



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15663 (TP180/2022)

Our File Reference Number: Farm 334/5 Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir

APPLICATION FOR CONSENT USE ON FARM 334/5, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows.

2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No. 334/5 Stellenbosch Division for:

2.1.1 A Consent Use in terms of Section 15(2)(o) of the said bylaw in order to build a 15m Freestanding Base telecommunication Station on Farm No. 334/5 Stellenbosch Division.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2 The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:

2.2.1 The approval applies only to the application under consideration as indicated on Site Plan referenced as Drawing No. RRL343, dated 2022-08-19; top View plan referenced as Drawing No. RRL343 dated 2022-08-19 and Elevations Plan referenced as Drawing No. RRL343, dated 2022-08-19 all drawn by C Briedenhann for WPP Town Planners attached as **Annexure A** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.

2.2.2 That the following mitigation measures originating from the Visual Impact Assessment be implemented and adhered to see attached VIA as **Annexure B**:

- i. The type of mast be restricted to a lattice mast with a maximum height of 15m is permitted, excluding any safety installations required on top of the mast.
 - ii. The existing tree line along the Jonkershoek Road be maintained by applicant and additional trees be planted by the applicant to ensure that the mast is adequately screened from the said road.
 - iii. The use of muted, matte finishes blending in with the surrounding environment for all parts of the proposed freestanding base telecommunication station be used. No white or other reflective finishes are allowed.
 - iv. Fencing must be visually permeable e.g., welded mesh ("ClearVu" or similar), but not steel palisade. Darker colours that are visually recessive and therefore colours such as dark grey, etc. must be used.
 - v. No lights, including along the fence line, but excluding lighting required in terms of Civil Aviation Authority requirements must be installed at the proposed freestanding base telecommunication station.
- 2.3. Building plan must be generally in accordance with the as Site Plan referenced as Drawing No. RRL343, dated 2022-08-19; top View plan referenced as Drawing No. RRL343 dated 2022-08-19 and Elevations Plan referenced as Drawing No. RRL343, dated 2022-08-19 all drawn by C Briedenhann for WPP Town Planners attached as **Annexure A**.
- 2.4. The landowner / operator shall grant the Municipality access at all reasonable times to the installation, for the purpose of monitoring inspection and compliance certification.
- 2.5. Only existing entry points to the property and existing farm roads be used to access the location of the base telecommunication station site.
- 2.6. The mast, equipment room or any boundary enclosure shall not be utilized for outdoor advertising purposes.
- 2.7. No unauthorized person shall be able to come within 5m in front of the panel antennae.
- 2.8. Natural areas disturbed during construction must be rehabilitated with indigenous water-wise plants to the satisfaction of the municipality.
- 2.9. Adequate warning signs in the three official languages must be displayed on the access door or gate, defining it as a no-go zone.
- 2.10. If the site is decommissioned the applicant / operator to remove all site infrastructure and the site to be rehabilitated to its former state or to a condition that is in line with

the land use and character of the area at the time of decommissioning to the satisfaction of the Municipality.

- 2.11. Access to the telecommunication infrastructure and associated equipment be strictly controlled at all times by means of a fence with a locked gate to the satisfaction of the municipality.
- 2.12. Building plans must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
- 2.13. The applicant / operator is responsible for ongoing maintenance of the entire installation as well as all costs with respect to such maintenance or future decommissioning of the telecommunication infrastructure.
- 2.14. The consent use be restricted to the fenced compound of the mast and equipment room as depicted on the approved Site Plan referenced as Drawing No. RRL343, dated 2022-08-19; top View plan referenced as Drawing No. RRL343 dated 2022-08-19 and Elevations Plan referenced as Drawing No. RRL343, dated 2022-08-19 all drawn by C Briedenhann for WPP Town Planners attached as **Annexure A**.
- 2.15. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

3. The **reasons** for the above decision are as follows:

- 3.1 The proposed use is in line with the objectives of the Stellenbosch Municipality Telecommunication mast policy (TMI).
- 3.2 The proposed base station will increase the effectiveness and efficiency of the network in the area.
- 3.3 Objections to the proposal have been adequately addressed and mitigation measures are to be implemented.

4. Matters to note:

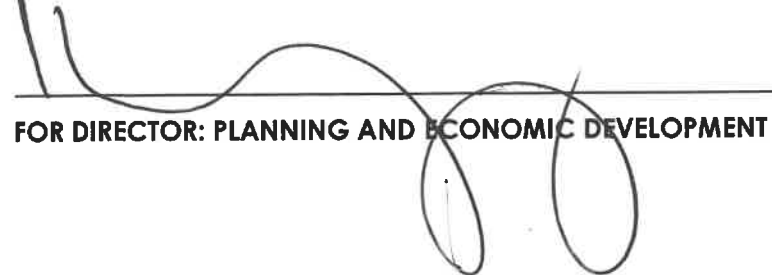
4.1 Comments from Electrical Engineering Services:

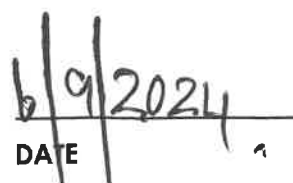
- 4.1.1 All Electrical requirements be directed to ESKOM.

- 5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

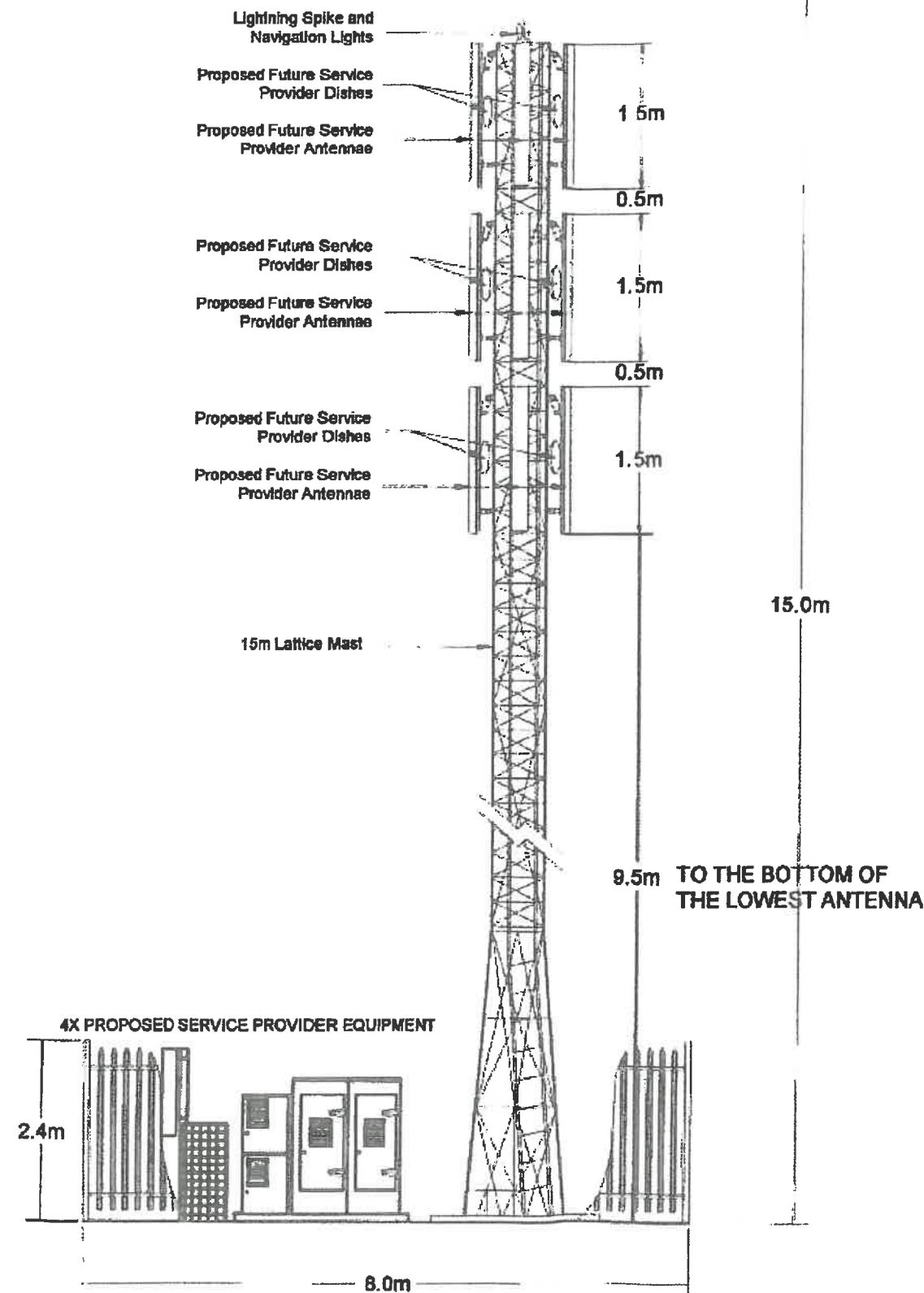
6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT


DATE

Elevation



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

WPP SITE ID:

RRL343

WPP SITE NAME:

MARAIS MACHINE HIRE

PROPERTY DESCRIPTION:

PORTION 5 OF FARM NO.334,
KLEIN GUSTROW

ADDRESS:

[REDACTED]

CO-ORDINATES:

Lat: -33.948668°
Long: 18.909881°

ELEVATION:

262m

PROJECT:

PROPOSED NEW RRL 15m LATTICE MAST WITH 8m X 8m BASE STATION

APPROVED MAST:

15m LATTICE MAST

NOTES:

- A) NEW 15m LATTICE MAST
- B) 8x8m BASE STATION
- C) 2.4m PALISADE FENCE
- D) BASE STATION: CHIP STONE SURFACE
- E) ZONING: AGRICULTURAL ZONE

DATE	DESCRIPTION	REVISION
19-08-2022	1st Issue	0

DRAWING NUMBER: RRL343

SHEET:
4 OF 9

DRAWING TITLE:

ELEVATION

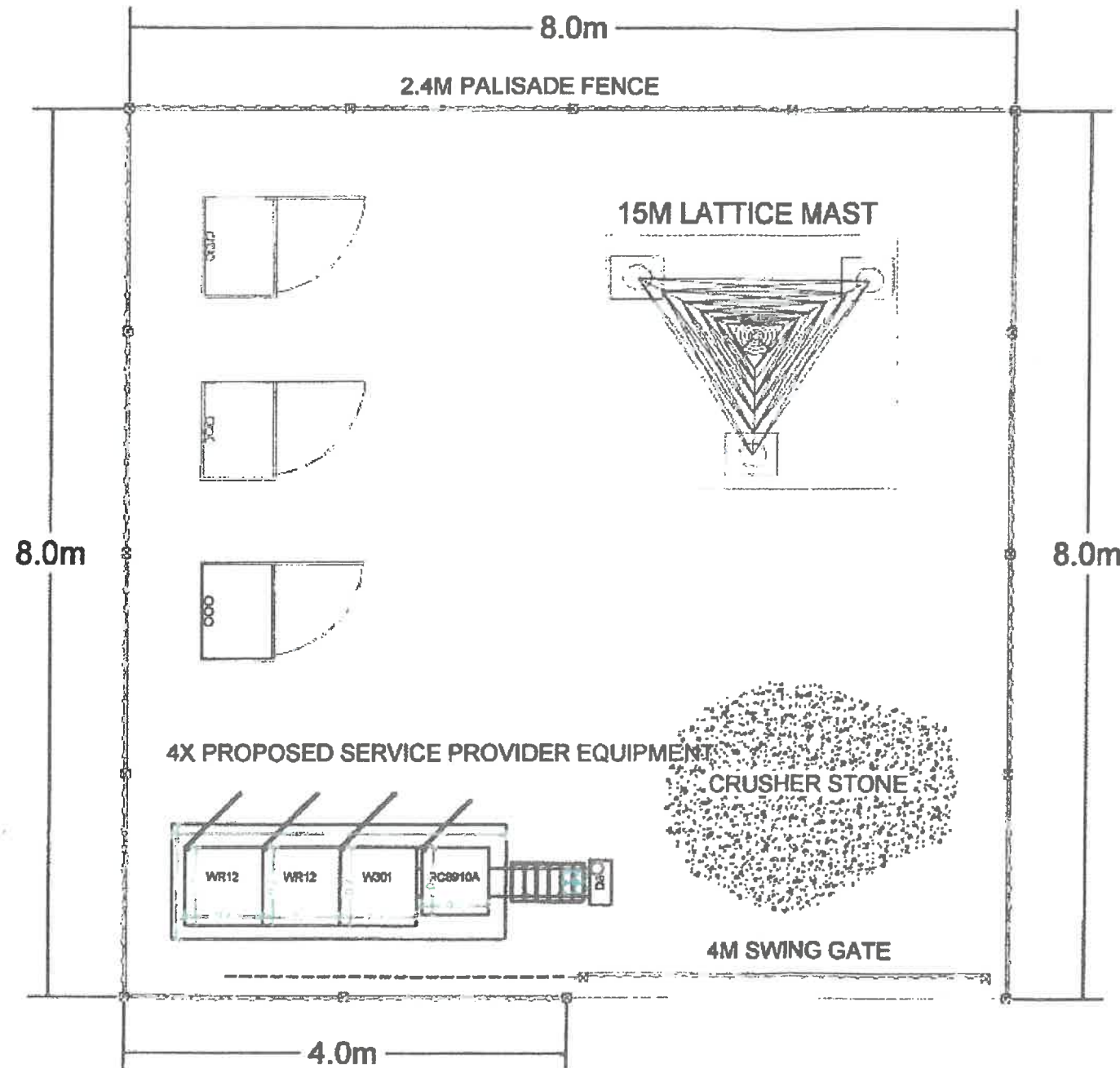
DRAWN: C. BRIEDENHANN

SCALE:
NTS

DATE: 19-08-2022

REVISION:
0

Top View



WPP SITE ID:

RRL343

WPP SITE NAME:

MARA'S MACHINE HIRE

PROPERTY DESCRIPTION:

PORTION 5 OF FARM NO.334,
KLEIN GUSTROW

ADDRESS:

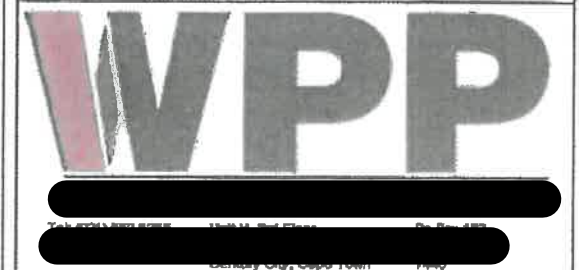
JONKERSHOEK ROAD, STELLENBOSCH

CO-ORDINATES:

Lat: -33.948668°
Long: 18.909881°

ELEVATION:

262m



PROJECT:

PROPOSED NEW RRL 15m LATTICE MAST WITH 8m X
8m BASE STATION

APPROVED MAST:

15m LATTICE MAST

NOTES:

- A) NEW 15m LATTICE MAST
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DATE	DESCRIPTION	REVISION
19-08-2022	1st Issue	0

DRAWING NUMBER: RRL343

SHEET:
3 OF 9

DRAWING TITLE:

TOP VIEW

DRAWN: C. BRIEDENHANN

SCALE:
1:75

DATE: 19-08-2022

REVISION:
0

Site Plan



WPP
TOWN AND REGIONAL PLANNING CONSULTANTS

WPP SITE ID:

RRL343

WPP SITE NAME:

MARAIS MACHINE HIRE

PROPERTY DESCRIPTION:

ADDRESS:

CO-ORDINATES:

Lat: -33.948668°
Long: 18.909881°

ELEVATION:

262m

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: (021) 552 5285
Fax: 086 537 9187

Unit H, 3rd Floor
Matrix Building, Bridgeway,
Century City, Cape Town

Po Box 162,
Century City,
7446

PROJECT:

PROPOSED NEW RRL 15m LATTICE MAST WITH 8m X 8m BASE STATION

APPROVED MAST:

15m LATTICE MAST

NOTES:

- A) NEW 15m LATTICE MAST
- B) 8x8m BASE STATION
- C) 2.4m PALISADE FENCE
- D) BASE STATION: CHIP STONE SURFACE
- E) ZONING: AGRICULTURAL ZONE

DATE	DESCRIPTION	REVISION
19-08-2022	1st Issue	0

DRAWING NUMBER: RRL343

SHEET:
2 OF 9

DRAWING TITLE:

SITE PLAN

DATE: 19-08-2022

SCALE:
1:12 500
REVISION:
0



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ANNEXURE B

VISUAL IMPACT ASSESSMENT

VISUAL IMPACT ASSESSMENT

for the Proposed Telecommunication Tower and Base Station

Portion 5 of Farm 334, Klein Gustrouw

Stellenbosch Local Municipality



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

Prepared by:



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- Figure 2: This figure illustrates 5 site alternatives that was considered for the development of the Telecommunication Tower and Base Station.
Source: Local Authority Consent Use Application to Permit a Telecommunication Tower and Base Station (WPP, 2022:22)
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Source: Google Earth with adaptations.

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- Image 1: The Jonkershoek Road runs adjacent to the entrance of the proposed site property which is characterized by woodlands, low lying vegetation and agriculture zones and farmsteads.
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Source: Antoinette de Beer
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Source: Antoinette de Beer
- Image 5: Image shows paved pathway that runs parallel to the proposed site. There is a band of trees that runs along the pathway on both edges stretching past the winelands.
Source: Antoinette de Beer
- Image 6: Image shows a weir pond located at the upper north portion of the proposed site.
Source: Antoinette de Beer

ADDENDA

- Addendum A: Curriculum Vitae A. de beer
- Addendum B: Criteria Used for the Impact Assessment

INTRODUCTION

1.1 General

This visual Impact Assessment (VIA) concerns the development of a proposed Telecommunication Tower and Base station. The site is located on Portion 5 of Farm No.335, Klein Gustrouw, within the Stellenbosch Local Municipality. The site is currently covered by wild growing indigenous vegetation.

1.2 Level of Assessment

The DEA + DP *'Guideline for Involving Visual and Aesthetic Specialists in EIA Processes* notes that *lowkey 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, concise description of the receiving environment and the proposed project.
- Establishment of the view catchment area and identification of the sensitive receptors.
- Indication of potential visual impacts, and proposed mitigation measures.

1.3 Personnel

The Visual Impact Assessment was compiled by Kekeletso Ramodibe, Candidate Landscape Architect and Reviewed by Antoinette de Beer an independent Visual Assessment practitioner whose detailed CV and experience is set out in Addendum A.

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 proposed activity. A de Beer acts as the independent specialist and will perform the work in the objective manner, even if this results in views and findings that are not favorable to the client.

A de Beer will comply with the Act, regulations and all other applicable legislations 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
23/02/2024



Figure 1: Location of the Proposed Transmission Tower on Portion 5 of Farm 334, Klein Gustrouw
Source: Local Authority Consent Use Application to Permit a Telecommunication Tower and Base Station (WPP, 2022:1).

SPECIALIST REPORT CONTENT AND METHODOLOGY

2.1 General

The level 3 Visual Impact Assessment provides an overview of the landscape character of the locality and assesses the degree to which the Telecommunication Tower and Base Station 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 the Telecommunication Tower and Base Station of the nature on this site was established. Following the desktop 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:

- Drawing: Locality Map for proposed new 15m Telecommunication Tower with 8 x 8m Base Station dated 19/08/2022.
- Drawing: Site Plan for proposed new 15m Telecommunication Tower with 8 x 8m Base Station dated 19/08/2022.
- Drawing: Top View for proposed new 15m Telecommunication Tower with 8 x 8m Base Station dated 19/08/2022 prepared by WPP.
- Drawing: Elevation for proposed new 15m Telecommunication Tower with 8 x 8m Base Station dated 19/08/2022.

2.2.3 Receiving Environment

The receiving site was assessed and areas of the locality from where the Telecommunication Tower (TT) appeared to be visible, adjacent lands, and local roads. The site visit was conducted on the 6th of February 2024. The weather on the day of the site visit was cloudy and open. A photographic survey of the site and surrounding areas was carried out by Antoinette de Beer.

The Visual Impact Assessment was undertaken using standard criteria such as geographic view shed and viewing distances as well as qualitative criteria such as compatibility with 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.

SITE AND SETTING

3.1 Site Description

As per the motivation document supplied by Warren Petterson Planning, the proposed site is situated on Portion 5 of Farm 334, Klein Gustrow. It is characterized by agricultural activity, open spaces, farmsteads, Marais Machine Hire, the Assegaaibosch and Jonkershoek Nature reserve located to the southeast of the proposed Telecommunication Tower (TT) and Base Station. There are various recreational / tourist attractions, like wine tasting farms and hiking trails. The Jonkershoek, which is perpendicular to the proposed site property, links Stellenbosch with the Jonkershoek Nature Reserve and serves as the main distributor in the area for recreational and active tourists. It is accessible by turning east from the Jonkershoek Road and taking a left into a gravel access road leading towards the Bergsig Homestead and winelands.

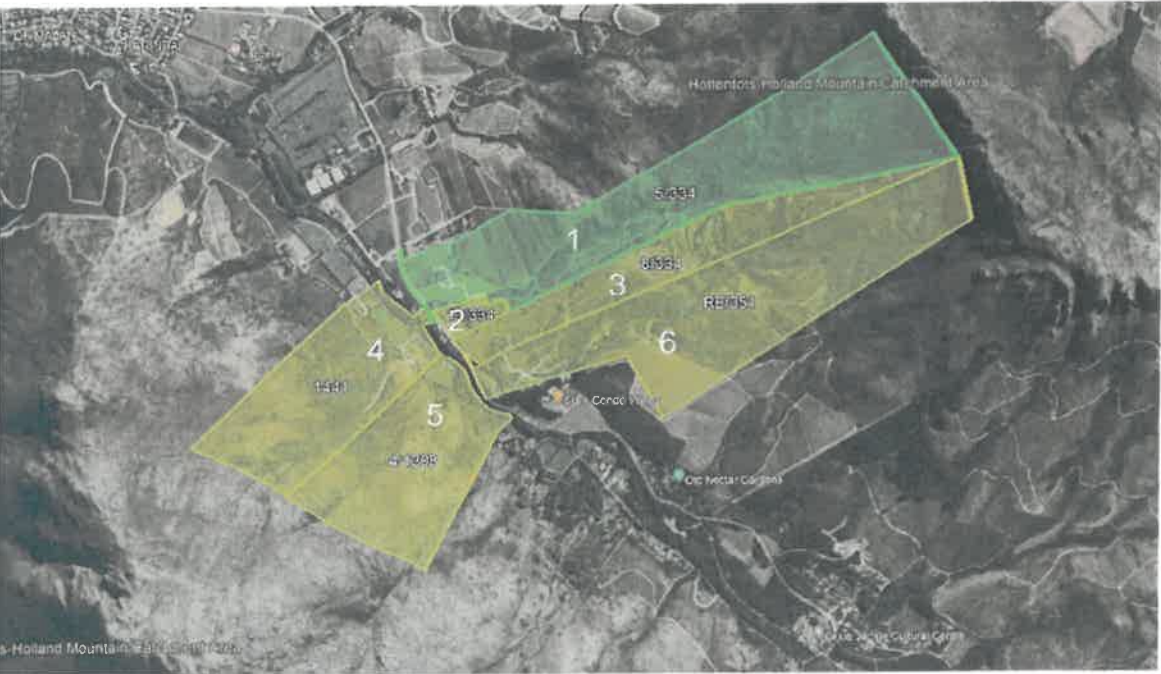


Figure 2: This figure illustrates 5 site alternatives considered for the development of the Telecommunication Tower (TT) and Base Station.
Source: Local Authority Consent Use Application to Permit a Telecommunication Tower and Base Station (WPP, 2022: 22)

The selected site for the proposed Telecommunication Tower and Base Station is Option 1. The Jonkershoek Road leads you to the entrance of Portion 5 Farm 334 located at the foot of the Jonkershoek Valley. The property lies between Stellenbosch, Assegaaibosch and the Jonkershoek Nature Reserve. The site can be accessed using the gravel road leading up to the Bergsig Homestead.



Image 1: The Jonkershoek Road runs perpendicular to the entrance of the proposed site property which is characterized by woodlands and winelands with a stormwater outlet next to the entrance point.
Source: Google Earth Street View



Image 2: Street View of the Entrance Road of Portion 5 Farm 334 leading up to the secondary gravel road up the steep mountain slopes.
Source: Google Earth Street View



Image 3: Street View image showing proposed site location for the Telecommunication Tower and Base Station. The site lies on an elevated slope next to a gravel secondary road leading up the adjacent winelands.
Source: Antoinette de Beer



Image 4: Image showing the proposed site from across the secondary road further up the slope.
Source: Antoinette de Beer



Image 5: Image shows paved pathway that runs parallel to the proposed site. There is an avenue of trees that runs along the pathway on both edges stretching past the winelands.
Source: Antoinette de Beer



Image 6: Image shows a weir pond located at the upper north portion of the proposed site.
Source: Antoinette de Beer

3.2 Land Use and Landform in the wider Landscape

The site which lies on the Klein Gustrow farm extent is set at the entrance of the Jonkershoek Mountain along the Bergsig High Valley. The topography of the site is defined by the rocky northeast facing slope of Stellenbosch Mountain and the green southwest facing slope of Jonkershoek Mountain. It is defined by the steep ridges, ridgelines and winelands that stretch down to the foot of the mountain, leading to the homestead and offices of Marais Machine Hire.

3.3 Protected Landscapes and the Bio Region

The proposed site is situated between Stellenbosch and the Jonkershoek Nature Reserve. It sits within the historical range of the Hottentots Holland Mountain Catchment area which is characterized by the southwest Fynbos bioregion. The site is not mapped as a critical Biodiversity Area or Ecological Support Area; however, it is located within an area of historical significance.

3.4 Landscape Character

The landscape is characterized by its wilderness area that provides a natural backdrop to the Jonkershoek Valley and functions as a mountain catchment area that provides water for Stellenbosch. It is made up of steep mountain slopes with streams running down the valley joining through the site and into the Eerste River that runs parallel to Jonkershoek Road. Fynbos is the primary land cover, while larger shrubs and trees are found along the site. The mountain slopes down the agricultural land which lies right next to the proposed site location.

3.5 Sense of Place

The proposed site for the Telecommunication Tower and Base Station is located within an area of historical significance. The Jonkershoek was once visited by the Khoi who grazed their herds and used controlled fires to encourage the growth of fynbos during the summer months. It was later shaped by agriculturalists who settled in the valley whose legacy of plantations and the remaining infrastructure form part of the Heritage of Stellenbosch. The trails seen on the slopes of the Jonkershoek mountains are extensively used for recreational activities such as running and cycling. Most of these routes follow the old plantation roads.

PROJECT DESCRIPTION

4.1 Project Description: Preferred Site Alternative

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

- A 15m high lattice Type mast (TT)
- 4 x 3 sector antennas attached to the mast
- Microwave dish attached to the mast
- 4 x Equipment container units, and
- A 2.4m High palisade Fence

The total ground coverage of the FSBTS is 64 m² (8 x 8 m).

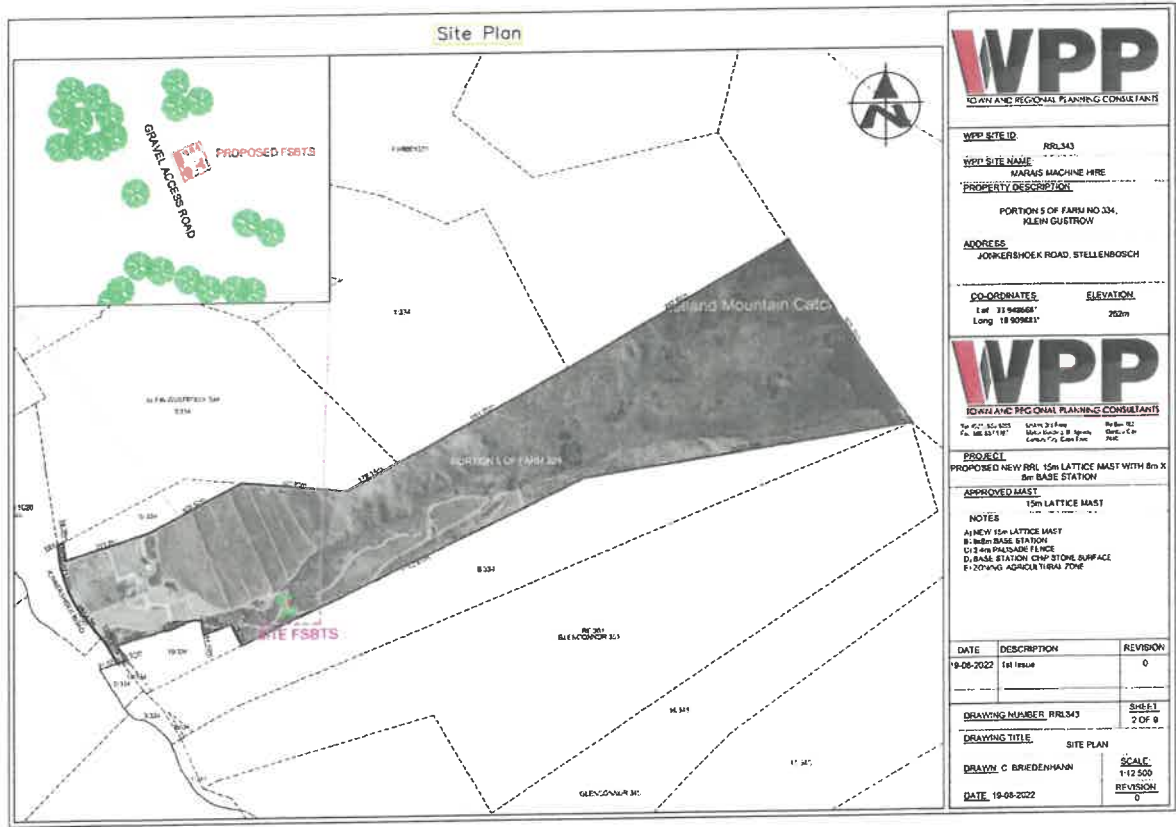


Figure 3: Site Plan Illustrating the proposed Telecommunication Tower and Base Station location to existing infrastructure.
Source: Warren Petterson Planning (2022)

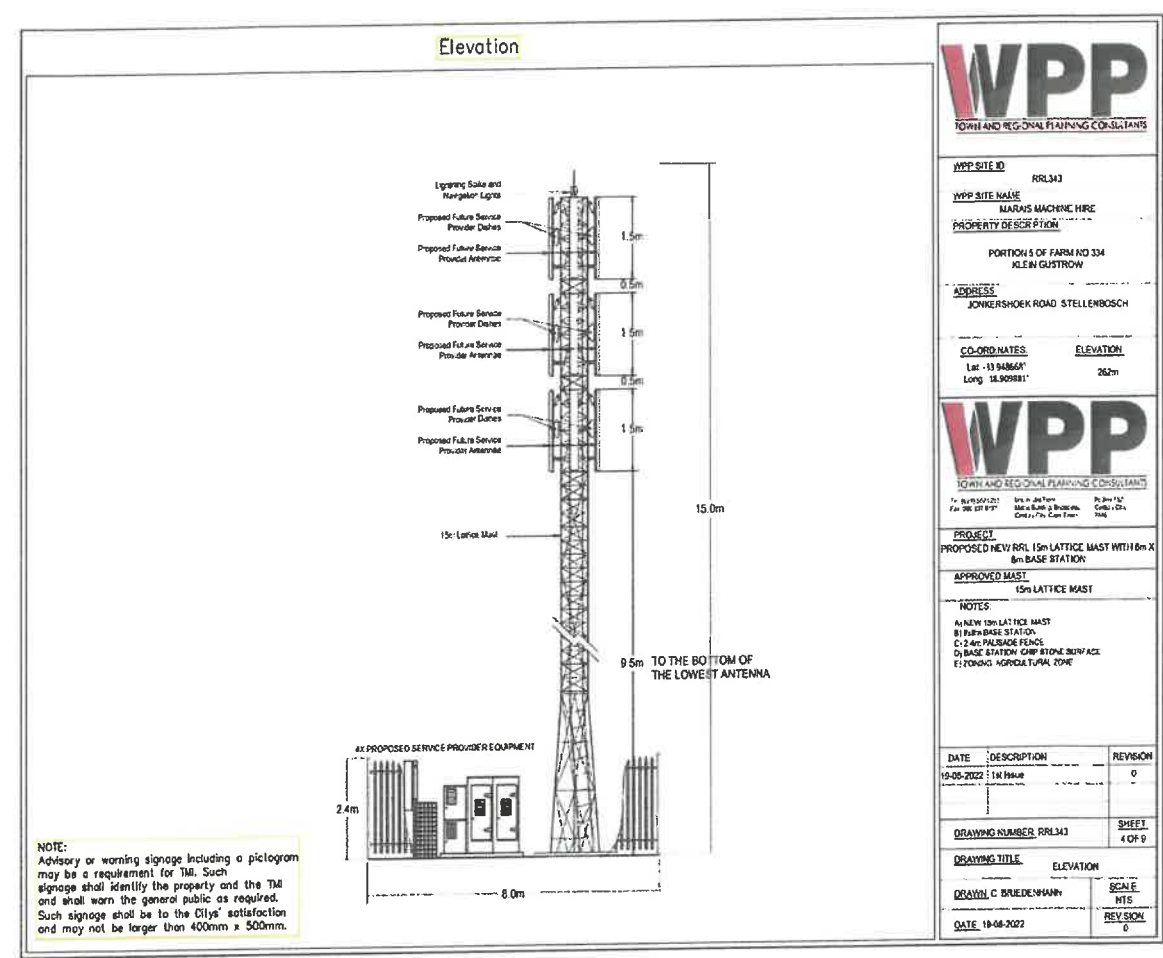


Figure 4: Elevation illustration the proposed Telecommunication Tower and Base Station
Source: Warren Petterson Planning (2022)

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 immediate surroundings. The extent of the visual impact was based on the nature of the proposed development (its height and bulk), the receiving environment, and the experience of the specialist. It is rated highly sensitive for receptors such as the Jonkershoek Nature Reserve, the Jonkershoek Road and agricultural zone.

5.2 Visual Exposure

The site is partially exposed due to the low growing nature of the vegetation in the area. It has secondary road access characterized by three gravel roads which run parallel, next to, and adjacent to the proposed location. The envelope has been assessed as extending to less than 500m as illustrated below.



Figure 5: The area around the site delineated by a broken yellow line of visual impact. This is restricted to the surrounding Portion 5 of 334 Klein Gustrouw farm, the Jonkershoek Road with Scenic Significance within 500m of the site and users of Assegaibosch and Jonkershoek Nature Reserve lie approximately 2,400m away from the proposed site. The Telecommunication Tower (TT) will only be intermittently visible due to the screening by existing trees and low vegetation.
Source: Google Earth with adaptations.

5.3 Zones of Visibility

The zones of visibility are contained primarily by topography, buildings and avenues of trees or windbreaks. The site is mainly exposed from the northeast side of the main secondary gravel access road. It is proposed to erect a lattice mast to make it less visually intrusive and blend it into the surrounding landscape.

Sensitive areas and receptors include:

- Jonkershoek Road
- Assegaaibosch Nature Reserve trail users: Areas of Landscape Significance
- Surrounding Farmsteads
- Agriculture Zones

5.3.1 Users of Jonkershoek Road

The location required for a Telecommunication Tower at the proposed height of 15m is anticipated to be visible from Jonkershoek Road. 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 visual impact prior to mitigation would be moderate to low.

5.3.2 Residents of Klein Gustrouw and surrounding Farmsteads

Residents of the area to the southeast of Stellenbosch and the Jonkershoek farmsteads will be most visually aware of the site due to proximity. Due to the height of the proposed Telecommunication Tower (TT). However, surrounding existing trees and low-lying vegetation on the proposed site will provide ample screening for the proposed development. The visual impact prior to mitigation would be low.

5.3.3 Jonkershoek and Assegaaibosch Nature Reserve: Areas of Landscape Significance

Jonkershoek and Assegaaibosch Nature Reserve are being considered to be included in the HPOZ: Landscape of Significance. This is due to their largely unspoilt nature which stretches across the Hottentot Holland Catchment towards Klein Gustrouw Farm; it is a natural and scenic asset with a strong historical background and agriculture zone. The topography creates a backdrop behind the proposed site. It is therefore anticipated that the visual impact prior to mitigation would be moderate to low.

5.3.4 Agricultural Zones

The site is located within an area zoned for agriculture and forms part of the broader scenic landscape. However, the existing topography, surrounding existing trees and vegetation on the proposed site will provide ample screening for the proposed TT. The visual impact prior to mitigation would be low.

5.4 Compatibility of the Development

The compatibility of the proposed development and land usage with existing land character is assessed as moderately compatible; the development would partially fit into the landscape but will be clearly noticeable due to its height (15m).

5.5 Intensity or Magnitude of Visual Impact

The intensity or the degree to which the proposed development will impact views, scenic and or cultural resources will be medium to low. The visual resources will be affected to a limited extent. There is a moderate to low degree of change with respect to the surrounding vegetation. Due to the site's proximity to farmsteads, winelands and the wilderness sense of place, the magnitude of the impact remains moderate-low.

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 to low intensity over the permanent term. The proposed site is within an area zoned for agricultural uses. It also has heritage significance, a route of regional scenic significance and visually impacts residents along the road and within the farmsteads. The site location in its current state is unaltered and is still in 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, therefore the current structures and vegetation will 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 Telecommunication Tower to a site containing two small dams. The needs of the sensitive receptors outlined particularly in paragraph 5.3 must be addressed. Therefore, this development is judged to be moderate to highly 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 Jonkershoek Road that runs past Portion 5 of Farm 334 should be encouraged. Appropriate indigenous trees that would fit in with the natural vegetation within the Assegaaibosch and Jonkershoek Nature Reserve, are 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 high lattice Type mast (TT)
- 4 x 3 sector antennas attached to the mast
- Microwave dish attached to the mast
- 4 x Equipment container units, and
- A 2.4m High palisade Fence securing the site

The 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 colors are visually recessive and therefore colors such as dark gray, charcoal, anthracite, black or navy blue should be considered.

5.8.4 Lighting

It is to be advised that no lights, including along the fence line, should be installed with the proposed infrastructure to preserve the wilderness quality of the surrounding natural environment. Lights that are 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 minimize their impact elsewhere. Proper aiming of fixtures is crucial. They can illuminate a target with a low wattage bulb just as well as a wasteful light does with a high-wattage bulb.
- If color discrimination is not important, choose energy- efficient fixtures utilizing 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 vapor bulbs.
- Neon or unshielded bright security lights may not be used.

5.8.5 Mast Alternatives

The use of the proposed lattice mast design. The lattice mast is visually lighter and more permeable resulting in it blending in better with the surroundings and being less visually intrusive. The structure will therefore not be as visible from a far distance.

5.8.6 Construction Period

The construction period should be kept to a minimum, and with due care to residents and road users. There should preferably be no out of normal-hours working due to the proximity of farmsteads. The site vehicle entrance should have adequate traffic control measures, signage, and dust control measures. The use of heavy machinery should be minimized 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 time frame is not so open-ended that the visual impact of construction extends unreasonably.

5.8.7 Operational Period

The site should always be kept neat and tidy and have no impact on what lies beyond its fence line.

CONCLUSIONS AND RECOMMENDATIONS

This Visual Impact Assessment concerns the development of a proposed Telecommunication Tower (TT) on Portion 5 of Farm 334, Klein Gustrouw. The site is located within an area zoned for agriculture which lies perpendicular to Jonkershoek Road which has Regional Scenic Significance. Access is currently obtained via a gravel road up the Bergsig Farmstead. The potential ability of the receiving environment to visually absorb this development is assessed as having low limitations with few mitigation strategies.

The visual impact of the proposed development would primarily affect the local area which would include the users of the Jonkershoek Road, secondary gravel road users and the farmstead residents of Klein Gustrouw. It will not have much impact on the Assegaaibosch and Jonkershoek Nature Reserve due to the 2400m distance they are away from the proposed site.

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 to low: 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 to low significance.

Proposed mitigation measures include:

- Tree planting along the Jonkershoek Road of Portion 5 of Farm 334.
- 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 Assegaaibosch and the JNR.

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-low visual impact, on the condition that the visual impact is mitigated as per the mitigation measures and recommendations set out in this document.

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https://archive.epa.gov/region07/cleanup/chamberlain_manufacturing/web/pdf/cm_phase2_envir_site_assess_jan2005.pdf (Accessed: 16 February 2024).

ADDENDUM A

CURRICULUM VITAE: ANTOINETTE DE BEER

Antoinette de Beer is a registered professional landscape architect with the South African Council for the Landscape Architectural Profession (SACLAP) and has seventeen (17) years of landscape architectural experience (of which 11-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 3rd 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 Landscape Architectural Technologist at OvP Associates CC: Architects, Landscape Architects & Environmental Planners
2005 Landscape Architectural Technologist at De Villiers Turner CC: Landscape Architects

MEMBERSHIP

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

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

PAPERS

Institute for Environmental & Recreational Management Convention 2023.
Paper Titled: *Re-imagining Public Engagement- tapping into local knowledge*

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.
First Semester 2021: Construction Drawing 1st year
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 & External Examiner at University of Cape Town (UCT):

Second Semester 2022: External examiner for Plants & Design, BL(Hons) Landscape Architecture programme
Guest Landscape Architect at University of Cape Town (UCT):
Second Semester 2019: Guest landscape architect for review of MLA work prior to final hand-in.
Second Semester 2013: Teaching Landscape Design to Landscape Architecture Conversion year students.

OTHER:

Assurance Reviews: Specialist part of the BSC and BEC that reviewed tender 358S prepared by the City of Cape Town to ascertain if they are compliant with all legal aspects and professional standards (2020- 2022)

Regional Judge for the **2020-2024 SALI Awards of Excellence**
Evaluate and adjudicate entries for the annual SALI Awards of Excellence (November 2019-2023).

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

Adjudicator for the **2016 Concrete Manufacturers Association Awards of Excellence**
Adjudicate entries and select winners for the bi-annual Concrete Manufacturers Association’s Awards of Excellence (November 2015).

Adjudicator at CPUT: CPUT Landscape Technology Vertical Garden Challenge February 2014
CPUT Landscape Technology Recycled Bench Challenge February 2013
CPUT-Corobrik Landscape Technology Construction Week July 2013

Cape Town World Design Capital: Co-design Workshops:

7 November 2014: Participated in workshop as lead designer for the Dunoon cul-de-sacs
(Developing a Tree Planting and Infiltration Strategy for the Dunoon cul-de-sacs).
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, Franschoek

VIA's for Residential Developments:

- VIA for the Proposed Die Eike Residential Development on Erf 3476, Franschoek
- 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

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.