4.3
REMAINDER OF ERF 243, 10 MOUNTAIN DRIVE, NORTHCLIFF, HERMANUS: APPLICATION FOR CONSENT USE: WARREN PETTERSON PLANNING ON BEHALF OF VODACOM AND OVERSTRAND MUNICIPALITY (HERMANUS WATERWORKS)

243 HNC (3718/2020)
H van der Stoep (028) 313 8900 Hermanus Administration
23 February 2023

1. EXECUTIVE SUMMARY

An application has been received on 7 September 2020 from Warren Peterson Planning on behalf of Vodacom and Overstrand Municipality on Remainder of Erf 243, Hermanus (Hermanus Waterworks) in terms of Section 16.(2)(o) of the Overstrand Municipal By-Law on Municipal Planning, 2020 to erect a 15m high transmission tower.

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

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

The portion of the property applied for is 96m² in extent and located in Fernkloof Nature Reserve and is zoned Open Space Zone 1. The erf is surrounded by business, residential, industrial, community and nature reserve erven and is located adjacent the R43, next to the municipal reservoir. The proposed facility is located at the gateway to Hermanus.

4. SUMMARY OF APPLICANT'S MOTIVATION

<u>The motivation can be summarized as follows:</u>

APPLICATION DETAIL

- 15m Lattice Mast
- 3x3 – sector antennas attached to the mast.
- Microwave dishes attached to the mast.
- 3x equipment containers, which will be locked at all times.
- Total area = 96m²

NEED AND DESIRABILITY

In 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. These devices are used for multiple purposes including socialisation, business related uses and accessibility to important emergency services. Due to the factors of urbanisation, densification and influx of seasonal guests especially over festive

seasons and holidays, in a tourist attractive place like Hermanus, poor network coverage (related to both voice and data) is experienced. Vodacom identified several positions in the area that need to be equipped with a base station to alleviate the pressure and to cater for the ever-increasing demand. It should be noted that the areas surrounding the proposed site have very limited Advanced, Fixed LTE and 3G coverage for certain service providers and this application will increase the amount of coverage in the area.

The mixed land uses range from open space, residential, industrial and business use and thus will provide a more secure connection to emergency services and armed response which will have a huge social impact. 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.

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

- Provides coverage to the east for the residents.
- Coverage and capacity are needed due to that many people working from home during the Covid-19 pandemic.
- Provides coverage to the south where the shopping mall is across the Main Road. The mall attracts a lot of people.
- Provides coverage to the Main Road and other existing road network.
- With the coverage maps as per motivational report, other service providers can co-locate.
- Hermanus gets an influx of seasonal guests over festive seasons, meaning there is a demand for capacity.
- The proposed lattice mast is situated is situated close by to support the capacity of the surrounding area and where coverage is needed.
- Due to the elevation reasons a 15m mast is required on the end of the mountain compared to a mast of 25m within other zonings close by.

CELLULAR INFRASTRUCTURE/LOCATION

When there is an increase in the numbers of users in an area, the coverage provided by the existing network decreases and leads to dropped calls and slower internet speed.

As network users increase, gaps developed between the radiuses of connectivity. New installations are needed to fill the gaps to ensure optimal coverage.

Existing Mast within a 500m and 1km range are as follows:

- Steenbras Road
- De Goede Street
- Rotary Way

Failure to provide the necessary coverage, due to the distance to the proposed mast. The existing TI are not sufficient to provide coverage and the closest TBS is approximately 445m away from the proposed TT but fails to provide coverage for the needed area which are more than 500m away.

VISUAL IMPACT

The Visual Impact Statement (VIS) was conducted by Antoinette de Beer in August 2022.

THE FINDINGS ARE AS FOLLOWS:

Extent of the Impact
The assessment was assessed and rated as noticeable to the viewer up to 500m distance and was rated local i.e., limited to the immediate surroundings including a section of the R43 which is categorised as a Route of Regional Scenic Significance.

Visual Exposure
The site is visually exposed due to the low growing nature of vegetation in the area. It is rated highly sensitive for receptors (residential areas & scenic routes i.e., R43 and Mountain Drive) and areas (Fernkloof Nature Reserve).

Zones of Visibility
Due to the exposed nature of the site, the development would be mostly visible from the south.

Sensitive areas
R43, residents of Hermanus and Mount Pleasant and Fernkloof Nature Reserve trail users & HPOZ.

DETAIL ANALYSIS OF THE SENSITIVE AREAS:

R43
Due to the nature of the indigenous vegetation, the location required for a TT as well as the height of the proposed tower of 15m will be highly visible. However, the proposed lattice mast will be slim or lightweight and does not protrude above the skyline and it is anticipated that the dark green mountain backdrop will make it less noticeable. The speed limit along the R43 is 80km/h and it is anticipated that the mast will be visible for 220m along the R43 which equates to 17-18 seconds, approximately 9 seconds when travelling in either direction.

Visual Impact: *Before mitigation – Moderate*

Residents of Hermanus and Mount Pleasant
Residents of the area west of Hermanus and residents of Mount Pleasant will be mostly aware of the site due to proximity. Due to the height, the view shed is larger than the low buildings and trees will provide limited screening to the proposed development.

Visual Impact: *Before mitigation – Moderate*

Fernkloof Nature Reserve
Although visually exposed to the trails along the immediate escarpment, the topography obscures the site from view from the rest of the nature reserve. The closest trail is less than 100m from the proposed development it is only a small portion of the overall FNR trail network.

Visual Impact: *Before mitigation – Moderate*

SUMMARY OF ASSESSMENT:

The compatibility of the development is deemed moderately compatible since the development would fit partially into the landscape. The intensity or degree of the

proposed development will impact views and scenic or cultural resources will be medium, however there is a moderate to high degree of change with respect to Fernkloof Nature Reserve. The duration of the impact is permanent, and the significance rating is assessed as moderate. The latter due to the highly altered state of the location.

PROPOSED MITIGATION:

Tree planting along the R43 up to Mountain Drive should be encouraged with the appropriate indigenous trees that would fit in with the natural vegetation within the Fernkloof Nature Reserve. The equipment should use matt, muted finishes and fencing must be visually permeable. In terms of lighting, it is proposed that there be no lighting along the fence, however, should it be necessary, the lights must be aimed down, proper aiming, preferably yellowish high pressure sodium bulbs, but no neon or unshielded bright security lights may be used.

With regard to alternative mast options, the use of alternate mast structure is discoursed as it will have a far greater visual impact than the originally proposed mast.

Construction period should be kept to a minimum with due care to local residents and road users. This will apply to adequate traffic and dust control measures as well as the limit use of heavy vehicles to prevent erosion. The site should be kept neat and tidy to have no impact beyond the fence line during operation of the mast.

HEALTH

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

SERVICES

- **Access:** Access to the property is from Mountain Drive.
- **Electricity:** The availability of the erf will be utilised.
- **Water:** Not required.
- **Sewerage:** Not required.

ALTERNATIVE SITE CONSIDERATIONS

SITE	ZONING	REASON
Erf 1140	Business 3	The visual impact is severe, due to topography.
Erf 243 *(Sport field)*	Private Open Space	Due to locality, a mast will have a severe visual impact
Erf 243 *(Nature Reserve)*	Open Space 1	The proposed application site will have the least visual impact.
Erf 12199	Industrial Zone 1	The visual impact may be more than the proposed site.

CONSISTENCY WITH SPLUMA AND LUPA PRINCIPLES:

Spatial Justice

In a broader sense, spatial justice refers to an intentional incorporation of spatial aspects. This refers to the fair and equally distributed services and enhanced accessibility of these services. The aim of the proposal is to provide excellent communication service to the inhabitants of an area.

Spatial Sustainability

Enhanced signal in the area will promote all three dimensions of sustainability e.g., economic, social and environmental aspects. Economically, businesses in the area will benefit from enhanced connectivity. The social facet is addressed as more people will have access to emergency services. The third dimension will be promoted as the sensible placement of transmission towers and possibility of co-location will limit the number of base stations. The development will create an opportunity for two to three Mobile Network Operators.

Spatial Efficiency

The concept of minimum distance to be travelled between a specific location and intended destination. Telecommunication infrastructure is placed in an area with a reason, to ensure effectiveness and not merely placed by random.

Spatial Resilience

Telecommunication infrastructure will always be a service that is necessary, especially in a state of crises; communication plays an integral role in a societal environment.

Good Administration

To follow an equal and fair public participation process in order to incorporate the views and opinions of all relevant parties.

POLICY DOCUMENTS

Overstrand Integrated Development Plan

The telecommunications infrastructure forms a vital part of the municipality's Disaster Management Plan as indicated on page 262 of the Overstrand Municipality IDP 2017/18 -2021/22.

Overstrand Spatial Development Framework

The proposed tower is on Erf 243 and falls under Hermanus Central. Hermanus Central is seen as the busy part as it mostly consists out of businesses along the R43 (Main Road). The MSDF 2020 of the Overstrand Municipality also emphasises that population growth is taking place within the municipal area. With an increase in population, there is a need to provide adequate coverage to consumers and to meet any future capacity demands.

Cellular infrastructure also contributes to the economic growth within the municipal area. This is seen on page 35 of MSDF 2020 where the Communication sector has achieved a strong annual growth and contributing to the GVA in Overstrand.

The above on economic growth can be emphasised that the proposed tower is situated within an open space in Northcliff surrounded by business zones and residential zones, therefore showing the importance that coverage must be provided to these zones. To emphasise the importance of the proposed transmission tower, one can refer to that many people are working from home during the Covid-19 pandemic; therefore the network capacity is more.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		**Date published**	**Closing date for comments**
Local newspaper	**Yes**	17 September 2021	22 October 2021
Registered notices	**Yes**	17 September 2021	22 October 2021
Internal departments	**Yes**	17 September 2021	22 October 2021
Ward Councillor	**Yes**	17 September 2021	22 October 2021
Total comments	**ONE (1)**		
Total letters of support	**NONE**		

Was public participation undertaken in accordance with Section 47 - 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	17/09/2021	No objection. The building plan application must comply with all applicable law including Overberg District Municipality Health Department requirements.
Environmental Management Services	19/10/2021	Option 3 not supported as it is in the Fernkloof Nature Reserve and does not form part of the current PAMP. *(Comments form part of Annexure D.)*
Property Administration	06/10/2021	No objection as the application is in line with the lease agreement.
Engineering Services	01/03/2022	See Annexure F.
Cape Nature	22/11/2021	See Annexure G.

Western Cape Government: EADP (Planning)	28/09/2021	See Annexure H.
Western Cape Government: EADP (Environmental)	31/12/2021	See Annexure I.

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION, THE APPLICANT'S RESPONSE AND THE MUNICIPAL TOWN PLANNER'S RESPONSE THEREON

One (1) objection was received from the Fernkloof Advisory Board (FAB). (See Annexure D) The applicant was provided an opportunity to comment on the objection received, and their comments are attached as Annexure E.

The objections are depicted in a summarized version under headings of similar nature.

The reasons are as follows:

Options 1 and 2

Not favoured by the applicant due to visual impact is agreed with.

Option 3

The motivation inter alia states that the *"Visual impacts will be less…"* It is this latter statement which is strongly contested. At this gateway point alongside of the R43, visitors to Hermanus are pleasantly confronted with a splendid panoramic and largely unspoiled natural viewshed from the near mountain area on Fernkloof Nature Reserve to the distant layered mountain landscape of the Klein River Mountains stretching into the distance as far as Stanford. A 15m tower at this point would seriously degrade this natural viewshed. Furthermore, once such a tower is allowed on site, it will be problematic to reject applications for other structures in this particular area – each contributing to the incremental and increasing degradation of this world class view.

Important to note that the draft FNR Protected Management Plan, which has been through an exhaustive public participation process, makes no provision for any further transmission towers site within the Nature Reserve. The Overstrand Heritage Overlay Zone, the R43 is categorised as a Route of Regional Scenic Significance and the area to the north and north-east of the proposed TT is categorized as an HPOZ Area of Landscape Significance.

Option 3 as proposed in the application is not supported.

Option 4 is located within the municipal stores area (Erf 12199) in the industrial area. The applicant states that this is the best suited option but may have more visual impacts. The latter is not convincing for the following reasons: The erf is located in an industrial townscape which the transmission tower has less unacceptable visual impact than within a residential or natural area. The transmission tower will have less of a visual impact from the west or east of Hermanus and will be less obtrusive. If located on Erf 12199, it can be successfully disguised as a large coniferous tree,

which will align to the general Hermanus landscape in appearance in which large coniferous scattered large trees are clearly noticeable.

Applicant's response

Warren Petterson Planning has received a Power of Attorney from the Overstrand Municipality to submit a consent use application. The proposed tower is located on disturbed land next to the municipal reservoirs. The proposed location is on an area overgrown with unique and endemic flora of the area and an environmental delisting application was submitted to see if a full Environmental Impact Assessment (EIA) will be required and it was found that no listed activities are triggered.

Option 4 will entail a higher mast and thus may be more visual, due to the large trees in the area.

Taking into consideration the proposed locality on Erf 243, it is proposed a JoJo tank option as a mast as it will blend in with the existing reservoirs and would be less visual.

Town Planner's response

The reply of WPP is not in line with the requirements with its own Visual Assessment, that clearly indicates that the proposed JoJo tank option is not advised or an option. This aspect has also not been addressed by the applicant that the proposed mitigation of the Visual Impact relating to the structure was accepted.

The possible impact of a tower on erf 12199 in terms of a visual assessment was not done and the applicant relies on the assumption that it may have a more detrimental impact visually as to the proposed site within the Fernkloof Nature Reserve. This was not investigated and therefore cannot be verified. One must also take into consideration that buildings in the industrial area has a height restriction of 12m that would be more in line to the proposed 15m transmission tower. Although the applicant indicates that a height exceeding 15m would be required on erf 12199 due to large trees, also has not been proven or verified and is also based on an assumption.

It is clear that the easier option of Fernkloof Nature Reserve was chosen, that will have the minimum financial impact and thus benefit the applicant. The fact that the applicant did get a principal approval from the Municipality does not have any bearing on the land use application when the detail of the impact is measured and thus remains a principal approval that does not give any land use approval or rights.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

See Paragraph 7 above.

9. MUNICIPAL ASSESSMENT OF COMMENTS (Town Planner's comment on objections/and response thereon)

See Paragraph 7 above.

Internal Departments:

Environmental Management Services Department - Biodiversity

The above department does not support the application due to its locality in the Nature Reserve. Option 4 (Erf 12199) is supported.

External Departments:

Cape Nature

In support, however Cape Nature has a condition attached to the support. The condition is that the development is either included in the Final Protected Area Management Plan (PAMP) or that the concept development plan (CDP) must be developed before construction and include the development.

The comments of Cape Nature are noted; however, the conditions are not in line with the existing Fernkloof Management Plan, 2001 and or the Draft PAMP and cannot be accommodated as proposed.

Firstly, the 2001 Fernkloof Management Plan is being used as a guiding document, however it is unclear if it was approved or adopted by the Municipality. The present Draft PAMP has been through an extensive public participation process and the proposed application infrastructure was not indicated or identified in the documentation scrutinized by the public. Although the proposed application is located next to the reservoirs on disturbed land, the cumulative impact of non-essential infrastructure within the Nature Reserve should be evaluated.

It is essential that the Management Plan of Fernkloof be approved and adopted by the Municipality before any developments with the exception of essential infrastructure be considered.

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

10.1 Background

N/A

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

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

The objectives relating to:

Spatial Justice
N/A

Spatial Sustainability
The application will have an impact on the Biophysical nature of the nature reserve. The application does have an impact on the visual nature of the due to its locality and extensive height in relation to the existing built environment.

Efficiency
The application does not contribute to service efficiency on the property, but an added risk to vandalism.

Spatial Resilience
Spatial resilience is the measure of adaptation to change, which is evident in the telecommunication infrastructure development. The reliance on effective and much needed communication during disasters and the evident change it results in. The re-look at the existing infrastructure in its effectiveness, in providing acceptable communication levels. The application does not adhere to the principle since it did not submit any evidence in the investigation of re looking at existing infrastructure or upgrading existing infrastructure where the impact has already occurred.

Good Administration
Administrative procedure was followed as prescribed by the Municipality.

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

Same as Point 10.2 above.

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

The SDF 2020 indicates that any land use application must where possible be located within the Urban Edge. The documents promote mixed uses in the existing nodes. This application does not comply with this principle.

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

N/A

10.6 Impact on Municipal Engineering Services

Existing services will be used.

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

The Heritage Protected Overlay Zone was not addressed in the land use application. It was mentioned in the Visual Impact Assessment, abut not incorporated into the land use application. The Land Use Application did not address the Draft PAMP or the existing Fernkloof Management Plan of 2001.

10.8 Existing and proposed zoning comparisons and considerations

The Land Use Scheme does make provision for a consent use for the application and the zoning is not affected, however the visual impact is a major concern.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

12. THE DESIRABILITY OF THE PROPOSAL

The objections have been addressed extensively under Paragraph 7; however, a few aspects need to be addressed in more detail. They are as follows:

CONSENT FOR A TRANSMISSION TOWER

The application does not address any of the forward planning policies of the Overstrand Municipality such as the Draft PAMP or the Environmental Management Framework. The applicant also did not address the HPOZ, an overlay zone applicable to the application site in the land use application.

Existing towers in the vicinity has been identified and discussed. The applicant indicated that the three (3) existing masts in Steenbras Road, De Goede Street and Rotary Way do not provide sufficient coverage due to the distance to the proposed application site. The extent of coverage cannot be determined from a proposed site, but rather the 500m and 1km radius from the existing sites to determine whether there are gaps in the overlap of the proposed tower to the north in Fernkloof Nature Reserve where no human is residing.

The applicant also indicated three (3) towers in a 1km and 500m radius of the application site namely Rotary Way, De Goede Street (Erf 5392) and Steenbras Road. The motivation indicated the existing masts in relation to the locality from the proposed application site. Figure 12 as per the motivation report clearly indicated that the coverage of 50% or more is located towards the mountain, where there are no inhabitants. However, using the same method of determining the coverage radius of 500m and 1km from the existing sites, there are no gaps in terms of coverage. The industrial area, as well as Northcliff residential area, has sufficient coverage. See figures A and B.

The applicant has a tower on Erf 5392, which can be upgraded or retrofitted; this aspect has not been addressed. The erf also has a MTN tower, which is to be upgraded; an application in this regard has been submitted at the Municipality. The co-location has not been investigated or addressed.

The locality of the proposed tower is problematic. It is proposed to be located along the R43, which is a highly visual street scape. The container and the proposed mast will not aesthetically form part of the built and or natural environment of the erf and is highly visible and out of place. It is noted that any telecommunication tower will be visually intrusive on the environment due to the topography and setting of the township. The locality of the proposed development as per motivation is on disturbed land and next to the municipal reservoirs, which is correct. However, the reservoirs are an essential service to the Hermanus Township and are not 15m in height. It blends in with the natural environments as best as possible. The proposed development is not an essential service catering for Hermanus Township as a whole and cannot blend in with the natural environment.

The visual aspect is further exacerbated by the probability of co-location in this case, which has not been evaluated as part of the land use applications or the visual impact. The motivation indicated that the tower would cater for 3x3m sector antennas, microwave dishes and 3 x equipment containers with a total area of 96m². The impact of possible co-location will further exacerbate the visual and place of sense that the transmission tower will have.

The Visual Impact Assessment clearly indicates a moderate significant impact. The reasons being, that the users (motorists) only have visual contact for 9 seconds. In terms of Fernkloof Nature Reserve the nearest trail is less than 100m from the proposed tower which is a very small portion of the overall network. The mitigating measures are clear vu fencing, no lighting, lattice tower and trees. This moderate significance rating is not correct, and the tower is deemed of high significance due to the following reasons:

Firstly, the users of the R43 are not only motorists, but pedestrians, runners, mountain bikers and thus the 9 second rule is not applicable.

Secondly, there is no structure on the proposed location of 15m in height and thus will the tower be intrusive and highly visible. The fact that containers and technological equipment will be placed close to an essential service of the Municipality, does provide an incentive for criminal activity, which will be to the detriment of the Municipality. The area does not have the eyes and feet to be a deterrent to any criminal element.

Thirdly, the probability of co-location, will further add to the visual impact of the area and this aspect has not been factored in in the visual assessment or land use application.

Fourthly, there are no trees in the area, except fynbos shrub vegetation. Thus, the mitigating factors of trees are not viable and will have a major impact on the natural environment and sense of place.

Fifth, an alternative with a lessor impact is available that has not been investigated properly, that will be more in sync with the built environment *vis a vie* the natural environment.

NEED AND DESIRABILITY

The applicant indicated that need in terms of the population data as per the IDP of future growth within the Overstrand Municipal area. However, the area indicated the need for the tower relates to the residential area of Northcliff, which has sufficient capacity. No proof of any complaints has been lodged at the municipality or was submitted by the applicant. The other areas relate to the Hermanus industrial area, which similarly has not lodged any complaint of insufficient capacity or proof submitted by the applicant that there is a need.

The need is generalised and not related to the actual location area as per the application. In terms of Section 16.10.23.(d) of which one of the requirements for a tower is that that the motivation report be accompanied by relevant proof pertaining to need and desirability (demand and technical requirements). The motivation relies on densification and population growth of the Overstrand IDP, which has no bearing on the industrial area thus leaving only a portion of the residential area of Northcliff as possibility where need is concerned. The latter of which has not been proven in any demand documentation from the provider.

The desirability has been extensively dealt with in the comments of the VIA. Further to the comments, Fernkloof is inundated with towers and another tower will add to the existing visual scarring of the mountain side of Fernkloof. The notion that the application only contributes to a very small portion of the Nature Reserve is irresponsible, since one has to look at the cumulative impact of infrastructure within

the Reserve. There are no 15m high structures in the Reserve, however the industrial area (Option 4) has a height restriction of 12m and thus a tower will be more fitting in a built urban setting. The probability that the 15m height may not be sufficient has not been investigated properly and is based on assumptions.

The possibility of the upgrade of the existing Vodacom tower in De Goede Street has not been considered or evaluated and thus it is not possible to exclude this location for better coverage.

HEALTH

The applicant must adhere to the guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP) as was adopted by the National Department of Health.

The guidelines stipulate the following - the adherence of a 5m occupational safety zone restricting any unauthorised and or public in front of an antennae and that antenna be positioned in such a manner that there are no habitable structures within a 50m zone directly in front of the antennae at the same height. This is to ensure exposure to electromagnetic energy which may be harmful to people.

CONCLUSION

The application is not supported since the applicant did not submit any proof for the need and desirability at this specific location within the Fernkloof Nature Reserve that will benefit the areas of Hermanus industrial area and the residential neighbourhood of Northcliff. No complaints have been received from these areas in terms of the lack of coverage. The possible co-location in an already highly sensitive area added visual impact has not been considered and an alternative within the built fabric is available for the applicant if need and desirability for its specific location have been proven.

13. RECOMMENDATION

1. that the application in terms of Section 16.(2)(o) of the Overstrand Municipal By-Law on Municipal Planning, 2020 on Remainder of Erf 243, Hermanus (Hermanus Waterworks) for a consent use to erect a 15m high transmission tower, **not be approved**, in terms of the provisions of Section 61 of the By-Law.

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

14. REASONS FOR RECOMMENDATION

- The motivation is vague and did not address the area to be served *per se*.
- The need and desirability have not been substantiated as per Section 16.10.(d) as per the requirements of the Overstrand Municipality Land Use Scheme
- Needs as indicated in the motivation report was not verified or quantified.
- Alternatives were investigated and a more suited location has been identified (Option 4).

- It is unclear how the proposed development coincides with the Environmental documents of the Overstrand Municipality since it was not addressed or discussed in the application.
- The proposed coverage for the area is mainly located in the Nature Reserve itself.
- The Visual Impact Assessment indicates the proposed development as moderately significant, thus clearly a significant impact. The rating of the Environmental Management Services Department rates the impact as highly significant.
- The Environmental Management Services Department and the Fernkloof Advisory Board does not support the application, as custodians of the Fernkloof Nature Reserve.
- The cumulative impact on the area of existing towers on the mountain area of Fernkloof Nature Reserve will be exacerbated by the proposed development.
- The mitigating factors cannot lessen the impact of the proposed development to ensure sense of place and visual impact of the 96m² of the proposed development.
- An alternative option is available for the applicant in the built environment to address the lack of coverage which has not been proven and will have a lessor impact than the proposed location.

15. ANNEXURES

Annexure A: Locality Plan
Annexure B: Motivation Report
Annexure C: Site Development Plan
Annexure D: Objection received from FAB
Annexure E: Applicant's response to the objection received
Annexure F: Services Report
Annexure G: Cape Nature
Annexure H: Western Cape Government: EADP (Planning)
Annexure I: Western Cape Government: EADP (Environmental)
Annexure J: Visual Impact Statement dated 22 August 2022
Annexure K: Radius: 1km and 500m from existing sites

SIGNATURE

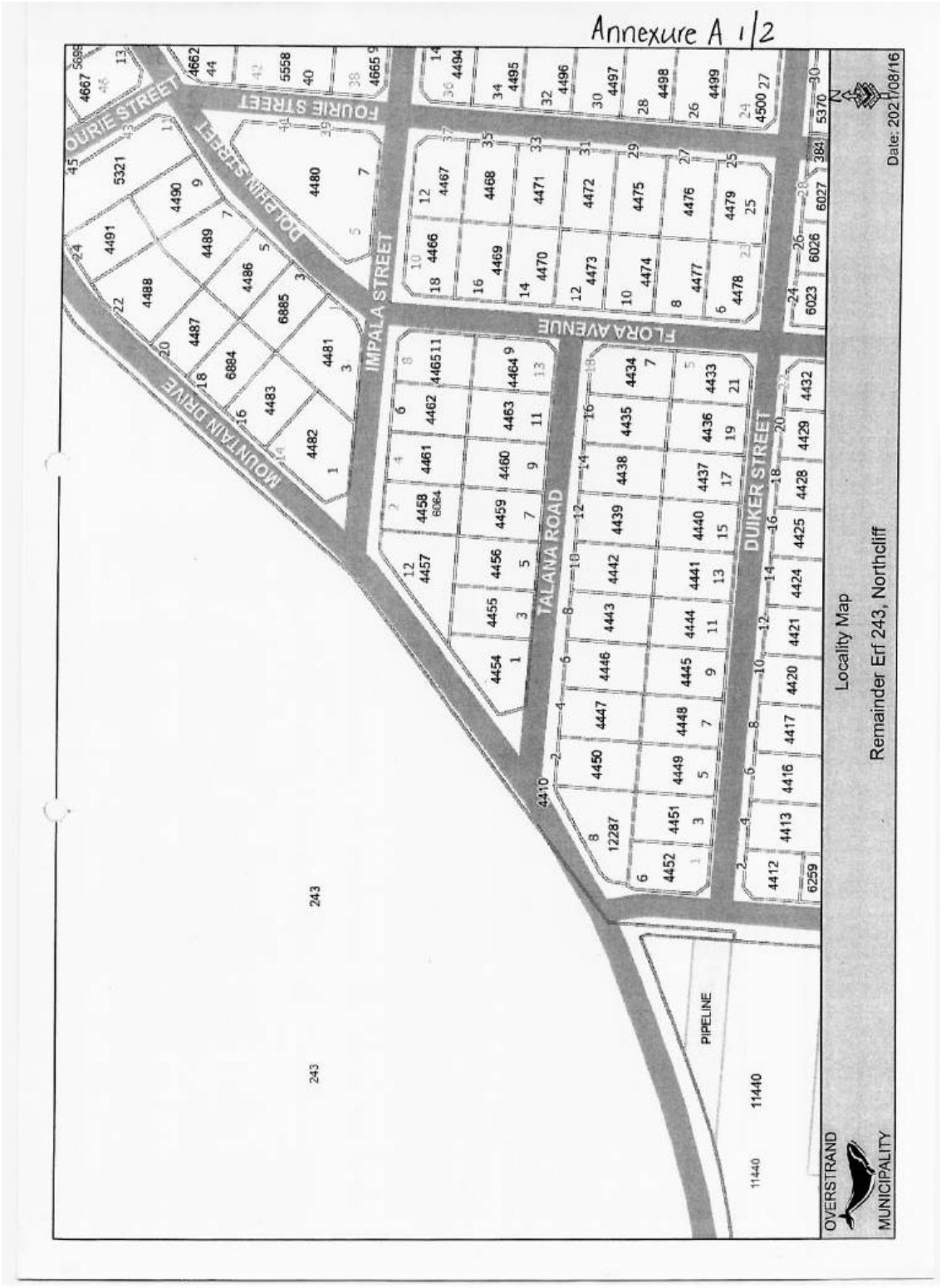
REGISTERED PLANNER

Name: **H VAN DER STOEP**

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

Signature: _____

Date: _____


Annexure A 1/2
FOURIE STREET
DOLPHIN STREET
IMPALA STREET
MOUNTAIN DRIVE
TALANA ROAD
FLORA AVENUE
DUIKER STREET
PIPELINE
243
11440
Locality Map
Remainder Erf 243, Northcliff
OVERSTRAND MUNICIPALITY
Date: 2021/08/16

2|2

vodacom

VC TOWER SITE ID: BS 158332

VC TOWER SITE NAME: HERMANUS RESERVOIR

PROPERTY DESCRIPTION: REMAINDER ERF 243, HERMANUS

ADDRESS: MOUNTAIN DRIVE, NORTHCLIFF, HERMANUS

CO-ORDINATES: Lat: -34.4852231° Long: 19.2245647°

ELEVATION: 65m

VPP

TOWN AND REGIONAL PLANNING CONSULTANTS

PROJECT: PROPOSED NEW VODACOM 15m LATTICE MAST WITH 10m X 4.5m BASE STATION

APPROVED MAST: 15m LATTICE MAST

NOTES:
A) NEW 15m LATTICE MAST
B) 10m X 4.5m BASE STATION
C) 2.4m PALISADE FENCE
D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
E) BASE STATION CHIP STONE SURFACE

DATE	DESCRIPTION	REVISION
05-09-2019	1st Issue	0

DRAWING NUMBER: -

SHEET: 1 OF 4

DRAWING TITLE: LOCALITY MAP

DRAWN: R CHIPPS

SCALE: NTS

DATE: 2019-09-09

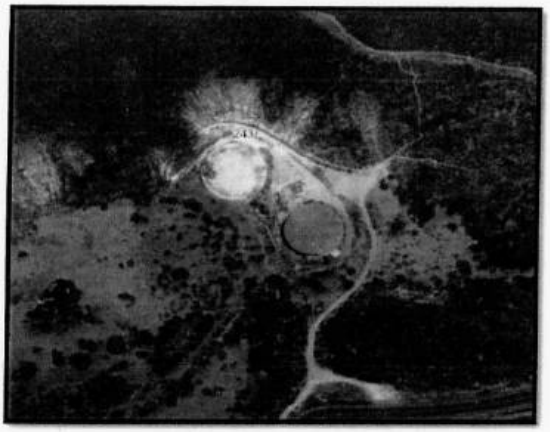
REVISION: 0

Annexure B1/28

OVERSTRAND MUNISIPALITEIT
16 APR 2021
OVERSTRAND MUNICIPALITY

Amended Motivation

PROPERTY DESCRIPTION:	**REMAINDER ERF 243, HERMANUS**
MUNICIPAL AREA:	**OVERSTRAND MUNICIPALITY**
APPLICATION:	**LOCAL AUTHORITY CONSENT USE APPLICATION TO PERMIT A TRANSMISSION TOWER**
SITE NAME:	**HERMANUS RESERVOIR**



APPLICANT:	**WARREN PETTERSON PLANNING**
ON BEHALF OF/ FOR	**VODACOM**
OWNER:	**OVERSTRAND MUNICIPALITY**
DATE:	**APRIL 2021**

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vodacom

FILE NO: REM ERF 243 HMS
SCAN NO: HMS 243
COLLABORATOR NO: 1529201

TP 16 APR 2021

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Overstrand Local Municipality
Town Planning Department
Hermanus
Magnolia Street
7200

3 September 2020 (Revised 1 April 2021)

Dear Sir/Madam

LOCAL AUTHORITY CONSENT USE APPLICATION IN ORDER TO PERMIT A TRANSMISSION TOWER ON REMAINDER ERF 243, HERMANUS.

Kindly find attached in this application, the motivation and relevant documentation regarding consent use application in terms of the zoning scheme to allow for the establishment of a transmission tower on Remainder Erf 243, Hermanus.

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

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

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

Yours faithfully

Ruan Chipps
Candidate Planner (C/8778/2018)
WARREN PETTERSON PLANNING

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LIST OF DEFINITIONS AND ABBREVIATIONS

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

DEFINITIONS:

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

Table 1 - Definitions

PROPERTY:	Remainder erf 243, Hermanus (here after referred to as the application site)
CLIENT:	Vodacom
APPLICANT:	Warren Petterson Planning
OWNER:	Overstrand Municipality
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

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SECTION A: BACKGROUND

A.1. THE APPLICATION

Application is hereby made for the following:

- ✓ **Consent Use provided for in the zoning scheme** in terms of Section 16(2) (o) of the Overstrand Municipal Planning By-Law, 2020 for the purpose of erecting a 15m Transmission Tower.

A.2. DETAILS OF THE DEVELOPMENT AREA

Table 3 - Details of the Development Area

TITLE DEED DESCRIPTION	Remainder Erf 243, Hermanus, Overstrand Municipality, Division of Caledon, Province of the Western Cape
TITLE DEED NUMBER	T92094/2001
PROPERTY SIZE (m^2)	800 DUM
CURRENT ZONING	Open Space Zone 1
OWNER OF PROPERTY	Overstrand Municipality

SECTION B: CONTEXTUAL INFORMANTS

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

B.1. LOCALITY

The property within the Overberg District is located on a portion of land (Erf 243 – RE). It is further surrounded by other erven and the R43.

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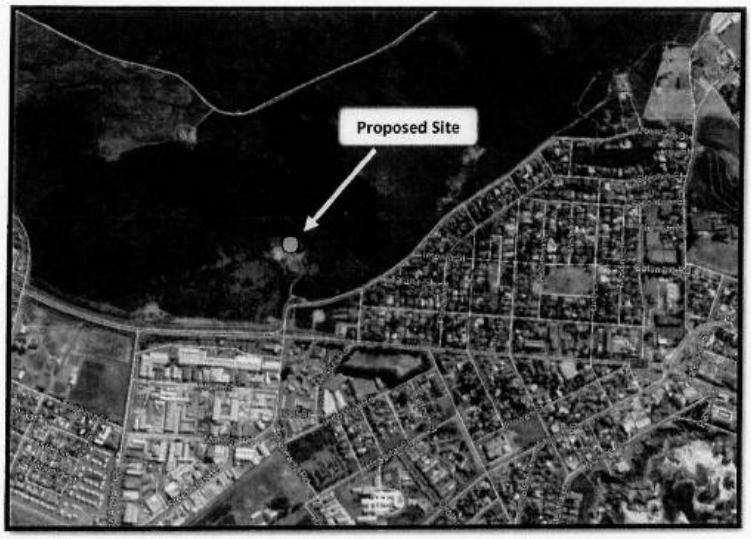

Figure 1 - Location of the Existing Transmission Tower on Erf 243-RE

B.2. CURRENT LAND USE AND ZONING

Table 4 - Current land use and zoning

CURRENT LAND USE	The land is currently utilised for vegetation, reservoirs and a small piece of land for a Transmission Tower
ZONING	Open Space Zone 1: Public Open Space

B.3. SURROUNDING AREA

The existing site is located on Erf 243-RE which is accessible from the R43 turning onto Mountain Drive and leads onto a gravel road towards the proposed site. Mountain drive connects with the R43 which serves as the main road.

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Suburbs/Towns near the property and within the surrounding area is Hermanus East which lies east. The other towns are a bit further away such as Hemel en Aarde which lies to the west, Sandbaai which lies south east and Zwelihle which lies south.

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

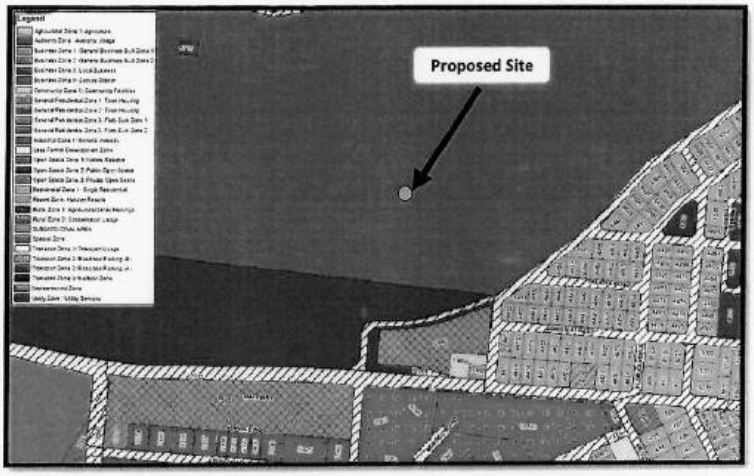

Figure 2 - Surrounding Land uses adjacent to the proposed site

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SECTION C: DEVELOPMENT PROPOSAL

C.1. APPLICATION SPECIFICATIONS

The client, Vodacom, wishes to apply for consent use in terms of Section 16 (2)(o) of the Overstrand Municipal Planning By-Law, 2020 in order to erect a 15m TT.

C.1.1 Development Concept

The application comprises the following proposed development parameters:

- ✓ A 15m 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 area of the TT will be 96m², 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, Zwelihle, Westcliff and Hermanus, which reduces poor signal areas when leaving the coverage radius of an existing transmission tower.

C.2. UTILITY SERVICES

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

Access to the proposed TT will be obtained from the existing entrance to the property found along the southern/ eastern boundary of the property, situated adjacent to Mountain Drive. Mountain Drive connects to the Main Road (R43) and Mimosa Street to the south and Talana Street as well as Impala Street to the east. All these roads forms a road network between all the erven in Hermanus.

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

C.3. ENVIRONMENTAL REGULATIONS

An application was lodged with the Department of Environmental Affairs and Development Planning (refer to Annexure F) to confirm that environmental authorization is not required. Feedback was given and no environmental authorization is needed as no listed activity of the EIA Regulations are triggered.

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SECTION D: POLICY AND LEGISLATION

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

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

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

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

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D.2. OTHER POLICIES AND LEGISLATION

Other policies and legislative frameworks include: Integrated Development Plan (2017/18 – 2021/22), and the Spatial Development Framework (SDF), 2006.

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

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

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

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

D.2.2. Municipal Spatial Development Framework, 2020

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

Hermanus is divided into three parts known as Hermanus West, Hermanus Central and Hermanus East. The proposed transmission tower is on Erf 243 Northcliff and falls under Hermanus Central. Hermanus Central is seen as the busy part as it mostly consist out of businesses along the R43 (Main road) (MSDF, 2020: 85).

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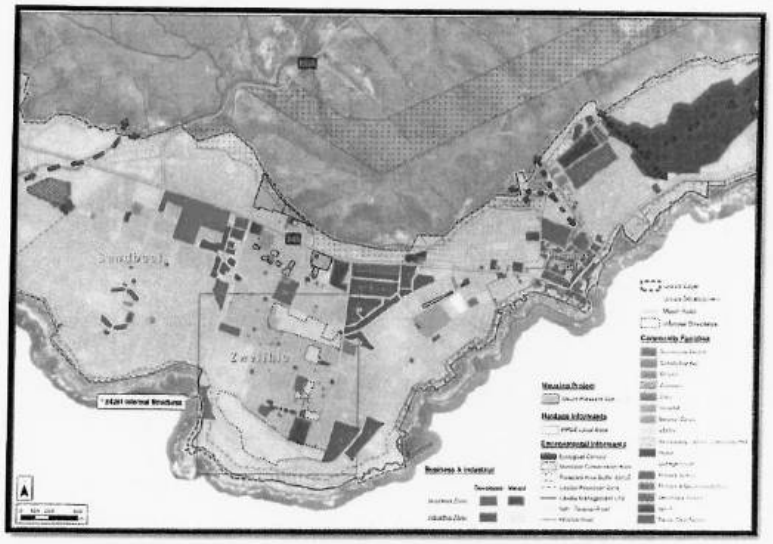

Figure 3 - Business Zonings along the R43 - Hermanus Central

The MSDF 2020 of the Overstrand Municipality also emphasises that population growth is taking place within the Municipal Area. Table 2.7 on page 25 of MSDF 2020 shows that the population number for the Greater Hermanus is increasing between 2016 – 2031 (See Figure 4 below which shows Table 2.7 of MSDF). With an increase in population, there is a need to provide adequate coverage to consumers and to meet any future capacity demands. Please see Figure 9-11 below explaining cellular infrastructure.

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	Rooiels	Pringle Bay	Bettys Bay (Plus Silver Sands 2001)	Kleinmond	Fisherhaven	Hawston	Greater Hermanus	Stanford	Greater Gansbaai	Pearly Beach
2016	164,0	942,2	1711,5	6766,7	867,0	8886,7	45168,9	5613,2	16842,4	1202,1
2017	176,1	973,3	1786,8	6793,8	899,1	9064,4	46419,3	5794,9	17655,8	1237,0
2018	189,1	1005,4	1865,4	6821,0	932,4	9245,7	51955,0	5980,4	18569,4	1272,8
2019	203,1	1038,6	1947,5	6848,3	966,9	9430,6	55825,4	6171,7	19405,4	1309,8
2020	218,2	1072,8	2033,2	6875,6	1002,6	9619,2	60062,4	6368,2	20345,9	1347,7
2021	234,3	1108,2	2122,7	6903,1	1039,7	9811,6	64700,9	6573,0	21333,1	1386,8
2022	251,7	1144,8	2216,1	6930,8	1078,2	10007,8	69779,4	6783,4	22369,3	1427,0
2023	270,3	1182,6	2313,6	6958,5	1118,1	10208,0	75338,9	7000,5	23457,0	1468,4
2024	290,3	1221,6	2415,4	6986,3	1159,5	10412,1	81428,6	7224,5	24598,9	1511,0
2025	311,8	1261,9	2521,7	7014,3	1202,4	10620,4	88096,1	7455,6	25797,6	1554,8
2026	334,8	1303,6	2632,6	7042,3	1246,9	10832,8	95397,8	7694,2	27056,0	1599,9
2027	359,6	1346,6	2748,4	7070,5	1293,0	11049,4	103394,7	7940,4	28377,1	1646,3
2028	386,2	1391,0	2869,4	7098,8	1340,8	11270,4	112153,2	8194,5	29764,1	1694,1
2029	414,8	1436,9	2995,6	7127,2	1390,5	11495,8	121746,7	8456,8	31220,3	1743,2
2030	445,5	1484,4	3127,4	7155,7	1441,9	11725,7	132255,2	8727,4	32749,1	1793,7
2031	478,5	1533,3	3265,0	7184,3	1495,2	11960,1	143766,7	9006,7	34354,4	1845,8

Table 2.7: Population growth rate (MSDF, 2019)

Figure 4 - Table 2.7 on page 25 of the MSDF, 2020

Cellular infrastructure also contribute to the economic growth within municipal area. This is seen on page 35 of MSDF 2020 where the Communication sector has achieved strong annual growth and contributing to the GVA in Overstrand. The above on economic growth can be emphasised that the proposed transmission tower is situated within an open space zone in Northcliff surrounded by business zones and residential zones, therefore showing the importance that coverage must be provided to these zones. To emphasise the importance of the proposed transmission tower, one can refer to that many people are working from home during the Covid-19 pandemic, therefore the network capacity is more.

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SECTION E: DEVELOPMENT MOTIVATION

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

E.2.1. Need and Desirability

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

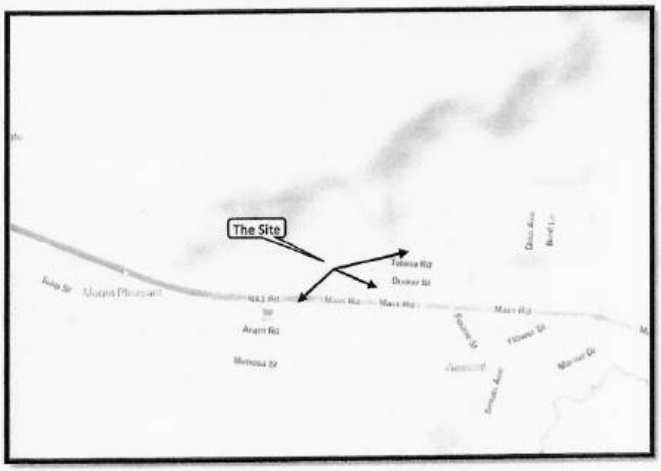

Figure 5 - Vodacom Network Coverage Map - Advanced LTE

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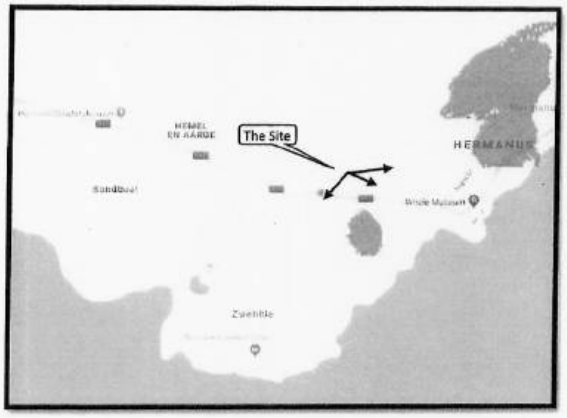

Figure 6 - MTN Network Coverage Map - LTE

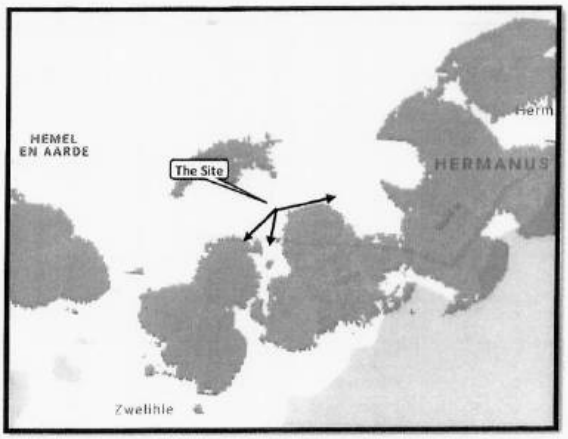

Figure 7 - Cell C Network Coverage Map - Fixed 4G/LTE

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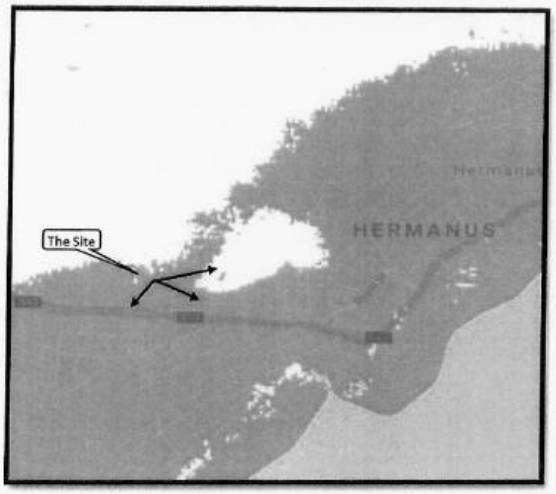

Figure 8 - Telkom Mobile Network Coverage Map - 3G

Figures 5-8 illustrate the current Advanced, Fixed LTE and 3G coverage in Hermanus. It should be noted that these areas have very limited Advanced, Fixed LTE and 3G coverage for certain service providers. 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.

The mix of land uses range from open space, residential, industrial 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.

The proposed base station/ transmission tower is needed for the following reasons: (See direction of the arrows for coverage – figure 5-8)

- Provides coverage to the east for the residents (See direction of the arrows for coverage)
- Coverage + Capacity is needed due to that many people work from home during Covid-19 pandemic.
- Provides coverage to the south where the shopping mall is across the main road. The shopping mall attracts a lot of people.
- Provides coverage to the main road and other existing road network.
- With the coverage maps provided above, other service providers can co-locate.

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- Hermanus is a tourist attraction place and gets an influx of seasonal guests over festive seasons, meaning that there is demand for capacity in order to provide efficient coverage.
- The proposed lattice mast is situated close by to support the capacity of the surrounding area and where coverage is needed.
- Due to elevation reasons a 15m mast is required on the end of the mountain compare to a higher mast of 25m within the other zonings close by.

E.2.2. Choice of site

As an increase in the number of users occurs, the area which is covered by the existing network decreases, leading to poorer network coverage. Figures 9-11 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area. Cellular infrastructure explained:

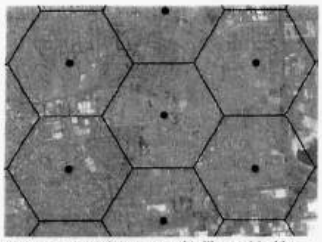

Figure 9 - Initial Coverage (Cell) provided by Telecommunication Base Stations

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

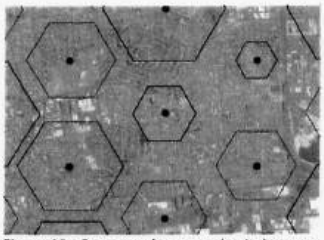

Figure 10 - Coverage decreases due to increase in network users - cell size decreases

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

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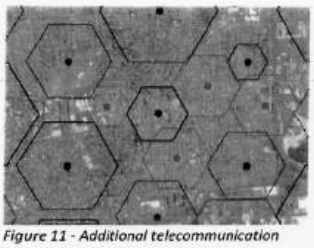

Gaps between cells require new/additional telecommunication base stations to be placed in these gaps to retain good network coverage

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

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

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.

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E: ruan@wpplanning.co.za

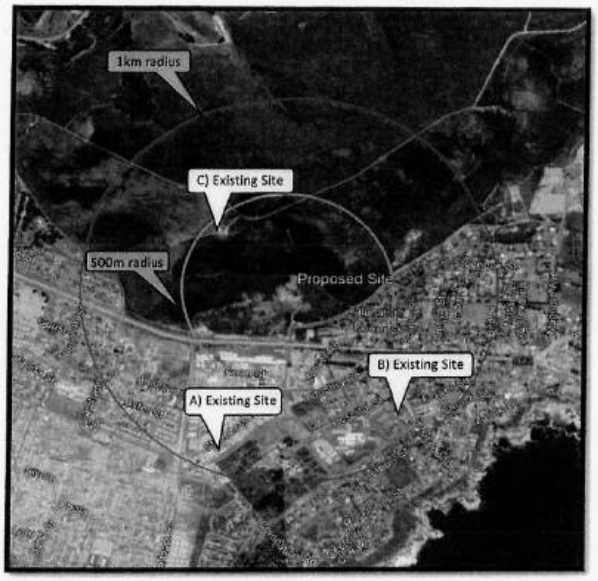

Figure 12 - 500m and 1Km radius of the proposed site and surrounding base stations

Table 5 - Existing Surrounding Base Stations

	Mast	Site location	Distance	Lack of sufficiency
A	Lattice Mast	Steenbras Road	+/- 916m	Failure to provide for the necessary coverage necessity due to distance away from proposed mast
B	Rooftop Base Telecommunication Station	De Goede Street	+/-1 900m	Failure to provide for the necessary coverage necessity due to distance away from proposed mast
C	Lattice and Monopole Mast	Rotary Way	+/-445m	Failure to provide for the necessary coverage necessity due to distance away from proposed mast and needed coverage area which is east.

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Considering the information in Figure 12 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 445m away from the proposed TT, but fails to provide coverage for the needed area which more than approximately 500m away.

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

Alternative sites considered:

Option 1- Erf 11440 was considered as an alternative and is zoned Business Zone 3. However this alternative can work but visual impacts may be severe. The elevation will also play big role as the erf is slightly against a slope.

Option 2- Erf 243 is zoned Open Space Zone 3 (only a certain portion). This alternative will also have severe visual impact from the main road (R43). The erf is also used for community sport purposes.

Option 3- Remainder erf 243 is zoned as Open Space Zone 1. The property is owned by the Overstrand municipality and was approached by Vodacom to lease a portion by the reservoir. This is the best alternative for the proposed TT. Visual impacts will be less and no residential properties is in close proximity from the proposed TT. No vegetation will be removed as the proposed TT is placed on an open piece of soil where human activities are taking place for example there is vehicular access to the reservoir. The proposed TT will provide the needed coverage and it can be used for co-location by other service providers (see coverage maps above).

Option 4- Erf 12199 was considered as an alternative and is zoned Industrial Zone 1. The industrial zone is a perfect option to propose a transmission tower, however it may have more visual impacts than the proposed position on Erf 243-RE Northcliff.

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Figure 13 - Alternatives considered

E.2.3. Visual Impact

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

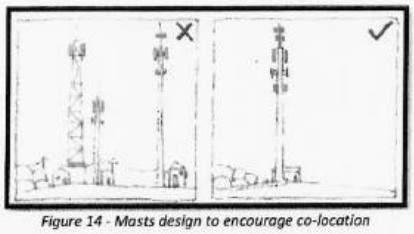

Figure 14 - Masts design to encourage co-location

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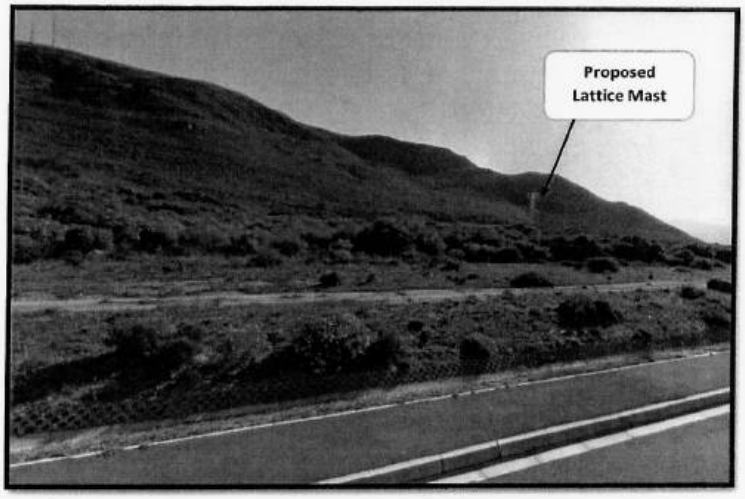

Figure 15 - Superimposition of a Proposed Lattice Mast on Erf 243-RE Northcliff (Via R43 - Entering Hermanus)

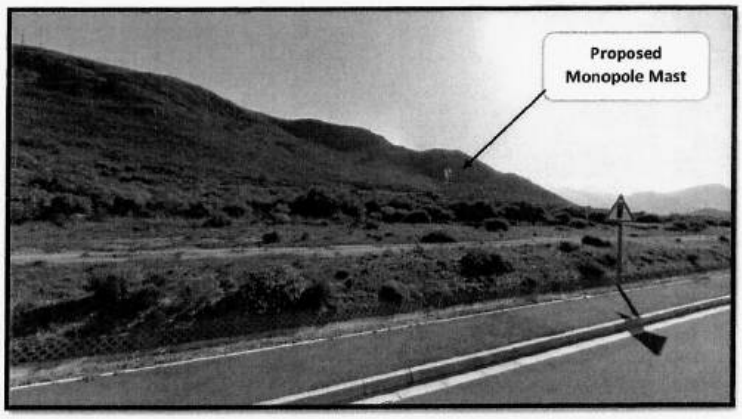

Figure 16 - Superimposition of a Proposed Monopole Mast on Erf 243-RE Northcliff (Via R43 - Entering Hermanus)

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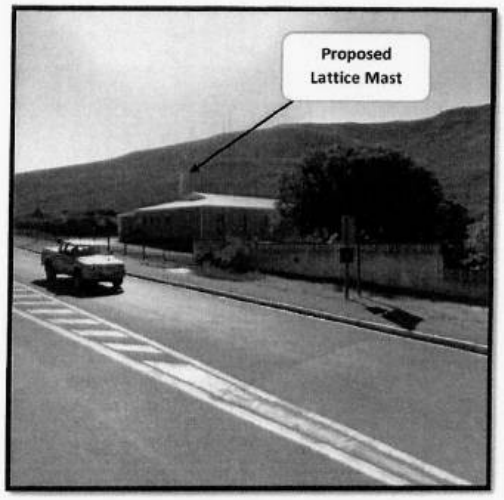

Figure 17 - Superimposition of a Proposed Lattice Mast on Erf 243-RE Northcliff (Via R43 towards Cape Town direction)

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C: (073) 012 6124
E: ruan@wpplanning.co.za

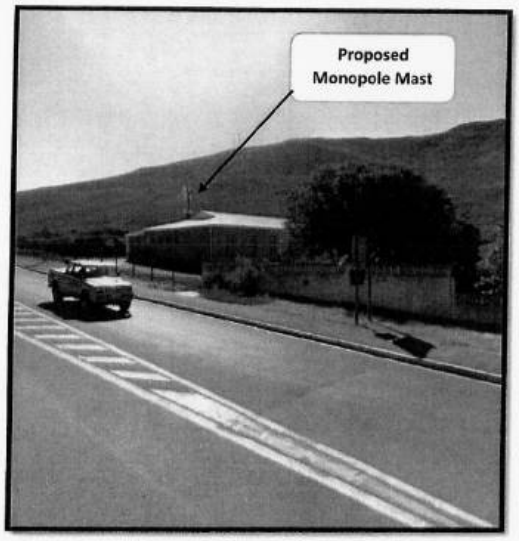

Figure 18 - Superimposition of the Proposed Monopole Mast on Erf 243-RE Northcliff (Via R43 towards Cape Town direction)

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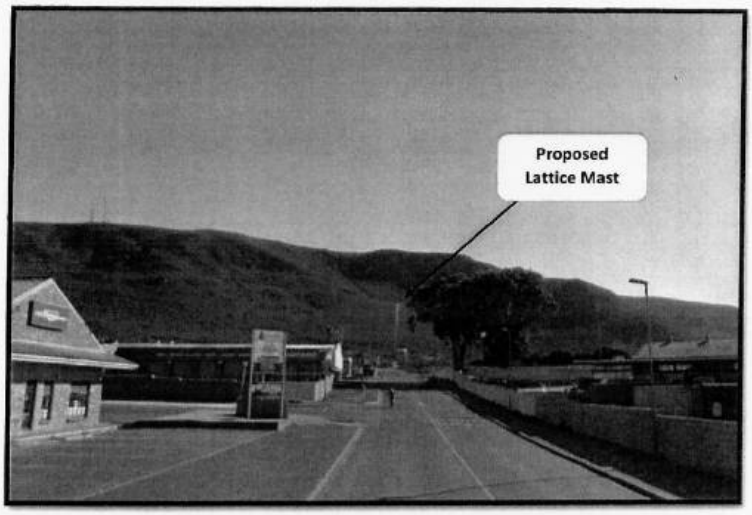

Figure 19 - Superimposition of a Proposed Lattice Mast on Erf 243-RE (View from Mimosa Street)

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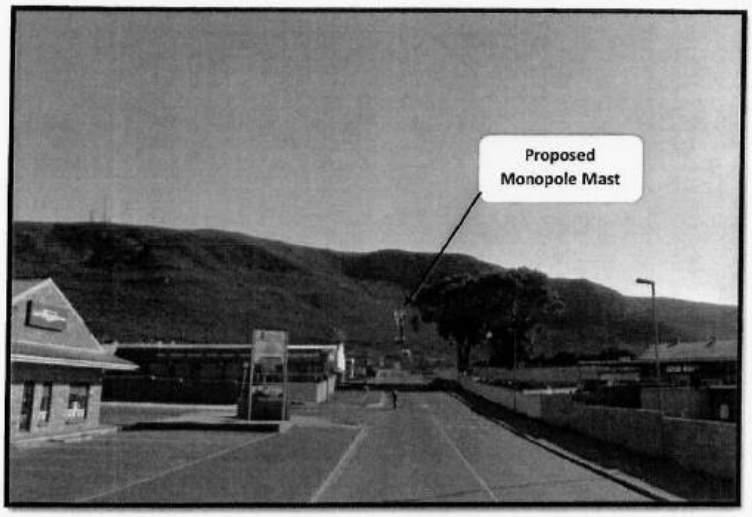

Figure 20 - Superimposition of a Proposed Monopole Mast (View from Mimosa Street)

Based on figure 15 – 20, showing two mast designs on Erf 243-RE Northcliff, we of opinion that the lattice mast design will be the best. This is due that it is see-through than the monopole mast design.

E.2.5. Health concerns

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

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

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

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

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

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

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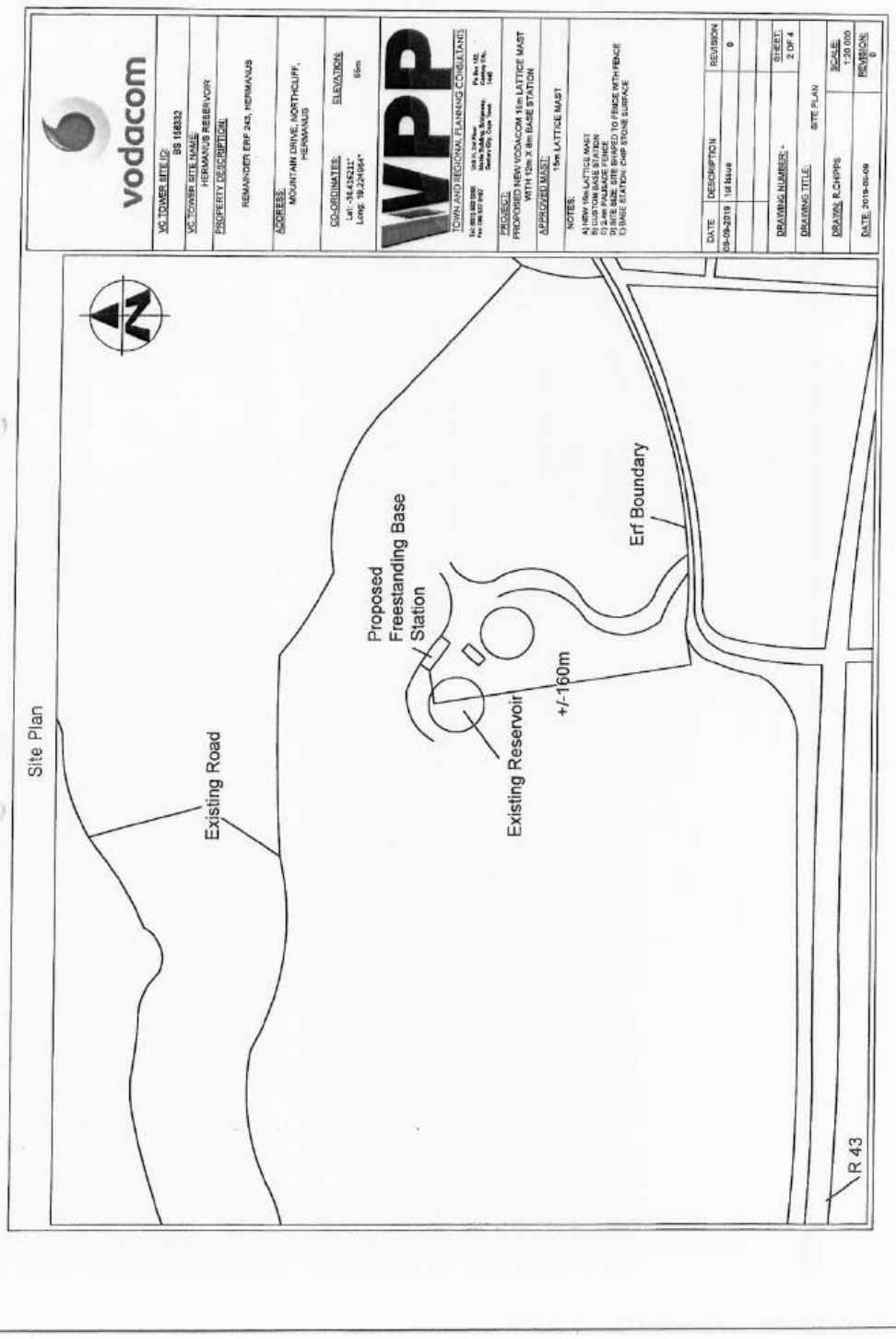
SECTION F: CONCLUSION

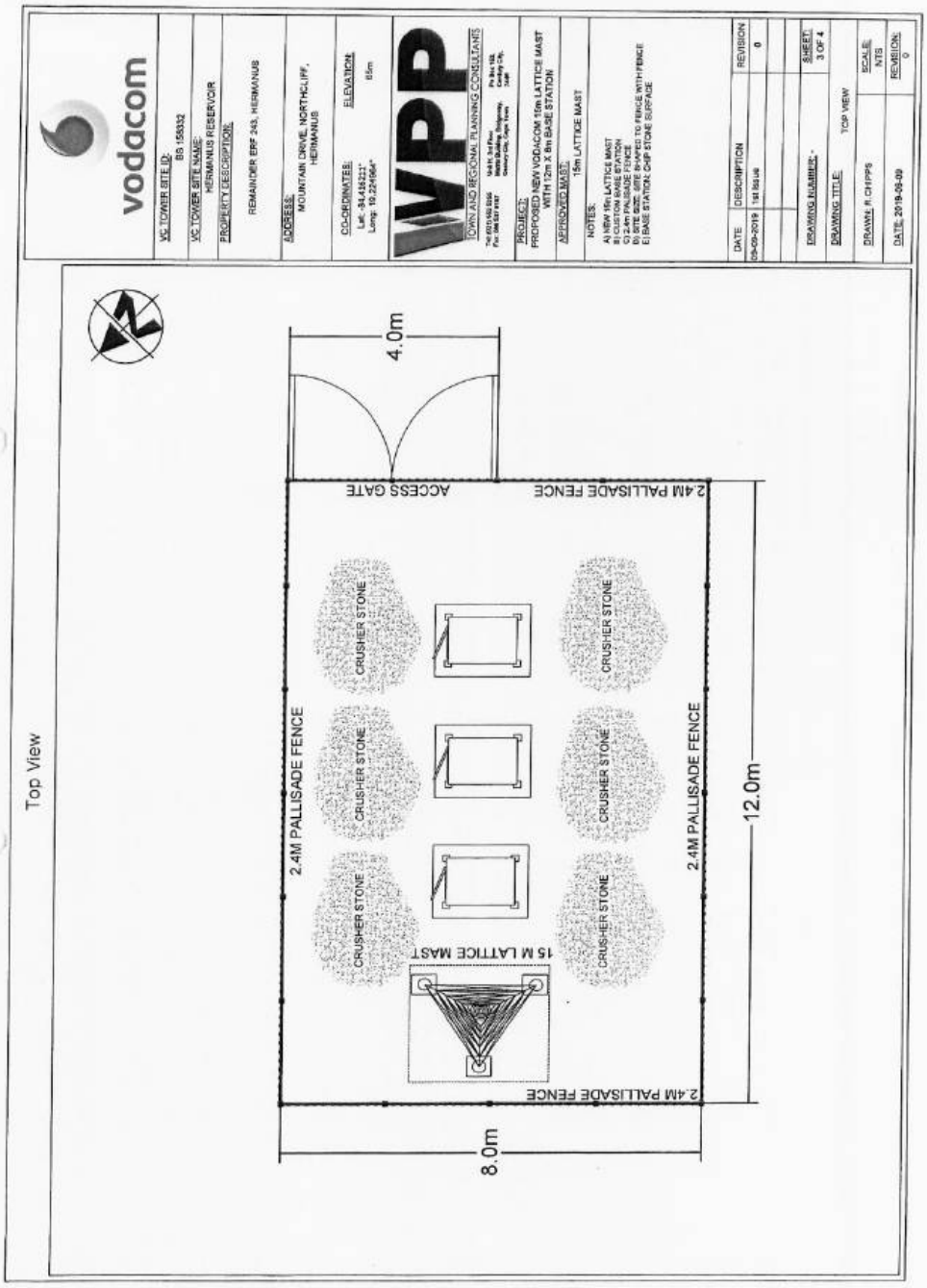
This consent use application in terms of the zoning scheme for a proposed TT on Remainder Erf 243, Hermanus, will provide an essential and sort after service to the surrounding community, businesses and commuters. This application is in line with the current policy and legislation on a local level. Policy and legislation are mainly focused on the Spatial Planning and Land Use Management Act, 2013. Furthermore, this application is in compliance with the Integrated Development Plan (2017/18 – 2021/22), and Spatial Development Framework (MSDF), 2020.

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

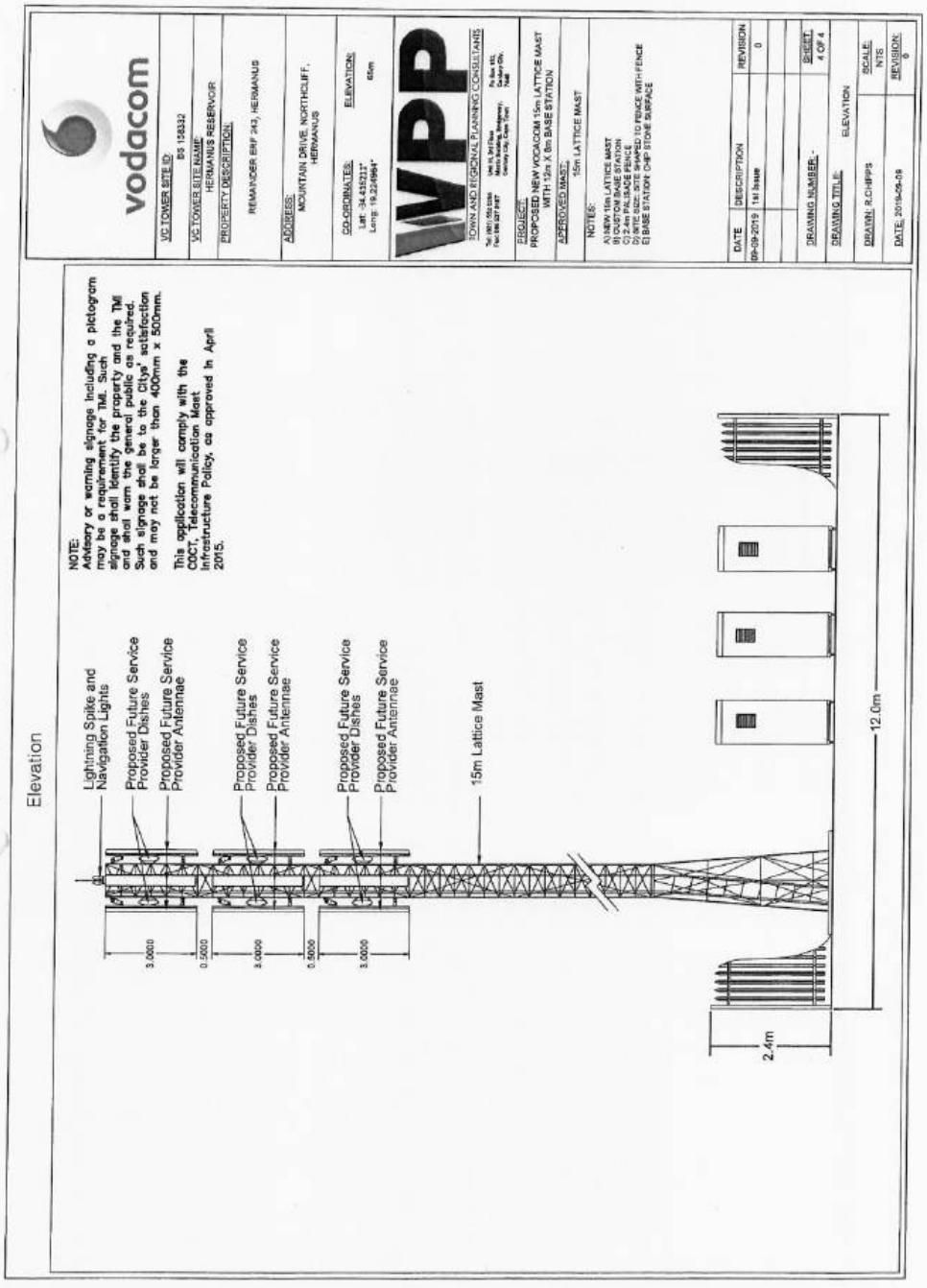
Annexure C 1/3



2/3


vodacom
VC TOWER SITE ID:
BS 158332
VC TOWER SITE NAME:
HERMANUS RESERVOIR
PROPERTY DESCRIPTION:
REMAINDER ERF 243, HERMANUS
ADDRESS:
MOUNTAIN DRIVE, NORTHCLIFF, HERMANUS
CO-ORDINATES:
Lat: -34.4443021
Long: 19.2274564
ELEVATION:
85m
VPP
TOWN AND REGIONAL PLANNING CONSULTANTS
PROJECT:
PROPOSED NEW VODACOM 15m LATTICE MAST WITH 12m X 8m BASE STATION
APPROVED MAST:
15m LATTICE MAST
NOTES:
A) NEW 15m LATTICE MAST
B) NEW BASE STATION
C) 2.4m PALISADE FENCE
D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
E) BASE STATION: CHIP STONE SURFACE
DATE
DESCRIPTION
REVISION
05-09-2019
1st Issue
0
DRAWING NUMBER: -
SHEET:
3 OF 4
DRAWING TITLE:
TOP VIEW
DRAWN: R. CHIPPS
SCALE:
NTS
DATE: 2019-09-09
REVISION:
0
Top View
4.0m
ACCESS GATE
2.4M PALLISADE FENCE
2.4M PALLISADE FENCE
2.4M PALLISADE FENCE
2.4M PALLISADE FENCE
CRUSHER STONE
CRUSHER STONE
CRUSHER STONE
CRUSHER STONE
CRUSHER STONE
CRUSHER STONE
15 M LATTICE MAST
12.0m
8.0m

3/3


vodacom
VC TOWER SITE ID:
BS 138332
VC TOWER SITE NAME:
HERMANUS RESERVOIR
PROPERTY DESCRIPTION:
REMAINDER ERF 243, HERMANUS
ADDRESS:
MOUNTAIN DRIVE, NORTHCLIFF, HERMANUS
CO-ORDINATES:
Lat: -34.415317°
Long: 19.224994°
ELEVATION:
65m
VPP
TOWN AND REGIONAL PLANNING CONSULTANTS
PROJECT:
PROPOSED NEW VODACOM 15m LATTICE MAST WITH 12m X 8m BASE STATION
APPROVED MAST:
15m LATTICE MAST
NOTES:
A) NEW 15m LATTICE MAST
B) NEW BASE STATION
C) 2.4m PALISADE FENCE
D) SITE SIZE: 8X8 SHAPED TO FENCE WITH FENCE
E) BASE STATION CHIP STONE SURFACE
DATE
DESCRIPTION
REVISION
09-09-2019
1st Issue
0
DRAWING NUMBER:-
SHEET:
4 OF 4
DRAWING TITLE:
ELEVATION
DRAWN: R.CHIPPS
SCALE:
NTS
DATE: 2019-09-09
REVISION:
0
NOTE:
Advisory or warning signage including a pictogram may be a requirement for TML. Such signage shall identify the property and the TML and shall warn the general public as required. Such signage shall be to the CityE' satisfaction and may not be larger than 400mm x 500mm.
This application will comply with the COCT, Telecommunication Mast Infrastructure Policy, as approved in April 2015.
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
15m Lattice Mast
3.0000
0.5000
3.0000
0.5000
3.0000
12.0m
2.4m

L Gillion Annexure D 1/3

From: Duncan Heard <duncanheard@telkomsa.net>
Sent: Monday, 27 September 2021 23:11
To: T Dry; L de Villiers; S Nondobo
Cc: Muthama Muasya; 'Sean Privet'; 'Johan Montgomery'; Pat Miller ; 'Nicollete Lloyd'; Glynis van Rooyen; 'Johan Burger'; Antony van Hoogstraten; 'Bongani Sithole'; willemienburger@gmail.com; karibrice
Subject: LOCAL AUTHORITY CONSENT USE APPLICATION TO PERMIT A TRANSMISSION TOWER ON REM ERF 243 (AT GATEWAY RESERVOIR ON FERNKLOOF NATURE RESERVE)

Hi Tarron

I refer to the Warren Paterson Planning (WPP) Consent Use Application for the above transmission tower (TT) obo Vodacom dated April 2021, with comment due by 22 October 2021.

Notable about this application is the fact that nowhere in the document, do they mention that the site that they prefer (Option 3 - adjacent to the Gateway water reservoir), is actually in Fernkloof Nature Reserve (FNR). They merely refer to its zoning as Open Space Zone 1: Public Open Space. This is an important land use omission in the motivation.

It is accepted that an additional transmission tower in this area would have significant local benefits for residents and business.

The applicant presents four site options in the general 'Gateway' area on Page 20 of the document, relatively close to each other. They are:

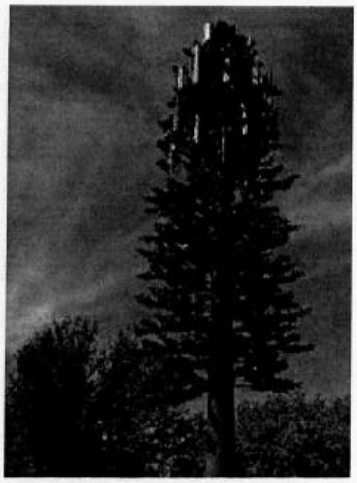
- Options 1 and 2, which are not favoured by the applicant for the reasons provided in the relevant motivations.

- Option 3 with its 15m tower, is motivated by the applicant as their preferred option. The motivation *inter alia* states that the "Visual impacts will be less…". It is this latter statement which is strongly contested. At this 'gateway' point alongside of the R43, visitors to Hermanus are pleasantly confronted with a splendid panoramic and a largely unspoilt natural viewshed – from the near mountain area on Fernkloof Nature Reserve to the distant layered mountain landscape of the Klein River mountains stretching into the distance as far as Stanford. A 15m tower at this point would seriously degrade this natural panoramic viewshed. Furthermore, once such a tower is allowed on this site, it will be problematic to reject applications for other structures in this particular area – each contributing to the incremental and increasing degradation of this world class view. It is also important to note that:
  - The present draft FNR Protected Area Management Plan, which has been through an exhaustive public participation process, makes no provision for any further transmission tower sites within the nature reserve.
  - That ito the **Overstrand Heritage Protection Overlay Zone (HPOZ)**, the R43 is categorized as a **Route of Regional Scenic Significance** and that the area to the north and north east of the proposed TT is categorized as an **HPOZ Area of Landscape Significance.**

  For the above reasons, Option 3 is not supported.

- Option 4 on the other hand, is located within the municipal stores area (Erf 12199) in the nearby industrial area. It is also zoned as Industrial Zone 1 and the applicant states that it is a "perfect option",

- but then goes on to state that "it may have more visual impacts...." than Option 3. It is this latter statement that is not convincing for the following reason:
  - Option 4 is within an industrial townscape within which a TT has less unacceptable visual impact than within a residential or natural area;
  - When the TT is viewed from the west or east of Hermanus it will also be less obtrusive in the in the townscape; and
  - Should the TT be situated at Option 4, it can be very successfully disguised as a large coniferous tree (see image below), which will be aligned to the general Hermanus townscape appearance in which scattered large coniferous trees are clearly noticeable.



For the above reasons, Option 4 is supported.

Kind regards

Duncan Heard
Chair: Fernkloof Nature Reserve Advisory Board

TP D. Theart 3/3
Environmental (H. Olivier)

OVERSTRAND MUNISIPALITEIT
19 OCT 2021
OVERSTRAND MUNICIPALITY

Loriaan Isaacs

From: T Dry
Sent: Tuesday, 19 October 2021 14:40
To: Loriaan Isaacs; L de Villiers
Cc: H Fortune; P Aplon
Subject: RE: Erf 243 Northcliff (Consent Use): Request for comment
Attachments: LOCAL AUTHORITY CONSENT USE APPLICATION TO PERMIT A TRANSMISSION TOWER ON REM ERF 243 (AT GATEWAY RESERVOIR ON FERNKLOOF NATURE RESERVE)

Good afternoon Loriaan

After carful consideration and review of the application I do not support option 3 as it is in Fernkloof Nature reserve and does not form part of the current PAMP. Duncan Heard, Chair of FAB (email and comments attached) explained in detail all the issues and I fully support his comments.

FILE NO: CT 243
Hermanus
SCAN NO:
HNC 243
COLLABORATOR NO:
1594641

Option 4 is supported.

Kind Regards

Tarron Dry
Manager: Biodiversity Conservation, Environmental Section Overstrand Municipality
M: +27 (0) 83 366 9490 |T: +27 (0) 28 316 3724| F: +27 (0) 28 316 4953
E: tdry@overstrand.gov.za

-----Original Message-----
From: Loriaan Isaacs
Sent: 17 September 2021 12:25 PM
To: A Wyngaard <awyngaard@overstrand.gov.za>; L Coetzee <lcoetzee@overstrand.gov.za>; ndreyer@odm.org.za; J Klem <jklem@overstrand.gov.za>; P Aplon <paplon@overstrand.gov.za>; T Dry <tdry@overstrand.gov.za>; L de Villiers <ldevilliers@overstrand.gov.za>; M Mantyi <mmantyi@overstrand.gov.za>; R Andrew <randrew@overstrand.gov.za>; T Marx <tmarx@overstrand.gov.za>; Anja le Roux <anjaleroux@overstrand.gov.za>; M Erasmus <merasmus@overstrand.gov.za>; karibrice <karibrice@hermanus.co.za>; C Mitchell <cmitchell@overstrand.gov.za>
Cc: L Gillion <loretta@overstrand.gov.za>; T Fisher <tfisher@overstrand.gov.za>
Subject: Erf 243 Northcliff (Consent Use): Request for comment

Dear Sir / Madam

Attached please find an Internal Memo for your attention. Kindly provide your department's comments directly to Loretta Gillion (loretta@overstrand.gov.za) on or before 22 October 2021.

NB: Kindly provide all comments in English. Your comments, as received, are copied straight into the Land Use Planning Reports.

Regards,

Loriaan Isaacs

19 OCT 2021

Annexure E 1/4

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E: ruan@wpplanning.co.za

Overstrand Municipality
Town Planning Department
Hermanus
Magnolia Street
7200

TP. n.v.h.e.d
(H. vd Stoep)

OVERSTRAND MUNISIPALITEIT
29 DEC 2021
OVERSTRAND MUNICIPALITY

26 November 2021

LOCAL AUTHORITY CONSENT USE APPLICATION IN ORDER TO PERMIT A TRANSMISSION TOWER/TRANSMISSION APPARATUS ON REMAINDER ERF 243, HERMANUS.

Dear H. van der Stoep,

An application for Council's Consent was submitted to allow for a transmission apparatus at Hermanus Reservoir. We have received no comments/objections against the abovementioned application during the public advertising period. However we received a comment from the Environment Management Services Department.

We address the following points:

Location and Visual impact:

The proposed mast at Hermanus reservoir is located within the Fernkloof Nature Reserve (FNR). The FNR is one of the tourist attractions in Hermanus, This site for the proposed TA was chosen based on that the property department were satisfied to sign a lease with Vodacom based on the outcome. WPP also received a POA from the Overstrand Municipality to submit a consent use application. The transmission apparatus is proposed by the reservoir on disturb land with a gravel road accessing the area. The transmission apparatus is not located on an area which is overgrown by the unique and endemic flora of the area. An environmental delisting application was submitted to see if any full EIA's will be required. Based on the location of the proposed transmission apparatus, no listed activities are triggered, therefore no environmental impact assessment is needed.

A concern around the visual impact was mentioned by the Environment Management Services Department, stating that the proposed mast must move to option 4 which is on Erf 12199. See figure 1 below. Option 4 is zoned industrial zone 1 and is situated adjacent the R43 with existing trees on the erf. A tree mast will be the best option in order to reduce visual impact at Option 4. However a much higher TA will be needed due to the high existing trees and based on the elevation to reach the target area. The target area where Vodacom coverage is needed, lies in north eastern direction from the proposed TA at Hermanus Reservoir. The elevation is much lower at Erf 12199 than by Erf 243-RE (Hermanus Reservoir). The R43 adjacent to Erf 12199 is also seen as a scenic drive and proposed TA could impact visual aesthetics.

Rem Of 243 Hermanus
COLLABORATOR NO:
HMS 243
SCAN NO:
1619893
FILE NO:

29 DEC 2021

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS

Warren Petterson Planning
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Century City
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Figure 1 - Alternatives considered

Taking the above into consideration, we would like to propose a JoJo tank option as a mast. Please see Annexure A. The Jojo Tank option will blend in with the existing reservoirs within the environment and could be less visual than other proposed TA.

Conclusion:

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

- The proposed TA (lattice) is located in the Fernkloof Nature Reserve, but on disturb land with a gravel road adjacent the existing reservoirs.
- Visual impact can be minimise with the Jojo tank option.
- Option 4 is alternative site which could work, but a higher TA will be needed based on the elevation and existing trees in order to reach the target area.
- Option 4 is also adjacent to the R43 which is a scenic drive route, therefore a higher TA will be more visual.
- No full EIA is needed at Option 3 – Erf 243-RE Hermanus.
- The proposed TA will provide coverage towards a residential area in a north eastern direction.

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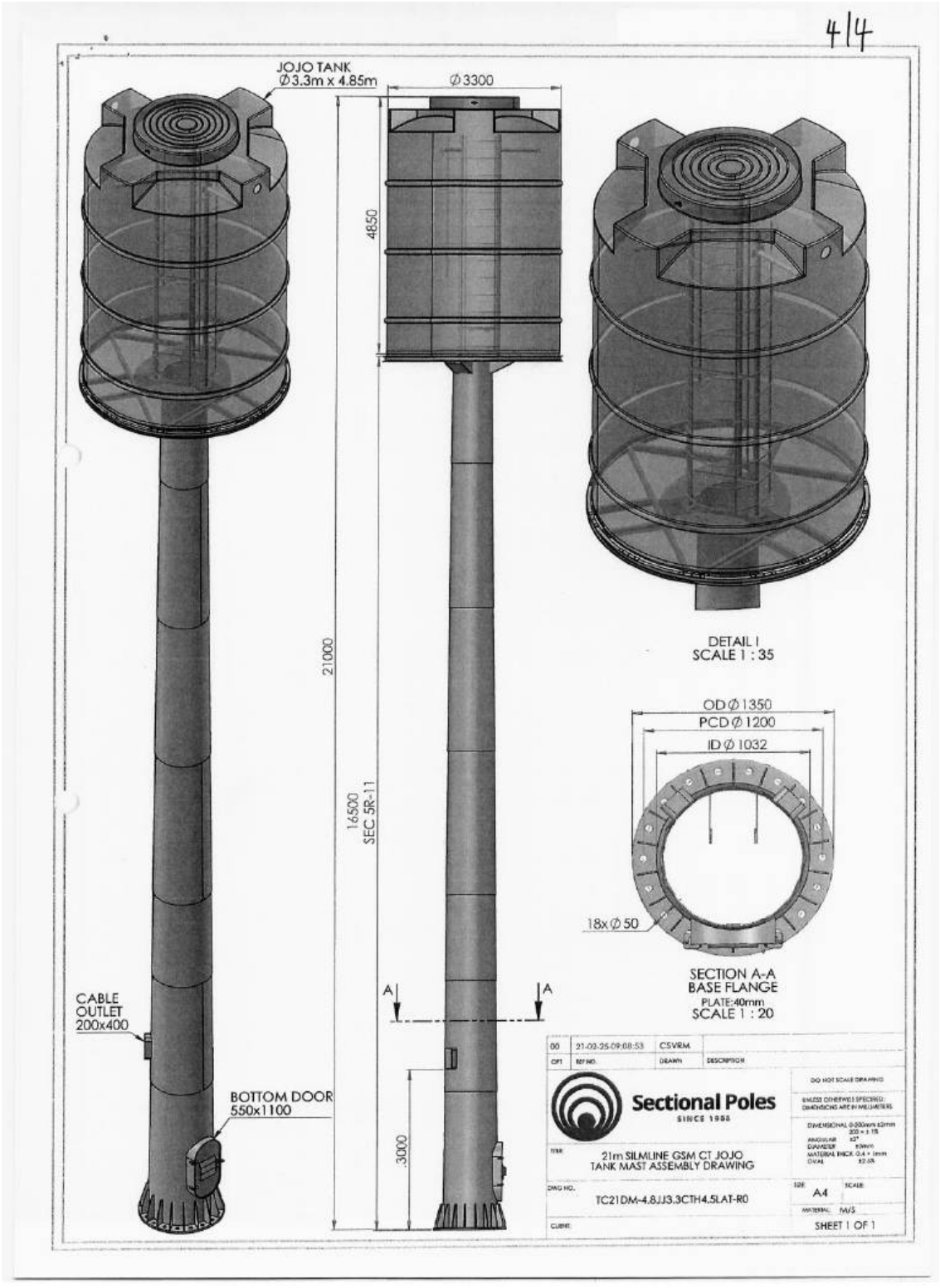
E: ruan@wpplanning.co.za

Taking the above into facts consideration, we feel that this application deserves your review on the additional info.

Yours faithfully

Ruan Chipps
Warren Petterson Planning


4/4
JOJO TANK
Ø3.3m x 4.85m
Ø3300
4850
21000
16500
SEC 5R-11
3000
DETAIL I
SCALE 1 : 35
OD Ø1350
PCD Ø1200
ID Ø1032
18x Ø50
SECTION A-A
BASE FLANGE
PLATE:40mm
SCALE 1 : 20
CABLE
OUTLET
200x400
BOTTOM DOOR
550x1100
A
A
00
21-03-25 09:08:53
CSVRM
DRAWN
DESCRIPTION
Sectional Poles
SINCE 1988
21m SILMLINE GSM CT JOJO
TANK MAST ASSEMBLY DRAWING
TC21DM-4.8JJ3.3CTH4.5LAT-R0
A4
SHEET 1 OF 1

Annexure F

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR: APPLICATION FOR CONSENT USE: REMAINDER ERF 243, NORTHCLIFF

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

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

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

6. that stormwater be allowed to discharge through Remainder Erf 243, Northcliff, unobstructed;

7. that no on-street parking be allowed.

DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

01/03/2022
DATE

Annexure G 1/2

CapeNature

OVERSTRAND MUNISIPALITEIT / OVERSTRAND MUNICIPALITY
22 NOV 2021

CONSERVATION INTELLIGENCE

postal	16 17th Avenue, Voëlklip, Hermanus, 7200
physical	16 17th Avenue, Voëlklip, Hermanus, 7200
website	www.capenature.co.za
enquiries	Rhett Smart
telephone	087 087 866 8017
email	rsmart@capenature.co.za
reference	LS14/2/6/1/7/2/243_consent cell_Hermanus
date	17 November 2021

Overstrand Municipality: Hermanus Administration
P.O. Box 20
Hermanus
7200

FILE NO: Rem Erf 243 Hermanus
SCAN NO: HFK 243
COLLABORATOR NO: 1606626

Attention: Hanneen van der Stoep
By email: loretta@overstrand.gov.za

Dear Ms van der Stoep

Application for Consent Use for a Telecommunication Mast on Remainder of Erf 243, Fernkloof Nature Reserve, Hermanus

CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.

The application is for the erection of a telecommunication mast located within the Fernkloof Nature Reserve adjacent to the two water reservoirs in the south western section bordering the R43. Based on the description in the planning report and the Google Earth and CapeFarmMapper aerial imagery, the proposed footprint is transformed, with no vegetation present. CapeNature is aware that the section of Fernkloof Nature Reserve directly opposite Gateway Centre has been subject to historical disturbance, which would apply to the area surrounding the proposed footprint.

A determination has been provided by DEA&DP that the telecommunication mast does not trigger any NEMA listed activities. The height of the proposed tower is at the threshold of 15 m and it must be ensured that this is not exceeded. As the facility is located within a local authority nature reserve, deemed to be a nature reserve in terms of Section 23 of the National Environmental Management: Protected Areas Act (Act 57 of 2003), the development must be compliant in terms of this legislation.

A draft protected area management plan (PAMP) has been compiled for Fernkloof Nature Reserve in terms of NEM:PAA, which *inter alia* determines the development permissible within the nature reserve. The PAMP is in the review process before final approval. The PAMP has included management units for the nature reserve, which is equivalent to zoning and defines the activities that can take place within the management unit. The reservoirs and area directly adjacent incorporating the proposed footprint have been mapped as transformed unit. Based on the objectives, characteristics and permissible activities and infrastructure within the transformed unit category, the proposed telecommunication mast is compatible. It should further be noted that telecommunication infrastructure is generally considered to be

22 NOV 2021

acceptable within a protected area in an appropriate location, particularly since the mountain peaks and hilltops required for this infrastructure is often located within protected areas and the loss of habitat is generally small.

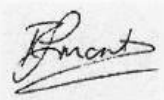
The Concept Development Plan (CDP), which indicates all development planned to occur within the nature reserve within the PAMP timeframes, has not been included within the PAMP, and is indicated that it will still be compiled. CapeNature's recommendation in this regard was that no further development should take place in the reserve until the CDP has been developed. It should be noted that the PAMP has not yet been approved and the proposed telecommunication mast could be included in the current infrastructure map if this application, which includes a public participation process, is approved. Approval is also required from the nature reserve management authority. As indicated above, the proposal is otherwise consistent with the PAMP.

Three other alternatives were proposed for the location of the telecommunication mast within the open spaces in the adjacent urban area. The proposed location within Fernkloof Nature Reserve is the least preferred alternative from a biodiversity perspective, because although the footprint is transformed, it is located in a nature reserve, whereas the other alternatives are also on transformed footprints, but within the urban area. However, the proposed location within Fernkloof Nature Reserve adjacent to the reservoirs is still considered to be acceptable. The preferred alternative was decided based on visual impacts, which is beyond the scope of CapeNature commenting.

In conclusion, CapeNature does not object to the proposed telecommunication mast, however it must be ensured that the development is either included in the Final PAMP (to be submitted after approval of this application) or the CDP must be developed prior to construction and include the development.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely



Rhett Smart
For: Manager (Landscape Conservation Intelligence)

cc. Johan Burger, CapeNature
Tarron Dry, Overstrand Municipality

Annexure H

Western Cape Government
Environmental Affairs and Development Planning

DEVELOPMENT MANAGEMENT: REGION 2
Angelina.Mabie@westerncape.gov.za
Tel: +27 21 483 8354 Fax: +27 21 483 3633
Private Bag X9086, 1 Dorp Street, Cape Town, 8000
www.westerncape.gov.za/eadp

REFERENCE: 15/3/2/12/BO3

Director: Infrastructure & Planning
Overstrand Municipality
P.O. Box 20
HERMANUS
7200

FOR ATTENTION: MS H VAN DER STORP

REQUEST FOR PLANNING COMMENT: CONSENT USE: REMAINDER OF ERF 243, HERMANUS

1. Your application, dated 17 September 2021, has reference.

2. After having had the opportunity to consider the application, this Directorate has no objection to the proposed consent use for a 15 m high transmission tower on Remainder Erf 243, Hermanus from a provincial planning perspective

3. The subject property is zoned Open Space Zone I and the proposed transmission tower and 96m² base station will be located adjacent to the existing municipal reservoirs.

4. The Directorate reserves the right to amend its comment should any additional or new information be obtained.

Yours sincerely

Kobus Munro Digitally signed by Kobus Munro Date: 2021.09.28 13:16:16 +02'00'

DIRECTOR: DEVELOPMENT MANAGEMENT REGION 2

28 SEP 2021

OVERSTRAND MUNISIPALITEIT
31 DEC 2021
OVERSTRAND MUNICIPALITY

Annexure I1/2

Western Cape Government

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

REFERENCE: 16/3/3/6/6/E2/15/1316/21
INQUIRIES: Ntanganedzeni Mabasa
DATE: 29/10/2021

FILE NO: Rem Of 243
Hamanus
SCAN NO:
HNC 243
COLLABORATOR NO:
1621236

The Municipal Manager
Overstrand Municipality
P. O. Box 20
HERMANUS
7200

Attention: Ms Loriaan Isaacs

Tel.: (028) 313 8000
Email: loriaanisaacs@overstrand.gov.za

Dear 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 PROPOSED CONSENT USE ON THE REMAINDER OF ERF NO. 243, NORTHCLIFF, HERMANUS.

1. The electronic copy of the abovementioned document dated April 2021, as received by this Department on 17 September 2021, refers.

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

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

   3.1 The proposed consent use on Erf No. 243, Northcliff, Hermanus in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning for the establishment of a 15m high transmission tower comprising the following:
      3.1.1 3 x 3 sector antennas attached to the mast;
      3.1.2 Microwave dishes attached to the mast; and
      3.1.3 Three equipment containers
   3.2 The proposed development footprint is approximately 96m².
   3.3 The site is currently used for reservoirs, and a small piece of land will be used for the proposed transmission tower.
   3.4 Electricity will be obtained from the available on-site electrical supply to the property.

TP 31 DEC 2021

3.5 The site will be accessible from R43 onto Mountain Drive and leads onto a gravel road towards the proposed site.

3.6 The site is zoned Open Space Zone 1 and is located outside the urban area of Hermanus.

4. Your attention is therefore drawn to the listed activities in terms of the NEMA EIA Regulations, 2014 (as amended) as defined in Listing Notices ("LN") 1, 2 & 3 of 7 April 2017. Be advised that the proposed development of a **15m high mast** outside the urban area of Hermanus **will not** trigger any listed activity(ies) as defined in terms of the EIA Regulations, 2014 (as amended). Environmental Authorisation is therefore not required prior to the consent use to allow the development of a 15m high mast on Erf No. 243, Northcliff, Hermanus.

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

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

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

Yours faithfully

Andrea Thomas

Digitally signed by Andrea Thomas
Date: 2021.10.29 10:06:38 +02'00'

pp HEAD OF COMPONENT
ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Annexure J 1/28

VISUAL IMPACT STATEMENT

for the Proposed Transmission Tower

REMAINDER ERF 243, HERMANUS

Overberg Municipality

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

On behalf of Vodacom

Prepared by:

ARLA Consulting
Landscape Architects

Antoinette de Beer
PrLarch (UCT) 20218

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

Antoinette Raimond Landscape Architectural Consulting
August 2022

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LIST OF FIGURES

LIST OF IMAGES

ADDENDA

Addendum A: Curriculum Vitae A de Beer
Addendum B: Criteria used for the Assessment of Impacts

1.0 INTRODUCTION

1.1 General

This Visual Impact Assessment (VIA) concerns the development of a proposed Transmission Apparatus/ Transmission Tower (TT). The site is located on Remainder Erf 243 on Mountain Drive within Fernkloof Nature Reserve. The land is currently largely covered by indigenous vegetation however the proposed site is located close to two existing reservoirs on disturbed land.

1.2 Level of Assessment

The DEA+DP '*Guideline for Involving Visual and Aesthetic Specialists in EIA Processes*' notes that '*low-key recreation / resort / residential type development, small-scale agriculture / nurseries, narrow roads and small-scale infrastructure*' would be considered a category 2 development. A moderate visual impact could be expected within areas of high scenic, cultural or historical significance.

We recommend a Level 3 assessment, necessitating the following:

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

1.3 Personnel

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

1.4 Declaration of Interest

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

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

A deBeer

5 August 2022

Figure 1: Location of the Proposed Transmission Tower on Erf 243-RE
Source: Local Authority Consent Use Application to Permit a Transmission Tower (WPP: 2021:7)

2.0 SPECIALIST REPORT CONTENT AND METHODOLOGY

2.1 General

This Level 3 Visual Impact Assessment provides an overview of the landscape character of the locality and assesses the degree to which the transmission tower (TT) would be visually appropriate.

2.2 Methodology

2.2.1 The sequence of work employed in this Study

A desktop survey using 1:50,000 topographical survey maps, Google Earth, and CapeFarmMapper was undertaken. Subsequently the probable extent of the potential visual impact of a TT of this nature on this site was established. Following the desktop information gathering process, a site visit was undertaken to test the conclusions of the terrain analysis, to identify receptors and appraise the local landscape.

2.2.2 Written and Drawn Material was made available:

- Local Authority Consent Use Application to Permit a Transmission Tower dated April 2021 prepared by WPP. Existing masts and superimposition images (no date) prepared by WPP.
- Comment: Environmental Management dated 19 October 2021. Response to comments dated 26 November 2021. Annexure to Response to Comments. Drawing: 21m Slimline GSM CT JOJO Tank Mast Assembly Drawing dated 25/02/2021 prepare by Sectional Poles.
- Drawing: Locality Map for Proposed new Vodacom 15m lattice mast with 12m x 8m base station dated 09/09/2019 prepared by WPP.
- Drawing: Site Plan for Proposed new Vodacom 15m lattice mast with 12m x 8m base station dated 09/09/2019 prepared by WPP.
- Drawing: Top View for Proposed new Vodacom 15m lattice mast with 12m x 8m base station dated 09/09/2019 prepared by WPP.
- Drawing: Elevation for Proposed new Vodacom 15m lattice mast with 12m x 8m base station dated 09/09/2019 prepared by WPP.

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

2.2.3 Receiving Environment

The receiving site was assessed, and areas of the locality from where the TT appeared to be visible, adjacent lands, and local roads. The site visit was conducted during 22 June 2022. The weather on the day of the site visit was overcast and open. A photographic survey of the site and surrounding areas was carried out by Antoinette de Beer.

The visual assessment was undertaken using standard criteria such as geographic view shed and viewing distances as well as qualitative criteria such as compatibility with the existing landscape character and settlement pattern; refer to: Guideline for involving Visual and Aesthetic Specialists in EIA Processes, Provincial Government of the Western Cape, DEA+DP, Edition 1, June 2005.

2.3 Assumptions and Limitations

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

[redacted]

3.0 SITE AND SETTING

3.1 Site Description

As per the motivation document supplied by Warren Petterson Planning, the proposed site is located of Erf 243 –RE and is zoned as Open Space Zone 1. It is accessible by turning north from the R43 into Mountain Drive and taking the immediate gravel access road left towards the existing reservoirs and the proposed site. The previously disturbed site for development is located within the Fernkloof Nature Reserve at the foothills of the mountain (2021:7).

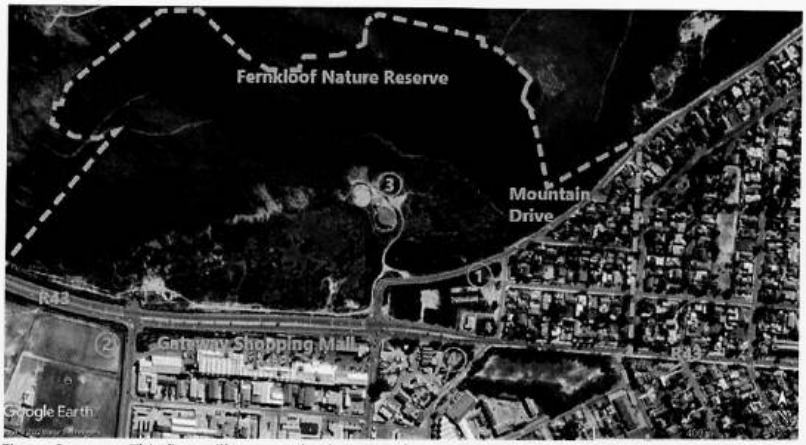

Figure 2: This figure illustrates the four site alternatives considered for the development of the TT. The R43 is a Route of Regionally Scenic Significance and is the main entry and exit point into Hermanus, passing the adjacent Gateway Shopping Centre and Mountain Drive. Mountain Drive will lead you to the entrance to site alternative 3 on the left which is the preferred alternative for the proposed TT.
Source: Google Earth with adaptations

The site for the proposed development of the TT is site alternative 3. Mountain Drive will lead you to the entrance of the proposed TT site on the left of the bend in the drive. This site is situated on disturbed land within the Fernkloof Nature Reserve where there is an existing gravel access road and two large concrete reservoirs.

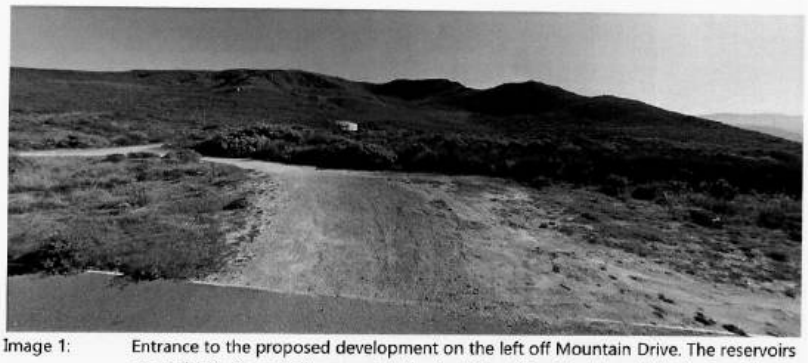

Image 1: Entrance to the proposed development on the left off Mountain Drive. The reservoirs are visible in the middle ground at the foothills of the Moutain within the Fernkloof nature reserve,
Source: Google Street View

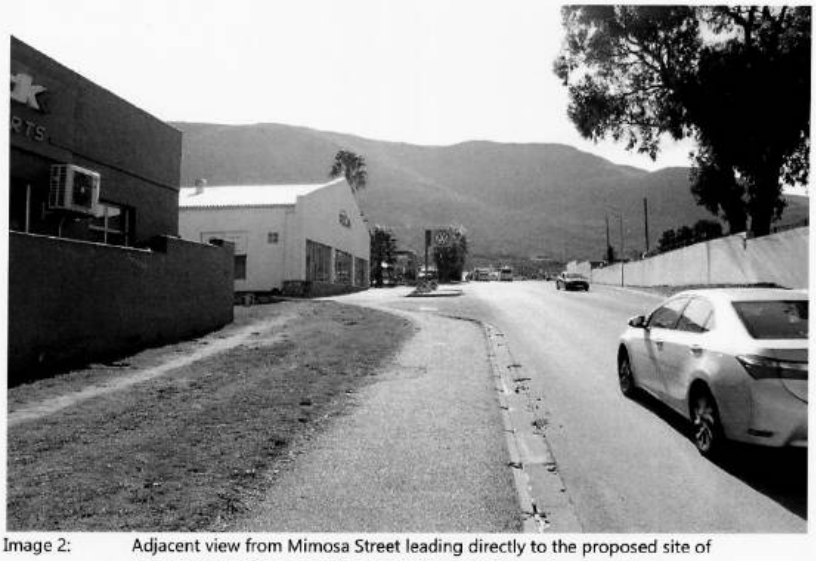

Image 2: Adjacent view from Mimosa Street leading directly to the proposed site of development. The reservoir is clearly illustrated from the street view.
Source: A de Beer

Image 3: Street view of the site from the corner of Mimosa Street and the R43. Reservoir visible in the middle ground.
Source: A de Beer

Image 4: Street view of the site and reservoirs from the corner of Swartdam Road and the R43.
Source: A de Beer

3.2 Land Use and Landform in the wider landscape

The site is set on disturbed land at the urban edge on the western side of Hermanus Central. The site is situated at approximately 60mamsl at the base of a steep escarpment. The topography changes rapidly from a gently sloping landscape to the south of the site to steep (up to 40 degrees) to the north. Though the site is situated on previously disturbed land, it is visually embedded in a natural landscape. The site sits in a natural amphitheatre with ridgelines containing most of the northern side of the site. It is visually exposed on the southern side of the site with notable exposure to the R43 – a regional route of scenic significance- as it enters Hermanus. There is existing infrastructure on the site consisting of two reservoirs and associated infrastructure including a gravel access road.

3.3 Protected Landscapes and the Bio Region

The proposed site is situated within Fernkloof Nature Reserve. It sits within the historical range of Overberg Sandstone Fynbos, however, the specific site location has already been disturbed and altered from its natural state by the construction of the reservoirs. The site is not mapped as a Critical Biodiversity Area or Ecological Support Area. The area north and north east of the proposed development is categorised as a Heritage Protection Overlay Zone: Area of Landscape Significance by the Overstrand Municipal SDF (2020).

3.4 Landscape Character

The site relates spatially to the surrounding mountainous terrain to the north. Due to the typography, the site sits below the ridgeline to the north but is visually exposed from the southern side. The indigenous vegetation around the site is naturally relatively low growing and devoid of trees creating an open character enclosed only by the steep escarpment to the north.

3.5 Sense of Place

The proposed site for the TT is located within the Fernkloof Nature Reserve (FNR), a tourist attraction in Hermanus. It is located parallel the urban edge and the Gateway Shopping centre as well as the R43 – the main arterial route to Hermanus. The FNR is characterised by its rich biodiversity of fynbos vegetation. Being on the foothills of the Overberg Mountain range it has an elevated view of Hermanus. However, the specific site is on land that has already been disturbed with a gravel access road that runs adjacent to existing concrete reservoirs. This existing land use and the proximity to the urban edge results in a utilitarian sense of place.

[redacted]

Image 5: View of the proposed development site between two reservoirs within the FNR.
Source: A de Beer

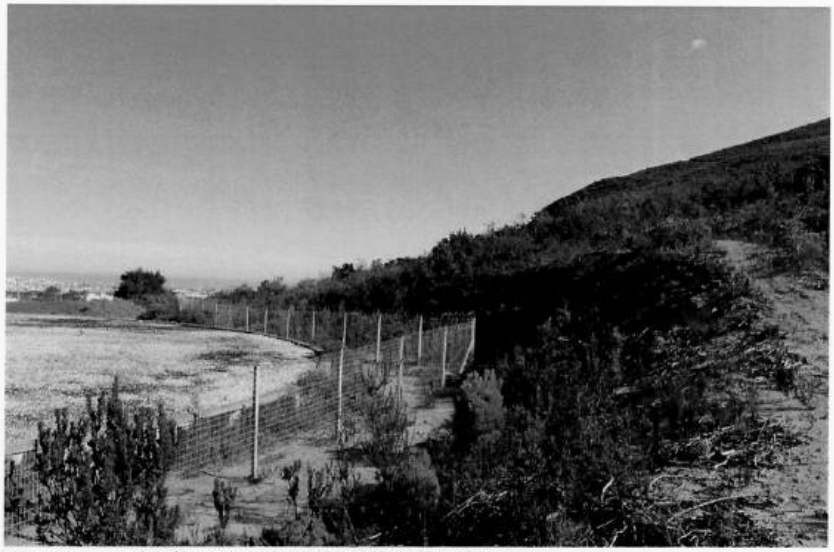

Image 6: View from reservoirs within FNR looking west.
Source: A de Beer

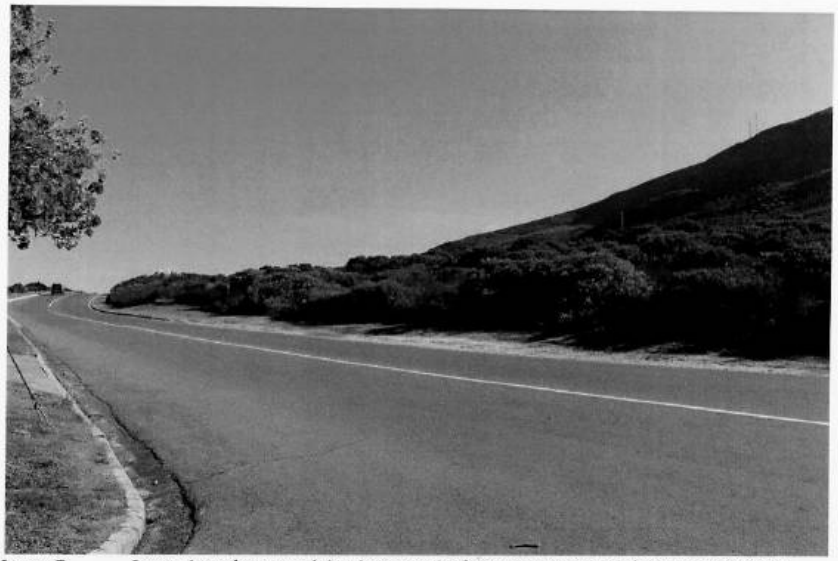

Image 7: Street view of proposed development site from Mountain Drive facing west towards the site.
Source: A de Beer

Image 8: Street view of the proposed development site on Mountain Drive to the south east of the site.
Source: A de Beer

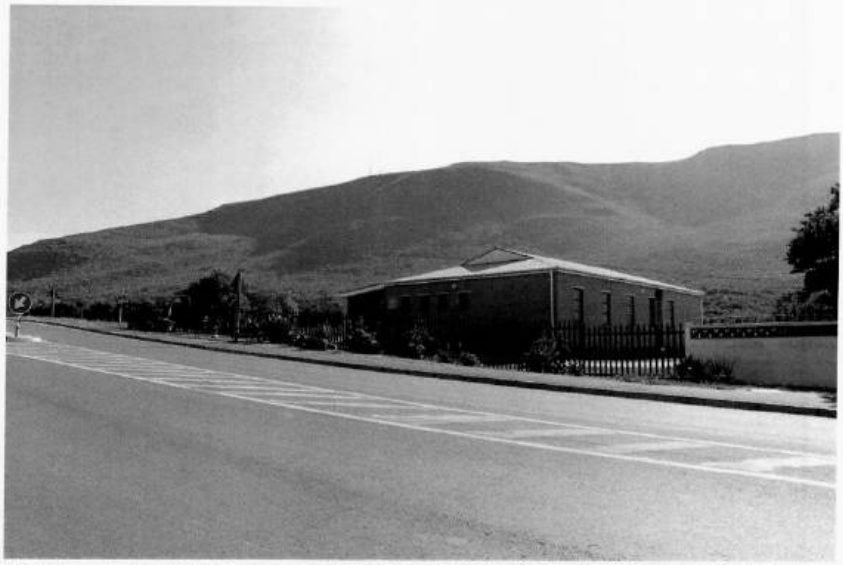

Image 9: View from the corner of Mussel and the R43. Existing masts are visible in the distance on top of the mountain within the FNR.
Source: A de Beer

4.0 PROJECT DESCRIPTION

4.1 Project Description: Preferred Site Alternative

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

- *A 15m Lattice Mast (TT),*
- *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 area of the TT will be 96m², including the equipment containers" (2022:9).

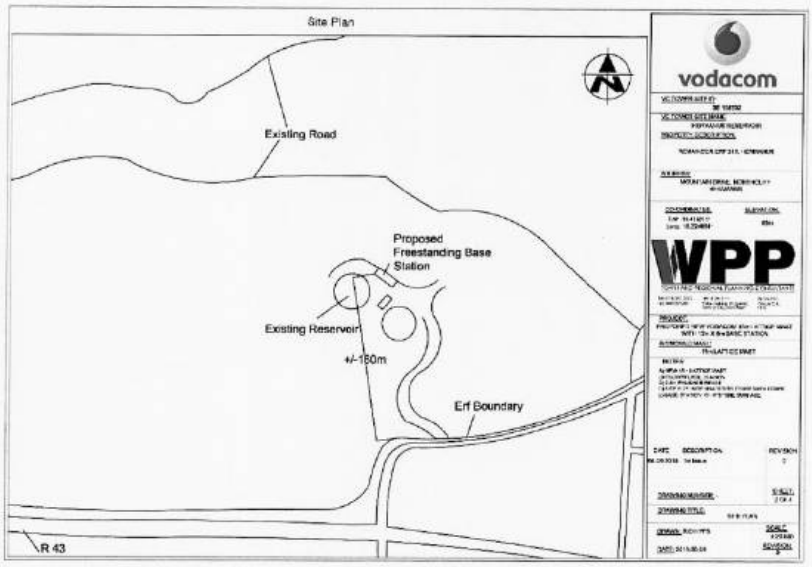

Figure 3: Site Plan: Illustrating the proposed TT location in relation to existing infrastructure. *Source: Warren Petterson Planning (2019)*

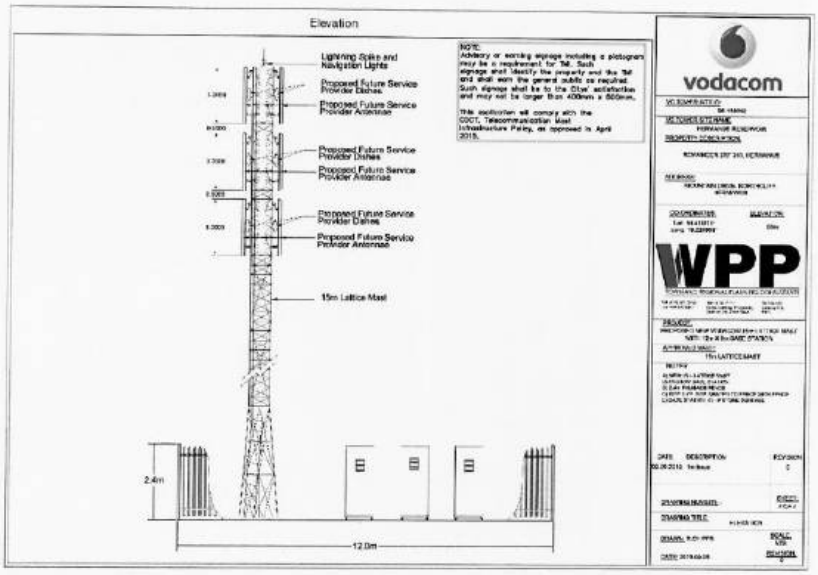

Figure 4: Elevation: illustrating the proposed TT
Source: Warren Petterson Planning (2019)

5.0 VISUAL ANALYSIS

5.1 Extent of the Impact

The extent of the Visual Impact was assessed and rated as noticeable to the viewer up to 500m distance and was rated local i.e. limited to the immediate surroundings including a section of the R43 which is categorised as a Route of Regional Scenic Significance. The extent of visual impact was based on the nature of the proposed development, (its height and bulk), the receiving environment, and the experience of the specialist.

5.2 Visual Exposure

The site is visually exposed due to the low growing nature of the vegetation in the area; the visual envelope has been assessed as extending to less than 500m as illustrated below. It is rated as highly sensitive for receptors (residential areas & scenic routes i.e. R43 & Mountain Drive) and areas (Fernkloof Nature Reserve).

Figure 5: The area around the site delineated by a broken yellow line of visual impact. This is restricted to the surrounding residential and industrial areas, the R43 Regional Route of Scenic Significance and users of the FNR within 500m of the site. In the built-up urban areas, the TT will only be intermittently visible due to the screening by existing buildings and trees.
Source: Google Earth with adaptations

5.3 Zones of Visibility

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

Sensitive areas and receptors include:

- R43 (Route of Regional Scenic Significance)
- Residents of Hermanus and Mount Pleasant
- Fernkloof Nature Reserve trail users & HPOZ: Areas of Landscape Significance

5.3.1 Users of R43 Route of Regional Scenic Significance and Mountain Drive

Due to the nature of the indigenous vegetation, the location required for a TT as well as the height of the proposed TT (15m) it is anticipated that the proposed development will be highly visible from the R43 which is categorised as a Route of Regional Scenic Significance. However, the proposed lattice mast will be 'slim' or lightweight (as opposed to the bulk / mass of buildings), it does not protrude above the skyline and it is anticipated that the dark green mountain backdrop will make it less noticeable. The speed limit along this section of the route is 80km/hr. It is anticipated that the mast will be visible for 220m along the R43 which equates to approximately 17-18 seconds i.e. approximately 9 seconds when travelling in either direction.

The visual impact prior to mitigation would be **moderate**.

5.3.2 Residents of Hermanus and Mount Pleasant Residential Neighbourhoods

Residents of the area to the west of Hermanus town center and the residents of Mount Pleasant residential area will be most visually aware of the site due to close proximity. Due to the height of the proposed TT, the view shed is larger as low buildings and trees will provide limited screening to the proposed development i.e. within the urban area it will usually be partially visible.

The visual impact prior to mitigation would be **moderate**.

5.3.3 Fernkloof Nature Reserve: HPOZ- Areas of Landscape Significance

FNR has been included in the HPOZ: Landscape of Significance. Due to its largely unspoilt nature it is a natural and scenic asset. Although visually exposed to the trails along the immediately adjacent escarpment, the topography obscures the site from view from the rest of the nature reserve. The closest trails are less than 100m from the proposed development though this is a very small portion of the overall FNR trail network.

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

5.4 Compatibility of the Development

The compatibility of the proposed development and land usage with existing land character is assessed as **moderately compatible**; the development would partially fit into the landscape, but will be clearly noticeable.

5.5 Intensity or Magnitude of Visual Impact

The intensity or the degree to which the proposed development will impact views and scenic or cultural resources will be **medium**: visual and scenic resources will be affected to a limited extent. There is moderate-high degree of change with respect to the Fernkloof Nature Reserve however, due to the sites proximity to the urban edge and the utilitarian sense of place of the location the magnitude of the impact is reduced.

5.6 Duration of Visual Impact

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

5.7 Significance of the Visual Impact

The significance rating is assessed as a moderate significance. This is based on a combination of the criteria above and considers the development as having a local impact with medium intensity over the permanent term. The development is within a nature reserve, along a route of regional scenic significance and visually impacts residents along the road and within the suburbs.

[redacted]

However, the site location in its current state is already highly altered from its natural state, the proposed mast is visually slim and lightweight, it does not protrude above the skyline, it is less visible due to its dark green backdrop and is only visible for approximately 9 seconds when travelling in either direction. In addition, existing buildings / structures and vegetation will almost always provide partial screening.

5.8 Mitigation of the Impacts

The most significant aspect of the visual impact results from the addition of a 15m lattice TT to a site containing two reservoirs. The needs of the sensitive receptors outlined particularly in paragraph 5.3 must be addressed. Therefore, this development is judged to be moderately appropriate, the development is compatible in terms of function, but can blend in more with care. The negative visual impacts need to be managed by the implementation of mitigation measures as follows.

5.8.1 View Corridors / Scenic Routes

Tree planting along the R43 from Hermanus up to Mountain Drive should be encouraged. Tree planting on the residential edge of Mountain Drive should also be encourage- although not on the Fernkloof Nature Reserve side. Appropriate indigenous trees that would fit in with the natural vegetation within the FNR, is water wise and hardy should be considered.

5.8.2 Residential Receptors

Tree planting should be considered as per 5.8.1 above. Also refer to mitigation measures listed below under item 5.8.3.

5.8.3 Protected Areas

Use muted, matt finishes for all parts of the proposed development i.e. infrastructure whenever possible. This would include:

- A 15m Lattice Mast (TT),
- 3 x 3 - sector antennas attached to the mast,
- Microwave dishes attached to the mast,
- 3 x Equipment containers, which will be locked at all times, as well as
- The fencing securing the proposed infrastructure.

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

5.8.4 Lighting

Preferably no lights, including along the fence line, should be installed with the proposed infrastructure to preserve the wilderness quality of the FNR. Lights that are absolutely necessary should be:

- Aimed down. Full cut-off shielded fixtures that keep light from going uselessly up or sideways. Full cut-off fixtures produce minimum glare. They increase safety because one sees illuminated people, cars, and terrain, not glaring bulbs.
- Install fixtures carefully to maximize their effectiveness on the targeted area and minimise their impact elsewhere. Proper aiming of fixtures is crucial. They can illuminate a target with a low wattage bulb just as well as a wasteful light does with a high-wattage bulb.

[redacted]

- If colour discrimination is not important, choose energy- efficient fixtures utilising yellowish high pressure sodium (HPS) bulbs. If "white" light is needed, fixtures using compact fluorescent or metal halide (MH) bulbs are more energy-efficient than those using incandescent, halogen, or mercury vapour bulbs.
- Neon or unshielded bright security lights may not be used.

5.8.5 Mast Alternatives

The use of the alternate mast structure (see Figure 6 below) is strongly discouraged as it will have a far greater visual impact than the originally proposed lattice mast. The lattice mast is visually lighter and more permeable resulting in it blending in better with the surroundings and being less visually intrusive. The proposed Jojo tank mast alternative is bulky and unfamiliar and would be more visually prominent.

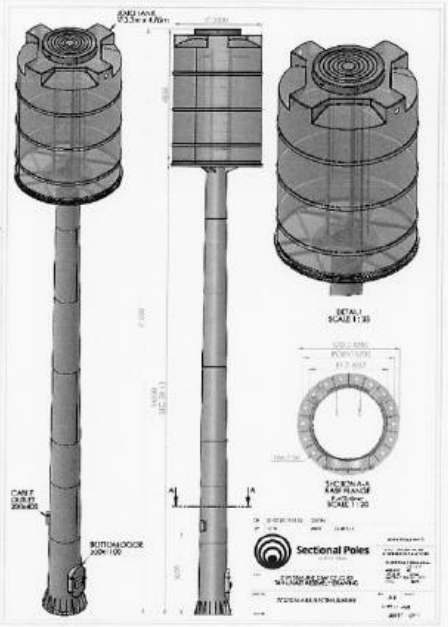

Figure 6: Jojo Tank Mast Assembly Drawing
Source: Sectional Poles (2019)

5.8.6 Construction period

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

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

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

5.8.7 Operational Period

The site should at all times be neat and tidy and have no impact whatsoever beyond its fence line / boundary on the adjacent Fernkloof Nature Reserve.

6.0 CONCLUSIONS and RECOMMENDATIONS

This Visual Impact Assessment concerns the development of a proposed TT in Hermanus. The site is located in the Fernkloof Nature Reserve adjacent to the R43- a Route of Regional Scenic Significance. Access is currently obtained via a gravel road off Mountain Drive.

The potential ability of the receiving environment to visually absorb this development is assessed as limited with few mitigation strategies.

The visual impact of the proposed development would primarily affect the local area which would include the users of the R43, Mountain Drive, residents in Hermanus and Mount Pleasant and users of the FNR.

The mast alternative put forward, namely the Slimline Jojo Tank mast assembly is assessed as not a viable alternative. This is due to the fact that it would be more visually intrusive than the originally proposed lattice mast.

The proposed development / infrastructure is seen as **moderately compatible** with the receiving environment. The intensity or the degree to which the proposed development will impact views and scenic or cultural resources will be **medium**: visual and scenic resources will be affected to a limited extent. The duration of the impact upon its surroundings of the development is assessed as **permanent**. The significance rating is assessed as a **moderate significance**.

Proposed mitigation measures include:

- Tree planting along the R43 from Hermanus up to Mountain Drive. Tree planting along the R43 along the southern side only from Mountain Drive west wards. Tree planting along the east & southern residential edge along Mountain Drive.
- The use of muted, matt finishes for all parts of the proposed development / infrastructure to be used whenever possible.
- Fencing must be visually permeable e.g. welded mesh (e.g. 'ClearVu' or similar), but not steel palisade. Darker colours are visually recessive and therefore colours such as dark grey, etc. should be considered.
- Preferably no lights, including along the fence line, should be installed with the proposed infrastructure to preserve the wilderness quality of the FNR.

Development of this nature could appear insensitive to the surrounding sensitive receptors, in particular the residents adjacent to the site and the R43 road users however the visual impact significance rating is assessed as moderate and moderate-low if all mitigation measures are implemented.

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

REFERENCES

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

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

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

Addendum A

CURRICULUM VITAE: ANTOINETTE DE BEER

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

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

PROFESSIONAL QUALIFICATIONS

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

REGISTRATION

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

EXPERIENCE

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

MEMBERSHIP

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

Antoinette Raimond Landscape Architectural Consulting
August 2022

[redacted]

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

TEACHING & EXTERNAL EXAMINATION:

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

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

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

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

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

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

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

OTHER:

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

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

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

Adjudicator for the 2017 ILASA Awards of Excellence

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

Adjudicator for the 2016 Concrete Manufacturers Association Awards of Excellence

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

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

CPUT Landscape Technology Recycled Bench Challenge February 2013

CPUT-Corobrik Landscape Technology Construction Week July 2013

[redacted]

Cape Town World Design Capital: Co-design Workshops:

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

Recent Visual Impact Assessments

VIA's for Mixed-use Developments:

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

VIA's for Waste Services:

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

VIA's for Residential Developments:

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

VIA's for Renewable Energy Projects:

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

Other:

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

[redacted]

Addendum B

Criteria used for the Assessment of Impacts

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

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

Extent – the spatial or geographic area of influence of the visual impact, i.e.:

- *site-related:* extending only as far as the activity;
- *local:* limited to the immediate surroundings;
- *regional:* affecting a larger metropolitan or regional area;
- *national:* affecting large parts of the country;
- *international:* affecting areas across international boundaries.

Duration - the predicted life-span of the visual impact:

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

Intensity – the magnitude of the impact on views, scenic or cultural resources.

- *low,* where visual and scenic resources are not affected;
- *medium,* where visual and scenic resources are affected to a limited extent;
- *high,* where scenic and cultural resources are significantly affected.

Probability – the degree of possibility of the visual impact occurring:

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

Significance – The significance of impacts can be determined through a synthesis of the aspects produced in terms of their nature, duration, intensity, extent and probability, and be described as:

- *low,* where it will not have an influence on the decision;
- *medium,* where it should have an influence on the decision unless it is mitigated; or
- *high,* where it would influence the decision regardless of any possible mitigation.

[redacted]

ANNEXURE
Erf 243Northcliff, 1km Radius
OVERSTRAND
MUNICIPALITY
N
Date: 2023/01/04
1km
300m
500m
300m
1km
585/1758/11
5856
5854
581374
581375
581383
581389