlas Tower) has proper insurance in place against any damages or claims.

Town Planner's response

In its motivation (paragraph B.1.1) for the application, the applicant states that "*The main purpose of the proposed transmission tower is to improve the network coverage (3G and LTE services) for the various service providers (MTN, Vodacom, Cell C and Telkom Mobile).*"

In its above response on the comments the applicant states that the application is not for a specific technology, but any technology relating to transmission towers – 2G, 3G, 4G/LTE and 5G. The latter is thus contrary to what was initially applied for being 3G and LTE services only and not 5G as now stated in the applicant's response to the comments. See attached extracts (Annexure J) of the websites indicating maps of telecommunication coverage of Vodacom, MTN, Cell C, and Telkom in the Sandbaai area. The information on the coverage maps as retrieved from various websites are as follows (does not include fibre, ADSL, etc.):

Vodacom:
LTE - covers the whole of Sandbaai except a small section at the eastern side;
3G - covers the whole of Sandbaai and surrounding areas;

MTN:
LTE - covers the whole of Sandbaai and surrounding areas;
2G - covers the whole of Sandbaai and most parts of surrounding areas;
3G - covers the whole of Sandbaai and surrounding areas;

Cell C:
4G - covers the whole of Sandbaai;
3G - covers the whole of Sandbaai and surrounding areas;
2G - covers the whole of Sandbaai and surrounding areas;

Telkom:
LTE - only covers a section at the eastern side of Sandbaai;
3G - only covers a section at the eastern side of Sandbaai;

Refer to paragraph D.2.1 - Figures 1, 2, and 3. of the motivation report of the applicant. These figures only indicate LTE coverage of MTN, Cell C and Telkom. Refer to Annexure J again. Figure 1 of the motivation and the LTE coverage map of MTN as indicated on the internet differs immensely. According to MTN's website the whole of Sandbaai and surrounding areas have full LTE coverage. Telkom's LTE coverage on the applicant's figure and the internet indicator also differs slightly. The

latter may be as a result of un-updated websites of the service providers or outdated information provided by the applicant.

The applicant in its response to the comments also states that the majority of the Hermanus area has poor coverage due to insufficient infrastructure and accordingly there is a large number of "dead zones" that do not receive proper coverage and that the transmission tower will ensure that the "dead zones" are reduced to improve coverage experience. In the latter regard the applicant does not elaborate which service providers experience "dead zones" whilst most of the service providers have full coverage, as set out above.

It seems that Telkom is the only mobile service provider that lacks sufficient mobile coverage. It is very important to note that neither Vodacom, MTN, Cell C nor Telkom is the applicant's client, but in fact Atlas Tower. Atlas Tower is not a telecommunication services provider and only provides the infrastructure and assist with the rollout of networks to registered service providers.

From the above it is further observed that no 5G coverage for the various service providers occur in Sandbaai and it can therefore be assumed that the actual aim of the application is to provide a tower in Sandbaai with the necessary equipment that can provide 5G coverage in future that would be to the advantage of the applicant's client for obvious reasons.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

As set out in paragraph 7 above.

9. MUNICIPAL ASSESSMENT OF COMMENTS

As set out in paragraph 7 above.

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

10.1 Background

N/A

10.2 <u>(In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)</u>

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

The objectives relating to:

<u>Spatial Justice</u>
The application will not further perpetuate spatial injustices since communication services will be provided to the community of the area.

<u>Spatial sustainability</u>
Improved data signals will promote the three (3) aspects of sustainability (social, economic and environmental aspects). Economically, businesses will

benefit due to enhanced connectivity, socially via improved access to emergency services and environmentally since the tower will provide for co-location, limiting the amount of base stations required.

Efficiency
The installation's location ensures optimal placement promoting efficiency.

Spatial resilience
The application will ensure that the existing resource, land is used to its maximum in an affordable manner and 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

Inconsistent with the Zoning Scheme, but consistent with the Spatial Development Framework.

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 Zoning 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 14m height restriction with 11m.

10.9 Additional Planning Motivation For Removal of Restrictive Condition

N/A

11. THE DESIRABILITY OF THE PROPOSAL

The property consisted of three (3) separate erven that was consolidated into two (2) erven and subsequently rezoned for business usage exclusively for the development of a shopping mall for the greater Sandbaai area. It has subsequently been developed with a double storey shopping centre/mall of approximately 24000m² in extent that extends across both erven. The subject property is 10,4 ha in extent and the development over both erven has been restricted to an approved Site Development Plan (SDP).

It should be mentioned that the applicant did not apply for the amendment of the SDP to accommodate the proposed transmission tower. It should further be noted that the original three (3) erven was reserved for business purposes in terms of the Spatial Development Framework (SDF) mainly due to their location along Trunk Road 28 that was and is regarded as an ideal location for a shopping mall for obvious reasons. The SDF in any event restricted the development of the erven to that of a shopping mall.

It is the considered opinion that the application should not be supported for the following reasons:

- Although the property is zoned for business purposes with a secondary use for telecommunication infrastructure, the tower will be situated amidst one of the high density residential hubs of Sandbaai that is not regarded as an ideal location at all.

- A further characteristic of the broader Sandbaai is the established ±8,5m height of structures (dwellings) Sandbaai whilst no structures with a height of 25m occur in Sandbaai. The topographical character of Sandbaai consists of a predominantly flat landscape that, regardless of where in Sandbaai the tower is to be constructed, it will still have negative visual impacts on the character of the town. The tower at the proposed location so close to a high density residential hub will make the tower extremely visually intrusive, thus impacting on the vested rights of surrounding property owners.

- Although the applicant indicates that his client is willing to seek alternative designs like a monopole structure or camouflaged tree and reduce the height to 20m, it is the opinion that any high rising structure will still impact visually on the neighbourhood and character of the area, especially with the dishes and antennas that are to be located at the top of such masts. It should be noted that the application was advertised for a 25m high lattice type mast and must be evaluated accordingly.

- The alternative locations provided by the applicant are basically all on the same site. The applicant did not demonstrate the possibility of higher towers beyond the urban edges that could effectively cover most of the Sandbaai area. The option of placing the tower directly against the rear of the mall or much closer was also not addressed in the application.

- The applicant alleges that there is insufficient network coverage in Sandbaai whilst the network coverage maps on the websites of the various service providers indicate the contrary. In addition, the applicant did not provide any material evidence of customer complaints, dropped calls, poor coverage, etc.

to justify the increase in network coverage, thus failing to demonstrate the need for the proposed transmission tower.

- The independent Visual Impact Assessment (attached as Annexure K) provided by the applicant concludes, amongst others, that:

  "*The visual impact within the short distance zone will be moderate. From the short to long distance zone the impact will be low due to factors including the Visual Absorption Capacity of the area, limited observers within these zones, the built up environment and the undulating topography of the area.*

  If all mitigation measures are implemented by the Developer the visual impact will be moderate on residence residing within a one kilometre (1 km) radius as well as to commuters making use of the R43 and tourist visiting the surrounding tourist attractions. Taking into account the visual exposure within the ten kilometre (10 km) radius, the visual impact will be low."

The above conclusion in fact acknowledges that the tower will indeed have a visual impact, being a moderate impact within a 1km radius of the tower. The surrounding high density residential developments all fall within the 1km moderate impact radius of the tower. A moderate impact versus a low impact is still regarded as a significant visual impact especially on the landowners within the immediate vicinity of the tower. What is of great concern is that the 1km radius even expands into the medium density residential areas of Sandbaai, as well as surrounding areas to the west, the north and the east of Sandbaai, making the overall visual impact much more significant (see attached Annexure L). The point in the conclusion of the visual impact assessment that the "undulating topography" of the area will absorb the visual impact, whilst in the same conclusion it is stated that the tower will have a moderate impact within a 1km radius of the tower, is therefore totally contradictory. It is also stated that the tower will even be visible within a 10km radius (low impact) of the site. The visual impact of the tower should be low in the immediate vicinity thereof to be considered favourably and not moderate.

In view of the above, and in view of the municipal comment on the objections and the Municipality's comments on the applicant's responses thereto, it is the considered opinion that the tower at its proposed location will visually indeed impact significantly on the character of the area and the vested rights of property owners. The application can therefore not be supported from a town planning perspective.

12. RECOMMENDATION

1. that the objections be noted;

2. that the application in terms of Section 16.(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a consent use to accommodate a 25m high transmission tower with associated equipment on Erf 2861, Sandbaai, as well as the departure in terms of Section 16.(2)(b) of the By-Law to exceed the applicable 14m height restriction with 11m to accommodate the transmission tower on the property, **not be approved** in terms of the provisions of Section 61 of the By-Law, and

3. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 with regard to the above decisions.

13. REASONS FOR RECOMMENDATION

- The applicant failed to provide substantive evidence demonstrating the need of the proposed transmission tower.
- The transmission tower will be situated amidst one of the high density residential hubs of Sandbaai that is not an ideal location making the tower extremely visually intrusive, thus impacting on the vested rights of surrounding property owners.
- A characteristic of the broader Sandbaai is the established ±8,5m height of structures (dwellings) whilst no structures with a height of 25m occurs in Sandbaai. The height of the structure will therefore impact visually on the broader character of Sandbaai.
- The alternative locations provided by the applicant are basically all on the same site. The applicant did not demonstrate the possibility of higher towers beyond the urban edges that could effectively cover most of the Sandbaai area. The option of placing the tower directly against the rear of the mall or much closer was also not addressed in the application.
- The applicant alleges that there is insufficient network coverage in Sandbaai whilst the network coverage maps on the websites of the various service providers indicate the contrary.

14. ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Site Development Plan
Annexure D:	Objections received
Annexure E:	Applicant's response to objections received
Annexure F:	Services Report
Annexure G:	Comment: Telkom
Annexure H:	Comment: EADP (Planning)
Annexure I:	Comment: EADP (Environmental)
Annexure J:	Maps indicating telecommunication coverage (Vodacom, MTN, etc.)
Annexure K:	Independent Visual Impact Assessment
Annexure L:	Map indicating 1km radius (coverage)

SIGNATURES

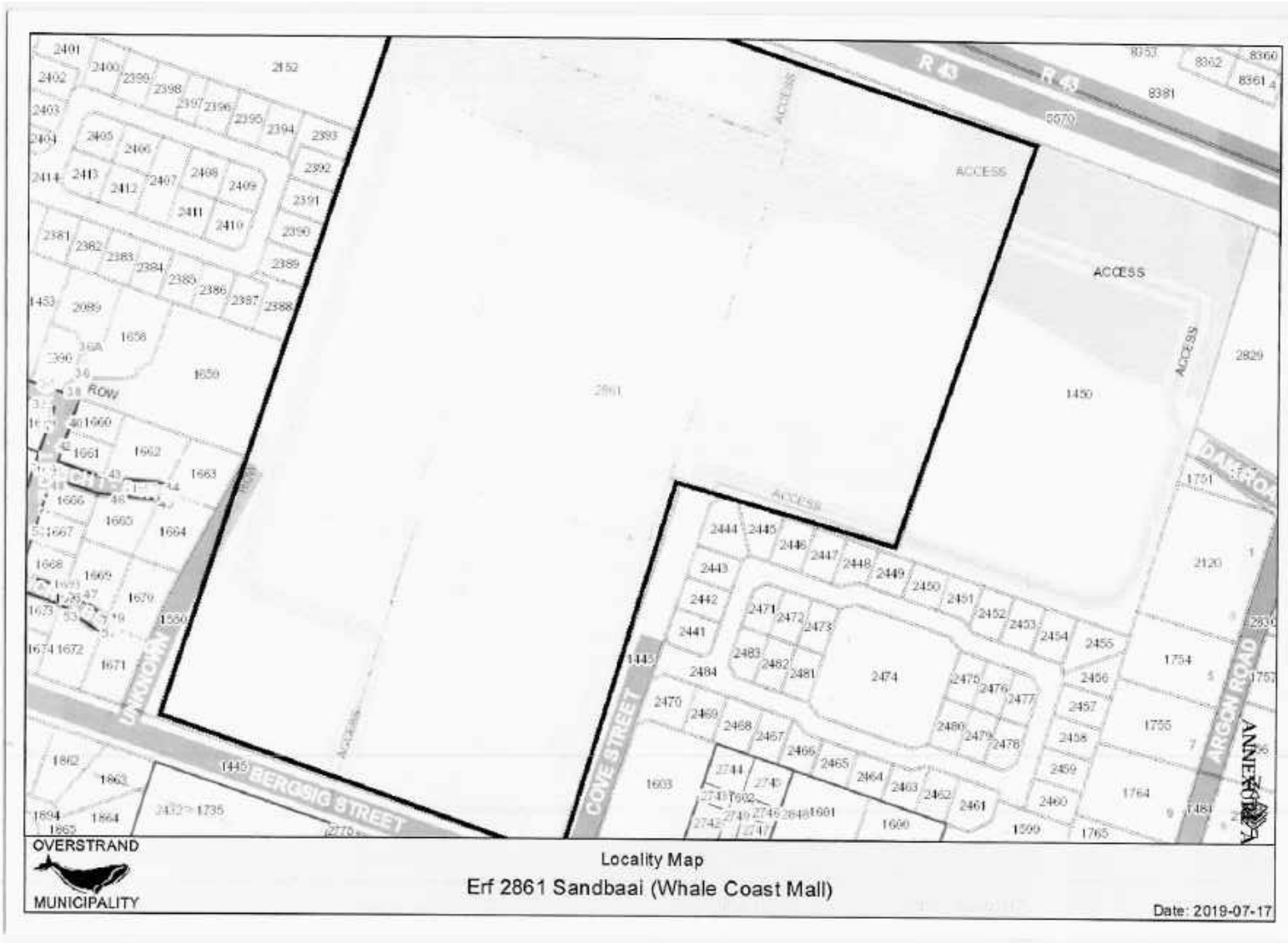
REGISTERED PLANNER:

Name : **H VAN DER STOEP**

SACPLAN Reg No: **A/1708/2013**

Signature : _____

Date: _____


R43
ACCESS
ROW
UNION ROW
BERGSIG STREET
COVE STREET
ARGON ROAD
OVERSTRAND
MUNICIPALITY
Locality Map
Erf 2861 Sandbaai (Whale Coast Mall)
Date: 2019-07-17

ANNEXURE A

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS

Warren Petterson Planning
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7446

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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 2861, Sandbaai (here after referred to as the application site)
CLIENT:	Atlas Tower
APPLICANT:	Warren Petterson Planning
OWNER:	WHALE COAST VILLAGE MALL (PTY) LTD (Registration number: 2007/015680/07) HCI-PROPC07 (PTY) LTD (Registration number: 2014/036206/07) SANDBAAI DEVELOPMENT TRUST (Registration number: IT1447/96)
CONSENT USE	means the secondary use right that is permitted in terms of the provisions pertaining to a particular zone, only with the consent of the Council
DEPARTURE	means a permanent departure or a temporary departure (has the meaning assigned to it by Planning Law)
RESTRICTIVE CONDITION	means any condition registered against the title deed of land restricting the use, development or subdivision of land concerned, excluding servitudes creating real or personal rights
SURVEYOR-GENERAL	means the Surveyor-General as defined in the Land Survey Act

ABBREVIATIONS:

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

Table 2 - Abbreviations

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

SECTION A: BACKGROUND

A.1. THE APPLICATION

Application is hereby made for the following:

- ✓ **Consent Use provided for in the zoning scheme** in terms of Section 16(2)(o) of the Overstrand Municipal Planning By-Law, 2015 for the purpose of erecting an 25m TT.
- ✓ **Permanent Departure** from the development parameters in terms of section 16(2)(b) of the Overstrand Municipality By-law on Municipal Land Use Planning, 2015 for the purpose of the relaxation of the height restriction from 14m to 25.0m in order to allow for the proposed transmission tower.

A.2. DETAILS OF THE DEVELOPMENT AREA

Table 3 - Details of the Development Area

TITLE DEED DESCRIPTION	Erf 2861, Sandbaai, Overstrand Municipality, Division of Caledon, Province of the Western Cape
TITLE DEED NUMBER	T57474/2016
PROPERTY SIZE (m²)	10.4136 Ha
CURRENT ZONING	BUSINESS ZONE 1: GENERAL BUSINESS
OWNER OF PROPERTY	WHALE COAST VILLAGE MALL (PTY) LTD (Reg Nr: 2007/016680/07) HCI-PROPC07 (PTY) LTD (Reg Nr: 2014/036206/07) SANDBAAI DEVELOPMENT TRUST (Reg Nr: IT1447/96)

SECTION B: DEVELOPMENT PROPOSAL

B.1. APPLICATION SPECIFICATIONS

The client, Atlas Tower, wishes to apply for consent use and permanent departure in terms of Section 16 (2)(o) & (b) of the Overstrand Municipal Planning By-Law, in order to erect a TT.

B.1.1 Development Concept

The application comprises the following proposed development parameters:

- ✓ A 25m Lattice Mast (Transmission tower)
- ✓ 3 x 3 - sector antennas attached to the mast,
- ✓ Microwave dishes attached to the mast, and
- ✓ 3 x Equipment container, which will be locked at all times

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TOWN AND REGIONAL PLANNING CONSULTANTS
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E: andries@wpplanning.co.za

The total area of the TT will be 100m², including the equipment containers. The main purpose of the proposed transmission tower is to improve the network coverage (3G and LTE services) for the various service providers (MTN, Vodacom, Cell C and Telkom Mobile). The transmission tower furthermore connects to the surrounding existing network, including Onrus, Zwelihle and Hermanus, which reduces poor signal areas when leaving the coverage radius of an existing transmission tower.

B.1.2 Height Restrictions

According to the Overstrand Municipality's zoning scheme, properties zoned as 'Business Zone 1', have a height restriction of 14.0m (4 storeys). A 25m lattice mast is proposed in this application, thus permanent departure is applied for in terms of Section 16(2)(b) to allow for the erection of a 25m lattice mast. The height restriction will subsequently be relaxed from 14m to 25m for the purpose of erecting a 25m lattice mast on the subject property.

B.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 southern boundary of the property, situated adjacent to Bergsig Street. Bergsig Street connects to the Main Road to the west and Skilpad Road to the east. Both of these roads connects to the R43.

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

B.3. ENVIRONMENTAL REGULATIONS

An application was lodged with the Department of Environmental Affairs and Development Planning (refer to Annexure H) to confirm that environmental authorization is not required. We're still awaiting their response, which will be sent to the town planner dealing with this application upon request.

SECTION C: POLICY AND LEGISLATION

C.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).

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Table 4 - 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.

C.2. OTHER POLICIES AND LEGISLATION

Other policies and legislative frameworks include: Integrated Development Plan (2014/2015), and the Spatial Development Framework (SDF), 2006.

C.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**

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- **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.

C.2.2. Municipal Spatial Development Framework, 2006

This application is in line with the spatial development principles as set out in the Overstrand SDF, 2006, 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, 2006.

SECTION D: 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:

D.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 Sandbaai, poor network coverage (related to both voice and data) is experienced. Atlas Tower identified several positions in the area that need to be equipped with base stations to alleviate the pressure and to cater for the ever-increasing demand.

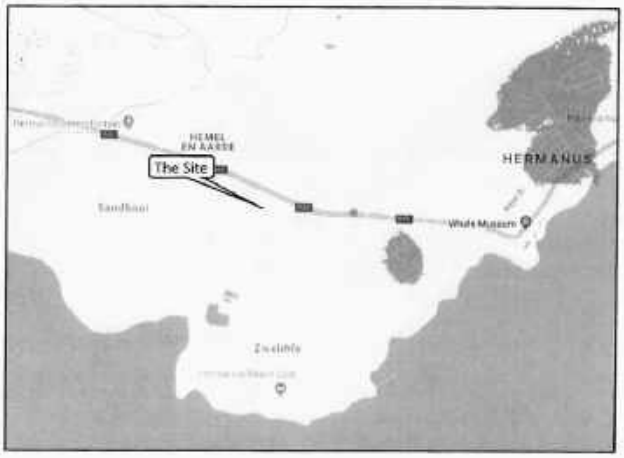

Figure 1 - MTN network coverage map: LTE

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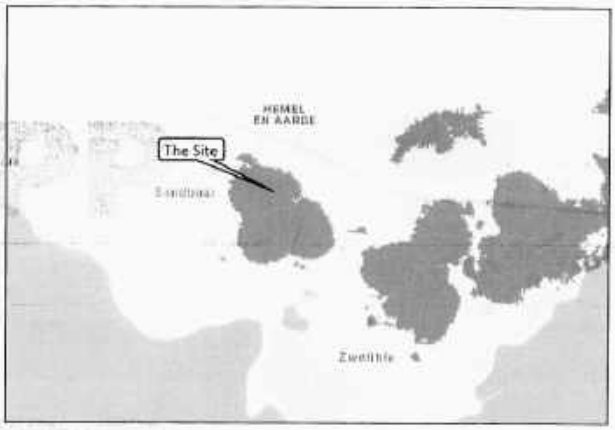

Figure 2 - Cell C network coverage map: LTE

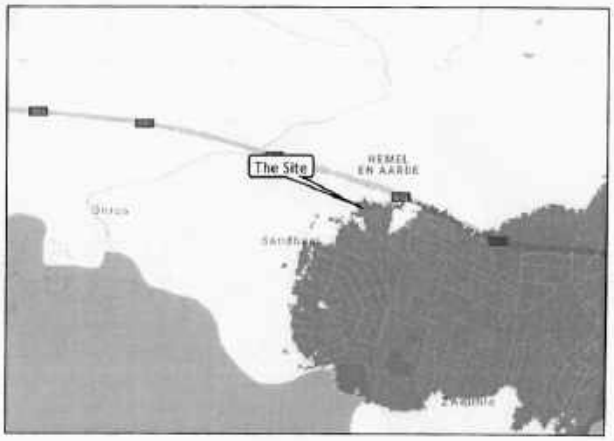

Figure 3 - Telkom Mobile network coverage map: LTE

Figures 1-3 illustrate the current fixed LTE coverage in Sandbaai, Onrus and Hermanus. It should be noted that these areas have very limited Fixed LTE coverage. Therefore, a TT as proposed in this application will increase the amount of coverage in this area.

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.

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The mix of land uses range from low density residential to business use. The proposed base station 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.

D.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 4-6 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area. Cellular infrastructure explained:

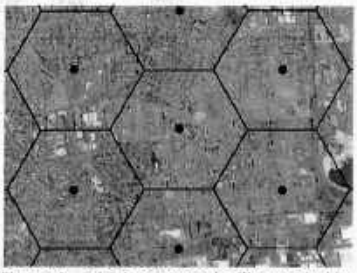
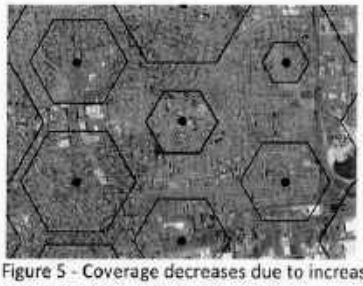


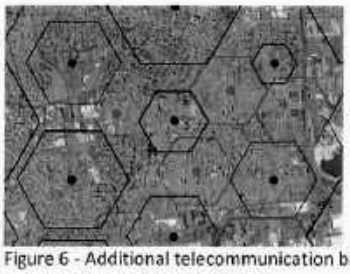
Figure 4 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).

Figure 4 - Initial coverage (cell) provided by Telecommunication Base Stations



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

Figure 5 - Coverage decreases due to increase in network users – cell size decreases



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

Figure 6 - Additional telecommunication base stations required to fill the gaps

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Locations for telecommunication infrastructure are primarily chosen within areas where a need exists for coverage (refer to Figure 5).

The need for coverage is however not the only determining factor when identifying a possible position for a telecommunication base station. 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 7 – 1.5km & 2km radius of the proposed site and surrounding base stations

Table 5 - Surrounding Base Stations as alternatives

	Mast & Height	Site location	Distance	Lack of sufficiency
A	Lattice Mast, 25m	Rotary Way	+/-1 770m	Failure to provide for the necessary coverage necessity due to distance away from proposed mast
B	Rooftop Lattice Stub Mast, 8m	Steenbras Road	+/-1 900m	Failure to provide for the necessary coverage necessity due to distance away from proposed mast

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Considering the information in Figure 7 and Table 5 the need for the proposed TT is clear. Existing TI are not sufficient to provide coverage as the closest TBS is approximately 1 770m away from the proposed TT.

Alternative sites were considered during the initial stages of the proposal but this option is deemed the most acceptable option in terms of visual impact and based on the requirements of the network providers, contractors and land owner.

Alternative sites considered:

Option 1- An application was recently refused on this property, which is centrally located in Sandbaai. This does however support the need for a transmission tower in the subject area.

Option 2- Curro School was approached as well, but their by-laws state that they are not permitted to accommodate a transmission tower on any of their premises.

Option 3- The property, which is owned by Shoprite Checkers (Pty) Ltd was also approached, but they informed us that they do not have any available space on their property to accommodate the transmission tower. They referred us to the owners of Erf 2861 Sandbaai.

Figure 8 - Alternatives considered

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Alternative positions were initially explored on Erf 2861, Sandbaai prior to the current position as indicated on Figure 9.

Option 1– This position was not approved due to its visual impact on the face of the shopping centre, as well as high visibility from the R43.

Option 2– This position was not approved as the space has been allocated to be used as a carwash in the foreseeable future.

Option 3– This position was failed as the space is very limited and it will impact negatively on the existing landscaping.

Option 4– This is the preferred option as it is located the furthest away from the R43 and also behind the shopping centre, acting as a visual barrier.

Figure 9 - Alternative positions explored on-site

D.2.3. Visual Impact

The proposed TT will create an opportunity for other service providers to co-locate, as other structures of this height do not exist in this area.

A visual impact assessment was conducted in January 2019 by Enviro Works. The VIA is submitted together with this application and states that the visual impact will be moderate to low (Annexure I):

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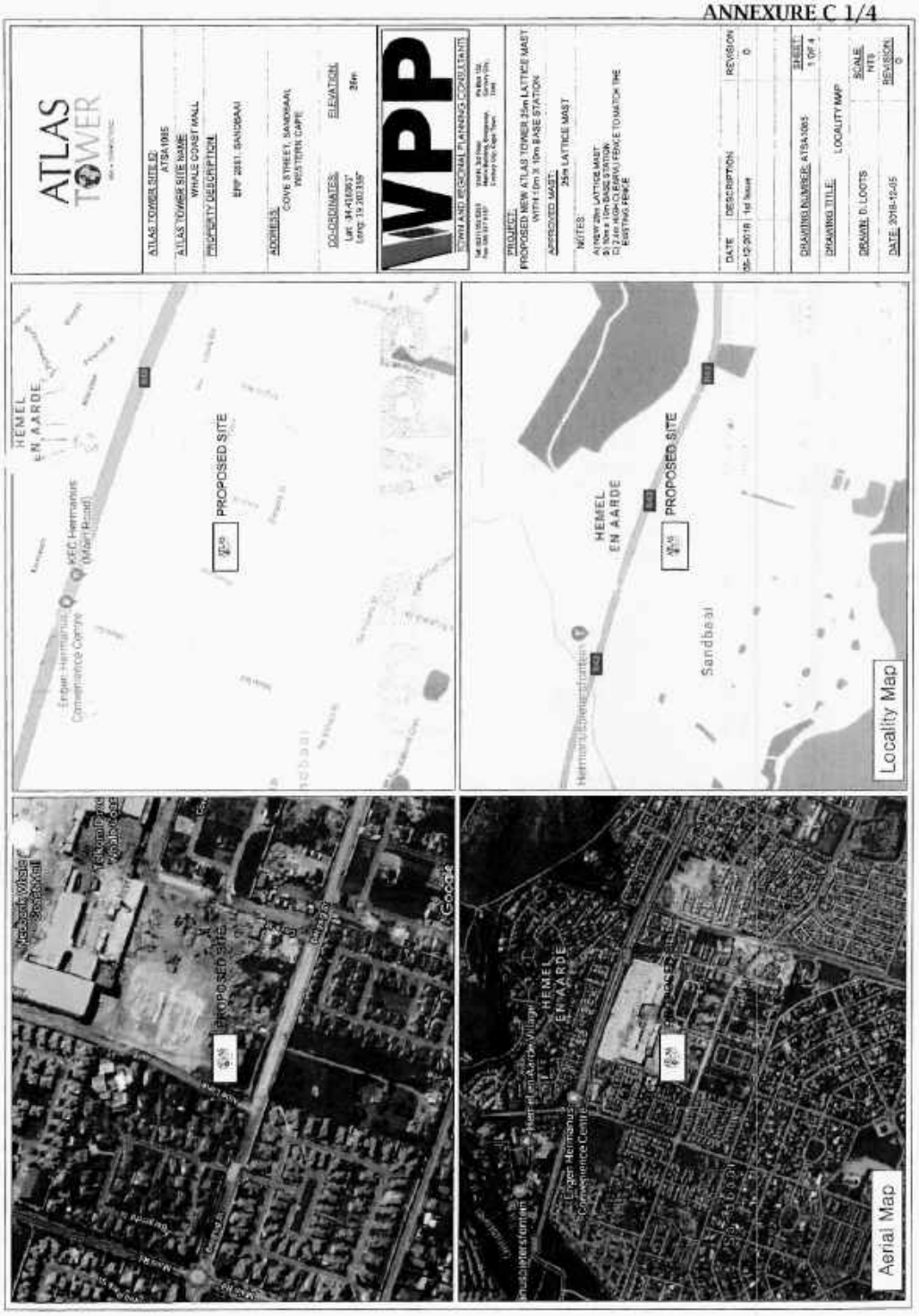
The visual impact within the short distance zone will be moderate. From the short to long distance zone the impact will be low due to factors including the Visual Absorption Capacity of the area, limited observers within these zones, the built-up environment and the undulating topography of the area.

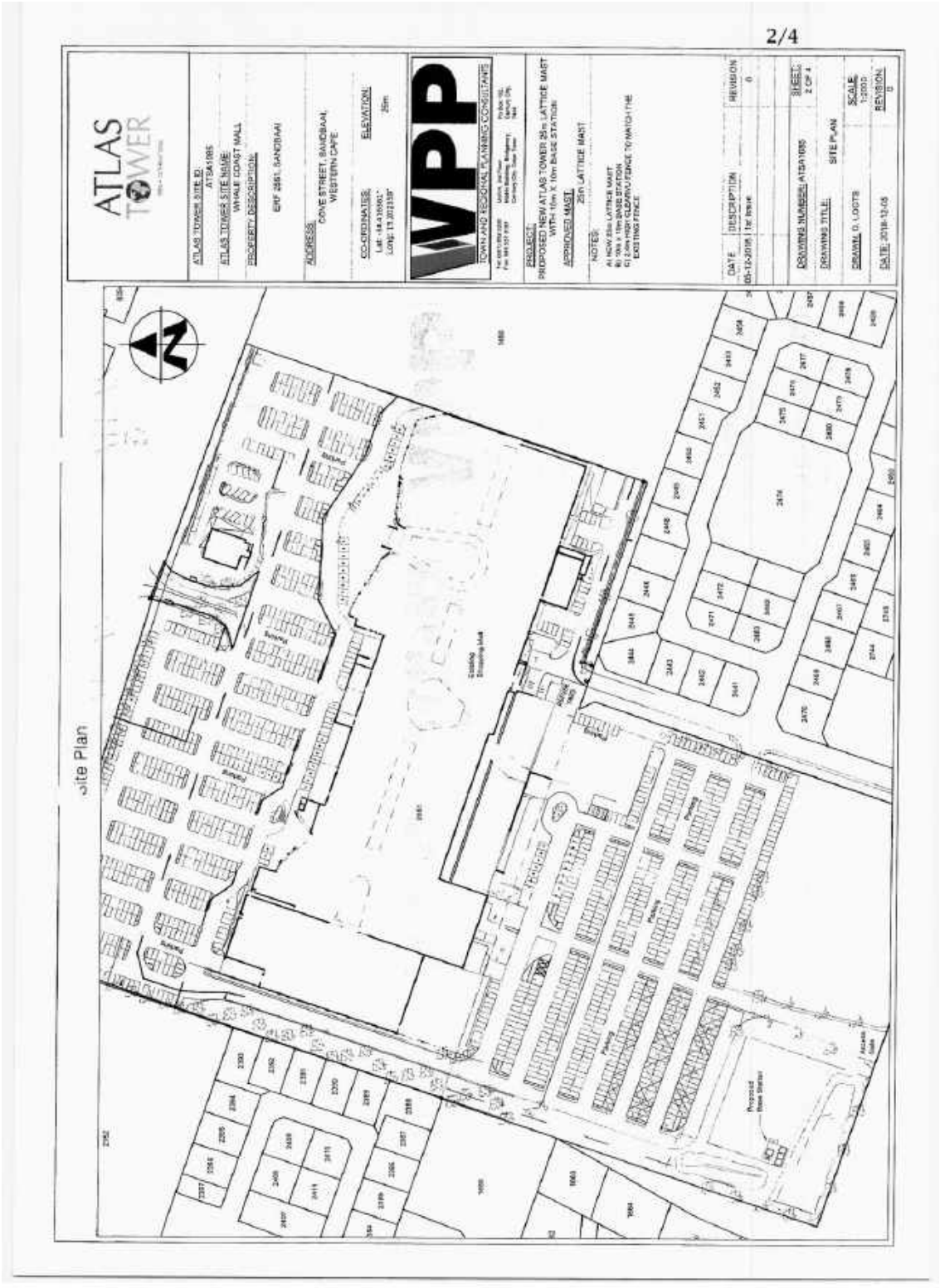
SECTION E: CONCLUSION

This consent use and permanent departure application in terms of the zoning scheme for a proposed TT on Erf 2861, Sandbaai, 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), 2006.

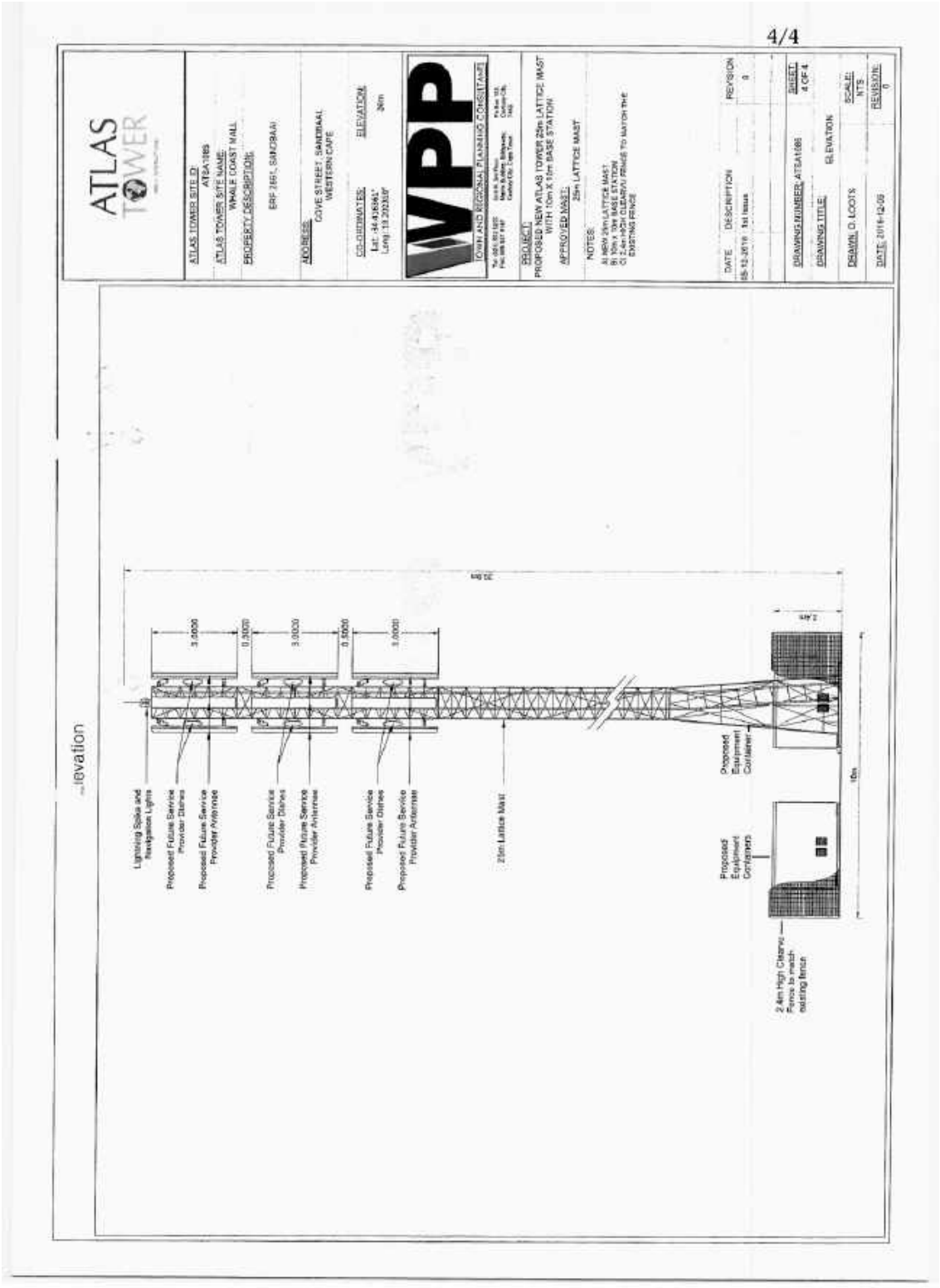
We trust that this application will meet your requirements and will receive your positive consideration.

ANNEXURE C 1/4




2/4
ATLAS TOWER
ATLAS TOWER SITE ID:
ATSA1085
ATLAS TOWER SITE NAME:
WHALE COAST MALL
PROPERTY DESCRIPTION:
ERF 2861, SANDBAAI
ADDRESS:
COVE STREET, SANDBAAI,
WESTERN CAPE
CO-ORDINATES:
Lat: -34.439961°
Long: 19.202139°
ELEVATION:
25m
VPP
TOWN AND REGIONAL PLANNING CONSULTANTS
PROJECT:
PROPOSED NEW ATLAS TOWER 25m LATTICE MAST
WITH 10m X 10m BASE STATION
APPROPRIATE MAST:
25m LATTICE MAST
NOTES:
A) NEW 25m LATTICE MAST
B) 10m x 10m BASE STATION
C) 2.0m HIGH CLEARVU FENCE TO MATCH THE
EXISTING FENCE
DATE
DESCRIPTION
REVISION
05-12-2018
1st Issue
0
DRAWING NUMBER: ATSA1085
SHEET:
2 OF 4
DRAWING TITLE:
SITE PLAN
DRAWN: D. LOOTS
SCALE:
1:2000
DATE: 2018-12-05
REVISION:
0
Site Plan
Existing Shopping Mall
Parking
Proposed Base Station
Access Gate

3/4
ATLAS TOWER
ATLAS TOWER SITE ID:
ATSA1698
ATLAS TOWER SITE NAME:
WHALE COAST MALL
PROPERTY DESCRIPTION:
ERF 3881, SANDBAAI
ADDRESS:
COVE STREET, SANDBAAI,
WESTERN CAPE
COORDINATES:
Lat: -34.419361°
Long: 19.202159°
ELEVATION:
25m
VPP
TOWN AND REGIONAL PLANNERS CONSULTANTS
PROJECT:
PROPOSED NEW ATLAS TOWER 25m LATTICE MAST
WITH 10m X 10m BASE STATION
APPROVED MASS:
25m LATTICE MAST
NOTES:
A) NEW 25m LATTICE MAST
B) 10m x 10m BASE STATION
C) 2.4m HIGH CLEARVU FENCE TO MATCH THE
EXISTING FENCE
DATE
DESCRIPTION
REVISION
05-12-2018
1st Issue
0
DRAWING NUMBER: ATSA1698
SHEET:
3 OF 4
DRAWING TITLE:
TOP VIEW
DRAWN: D. LOOTS
SCALE:
NTS
DATE: 2018-12-05
REVISION:
0
Top View
10.0m
10.0m
10.0m
10.0m
2.4m HIGH CLEARVU FENCE TO MATCH THE EXISTING FENCE
25m LATTICE MAST
CONCRETE PLINTH
3m x 3m
CONCRETE PLINTH
3m x 3m
CONCRETE PLINTH
3m x 3m
CONCRETE PLINTH
3m x 3m
CRUSHER STONE
ACCESS
GATE


4/4
ATLAS TOWER
ATLAS TOWER SITE ID: ATBA1085
ATLAS TOWER SITE NAME: WHALE COAST MALL
PROPERTY DESCRIPTION: ERF 2851, SANDBAAI
ADDRESS: COVE STREET, SANDBAAI, WESTERN CAPE
CO-ORDINATES: Lat: -34.436941° Long: 19.292618°
ELEVATION: 3km
VPP
TOWN AND REGIONAL PLANNING CONSULTANTS
PROJECT: PROPOSED NEW ATLAS TOWER 25m LATTICE MAST WITH 10m X 10m BASE STATION
APPROVED MAST: 25m LATTICE MAST
NOTES:
DATE: 05-12-2019
DESCRIPTION: 1st Issue
REVISION: 0
DRAWING NUMBER: ATBA1085
SHEET: 4 OF 4
DRAWING TITLE: ELEVATION
DRAWN: D. COOTS
SCALE: NTS
DATE: 2019-12-09
REVISION: 0
Elevation
Lightning Spike and Navigation Lights
Proposed Future Service Provider Dishes
Proposed Future Service Provider Antennae
Proposed Future Service Provider Dishes
Proposed Future Service Provider Antennae
Proposed Future Service Provider Dishes
Proposed Future Service Provider Antennae
25m Lattice Mast
Proposed Equipment Containers
Proposed Equipment Containers
2.4m High Clearvu Fence to match existing fence
10m

TP ANNEXURE D 1/39

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
30 AUG 2019

Writer: Mr Pieter Hendrik Muller

Privat Bag X16

Postnet Suite 52

Hermanus

FILE NO: 2861
Sandbaai
SCAN NO:
MULLER
COLLABORATOR NO:
1318411

30/08/2019

Subject: Municipal Notice No 93/2019

My interest in subject mentioned in the municipal notice is due to the fact that our residence is situated on ERF 2478 Sandy Cove. This is residential development adjacent to the proposed site that has already been impacted be two other recent municipal notices and resulting approval and implementation.

Opposition to the cellphone tower installation

Visual impact

Not only will Sandy Cove be impacted by this but the surrounding Monte Mare, Ocean Breeze, Mooizicht and possibly even Bergzicht.

Property Prices

The installation of the tower will have a serious influence/impact on the adjacent residential units/complexes. Not sure if the people planning this/owners of the tower has been living under a rock for the last decade but the health risks from radiation is real. We are exposed to a 100million times more electromagnetic radiation than our grandparents were and part of this reason is radiation from cell phone towers and microwave antennas. Human population centers are flooded with massive amounts of powerful wireless microwave radiation. Cell phone towers emit high-frequency radio waves, or microwaves that can travel as far as 60km over level terrain. The closer you are, the greater the danger. This will surely have an impact on the property prices in the region and also the ability to actually sell the property.

HEALTH EFFECTS

The microwaves from cell phone towers can interfere with your body's own EMF's, causing a variety of potential health problems, including:

- Headaches
- Memory loss
- Cardiovascular stress
- Low Sperm Count
- Birth Defects
- Cancer

I rest my case. The property prices/market is by all accounts already in a slump/depressed.

We ask that you seriously consider declining this proposal based on the above valid/legitimate concerns.

TP 30 AUG 2019

Warm Regards,

Pieter and Chantal Muller

Erf 2478 Sandy Cove

TP. N. Ahearl (H. Olivier) 3/39

Loretta Gillion - Transmission Tower - Objection to Proposed Location

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
30 AUG 2019

From: "Richard Coquillon" <coquillon@cybersmart.co.za>
To: <loretta@overstrand.gov.za>
Date: 30/08/2019 01:18 PM
Subject: Transmission Tower - Objection to Proposed Location

Dear Loretta
No objection to the proposed tower because we acknowledge the need for a tower in the area but question its proposed location being so close to our residential complex of Bergzight.
The tower will be a blot on the skyline and look unsightly thereby reducing the value of our property. A 25m construction cannot blend in and does not fit the nature of Sandbaai as a semi-rural village.
There are other options in the area which are possibly better suited. The proposal document only mentions three sites around the mall. What other options were explored?

- Mall car park adjacent to R43 is a better prospect because the tower would not impact as much visually
- Industrial area - a few open plots
- Open land between the mall and the motor dealerships – This area is raised, and a shorter tower could be erected
- Hemel and Aarde Village complex – Raised location and a shorter tower could be erected

Does the Municipality have a policy guideline for transmission towers of this nature as a similar recent smaller proposal was declined because of no guidelines ?

Kind Regards

Richard and Sheila Coquillon
14 Bergzight Complex
coquillon@cybersmart.co.za
028 316 3670 or
083 411 0532, 083 560 5898

FILE NO: GF 2861
Sandbaai
SCAN NO:
RICHARD
COLLABORATOR NO:
1318406

TP 30 AUG 2019

TP A. Theart
(H. Olivier)

OVERSTRAND MUNISIPALITEIT
30 AUG 2019
OVERSTRAND MUNICIPALITY

Pamela Bossenger
Owner : 29 Bergzicht
Bergsig Street, Sandbaai
7200
E : pamh@psykrotek.co.za
(c) 084 981 3818

FILE NO: Erf 2861
Sandbaai
SCAN NO:
PAMELA
COLLABORATOR NO:
1317999

Overstrand Municipality

C/O Loriaan Isaacs

Senior Clerk: Town & Spatial Planning

16 Paterson Street, Hermanus, 7200

E : loriaanisaacs@overstrand.gov.za; Loretta@overstrand.gov.za

Dear Sir/Madam

RE: Erf 2861, Whale Coast Mall, Sandbaai: Application for Transmission Tower

In accordance with the provisions of section 51 and 52 of the by law, I would like to submit my objection in relation to the abovementioned application. I am an owner of a home in the Bergzicht complex, which is next to the proposed site.

My objection is that the radiation from the proposed Transmission Tower will penetrate every room in the houses that are located next to the tower and the residents will have no control over this radiation.

Radiogrequency radiation has been linked, by thousands of international biomedical research studies, to broad range of health consequences such as fatigue, loss of concentration, memory or learning disabilities, loss of balance, sleep disruption and increased risk of cancer.

Yours sincerely

Bossenger

Pamela Bossenger

TP 30 AUG 2019

TP 1289/Heart
(1). Oliviel

OVERSTRAND MUNISIPALITEIT
30 AUG 2019
OVERSTRAND MUNICIPALITY

Jimmy Smith Straat 10
Sandbaai
28 Augustus 2019

Vir Aandag Mnr Bosthoff

I/S Erf 2861 White Coral Mall, Berg & Straat, Sandbaai
Aansoek om verpligtinge gebruik en afwyking (Mnr Warren Pattersen-Planning)
Oorplasing van Transmissie Toring

Geagte Mnr

Ek teken besware teen die oorplasing van 'n 25 M hoë Transmissie toring asook die afwyking van die 14 M hoogtebeperking op die bogenoemde eiendom

Aansoeke vir Transmissie torings op Sandbaai is in die verlede afgekeur

Ingevalle vind korrespondensie in die verbar [illegible] en voorgaande van die burgerlige meesters kennis tee of ampliasie [illegible]

Ek vertrou dat die aangeleenheid op doeltreffende wyse hanteer sal word. Dit sal onetics wees om een aansoek bo 'n ander toe te staan as die aansoeker wie dit [illegible]

Indien daar 'n probleem voorkom aan Transmissietorings [illegible] bo te die oorspeelveld en op hoogtebeperkende gebiede opgerig word

Die Uwe
JA Swanepoel

Eienaar ERF 2861
Jimmy Smith Straat 10
Sandbaai

FILE NO. Erf 2861
Sandbaai
SCAN NO:
SWANEPOEL
COLLABORATOR NO:
1317972

TP
30 AUG 2019

6/39

ATT: JA SWANEPOEL x 2
082 275 9672

OVERSTRAND

Navrae/Enquiries: H Otter (Town Planner)
Verwysing/File reference: 280 HSB (OSRS)
Datum/Date: 10 April 2017

TOWN PLANNING / STADSBEPLANNING
HERMANUS

Highwave Consultants Pty Ltd
Mr. P. Proteius
25 Huguenot Way
Oatswood, Pinehurst
DURBANVILLE
7550

REGISTERED MAIL

Dear Sirs

ERF 280, 19 JIMMY SMITH STREET, SANDBAAI, OVERSTRAND MUNICIPAL AREA : PROPOSED CONSENT USE AND DEPARTURE : MESSRS HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF JA SWANEPOEL

With reference to your application regarding the above dated 6 October 2015, it is hereby confirmed that the matter was considered by the Mayoral Committee during a meeting held on 29 March 2017, and that it was resolved as follows:

RESOLVED:

"1. *that the application for Consent Use not be approved; and*

2. *that a policy to guide applications for mobile phone facilities be developed for consideration by Council."*

Your attention is therefore drawn to your right of appeal to the Overstrand Municipality in terms of Section 62 of the Act on Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) within 21 days of date of registration of this letter. It needs to be noted, however, that the Council has resolved that all appeals in terms of Section 62 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) must be accompanied with a deposit of R2700.00, which deposit is refundable in total should the appeal be upheld.

Yours faithfully

pp
B MULLER
DIRECTOR : INFRASTRUCTURE & PLANNING

Tel: 028 313 8000
Fax: 028 313 2068
E-mail: hoteltown@overstrand.gov.za

PO Box 20 / Posbus 20
HERMANUS
7200

4.

ERF 280, 10 JIMMY SMITH STREET, SANDBAAI, OVERSTRAND MUNICIPAL AREA : PROPOSED CONSENT USE AND DEPARTURE : MESSRS HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF JA SWANEPOEL

280 HSB (3075)
H Olivier
30 December 2016 (028) 313 8900 Hermanus Administration

EXECUTIVE SUMMARY

An application has been received on 6 October 2015 from Messrs Highwave Consultants (Pty) Ltd on behalf of the property owner, JA Swanepoel, on Erf 280, Sandbaai for a consent use in order to erect a 15m high camouflaged transmission tower on the property concerned.

Application is also made for a departure to relax the 8,5m height restriction to 15m to accommodate the transmission tower.

RESOLVED:

1. that the application for Consent Use not be approved; and
2. that a policy to guide applications for mobile phone facilities be developed for consideration by Council.

RESPONSIBLE OFFICIAL : H OLIVIER

TARGET DATE FOR IMPLEMENTATION : 12 APRIL 2017

TARGET DATE TO INFORM APPLICANT : 12 APRIL 2017

TARGET DATE TO INFORM OBJECTORS : 12 APRIL 2017

Navrae
Enquiries [illegible]

Verwysing
Reference 1746 HBR Sand

Datum
Date [illegible]

OVERSTRAND
TOWN PLANNING / STRATEGIC PLANNING
HERMANUS

JA Swanepoel
10 Jimmy Smith Street
SANDBAAI
7200

Dear Sir

REGISTERED MAIL

DECISION LETTER TO PERSON WHO COMMENTED ON THE APPLICATION

ERF 1746, MAIN ROAD, SANDBAAI, OVERSTRAND MUNICIPAL AREA : PROPOSED CONSENT USE AND DEPARTURE : MESSRS WPP TOWN AND REGIONAL PLANNING CONSULTANTS ON BEHALF OF SOBREY EIENDOMS BELEGGINGS BK

1 The objection petition list received on 26 October 2017 refers.

2 You are hereby notified in terms of Section 62 of the Overstrand By-law on Municipal Land Use Planning of the decision made by the Municipal Planning Tribunal on 1 March 2018

3 The Resolution in terms of Section 61 of the Overstrand By-law on Municipal Land Use Planning with conditions are as follows

RESOLVED

1. *that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 1746, Sandbaai for a consent use in order to accommodate a 25m high free standing cellular communications base station and associated equipment, **be refused** in terms of the provisions of Section 61 of the By-Law*

2. *that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 1746, Sandbaai for the following departures*

   - *to exceed the applicable 8.5m height restriction in order to accommodate the 25m high transmission tower, and*
   - *to relax the northern lateral building line from 4.5m to 0m and the eastern lateral building line from 3m to 0m to accommodate the cellular communications base station*

   ***be refused** in terms of the provisions of Section 61 of the By-Law, and*

3. *that the applicant and the objectors be notified of their respective appeal right in terms of Section 79 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 with regard to the above decision*

Tel [illegible]
Fax [illegible]
Email [illegible]

PO Box [illegible]
HERMANUS

4 Reasons for the above decision are as follows

- Substantial internal as well as external objections were received, which is not sufficiently addressed by the applicant
- The transmission tower will impact negatively on the predominant residential character of the area due to the height thereof – especially visually
- Suitable locations outside the urban area of Sandbaai should rather be investigated by the applicant
- The application is regarded as being undesirable from a Town Planning perspective
- The application does not contain sufficient merit to be considered favourably.
- The applicant did not proof the insufficient capacity of the existing mobile infrastructure for the area
- The applicant did not submit proof of complaints in terms of numbers and locality of complaints to verify need and desirability.

5 You are hereby informed of your right to appeal to the Appeal Authority in terms of Section 78(2) of By-Law

5.1 The appeal form must be completed and should be directed to the Appeal Authority (Executive Mayor) and received **within 21 days of notification** of this decision together with proof of payment of the appeal fee (R3 034-00)

5.2 The appeal form is available at request or alternatively on the Municipal website (www.overstrand.gov.za)

5.3 Contact details are as follows

Physical address:	16 Paterson Street Hermanus 7200
Postal address	PO Box 20, Hermanus, 7200
E-mail address	lorrita@overstrand.gov.za

6. With reference to the petition list, please note that correspondence is only forwarded to the main correspondent, being JA Swart appellant only. It is your responsibility to inform the other signatories about the decision

Yours faithfully

S MULLER
DIRECTOR : INFRASTRUCTURE AND PLANNING

Tel: (028) 313 8053
Fax: 028 313 8079
E-mail: lorrita@overstrand.gov.za

PO Box 20, 7200
HERMANUS

Client

From: Loretta Gillion <lgage@overstrand.gov.za>
Sent: 31 May 2019 03:20 PM
To: C ent; janswanie@gmail.com
Subject: Re: Appeal : Erf 1746 , MAIN ROAD Stanbaai
Attachments: Image.pdf

Geagte Mnr Swanepoel

Ons ontvangbevestiging van u skrywe word hiermee erken.
Neem asseblief kennis dat u skrywe na die voorgeskrewe 21 dae tydperk vir kommentaar op die appel ontvang was.

Met verwysing na u navrae is terugvoering soos volg:

- hiermee bevestig dat die prieel vir transmissie-toringsnie aanpassel is nie.
- die aansoek vir n toring in Pearlshaven was afgekeur en
- die aansoek vir n toring in Vet Kop is steeds is proses

Dankie

Loretta Gillion
Administrator: Town & Spatial Planning
Overstrand Municipality
A: 1b Paterson Street, Hermanus, 7200 P: P O Box 20
T: 028 313 8920 | F: 028 313 2045 | E: lgage@overstrand.gov.za

Overstrand Municipality
A: 1 Paterson Street, Hermanus, 7200 | P: P O Box 20 Hermanus, 7200
T: 028 313 8000 | F: 028 313 2045
E: enquiries@overstrand.gov.za | W: www.overstrand.gov.za

"To be a centre of excellence for the common unity"

>>> Client" <internetclients@gmail.com> 30/05/2019 11:46 AM >>>
Hi

TP N. Ahcard 11/39 Olivia)

Jenny Bett

Erf 1661, 42 Bergzight, Bergsig Road, Sandbaai, Hermanus 7200. Tel: 028 3[illegible]
Mobile: 083 270 7393 email: 51913009@mweb.co.za

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
29 AUG 2019

28 August 2019

Overstrand Spatial Planning Department
16 Paterson Street
Hermanus 7200

Email: alida@overstrand.gov.za
Cc: loriaanisaacs@overstrand.gov.za

ERF NO: erf 2861
Sandbaai
PLAN NO:
BETT
COLLABORATOR NO:
1317322

Dear Madam

Re: OBJECTION TO PLANNED ERECTION OF A 25m TRANSMISSION TOWER ON ERF 2861 SANDBAAI, HERMANUS.

We refer you to an email dated 24 July 2019. The matter refers to the application for the erection of a 25m transmission tower on erf 2861.

As part of the requirement to furnish our full names and residential address we submit the following: **Jenny Bett, 42 Bergzight, Bergsig Road, Sandbaai, Hermanus 7200.** The contact details are on the letterhead above.

As property owners in the Bergzight complex, we strongly object to the plans to erect a 25m high transmission tower right next to our complex.

The reasons for the objection are as follows:

- The scope and height of a 25m high transmission mast, with its three prominent satellite dishes, is unacceptable in a residential area such as ours. The granting of a departure from the restrictive conditions for structures higher than 14 metres is totally undesirable, as the planned mast is almost twice this height.
- The location of the mast is literally right next door to our complex Bergzight, where it will be seen day and night, no doubt with hazard lights flashing after dark.
- We are also totally opposed to the removal of the restrictive title deed condition as contained in the title deed for erf 2861, because there is no place for a powerful transmission mast in this area at this time.
- We believe that the company tasked with the motivation has not done a thorough environmental assessment of the downside of having a transmission mast in this so-called preferred location.
- It is widely accepted that there are attendant health issues in the immediate vicinity of where any microwave or other transmission towers are erected. Details can be supplied if required.
- It is well known that anyone living in an area adjacent to or close to a large transmission tower (such as Bergzight) may have a compromised mobile signal, due to the fact that the satellite dishes are beamed into the distance, creating a shadow effect.
- The proposed equipment containers could also attract the wrong types of people to the area to purloin the batteries and other equipment stored there. With growing unemployment in the Hermanus district this will be a strong temptation.
- Finally, there is no doubt that having such an unsightly structure on our doorstep will devalue our properties.

2/...

28 AUG 2019
TP

As ratepayers and owners of a property likely to be most affected by the transmission mast, we believe that we need to be taken seriously. So often plans are passed, bulldozed through, with absolutely no proper consultation with the affected parties. We were never advised or knew of any public meetings to discuss these plans. Otherwise we would have attended and voiced our complete opposition to the plans.

We hope that our objections will be tabled, along with any others from our Bergzight complex, at your next meeting to discuss halting planning permission for the development.

Yours faithfully

Jenny Sett

TP N. Mheart
(H. Olivier)

OVERSTRAND MUNISIPALITEIT
29 AUG 2019
OVERSTRAND MUNICIPALITY

From: Plum Property Holdings <plumpropertyholdings@whalemail.co.za>
To: <loretta@overstrand.gov.za>
CC: <monica@evolutionfinance.co.za>
Date: 29/08/2019 09:55 AM
Subject: Erf 2861, Whale Coast Mall, Sandbaai: Application for Transmission Tower (Objection)

Good Morning Loretta

Hope this mail finds you well.

Please can you advise how we make an objection to the erection of this tower at this location.

It will have a significant impact on the value of my property, the beautiful view we have of the mountain rage will be complete blocked by this horrendous tower, further the perceived health risks of cell phone towers will greatly reduce our ability to sell.

Look forward to your response.

Kind Regards
James Plummer
Unit 61 Ocean Breeze

FILE NO. Erf 2861
Sandbaai
SCAN NO:
JAMES
COLLABORATOR NO:
1317250

TP 29 Aug 2019

TP D. Ahrend (H. Olivier) 14/39

Loretta Gillion - Transmission tower Bergzight. Re: Erf 2861 HSB

From: Steve Murray <sandjmurray@gmail.com>
To: <loretta@overstrand.gov.za>
Date: 27/08/2019 05:56 PM
Subject: Transmission tower Bergzight.

OVERSTRAND MUNICIPALITY
28 AUG 2019
OVERSTRAND MUNICIPALITY

Hi Loretta.
We at no 44 Bergzight Complex DO NOT wish for the transmission tower.
1. Unsightly
2. Health hazard as per newspaper articles read about these towers in Gauteng.
3. Interference with existing internet connection.
4. Height, if it falls-damage to property.(due to metal corrosion).
5. Valuation of surrounding properties reduced.
Regards
Steve and Jacky Murray.

FILE NO: Erf 2861
Sandbaai
SCAN NO:
MURRAY
COLLABORATOR NO:
1316813

TP 28 AUG 2019

TP D. Ahcart (I. Olivier)

15/39

OVERSTRAND MUNICIPALITY
28 AUG 2019
OVERSTRAND MUNICIPALITY

Loretta Gillion - Proposed TT Lattice Mast on Erf 2861, Sandbaai: Objection

From: Rod Warneke <rod.warneke@gmail.com>
To: "rrcw@telkomsa.net" <rod.warneke@gmail.com>, <loretta@overstrand.gov.za>
Date: 27/08/2019 06:28 PM
Subject: Proposed TT Lattice Mast on Erf 2861, Sandbaai: Objection

Dera Loretta,

Thanks for e-mailing the VIA document to me.

I link below my letter / written objection relating to said proposal for recording and submission further.

Regards,

Rod Warneke.

The Town Planning Department

Overstrand Municipality,
16 Paterson Street
Hermanus
7200

Attention: Loretta Gillion

FILE NO: Erf 2861
Sandbaai
SCAN NO:
Rob
COLLABORATOR NO:
1316809

Dear Madam,

ERF 2861: PROPOSED HEIGHT RESTRICTION CONSENT USE & DEPARTURE: OBJECTION.

At the outset may I state that I am in no way opposed to development, but rather question the suitability of locating the proposed TT on the site as advised in the 'Departure' application published in the press 2019.07.24. Also, the statement is made in the VIA prepared by Messrs Enviro Works (D.2.3) *'Allows other service providers to co-locate as other structures of this height do not exist in the area'.*

My ***interest*** is as an individual resident of the Hemel-en-Aarde Estate - the latter quoted in the Enviro Works VIA document as an 'up-market housing estate'. *(Our residence is approximately 675 m from the proposed site)*

I have perused the proposal and the VIA prepared by Messrs Enviro Works. The report clearly follows the guidelines and requirements for 'Aesthetics Specialists' contributing to to an EIA as laid out by the Department of Environmental Affairs and Development Planning. It is

TP 28 AUG 2019

heartening to see that the often overlooked 'Aesthetic' aspects of such an application are carefully considered and made openly available to interested and affected parties for comment.

I only took up residence in Hermanus from the end of 2017 and missed what I am sure must have been some healthy debate around the development of the Mall across the road from us! The ultimate massing and height of the new building was a consideration when buying into this estate. To the Developers' and Architects' credit, the Mall building has been kept at a low level and impacts *(Visually)* very little on the housing estate across the R43. A height restriction of four floors or 14 m for Business Zone 1 in this urban area is very prudent and should be retained going forward as a worthwhile legacy - as Enviro Works state, 'Today's Input - tomorrow's Legacy'. As one moves up the slope of the mountain on which the Estate has been developed, one is aware of the importance of the panoramic views over the low lying areas to the south and sea. Panoramic views only broken by projections such as the existing cement silos in the industrial precinct and high mast lighting of Zwelihle. These structures break the 'land' horizon and to some extent the distant sea horizon dependent on how high one moves up the slope. The higher one goes, the more the structures are absorbed into the urban built background and fabric. *Relative heights are well illustrated in Fig 12 - (Section) of the VIA Report.*

A 25 m high structure in isolation, although behind the existing Mall building, will be visible from all levels of the housing estate to varying degrees as stated above. It is noted that the preference is for a 'transparent' lattice structure over a mono-post pylon so that 'background can be viewed through the structure'. The concept is understood, but this is not how these structures appear in reality after being adorned with appendages such as microwave dishes and antenna!

The VIA is comprehensive and to some extent verbose. All of the hackneyed arguments around 'improved' business opportunities, security, tourism, disaster management etc etc have all been heard before. The analysis of alternate sites is noted as are the concerns primarily around aesthetics relating to visibility from the R43, the immediate 'close proximity' and against the backdrop of the Mall architecture. There is only one reference to the Hemel-en-Aarde Estate *(inside 1 km distant)* being visually affected *(Refer to Item 8.2.1)* Generally the report motivates the proposed structure location as having a low to moderate impact on all surrounds.

Everyone knows that the 'jury is still out' on the health legacy issues linked to radiation emitted from high frequency towers (particularly LTE / 4G / 5G etc) and Wi-Fi. I am interested to know why Curro School have made a policy decision in their bye-laws that expressly forbids such structures on their sites? My understanding is that there are financial benefits for land owners to allow tower space to be leased or bought and many schools in this country went this route *(In the early days of cell technology)*

Be that as it may, my immediate objection is to the proposed position of the TT on Erf 2861 and is due to VIA considerations. Without knowing the financial implications of this proposed installation, I find it hard to believe that in this day and age of 'technology above all else,' that alternate less obtrusive sites, even some of the alternates investigated and recorded in the report, cannot be viable?

If my understanding is correct, the areas most lacking in good cell reception are the low lying Sandbaai and Zwelihle. The former will surely be in line for FTTH. LTE etc then possibly becomes secondary I believe? Why can these areas not be serviced with closer proximity 'local' masts and /or even a series of relays? Perhaps consideration can be given to combining the required TT with an already established high mast mono-post lighting pylon on the west side of Zwelihle and adjacent wide road reserve? This would be preferable to creating yet another standalone very visual structure that cuts into valuable panoramic views.

Yours faithfully,

Rod Warneke *(B.Build / B.Arch / Retired Pr.Arch)*

2 Sandpiper
Hemel-en-Aarde Estate
Mooisig / Sandbaai
7200

Mobile - 0832944334

TP N. Thool 18/39
(H. Olivier)

OVERSTRAND MUNISIPALITEIT
21 AUG 2019
OVERSTRAND MUNICIPALITY

Loretta Gillion - Application for TT Erf 2861

From: Rod Warneke <rrcw@telkomsa.net>
To: <loretta@overstrand.gov.za>
Date: 20/08/2019 03:05 PM
Subject: Application for TT Erf 2861 Sandbaai

Dear Madam,

I am writing to you as an individual resident on the Hemel-en-Aarde Estate directly opposite the Mall and in response to the application for a departure on height restrictions for the Erf as named above.

I notice in reading the documents made available to the Estate and interested residents, that there is reference to a 'yet to be received response' to an application lodged with the Department of Environmental Affairs and Development Planning *(Annexure H)*. It is also stated that environmental authorization is NOT required? Is it possible to have sight of this application and the response if subsequently received?

With reference to Item 'D.2.3 Visual Impact', I glean that a VIA was conducted by Messrs Enviro Works and that the visual impact is categorized as 'moderate to low.' Is it possible to have sight of this report referred to as *(Annexure I)*? Particularly as there are a number of references in the WPP document to this issue.

Incidentally, my cell reception for both MTN and Cell C is outstanding in the Estate!

Many thanks,

Yours faithfully,

Rod Warneke.

FILE NO: TT E861
Sandbaai
SCAN NO:
ROD
COLLABORATOR NO:
1314989

TP 21 AUG 2019

TP I.J./Ward (H. Olivier)

19/39

27 AUG 2019

Loretta Gillion - Tower objection Bergzight estate sandbaai

From: jleuner <jleuner@rocketmail.com>
To: <loriaanisaacs@overstrand.gov.za>
Date: 27/08/2019 11:17 AM
Subject: Tower objection Bergzight estate sandbaai Re: Erf 2861 HSB

I JML Leuner at Bergzight estate object to the tower construction

Kind regards

JML Leuner

FILE NO: Erf 2861 Sandbaai
SCAN NO: LEUNER
COLLABORATOR NO: 1316449

Sent from my Samsung Galaxy smartphone.

TP 27 AUG 2019

20/39

Loretta Gillion TRA-Theart (C H Olivier)

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
26 JUL 2019

From: Debbie Bertoldi <debbiebertoldi@gmail.com>
To: <loretta@overstrand.gov.za>
Date: 26/07/2019 12:02 PM HSB 2861

Hi Loretta

We are owners at Mooizicht Gardens, Bergsig Street, Sandbaai and object 100% to the cellular tower proposed to be erected outside the Whale Coast Mall.

Please provide feedback in this regard.

MR & MRS BERTOLDI
072 622 8146

FILE NO: EL 2861
Sandbaai
SCAN NO:
HSB 2861
COLLABORATOR NO:
1306679

26 JUL 2019

AP D Ahoard (11 Oliver) 21/39

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
26 AUG 2019

Annette Lang-Gomes
Owner 29 Bergzicht
Bergsig Street, Sandbaai 7200
Tel : 082 921 3695
E: annette.lang@gmail.com

Overstrand Municipality
C/O Loriaan Isaacs
Senior Clerk: Town & Spatial Planning
16 Paterson Street, Hermanus, 7200
E: loriaanisaacs@overstrand.gov.za; loretta@overstrand.gov.za

FILE NO: ERF 2861 - HSB
SCAN NO: ANNETTE
COLLABORATOR NO: 1316075

Dear Sir/Madam

RE: Erf 2861, Whale Coast Mall, Sandbaai: Application for Transmission Tower

In accordance with the provisions of section 51 and 52 of the by law, I would like to submit the following objections / comments in relation to the abovementioned application.

My interest in the application is as an owner of residential property in the Bergzicht Complex, which is right next to the proposed site (erf 2861).

I submit that the applicant should also provide the public and the owners of surrounding properties with the following information:

- The total radiation output of the tower when it is fully operational and in the future
- The type of technologies, frequencies and modulation types that will be deployed on the tower and in the future
- Will the public and owners of surrounding properties be informed of- and their consent obtained should the tower be upgraded in future?

My objection is that the radiation from the proposed Transmission Tower will penetrate every room in the houses that are located right next to the tower. **The residents will have no control over this radiation**, in contrast to having control over personal devices and electronics which can be switched off when you choose – the radiation from the proposed tower will be 24/7.

Radiofrequency radiation has been linked, by thousands of international biomedical research studies, to a broad range of health consequences. Some examples are sleep disruption, headaches, ringing in the ears, fatigue, loss of concentration, memory, or learning ability, disorientation, dizziness, or loss of balance. Studies have also indicated increased risk of cancer.

Herewith links to various studies:

Cancer: Cell Phone RF Breaks DNA Consistent with Higher Tumor Counts 20 Years After Landmark Lai-Singh Study
http://microwavenews.com/news-center/ntp-comet-assay
Tumor promotion by exposure to radiofrequency electromagnetic fields below exposure limits for humans
http://www.sciencedirect.com/science/article/pii/S0006291X15003988

26 AUG 2019

Leukemia: According to this oncologist, the cause-effect link between EMF fields and leukemia is no longer to be doubted. "When doses increase, the rates of leukemia increase accordingly. Dozens of toxicological lab studies show that in the most obvious way, in vivo and in vitro."
Oncology professor at Paris Descartes University, Prof. Belpomme, President of the Association for Research and Treatments against Cancer.
Long-term exposure to microwave radiation provokes cancer growth:
2011 http://www.ncbi.nlm.nih.gov/pubmed/21716201 evidences from radars and mobile communication systems.
Genetic Damage: A cross-sectional case control study on genetic damage in individuals residing in the vicinity of a mobile phone base station.
http://www.ncbi.nlm.nih.gov/pubmed/25006864
Environment: Memorandum on the Bird and Wildlife Impacts of Non-Ionizing Radiation by Albert M. Manville Ph.D. Former U.S. Fish and Wildlife Service Senior Biologist pdf in
here http://ehtrust.org/memorandum-bird-wildlife-impacts-non-ionizing-radiation-albert-m-manville-ph-d-former-u-s-fish-wildlife-service-senior-biologist/
Radio-frequency radiation injures trees around mobile phone base stations. Sci Total Environ. 2016 Aug 20;572:554-569.
http://bit.ly/2cbXNBy
EHS Electrohypersensitivity: Reliable disease biomarkers characterizing and identifying electrohypersensitivity and multiple chemical sensitivity as two etiopathogenic aspects of a unique pathological disorder. 2015
http://www.ncbi.nlm.nih.gov/pubmed/26613326
Electrohypersensitivity: a functional impairment due to an inaccessible environment 2015
http://www.ncbi.nlm.nih.gov/pubmed/?term=26613327
The microwave syndrome or electro-hypersensitivity: historical background. 2015
http://www.ncbi.nlm.nih.gov/pubmed/?term=26556835
Electromagnetic hypersensitivity – an increasing challenge to the medical profession. 2015
http://www.ncbi.nlm.nih.gov/pubmed/26372109?dopt=Abstract
Implications of non-linear biological oscillations on human electrophysiology for EHS and MCS 2015
http://1.usa.gov/1QMHYKT
Fertility: Male fertility and its association with occupational and mobile phone towers hazards: An analytic study 2016
http://www.sciencedirect.com/science/article/pii/S1110569016300127

Kindly confirm receipt of my comments and objection.

Yours sincerely

Annette Lang-Gomes

23 August 2019

TP N/Mhoat 23/39
(I.J. Olivier)

Loretta Gillion - nuwe 25 meter hoe sellulere toring

OVERSTRAND MUNISIPALITEIT
26 AUG 2019
OVERSTRAND MUNICIPALITY

From: "Kitta Nieuwland" <knieuw93811@gmail.com>
To: <loretta@overstrand.gov.za>
Date: 26/08/2019 10:19 AM
Subject: nuwe 25 meter hoe sellulere toring

CJ Nieuwland
7 Bergzicht Kompleks
Bergsigstraat
Sandbaai
7200

FILE NO: 21 2861 HSB
SCAN NO: HSB 2861
COLLABORATOR NO: 1316058

Die Munisipaliteit
Hermanus

Geagte Dame/Heer

NUWE 25 METER HOE SELLULERE TORING

Hiemee wil ek asseblief die Munisipaliteit inkennis stel dat ek gekant is teen die oprigting van die 25 meter hoe sellulere toring in Sandbaai.

My redes is as volg:

1. Dis is onaansienlik.
2. Die waarde van my eiendom sal verminder.
3. Die eiendom sal ook moeiliker verkoop a.g.v. die onaansienlik struktuur.
4. Wat is die gesondheid implikasies? Watter navorsing is daaromtrent gedoen?

By voorbaat dankie dat my kommentaar aandag sal geniet
Die Uwe
C J Nieuwland
(munisipale rek. nr. 145011450005)

TP 26 AUG 2019

TP N. Ahead (11. Olivia)

From: Pauletteduplessis <pauletteduplessis@yahoo.co.uk>
To: Loretta <loretta@overstrand.gov.za>
Date: 22/08/2019 01:17 PM
Subject: ? New Cellular transmission tower in Sandbaai Erf 2861 HSB

To Loretta,
1). I am dead AGAINST the erection of a 25 meter high transmission tower at the back of the Whalecoast Mall.I have retired and live at Bergzight which is right next door to the spot where this tower is supposed to be erected.The erection of this monstrosity will mean devaluation of our properties. We have already been affected by the vast increase of Zwelihle towards the Mall. If swimming pools can be set alight without any shame, who knows what will happen to the erection of this monstrosity right on our doorstep! (with the eyesore of a number of microwave dishes)
2) nothing definite has been said about the safety of these microwave panels health wise. I have two mechanical (and by this I mean METAL)heart valves. And I will accept no safety comments by the installers as to the medical safety of this tower. These valves are manufactured by an American company and they will not sign off something like this easily or lightly!!
3) I do not think this tower should be erected in the middle of any suburban area! It is unsightly and dangerous!!
Regards,
Paulette du Plessis

TP 22 AUG 2019

AP N. Theart
(t/a Olivia)

25/39

OVERSTRAND MUNISIPALITEIT
22 AUG 2019
OVERSTRAND MUNICIPALITY

Postal Address — Private Bag X15
Suite 204
Hermanus
7200

Residential Address — 12 Ocean Breeze
End Street
Sandbaai
7200

August 22, 2019

Subject: Municipal Notice No. 93/2019

The Town Planner
16 Paterson Street
Hermanus
7200

Dear Sir,

My interest in subject mentioned in the Municipal Notice is due the fact that my residence is situated on erf 2765 Sandbaai, which is in close proximity to the proposed site for the cellphone tower referred to in the document.

In following pages accompanying this missive I list my concerns regarding the possible impact of the tower.

Yours Sincerely

M A Edwards

M A Edwards

Mobile Phone: 082 820 3346

Landline: 028 316 1357

FILE NO: Erf 2765
Sandbaai
SCAN NO:
EDWARDS
COLLABORATOR NO:
131525

TP
22 AUG 2019

Opposition To Cellphone Tower Installation

Visual Impact

The proposed 25m tower will have tremendous visual impact on the following housing estates; Ocean Breeze, Monte Mare, Bergzicht to name a few.

House Prices.

The installation of the tower would have a serious impact on the value of houses nearby. No matter how many assurances one may be given by the tower owners as to a nil health risk from radiation, the perception remains regarding health risks of cellphone towers, which also has an impact on house prices.
The market is by all accounts already seriously depressed.

A News 24 Article, source: https://www.news24.com/SouthAfrica/News/municipalities-should-not-approve-building-plans-which-may-devalue-surrounding-properties-concourt-rules-20190219

The Constitutional Court has ruled that municipalities are obliged to consider the possibilities that a new development could devalue nearby properties before approving building plans.

The court said that when a proposed building is being considered, the decision-maker should check against whether the proposed property could disfigure the area, or reduce the value of the adjacent properties.

The ruling comes as the apex court heard whether the legitimate expectations test, which is used to assess building plans that might affect the value of neighbouring properties, should also apply to approving building plans that might disfigure a neighbouring area or be unappealing.

The court considered the application brought forth by the Simcha Trust, and cited the City of Cape Town as one of the respondents.

In 2005, the City approved a development application by the Four Seasons sectional title scheme. The building plan entailed building balconies up to the boundary of the Four Season's property.

Four Seasons in 2007 erected a 17-storey building with balconies leaning into the Simcha Trust's property, which prevented Simcha from constructing an additional four storeys to its building.

The Western Cape High Court set aside the approval of Simcha's development, in which they wanted to add the four storeys. The court ruled that the City official in approving the plans, was materially influenced by an error of law and that the official failed to take into account a relevant consideration on whether the proposed development gave rise to any disqualifying factors. Simcha Trust then approached the Constitutional Court.

The Constitutional Court held that the municipal decision-makers had applied the incorrect test when deciding if the building application should be disqualified.

Lack Of Information.

There is no information regarding:

1) The various operator frequencies, the type of frequencies and modulation types that will be used on the tower initially and those that are planned for the future.
What the radiation output of the tower will be initially and in the future.
How the radiation output will be monitored - by an industry company or independent company?

2) The exact transformer or transformer site to which the proposed tower would be connected.

3) The type of power supply.

4) The types of emergency/standby power supplies.
The possible visual and environmental impact of the emergency/standby power supplies

6) Any safety measures to protect the tower and public from any sort of mechanical or structural failure which may caused by natural or unnatural action.

AP D/Mood (LEO/ca) 28/39.

OVERSTRAND MUNISIPALITEIT
21 AUG 2019
OVERSTRAND MUNICIPALITY

16th August 2019
1902 Monte Mare
Bersig Street
Sandbaai
Hermanus
7200

My interest in application: Resident of Monte Mare Sandbaai
Director of Monte Mare Sandbaai

To whom it may concern

Re: Objection to cell phone tower at Whale Coast Mall, Sandbaai (Erf 2861 Sandbaai)

I strongly object to this erection of tower for the reasons stated below;

Health
Each tower will emit pulse modulated radiofrequency radiation, specifically microwave and millimetre-wave radiation, 24 hours a day, every day and night, forever.

The radiation is designed to penetrate into every room in your home. The radiation levels to which you might be subjected could be biologically unsafe. Whereas you are able to switch off your own devices at night the tower radiation is 24/7.

Radiofrequency radiation has been linked, by thousands of international biomedical research studies, to a broad range of health consequences. Some examples are sleep disruption, headaches, ringing in the ears, fatigue, loss of concentration, memory, or learning ability, disorientation, dizziness, or loss of balance. Studies have also indicated increased risk of cancer.

Property Values:
Property values will suffer. Whether the threat of constant radiation is perceived or real, buyers will be less likely to purchase homes near cell towers. With already depressed property values, we cannot allow a project with such a negative impact on our home values.

If the proposed mast is 15m in height or greater, as I read your letter, it states 25m tall. This triggers a full Environmental Impact Assessment, which is a separate process and governed by Provincial Government. If this has been done, please could you furnish me with the report and findings, unless it's done after permission is granted?

Yours Faithfully
Spyros Paizes
0825681827

LE NO: Erf 2861
Sandbaai
SCAN NO:
HSB 2861
COLLABORATOR NO:
1314987

TP 21 AUG 2019

1P N. Thaard
(1f. Olivier)

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
20 AUG 2019

Loretta Gillion - Fwd: FW: Objection to Transmission Tower at Whale Coast Mall

From: Loriaan Isaacs
To: Loretta Gillion
Date: 19/08/2019 03:45 PM
Subject: Fwd: FW: Objection to Transmission Tower at Whale Coast Mall

Erf 2861 HSB

>>> A Vister <alre@propconnect.co.za> 2019/08/19 03:44 PM >>>
Good day Loriaan,

Kindly see email below for your attention.

Kind regards,

FILE NO: Erf 2861
Sandbaai
SCAN NO:
HAYWARD
COLLABORATOR NO:
1314295

Alré Vister
Property Management Specialist
T:087 232 7887
PropConnect

From: Charles Hayward [charleserich4@gmail.com]
Sent: Monday, August 19, 2019 1:29 PM
To: A Vister <alre@propconnect.co.za>
Subject: Objection to Transmission Tower at Whale Coast Mall

Dear Alre,
Further to your correspondence in this regard:

Please note that my wife and I object vehemently to having a transmission tower installed at the Whale Coast Mall.
The harmful effects of Cell Phone Tower radiation on human health are extremely detrimental and well documented.For instance research has shown that electromagnetic radiation causes neurolgical and gene damage,is a risk factor for Alzeimher's Disease, can damage sperm and impair foetal development and can cause cancer.
The fact that Tambali Village is situated adjacent to the Mall, to the extent of sharing a boundary, compounds this effect of harmful radiation in our view and this is further compounded by the fact that it is the intention to instal a 25m tower which exceeds the 14m current limit.
We feel that the planners could find a more suitable place rather than placing the tower in a heavily built up area.
Yours sincerely,
Charles and Marion Hayward

TP 19 AUG 2019

TP N. Theart (H. Olivier) 30/39

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
20 AUG 2019

Loretta Gillion - Munisipale Kennisgewing Nr 93/2019

From: joe saayman <jomar.saayman@gmail.com>
To: <loretta@overstrand.gov.za>
Date: 19/08/2019 07:39 PM
Subject: Munisipale Kennisgewing Nr 93/2019
Attachments: Sandbaai Tower.docx

Erf 2861 HSB

Munisipale Bestuurder
Overstrand Munisipaliteit
Hermanus 19/08/2019

MUNISIPALE KENNISGEWING Nr 93/2019

VOORGESTELDE TRANSMISSIE TORING OP ERF 2861

Die Monte Mare Huiseienaars Vereeniging (MMHEV) verteenwoordig die eienaars van die 60 wooneenhede binne die Monte Mare kompleks wat in Bergsigstraat, Sandbaai gelee is, direk agter die Whale Coast Mall.

Hiermee dien ons die MMHEV amptelik beswaar in teen die oprigting van die voorgestelde toring op Erf 2861 vir die volgende redes:-

1)Die voorgestelde onooglike toring sal direk in ons uitsig wees te alle tye.
Dit is vermetel om soos in u opsie (1) te meld dat die ' visual impact on the face of the shopping centre as well as the high visibility from the R43 was not approved ' maar ons die honderde eienaars direk langs en om die toring dit daagliks moet aanskou, genee daarmee moet wees dat dit op u gekose terrein geplaas word.

2) Die potensiele gesondheidsrisiko van bestraling dat ons binne die sterk 'hazerdous' seine gelee is.
Aangeheg vind verslag in die verband.

3) Die toring sal n definitiewe negatiewe invloed op ons eiendomme se waarde he.

4) Volgens die alternatiewe drie opsies op bladsy 13 wat ondersoek was deur u en afgekeur is a.g.v nie toelaatbare oprigting van torings nie, kan ons aflei dat die toring se posissie nie so beperk is nie dat die toring ook soos die ander bestaande torings wel op of teen die berg opgerig kan word.
Dit sal die ideale oplossing wees en die toring sal ook nie nodig wees om 25m hoog te wees nie.

Hoop hierdie versoek en voorstel vind byval en dit kan net tot die beste vir ons dorp sowel as die besighede wees.

Dankie

JP Saayman
(MMHEV)
1892 Monte Mare

FILE NO: Erf 2861 V
Sandbaai
SCAN NO:
JOE
COLLABORATOR NO:
1314281

TP 20 AUG 2019

Bergsigstraat
Sandbaai
0832843500
jomar.saayman@gmail.com

After some research all articles like this one https://www.brightsandz.co/safe-distance-mobile-phone-tower/ Indicates a very strong harmful signal strength at 50m and a safe distance of 300m away from the tower on a 3G and 4G, not to mention the new 5G coverage.

- The circle in red indicates a very strong hazardous signal
- The circle in orange indicates a strong hazardous signal

Please consider the health and awesome panorama view that will be impacted if this monstrosity of a tower be erected, please stop this development.

TP Manager (H. Olivier)

33/39

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
20 AUG 2019

Loretta Gillion - Erection of transmission tower in Sandbaai

From: Jenny Stocks <jenny.stocks1@gmail.com>
To: <loretta@overstrand.gov.za>
Date: 19/08/2019 07:17 PM
Subject: Erection of transmission tower in Sandbaai Erf 2861 HSB

TO WHOM IT MAY CONCERN

Please take consistence that I Jennifer Norma Stocks are an owner of a property in the Bergzicht Complex on Bergsig Road. I was once proud to have told people where I reside, certainly not anymore as the Bergsig road through the township has become an awful eyesore. The filth, smell and unsightly shacks that one has to pass through are an embarrassment, not to mention the danger of dogs and small children roaming in the street without any supervision.
In so far as an additional discouraging factor, I am herewith lodging a formal complaint against the ruling of the cellular transmission tower that is to be erected right outside our complex.
1. It will further disfigure the area in which it will be erected
2. It will be unsightly and objectionable
3. Will most certainly derogate from the value of the adjoining or neighboring properties

We as pensioners have spent our life earnings and savings in investing in our homes and feel that this tower will only further devalue our homes and be unsightly and could become a security and health risk. I just 4 months ago lost my husband to cancer and feel that this could be another huge health risk. I personally believe this is not something that should be allowed in a residential area.

Your kind consideration will be appreciated.
Yours sincerely,
Jenny Stocks

FILE NO: Erf 2861
Sandbaai
SCAN NO:
STOCKS
COLLABORATOR NO:
1314212

TP 20 Aug 2019

34/39

IP N. Ahool (H. Oliva)

OVERSTRAND MUNICIPALITY
19 AUG 2019
OVERSTRAND MUNICIPALITY

Loretta Gillion - Fwd: Cell tower at Bergzicht

From: "Carol & Hannes Smith" <hcsmith777@gmail.com>
To: <loretta@overstrand.gov.za>
Date: 19/08/2019 02:05 PM
Subject: Fwd: Cell tower at Bergzicht

---------- Forwarded message ----------
From: "Carol & Hannes Smith" <hcsmith777@gmail.com>
Date: 19 Aug 2019 2:04 PM
Subject: Cell tower at Bergzicht
To: <loretta@overstrand.gov.za>
Cc:

Hi there
I definately object to the tower being built right next to my complex Bergzicht...
It will have a negative effect on the ambience of our complex. Unsightly and more over my property value,
Secondly what about the health aspects.
Thirdly unsavourry people can climb it and look over into our complex for possible break ins.
Not suitable
Please erect it in the industrial are or next to the mall on the far side.
Please do not erect it by our complex.
We are not happy about it so we object...

Please take this as our stand.
Thank you
Carol Smith
54 Bergzicht

FILE NO: 21 2861
Sandbaai
SCAN NO:
COLLABORATOR NO: 1314209

19 AUG 2019

OVERSTRAND MUNISIPALITEIT
19 AUG 2019
OVERSTRAND MUNICIPALITY

AP. N. Wheat (H. Olivier)

35/39

Loretta Gillion - Query and objection - transmission tower erf 2861 Sandbaai

From: Anthony Schnell <anthonypaulschnell@gmail.com>
To: <loretta@overstrand.gov.za>, Franci <franci@overberg.co.za>, Me <anthony...
Date: 17/08/2019 10:50 AM
Subject: Query and objection - transmission tower erf 2861

In terms of the published call for comment on the aforementioned proposed transmission tower (ITO 16.(2)(a)), I would like to object.

Anthony Schnell
6 Tambali Village
Sandbaai Main Road
Sandbaai, Hermanus
084 400 1317
anthonypaulschnell@gmail.com

My interest is that I stay close to the proposed development and thus the proposal affects me by reason of proximity. The reason for my concern is that:

- I believe that this could pose a health risk to me, my family, neighbours and other living creatures
- It will pose a threat to the wild geese that have made the enclosed natural area of the Whalecoast mall as their breeding place

Having done some web searches on the health risks of these towers, I have discovered that there are 2 types of research, those funded by government and communications companies and those done independently. The independent studies show that there is significant risk of health complications from the waves emitted from these towers. The studies with vested interest show that there is no material risk. Even if I were to ignore the obvious bias that may be linked to research done and paid for by companies with a vested interest (I definitely do not ignore this!), the evidence that the towers are safe for health is NOT conclusive and therefore there exists a question of the health impact.
I therefore object to this proposed development.

Further I would like to inquire about the actual emission density:How many microwatts per square centremetre will be emitted from this proposed tower?

I therefore with respect oppose this development.

Regards
A.P. Schnell

FILE NO: Of 2861
Sandbaai
SCAN NO:
HSB 2861
COLLABORATOR NO:
1313781

TP 19 AUG 2019

TP N. Ahearl
(H. Olivier)

36/39

1865 Monte Mare
Bergsig Road
SANDBAAI

14TH August 2019

RE: ERF 2861 – APPLICATION FOR USE AND DEPARTURE.

I have an interest and comment on the above proposal. As a resident whose house is situated across the road from the proposed transmission tower I will have a compromised view from the my lounge, sunroom, main bedroom and guest room of a looming unsightly tower.

This tower will be situated in a high density housing area, compromising 6 gated Estates in the **immediate** vicinity. These properties will loose value as cellular transmission towers are viewed by most people as a cause of certain medical problems. Whether this has been conclusively proven makes no difference as the average person perceives this as a health hazard and that in turn will lower values in the area. I know I would not buy a house next to a cellular tower of any height. Be it 14mts or 25mts.

I have read the proposal at the municipality and the motivation for why it should be there is just a lot of words and some really useless photographs. It should be on top of a hill and if one tower is not enough then two.

This is just the cheapest, quickest way and there is absolutely no regard for people affected.

So I object to the proposed cellular tower on three grounds:- property values, health hazard and aesthetics.

As rate payers we expect the Municipality to be guardians of our property values and custodian of the aesthetics of the whole of Hermanus.

Yours faithfully

M M R LINNEY

(2019/08/15) Loretta Gillion - Re cellular tower

AP. D. Ahearl (H. Olivier).

37/39

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
15 AUG 2019

From: "normamx@mweb.co.za" <normamx@mweb.co.za>
To: <loretta@overstrand.gov.za>
Date: 14/08/2019 04:59 PM
Subject: Re cellular tower

Erf 2861 Sandbaai

Dear Loretta

I pray that this tower will not be built at Mall.

I live next door to the proposed tower. In fact probably the closet property to it.

I have bought the little house as I am getting treatment for cancer in Hermanus and I bought here as I thought I would be living in a healthy enviroment.

Please please please not here - erect it away from people. Cancer is such a dreadful sickness - only when they are 100% sure if it doesnt affect peoples health then go ahead.

Regards

Norma Louisa Molyneux
49 Bergzight
Bergsig St
Sandbaai

0837898944

FILE NO: Erf 2861 Sandbaai
SCAN NO: HSB 2861
COLLABORATOR NO: 1313140

TP 15 AUG 2019

TP N/Mbeat (H.Olivia) 38/39

OVERSTRAND MUNISIPALITEIT
07 AUG 2019
OVERSTRAND MUNICIPALITY

Loretta Gillion - Objection to Transmission Tower: Erf 2861

From: Kate N <kateniemantinga@gmail.com>
To: <loretta@overstrand.gov.za>
Date: 06/08/2019 10:17 AM
Subject: Objection to Transmission Tower: Erf 2861 Sandbaai

Good day

My name is Katherine Niemantinga, homeowner at 1888 Monte Mare, Bergsig.
Contact number: 0722958447.

I hereby formally tender my objection to the changing of the bylaw in order to construct a transmission tower on Erf 2861.
The proposed Erf is between 6 high density residential complexes, there is absolutely no reason that this eyesore needs to be placed here on this Erf. It will most certainly have a negative impact on our property values and to date there are still concerns around ones health in proximity to these towers.

The Annexure that I received from the Monte Mare homeowners states that the first proposed position was not approved due to its visual impact on the face of the shopping mall, so even the mall thinks this tower would be aesthetically terrible! How does it become pleasing to those that live around and behind the mall?

There is a law in place already to restrict the building of anything taller than 14 meters and that should not be changed.

I would also like to know how this does not impact the biophysical environment, as the proposed site is actually where the malls water sump is currently situated.

The visual impact within the short distance zone will be moderate. From the short to long distance zone the impact will be low due to factors including the Visual Absorption Capacity of the area, limited observers within these zones, the built-up environment and the undulating topography of the area.

You say "limited observers" and in the next "built-up enviornment". This built-up environment (Timbali, Bergzicht, Monte Mare, Ocean Breeze, Sandy Cove, Mooizight Gardens) are all observers!

Kind regards
Katherine

FILE NO: Erf 2861
Sandbaai
SCAN NO:
HSB 2861
COLLABORATOR NO:
131104

TP - 7 AUG 2019

39/39

TP. A. Theart (H. Olivier)

Loretta Gillion - 25m High Transmission Tower

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
07 AUG 2019

From: Gen Linney <genlinney@yahoo.com>
To: "loretta@overstrand.gov.za" <loretta@overstrand.gov.za>
Date: 05/08/2019 11:32 AM
Subject: 25m High Transmission Tower Erf 2861 Sandbaai

Dear Loretta

I am writing to express my worry about the application for the proposed 25 high transmission tower in Sandbaai.

The area proposed is densely populated and will not only be aesthetically unpleasant, but would probably have health implications too.

I live in Hemel en Aarde Estate and I would look straight onto this tall ugly tower. It would most definately bring a depreciation to my property, as well as all the residents living in and around that area.

If people are complaining about their reception, they should think about fibre optic. This tower should really be on top of the mountain like the others.

Fernkloof area also has terrible reception, but I doubt a 25m high transmission tower would ever be considered in the middle of the residential area.

I do hope that this application is denied and other solutions are found.

Thank you.

Regards,
Genevieve Linney

16 Sandpiper Street
Hemel en Aarde Estate
082 71 57 817

Sent from Yahoo Mail on Android

FILE NO: Erf 2861
Sandbaai
SCAN NO:
HSB 2861
COLLABORATOR NO:
131101

TP - 7 AUG 2019

TP N. Theodosiou (I.J.Olivier) ANNEXURE E 1/6

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
27 SEP 2019

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: 083 255 8349
E: dloots@wpplanning.co.za

The Municipal Manager
Overstrand Municipality
Town planning Department
16 Patterson Street
Hermanus
7200

FILE NO: 2861 Sandbaai
SCAN NO: HSB 2861
COLLABORATOR NO: 1327379

1 October 2019

PROPOSED APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE TO PERMIT THE PROPOSED TRANMISSION TOWER: ERF 2861, SANDBAAI

The letter received dated 10 September 2019 refers.

24 objections/comments were received regarding the above application. I have addressed the issues of concern below.

This application is for the installation of a transmission tower that will provide coverage to Sandbaai, the surrounding community and Whale Coast Mall.

Visual Impact:

The majority of the objectors seem to be living in one of the surrounding residential developments, including Sandy Cove, Monte Mare, Ocean Breeze, Mooizicht and Bergzicht. It should be noted that the residential units closest to the proposed transmission tower in all of these residential developments were designed to face in the opposite direction. The residential units deeper into these developments faces houses on the opposite side of the road within the same residential development, thus the main focus will not be that of the proposed transmission tower.

The transmission tower is furthermore proposed as a lattice structure as this is deemed a see-through structure that will reduce the visual impact of the transmission tower. The tower can be painted light blue or light grey in order to blend in with the sky to some extent.

Alternative designs that can be considered is that of a monopole structure or a camouflaged tree. Should council request an alternative design our client will be willing and forthcoming to the proposal. As part of the Visual Impact Assessment compiled by EnviroWorks, it was determined that the monopole structure will be a suitable alternative to the lattice, as a monopole structure has a slim line design in order to minimise the visual exposure.

Some of the objectors complained about the height of the transmission tower, proposed at 25m. Atlas Tower is willing to compromise and are proposing to reduce the height of the tower to 20m, which will contribute to reducing the visual impact of the proposed transmission tower. The reduction in height will furthermore also reduce the height departure from 11m to only 6m, which makes a big difference. At this height the transmission tower will still be able to accommodate up to four service providers, but the extent of the coverage will be reduced.

26 Sep 2019

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: 083 255 8349
E: dloots@wpplanning.co.za

Please note that a Visual Impact Assessment was conducted by EnviroWorks, wherein it was determined that the proposed transmission tower will have a moderate to low visual impact. A copy of this VIA report was provided to the Overstrand Municipality and can be viewed by members of the public.

Property Values:

The concern was raised that the proposed transmission tower will negatively impact the value of the properties in the immediate vicinity as a result of public opinions on the effect of transmission towers on health and visual aesthetics. There is no evidence suggesting that transmission towers 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. The direct negative impact that a cellular transmission tower may have on the values of properties in the immediate vicinity is speculative and can only be determined by a professional property valuator.

We believe that this transmission tower will contribute to the socio-economic environment, as sufficient mobile coverage (voice- and data) will allow for businesses, residents and seasonal holidaymakers to have enhanced access to faster, efficient and reliable internet and communication connectivity. Efficient internet connectivity and mobile coverage will therefore benefit surrounding properties rather than negatively impact. The transmission tower is furthermore proposed at a shopping centre where there is a cluster of shops and commercial activities and is therefore deemed the most appropriate location for this kind of infrastructure.

Health:

Most households have several mobile devices, all of which are used regularly and all of whom demand excellent services. Current research on telecommunications base stations has reached a point whereby scientists are satisfied that the base stations do not pose a health threat.

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.

The health problems such as headaches, memory loss, low sperm count, cancer etc. identified by internet sources and stated by some of the objectors are pure speculation, as these same health problems are experienced in any other areas as well where such infrastructure is not present.

It should be noted that the lowest antennas are situated at a height of 14m, which is higher than all of the residential units in the surrounding area. The tilt of the antennas vary between 0 and 3 degrees on average, which will ensure that there will be no buildings at the same height or in line with the antennas.

We did a study at an existing site on 19 August 2019 to determine if RF emissions reach the areas 2 or 3 meters lower than the antennas. Please refer to Figure 1 showing that the results of this survey. The photo on the left was taken right in front of the antenna. At this point the RF Field Sense measure/monitor shows 5 red dots

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: 083 255 8349
E: dloots@wpplanning.co.za

(please see Figure 2). The photo on the right was taken approximately 15m from the base station, at a height of approximately 2 to 3 meters below the lowest antennas. At this point no RF emissions are even picked up on the monitor.

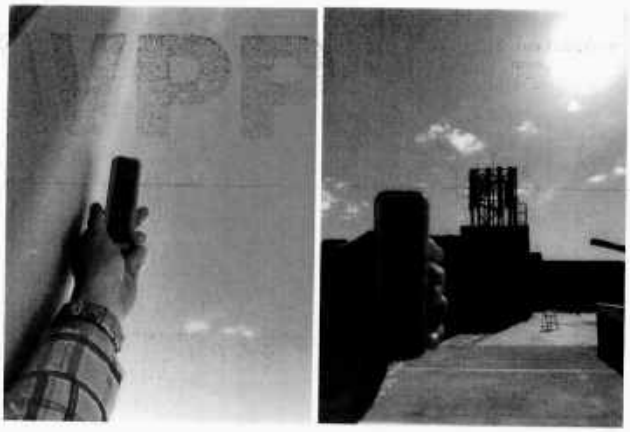
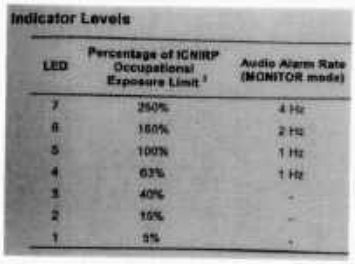


Figure 1 - Survey of RF emission strength



Indicator Levels

LED	Percentage of ICNIRP Occupational Exposure Limit [1]	Audio Alarm Rate (MONITOR mode)
7	250%	4 Hz
6	160%	2 Hz
5	100%	1 Hz
4	63%	1 Hz
3	40%	-
2	25%	-
1	6%	-

Figure 2 - RF Field Sense Measure/Monitor Indicator levels

Tests can be done by an independent company, called EMSS, in order to monitor the RF emissions.

Alternative sites:

With regards to the comment received regarding the alternative options and if any other options were considered:

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: 083 255 8349
E: dloots@wpplanning.co.za

1. Mall car park adjacent to R43 – This option will not be feasible as it is right next to the main road connecting to the greater Overstrand area. The visual impact will be much greater at this location as there are no buildings or structures that can contribute to reducing the visual impact.

2. Industrial area – Many of the properties in the industrial area have been approached over the past few years, but we have not yet been able to secure a lease agreement with any of these property owners. The vacant properties are yet to be developed, so the owners are not willing to consider a structure on the property that could limit or impact the developable space – same goes for the properties that are already developed.

3. Open land between mall and motor dealership – The same argument in option 1 will be applicable to this location as it is located right next to the R43 and there are no building that will assist in reducing the visual impact.

4. Hemel en Aarde Valley complex – some of the businesses that form part of this complex have been approached in the past, but no lease agreements were concluded with any of these property owners.

Some of the other objectors also attached the refusal letters for proposed transmission towers in Sandbaai area, namely Erven 280 and 1746 Sandbaai. It should however be noted that this highlights the fact that there is a definite need for coverage in this area and that alternative options have been considered in the past, but with no success thus far.

The closest transmission towers are located approximately 1,7km to the east and 1,9km to the south east. In City of Cape Town and other municipal areas, transmission towers can be seen approximately 500m apart in many areas. This is mainly due to the daily increase of the population and cellular users, as well as the improvement in services that are made available by the service providers such as 4G/LTE.

The use of fibre is to optimise connectivity and to link all of the base stations in order to create a network. Fibre does not emit any signals and can therefore not improve cellular coverage in any given area. Only antennas can provide cellular coverage (improved reception). Fibre is therefore not a viable solution to poor cellular coverage.

Type of application:

Some of the objectors are making reference to the removal of restrictive title deed conditions, which is incorrect. This application is only for a consent use and a permanent departure to exceed the permitted height to allow the 25m (reduced to 20m) transmission tower.

Environmental Assessment:

An application was submitted to the Department of Environmental Affairs and Development Planning (DEADP) to determine if the proposed transmission tower will trigger a listed activity in terms of NEMA. A letter was received from DEADP (Annexure A), dated 19 March 2019, stating the following:

"Your attention is hereby drawn to the listed activities in terms of NEMA EIA Regulations, 2014, as defined in Listing Notices 1, 2 and 3. Please be advised that since the proposed site is zoned Business Zone 1 and is located inside the urban area of Sandbaai, the proposed development does not constitute any listed activities in terms of

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NEMA EIA Regulation, 2014. Environmental Authorisation is therefore not required from this Department prior to the undertaking of the said activity."

Increase in crime:

There is no proof that the proposed base station will increase or draw more crime into the area. The base station will be protected by the 2.4 m high palisade fence, with electric fencing on top and this will discourage any criminal activity. The base station will furthermore provide improved cellular services, which in turn enhances the safety aspects of the surrounding community as this ensures that they have great accessibility to emergency services such as police, ambulances and the fire brigade.

Interference with other devices:

All different electronic devices use different frequencies. To be able to use any frequencies approval needs to be obtained from ICASA. This is to permanently manage the frequency ranges, so that no electronic device interfere with another. For this reason there will not be any interference with other electronic devices. Should there be interference, then it might be that the objector's equipment is not registered with ICASA.

Please note that a base telecommunication station will not interfere with cell phones as the purpose of the installation is to provide improved coverage and services to cell phones.

Damage/ Risk to property:

The proposed transmission tower will be maintained on a regular basis in order to avoid any form of corrosion or similar risks. The transmission tower will be approved and signed off by a professional engineer, ensuring the stability of the structure. Furthermore Atlas Tower has insurance for any damages or claims as direct result of the transmission tower.

Power supply:

The transmission tower requires approximately 60 Amps three-phase power, which will be obtained from the existing power supply on the property. A generator will only be required when there are prolonged power outages, where a silent generator will be used which will have minimal noise pollution, should a generator ever be required.

Technology:

To date 5G has not been successfully deployed on one of Atlas Tower's transmission towers and can therefore cannot comment on what 5G will entail. The antennas will however not be replaced only upgraded. Please note that the application currently submitted is not made for a specific technology, but rather for any technology relating to transmission towers – 2G, 3G, 4G/LTE and 5G. It should therefore not be required to inform anyone in the surrounding area of such upgrades.

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E: dloots@wpplanning.co.za

Dead zones:

The problem with the Hermanus area is that the majority of the area has poor coverage due to insufficient infrastructure to improve this service. Accordingly, there are already a large number of dead zones that do not receive proper coverage. The proposed transmission tower will ensure that the number of dead zones in the surrounding area are reduced and that improved coverage will be experienced.

Conclusion:

In conclusion, we would like to emphasise the positive contribution this base station 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 people cannot live without.
- A vast majority of the households depend on the services of the cellular telecommunications providers, including internet and social networking media (Google Maps, Email, 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. However, if the coverage of mobile service provides is inadequate, will result in difficulty to contact emergency services.

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 have to meet certain standards in order to retain their licenses. One of these standards is to supply adequate network coverage to their demanding customers.

Please continue to consider this application in a favourable manner.

Yours faithfully

D. Loots
Warren Petterson Planning

ANNEXURE F

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR: APPLICATION FOR CONSENT USE & DEPARTURE: ERF 2861, WHALE COAST MALL, SANDBAAI (2930/2019)

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

Conditions:

1. that only the existing water connection to- and sewer conservancy tanks on Erf 2861 shall be used to service Erf 2861;

2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;

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

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

5. 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;

6. that stormwater be allowed to discharge through Erf 2861, Sandbaai, unobstructed;

7. that no on-street parking be allowed.

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

28/03/2019
DATE

ANNEXURE G 1/5
TP - A. Theart
(H. Olivier)

OVERSTRAND MUNISIPALITEIT
19 AUG 2019
OVERSTRAND MUNICIPALITY

open serve

Division of Telkom SA SOC Ltd

10 Jan Smuts Drive
Pinelands
7404

Candice Spammer
Tel: 021 414 5582
Fax: 086 480 0617
Email: spammec1@telkom.co.za

Our Ref.: WWIP_WONR2667_19
Your Ref.: 2861

19 August 2019

Attention: S Muller

Overstrand Municipality
HERMANUS

FILE NO: ERF 2861
HSB
SCAN NO:
HSB 2861
COLLABORATOR NO:
1314128

PLANT AFFECTED:

APPLICATION FOR CONSENT USE AND DEPARTURE: ERF 2861, WHALE COAST MALL, BERGSIG STREET, SANDBAAI

With reference to your application received 25 July 2019.

As important OPTIC FIBRE cables and other infrastructure are affected, please contact our representative Frederik Swart at 028 514 1199 / 081 363 7815 / FrederikS@openserve.co.za 48 hours prior to commencement of 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.

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

Selwyn Bowers
Operations Manager
Wayleave Management: Western Region

PLANT AFFECTED : COPPER

This wayleave, Reference Number WWIP_WGNB2668_19 is valid for 12 months from date hereof and is subject to the following conditions:

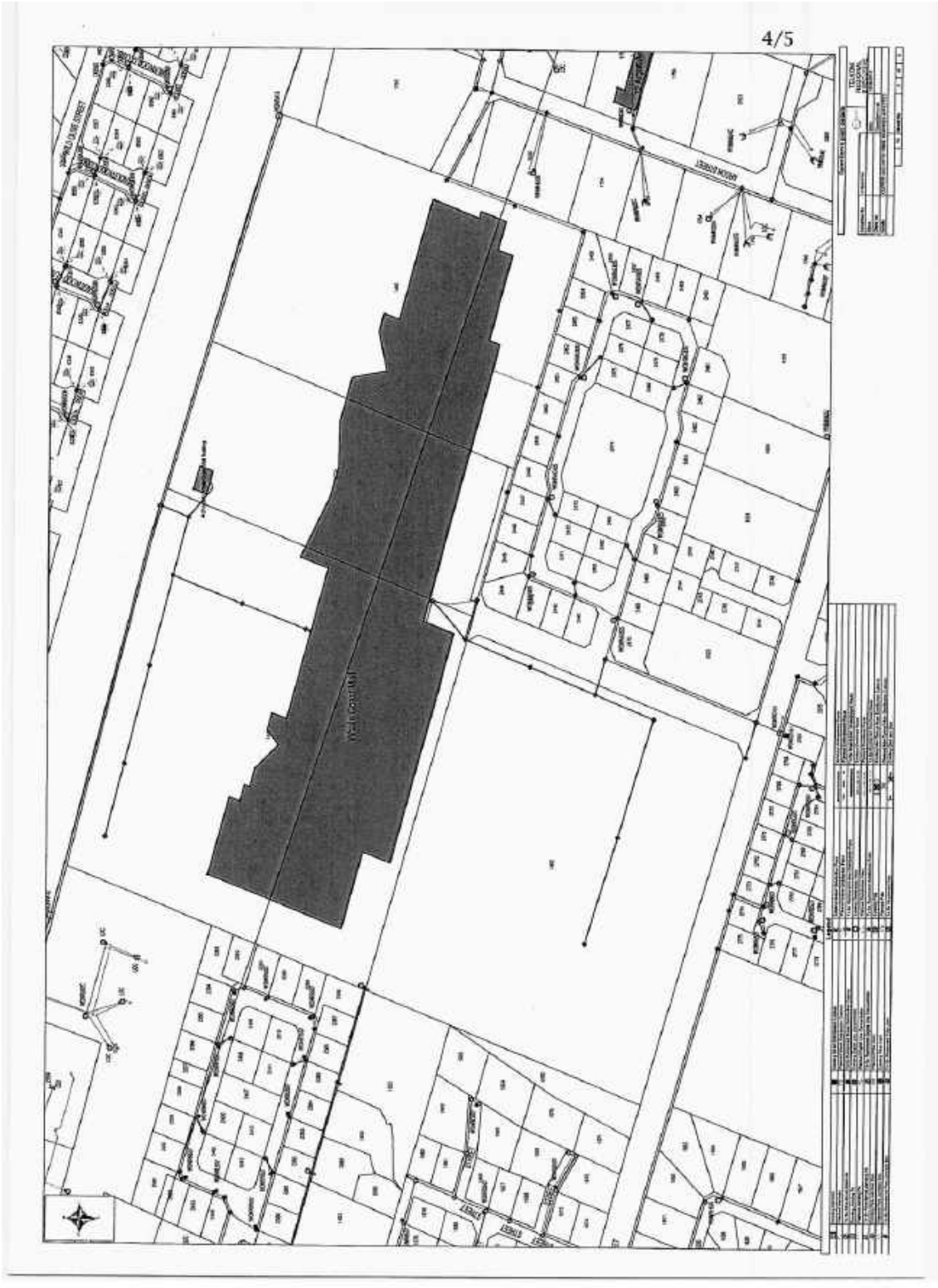
1. No mechanical plant or vibrator type compactors may be used within three meters of any Openserve Plant (I.E. any Telecommunication equipment above or below ground level).
2. The position of our plant affected by the proposal is indicated as approximate and Frederik Swart at Telephone No 081 363 7815 must be contacted at least 48 hours prior to commencement of the work, upon which the actual location of the Openserve Plant will be indicated on site.
3. A written request must be submitted to Openserve for consideration, should the of the work, upon which the actual location of Openserve Plant will be applicant require our plant to be relocated. The cost of such a relocation will be recoverable from the applicant.
4. It is the responsibility of the applicant to verify the existance of the indicated plant and to notify Openserve immediately, should the applicant locate any Openserve Plant which is not indicated on the plans.
5. Should the applicant expose any Open Serve plant, the safeguard thereof will be the applicant's full responsibility.
6. Failing to comply with the above conditions or any special conditions addendum hereto will be regarded as gross negligence and the applicant will be held responsible for any damage or loss as a result thereof.

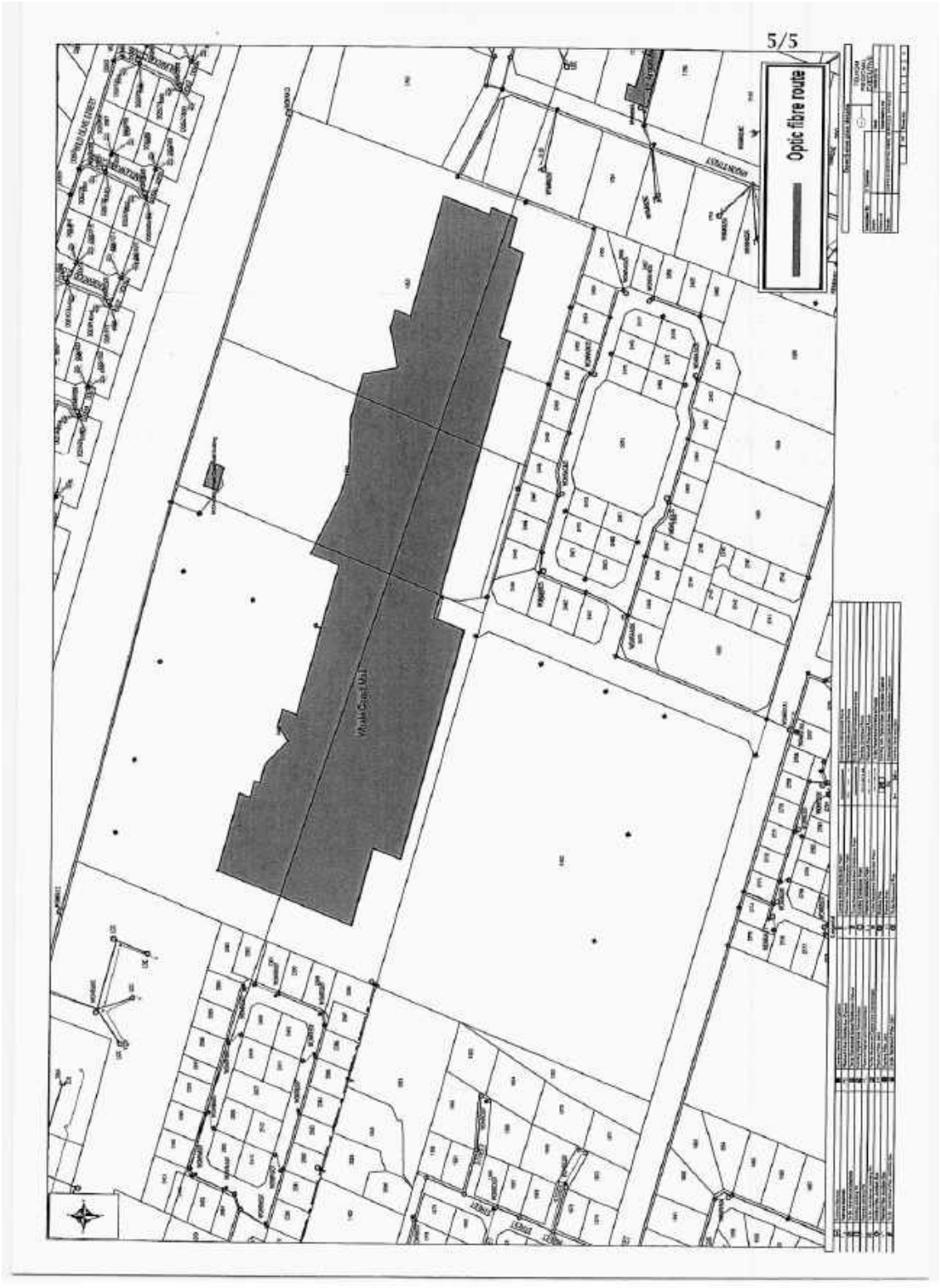
Date: 2019/08/19

By: C Spammer
For Regional General Manager
Western Cape

Legend	Green
1. Underground Pipe	
2. Underground Cable	
3. Manhole	
4. Street Distributio Cabinet (SDC)	
5. Jointing Pit / AJB	
6. Jointing Pillar (PJ)	
7. Pipe Junction Box (B/S)	
8. Robot Control	
9. Pole	
10. Stay	
11. Strut	
12. Aerial Cable (A/C)	

open serve


4/5


5/5
Optic fibre route

ANNEXURE H 1/2

Western Cape Government
Environmental Affairs and Development Planning

Directorate: Development Management
(Region 1)

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
original
20 NOV 2019

TP - A Theart (H Olivier)

REFERENCE: 15/3/2/12/BO3/Sandbaai, Erf 2861
TOWN PLANNING ENQUIRIES: Dalene Groenewald Tel: (021) 483 5568
DATE: 27 September 2019

FILE NO: EL 2861 - H6B
SCAN NO:
COLLABORATOR NO: 1331381

Municipal Manager
PO Box 20
Hermanus
7200

OVERSTRAND MUNICIPALITY: APPLICATION FOR A CONSENT USE AND DEPARTURE: ERF 2861, WHALE COAST MALL, BERGSIG STREET, SANDBAAI

1. Your request for comment dated 24 July 2019 and received by this Department on 1 August 2019, refers.

2. Based on a review of the information submitted to this Department, the proposal entails the following:

   (i) An application for a consent use (transmission tower) in order to accommodate a free standing cellular communications base station consisting of a 25m high lattice type transmission tower, 3x3 sector antennas and microwave dishes attached to the tower, as well as 3 equipment containers on the property; and

   (ii) An application for a departure from the required height restriction to 25m in lieu of 14m in order to construct a 25m freestanding transmission tower.

3. The applicant is Warren Petterson Planning on behalf of the client Atlas Tower. The registered owners of the property are Whale Coast Village Mall (PTY) Ltd, HCI-PropC07 (PTY) Ltd and Sandbaai Development Trust.

4. The property is zoned as Business Zone 1: General Business and measures 10.4136 ha.

5. Environmental Comment

   Applicability of the National Environmental Management Act ("NEMA") Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended):

   Based on the information provided, the proposed development does not trigger any listed activities in terms of the NEMA EIA Regulations, 2014, (as amended).

6. Planning Comment

   According to the information provided, the application comprises of the following:
   - A 25m Lattice Mast (Transmission Tower);

- 3 x 3 Sector Antennas attached to the mast;
- Microwave dishes attached to the mast; and
- 3 x Equipment Containers, which will be locked at all times

The total development footprint will be 100m², inclusive of the three equipment containers.

The subject property has a zoning of Business Zone I: General Business in terms of the Overstrand Scheme Regulations. According to the Zoning Scheme, a "transmission tower" is can be included in a Business Zone I as a consent use.

Regarding the height, this Department is of the opinion that the Visual Impact Assessment provided sufficient information to conclude that the receiving environment will absorb the potential visual impact of the proposed transmission tower.

Therefore, the inclusion of a freestanding base transmission tower inclusive of the ancillary structures on the part of the property zoned Business Zone I: General Business, is supported in principle.

Health concerns

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

7. Conclusion

In view of the above, the application for a consent use (transmission tower) in order to accommodate a free standing cellular communications base station consisting of a 25m high lattice type transmission tower, 3x3 sector antennas and microwave dishes attached to the tower, as well as 3 equipment containers on the property and an application for a departure from the required height restriction to 25m in lieu of 14m in order to construct a 25m freestanding transmission tower, is supported in principle.

This comment is based on information currently available. Complete comment of all interested parties, those potentially affected by the application and other role players are not available at this stage.

This Department reserves the right to submit contradictory and/or amended comment should any additional or new information be submitted. The above-mentioned comment is also not binding on any component within this Department, nor on the Minister, responsible for Environmental Affairs and Development Planning.

DIRECTOR: DEVELOPMENT MANAGEMENT
REGION 2
DATE: 3 · 10 · 2019

ANNEXURE I 1/2

Western Cape Government
Environmental Affairs and Development Planning

Directorate: Development Management
Region 1

TP D. Ahcat
(J. Oliviea)

OVERSTRAND MUNISIPALITEIT
30 AUG 2019
OVERSTRAND MUNICIPALITY

REFERENCE: 16/3/3/6/E2/35/1260/19
ENQUIRIES: Ms. Saa-rah Adams
DATE: 2019-08-21

FILE NO: Erf 2861 Sandbaai
SCAN NO: HSB 2861
COLLABORATOR NO: 1317667

The Municipal Manager
Overstrand Municipality
PO Box 20
HERMANUS
7200

Attention: H. Boshoff

Tel: (028) 313 8900
Fax: (028) 313 2093

Dear Sir/Madam

THE APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) ("NEMA") ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE APPLICATION FOR THE PROPOSED TELECOMMUNICATION BASE STATION ON ERF NO. 2861, HERMANUS

1. The abovementioned document (file reference: 2861 HSB) dated 24 July 2019, as received by the Department on 30 July 2019, refers.

2. Following review of the information submitted to this Department, the following is noted:

   2.1 The proposal is for the construction of a 25m high telecommunication base station and associated infrastructure.
   2.2 The development footprint is approximately 100m².
   2.3 The site is located inside the urban area and is zoned Business 1.

3. Your attention is 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 development of a telecommunication base station inside an urban area, on a property zoned Business 1 does not constitute any listed activities as defined in terms of the EIA Regulations, 2014 (as amended).

4. However, should any revision of the proposed development constitute a 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.

6th Floor, 1 Dorp Street, Cape Town, 8001
Tel: +27 21 483 0773/4349 Fax: +27 21 483 3098
E-mail: Saa-rah.Adams@westerncape.gov.za

Private Bag X9086, Cape Town, 8000
www.westerncape.gov.za/eadp

5. 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."*

6. Please note that the applicant must comply with any other statutory requirements that may be applicable to the undertaking of the activity.

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

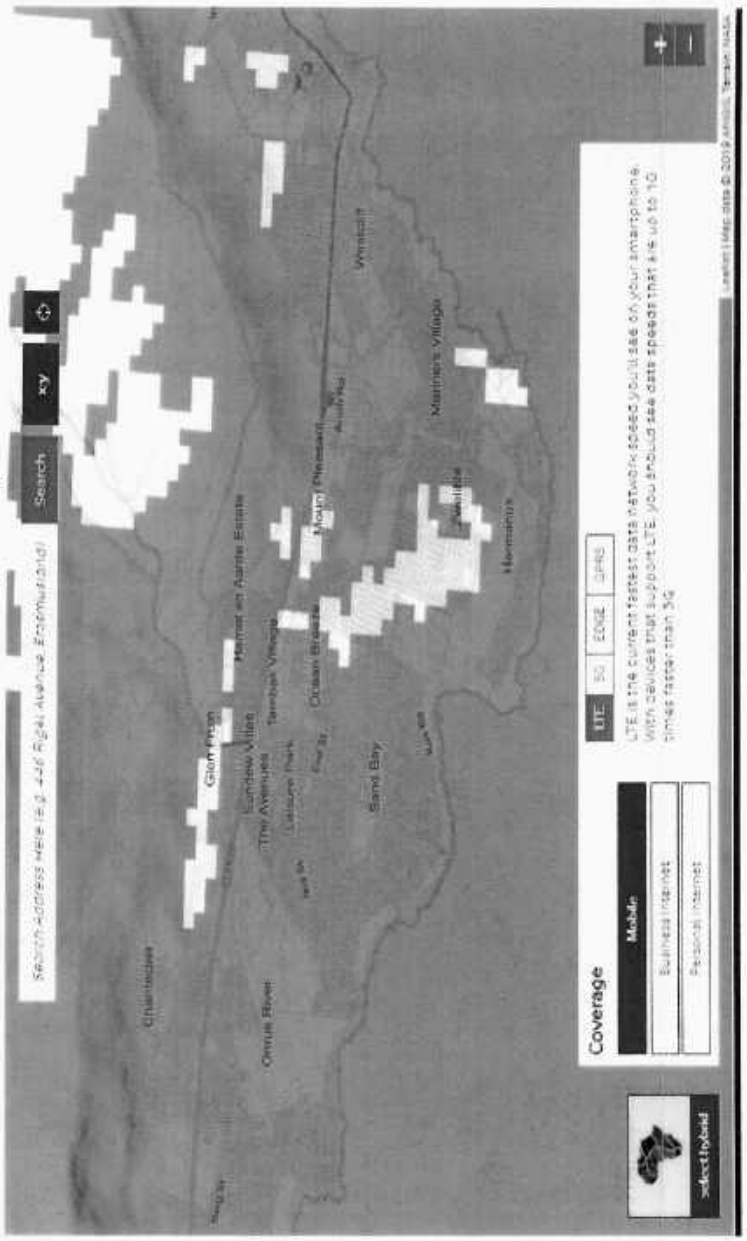
Yours faithfully

HEAD OF COMPONENT
ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING
CC: (1) Warren Petterson Planning

Fax: (086) 537 9187

ANNEXURE J 1/10

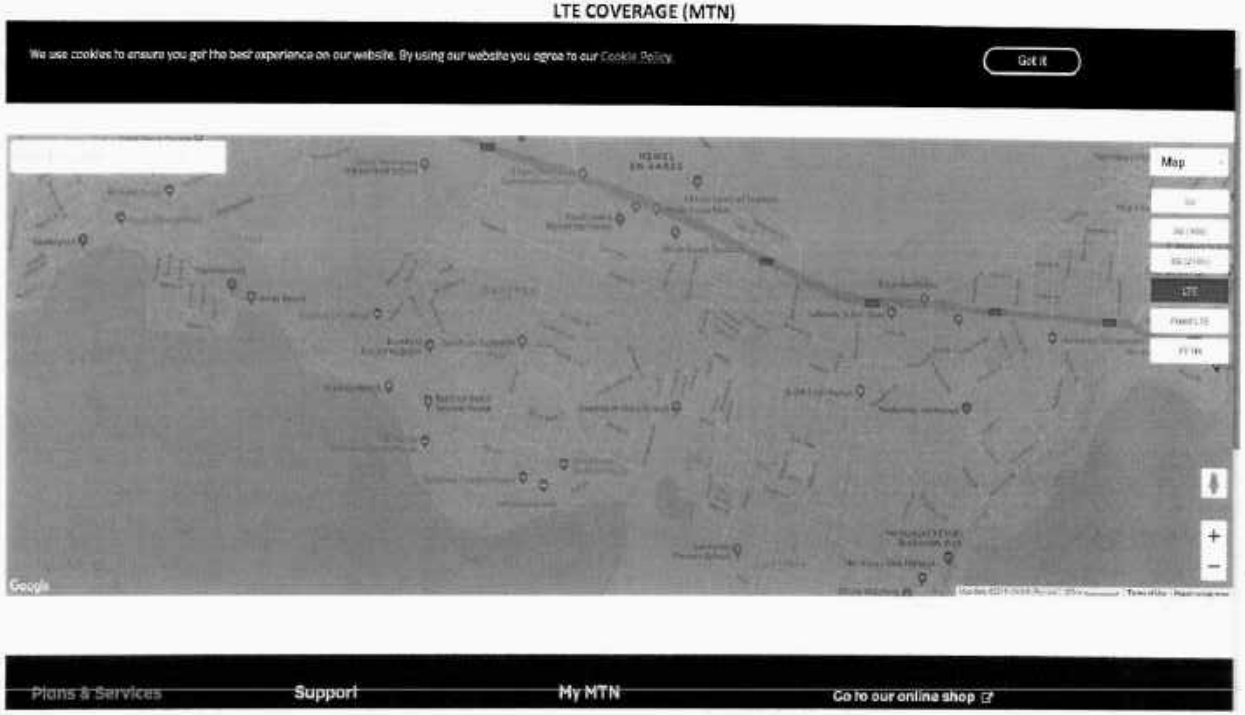
VODACOM COVERAGE, SANDBAAI (VODACOM WEBSITE 18 DECEMBER 2019)



3G COVERAGE (VODACOM)
Search
xy
Coverage
Mobile
Business Internet
Personal Internet
LTE
3G
EDGE
GPRS
select hybrid
Chanteclair
Onrus River
Glen Rum
Sunview Villas
The Avenues
Leisure Park
Tarshish Village
Ocean Breeze
Sand Bay
Hamel en Aarde Estate
Mount Pleasant
Zwelihle
Hermanus
Voelklip
Mothers Village

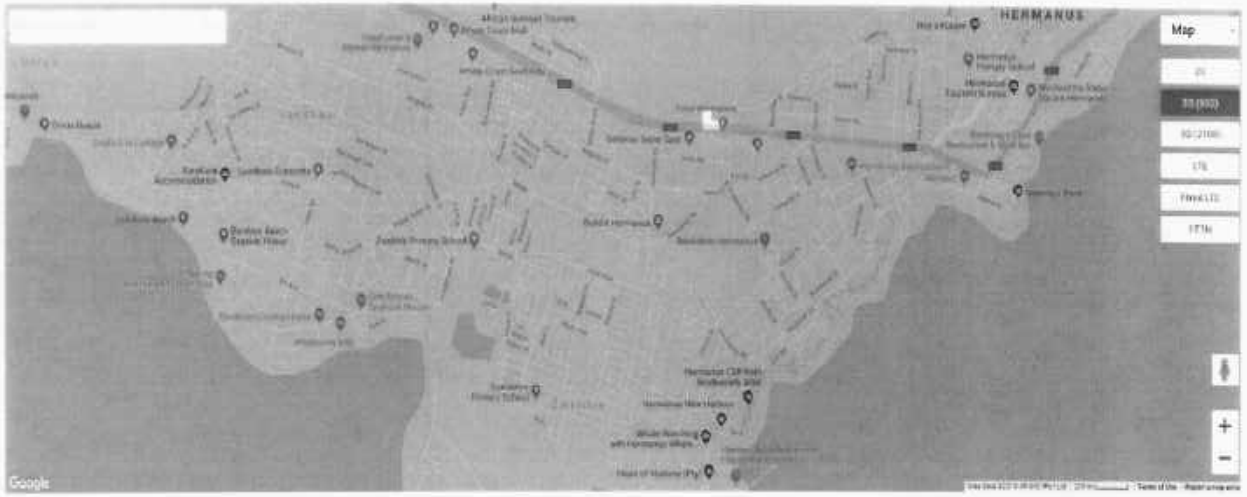
MTN COVERAGE, SANDBAAI (MTN WEBSITE 18 DECEMBER 2019)

LTE COVERAGE (MTN)



3G COVERAGE (MTN)

Coverage map



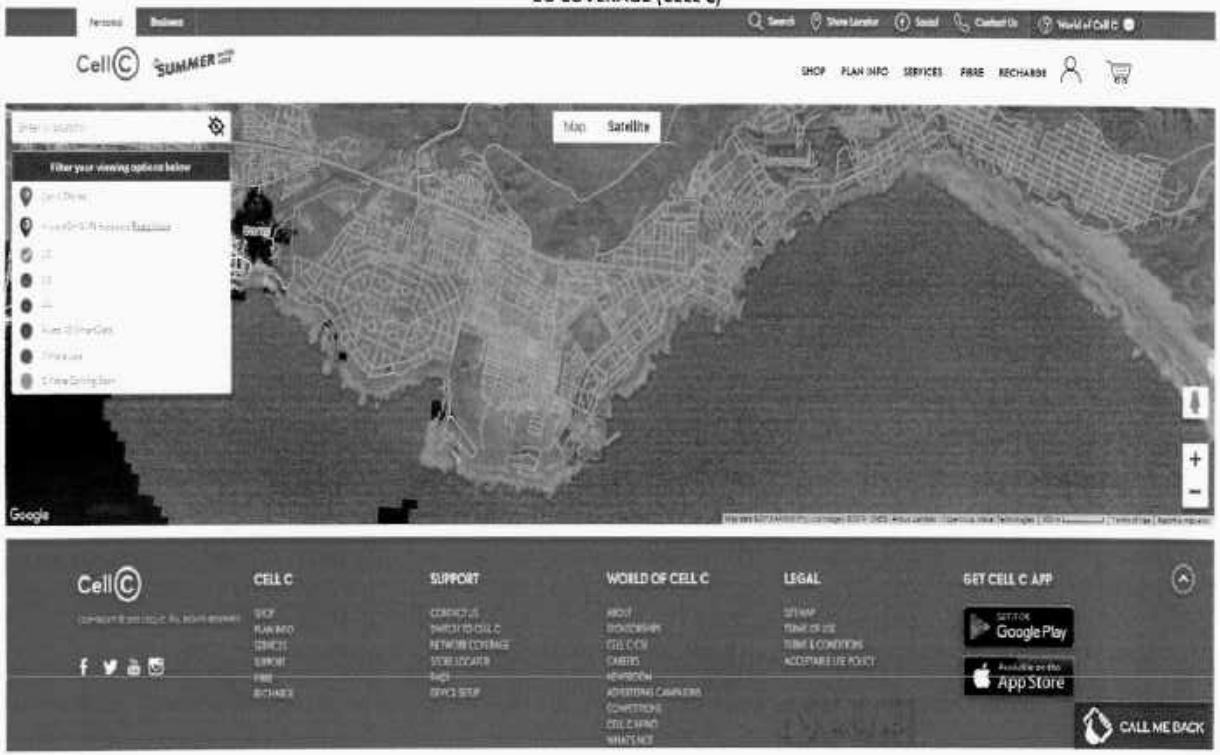
2G COVERAGE (MTN)
We use cookies to ensure you get the best experience on our website. By using our website you agree to our Cookie Policy.
Got it
Map
Plans & Services
Support
My MTN
Go to our online shop

4G COVERAGE (CELL C)
Personal
Business
Cell C
SUMMER
SHOP
PLAN INFO
SERVICES
FIBRE
EXCHANGE
Map
Satellite
Google
CELL C
SUPPORT
WORLD OF CELL C
LEGAL
GET CELL C APP
Google Play
App Store
CALL ME BACK

3G COVERAGE (CELL C)
Cell C
SHOP
PLAN INFO
SERVICES
FIBRE
RECHARGE
Map
Satellite
Google
CELL C
SUPPORT
WORLD OF CELL C
LEGAL
GET CELL C APP
Google Play
App Store
CALL ME BACK

CELL C COVERAGE, SANDBAAI (CELL C WEBSITE 18 DECEMBER 2019)

2G COVERAGE (CELL C)



TELKOM COVERAGE, SANDBAAI (TELKOM WEBSITE 18 DECEMBER 2019)

LTE/LTE-A COVERAGE (TELKOM)

3G COVERAGE (TELKOM)

ANNEXURE K 1/41

PROPOSED DEVELOPMENT OF A TELECOMMUNICATION BASE STATION AND ASSOCIATED INFRASTRUCTURE ON ERF 2861 IN SANDBAAI, WESTERN CAPE PROVINCE

Visual Impact Assessment

January 2019

Prepared for:

Prepared by:

Mr Christoff du Plessis
christoff@enviroworks.co.za

Today's Impact | Tomorrow's Legacy

EXECUTIVE SUMMARY

Enviroworks was appointed by Warren Petterson Planning to compile the Visual Impact Assessment (VIA) for the proposed Sandbaai Lattice 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.

PROJECT DESCRIPTION

The proposed project entails the development of a twenty five metre (25 m) Lattice Mast on Erf 2861 in Sandbaai, Western Cape Province. Attached to the mast will be nine (9) triband antennae with six (6) transmission dishes and a Navigation Light attached to the top of the mast. At ground level four (4) concrete plinths will be constructed to which four (4) telecommunication equipment containers will be installed. The total development footprint for the proposed project is one hundred square metres (100 m^2) surrounded by a two point four meter (2.4 m) palisade fence. Power will be obtained from the Overstrand 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 poisoned to ensure optimal functionality and availability to the customer.

Warren Petterson Planning 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.

DESIGN ALTERNATIVES

Two design alternatives are proposed, as detailed below.

Alternative 1: Construction of a twenty five meter (25 m) Lattice Mast - Preferred option

The Lattice Mast is a free-standing twenty five meter (25 m) high triangular base station with three sides (3). The Overstrand Local Municipality has requested that a Lattice Mast be constructed as it allows visibility of the background.

Figure 1: Visual Impression of a Lattice Mast.

Alternative 2: Construction of a twenty five meter (25 m) Monopole Mast

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. Due to its design it blends into the surrounding environment more effectively. 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. Should the Lattice Mast not be constructed a Monopole Mast will be a suitable alternative.

Figure 2: Visual Impression of a Monopole Mast.

CONCLUSION AND RECOMMENDATIONS

The visual impact within the short distance zone will be moderate. From the short to long distance zone the impact will be low due to factors including the Visual Absorption Capacity of the area, limited observers within these zones, the built up environment and the undulating topography of the area.

If all mitigation measures are implemented by the Developer the visual impact will be moderate on residence residing within a one kilometer (1 km) radius as well as to commuters making use of the R43 and tourists visiting the surrounding tourist attractions. Taking into account the visual exposure within the ten kilometer (10 km) radius, the visual impact will be low.

The following mitigatory considerations can assist in minimising the visual impact:

- 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.

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;
- 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).

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 Warren Petterson Planning 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

SPECIALIST CV AND DETAILS

Business name of Specialist:	Enviroworks
Specialist Name:	Christoff du Plessis
Physical address:	5 Walter Sisulu Road, Bloemfontein, Free State Province
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)
Baccalaureus Scientiae (B.Sc) in Environmental Management: University of South Africa (2018)

Work Experience

January 2015 – Present: Environmental Specialist at Enviroworks

Key Specialist Experience

Visual Impact Assessment (VIA):

- Visual Impact Assessment for the proposed 132kV approximately 32 kilometre Havard Powerline from the Cecila- to Noorstad- Distribution Centre, Bloemfontein, Free State Province (Centlec).
- Visual Impact Assessment for the proposed Phalaborwa Wildlife Activity Hub, Kruger National Park, Limpopo Province (SANParks).
- Visual Impact Assessment for a 4.9ha Sand Mine on Portion 5 of the Farm Doornekraal No. 830, Western Cape Province (Greenmined Environmental).
- Visual Impact Assessment for the proposed development of the Klein Mooimaak Rest Camp, West Coast National Park, Western Cape Province (SANParks).
- Visual Impact Assessment for the proposed development of the R27 gate within the West Coast National Park, Western Cape Province (SANParks).
- Visual Impact Statement for the proposed development of the Buffeljagsrivier Monopole Mast, Western Cape Province (Highwave Consultants).
- Visual Impact Statement for the proposed development of the Robertson Monopole Mast, Western Cape Province (Coast to Coast Towers).
- Visual Impact Assessment for the proposed development of a 178 ha sand mine on the Farm Doornekraal No. 832, Western Cape Province (Greenmined Environmental).

- Visual Impact Statement for the proposed development of the Roodekrans Monopole Mast, Gauteng Province (Coast to Coast Towers).
- Visual Impact Statement for the proposed development of the Bottelary Windmill Mast on Portion 25 of the Farm Klein Bottelary No. 17, Brackenfell South, Western Cape Province (Coast to Coast Towers).
- Visual Impact Assessment for the proposed development of the Metsimaholo Landfill Site on Portion 3 of the Farm Katbosch No. 93, Free State Province (Metsimaholo Local Municipality).
- Visual Impact Assessment for the proposed development of the Grabouw Monopole Mast on Portion 13 of the Farm Van Aries Kraal No. 455, Western Cape Province (Coast to Coast Towers).
- Visual Impact Assessment for the proposed development of the Muizenberg Monopole Mast on Erf 87093, Western Cape Province (Warren Petterson Planning).
- Visual Impact Assessment for the proposed development of the Simon's Town, Monopole Mast on Erf 560, Western Cape Province (Warren Petterson Planning).
- Visual Impact Assessment for the proposed development of the Maxwell Mast on Portion 7 of the Farm Jagersvlakte No. 292, Grabouw, Western Cape Province (Warren Petterson Planning).
- Visual Impact Assessment for the proposed development of the Gansbaai Mast on Erf 532, Western Cape Province (Coast to Coast Towers).
- Visual Impact Assessment for the proposed development of the Standford Mast on Erf 523, Western Cape Province (Warren Petterson Planning).

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).

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).
- Stormwater Management Plan for the maintenance and extending of a canal near Karatera, Western Cape Province (Eden Municipality).

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
M	-	Metre
MAP	-	Mean Annual Precipitation
MAT	-	Mean Annual Temperature
USGS	-	United States Geological Survey
UTM	-	Universal Transverse Mercator
VAC	-	Visual Absorption Capacity
VIA	-	Visual Impact Assessment

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 1 below of all requirements.

Table 1: Requirements of a Specialist Report as set out in GN R. 326 of 07 April 2017.

REQUIREMENTS	YES/NO
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;	Yes
b. A declaration that the Specialist is independent in a form as may be specified by the Competent Authority;	Yes
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;	Yes
d. The duration, date and season of the site investigation and the relevance of the season to the outcome of the assessment;	Yes
e. A description of the methodology adopted in preparing the report or carrying out the specialised process inclusive of equipment and modelling used;	Yes
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;	Yes
g. An identification of any areas to be avoided, including buffers;	Yes
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;	Yes
i. A description of any assumptions made and any uncertainties or gaps in knowledge;	Yes
j. A description of the findings and potential implications of such findings on the impact of the proposed activity or activities;	Yes
k. Any mitigation measures for inclusion in the EMP'r	Yes
l. Any conditions for inclusion in the Environmental Authorisation;	Yes
m. Any monitoring requirements for inclusion in the EMP'r or Environmental Authorisation;	N/A
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;	Yes
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.	Yes

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 assessment should include the following criteria:

Table 2: Requirements of a Visual Impact Assessment.

REQUIREMENTS	YES/NO
Meet the minimum requirements for a visual assessment;	Yes
Is appropriate to the nature and scale of the proposed development;	Yes
Provides a full description of the environment and the project;	Yes
Considers the project within its wider context;	Yes
Provides a clear methodology using accepted conventions for visual assessment;	Yes
All sources of information and references are given;	Yes
Graphics, including maps and visual simulations, are clear;	Yes
Include both quantitative and qualitative criteria;	Yes
Cumulative visual impacts have been considered;	Yes
An evaluation of alternatives has been made;	Yes
An explanation of significance ratings, related to bench-marks, is given;	Yes
Recommendations for visual mitigation are sensible and practical;	Yes
Recommendations for monitoring programmes have been outlined;	Yes
The best practical environmental option has been considered;	Yes
All the visual issues raised in the scoping have been addressed;	Yes
A clear summary of mitigation measures, including essential and optional measures, is given.	Yes

Contents

1 STUDY APPROACH

1.1 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 United States Geological Survey. 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 Sandbaai 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 Sandbaai 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 Sandbaai 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 would 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 Sandbaai 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 Sandbaai 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 would 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 would be low. The VAC also generally increases with distance, where discernible detail in visual characteristics of both environment and structure decreases.

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

- **Determine the Visual Impact Index**

  The results of the above analyses are merged 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.

1.2 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. Sandbaai falls within the thirty four degree (34°) UTM Zone, thus the WGS84/UTM S34 (32734) was used as projection.

2 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.

Figure 3: Locality Map of the Proposed Sandbaai Mast, Western Cape Province.

3 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 130km^2 (extent of the maps) and includes a ten kilometre (10 km) buffer zone from the proposed Sandbaai Mast. The study area constitutes of local tourist attractions, residential areas and commercial properties. The proposed development will be situated within the town of Hermanus adjacent to the Whale Coast Mall.

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

- The visibility of the Mast to, and potential visual impact on, observers travelling along the R43;
- The visibility of the facility to, and potential visual impacts on tourists visiting tourist attraction within Hermanus as well as the Hemel and Aarde Valley;
- The visibility of the facility to, and potential visual impact on observers residing in the town of Hermanus and surrounding areas;
- 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.

4 THE AFFECTED ENVIRONMENT

The proposed Sandbaai Lattice Mast will be situated on Erf 2861, Sandbaai, Western Cape Province. The study area constitutes of residential areas, commercial activities, recreational activities and natural areas towards the north. The proposed development will be situated on the premises of the Whale Coast Mall.

4.1 Topography, vegetation and hydrology

4.1.1 Vegetation

The study area is described by Mucina & Rutherford, 2006, as sandy dunes and sandy bottomlands supporting moderately tall, dense ericoid shrub-land. 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.

4.1.2 Geology

The Geology is described by Mucina & Rutherford (2006) as *"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 consist of the Ga, Hb and Gb"*. As per the Geology Map for South Africa (Please refer to Figure 5) the underlying geology consists of the following:

Table 3: Underlying Geology of the study area.

Reference	Description
002	Generally reddish, feldspathic and micaceous sandstone with subordinate

	quartz arenite, mudrock, granulestone and conglomerate.
005	Three sandstone and three shale units.
021	Quartzite, shale, subordinate, subgreywacke.
031	Sandstone/quartzite, shale, conglomerate, minor jaspilite.
141	Pink, medium- to coarse-grained granite.
300	Unconsolidated calcareous sand (coasted dunes), minor palaeosols.
600	Carbonatite, basalt, trachyte, andesite, rhyolite, volcanic breccia, agglomerate, ignimbrite and tuff.
700	Calcareous sandstone, clastic limestone, conglomerate and coquinite.

Figure 4: Sensitivity Map of the Study Area.

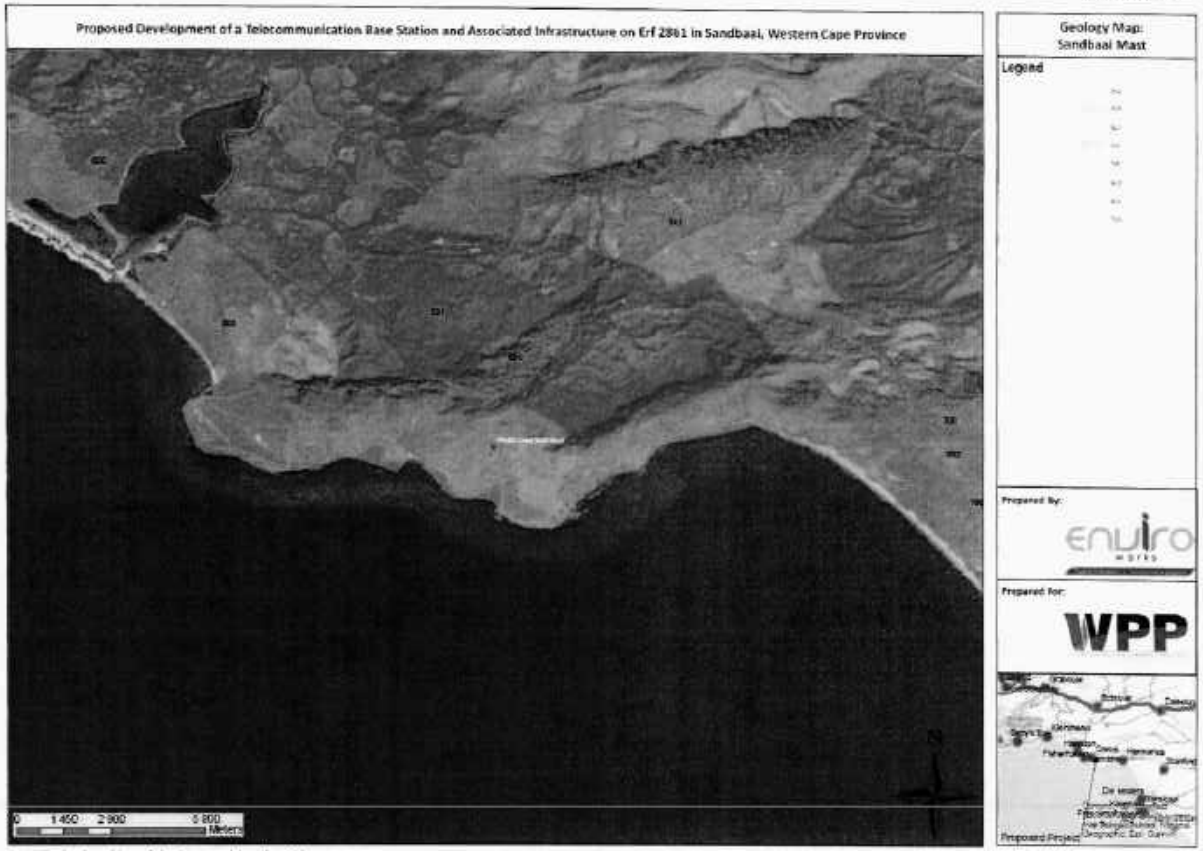


Figure 5: Geology Map of the Proposed Sandbaai Mast.

4.1.3 *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 millimetres (751 mm) mostly occurring in the winter months with the highest rainfall measured in the months of May to 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 five degrees Celsius (25.8˚ C).

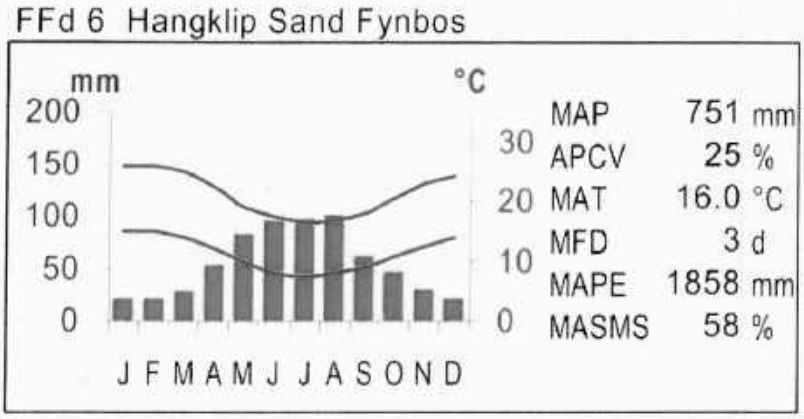


Figure 6: Climate Diagram for the Hangklip Sand Fynbos.

5 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.

6 DEVELOPMENT CATEGORY

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

Table 4: 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 4	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 4, the proposed project falls within Category 2 (Small Scale Infrastructure). From the aforementioned Table 5 was compiled in order to determine the Visual Impact of any proposed development.

Table 5: Expected Visual Impact of the Proposed Development

Type of Environment	Type of Development				
	Category 1	Category 2	Category 3	Category 4	Category 5
Protected/wild areas of international or regional significance.	Moderate visual impact expected	High visual impact expected	High visual impact expected	Very high visual impact expected	Very high visual impact expected
Areas or routes of high scenic, cultural, historical significance.	Minimal visual impact expected.	Moderate visual impact expected	High visual impact expected	High visual impact expected	Very high visual impact expected
Areas or routes of medium scenic, cultural or historical significance.	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected	High visual impact expected	High visual impact expected
Areas or routes of low scenic, cultural or historical significance/disturbed.	Little or no visual impact expected	Little or no visual impact expected	Minimal visual impact expected.	Moderate visual impact expected	High visual impact expected
Disturbed or degraded sites/run-down urban areas/wasteland.	Little or no visual impact expected	Little or no visual impact expected	Little or no visual impact expected	Minimal visual impact expected.	Moderate visual impact expected

From the table above, it is anticipated that the proposed Sandbaai Mast will have a minimal visual impact on the surrounding areas.

7 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, land form, 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 10 January 2019.

7.1 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 is situated one hundred and twenty kilometers (120 km) to the south east of Cape Town, and was established in the early 1800's by Hermanus Pieters. 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. Today it 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).

Figure 7: Land Cover Map of the Area.

8 RESULTS

8.1 Potential Visual Exposure (Preferred Mast Position)

The combined result of the viewshed analysis for the proposed Sandbaai Lattice Mast is displayed on the map below (Figure 12). 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 12 indicates proximity radii from the proposed Sandbaai 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.

8.2 Sandbaai Preferred Mast Position

8.2.1 0-1km (short distance)

As per Figure 12 (Viewshed Analysis) the proposed Sandbaai Mast will be moderately visible within the one kilometre (1km) radii. The topography within the short distance zone can be described as undulating topography varying between sixteen meters (16 m) and one hundred and eight meters (108 m) above sea level. The highest visual impact will be experienced by the residents of the exclusive estate of Hemel and Aarde as it is situated at a higher elevation than that of the proposed development. The visual impact will be high to residents residing next to and motorists travelling along Bergsig Street and Louis Trichardt Street. The mast will be visible to tourists visiting Wine Village Hermanus and Whalehaven Winery; however, towards the south west and south east there will be no visual impact due to the built up environment.

8.2.2 1-2km (short to medium distance)

The visual impact will decrease dramatically within the short to medium distance zone. The mast will be visible from the mountain side situated towards the north west (188 meters elevation above sea level) and north east (208 meters elevation above sea level). Although the Mast will be visible from the mountain situated towards the north west, the visual impact will be low as there are no observers within this region which consist of natural vegetation. However, the mast will be visible from the mountain situated towards the north east. Observers will be able to see the mast when travelling along Rotary Way Road; however, the impact will be moderate due to the moderate Visual Absorption Capacity as well as the built up environment in the background. As per the Viewshed Analysis (Figure 12) the Sandbaai Mast will be visible from the south and south west; however, given the built up environment and the fact that the observer is situated at a lower altitude there will be no visual impact.

8.2.3 2-5km (medium to long distance)

The visual impact will be restricted to certain vantage points situated towards the north and west of the Sandbaai Mast. Although the proposed development will be visible from the mountain situated towards the north the visual impact will be low as no residents are situated within the area and no hiking trails could be observed on the mountain slope. Towards the west the mast will be visible from the hill situated in Vermont. The visual impact will be low due to the distance between the observer and the development and due to the fact that a Lattice Mast allows visibility of the background.

8.2.4 *Greater than 5km (long distance)*

Visibility beyond five kilometres (5km) from the proposed Sandbaai Mast is expected to be negligible and low due to the distance between the object (proposed Sandbaai Mast) and the observer. As per the viewshed analysis the proposed development will not be visible within the long distance zone. There will be no visual exposure due to the high Visual Absorption Capacity of the study area in the foreground as well as in the background.

8.2.5 *Conclusion*

The visual impact within the short distance zone will be moderate. From the short to long distance zone the impact will be low due to factors including the Visual Absorption Capacity of the area, limited observers within these zones, the built up environment and the undulating topography of the area.

8.3 Elevation of the Area

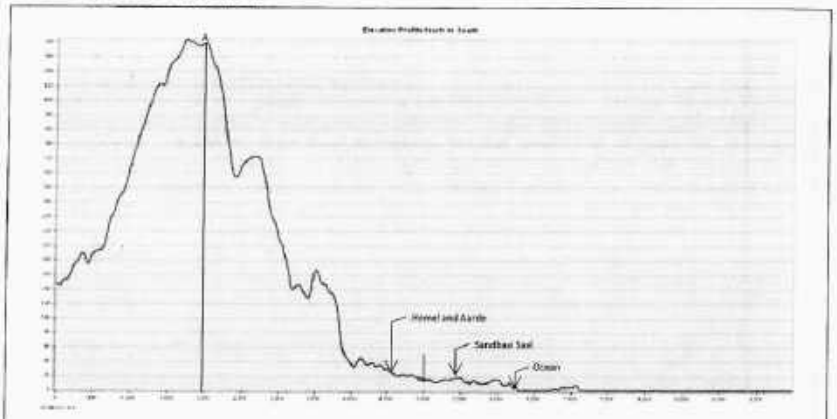


Figure 8: Elevation Profile from North to South of the study area.

Figure 8 illustrates a cross section graph of the study area from north to south. The graph must be read in conjunction with Figure 12 in order to better understand the visual exposure. The graph has been compiled within a five kilometre (5 km) radius from the proposed mast. The proposed development will be visible towards the south for one and a half kilometers (1.5 km) consisting predominantly of High- and Low density residential dwellings. From kilometer one and a half (Km 1.5) towards the south the study area consist of ocean, thus limiting the visual exposure to some degree as minimal observers will be present within this area. Towards the north the viewshed will be restricted to three kilometers (3 km) as illustrated by Point A. The exclusive estate of Hemel and Aarde is situated four hundred and thirty meters (430 m) towards the north and covers a distance of five hundred and ten meters (510 m) to the foot of the mountain. Beyond one kilometer (1 km) to the north there will be no visual impact as the area consist of natural areas with no hiking trails observed.

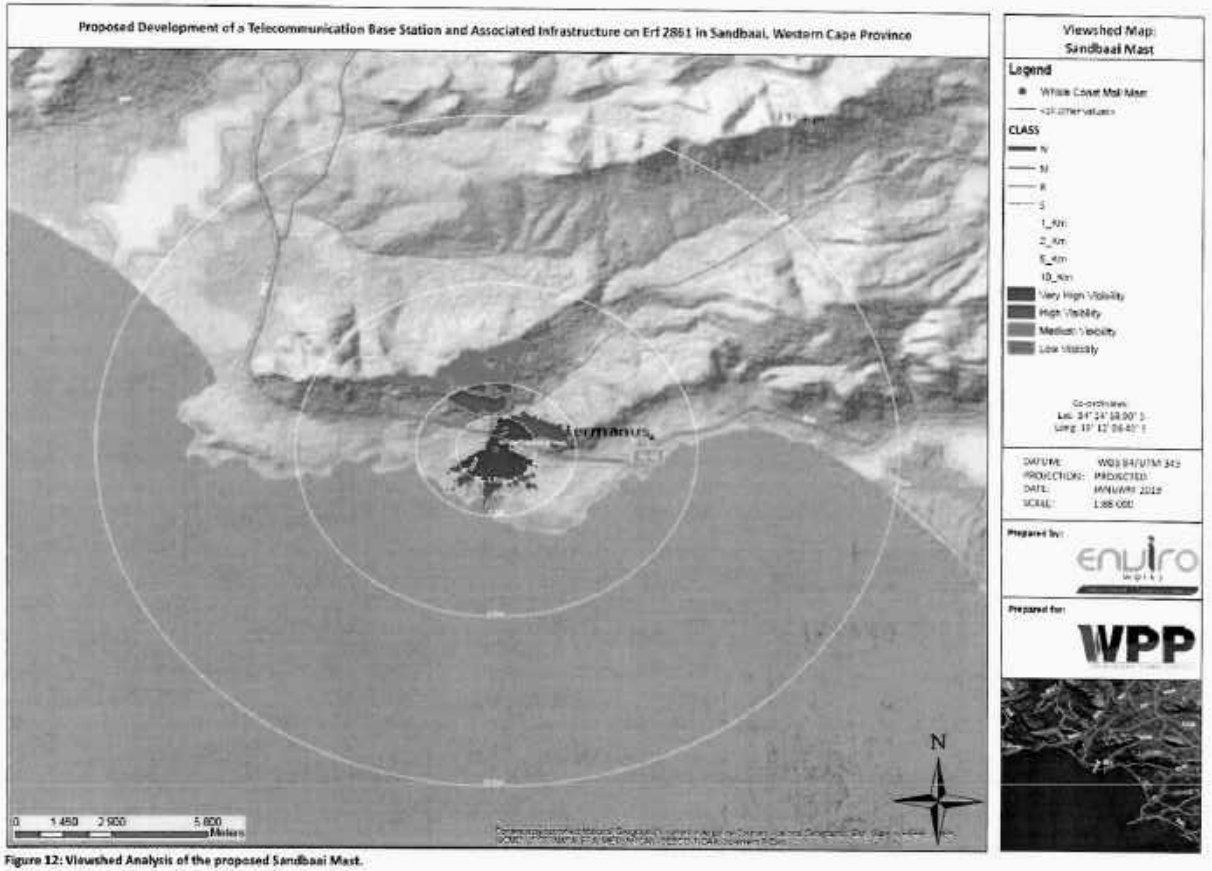


Figure 12: Viewshed Analysis of the proposed Sandbaai Mast.

9 VISUAL ABSORPTION CAPACITY

The following section provides a description of the viewshed analysis via photographic evidence taken at a height of one point eight metres (1.8m). 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 except to observers and tourist residing within five hundred meters (500 m) of the Sandbaai Mast.

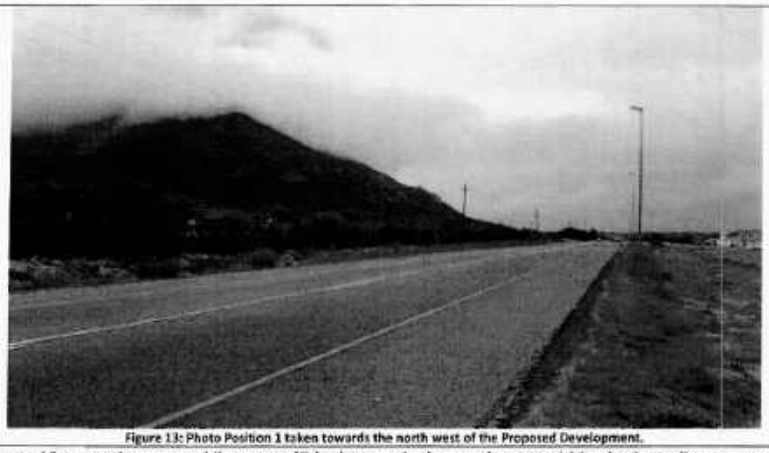


Figure 13: Photo Position 1 taken towards the north west of the Proposed Development.

Figure 13 was taken seven kilometers (7 km) towards the north west within the long distance zone of the proposed Sandbaai Mast. Due to the mountain in the background the proposed development will not be visible from this vantage point.

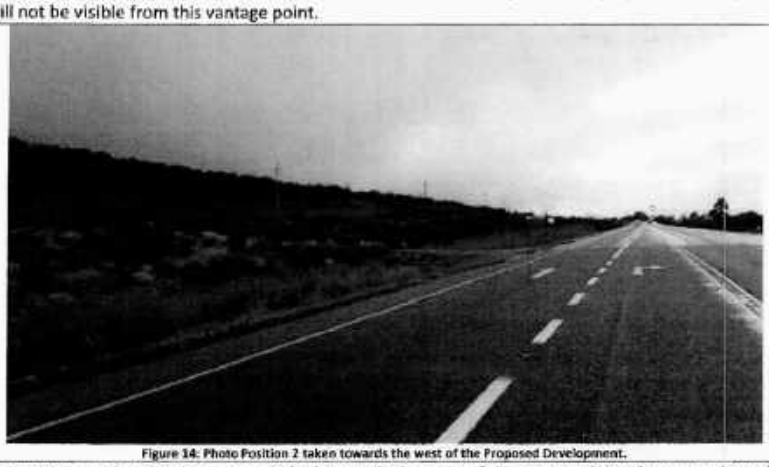


Figure 14: Photo Position 2 taken towards the west of the Proposed Development.

Figure 14 was taken five kilometers (5 km) towards the west of the proposed development along the R43. Due to the undulating topography of the landscape coupled with the high Visual Absorption Capacity in the background the proposed development will not be visible from this vantage point.

Figure 15: Photo Position 3 taken towards the west of the Proposed Development.

Figure 15 was taken four kilometers (4 km) towards the west of the proposed development. As evident in Figure 15 the area consists of residential dwellings with dense vegetation in the background coupled with scattered trees. Due to the aforementioned the Visual Absorption Capacity is high, thus there will be no visual impact from this vantage point.

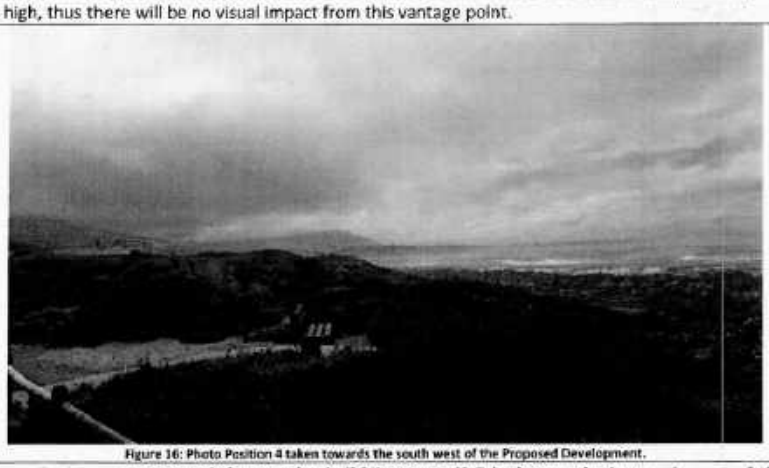


Figure 16: Photo Position 4 taken towards the south west of the Proposed Development.

Photo Position 4 is situated three and a half kilometers (3.5 km) towards the south west of the proposed development. As per Figure 12 the proposed development will not be visible from Photo Position No. 4.

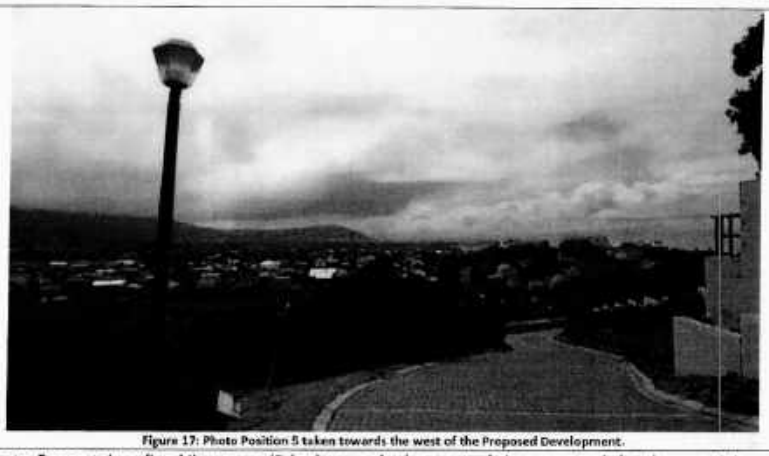


Figure 17: Photo Position 5 taken towards the west of the Proposed Development.

Photo 5 was taken five kilometers (5 km) towards the west of the proposed development. As per Figure 9 the proposed development will be visible from Photo Position 5. The visual impact will be low due to the built up environment, high Visual Absorption Capacity and the distance between the proposed development and the Observer. The top of the mast will be visible; however, the Lattice Mast will blend in as it allows visibility of the background.

Figure 18: Photo Position 6 taken towards the north west of the Proposed Development.

Photo 6 was taken from the R43 one point eight kilometers (1.8 km) towards the north west of the proposed development. Due to the undulating topography the proposed development will not be visible. Furthermore, it is evident within Figure 18 that the Visual Absorption Capacity of the study area is high due to the built up environment as well as the dense vegetation.

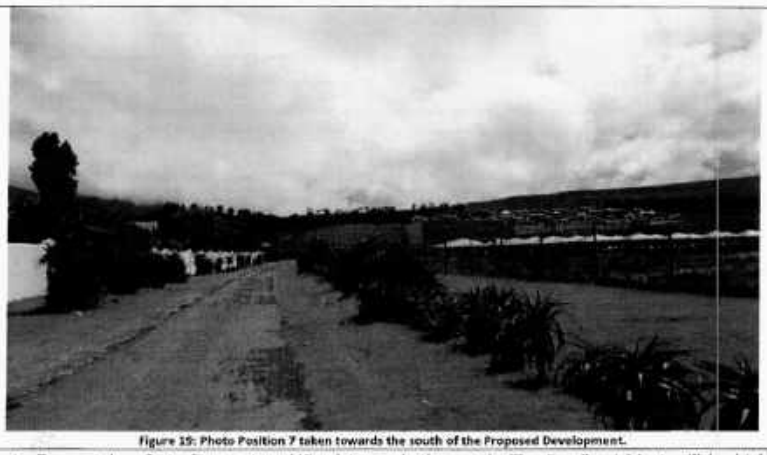


Figure 19: Photo Position 7 taken towards the south of the Proposed Development.

Photo 7 was taken forty five meters (45 m) towards the south. The Sandbaai Mast will be highly visible within the short distance zone, as it is surrounded by numerous residential dwellings. Due to the height of the mast, the number of observers and the low Visual Absorption Capacity the proposed development will be highly visible within this zone.

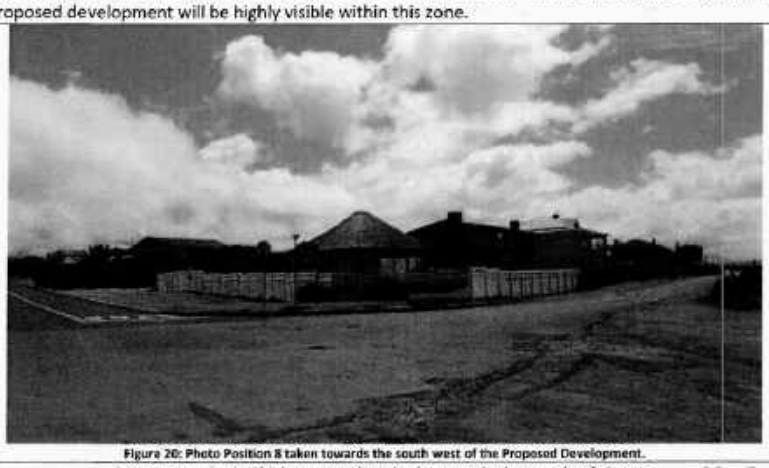


Figure 20: Photo Position 8 taken towards the south west of the Proposed Development.

Figure 20 was taken one and a half kilometers (1.5 km) towards the south of the proposed Sandbaai Mast. As per Figure 12 the proposed development will be visible from this vantage point; however, given the height of houses within the area, the proposed development will not be visible from this vantage point. Position 8 has an elevation of seven meters (7 m) above sea level with the Mast situated at an elevation of twenty six meters (26 m).

Figure 21: Photo Position 9 taken towards the east of the Proposed Development.

Figure 21 was taken one point two kilometers (1.2 km) towards the east along the R43. As per the viewshed analysis the proposed development will not be visible from this vantage point. The Visual Absorption Capacity of the study area is considered to be high with scattered trees and dense residential dwellings.

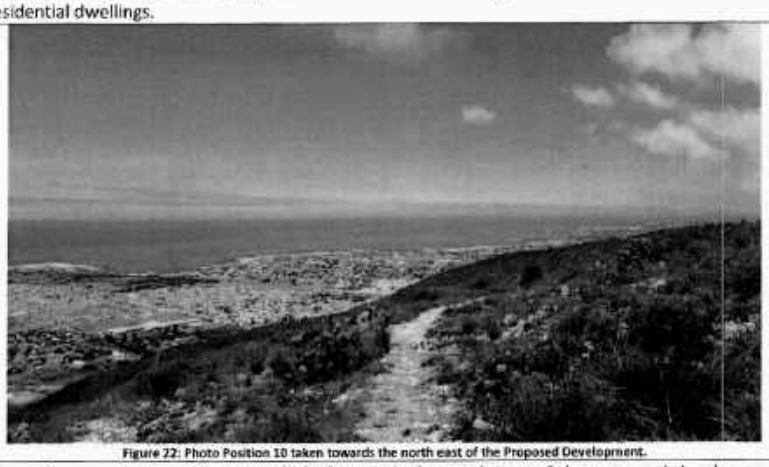


Figure 22: Photo Position 10 taken towards the north east of the Proposed Development.

Photo 10 was taken two kilometers (2 km) towards the north east of the proposed development. The Photo Position is situated at an elevation of two hundred and thirty three meters (233 m) above sea level, looking down at the town of Hermanus which is situated at an elevation of twenty six meters (26 m) above sea level. The mast will not be visible from this vantage point; however, if you follow the hiking trail the mast will become visible. The visual impact will be low due to the number of observers within the area together with the built up environment in the background.

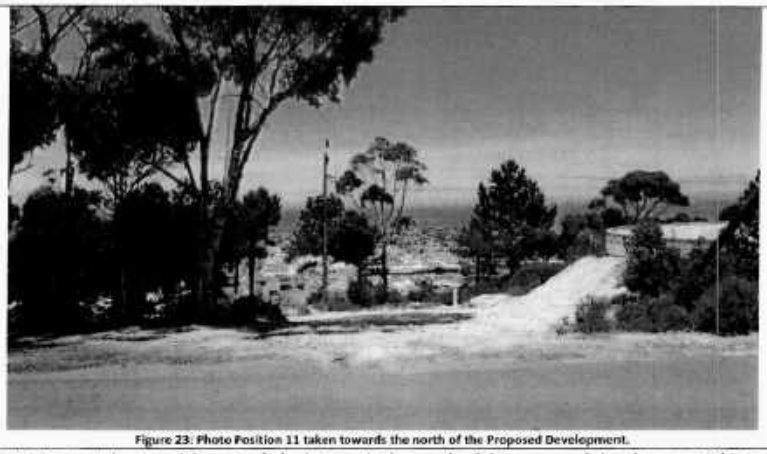


Figure 23: Photo Position 11 taken towards the north of the Proposed Development.

Photo 11 was taken one kilometer (1 km) towards the north of the proposed development. Photo 11 was taken from Rotary Way Road situated above the R43. The proposed development will be visible from this vantage point; however, the visual impact will be restricted to some degree due to the vegetation cover in the foreground and the built up environment in the background. The visual impact from this vantage point will be moderate.

Figure 24: Photo Position 12 taken towards the east of the Proposed Development.

Figure 24 was taken three point two kilometers (3.4 km) towards the east of the proposed development within the town centre of Hermanus. The proposed development will not be visible due to the mountain situated in the background. Thus from the town centre there will be no visual impact.

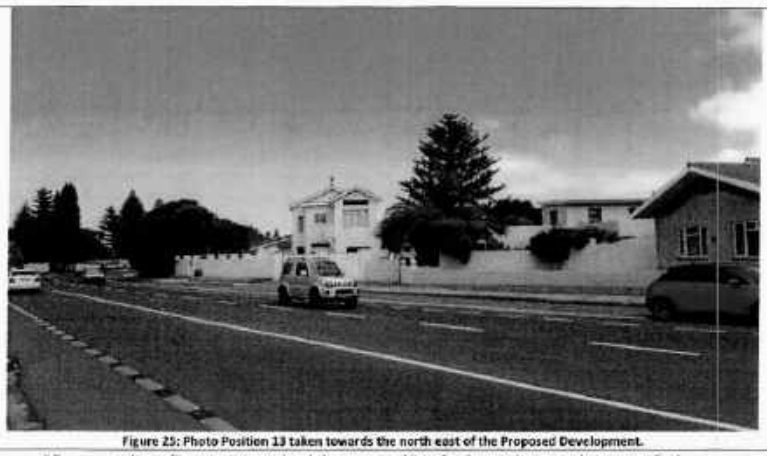


Figure 25: Photo Position 13 taken towards the north east of the Proposed Development.

Figure 25 was taken five point eight kilometers (5.8 km) to the north east of the proposed development adjacent to the Fernkloof Estate situated in Hermanus. Due to the distance between the Observer and the Sandbaai Mast and the high Visual Absorption Capacity of the study area the development will not be visible.

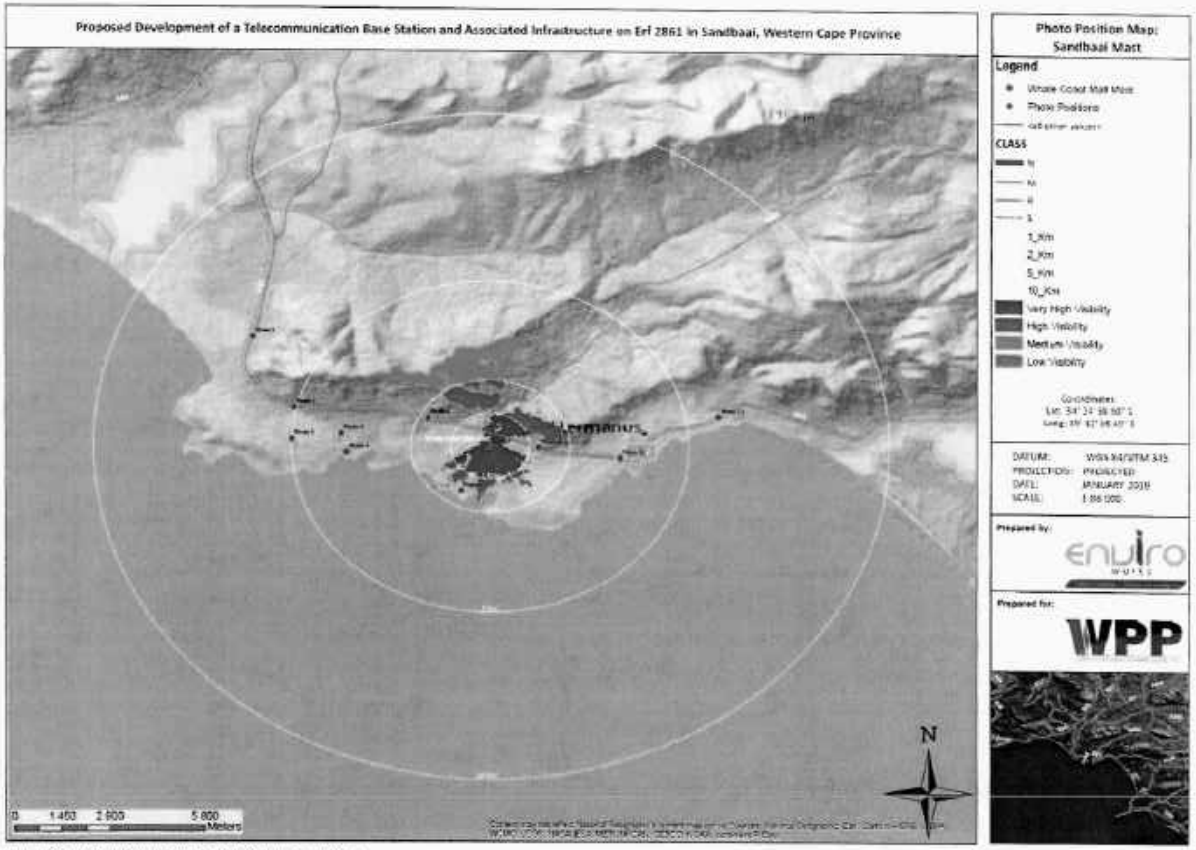


Figure 26: Locations from where the photos have been taken.

10 VISUAL IMPACT ASSESSMENT: IMPACT RATING METHODOLOGY

The previous section outlines all areas visible from the Sandbaai Lattice 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 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);
- Degree to which the impact may cause irreplaceable loss of resources;
- Degree to which the impact can be reversed;
- 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 6: Evaluation components, ranking scales and descriptions (criteria).

Evaluation component	Ranking scale and description (criteria)
DURATION	**5 - Permanent** **4 - Long term**: Impact ceases after operational phase/life of the activity (> 20 years). **3 - Medium term**: Impact might occur during the operational phase/life of the activity (5 to 20 years). **2 - Short term**: Impact might occur during the construction phase (< 5 years). **1 - Immediate**
EXTENT (or spatial scale / influence of impact)	**0 - None** **5 - International**: Beyond National boundaries. **4 - National**: Beyond Provincial boundaries and within National boundaries. **3 - Regional**: Beyond 5 km of the proposed development and within Provincial boundaries. **2 - Local**: Within 5 km of the proposed development. **1 - Site-specific**: On site or within 100 m of the site boundary.
IRREPLACEABLE loss of resources	**5 - Definite** loss of irreplaceable resources. **4 - High** potential for loss of irreplaceable resources. **3 - Moderate** potential for loss of irreplaceable resources. **2 - Low** potential for loss of irreplaceable resources. **1 - Very low** potential for loss of irreplaceable resources. **0 - None**
REVERSIBILITY of impact	**5 - Impact cannot** be reversed. **4 - Low** potential that impact might be reversed. **3 - Moderate** potential that impact might be reversed. **2 - High** potential that impact might be reversed. **1 - Impact will be** reversible. **0 - No impact.**

Evaluation component	Ranking scale and description (criteria)
MAGNITUDE of negative impact (at the indicated spatial scale)	10 - Very high: Bio-physical and/or social functions and/or processes might be *severely* altered. 8 - High: Bio-physical and/or social functions and/or processes might be *considerably* altered. 6 - Medium: Bio-physical and/or social functions and/or processes might be *notably* altered. 4 - Low : Bio-physical and/or social functions and/or processes might be *slightly* altered. 2 - Very Low: Bio-physical and/or social functions and/or processes might be *negligibly* altered. 0 - Zero: Bio-physical and/or social functions and/or processes will remain *unaltered*.
MAGNITUDE of POSITIVE IMPACT (at the indicated spatial scale)	10 - Very high (positive): Bio-physical and/or social functions and/or processes might be *substantially* enhanced. 8 - High (positive): Bio-physical and/or social functions and/or processes might be *considerably* enhanced. 6 - Medium (positive): Bio-physical and/or social functions and/or processes might be *notably* enhanced. 4 - Low (positive): Bio-physical and/or social functions and/or processes might be *slightly* enhanced. 2 - Very Low (positive): Bio-physical and/or social functions and/or processes might be *negligibly* enhanced. 0 - Zero (positive): Bio-physical and/or social functions and/or processes will remain *unaltered*.
PROBABILITY (of occurrence)	5 - Definite: >95% chance of the potential impact occurring. 4 - High probability: 75% - 95% chance of the potential impact occurring. 3 - Medium probability: 25% - 75% chance of the potential impact occurring 2 - Low probability: 5% - 25% chance of the potential impact occurring. 1 - Improbable: <5% chance of the potential impact occurring.
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 + Irreplaceability + Reversibility + Magnitude) x Probability**

The maximum value is 150 significance points (SP). The unmitigated and mitigated scenarios for each potential environmental impact should be rated as per the table below.

Table 7: Definition of significance ratings (positive and negative).

Significance Points	Environmental Significance	Definition
100 – 150	[redacted]	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. **Cumulative Impact:** 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.
40 – 99	Moderate (M)	If left unmanaged, an impact of moderate significance could influence a decision about whether or not to proceed with a proposed project. **Cumulative Impact:** 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

Significance Points	Environmental Significance	Definition
		on the natural, cultural, and/or socio-economic resources of local, regional or national concern.
<40	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. **Cumulative impact:** The activity is localised and might have a negligible cumulative impact.
+	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.

11 VISUAL IMPACT ASSESSMENT

The primary visual impacts of the proposed Sandbaai Lattice Mast are further assessed as follows:

11.1 Potential visual impact on sensitive visual receptors, located within a 5 km radii of the Sandbaai Mast.

The Operational Phase of the Sandbaai Lattice Mast could have a moderate high visual impact (significance rating= 90) on observers within a one kilometer (1 km) radius should mitigation measures not be implemented.

Table 8: Impact Ratings of the Construction Phase within a 1 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.
Magnitude:	4	2	4	2	-
Duration:	1	1	1	1	-
Extent:	1	1	1	1	-
Irreplaceable:	2	1	2	1	-
Reversibility:	2	1	2	1	-
Probability:	5	3	5	3	-
Total SP:	50	18	50	18	-
Significance rating:	M	L	M	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;
	• 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,
					N/A

Planning, design and construction phase	Design Alternative 1		Design Alternative 2		No-Go Alternative
	Before Mitigation	After Mitigation	Before Mitigation	After Mitigation	
	• Limit construction activities to business hours (07:00 – 17:00).				

Table 9: Impact Ratings of the Operational Phase within a 1 km radius.

Operational 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 development of the Sandbaai Mast can cause a visual intrusion to observers within a five kilometre (5km) radius from the proposed development.				No construction phase impacts are associated with the no-go alternative thus no assessment has been undertaken.
Magnitude:	4	2	4	2	0
Duration:	3	3	3	3	5
Extent:	2	2	2	2	2
Irreplaceable:	4	2	4	3	0
Reversibility:	5	1	5	1	0
Probability:	5	5	5	5	5
Total SP:	90	50	90	55	35
Significance rating:	MH	M	MH	M	P (+)
Cumulative impact:	L	L	L	L	-

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.
					N/A

12 CONCLUSION AND RECOMMENDATIONS

The visual impact within the short distance zone will be moderate. From the short to long distance zone the impact will be low due to factors including the Visual Absorption Capacity of the area, limited observers within these zones, the built up environment and the undulating topography of the area.

If all mitigation measures are implemented by the Developer the visual impact will be moderate on residence residing within a one kilometer (1 km) radius as well as to commuters making use of the R43 and tourists visiting the surrounding tourist attractions. Taking into account the visual exposure within the ten kilometer (10 km) radius, the visual impact will be low.

The following mitigatory considerations can assist in minimising the visual impact:

- 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.

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;
- 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).

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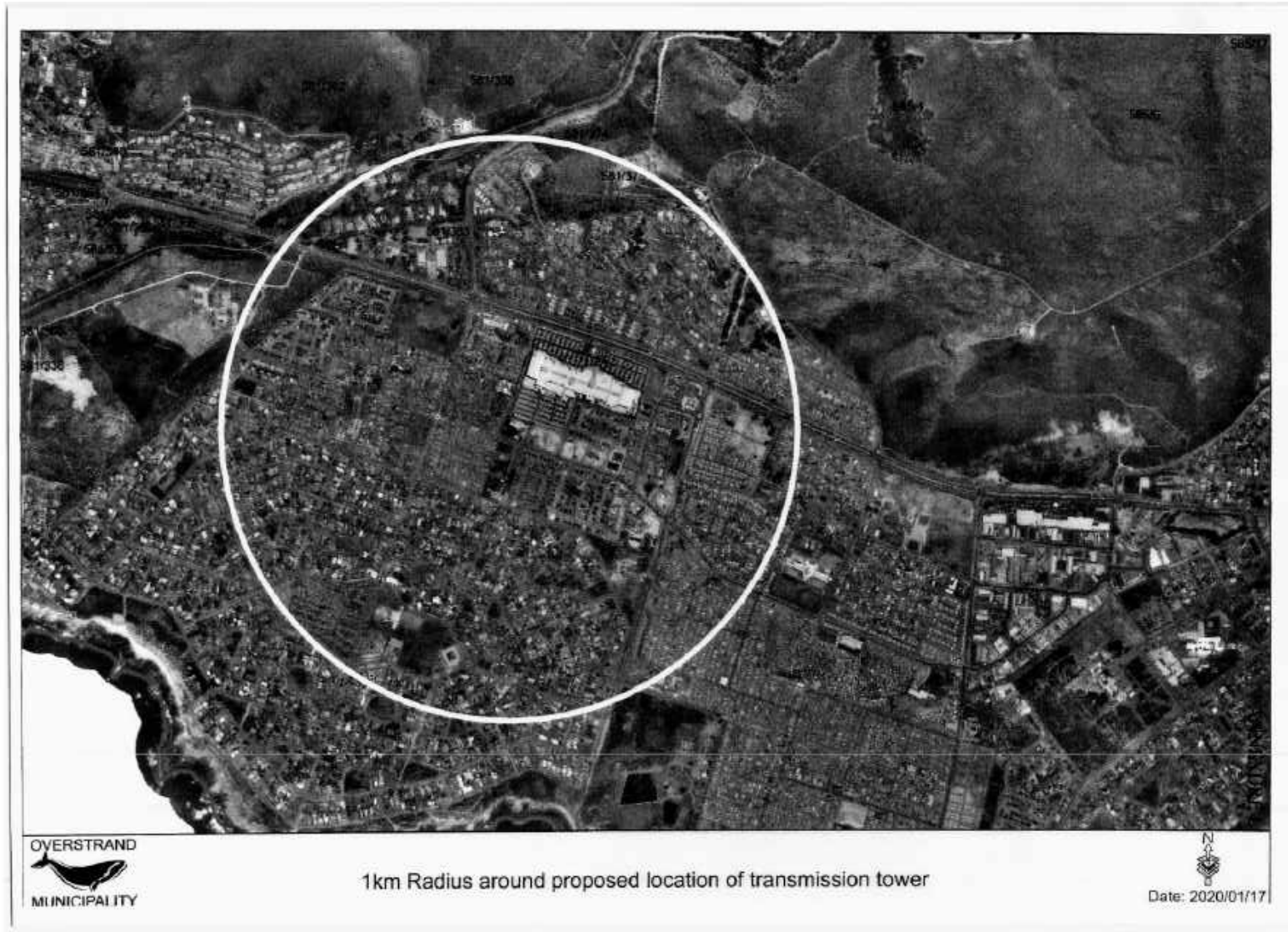
OVERSTRAND
MUNICIPALITY
1km Radius around proposed location of transmission tower
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Date: 2020/01/17