

URBAN SCOPE CONSULTING CC

CK 2011/071266/23

APPLICATION FOR	APPLICATION IS DONE IN TERMS OF THE GEORGE MUNICIPALITY'S LAND USE PLANNING BY-LAW OF 2015 FOR: SPLIT ZONING IN TERMS OF SECTION 15(2)(A) TO REZONE A PORTION OF ERF 20601, GEORGE FORM COMMUNITY 2 TO UTILITY ZONE TO ERECT A FREESTANDING TELECOMMUNICATION BASE STATION WITH A 25M CAMOUFLAGE TREE MAST, FOLLOWING THE REMOVAL OF RESTRICTIVE CONDITIONS IN TERMS OF SECTION 15(2)(F) CONTAINED IN DEED T68235/2005 ACCOMMODATE THE 25M CELLULAR MAST
PROPERTY DESCRIPTION	ERF 20601, GEORGE
PROPERTY PHYSICAL ADDRESS	VOLKWYN CLOSE GEORGE 6530
MUNICIPAL AREA	GEORGE LOCAL MUNICIPALITY
SITE NAME	ATSA1278 – SOUTHERN CAPE ISLAMIC SOCIETY

APPLICANT	URBAN SCOPE CONSULTING
COMPILED BY	DANIEL BEUKES
ON BEHALF OF / FOR	ATLAS TOWERS
OWNER	SOUTHERN CAPE ISLAMIC SOCIETY
DATE	FEB 2021

PREPARED FOR:



Table of Contents

1. INTRODUCTION.....	3
2. NATURE OF THIS APPLICATION	3
2.1 Consent Use [In Accordance to Section 15(2)(o)].....	3
2.2 Permanent Departure [In Accordance to Section 15(2)(b)].....	4
3. GENERAL INFORMATION	4
3.1 LOCATION	4
3.2 LOCAL AUTHORITY	4
3.3 OWNERSHIP	4
3.4 SIZE OF THE PROPERTY.....	4
4. EXISTING LAND USES AND ZONING.....	5
4.1 THE APPLICATION PROPERTY	5
4.2 SURROUNDING LAND USES.....	5
4.3 PROPOSED LAND USES.....	6
5. ENGINEERING SERVICES.....	6
5.1 ENTRANCES AND EXITS.....	6
5.2 ENGINEERING SERVICES.....	6
5.3 FACILITY SHARING	6
5.4 SA CIVIL AVIATION AUTHORITY APPROVAL.....	6
5.5 ALTERNATIVE SITES.....	7
5.6 ENVIRONMENTAL IMPACT ASSESSMENT	7
6. NEED AND DESIRABILITY	7
6.1 NEED	7
6.1.1 Need in general	7
6.1.2 Economic / population growth.....	8
6.2 DESIRABILITY	8
6.2.1 Visual Impact.....	8
7. DEVELOPMENT PRINCIPLES	8
6.1. Spatial Justice.....	8
6.2. Spatial Sustainability	9
6.3. Spatial efficiency	10
6.4. Spatial Resilience and Good Administration	11
8. CONCLUSION.....	12

LIST OF ANNEXURES

Annexure A – Topographical Map & Location Map	13
Annexure B – Title Deed	14
Annexure C – Power of Attorney	15
Annexure D – SG Diagram.....	16
Annexure E – Civil Aviation Authority	17
Annexure F – EIA EXTRACT.....	18
Annexure G – Site Plan.....	19
Annexure H – Visual Impact Assessment	20

1. INTRODUCTION

Atlas Towers has identified the need for a cellular mast in the George area. The proposed location will improve the cellular signal and internet reliability dramatically and avoid the excessive development of base telecommunication stations as the coverage of the proposed base telecommunication station minimally overlaps with the existing covered areas. The number of cell phone subscribers in the area has increased resulting in a greater demand in signal strength. Atlas Towers intends to erect a 25m tree mast within a freestanding base telecommunication station on Erf 20601, George (hereafter referred to as the "Property").

To further build on the sustainability of this development, Atlas Towers will cater to the other service providers such as Vodacom, MTN and Cell C by allowing them to place their equipment on the mast so as to prevent proliferation of telecommunication stations in the area. This is ideal for all relevant parties as it limits the development of additional mast that could negatively affect the visual aspects of the area as a whole.

2. NATURE OF THIS APPLICATION

Application is made to the George Local Municipality in terms of the George Local Municipality land use planning By-law of 2015 for: (1) the split zoning by rezoning a portion of land in terms of section 15(2)(a) to erect a freestanding telecommunication base station with a 25m cellular tree mast (2) the removal of restrictive conditions prohibiting the proposed development in terms of Section 15(2)(f)

2.1 Split Zoning – (Rezoning) [In Accordance to Section 15(2)(a)]

The property is currently zoned as "community 2" which does not accommodate a freestanding telecommunications base station as a primary or consent use thereon.

It is therefore the intent of this application to rezone a portion of the property (64m² - fenced) to Utility Zone: with primary right of Utility Services (*Defined as: a use or infrastructure that is required to provide engineering and associated services for the proper functioning of urban development and-... includes... freestanding base telecommunication stations...*) in terms of Section 15(2)(a) of the George Municipality Land Use Planning By-Law of 2015 allowing the intended use.

2.2 Removal of Restrictive Conditions [In Accordance to Section 15(2)(f)]

Application is made in terms of George Municipality's Land Use Planning By-Law on Municipal Land Use Planning the property for the removal of conditions A(C), (A-E) B(C) and (A-E) applicable to Deed of Transfer T68235/2005 restricting the placement of the proposed mast. (Please see annexure B – conveyancers Certificate).

3. GENERAL INFORMATION

3.1 LOCATION

The proposed site is located on Erf 20601, George (See Annexure A - Location Map)

3.2 LOCAL AUTHORITY

The applicable property falls under the jurisdiction of the George Local Municipality

3.3 OWNERSHIP

The property is registered to Southern Cape Islamic Society (Annexure B – Title Deed)

Atlas Towers and the owner of the property has authorised Urban Scope Consulting CC (Annexure C – Power of attorney) to lodge the necessary application to the George Local Municipality to erect a 25m cellular Tree mast and base station.

A formal lease agreement has been agreed upon and signed by both parties, should the application be approved by the Local Authority.

3.4 SIZE OF THE PROPERTY

The application Property measures 3899m² (Annexure D – SG Diagram)

4.3 PROPOSED LAND USES

It is the intention of Atlas Towers to erect a 25m Tree Type Cellular mast and base station. Only 64m² of the property will be used for the cell mast site. The site will be fenced secured at all times.

5. ENGINEERING SERVICES

5.1 ENTRANCES AND EXITS

Entrance to the site will be obtained from the existing access point and therefore the need for an additional access point will not be required. It should be noted that access to the site will only be during construction and maintenance of the mast which are very seldom.

5.2 ENGINEERING SERVICES

- Sanitation: N/A
- Water: N/A
- Electricity: Electricity will be obtained from the (Municipal grid/ ESKOM) in the area; electricity consumed will be separately metered to Atlas Towers account.

5.3 FACILITY SHARING

Atlas Towers operates by the erection of Cellular Mast and providing space for service providers such as Vodacom, Cell C and MTN to place their equipment on. This will minimise the effect on the surrounding area by reducing the proliferation of cellular mast in the area.

5.4 SA CIVIL AVIATION AUTHORITY APPROVAL

The SA Civil Aviation Authority has been applied for and the recommendations of the SACAA will be incorporated in the construction of the mast. (Annexure E – CAA Information)

5.5 ALTERNATIVE SITES

There is a need for a telecommunication mast in the mentioned area specific to Atlas Towers to cover the surrounding area. By erecting the proposed Tree mast on an alternative location, would mean that Atlas Towers' Base Transceiver Stations (BTS) will not overlap sufficiently – thus will cause telephone calls to be “dropped” should a person travel out of reach of one BTS.

The site is furthermore ideal due to the following:

- Facility Sharing means that the need for other companies to erect mast in the area will be reduced.
- No natural vegetation will be disrupted as it is already developed.
- Poor coverage in the area will be improved

Furthermore, it should be noted that there is no additional mast within a 1km radius of the mast. (known to the applicant at the time of composing)

5.6 ENVIRONMENTAL IMPACT ASSESSMENT

Please take note that according to the new EIA regulations, it will not be necessary to conduct an Environmental Impact Assessment, as it does not fall within a conservation area and well within the Urban Area, thus do **not** trigger any listed activities as prescribed by legislation. (Annexure F – Letter from DEDEAT regarding EIA regulations 2017)

6. NEED AND DESIRABILITY

6.1 NEED

6.1.1 Need in general

People generally support the idea of new technology, which can improve their standard of living and general convenience. Cellular phones and systems is one kind of technology which definitely changed our lives in the past years. The cell phone coverage and capacity in the area surrounding the application property is currently not reliable and the problem will remain should the proposed mast not be erected.

6.1.2 Economic / population growth

The need for a mast is affected by the amount of users and the topography of an area. The growth in the residential sector results in an increase in cell phone users in a specific area. Currently, there are not sufficient masts in the area to accommodate additional cell “traffic”. All this contributes to the need for a cellular mast in the proposed area.

6.2 DESIRABILITY

6.2.1 Visual Impact

As requested by the Municipality during the pre-consultation phase of this application a formal Visual Impact Assessment was conducted. Outcome of this is attached to this application under Annexure H. The proposed mast has been designed to incorporate these findings to minimise any visual impact it might have on the surrounding area.

7. DEVELOPMENT PRINCIPLES

The Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA) aims to develop a new framework to govern planning permissions and approvals, sets parameters for new developments and provides for different lawful land uses in South Africa. SPLUMA is a framework law, which means that the law provides broad principles for a set of provincial laws that will regulate planning. Section 7 of the Act describes a set of development principles that need to be considered when evaluating any development application. These principles include the following:

6.1. Spatial Justice

The principle of spatial justice requires that past spatial and other development imbalances must be redressed through improved access to and use of land. The location of the land and the type of land use envisaged cannot directly contribute to spatial reform. These matters are best address through spatial development frameworks and zoning schemes and other management systems.

Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Not applicable	Not applicable

Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Not applicable	Not applicable
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Not applicable	Not applicable

6.2. Spatial Sustainability

The proposal supports this principle of spatial sustainability in the sense that it facilitates development within the conventional urban area and thereby limiting urban sprawl and encouraging the optimal use of exiting urban land and services. Another way proposed to achieve spatial sustainability is to promote and stimulate the effective and equitable functioning of land markets

Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Comply	The application property is located within the urban edge of the George urban edge area, and within an established urban environment. The proposed development will allow the owner to utilise the property as allowed within the development parameters of the George Municipal By-law on Municipal Land Use Planning.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable	Not applicable
Uphold consistency of land use measures in accordance with environmental management instruments.	Comply	Not applicable
Promote and stimulate the effective and equitable functioning of land markets.	Comply	The proposal is consistent with the character of the surrounding area. The area comprises of mixed land uses.

		<p>The proposal will also uplift the area, ultimately increasing the value of properties in the surrounding area.</p> <p>It will contribute to the economic environment and allow for additional expenditure in the area.</p>
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Comply	The application property has existing connections to municipal services. However some upgrades might be require.
Promote land development in locations that are sustainable and limit urban sprawl; and result in communities that are viable.	Comply	The application is within an existing urban development and this will adhere to the parameters of the proposed zoning "Utility Zone" in terms of George Municipal By-law on Municipal Land Use Planning. No urban sprawl will be created because of this land use application.

6.3. Spatial efficiency

The proposal supports the efficient use of existing resources and infrastructure where decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts. The positive consideration of the application will contribute to the efficient use of serviced urban land with minimal negative impact.

Criteria	Compliance	Planning Implication
Land development optimises the use of existing resources and infrastructure.	Comply	A un-used section of the property was identified optimising the use of space on the property additionally no physical alterations are needed to be made.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Comply	The municipality will process this application within the prescribed time frames of the George Municipal By-law on Municipal Land Use Planning.
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Comply	The municipality has the correct procedures in place for the processing of applications.

6.4. Spatial Resilience and Good Administration.

Spatial Resilience

Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Comply	The proposal is in line with the George Spatial Development Framework and policies. The application complies with the requirements of the George Municipality By-Law on Municipal Land Use Planning

Good Administration

Criteria	Compliance	Planning Implication
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	Comply (Applicable to George Municipality)	This principle has no direct bearing on the application.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.		George municipality will consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw.
The requirements of any law relating to land development and land use are met timeously.		Decision-making was aligned with sound policies based on national, provincial and local development legislation, spatial plans and policies.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.		
Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.		

8. CONCLUSION

In light of the above, it is requested that the following be approved;

Application is made to the George Local Municipality in terms of the George Local Municipality land use planning By-law of 2015 for: (1) the split zoning by rezoning a portion of land in terms of section 15(2)(a) to erect a freestanding telecommunication base station with a 25m cellular tree mast (2) the removal of restrictive conditions prohibiting the proposed development in terms of Section 15(2)(f)

Date: 2021.02.22

Applicant name: Urban Scope Consulting CC

Email Address: daniel@urbanscope.co.za

COMPLIANCE LETTER (SECTION 38 OF LUP BY-LAW, 2015)

APPLICATION IN TERMS OF SECTIONS 15(2)(a) AND 15(2)(f) OF THE LAND USE PLANNING BY-LAW, 2015 FOR REZONING OF A PORTION OF ERF 20601, GEORGE TO UTILITY ZONE (25M FREESTANDING BASE TELECOMMUNICATION STATION) AND THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS.

The above-mentioned application submitted per email dated 22 February 2021 is deemed complete in terms of Section 38 of the Land Use Planning By-law for George Municipality, 2015.

Please email Lorraine Malangeni at lxmalangeni@george.gov.za providing this compliance letter to obtain an invoice (application fees) for the following:

- Rezoning (community);
- Removal of Restrictive Conditions.

Once payment is done, the complete application (all required documents) with the proof of payment and this letter must be emailed to Lorraine Malangeni at lxmalangeni@george.gov.za for further processing and acknowledgement of receipt

Once acknowledgement of receipt has been received, the applicant may advertise the application in accordance with the Public Participation Instruction available on the municipality's website.

The applicant shall also obtain comments from the following external departments and interested and affected parties as indicated in the table below (*contact details are available with the advertisement instruction letter*).

DEPARTMENT/BODY		DEPARTMENT/BODY	
National - Environmental Affairs		Western Cape Dept. Social Development	
DEA&DP – Environmental Affairs	x	TRANSNET	
Already obtained			
DEA&DP – Planning and Development		ESKOM	
Heritage Western Cape		Western Cape Dept. Mineral Resources	
Dept. Agriculture (National)		Western Cape Dept. of Health	
Western Cape Dept. Agriculture (Elsenburg)		Western Cape Dept. of Education	
Dept. of Agriculture, Forestry & Fishery (DAFF)		Farmers Association	
Dept. Water Affairs (Western Cape)		Home Owners Association	
Cape Nature		Wilderness & Lakes Environmental Action Forum	
SANPARKS		Ratepayers Association (Wilderness) (30 days)	
SANRAL		Ratepayers Association (Hoekwil)	

Dept. Transport & Public Works (DRE)		Ratepayers Association (Herolds Bay)	
Environmental Health (Garden Route District Municipality)		Wilderness (1921) Company (Pty) Ltd	
Town Planning (Garden Route District Municipality)		Civil Aviation Authority Already obtained	x
Dept. Rural Development & Land Reform		Ward Councilor (30 days)	x
Western Cape Dept. Economic Development		Other	

Note: All state departments and organs of the state must be provided 60 days to comment on applications.

Please be advised that the Municipality may request additional information or documentation deemed necessary to consider the application in terms of Section 42 of the Land Use Planning By-law for George Municipality, 2015.

Yours faithfully



pp

D. Power

Deputy Director: Planning and Development

GEORGE MUNICIPALITY



APPLICATION FORM FOR APPLICATION SUBMITTED IN TERMS OF THE LAND-USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY

NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	NICOLAAS DANIEL				
Surname	BEUKES				
SACPLAN Reg No. (if applicable)	A/1949/2014				
Company name (if applicable)	URBAN SCOPE CONSULTING CC				
Postal Address	58A NEWTON STREET, NEWTON PARK				
	PORT ELIZABETH	Postal Code	6045		
Email	daniel@urbanscope.co.za				
Tel		Fax		Cell	0833572057

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner	SOUTHERN CAPE ISLAMIC SOCIETY				
Address				Postal code	
E-mail					
Tel		Fax		Cell	

PART C: PROPERTY DETAILS (in accordance with Title Deed)

Property Description [Erf / Erven / Portion(s) and	ERF 20601, GEORGE
-------------------------------------------------------	-------------------

Farm number(s), allotment area.]											
Physical Address	VOLKWYN CLOSE, GEORGE										
GPS Coordinates	33°58'17.48"S 22°29'0.02"E				Town/City		GEORGE				
Current Zoning	COMMUNITY 2		Extent				Are there existing buildings?		Y	N	
Current Land Use	PLACE OF WORSHIP										
Title Deed number & date	T68235/2005										
Any restrictive conditions prohibiting application?	Y		If Yes, list condition number(s).		conditions A(C), (A-E) B(C) and (A-E)						
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).								
Is the property encumbered by a bond?		N	If Yes, list Bondholder(s)?								
Has the Municipality already decided on the application(s)?		N	If yes, list reference number(s)?								
Any existing unauthorized buildings and/or land use on the subject property(ies)?					N	If yes, is this application to legalize the building / land use?					N
Are there any pending court case / order relating to the subject property(ies)?					N	Are there any land claim(s) registered on the subject property(ies)?					N

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y		If Yes, please complete the information below and attach the minutes.							
Official's name	ILANE HUYSER		Reference number				Date of consultation			

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

Name:	George Municipality
Bank:	ABSA
Branch no.:	632005
Account no.:	01022220981
Type:	Cheque
Swift Code:	ABSAZAJCPE-SORTCODE 632005
VAT Registration Nr:	4630193664
E-MAIL:	ronel@george.org.za
*Payment reference:	Erven , George

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

The application for the split zoning to allow the placement of a cellular mast on a portion of land and the removal of restrictive conditions entails the following:

PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

Y		Completed application form		Y		Pre-application Checklist (where applicable)
Y		Power of Attorney / Owner's consent if applicant is not owner			N	Bondholder's consent
Y		Motivation report / letter			N	Proof of payment of fees
Y		Full copy of the Title Deed		Y		S.G. noting sheet extract / Erf diagram / General Plan
Y		Locality Plan		Y		Site layout plan

Minimum and additional requirements:

Y			Conveyancer's Certificate			N		Land Use Plan / Zoning plan
		N/A	Proposed Subdivision Plan (including street names and numbers)				N/A	Phasing Plan
		N/A	Consolidation Plan				N/A	Copy of original approval letter (if applicable)
Y			Site Development Plan				N/A	Landscaping / Tree Plan
		N/A	Abutting owner's consent				N/A	Home Owners' Association consent
Y			Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) /				N/A	1 : 50 / 1:100 Flood line determination (plan / report)

			Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)				
		N/A	Services Report or indication of all municipal services / registered servitudes			N/A	Required number of documentation copies 2 copies
Y			Any additional documents or information required as listed in the pre-application consultation form / minutes			N/A	Other (specify)

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)			N/A	Specific Environmental Management Act(s) (SEMA)
Y		National Environmental Management Act, 1998 (Act 107 of 1998)				(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y		Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				National Water Act, 1998 (Act 36 of 1998)
	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				(strikethrough irrelevant)
	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		N/A	Other (specify)	
	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A				
	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?				

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.

Applicant's signature:



Date:

04-02-2021

Full name:

NICOLAAS DANIEL BEUKES

Professional capacity:

PROF PLANNER

SACPLAN Reg. Nr:

A1949/2014

FOR OFFICE USE ONLY

Date received:

--

Received by:

--

Receipt number:

--

Date application complete

--

ANNEXURES

Please do not submit these Annexure exemplars with the application form.

Annexure A: Exemplar of locality plan (consult guidelines for precise requirements)

Annexure B: Application submission checklist

Annexure C: Exemplar of typical layout plan (consult guidelines for precise requirements)

Annexure D: Examples of required documents

ATLAS TOWER

USA | AFRICA

Pretoria, South Africa
Capital Junction Building
1226 Francis Baard Street
Hatfield
Tel: 012 342 4394

Paarl, South Africa
100 Cecilia Street
Cecilia Square
Paarl
Tel: 021 003 8289

Durban, South Africa
Suite 301C, Cowey Park
107 Problem Mkhize Road
Essenwood
Tel: 031 207 4277

*Colorado,
United States of America*
3002 Bluff Street, Suite 300
Boulder, CO 80301
Tel: 303 448 8896

Nairobi, Kenya
11th Floor, Mitsumi Bldg.
67 Muthithi Road
Westlands
Tel: 041 2244 509

To Whom It May Concern

07 November 2019


LETTER OF DELEGATED AUTHORITY

This serves to confirm that **URBAN SCOPE CONSULTING CC (Registration number: 2011/071266/23)** has been appointed by Atlas Tower (Pty) Ltd to undertake approvals with the relevant authorities for environmental, town planning and building plan applications for the erection of various telecommunications towers.

URBAN SCOPE CONSULTING CC (Registration number: 2011/071266/23) and their employees and authorized agents are hereby delegated to submit, process, facilitate and uplift development applications on our behalf.

Should you have any queries please contact the writer.

Yours Faithfully,



CH WESSELS
CFO
ATLAS TOWER (PTY) LTD

**POWER OF ATTORNEY
(REGISTERED OWNER'S CONSENT FORM)**

I / we, Southern Cape Islamic Society
(name(s) of registered owner(s))

registered owner(s) of the following property(ies) :

Erf 20601 George

(property description(s))

wish to certify that authority is hereby granted to

Atlas Tower

(applicant's name)

in terms of the resolution enclosed herewith (applicable if land owner is a registered company / close corporation, trust or other juristic person), to apply for *

- removal / suspension / amendment of restrictions
- rezoning
- consent / conditional use
- departure (temporary / permanent)
- subdivision / subdivision exemption
- site development plan approval / amendment
- amendment of conditions
- township establishment
- other (please specify)

in respect of the above-mentioned property(ies) to enable it to be developed / utilised for the following purpose(s) :

Telecommunications Base Station

To proceed with the necessary application required

(proposed purpose(s) / development)

(* please delete whichever not applicable).

The undersigned therefore nominates, constitutes and appoints the above applicant with power of substitution to be the registered owner's legal representative / agent and to act in the name, place and stead of the registered owner in the above regard. Power of attorney is accordingly hereby granted to the applicant to sign all correspondence in respect of the matter referred to above.

Owner's name

Owner's signature

Date

29/9/2020



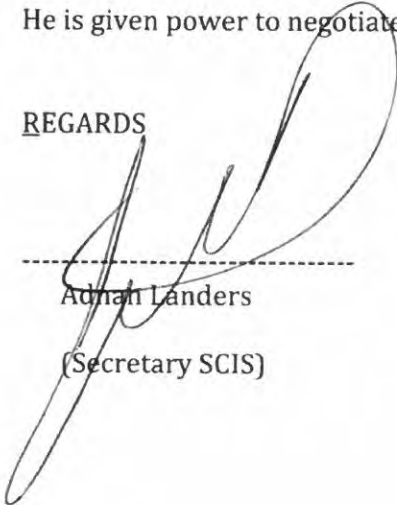
12 October 2019

To whom it may concern.

With this letter the Southern Cape Islamic Society (SCIS) empowers Rashied Hoosen (I.D NO:6602035008082), in his capacity as chairman of the organization, to act on their behalf.

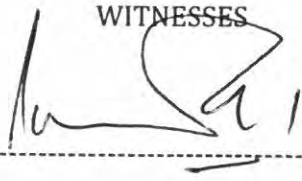
He is given power to negotiate terms and sign on their behalf.

REGARDS




Adnan Landers
(Secretary SCIS)

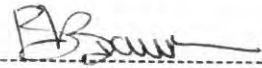
WITNESSES




Imran Jajbhay (deputy chair. SCIS)




Nabeel Salie (treasurer SCIS)



Basheer Brown (asst. tres. SCIS)



Arshad Kadir (co-opt member SCIS)



Shahid Ali Khan (co-opt memb. SCIS)

WRITTEN RESOLUTION BY

Southern Cape Islamic Society

(hereinafter referred to as "the Association")

At a meeting held by the Committee of the Association on **12 October 2019** at **George**, it is hereby resolved by Committee of the Association that:

1. the Association accepts and agree to the terms and conditions of the Agreement of Lease for Communication Facility proposed by Atlas Tower (Pty) Ltd;
2. the Association sign and enters into the Agreement of Lease for Communication Facility with Atlas Tower (Pty) Ltd;
3. the Association confirms that it has the necessary authority to enter into this Agreement of Lease for Communication Facility with Atlas Tower (Pty) Ltd;
4. the Association agree that -

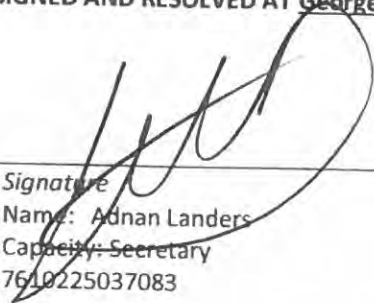
Rashied Hoosen

(Identity Number: (6602035008082)

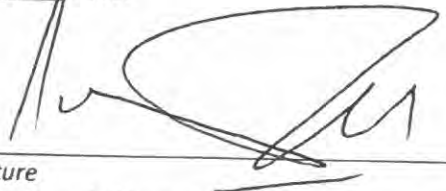
is hereby authorised to:

- Complete, sign and enter into, on behalf of the Association, the Agreement of Lease for Communication Facility and any addendum thereto, between the Association and ATLAS TOWER PROPRIETARY LIMITED (Registration number: 2014/077051/07).

SIGNED AND RESOLVED AT George ON THE 12th DAY OF October 2019.


Signature

Name: Adnan Landers
Capacity: Secretary
7610225037083


Signature

Name: Imran Jajbhay
Capacity: Deputy Chair
7112085118087


Signature

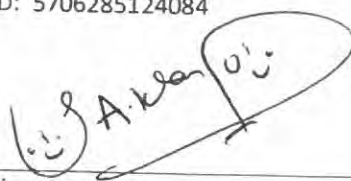
Name: Nabeel Salie
Capacity: Treasurer
ID:7812225167080


Signature

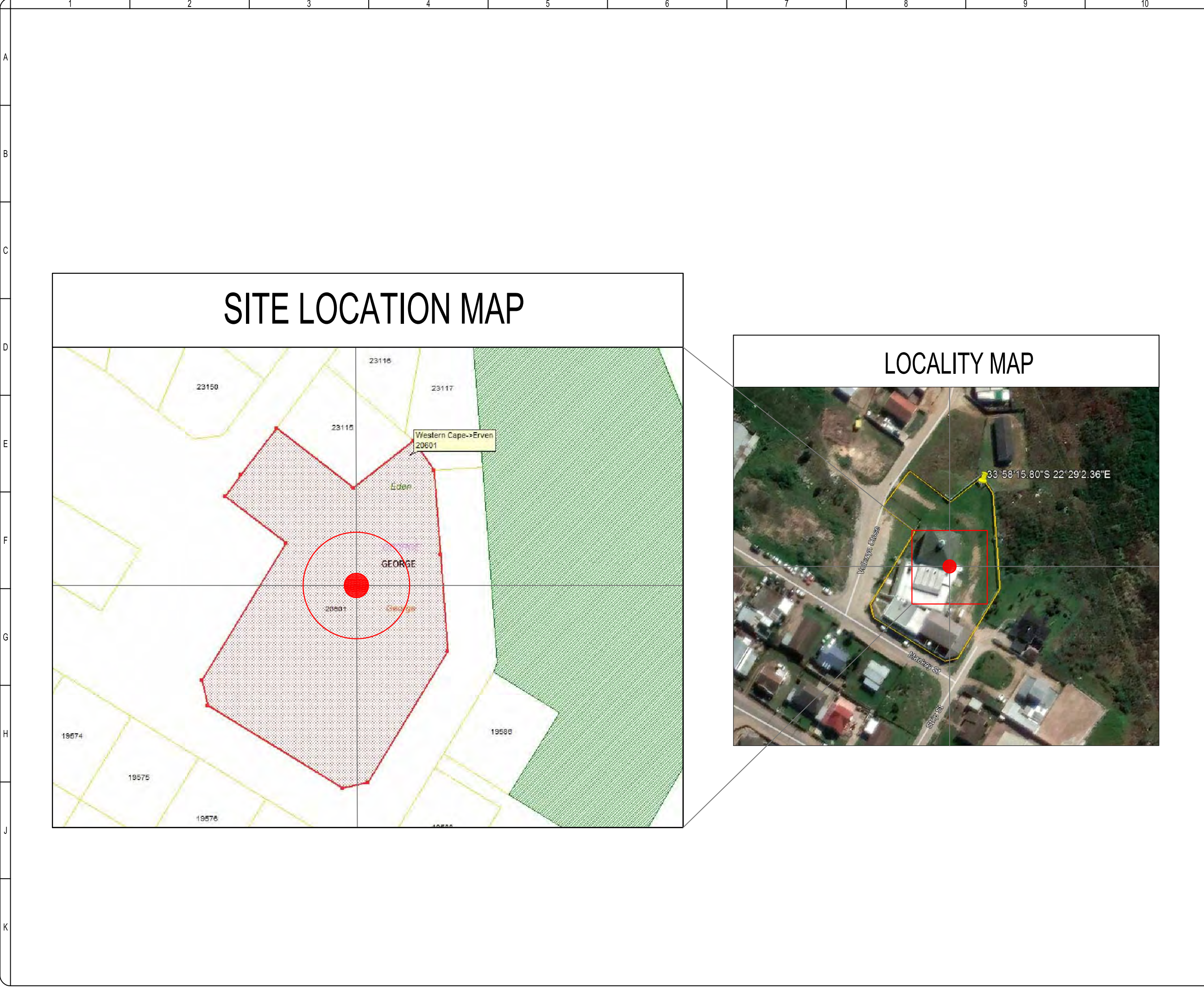
Name: Basheer Brown
Capacity: Assistant Treasurer
ID: 5706285124084


Signature

Name: Arshad Kadir
Capacity: Co-opt Member
8107315189089


Signature

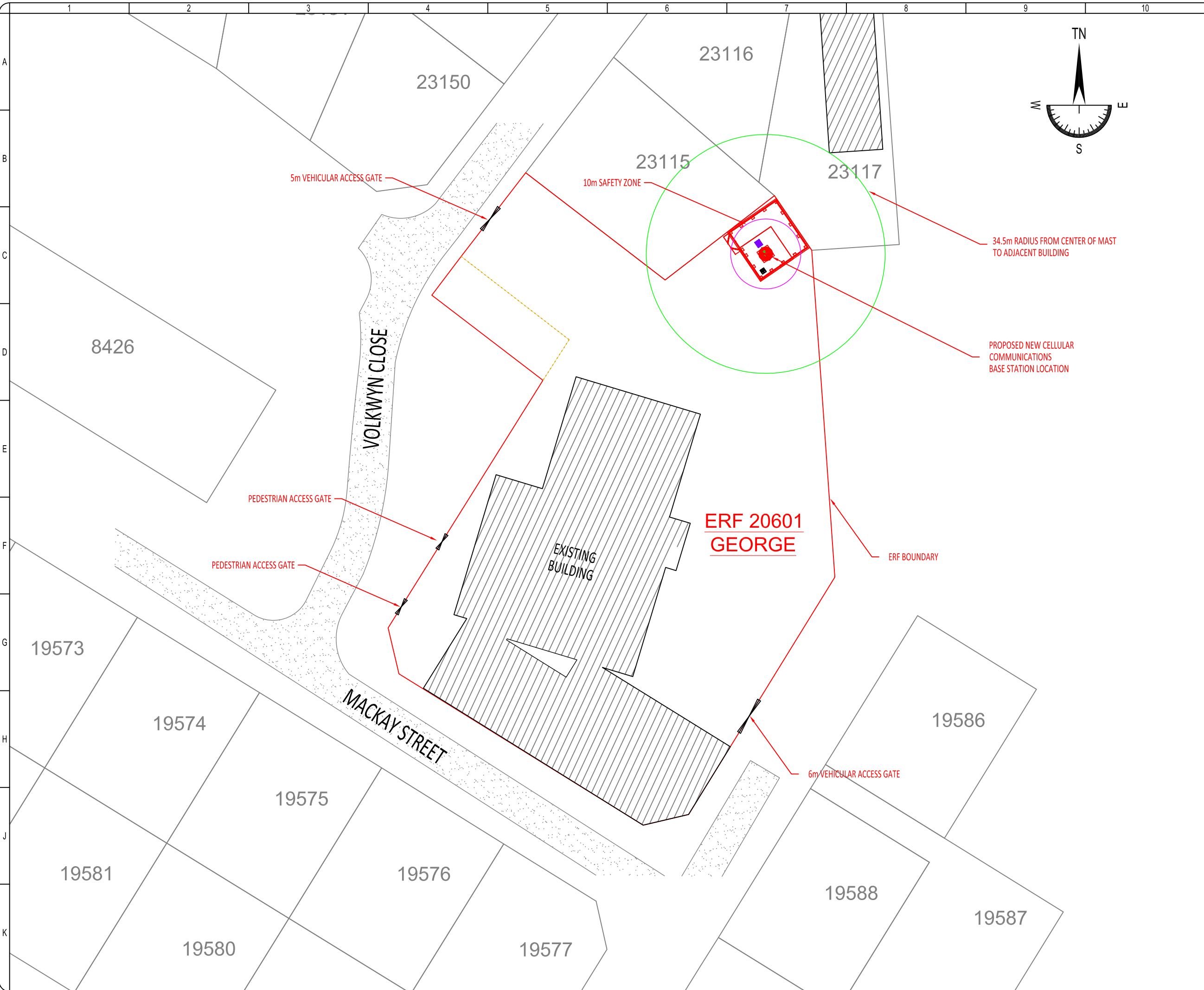
Name: Shahid Ali Khan
Capacity: Co-opt Member
WE4134731



ATLAS TOWER

SOUTH AFRICA

SITE DETAIL			
SITE NAME			
SOUTHERN CAPE ISLAMIC SOCIETY			
ADDRESS			
ERF 20601, VOLKWYN CLOSE, GEORGE, WESTERN CAPE			
LATITUDE	LONGITUDE	ASL	
33°58'15.80"S	22°29'2.36"E	217m	
PROJECT NO.	RFQ NO.		
ATSA1278	-		
APPROVAL			
RADIO ENGINEER			
NAME	SIGN		
PLANNER			
NAME	SIGN		
PROPERTY			
NAME	SIGN		
URBAN SCOPE CONSULTING			
NAME	SIGN		
ENGINEER			
NAME	SIGN		
Commencement of work subject to above approval			
URBAN SCOPE CONSULTING CC			
OFFICE			
DRAWN BY		CHECKED BY	
NAME	NAME		
L. LOGGENBERG	D. BEUKES		
DATE	DATE		
03-02-2021	03-02-2021		
REVISIONS			
REV.	DESCRIPTION	BY	DATE
01	SDP AMENDED	L.L.	03-02-2021
TITLE			
LOCALITY MAP			
DRAWING NUMBER			
PROJECT	SITE NO.	SHEET	REV.
ATLAS	ATSA1278	01/07	01
The contents of this document is confidential and may not be reproduced in any form without prior written approval from ATLAS & BJB			



ATLAS TOWER

SOUTH AFRICA

SITE DETAIL

SITE NAME

SOUTHERN CAPE ISLAMIC SOCIETY

ADDRESS

ERF 20601, VOLKWYN CLOSE,
GEORGE, WESTERN CAPE

LATITUDE

33°58'15.80"S

LONGITUDE

22°29'2.36"E

ASL

217m

PROJECT NO.

ATSA1278

RFQ NO.

-

APPROVAL

RADIO ENGINEER

NAME

SIGN

PLANNER

NAME

SIGN

PROPERTY

NAME

SIGN

URBAN SCOPE CONSULTING

NAME

SIGN

ENGINEER

NAME

SIGN

Commencement of work subject to above approval

URBAN SCOPE CONSULTING CC

OFFICE

DRAWN BY

CHECKED BY

NAME

NAME

L. LOGGENBERG

D. BEUKES

DATE

DATE

03-02-2021

03-02-2021

REVISIONS

REV.

DESCRIPTION

BY

DATE

01

SDP AMENDED

L.L

03-02-2021

TITLE

SITE DEVELOPMENT PLAN

DRAWING NUMBER

PROJECT

SITE NO.

SHEET

REV.

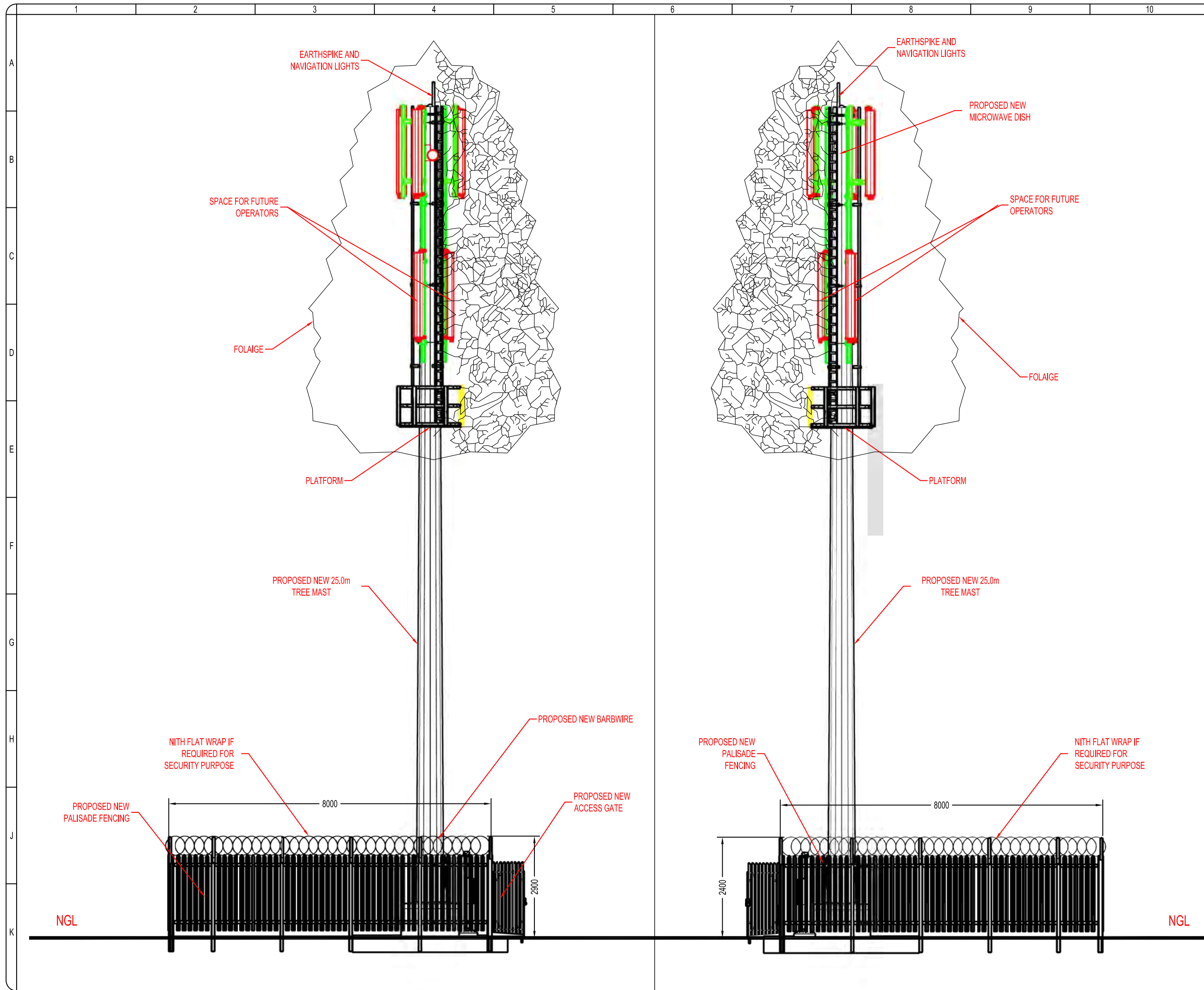
ATLAS

ATSA1278

02/08

01

The contents of this document is confidential and may not be reproduced in any form without prior written approval from ATLAS & BJB



ATLAS TOWER

SOUTH AFRICA

SITE DETAIL

SITE NAME
SOUTHERN CAPE ISLAMIC SOCIETY

ADDRESS

ERF 20601, VOLKWYN CLOSE,
GEORGE, WESTERN CAPE

LATITUDE 33°58'15.80"S LONGITUDE 22°29'2.36"E ASL 217m

PROJECT NO. ATSA1278 RFQ NO. -

APPROVAL

RADIO ENGINEER

NAME SIGN

PLANNER

NAME SIGN

PROPERTY

NAME SIGN

URBAN SCOPE CONSULTING

NAME SIGN

ENGINEER

NAME SIGN

Commencement of work subject to above approval

URBAN SCOPE CONSULTING CC

OFFICE

DRAWN BY CHECKED BY

NAME NAME

L. LOGGENBERG D. BEUKES

DATE DATE

03-02-2021 03-02-2021

REVISIONS

REV.	DESCRIPTION	BY	DATE
01	SDP AMENDED	L.L.	03-02-2021

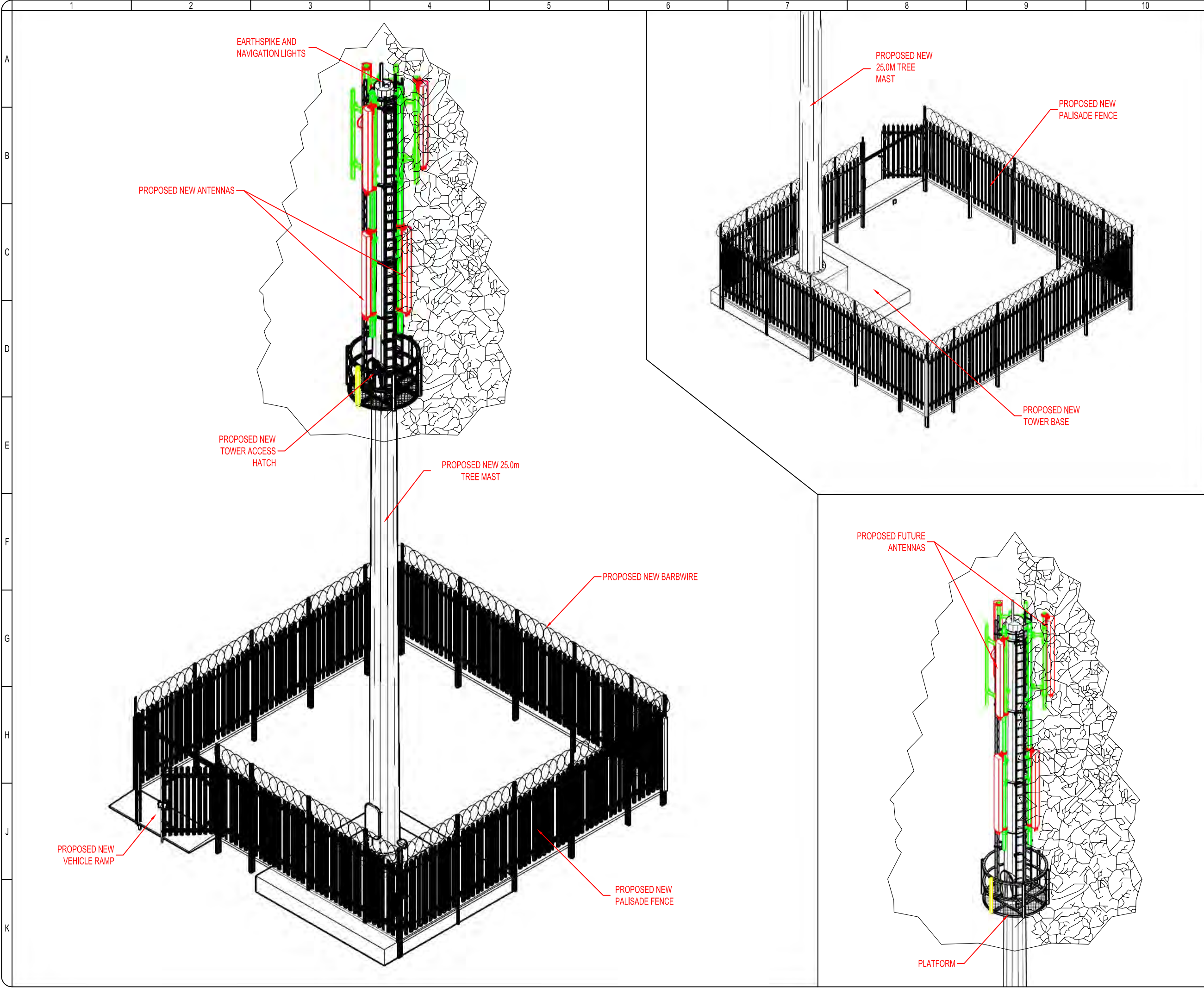
TITLE

SIDE PROFILE

DRAWING NUMBER

PROJECT	SITE NO.	SHEET	REV.
ATLAS	ATSA1278	04/08	01

The contents of this document is confidential and may not be reproduced in any form without prior written approval from ATLAS & BJB



ATLAS TOWER SOUTH AFRICA

SITE DETAIL

SITE NAME		
SOUTHERN CAPE ISLAMIC SOCIETY		
ADDRESS		
ERF 20601, VOLKSWYN CLOSE, GEORGE, WESTERN CAPE		

LATITUDE	LONGITUDE	ASL
33°58'15.80"S	22°28'2.36"E	217m
PROJECT NO.	RFQ NO.	
ATSA1278	-	

APPROVAL

RADIO ENGINEER

NAME | SIGN

PLANNER

NAME | SIGN

PROPERTY

NAME | SIGN

URBAN SCOPE CONSULTING

NAME | SIGN

ENGINEER

NAME | SIGN

Commencement of work subject to above approval

URBAN SCOPE CONSULTING CC

OFFICE

DRAWN BY		CHECKED BY	
NAME		NAME	
L. LOGGENBERG		D. BEUKES	
DATE		DATE	
03-02-2021		03-02-2021	

REVISIONS

REV.	DESCRIPTION	BY	DATE
01	SDP AMENDED	L.L.	03-02-2021

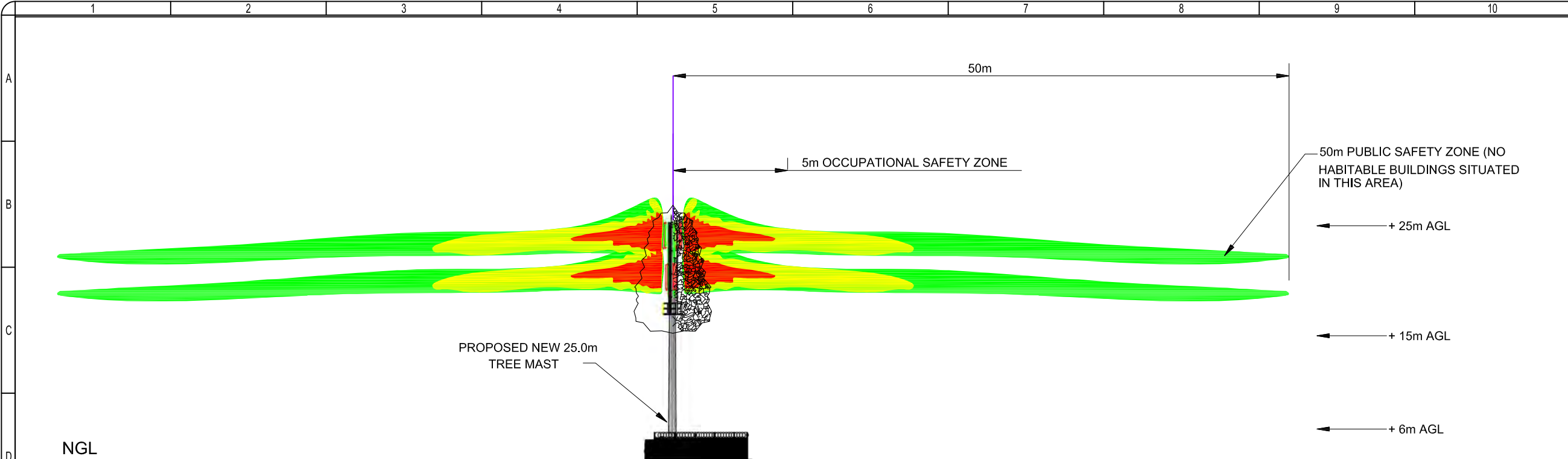
TITLE

EQUIPMENT LAYOUT
ISOMETRIC VIEW

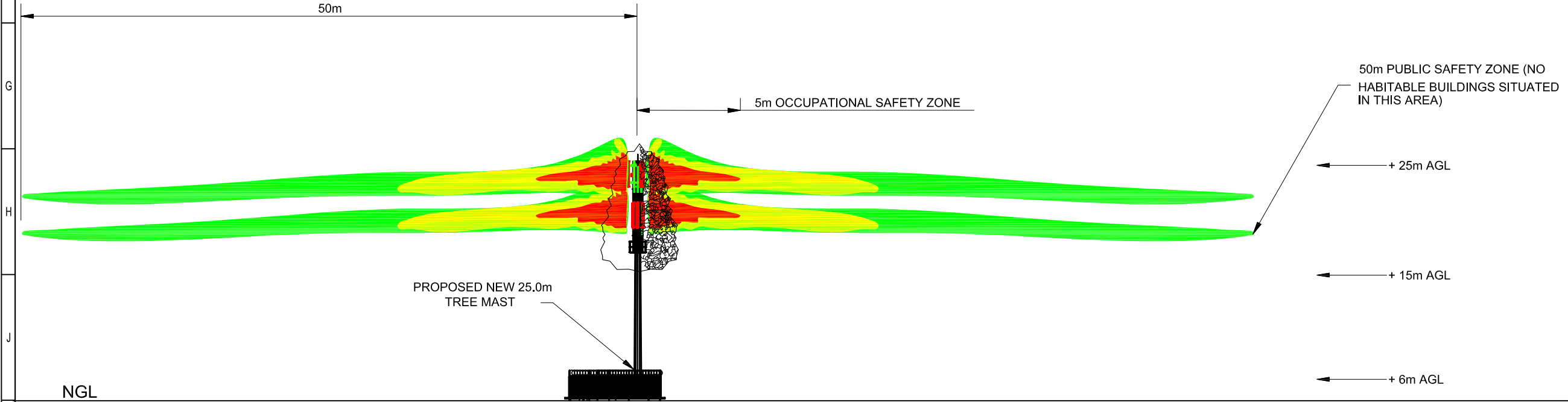
DRAWING NUMBER

PROJECT	SITE NO.	SHEET	REV.
ATLAS	ATSA1278	05/08	01

The contents of this document is confidential and may not be reproduced in any form without prior written approval from ATLAS & BJB



ELEVATION A



ELEVATION B

ATLAS TOWER
SOUTH AFRICA

SITE DETAIL

SITE NAME

SOUTHERN CAPE ISLAMIC SOCIETY

ADDRESS

ERF 20601, VOLKWYN CLOSE,
GEORGE, WESTERN CAPE

LATITUDE

33°58'15.80"S

LONGITUDE

22°29'2.36"E

ASL

217m

PROJECT NO.

ATSA1278

RFQ NO.

-

APPROVAL

RADIO ENGINEER

NAME

SIGN

PLANNER

NAME

SIGN

PROPERTY

NAME

SIGN

URBAN SCOPE CONSULTING

NAME

SIGN

ENGINEER

NAME

SIGN

Commencement of work subject to above approval

URBAN SCOPE CONSULTING CC

OFFICE

DRAWN BY

CHECKED BY

NAME

NAME

L. LOGGENBERG

D. BEUKES

DATE

DATE

03-02-2021

03-02-2021

REVISIONS

REV.

DESCRIPTION

BY

DATE

01

SDP AMENDED

LL

03-02-2021

TITLE

PUBLIC SAFETY ZONING MAP
SIDE VIEW

DRAWING NUMBER

PROJECT

SITE NO.

SHEET

REV.

ATLAS

ATSA1278

06/08

01

The contents of this document is confidential and
may not be reproduced in any form without prior
written approval from ATLAS & BJB



SITE DETAIL

SITE NAME		
SOUTHERN CAPE ISLAMIC SOCIETY		
ADDRESS		
ERF 20601, VOLKWYN CLOSE, GEORGE, WESTERN CAPE		
LATITUDE	LONGITUDE	ASL
33°58'15.80"S	22°28'2.36"E	217m
PROJECT NO.	RFQ NO.	
ATSA1278	-	

APPROVAL

RADIO ENGINEER	
NAME	SIGN
PLANNER	
NAME	SIGN
PROPERTY	
NAME	SIGN
URBAN SCOPE CONSULTING	
NAME	SIGN
ENGINEER	
NAME	SIGN

Commencement of work subject to above approval

URBAN SCOPE
CONSULTING CC

OFFICE

DRAWN BY		CHECKED BY	
NAME		NAME	
L. LOGGENBERG		D. BEUKES	
DATE		DATE	
03-02-2021		03-02-2021	

REVISIONS

REV.	DESCRIPTION	BY	DATE
01	SDP AMENDED	L.L	03-02-2021

TITLE

PUBLIC SAFETY ZONE
TOP VIEW

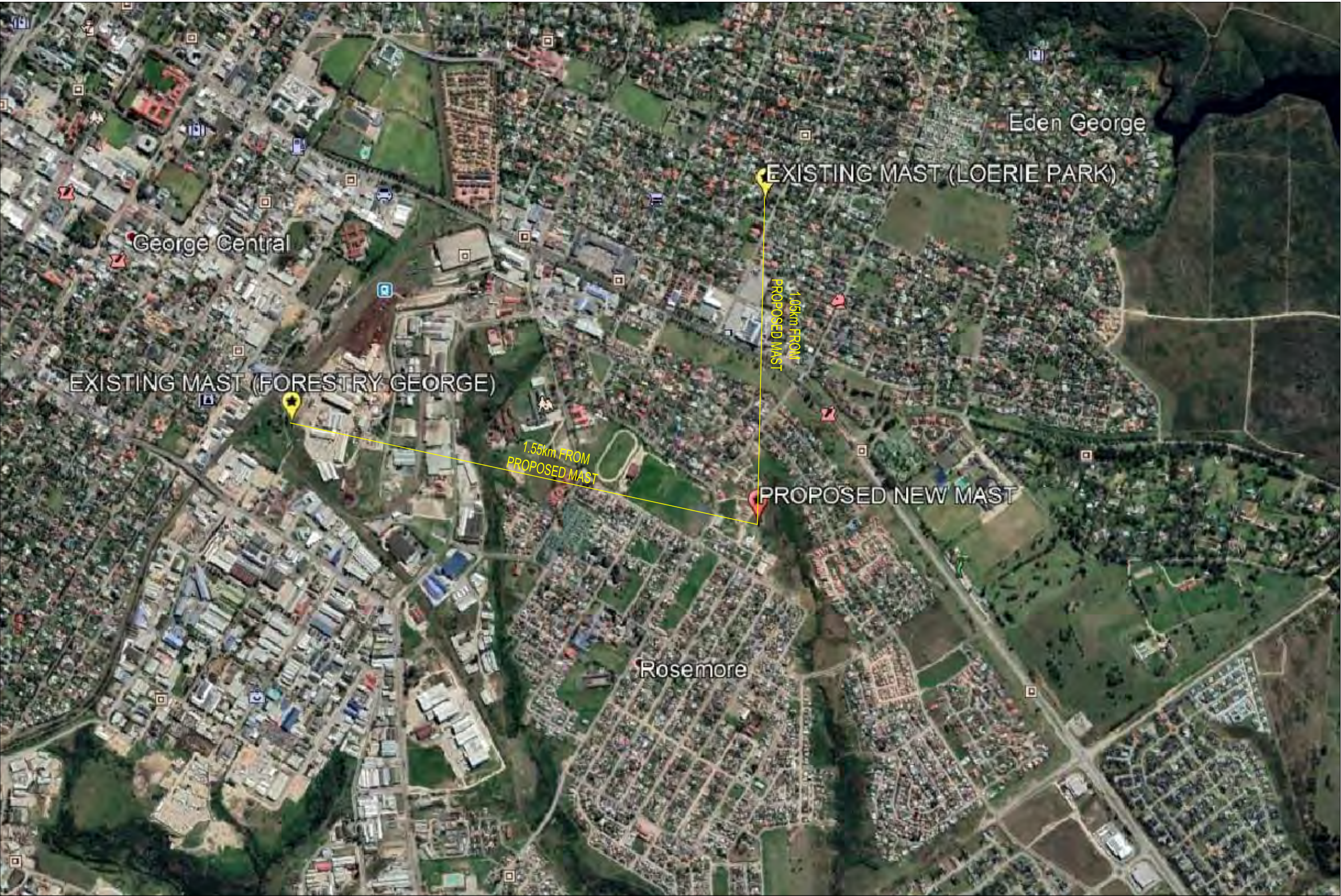
DRAWING NUMBER

PROJECT	SITE NO.	SHEET	REV.
ATLAS	ATSA1278	07/08	01

The contents of this document is confidential and
may not be reproduced in any form without prior
written approval from ATLAS & BJB

1 2 3 4 5 6 7 8 9 10

A
B
C
D
E
F
G
H
J
K



ATLAS TOWER
SOUTH AFRICA

SITE DETAIL		
SITE NAME		
SOUTHERN CAPE ISLAMIC SOCIETY		
ADDRESS		
ERF 20601, VOLKWYN CLOSE, GEORGE, WESTERN CAPE		
LATITUDE	LONGITUDE	ASL
33°58'15.80"S	22°29'2.36"E	217m
PROJECT NO.		RFQ NO.
ATSA1278		-

APPROVAL	
RADIO ENGINEER	
NAME	SIGN
PLANNER	
NAME	SIGN
PROPERTY	
NAME	SIGN
URBAN SCOPE CONSULTING	
NAME	SIGN
ENGINEER	
NAME	SIGN
Commencement of work subject to above approval	

URBAN SCOPE
CONSULTING CC

OFFICE	
DRAWN BY	CHECKED BY
NAME	NAME
L. LOGGENBERG	D. BEUKES
DATE	DATE
03-02-2021	03-02-2021

REVISIONS			
REV.	DESCRIPTION	BY	DATE
01	SDP AMENDED	LL	03-02-2021

TITLE			
MAP OF EXISTING SURROUNDING MASTS 1km RADIUS			
DRAWING NUMBER			
PROJECT	SITE NO.	SHEET	REV.
ATLAS	ATSA1278	08/08	01
The contents of this document is confidential and may not be reproduced in any form without prior written approval from ATLAS & BJB			

GEORGE MUNICIPALITY



LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: _____

Purpose of consultation: PROPOSED FREESTANDING TELECOMMUNICATION

Brief proposal: NEW 25m TREE/CAMOUFLAGED MAST WITH A 64m² BASE

Property(ies) description: ERF 20601 GEORGE

Date: 12/02/2020

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official				
Pre-applicant	Danah Biyela	ATLAS TOWER	021 870 1368	dbiyela@atlastowers.co.za

GEORGE MUNICIPALITY
GEORGE MUNISIPALITEIT

2020-02-13

DIRECTORATE: HUMAN SETTLEMENTS, LAND
AFFAIRS AND PLANNING
DIREKTORAAT MENSLEKE NEDERSETTING,
GRONDSAKE EN BEPLANNING

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

Title deed

Site development Plans

Power of attorney

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

(If so, please provide a copy of the minutes)

YES	NO
-----	----

Comprehensive overview of proposal:

1. APPLICATION FOR REZONING INTERMS OF SECTION 15(2)(a) OF THE GEORGE MUNICIPAL TOWN PLANNING BY LAW, 2015 FOR GEORGE MUNICIPALITY TO REZONE THE PORTION OF ERP 2060.1 George (SPOT ZONE).

▶ SPOT ZONING IS THE ONLY OPTION SINCE COMMUNITY ZONE III DOES NOT MAKE PROVISION FOR A CELLULAR MAST AS A CONSENT NOR A PRIMARY RIGHT.

▶ A TOTAL OF ± 64m² HAS BEEN PROPOSED TO BE REZONED (SPOT ZONED) FROM COMMUNITY USE ZONE III TO UTILITY ZONE.

* PLEASE REFER TO THE SITE DRAWINGS FOR SITE DRAWINGS.

* UTILITY ZONE ALLOWS A FREESTANDING MAST AS A PRIMARY RIGHT.

PART C: QUESTIONNAIRES

SECTION A:
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant	What land use planning applications are required?	Application fees payable
<input checked="" type="checkbox"/> 2(a)	a rezoning of land;	R
<input type="checkbox"/> 2(b)	A rezoning to subdivisonal area;	R
<input type="checkbox"/> 2(c)	a temporary departure to use land for a purpose not provided for in the zoning scheme granted on a temporary basis;	R
<input type="checkbox"/> 2(d)	a permanent departure from the development parameters of the zoning scheme;	R
<input type="checkbox"/> 2(e)	a subdivision of land that is not exempted in terms of section 25, including the registration of a servitude or lease agreement;	R
<input type="checkbox"/> 2(f)	an amendment, suspension or removal of restrictive conditions in respect of a land unit;	R
<input type="checkbox"/> 2(g)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
<input type="checkbox"/> 2(h)	an extension of the validity period of an approval;	R
<input type="checkbox"/> 2(i)	a consent use in terms of the relevant zoning scheme regulations;	R
<input type="checkbox"/> 2(j)	Amendment / cancellation of a general plan;	R
<input type="checkbox"/> 2(k)	a phasing, amendment or cancellation of a plan of subdivision or a part thereof;	R
<input type="checkbox"/> 2(l)	a contravention levy;	R
<input type="checkbox"/> 2(m)	A determination of a zoning;	R
<input type="checkbox"/> 2(n)	A closure of a public place or part thereof;	R
<input type="checkbox"/> 2(o)	an occasional use of land;	R
Tick if relevant	What prescribed notice and advertisement procedures will be required?	Advertising fees payable
<input type="checkbox"/> Y <input type="checkbox"/> N	Serving of notices (i.e. registered letters etc.)	R
<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
<input type="checkbox"/> Y <input type="checkbox"/> N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
<input type="checkbox"/> Y <input type="checkbox"/> N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE*:		R

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application.

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			✓	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			✓	
Any other Municipal by-law that may be relevant to application? (If yes, specify)			✓	
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? <u>GEORGE MUNICIPALITY INTEGRATED ZONING SCHEME</u> What is the current zoning of the property? <u>COMMUNITY ZONE III</u> What is the proposed zoning of the property? <u>SPLIT ZONE OF ± 64m² FROM COMMUNITY ZONE III TO UTILITY ZONE</u> Does the proposal fall within the provisions/parameters of the zoning scheme? <u>YES</u> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u>NO</u>				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			✓	
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			✓	

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM.
Is/was the property(ies) utilised for agricultural purposes?		✓		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		✓		National Department of Agriculture, Forestry and Fisheries (DAFF)
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		✓		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (striethrough irrelevant)		✓		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		✓		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		✓		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		✓		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		✓		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		✓		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		✓		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		✓		Transnet
Is the property subject to a land / restitution claims?		✓		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		✓		SANParks / CapeNature
Is the property subject to any existing mineral rights?		✓		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. in the area may be impacted on? (strikethrough irrelevant)		✓		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			✓	Directorate: Electro-technical Services
Water supply:		✓		Directorate: Civil Engineering Services
Sewerage and waste water:		✓		Directorate: Civil Engineering Services
Stormwater:		✓		Directorate: Civil Engineering Services
Road network:		✓		Directorate: Civil Engineering Services
Telecommunication services:		✓		
Other services required? Please specify.		✓		
Development charges:			✓	

PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:					
<input checked="" type="radio"/> Y	<input type="radio"/> N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	<input checked="" type="radio"/> Y	<input type="radio"/> N	S.G. noting sheet extract / Erf diagram / General Plan
<input checked="" type="radio"/> Y	<input type="radio"/> N	Motivation report / letter	<input checked="" type="radio"/> Y	<input type="radio"/> N	Full copy of the Title Deed
<input checked="" type="radio"/> Y	<input type="radio"/> N	Locality Plan	<input checked="" type="radio"/> Y	<input type="radio"/> N	Site Layout Plan
<input checked="" type="radio"/> Y	<input type="radio"/> N	Proof of payment of fees	<input checked="" type="radio"/> Y	<input type="radio"/> N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:					
<input checked="" type="radio"/> Y	<input type="radio"/> N	Site Development Plan	<input checked="" type="radio"/> Y	<input type="radio"/> N	Conveyancer's Certificate
<input checked="" type="radio"/> Y	<input type="radio"/> N	Land Use Plan	<input checked="" type="radio"/> Y	<input type="radio"/> N	Proposed Zoning plan
<input checked="" type="radio"/> Y	<input type="radio"/> N	Phasing Plan	<input checked="" type="radio"/> Y	<input type="radio"/> N	Consolidation Plan
<input checked="" type="radio"/> Y	<input type="radio"/> N	Abutting owner's consent	<input checked="" type="radio"/> Y	<input type="radio"/> N	Landscaping / Tree Plan
<input checked="" type="radio"/> Y	<input type="radio"/> N	Proposed Subdivision Plan (including street names and numbers)	<input checked="" type="radio"/> Y	<input type="radio"/> N	Copy of original approval letter
<input checked="" type="radio"/> Y	<input type="radio"/> N	Services Report or indication of all municipal services / registered servitudes	<input checked="" type="radio"/> Y	<input type="radio"/> N	Home Owners' Association consent
<input checked="" type="radio"/> Y	<input type="radio"/> N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	<input checked="" type="radio"/> Y	<input type="radio"/> N	1 : 50 / 1:100 Flood line determination (plan / report)
<input checked="" type="radio"/> Y	<input type="radio"/> N	Other (specify)	<input checked="" type="radio"/> Y	<input type="radio"/> N	Required number of documentation copies

PART E: DISCUSSION

→ GIS system show property is zoned "Community Zone III" for a Institution. Property is used for a 'Place of worship'. The GIS system is thus wrong. Application for zoning rectification needs to be done prior to any land development application being submitted.

Zoning needs to be: "Community Zone II", for 'Place of worship'

→ Conveyancer to confirm if an Application for Removal of Restrictive Conditions / Administrator Consent is required. With reference to, inter alia, Condition E of the Title Deed.

Page 8 of 9

→ Map indicating all existing masts in a 1km radius.

→ Motivate need for mast in the area.

→ If mast is higher than 15m, visual impact assessment required.

→ Reconsider location of mast - Atleast 10m from any residential site.

PART F - SUMMARY / WAY FORWARD

1. Conveyance Certificate has been requested.
2. Please confirm if I may submit application.

OFFICIAL:

Tiane Huyser
(FULL NAME)

SIGNED:



DATE:

2020/02/20

PRE-APPLICANT:

Donnah Bujela
(FULL NAME)

SIGNED:



DATE:

12/02/2020



8 Vrede Street, PO Box 1481, Durbanville, 7551, Docex 20 Durbanville
Tel: (021) 975 2587, Fax: (021) 975 8734, E-mail: durbanville@madeleyn.co.za
Website: www.madeleyn.co.za

DATE	19/02/2022	YOUR REF	OUR REF	EM/MAT22692
------	------------	----------	---------	-------------

CONVEYANCERS CERTIFICATE

I, the undersigned

ERICA MADELEYN, conveyancer of MADELEYN INCORPORATED

Hereby certify that a search was conducted in the Deeds Registry, Cape Town regarding the property referred to below and that I examined the current title deed being **T68235/2005** and all conditions as set out in the title deed of

ERF 20601 GEORGE

IN THE MUNICIPALITY AND ADMINISTRATIVE DISTRICT OF GEORGE

WESTERN CAPE PROVINCE

IN EXTENT: 3899 (THREE EIGHT NINE NINE) HECTARES

Held by Deed of Transfer T68235/2005

In respect of the aforesaid title deed it was found that the property is subject to the undermentioned restrictive condition(s) prohibiting it from being utilised or developed for the erection of a telecommunication tower (as elaborated in more detail in the accompanying application):

Condition A - C – Entitled to the provisions of a Servitude referred to in the following endorsement dated 29 December 1938 on the said Deed of Grant (George Quitrents Volume 15 No 15) namely:- “By Deed of Transfer No 13615 dated 29th Desember 1938, the owner and his successor in Title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufacturers connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer.”

MADELEYN INCORPORATED Reg. No 1997/015776/21 – Attorneys, Notaries, Conveyancers
DIRECTORS: Henry George Madeleyn B Proc (UP), Nicolaas Johannes Pretorius B Proc (UOFS), Nigel John Samuels B Proc LLB (UWC), Ernest van Staden LLB (PU CHE)
ASSISTED BY: Elzaan Rossouw LLB LLM LLD (Stell), Gareth Thom BA LLB (UCT, UNISA), Theunis Nel B Proc (UOFS), Eugene Van Der Walt LLB (UNISA) Janneke Ryke LLB (UNISA)
Leandri Kruger B Comm LLB PGDip (FinPlan)(Stell), CONSULTANT: Erica Madeleyn B Proc (PU CHE)
VREDENBURG BRANCH: 6 Main Street, PO Box 914, Vredenburg, 7380, Docex 3 Vredenburg, Tel: 022 715 1114/8; Fax: 022 715 1138;
E-mail: vredenburg@madeleyn.co.za Website: www.madeleyn.co.za

Condition A – D 3 – Hierdie erf mag alleenlik gebruik word vir die doeleindes wat deur die dorpsaanlegskema van die plaaslike owerheid toegelaat word en onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.

Condition A – E

- (a) Dit mag nie onderverdeel word nie;
- (b) Dit mag net gebruik word vir die oprigting daarop van 'n gebou wat bestem is vir 'n bioskoop of skouburg; met dien verstande dat hierdie bepaling nie beskou word as sou dit die voorsiening van winkels in dieselfde gebou uitsluit nie;
- (c) Hoogstens twee-derdes van die oppervlakte daarvan mag behou word;
- (d) Enige bioskoop of skouburg wat op hierdie erf opgerig word, moet voorsien word van 'n voorportaal van 'n minimum-grootte van 0,78 meter maal $\frac{1}{4}$ van die totale getal sitplekke wat in die gebou verskaf word en 'n minimum-frontlente van 0,94 meter vir elke 100 sitplekke wat deur die plaaslike owerheid in sodanige gebou gelisensieer is;
- (e) Wanneer 'n bioskoop op hierdie erf opgerig word, moet voorsiening gelyktydig gemaak word, vir 'n parkeergebied op die erf, die liggaan waarvan deur die plaaslike owerheid goedgekeur is en op die basis van 23 vierkante meter per elke 20 sitplekke wat in genoemde gebou voorsien word; sodanige gebied en die ingang daarvan moet hardgemaak word tot bevrediging van die plaaslike owerheid.

Condition B - B – Entitled to the provisions of a Servitude referred to in the following endorsement dated 29 December 1938 on the said Deed of Grant (George Quitrents Volume 15 No 15) namely:- "By Deed of Transfer No 13615 dated 29th December 1938, the owner and his successor in Title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufacturers connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer."

Condition B – C 3 – Hierdie erf mag alleenlik gebruik word vir die doeleindes wat deur die dorpsaanlegskema van die plaaslike owerheid toegelaat word en onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.

Condition B – D

- (f) Dit mag nie onderverdeel word nie;

- (g) *Dit mag net gebruik word vir die oprigting daarop van 'n gebou wat bestem is vir 'n bioskoop of skouburg; met dien verstande dat hierdie bepaling nie beskou word as sou dit die voorsiening van winkels in dieselfde gebou uitsluit nie;*
- (h) *Hoogstens twee-derdes van die oppervlakte daarvan mag behou word;*
- (i) *Enige bioskoop of skouburg wat op hierdie erf opgerig word, moet voorsien word van 'n voorportaal van 'n minimum-grote van 0,78 meter maal $\frac{1}{4}$ van die totale getal sitplekke wat in die gebou verskaf word en 'n minimum-frontlente van 0,94 meter vir elke 100 sitplekke wat deur die plaaslike owerheid in sodanige gebou gelisensieer is;*
- (j) *Wanneer 'n bioskoop op hierdie erf opgerig word, moet voorsiening gelyktydig gemaak word, vir 'n parkeergebied op die erf, die liggaan waarvan deur die plaaslike owerheid goedgekeur is en op die basis van 23 vierkante meter per elke 20 sitplekke wat in genoemde gebou voorsien word; sodanige gebied en die ingang daarvan moet hardgemaak word tot bevrediging van die plaaslike owerheid.*

Interpretation op condition:

The property may only be used for purposes as indicated in the above conditions and in the town planning scheme.

In my opinion the correct process by which the relevant conditions will be addressed:

1. To remove conditions A (C), (A – E), B (C), and (A – E), in its totality, and:
2. To obtain the full conditions and restrictions of the town planning scheme and obtain approval for the erection of the telecommunication tower and amend the conditions if they are prohibiting or restricting the Communications tower.

This certificate only relates to title deed conditions as at the date hereof and not to the local authority zoning of the Property or any other local authority conditions and the conveyancer reserves the right to withdraw this certificate should further information be brought to her attention that prohibits the development of such tower.

SIGNED and DATED at DURBANVILLE on this the 19th day of February 2020.


 ERICA MADELEYN
 CONVEYANCER

FEE
R. 95.00

Page 1

Prepared by me


CONVEYANCER
Tayob, N.A.

T 000068235 / 2005

CERTIFICATE OF CONSOLIDATED TITLE

Issued under the provisions of Section 40 of the Deeds Registries Act No 47 of 1937 .

WHEREAS:

SOUTHERN CAPE ISLAMIC SOCIETY

has applied for the issue to it of a Certificate of Consolidated Title under the provisions of section 40 of the Deeds Registries Act 47 of 1937; and whereas it is the registered owner of:

DATA / CAPTURE
07 SEP 2005
LARNEY F

21 SEP 2005



1. ERF 3642 GEORGE, In the Municipality and Administrative District of George
Western Cape Province

Registered in the name of Southern Cape Islamic Society and Held under Deed of Transfer
No.T26894/1987

and

2. ERF 20599 GEORGE, In the Municipality and Administrative District of George
Western Cape Province

Registered in the name of Southern Cape Islamic Society and Held under Deed of Transfer
No.T 68234/2005

and

3. ERF 20600 GEORGE, In the Municipality and Administrative District of George,
Western Cape Province

Registered in the name of Southern Cape Islamic Society and Held under Deed of Transfer
No.T 68234/2005

which have been consolidated into the land hereinafter described:

Now, therefore, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Cape Town
do hereby certify that the said

SOUTHERN CAPE ISLAMIC SOCIETY

its successors in title is the registered owner of;

ERF 20601 GEORGE. In the Municipality and Administrative District of George
Western Cape Province

MEASURING 3899 (Three Thousand Eight Hundred and Ninety Nine)
Square Metres;

as will more fully appear from diagram No.3518/2002

62

A. In so far as the figure n p E F G H J on the said Diagram No.3518/2002 is concerned:

"A. Subject to such conditions as are referred to in Certificate of Registered Title No.30205 dated 30th November 1965.

B. Subject further to the following conditions contained in the said Deed of Grant (George Quitrents Volume 15 No. 15 dated 15 June 1922) namely :-

2. "That all existing roads and thoroughfares shall remain free and uninterrupted, and the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question."

3. "That all rights to minerals, mineral products, mineral oils and precious stones, precious or base metals on or under the land hereby granted are expressly reserved to the State, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorised in that behalf. The land is subject to such further rights as the public or the Government now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining or exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals on or under the land hereby granted which rights shall not be impaired or in any way affected by the title deed."

C. Entitled to the provisions of a Servitude referred to in the following endorsement dated 29 December 1938 on the said Deed of Grant (George Quitrents Volume 15 No. 15) namely :-

"By Deed or Transfer No.13615 dated 29th December 1938, the owner and his successor in Title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer."

D. Subject to the following conditions imposed by the Administrator on approval of the said Township Extension 14 and contained in Deed of Transfer No. namely:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels en/of drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg optoegang te alle redelike tye tot die eienaars in met die doel om enige werke met betrekking tot bogenoemde aan te le, te wysig, te verwyder of te inspekteer.

2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of grawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word weens die verskil tussen die hoogte van die straat soos finaal aangele en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
3. Hierdie erf mag allienlik gebruik word vir die doeleindes wat deur die dorpsaanlegskema van ndie plaaslike owerheid toegelaat word en onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.

E. Subject to the following conditions imposed by the George Municipality of George with the approval of the Administrator and contained in Deed of Transfer No. namely:

Hierdie erf is onderworpe aan die volgende verdere voorwaardes, met dien verstand dat, wanneer enige twee of meer erwe gekonsolideer word, hierdie voorwaardes op die gekonsolideerde oppervlakte as een erf van toepassing is, en voorts met dien verstande dat indien die administrateur na oorleg met die dorpskommissie en die plaaslike owerheid, dit raadsaam ag dat die beperking en enige sodanige voorwaarde te eniger tyd opgeskort of versag behoort te word, hy die nodige opskorting of versagting kan goedkeur: onderworpe aan die voorwaardes wat hy opgelê:-

- (a) Dit mag nie onderveroëel word nie;
- (b) Dit mag net gebruik word vir die oprigting daarop van 'n gebou wat bestem is vir 'n bioskoop of skouburg; met dien verstande dat hierdie bepaling nie beskou word as sou dit die voorsiening van winkels in dieselfde gebou uitsluit nie;
- (c) hoogstens twee-derdes van die oppervlakte daarvan mag behou word;
- (d) enige bioskoop of skouburg wat op hierdie erf opgerig word, moet voorsien word van 'n voorportaal van 'n minimum-grote van 0,78 meter maal 1/4 van die totale getal sitplekke wat in die gebou verskaf word en 'n minimum-frontlente van 0,94 meter vir elke 100 sitplekke wat deur die plaaslike owerheid in sodanige gebou gelisensieer is;
- (e) waaneer 'n bioskoop op hierdie erf opgerig word, moet voorsiening gelyktydig gemaak word, vir 'n parkeergebied op die erf, die ligging waarvan deur die plaaslike owerheid goedgekeur is en op die basis van 23 vierkante meter per elke 20 sitplekke wat in genoemde gebou voorsien word; sodanige gebied en die ingang daarvan moet hardgemaak word tot bevrediging van die plaaslike owerheid.

7

B. In so far as the figures m n K L and A B C D p n m on the said Diagram No.3518/2002 is concerned:

"A. Subject further to the following conditions contained in the said Deed of Grant (George Quitrents Volume 15 No. 15 dated 15 June 1922) namely :-

2. "That all existing roads and thoroughfares shall remain free and uninterrupted, and the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question."
3. "That all rights to minerals, mineral products mineral oils and precious stones, precious or base metals on or under the land hereby granted are expressly reserved to the State, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorised in that behalf. The land is subject to such further rights as the public or the Government now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining or exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals on or under the land hereby granted which rights shall not be impaired or in any way affected by the title deed."

B. Entitled to the provisions of a Servitude referred to in the following endorsement dated 29 December 1938 on the said Deed of Grant (George Quitrents Volume 15 No. 15) namely :-

"By Deed of Transfer No.13615 dated 29th December 1938, the owner and his successor in Title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer."

C. Subject to the following conditions imposed by the Administrator on approval of the said Township Extension 14 and contained in Deed of Transfer No. 138234/1935 namely:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels en/of drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg optoegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of grawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word weens die verskil tussen die hoogte van die straat soos finaal aangele en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.

↑

3. Hierdie erf mag allienlik gebruik word vir die doeleindes wat deur die dorpsaanslegskema van die plaaslike owerheid toegelaat word en onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.

D. Subject to the following conditions imposed by the George Municipality of George with the approval of the Administrator and contained in Deed of Transfer No. T 68234/2005
namely:

Hierdie erf is onderworpe aan die volgende verdere voorwaardes, met dien verstand dat, wanneer enige twee of meer erwe gekonsolideer word, hierdie voorwaardes op die gekonsolideerde oppervlakte as een erf van toepassing is, en voorts met dien verstande dat indien die administrateur na oorlog met die dorpskommissie en die plaaslike owerheid, dit raadsaam ag dat die beperking en enige sodanige voorwaarde te eniger tyd opgeskort of versag behoort te word, hy die nodige opskorting of versagting kan goedkeur onderworpe aan die voorwaardes wat hy opgelê:-

- (a) Dit mag nie onderverdeel word nie;
- (b) Dit mag net gebruik word vir die oprigting daarop van 'n gebou wat bestem is vir 'n bioskoop of skouburg; met dien verstande dat hierdie bepaling nie beskou word as sou dit die voorsiening van winkels in dieselfde gebou uitsluit nie;
- (c) hoogstens twee-derdes van die oppervlakte daarvan mag behou word;
- (d) enige bioskoop of skouburg wat op hierdie erf opgerig word, moet bestaan uit 'n voorportaal van 'n minimum-grootte van 0,78 meter maal 1/4 van die totale getal sitplekke wat in die gebou verskaf word en 'n minimum-frontlente van 0,94 meter vir elke 100 sitplekke wat deur die plaaslike owerheid in sodanige gebou getoelensieer is;
- (e) waanneer 'n bioskoop op hierdie erf opgerig word, moet voorsiening gelyktydig gemaak word, vir 'n parkeergebied op die erf, die ligging waarvan deur die plaaslike owerheid goedgekeur is en op die basis van 23 vierkante meter per elke 20 sitplekke wat in genoemde gebou voorsien word; sodanige gebied en die ingang daarvan moet hardgemaak word tot bevrediging van die plaaslike owerheid.

AND that by virtue of these presents, the said

SOUTHERN CAPE ISLAMIC SOCIETY

AN

its successors in title, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

IN witness, whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN
on

26 August 2005



REGISTRAR OF DEEDS



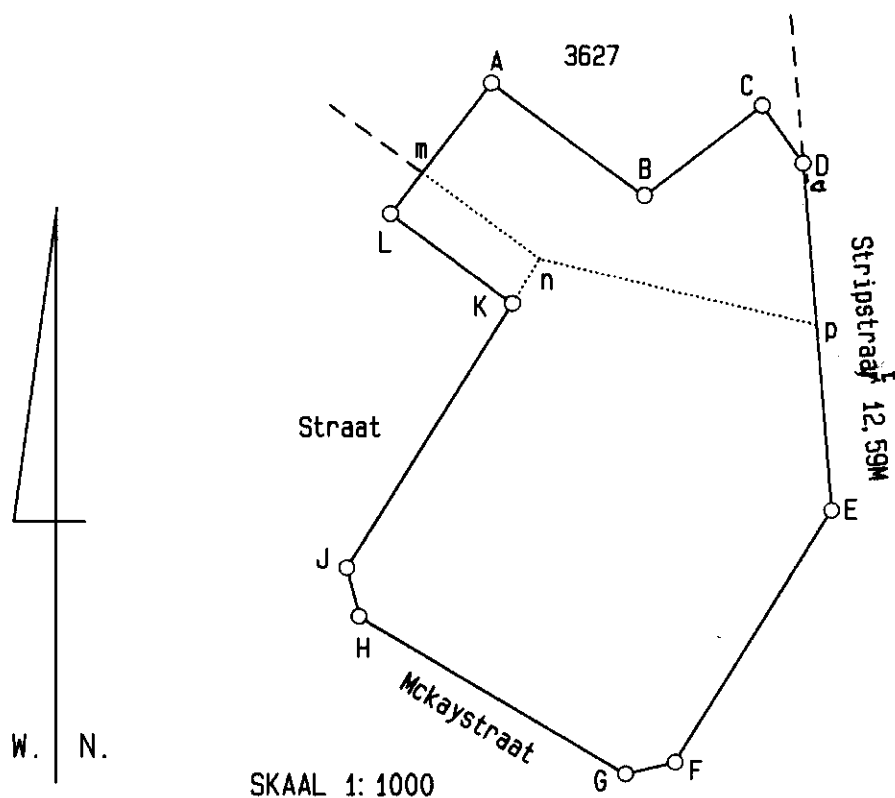
L.G. Nr.

3518/2002

Goedgekeur

Blaw Blaw
 nms.
 Landmeter-Generaal
 2002-10-09

1. Die figuur n p E F G H J stel voor ERF 3642, GEORGE
Sien Kaart No.234/73 Transportakte No.1973/4049
2. Die figuur m n K L stel voor ERF 20599, GEORGE
Sien Kaart 3515/2002 Transportakte
3. Die figuur A B C D p n m stel voor ERF 20600, GEORGE
Sien Kaart 3517/2002 Transportakte



Die figuur A B C D E F G H J K L
 stel voor 3899 vierkante meter grond synde
ERF 20601, GEORGE bevattende 1. tot 3. hierbo
 geleë in George Dorp Uitbreiding No.14 in die Munisipaliteit en
 Administratiewe Distrik George Provinsie van die Wes Kaap
 Saamgestel in Februarie 2002

deur my

A.LOUW (PLS0356) Professionele Landmeter

Hierdie kaart is geheg aan
 Nr. 768235/2005
 gedateer 26.08.2005
 t.g.v.

Die oorspronklike kaarte is
 soos hierbo aangehaal

Leër Nr. S/8775/55/2
 M.S. Nr. Saamgestel
 (6316)
 Komp. BL-7DD/X53 (5616)

Registrateur van Aktes

ERF 20601 GEORGE

Openbare Akte
 Rac. gemeenskap se grens... Da
 gesluit. Kennisgewing. d.d. 2005-08-08
 Leër Nr. 8775/55/2 Vi. 4296
 PWH
 nms. LANDMETER-GENERAAL
 2006-02-21
 DATUM

A.

S



PER E-MAIL / MAIL

REFERENCE: 16/3/3/6/1/D2/48/0170/20
ENQUIRIES: Steve Kleinhans
DATE OF ISSUE: 19-NOV-2020

The Managing Director
URBAN SCOPE CONSULTING CC
6 Barbara Avenue
Bluewater Bay
PORT ELIZABETH
6210

Attention: Mr. Daniel Beukes

E-mail: daniel@urbanscope.co.za
Tel: (041) 467 4134

Dear Sir

RE: CHECKLIST FOR THE DETERMINATION OF THE APPLICABILITY OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS 2014 (AS AMENDED) TO THE PROPOSED 25-METRE-HIGH FREESTANDING TELECOMMUNICATION MAST ON ERF 20601, GEORGE

1. The abovementioned undated document, received by this Directorate via electronic mail on 19 October 2020; the Department's letter dated 4 November 2020 and the correspondence received per e-mail on 4 November 2020, refers.
2. This letter serves as an acknowledgment of receipt of the aforementioned correspondence of 4 November 2020 by this Directorate.
3. It is noted that a typographical error was made in Point 6 of the abovementioned letter dated 4 November 2020 with regard to the proposed mast height and its location.

Furthermore, the Department takes note of the responses to the Department's letter. As the decision-making authority in respect of the Land Use Planning Application, the George Municipality must determine the merits of the comments and make an informed decision based on the comments and the responses thereto. As such, the Department stand by the comments included in the letter of 4 November 2020.

The erratum has been corrected and for ease of reference the comments are herewith reissued. Please accept the Directorate's apology for any inconvenience this may have caused.

4. From information available to this Department, it is understood that the proponent proposes to develop a 25-metre-high tree type telecommunications mast and base station on Erf 20601 in George ("the property"). According to the supporting documentation the mast and base station will occupy an area of approximately 64 square metres.

5. According to the information provided in the documentation, the property is zoned “Community Zone II”. However, according to the information on the George Municipality’s GIS Viewer the property is zoned “Community Zone III” and with the land use being a place of worship (i.e. Masjid Dur Rahma Mosque).

In accordance with this Department’s NEMA EIA Circular 1 of 2012, and the information contained within the documentation, the property is regarded to fall within the “interim urban edge” as adopted on 5 March 2012. For the purpose of the Environmental Impact Assessment Regulations, 2014 (as amended), the property is regarded to fall inside the urban area.

6. Planning and Spatial Context:

According to the document the current zoning does not allow for a cellular mast as a Consent Use and infers that a spot zoning will be applied for to permit the proposed mast. However, according to the George Municipality’s Integrated Zoning Scheme By-law (2017) the zoning, whether Community Zone II or Community Zone III does allow for a rooftop base telecommunication station as a consent use. As such consideration must be given to the development of a rooftop base telecommunication station as an alternative.

7. *Applicability of the Environmental Impact Assessment Regulations, 2014*

Based on this information provided to this Department, you are hereby informed that on the date of this response, the proposed development of a 36-metre-high telecommunication mast on Erf 20601, George does not appear to constitute an activity listed in terms of GN No. R. 983 / 984 / 985 of 4 December 2014 (as amended 7 April 2017), as promulgated under Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (“NEMA”).

Written authorisation is therefore not required from the relevant competent authority (as defined in GN No R.982 of 4 December 2014, as amended 7 April 2017), prior to the undertaking of the said activity.

8. Comment on the mast type and location:

8.1. Mast type

Notwithstanding the above determination, with due consideration of the surrounding environment, a monopole mast type (or a lattice mast) is a preferred alternative as it simulates existing infrastructure in the urban area. In contrast to this, an alternative mast camouflaged as a tree would not be in context with the surrounding environment as no tall trees or similar tall structures of that height appear in close proximity to the proposed site.

The option of developing a mast disguised / camouflaged to represent a “tree” is therefore not supported. This Directorate will support the development of a 25-metre-high monopole mast on the proposed site if appropriate mast sharing options or an alternative site location, is not available.

8.2. Mast location

The Department encourages the sharing of masts by different service providers and co-locating on existing communication structures or tall structures. This Department supports the attachment of telecommunication broadcasting structures to existing structures / masts in order to minimise visual impact.

Considering the above the option to position the mast as a floodlight at the existing sports fields approximately 160m northwest of Erf 20601 should be considered, thereby serving a dual purpose and providing lighting to the sports fields.

9. The George Municipality is encouraged to assess this matter and to apply a risk-averse and cautious approach which takes into account the limits of current knowledge about the consequences of decisions and actions.

With reference to the proposed development, this Directorate hereby reminds the role-players (including the George Municipality), that the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") specifically states that the principles set out in section 2 apply throughout the Republic to the actions of all organs of state that may significantly affect the environment. The above-mentioned principles must therefore be considered and applied by approving authority (i.e. George Municipality) in the taking of the decision to approve the building plans on Erf 20601, George.

10. Furthermore, please advise the proponent of their general duty of care toward the environment, as required in terms of section 28 of NEMA, namely:

"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".

11. Notwithstanding the content of this letter, the proponent must comply with any other statutory requirements that may be applicable to the undertaking of the proposed activity.
12. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any information received.

Yours faithfully

per procuratorem

HEAD OF COMPONENT:

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING
Ref.: 16/3/3/6/1/D2/48/0170/20

Copied to:
George Municipality: Planning and Development

E-mail: ihuyser@george.gov.za



**PROPOSED DEVELOPMENT OF A TELECOMMUNICATION BASE
STATION AND ASSOCIATED INFRASTRUCTURE ON ERF 20601,
GEORGE, WESTERN CAPE PROVINCE**

Visual Impact Assessment

April 2020

Prepared for:





Prepared by:

Mr Christoff du Plessis
christoff@enviroworks.co.za

Today's Impact | Tomorrow's Legacy

1 QUALITY AND REVISION RECORD

1.1 QUALITY APPROVAL

	Capacity	Name	Signature	Date
Author	Visual Specialist	Christoff du Plessis		29/04/2020
Reviewer	Quality Check Officer	Elbi Bredenkamp		29/04/2020

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

1.2 REVISION RECORD

Revision Number	Objective	Change	Date
Version 1	-	-	29/04/2020

2 EXECUTIVE SUMMARY

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

2.1 PROJECT DESCRIPTION

The proposed project entails the development of a twenty five metre (25 m) Tree Mast on Erf 20601, George, Western Cape Province. Attached to the mast will be six (6) triband antennae with a lightning spike and navigation light attached to the top of the mast. At ground level three (3) concrete plinths will be constructed to which three (3) telecommunication equipment containers will be installed. The total development footprint for the proposed project is sixty four square metres (64 m²) surrounded by a two point four meter (2.4 m) palisade fence. Power will be obtained from the Local Municipality.

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

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

Table 1: Building Plans for the proposed Rosemore Mast.

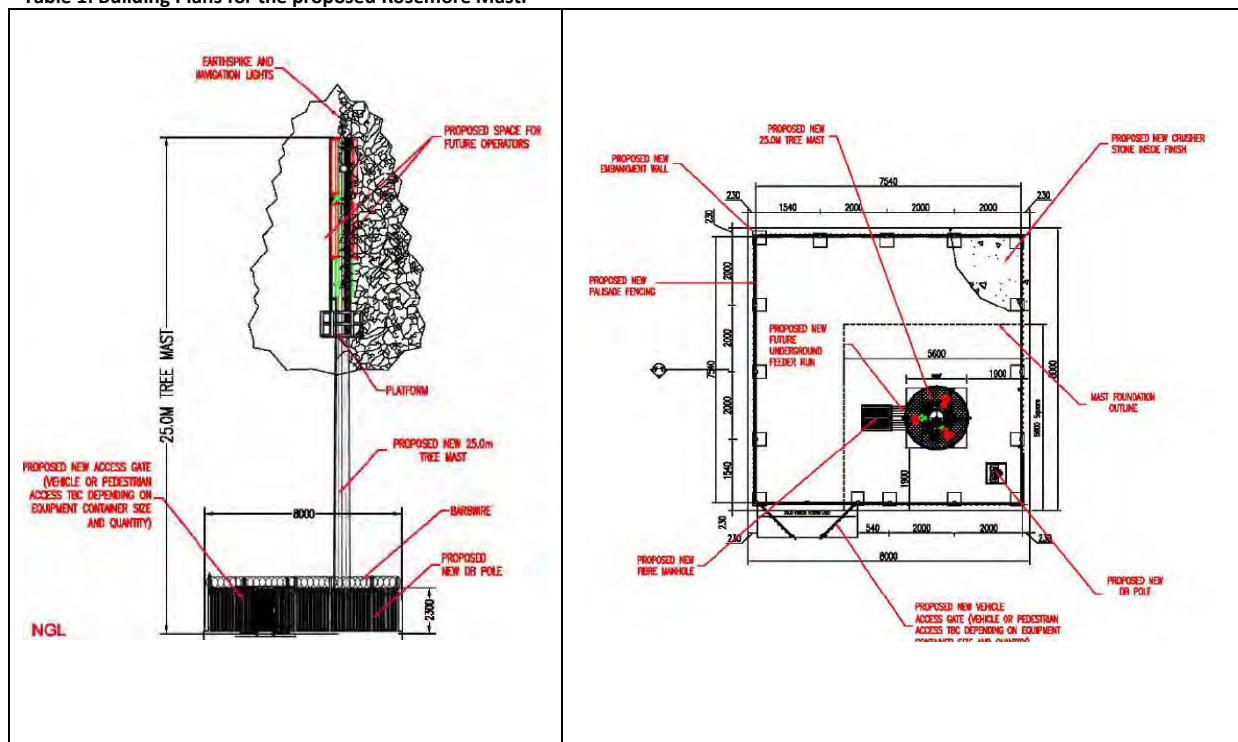
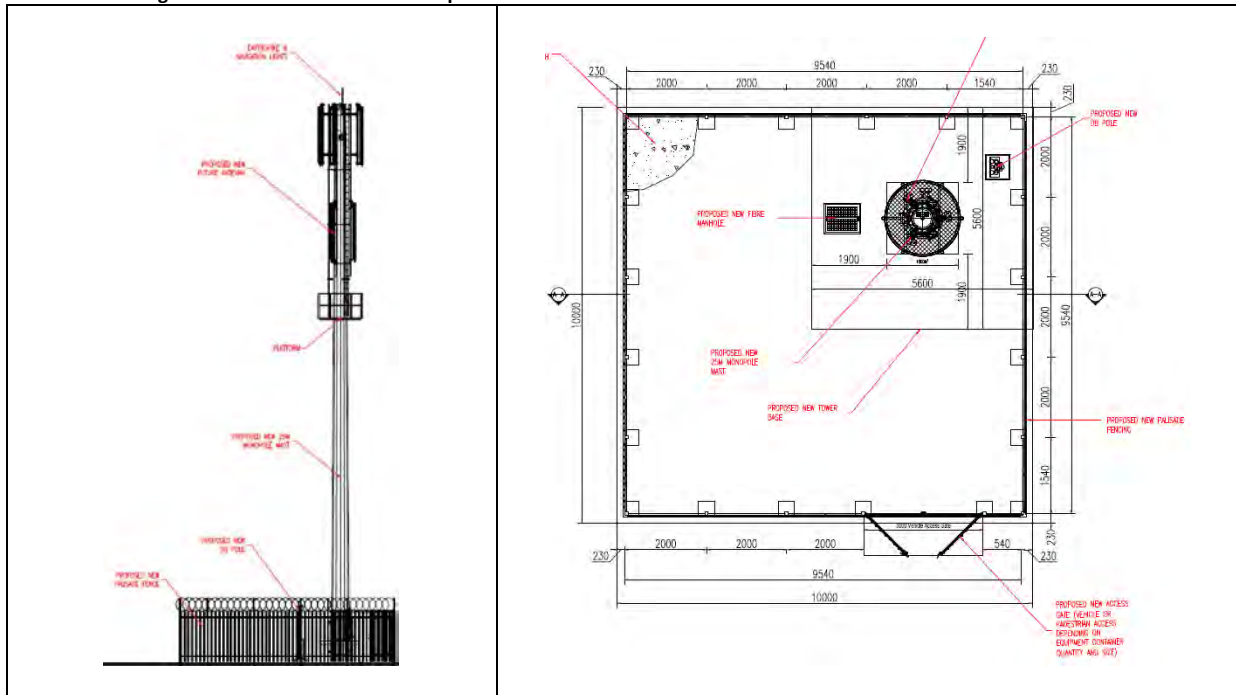


Table 2: Building Plans for the Alternative Monopole Mast.

2.2 DESIGN ALTERNATIVES

Two design alternatives are proposed, as detailed below.

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

The Tree Mast is a singular tube measuring in at twenty five meters (25 m) in height, with the antennas mounted on the upper end of the tower. A Tree Mast has a slim line design like a Monopole Mast; however, the antennae will be covered with tree branches and the pole will be camouflaged to resemble a tree trunk. Due to its design it blends into the surrounding environment more effectively within the short distance zone. The mast will provide for the co-location, allowing multiple operators to use the same mast as a base station. This will reduce the demand for base stations in the same location.



Figure 1: Visual Impression of a Tree Mast.

Alternative 2: Construction of a Twenty Five meter (25 m) Monopole Mast

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



Figure 2: Visual Impression of a Monopole Mast.

2.3 CONCLUSION AND RECOMMENDATIONS

The highest visual impact will occur within two hundred and forty seven metres (247 m) from the proposed development which consist primarily of residential dwellings from where the impact will be moderate and permanent. Beyond the two hundred and forty seven metre (247 m) mark the visual impact within the short distance zone will be low as only the top of the tree mast will be visible, blending in with the trees scattered across the study area. The proposed tree mast will have a low visual impact towards the north and north east within the short to medium distance zone as the top of the mast will be visible; however, the impact is low as the proposed development will blend in with the scattered trees situated across the study area. The visual impact within the long distance zone will be low to very low from the Outeniqua Mountain Range situated towards the west, north west, north and north east. Taking all the above into consideration the overall visual impact of the proposed Rosemore mast will be low. A tree mast should be developed; however, a monopole mast is considered to be an appropriate alternative.

Construction Phase:

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

Operation Phase:

- Avoid shiny materials in structures. Where possible shiny metal structures should be darkened or screened to prevent glare;
- Mitigation to minimise lighting impacts include the following:
 - Shielding the sources of light by physical barriers (walls, vegetation or structures itself);
 - Limit mounting heights of lighting fixtures, or alternatively using foot-lights or bollard level lights);
 - Make use of downward directional lighting fixtures;
 - Make use of minimum lumen or wattage in lights;
 - The navigation light at the top of the mast must be shielded to prevent disturbance to adjacent landowners; and,
 - Use motion sensors to activate lighting ensuring light is available when needed.
- Should a Tree Mast not be developed a Monopole Mast must be considered;
- If a Monopole Mast is developed, the mast must be painted a light grey colour that represent the sky in the background;
- Rehabilitation and Post-closure measures:
 - All above-ground structures should be removed, safely disposed of or possibly recycled for use elsewhere; and,
 - The affected area should be regarded to pre-development topographic conditions, unless the area is required for new specific uses.

3 DECLARATION OF THE SPECIALIST

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

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

Christoff du Plessis

051 436 0793



4 SPECIALIST CV AND DETAILS

Business name of Specialist:	Enviroworks
Specialist Name:	Christoff du Plessis
Physical address:	5 Walter Sisulu Road, Bloemfontein, Free State Province
Postal address:	Suite 116, Private Bag X01, Brandhof
Postal code:	9324
Telephone:	051 436 0793
E-mail:	christoff@enviroworks.co.za
Fax:	086 601 7507

Christoff du Plessis

Relevant Qualifications

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

Work Experience

January 2015 – Present: Environmental Specialist at Enviroworks

Key Specialist Experience

Visual Impact Assessment (VIA):

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

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

Wetland Delineation Studies:

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

Stormwater Management Plans:

- Stormwater Management Plan for the Agri-World Recycling Plant, Swellendam, Western Cape Province (Agri-World Recycling Plant).
- Stormwater Management Plan for the Klaasvoogds Granite Mine, Springbok, Northern Cape Province (Greenmined Environmental).
- Stormwater Management Plan for the Moreson Poultry Project, Brandfort, Free State Province (Moreson Poultry).
- Stormwater Management Plan for the Sintier Poultry Project, Bronkhorstspuit, Gauteng Province (Sintier Poultry).
- Stormwater Management Plan for the maintenance and extending of a canal near Karatera, Western Cape Province (Eden Municipality).

5 ABBREVIATIONS

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

6 REQUIREMENTS OF A SPECIALIST REPORT

Appendix 6 of Government Notice Regulation 326 of 7 April 2017 outlines the basic requirements of a Specialist Report. Please refer to Table 1 below of all requirements.

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

REQUIREMENTS	YES/NO
A Specialist report prepared in terms of these Regulations must contain –	
a. Details of –	Yes
i. The Specialist who prepared the report; and,	
ii. The expertise of that Specialist to compile a specialist report including a curriculum vitae;	
b. A declaration that the Specialist is independent in a form as may be specified by the Competent Authority;	Yes
c. An indication of the scope of, and the purpose for which, the report was prepared;	Yes
i. An indication of the quality and age of base data used for the Specialist Report;	
ii. A description of existing impacts on site, cumulative impacts of the proposed development and levels of acceptable change;	
d. The duration, date and season of the site investigation and the relevance of the season to the outcome of the assessment;	Yes
e. A description of the methodology adopted in preparing the report or carrying out the specialised process inclusive of equipment and modelling used;	Yes
f. Details of an assessment of the specific identified sensitivity of the site related to the proposed activity or activities and its associated structures and infrastructure, inclusive of a site plan identifying site alternatives;	Yes
g. An identification of any areas to be avoided, including buffers;	Yes
h. A map superimposing the activity including the associated structures and infrastructure on the environmental sensitivities of the site including areas to be avoided, including buffers;	Yes
i. A description of any assumptions made and any uncertainties or gaps in knowledge;	Yes
j. A description of the findings and potential implications of such findings on the impact of the proposed activity or activities;	Yes
k. Any mitigation measures for inclusion in the EMP'r	Yes
l. Any conditions for inclusion in the Environmental Authorisation;	Yes
m. Any monitoring requirements for inclusion in the EMP'r or Environmental Authorisation;	Yes
n. A reasoned opinion –	Yes
i. Whether the proposed activity, activities or portions thereof should be authorised;	
ii. If the opinion is that the proposed activity, activities or portions thereof should be authorised, any avoidance, management and mitigation measures that should be included in the EMP'r, and where applicable, the closure plan;	
o. A description of any consultation process that was undertaken during the course of preparing the specialist report;	N/A
p. A summary and copies of any comments received during any consultation process and where applicable all responses thereto; and,	N/A
q. Any other information requested by the Competent Authority.	Yes

7 VISUAL IMPACT EVALUATION CRITERIA CHECKLIST

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

Table 4: Requirements of a Visual Impact Assessment.

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

Contents

1	QUALITY AND REVISION RECORD	i
1.1	QUALITY APPROVAL	i
1.2	REVISION RECORD	i
2	EXECUTIVE SUMMARY	ii
2.1	PROJECT DESCRIPTION	ii
2.2	DESIGN ALTERNATIVES.....	iii
	Alternative 1: Construction of a Twenty Five meter (25 m) Tree Mast - Preferred option.....	iii
	Alternative 2: Construction of a Twenty Five meter (25 m) Monopole Mast	iv
2.3	CONCLUSION AND RECOMMENDATIONS	v
3	DECLARATION OF THE SPECIALIST	vii
4	SPECIALIST CV AND DETAILS	viii
5	ABBREVIATIONS	xi
6	REQUIREMENTS OF A SPECIALIST REPORT	xii
7	VISUAL IMPACT EVALUATION CRITERIA CHECKLIST	xiii
8	STUDY APPROACH.....	1
8.1	Methodology.....	1
8.2	Projections	2
9	ASSUMPTIONS AND LIMITATIONS	2
10	SCOPE OF WORK	4
11	THE AFFECTED ENVIRONMENT	4
11.1	Topography, vegetation and hydrology	4
11.1.1	Vegetation	4
11.1.2	Geology.....	5
11.1.3	Climate	7
12	RELEVANT LEGISLATION AND GUIDELINES	7
13	DEVELOPMENT CATEGORY	7
14	DESCRIPTION OF THE RECEIVING ENVIRONMENT	9
14.1	Sense of Place	9
15	RESULTS	12
15.1	Potential Visual Exposure (Preferred Mast Position)	12
15.2	Rosemore Preferred Mast Position	12

15.2.1	0-1km (short distance)	12
15.2.2	1-2km (short to medium distance).....	12
15.2.3	2-5km (medium to long distance)	12
15.2.4	Greater than 5km (long distance)	12
15.2.5	Conclusion	13
15.3	Elevation of the Area.....	13
16	VISUAL ABSORPTION CAPACITY	19
17	VISUAL IMPACT ASSESSMENT: IMPACT RATING METHODOLOGY.....	31
18	VISUAL IMPACT ASSESSMENT.....	33
18.1	Potential visual impact on sensitive visual receptors, located within a 5 km radii of the Rosemore Mast.	34
19	CONCLUSION AND RECOMMENDATIONS.....	37
20	REFERENCES.....	39

Figure 1: Visual Impression of a Tree Mast.	iii
Figure 2: Visual Impression of a Monopole Mast.	iv
Figure 3: Locality Map of the Proposed Rosemore Mast, Western Cape Province.	3
Figure 4: Sensitivity Map of the Study Area.	6
Figure 5: Climate Diagram for the Garden Route Granite Fynbos.....	7
Figure 6: Land Cover Map of the Area.	11
Figure 7: Elevation Profile from North to South of the study area.....	13
Figure 8: Elevation Profile from West to East of the study area.	14
Figure 9: Elevation Profile from North West to South East of the study area.....	15
Figure 10: Elevation Profile from North East to South West of the study area.....	16
Figure 11: Viewshed Analysis of the proposed Rosemore Mast.	18
Figure 12: Photo Position 1 towards the west of the Proposed Development.	19
Figure 13: Photo Position 2 taken towards the east of the Proposed Development.	19
Figure 14: Photo Position 3 taken towards the south of the Proposed Development.	20
Figure 15: Photo Position 4 taken towards the north east of the Proposed Development.	20
Figure 16: Photo Position 5 taken towards the south east of the Proposed Development.	21
Figure 17: Photo Position 6 taken towards the south of the Proposed Development.	21
Figure 18: Photo Position 7 taken towards the north of the Proposed Development.	22
Figure 19: Photo Position 8 taken towards the south west of the Proposed Development.	22
Figure 20: Photo Position 9 taken towards the west of the Proposed Development.	23
Figure 21: Photo Position 10 taken towards the west of the Proposed Development.	23
Figure 22: Photo Position 11 taken towards the west of the Proposed Development.	24
Figure 23: Photo Position 12 taken towards the south west of the Proposed Development.	24

Figure 24: Photo Position 13 taken towards the north west of the Proposed Development.	25
Figure 25: Photo Position 14 taken towards the north west of the Proposed Development.	25
Figure 26: Photo Position 15 taken towards the north west of the Proposed Development.	26
Figure 27: Photo Position 16 taken towards the north west of the Proposed Development.	26
Figure 28: Photo Position 17 taken towards the north west of the Proposed Development.	27
Figure 29: Photo Position 18 taken towards the west of the Proposed Development.	27
Figure 30: Photo Position 19 taken towards the north west of the Proposed Development.	28
Figure 31: Photo Position 20 taken towards the west of the Proposed Development.	28
Figure 32: Photo Position 21 taken towards the east of the proposed development.	29
Figure 33: Locations from where the photos have been taken.....	30
Table 1: Building Plans for the proposed Rosemore Mast.	ii
Table 2: Building Plans for the Alternative Monopole Mast.....	iii
Table 3: Requirements of a Specialist Report as set out in GN R. 326 of 07 April 2017.	xii
Table 4: Requirements of a Visual Impact Assessment.	xiii
Table 5: Development Categories.	7
Table 6: Expected Visual Impact of the Proposed Development.....	8
Table 7: Evaluation components, ranking scales and descriptions (criteria).....	31
Table 8: Definition of significance ratings (positive and negative).	32
Table 9: Impact Ratings of the Construction Phase within a 5 km radius.	34
Table 10: Impact Ratings of the Operational Phase within a 5 km radius.	35

8 STUDY APPROACH

8.1 Methodology

The study was undertaken using Geographical Information System (GIS) software as a tool to generate a viewshed analyses and to apply relevant spatial criteria to the proposed development. A detailed Digital Elevation Model (DEM) for the study area (S34E22, S34E23, S35E22 & S35E23) was obtained from the National Aeronautic Space Administration (NASA). The methodology utilised to identify issues to the visual impact include the following activities:

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

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

- **Determine the Potential Visual Exposure**
The visibility or visual exposure of any structure or activity is the point of departure for the VIA. It stands to reason that if the proposed infrastructure was not visible, no impact will occur. Viewshed analyses of the proposed structures indicate the potential visibility.
- **Determine Visual Distance/Observer Proximity to the facility**
In order to refine the visual exposure of the proposed Tree Mast on surrounding areas/receptors, the principle of reduced impact over distance is applied in order to determine the core area of visual influence for the structures.

Proximity radii for the proposed facility are created in order to indicate the scale and viewing distance of the structures and to determine the prominence of the structures in relation to their environment. The visual distance theory and the observer's proximity to the Rosemore Mast are closely related, and especially relevant, when considered from areas with a high viewer incidence and a predominantly negative visual perception of the proposed infrastructure.
- **Determine Viewer Incidence/Viewer Perception**
The number of observers and their perception of a structure determine the concept of visual impact. If there are no observers, then there would be no visual impact. If the visual perception of the structure is favourable to all observers, the visual impact would be positive.

It is therefore necessary to identify areas of high viewer incidence and to classify certain areas according to the observer's visual sensitivity towards the proposed infrastructure. It would be impossible not to generalise the viewer incidence and sensitivity to some degree, as there are many

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

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

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

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

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

➤ **Determine the Visual Impact Index**

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

➤ **Determine the Impact Significance**

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

8.2 Projections

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

9 ASSUMPTIONS AND LIMITATIONS

- Information is assumed to be the latest available information.
- Visual impact studies and assessments depend, to some extent, on subjective judgements. The subjectivity, of the analysis relates to the value driven nature of VIA. However, to deal with subjectivity, the methodology of this VIA is explained and rating categories clearly defined.

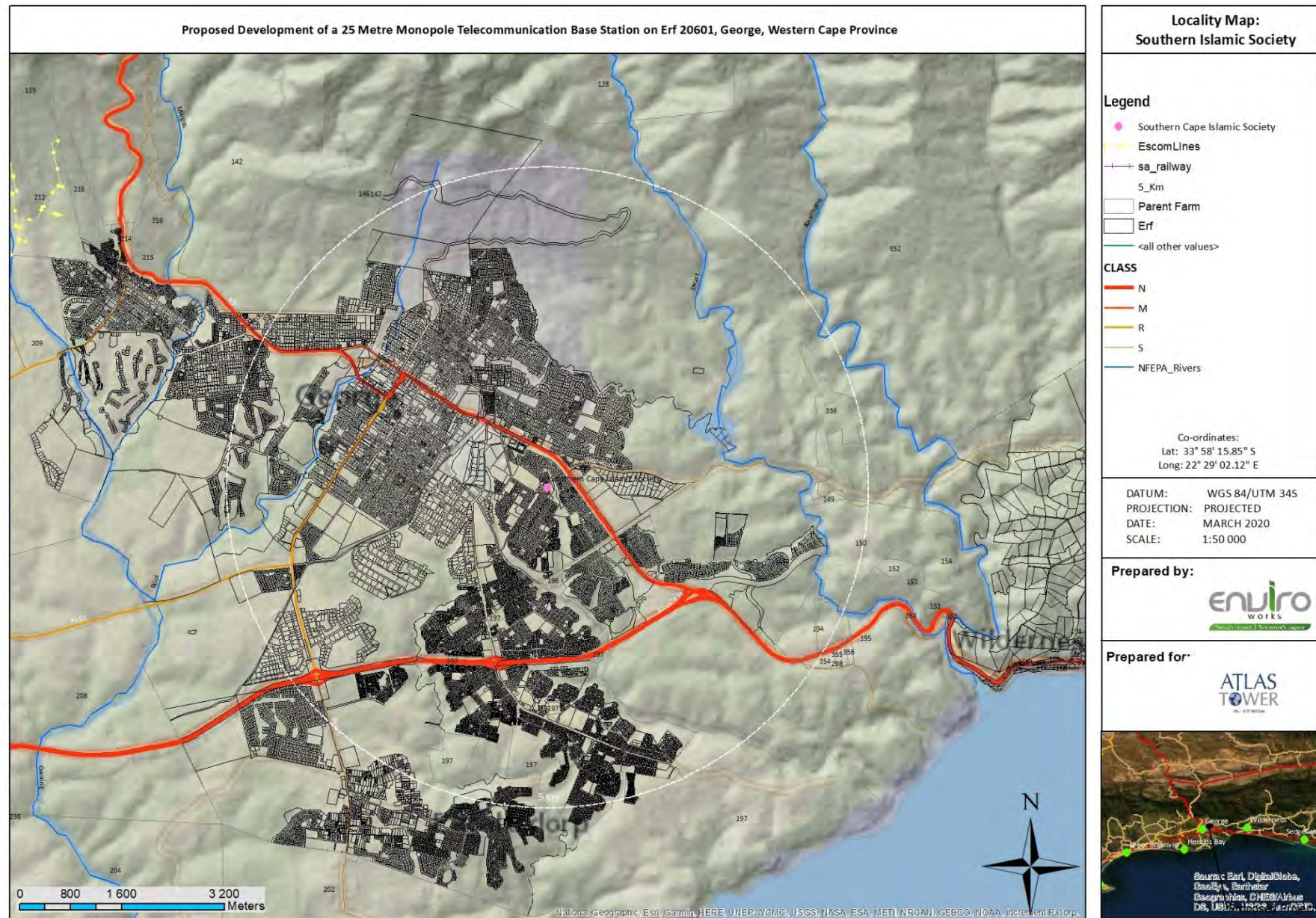


Figure 3: Locality Map of the Proposed Rosemore Mast, Western Cape Province.

10 SCOPE OF WORK

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

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

- The visibility of the Mast to, and potential visual impact on, observers travelling along Knysna Street/N9, 5th Street, Strip Street, Park Road and Miller Street;
- The visibility of the facility to, and potential visual impacts on tourists visiting tourist attraction near George (Rosemoor Stadium, Pine Lodge Resort, Golf Courses, Outeniqua Transport Museum, George Museum, Witfontein Nature Reserve, Restaurants and numerous bed and breakfasts in the surrounding area);
- The visibility of the facility to, and potential visual impact on observers residing within Rosemore, Protea Park, Levallia, Loerie Park, Bergsig, Rooirivier-Rif, Denneoord, Thembaletu, Parkdene and Ballotsview;
- The visual absorption capacity of natural or planted vegetation as well as man-made topographical features;
- Potential visual impacts associated with the construction- and operational phase; and,
- The potential to mitigate visual impacts.

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

11 THE AFFECTED ENVIRONMENT

The proposed Rosemore Tree Mast will be situated on Erf 20601, George, Western Cape Province. The study area constitutes of urban residential areas, recreational activities (Guest Houses, Protected Areas and Agricultural Farms) and natural mountainous terrain.

11.1 Topography, vegetation and hydrology

11.1.1 Vegetation

The study area is described by Mucina & Rutherford, 2006, as moderately, undulating plains and undulating hills on the coastal forelands. Dense proteoid and ericoid shrubby grassland. Proteoid and graminoid fynbos are dominant with ericaceous fynbos in seeps. In the west, most remnants of this type are dominated by proteas. Eastwards graminoid and ericaceous fynbos are dominant on the flat plateaus, with proteas confined to the steep slopes. The Garden Route Granite Fynbos is distributed over three main blocks south of the Outeniqua Mountains on the coastal plain from Botterberg west of Brandwaghoogte to Groot Brak River. The largest block is distributed from Groot Brak River to Woodfield near Wilderness and lastly towards the north of the lakes from Woodville to Hoogekraal Pass west of Karatara.

11.1.2 Geology

The Geology predominantly consists of George Batholith of the Cape Granite Suite. Deep, prismatic- and pedocutanic- dominated soils typical of Db land types.

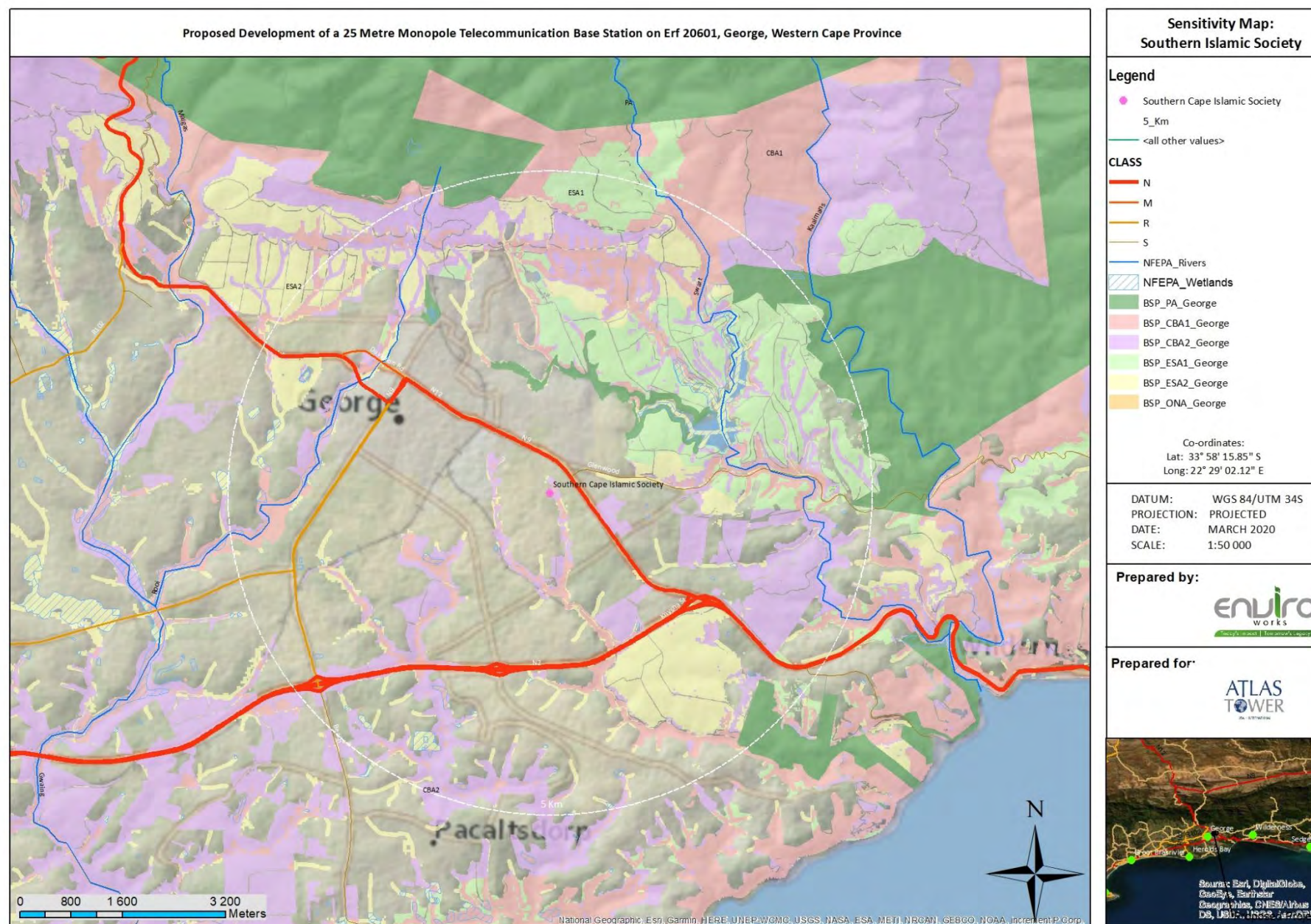


Figure 4: Sensitivity Map of the Study Area.

11.1.3 Climate

The proposed project will be situated within the Garden Route Granite Fynbos bio-region. The Mean Annual Precipitation (MAP) of the study area is six hundred and two millimeters (602 mm) mostly occurring in the summer months with the highest rainfall measured in the months of March, October and November (Mucina & Rutherford, 2006). The Mean Annual Temperature (MAT) recorded for the study area is seventeen degrees Celsius (17° C) with summer temperatures averaging at twenty seven degrees Celsius (27° C).

FFg 5 Garden Route Granite Fynbos

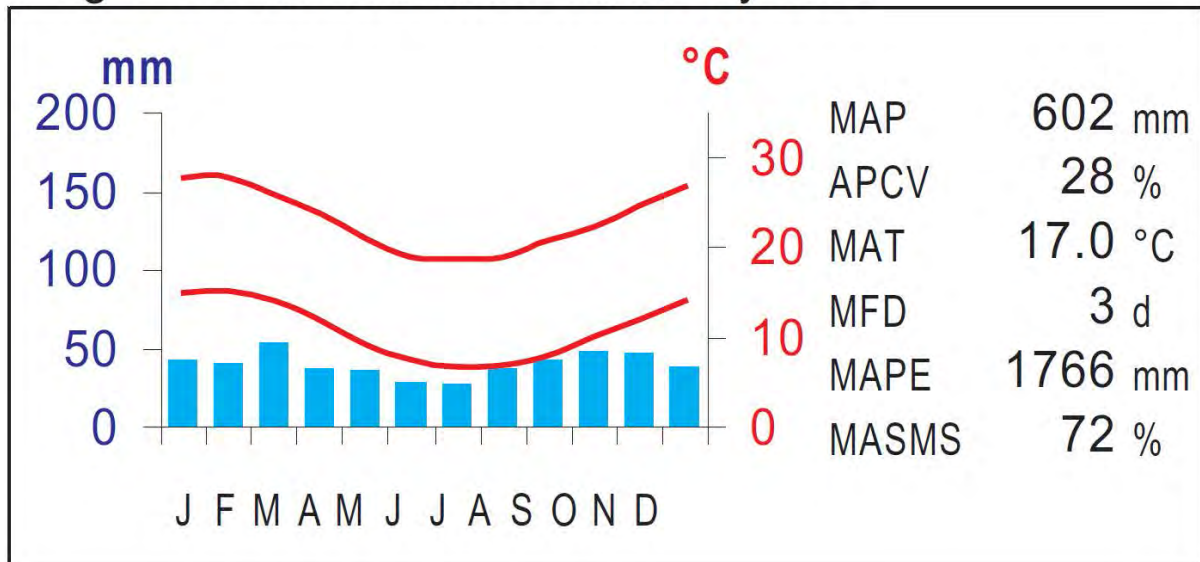


Figure 5: Climate Diagram for the Garden Route Granite Fynbos.

12 RELEVANT LEGISLATION AND GUIDELINES

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

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

13 DEVELOPMENT CATEGORY

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

Table 5: Development Categories.

Category 1	Items listed in this category include: <ul style="list-style-type: none"> ➤ Nature reserves; ➤ Nature related recreation; ➤ Camping; ➤ Picnicking; and, ➤ Trails and minimal visitor facilities.
Category 2	Items listed in this category include: <ul style="list-style-type: none"> ➤ Low-key recreation/resort/residential type developments;

	<ul style="list-style-type: none"> ➤ Small scale agriculture/nurseries/narrow roads; and, ➤ Small scale infrastructure
Category 3	<p>Items listed in this category include:</p> <ul style="list-style-type: none"> ➤ Low density residential/resort type development; ➤ Golf or polo estates; and, ➤ Low to medium-scale infrastructure.
Category 4	<p>These include:</p> <ul style="list-style-type: none"> ➤ Medium density residential development; ➤ Sport facilities; ➤ Small-scale commercial facilities/office parks; ➤ One-stop petrol stations; ➤ Light industry; ➤ Medium scale infrastructure.
Category 5	<p>These include:</p> <ul style="list-style-type: none"> ➤ High density township/residential developments; ➤ Retail and office complexes; ➤ Industrial facilities; ➤ Refineries; ➤ Treatment plants; ➤ Power stations; ➤ Wind energy farms; ➤ Powerlines; ➤ Freeways; ➤ Toll roads; ➤ Large scale infrastructure generally; ➤ Large scale development of agriculture land and commercial tree plantations; ➤ Quarrying and mining activities with related processing plants.

Derived from Table 5, the proposed project falls within Category 2 (Small Scale Infrastructure). From the aforementioned Table 6 was compiled in order to determine the Visual Impact of any proposed development.

Table 6: Expected Visual Impact of the Proposed Development.

Type of Environment	Type of Development				
	Category 1	Category 2	Category 3	Category 4	Category 5
Protected/wild areas of international or regional significance.	Moderate visual impact expected	High visual impact expected	High visual impact expected	Very high visual impact expected	Very high visual impact expected
Areas or routes of high scenic, cultural, historical significance.	Minimal visual impact expected.	Moderate visual impact expected	High visual impact expected	High visual impact expected	Very high visual impact expected

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

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

14 DESCRIPTION OF THE RECEIVING ENVIRONMENT

Landscape character is defined by the U.K Institute of Environmental Management and Assessment (IEMA) as the “distinct and recognizable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, land form, soil, vegetation, land use and human settlement” (GLVIA, 2002). According to DEA&DP Guideline Section 9.2, information describing the current state of the affected environment, as well as trends in the area, is required for visual input into the EIA process. The receiving environment was determined using the 2013-2014 South African National Land-Cover data as provided by the National Department of Environmental Affairs (DEA) and field observation conducted on 20 March 2020.

14.1 Sense of Place

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

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

George is situated within the centre of the famous Garden Route and is the sixth (6th) oldest town in South Africa. The town originated in 1811 and was named after the then monarch King George III of Britain by the East India Trading Company. The East India Trading Company established a woodcutter within the Outeniqua Forest as early as 1776 and as the population of workers grew George came to light. The town gained Municipal status in 1837 (Gardenroute.com, 2017).

When visited by John Campbell of the London Missionary Society in 1813 he noted that “a more pleasant one I have not seen in Africa; it abounds with wood, water and majestic scenery”. The town was planned, plots measured and wide streets developed by the first magistrate A.G. van Kervel whom also planted the rows of

oak-trees. The oak tree situated at the George Tourism Bureau is proclaimed as a National Monument as it is believed that slaves were tied to the tree while waiting to be sold. The Dutch Reformed congregation was established in 1812; however, the Church as we know it today was only constructed in 1830 by C.F. Visser. The neo-classicist tower was built as a series of stepped octagons; however, the tower fell in 1905 where after it was re-built in 1906. Other churches include the St Mark's Cathedral, established in 1911, The Roman Catholic Parish established in 1841, a Jewish Synagogue and Communal Hall constructed in 1923 and the Presbyterian Church in 1933 (South African History Online, 2020).

Today George is regarded as the administrative capital of the Southern Cape where it redressed it's image of an industrial town to that of a major tourist mecca not a difficult task considering it has two of the top ten (10) golf courses in South Africa, theatres, a wide expanse of forest, rivers and the Indian Ocean on your doorstep. George has always been known as an easy-going town with a laid back approach which allows individuals to enjoy its beauty and natural setting. Furthermore, it must be noted that the town was voted best city to live in South Africa in 2019 (SA Venues, 2020).

As per Figure 6 (Landcover Map) Rosemore is an established neighbourhood surrounded by Sport Fields, Urban Residential Areas, Urban Commercial Areas, Urban Industrial Areas, Plantations and small holdings.

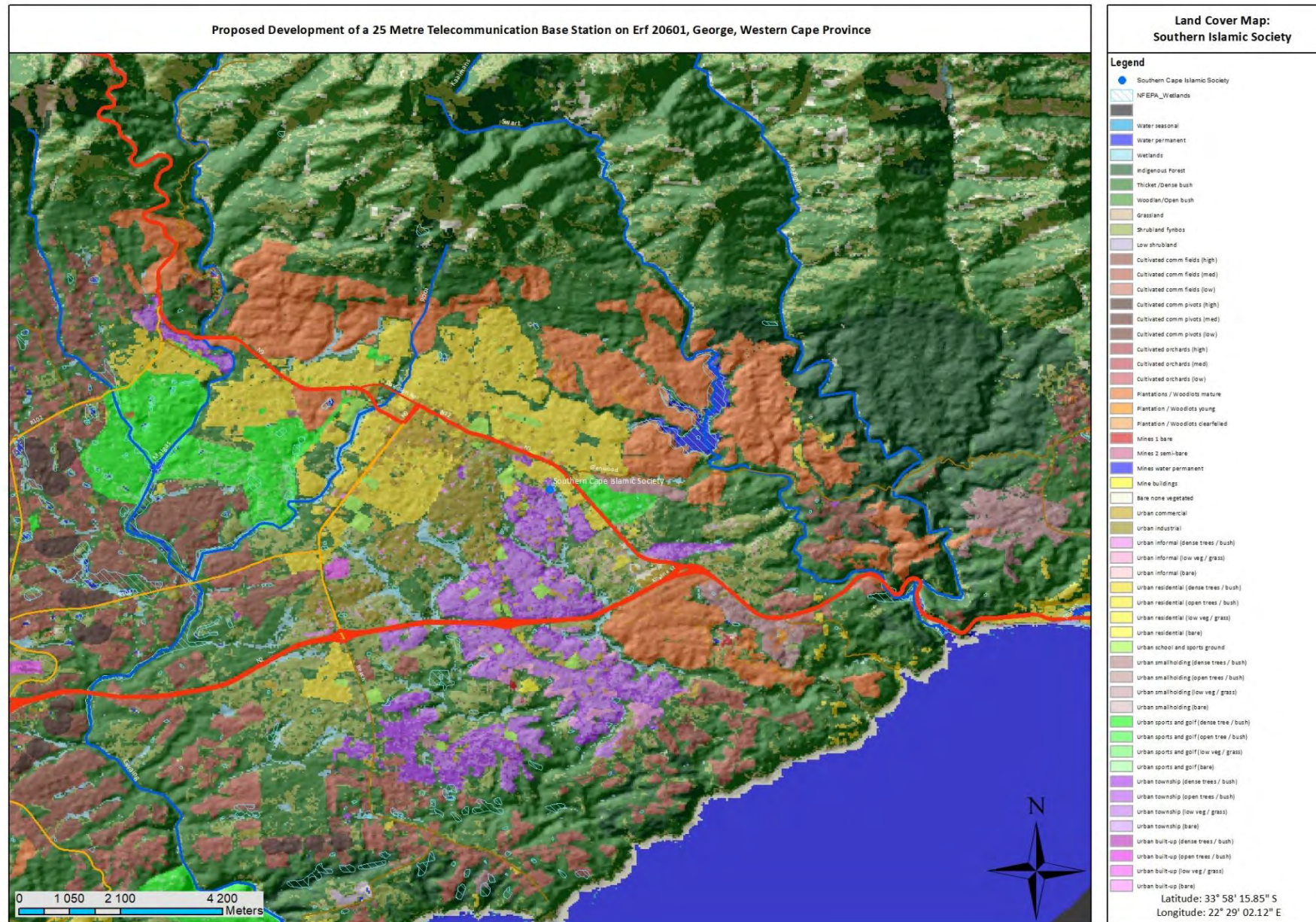


Figure 6: Land Cover Map of the Area.

15 RESULTS

15.1 Potential Visual Exposure (Preferred Mast Position)

The combined result of the viewshed analysis for the proposed Rosemore Tree Mast is displayed on the map below (Figure 11). The visibility analysis was undertaken at the height of the Mast measuring in at twenty five metres (25 m), in order to simulate the view from the mast and to indicate prominence of the structures within the landscape. Furthermore; Figure 11 indicates proximity radii from the proposed Rosemore Mast as a reference to determine the Visual Absorption Capacity. It must be noted that the Digital Terrain Model (DTM) utilised from the viewshed analysis does not include the effect of vegetation cover and built structures. These features may influence the visual exposure to some degree.

15.2 Rosemore Preferred Mast Position

15.2.1 0-1km (short distance)

The highest visual impact will occur over the first two hundred and forty seven metres (247 m) from where the visual impact will be moderate and permanent. The moderate rating is assigned as the observers reside permanently within the area; however, it must be noted that the residential area of Rosemore has no scenic or cultural sensitive features. Disguising the mast as a tree will not lower the visual impact within the short distance zone due to the low VAC within the two hundred and forty seven metre (247 m) radius; however, the mast will blend in with the surrounding environment when viewed beyond this distance. The visual impact between metre two hundred and forty seven (m 247) and kilometre one (km 1) will be low and permanent as the area predominantly consist of residential dwellings. The low rating is assigned as the VAC of the study area is high due to the built-up environment, moderate vegetation cover and the slight undulating topography.

15.2.2 1-2km (short to medium distance)

The proposed development will be visible from some vantage points situated towards the north and north east within the short to medium distance zone. Although the top of the mast will be visible from these vantage points the visual impact will be low as the mast will blend in with the trees scattered throughout the study area. Although the visual impact will be permanent it is restricted by the built-up environment which includes commercial properties.

15.2.3 2-5km (medium to long distance)

No visual impact will occur within the medium to long distance zone due to the high VAC of the study area, consisting of the built-up environment, dense vegetation cover and the undulating topography of the study area. The visual impact was determined through photographic evidence taken from the heritage monuments situated towards the west and north west. These heritage monuments include the old Dutch Reformed Church, St. Mark's Cathedral, the Old Slave Tree and the Transport Museum.

15.2.4 Greater than 5km (long distance)

Visibility beyond five kilometres (5km) from the proposed Rosemore Mast is expected to be negligible due to the distance between the object and the observer. As per the viewshed analysis the proposed development will be visible within the long distance zone from the Outeniqua Mountains situated towards the west, north west, north and north east. Due to the aforementioned coupled with the moderate VAC of the study area, the

limited observers within these mountainous terrains and the tree like design of the proposed mast the visual impact is considered to be very low to none.

15.2.5 Conclusion

The highest visual impact will occur within two hundred and forty seven metres (247 m) from the proposed development which consist primarily of residential dwellings from where the impact will be moderate and permanent. Beyond the two hundred and forty seven metre (247 m) mark the visual impact within the short distance zone will be low as only the top of the tree mast will be visible blending in with the trees scattered across the study area. The proposed tree mast will have a low visual impact towards the north and north east within the short to medium distance zone as the top of the mast will be visible; however, the impact is low as the proposed development will blend in with the scattered trees situated across the study area. The visual impact within the long distance zone will be low to very low from the Outeniqua Mountain Range situated towards the west, north west, north and north east. Taking all the above into consideration the overall visual impact of the proposed Rosemore mast will be low. A tree mast should be developed; however, a monopole mast is considered to be an appropriate alternative.

15.3 Elevation of the Area

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

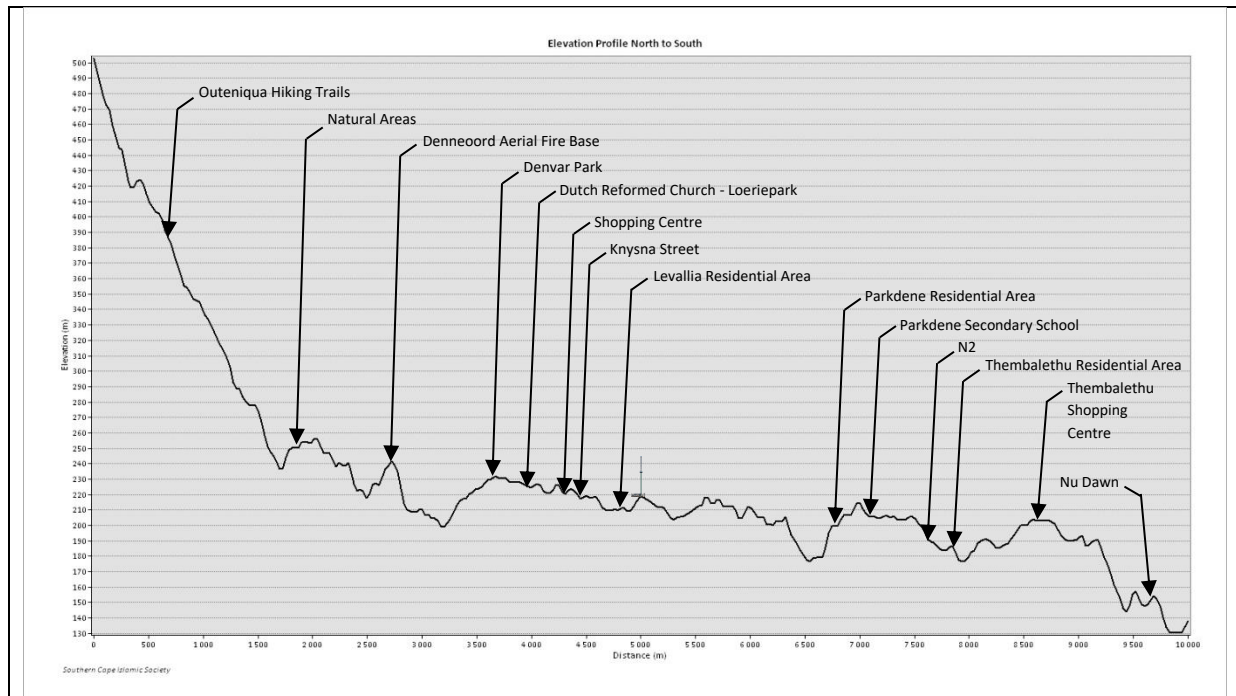


Figure 7: Elevation Profile from North to South of the study area.

Figure 7 illustrates the elevation profile of the area from the north to south. The first four hundred and fifty seven metres (457 m) towards the north consist of the residential area of Lavallia where the mast will be visible over a distance of three hundred and forty four metres (344 m). Knysna Street/N9 and the Pick and Pay Centre is located five hundred and eighty six metres (586 m) from the development from where the visual impact will be moderate and temporary as visitors and motorists will only pass through the area. The

residential area of Denwar Park is situated between metre six hundred and ninety (m 690) and kilometre one point nine five (km 1.95) from where the visual impact will be low as the observer will be placed at a higher altitude than the proposed development; however, the visual impact will be permanent. The visual impact from the Denneoord Aerial Fire Base situated two point nine three kilometres (2.93 km) will be low and temporary as observers will reside within the area only for a given time. The area north of the Fire Base consist of the Witfontein Nature Reserve and the Outeniqua Hiking Trail; however, although these natural areas provide a scenic view of George the visual impact will remain low and temporary as the mast will blend in with the built-up environment of the town. The highest visual impact towards the south will occur over the first two hundred and forty four metres (244 m) from where the visual impact will be permanent as observers reside within this area. The area between metre two hundred and forty four (m 244) and kilometre one point three one (km 1.31) consist of the residential area of Rosemore; however, from these vantage points the visual impact will be moderate and permanent due to the distance between the development and the observer. As per Figure seven (7) the proposed development will be visible up to kilometre two (km 2) from where it will be restricted due to the undulating topography of the study area. Beyond the two kilometre (2 km) mark the proposed development will not be visible up to kilometre three point six (km 3.6) as the visual impact is restricted by the undulating topography. It must be noted that the proposed development will be visible from Thembaletu from where the impact will be low and permanent as it is a residential development. Beyond Thembaletu no visual impact will occur.

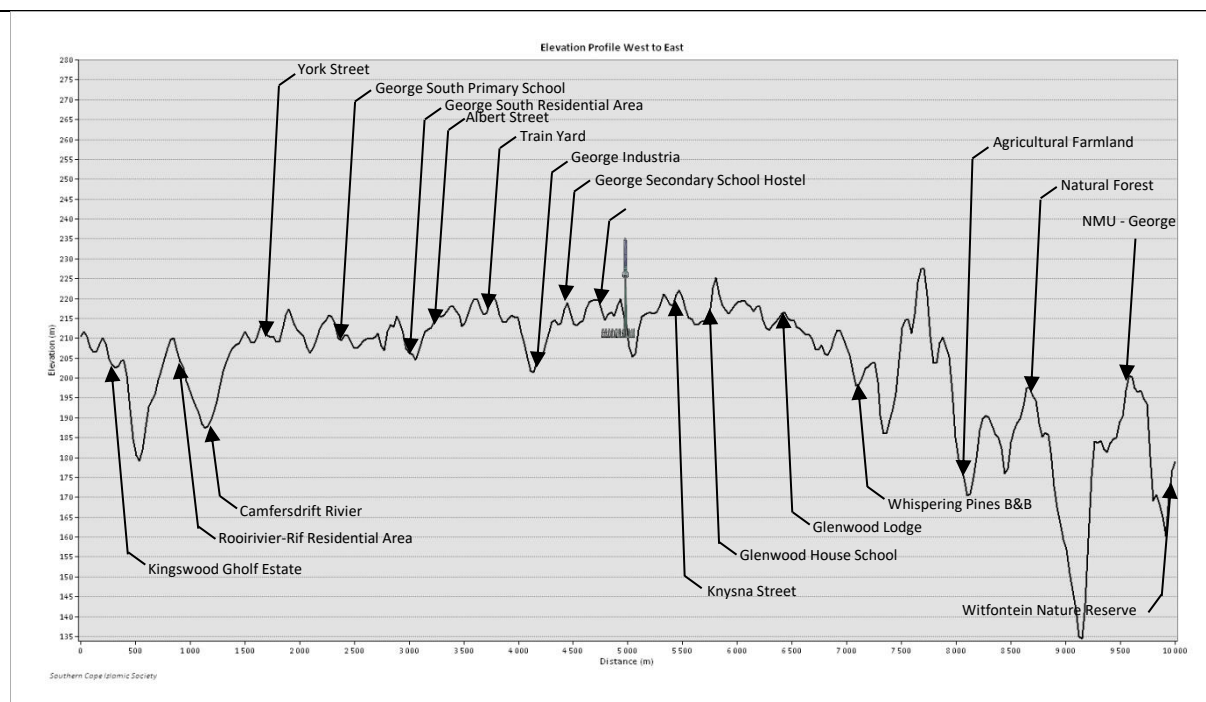


Figure 8: Elevation Profile from West to East of the study area.

The elevation of the landscape from west to east can be described as undulating topography varying between one hundred and thirty five metres (135 m) and two hundred and thirty meters (230 m) above sea level. Towards the west the proposed development will have a moderate and permanent visual impact over the first four hundred and three metres (403 m). The first eight hundred and thirty three metres (833 m) consist of the residential area of Rosemore from where the visual impact will be moderate and permanent as observers will reside within the area. The area between metre eight hundred and eighty three (883 m) and kilometre one point eight six (km 1.86) consist of the George Industria area from where the visual impact will be low and

temporary as observers will only reside within the area for a certain amount of time per day. The low visual impact is given as the area already resembles industrial clutter. The residential and commercial area of George South will experience no visual impact as it is situated at a lower elevation than proposed development. As per Figure 11 the proposed development will be visible from vantage points within the landscape; however, given the distance between the observer and the development the visual impact will be low and permanent as the area beyond kilometre one point nine (km 1.9) consist of residential areas. Towards the east the highest visual impact will occur over the first two hundred and fifty eight metres (258 m) where the visual impact will be high and permanent as the area consist of the residential area of Rosemore. The visual impact from Knysna Street/N9 will be low as it is situated within a small depression. Beyond the five hundred metre (500 m) marker the proposed development will only be visible from Glenwood George High School from where the visual impact will be low and temporary and the natural vegetated area from where no visual impact will occur as there are no observers within this area.

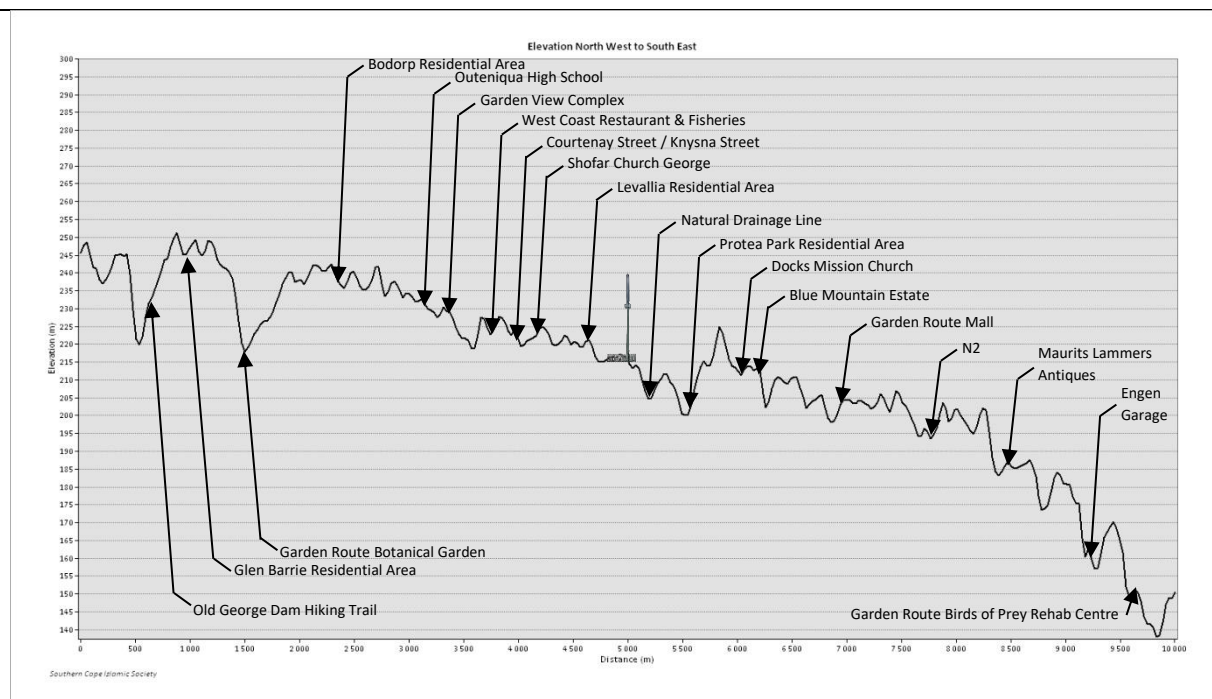


Figure 9: Elevation Profile from North West to South East of the study area.

Figure 9 illustrates the elevation profile from north west to south east. The highest visual exposure towards the north west will occur over the first two hundred and forty six metres (246 m) from where the impact will be moderate and permanent as it consist of residential dwellings. The neighbourhood of Lavallia is situated between metre two hundred and seven (m 207) and metre six hundred and fifty seven (m 657) from where the impact will be low and permanent as observers will reside within this area. Numerous commercial properties are situated at metre nine hundred and sixty five (m 965) with Knysna Street crossing through these properties. As per Figure 9 the proposed development will be visible from these properties where the visual impact will be moderate and temporary. The residential areas of Bergsig, Bodorp, Glen Barrie and Fernridge is situated between kilometre one point two and kilometre three and a half (km 3.5) from where the visual impact will be moderate and permanent; although, high numbers of observers are situated within these areas the distance between the observer and the development will restrict the visual exposure to some degree. It must be noted that the proposed development will not be visible from the George Dam hiking trail as it is obstructed by the undulating topography of the study area. Towards the south east no visual impact will occur

over the first three hundred and fifty six metres (356m) as the area consists of a natural drainage line with no evidence of any observers. The residential area of Protea Park is situated between metre three hundred and fifty six (m 356) and kilometre one point one (km 1.1) from where the visual impact will be moderate and temporary due to the number of observers situated within this area. The retirement village of Blue Mountain Estate is situated one point two kilometres (1.2 km) from the proposed development from where the visual impact will be low and permanent as observers will reside permanently within this area. As evident within Figure 9 the proposed development will not be visible beyond Blue Mountain Estate due to the undulating topography of the study area resulting in no visual impact beyond kilometre two (km 2).

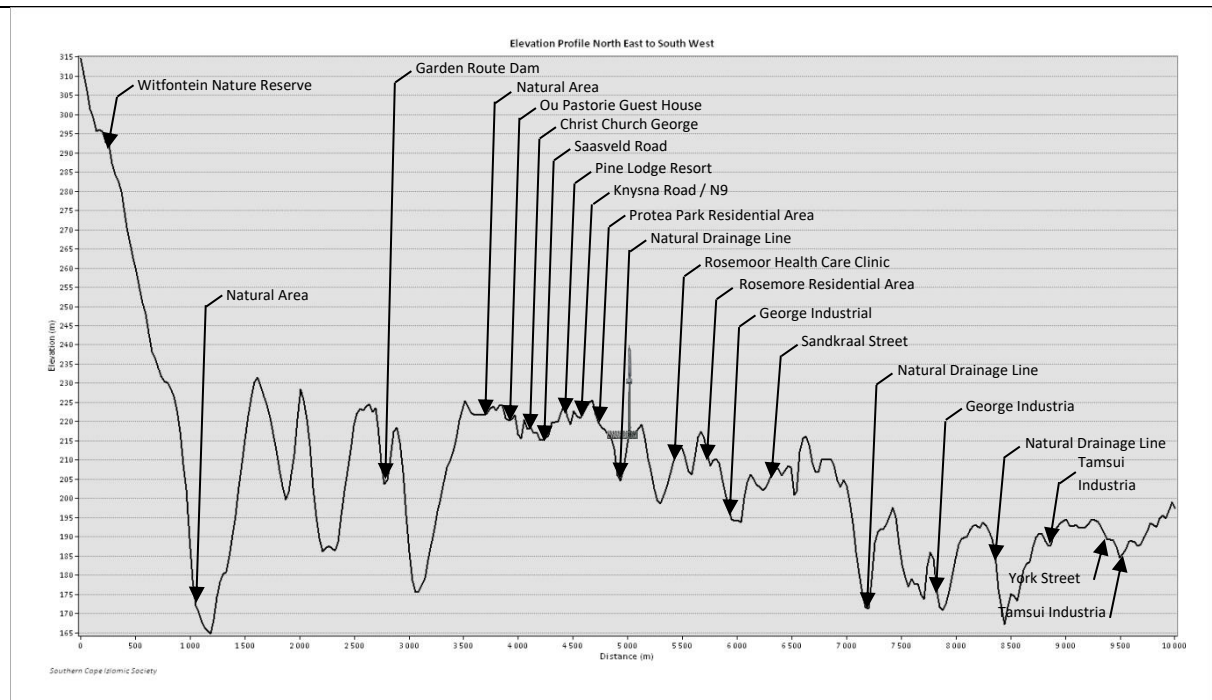


Figure 10: Elevation Profile from North East to South West of the study area.

Figure 10 illustrates the elevation of the study area from north east to south west. Towards the north east no visual impact will occur over the first one hundred and forty two metres (142 m) as the area consists of a natural drainage line with no observers situated within. The highest visual impact will occur between metre one hundred and forty two (m 142) and metre two hundred and thirty eight (m 238) which consist of residential dwellings of Protea Park. The visual impact will be high and permanent from this vantage point. The proposed development will be visible from Knysna Street and Pine Lodge Resort situated four hundred metres (400 m) towards the north east from where the visual impact will be moderate and temporary as visitors and motorists will only pass through the area. The residential areas of Glenwood and Eden George is situated between metre nine hundred and four (m 904) and kilometre one point two (km 1.2) from the proposed development from where the visual impact will be moderate and permanent due to the number of observers residing within the area. Beyond kilometre one point two (km 1.2) the visual impact will be low and temporary as the area consists of natural landscapes and the Witfontein Nature Reserve from where limited observers will be present. Towards the south west the proposed development will be highly visible within the first two hundred and ninety three metres which consist of the residential area of Rosemore from where the visual impact will be high and permanent as the observers reside permanently within the area. The residential area of Rosemore continues to metre nine hundred and twenty five (m 925) from where the visual impact will be moderate due to the high number of observers residing within the area. It must be noted that the proposed

development will only be visible from elevated areas within George Industria and the natural drainage lines situated between kilometre one (km 1) and kilometre three and a half (km 3.5) from where the impact will be low and temporary as the area already represents industrial clutter. The proposed development will be visible from the Tamsui Industrial Area and National Route 2 (N2) situated three point seven kilometres (3.7 km) towards the south west from where the visual impact will be low and temporary as the area does resemble industrial clutter and no permanent residence are evident within these zones.

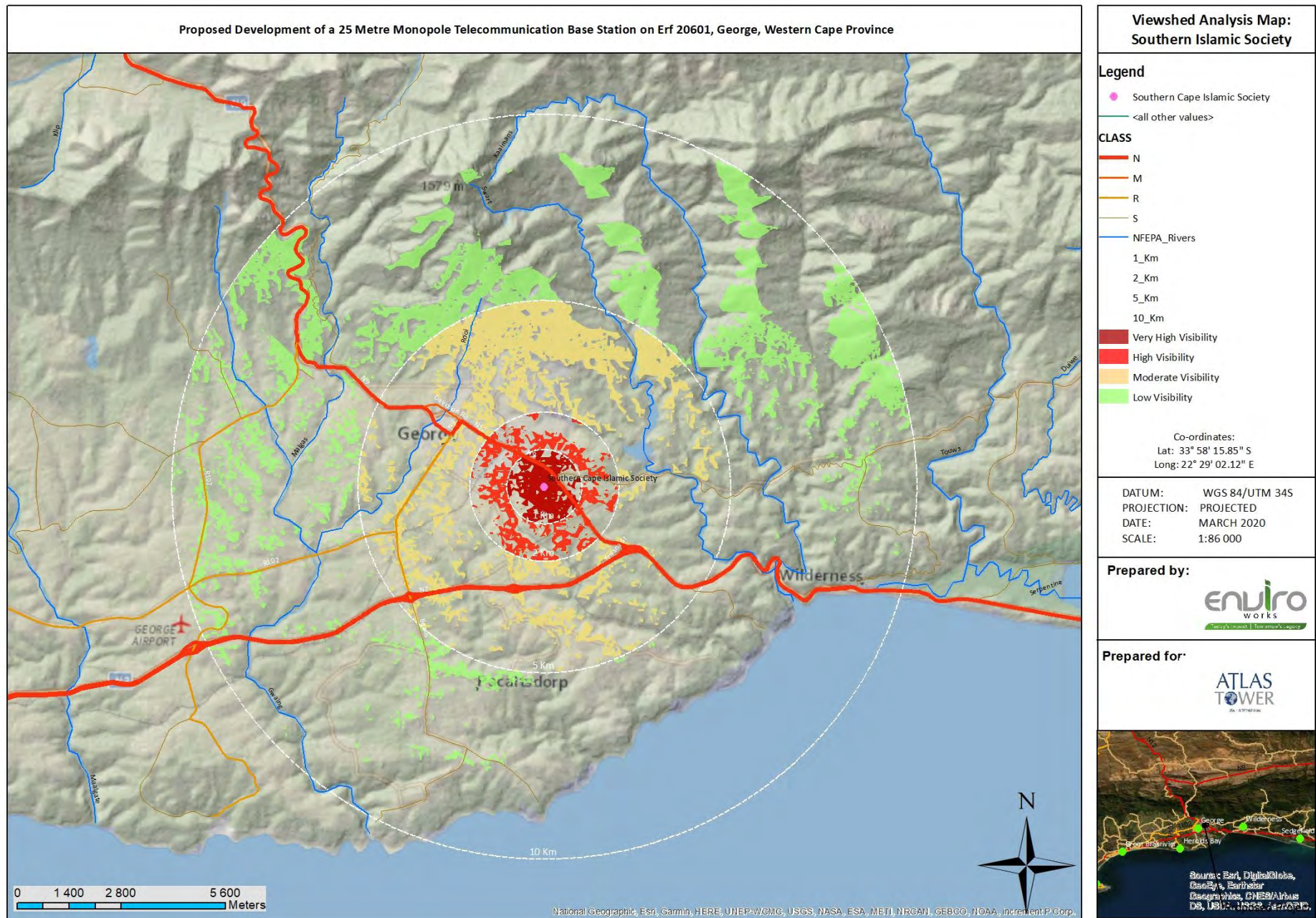


Figure 11: Viewshed Analysis of the proposed Rosemore Mast.

16 VISUAL ABSORPTION CAPACITY

The following section provides a description of the viewshed analysis via photographic evidence taken at a height of one point eight metres (1.8m). This will enable the reader to understand the Visual Absorption Capacity (VAC) of the area and provide a visual reference. The Visual Absorption Capacity of the surrounding area is considered to be high within five kilometers (5 km) of the Rosemore Mast due to the built-up environment and moderate vegetation cover of the study area.



Figure 12: Photo Position 1 towards the west of the Proposed Development.

Figure 12 was taken one hundred and fifty two metres (152 m) towards the west of the proposed development along Wolhuter Street. The proposed development will be highly visible from this vantage point due to low VAC and the short distance between the observer and the development.



Figure 13: Photo Position 2 taken towards the east of the Proposed Development.

Photo Position 2 is situated six hundred and fifty one metres (651 m) towards the east along Knysna Road. The proposed development will be visible from this vantage point; however, it must be noted that it will only be

the top of the mast. The visual impact will be low as the tree mast will blend in with the trees evident within the background. The VAC is considered to be high due to the built-up environment in the foreground and the moderate vegetation cover situated within the background.



Figure 14: Photo Position 3 taken towards the south of the Proposed Development.

Figure 14 was taken five hundred and thirty four metres (534 m) towards the south from Woltemade Street. Due to the distance between the observer and the proposed development coupled with the built-up environment in the foreground and the dense vegetation cover within the fore-and background the proposed development will not be visible from this vantage point.



Figure 15: Photo Position 4 taken towards the north east of the Proposed Development.

Photo Position 4 was taken one point three kilometres (1.3 km) towards the north east from the Eden George neighbourhood. The proposed development will be visible from this vantage point; however, it must be noted that the visual impact will be low. As evident within the background numerous scattered trees are visible which will result in the proposed mast blending in with the surrounding environment.



Figure 16: Photo Position 5 taken towards the south east of the Proposed Development.

Photo 5 was taken one point eight kilometres (1.8 km) towards the south east of the proposed development at the entrance to the Garden Route Mall. Given the built-up environment within the foreground coupled with the distance between the observer and the proposed development, no visual impact will occur from this vantage point.



Figure 17: Photo Position 6 taken towards the south of the Proposed Development.

Figure 17 was taken three point six kilometres (3.6 km) towards the south from Sandkraal Street within Thembaletu. No visual impact will occur from this vantage point due to the distance between the observer and the proposed development coupled with the built-up environment evident within the foreground. Even if the proposed development was visible from this vantage point it will be lowered as the mountains within the background will restrict the visual exposure to some degree as the mast will blend in with the background.



Figure 18: Photo Position 7 taken towards the north of the Proposed Development.

Figure 18 was taken four point six kilometres (4.6 km) towards the south west of the proposed development at the intersection of the N2 and York Street. As evident within Figure 11 (Viewshed Analysis) the proposed development will not be visible from this vantage point and as such no visual impact will occur.



Figure 19: Photo Position 8 taken towards the south west of the Proposed Development.

Figure 19 was taken one point eight kilometres (1.8 km) towards the south west of the proposed development along Sandkraal Street. The proposed development will not be visible from this vantage point due to the moderate vegetation cover and built-up environment situated within the foreground. The aforementioned is further backed by the distance between the observer and the proposed development.



Figure 20: Photo Position 9 taken towards the west of the Proposed Development.

Photo Position 9 was taken six kilometres (6 km) towards the west of the proposed development along the R102. The proposed development will not be visible from Photo Position 9 due to the undulating topography of the study area coupled with the moderate vegetation cover and built-up environment situated within the background.



Figure 21: Photo Position 10 taken towards the west of the Proposed Development.

Photo 21 was taken along Albert Street situated one point eight kilometres (1.8 km) towards the west of the proposed development. There is a possibility that the proposed development will be visible from this vantage point; however, the visual impact will be low. The impact will be low due to the distance between the proposed development and the observer coupled with the built-up environment situated within the foreground. Furthermore the mast will blend in with the scattered trees evident within the background and will not look out of sort as displayed by the existing mast in the Photo (marked with red square).



Figure 22: Photo Position 11 taken towards the west of the Proposed Development.

Figure 22 was taken three and a half kilometres (3.5 km) towards the west adjacent to PW Botha College. The proposed development will not be visible from this vantage point due to the built-up environment evident within the foreground and the dense vegetation cover situated within the fore- and back-ground which creates a high VAC.



Figure 23: Photo Position 12 taken towards the south west of the Proposed Development.

Photo 12 was taken two and a half kilometres (2.5 km) towards the south west from George Industria. Although the VAC within the foreground is low, the proposed development will not be visible from this vantage point due to the moderate vegetation cover and built-up environment evident within the background coupled with the undulating topography of the study area.



Figure 24: Photo Position 13 taken towards the north west of the Proposed Development.

Figure 24 was taken one point three kilometres (1.3 km) towards the north west from of the proposed development adjacent to the George Train Museum. The proposed development will not be visible from this vantage point due to the built-up environment situated within the foreground resulting in the no visual impact.



Figure 25: Photo Position 14 taken towards the north west of the Proposed Development.

Figure 25 was taken two and a half kilometres (2.5 km) towards the north west from the St Peter and Paul Catholic Church. The proposed development will not be visible from this vantage point due to the dense vegetation cover situated within the foreground and the built-up environment evident within the background. The aforementioned results in a high VAC from this vantage point.



Figure 26: Photo Position 15 taken towards the north west of the Proposed Development.

Photo 15 was taken two and a half kilometres (2.5 km) towards the north west of the proposed development adjacent to the Old Dutch Reformed Church in Courtenay Street. The proposed development will not be visible from this vantage point due to the high VAC evident within the foreground coupled with the slight undulating topography of the study area evident within the background.

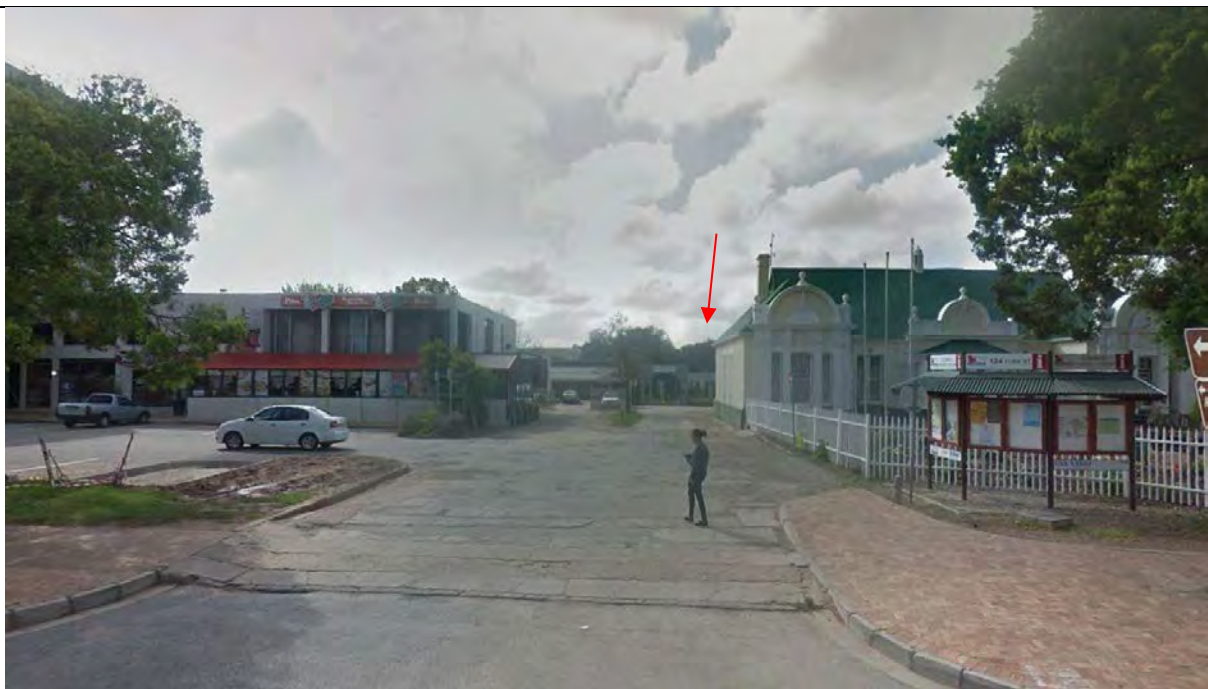


Figure 27: Photo Position 16 taken towards the north west of the Proposed Development.

Figure 27 was taken from the Old Slave Tree and old St. Mark's Catholic Church situated two point eight kilometres (2.8) towards the north west of the proposed development in York Street. The proposed development will not be visible from this vantage point due to the built-up environment situated within the foreground and the dense tree cover situated within the background.



Figure 28: Photo Position 17 taken towards the north west of the Proposed Development.

Photo 17 was taken from Heatherlands High School situated three and a half kilometres (3.5 km) towards the north west of the proposed development. The proposed development will not be visible from this vantage point due to the high VAC evident within the background coupled with the low change in elevation to the landscape.

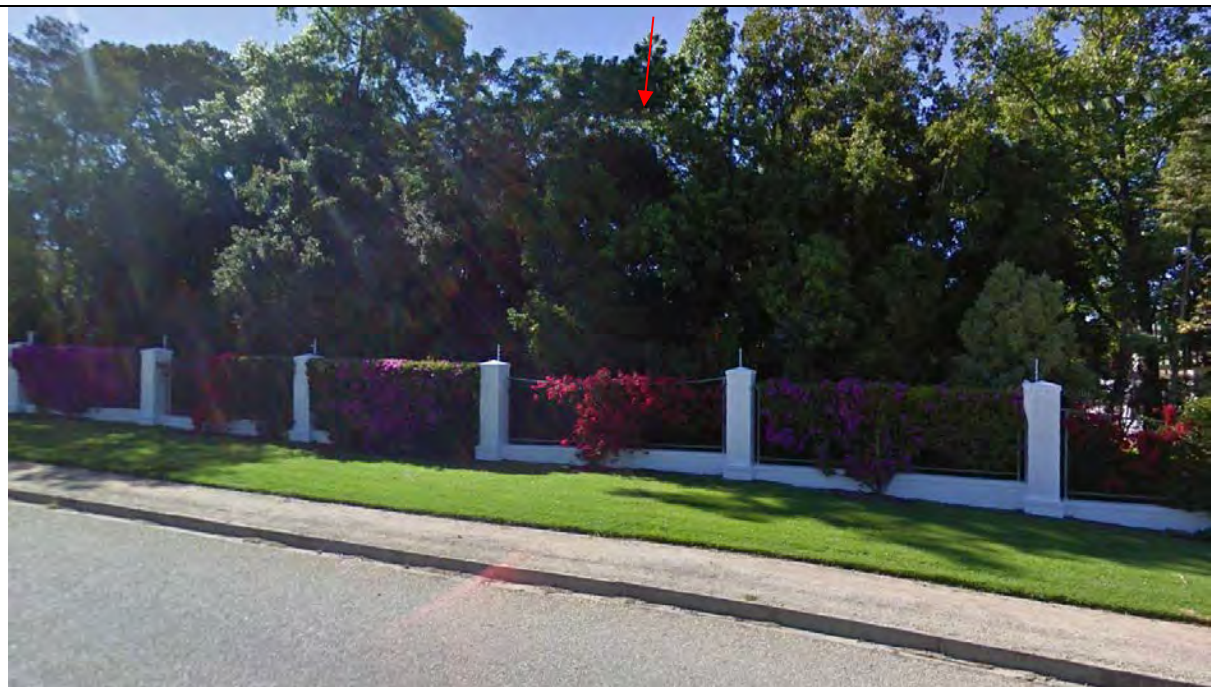


Figure 29: Photo Position 18 taken towards the west of the Proposed Development.

Figure 29 was taken from the exclusive Fancourt Estate situated seven and a half kilometres (7.5 km) towards the west of the Proposed Development. The proposed development will not be visible from Fancourt due to the distance between the observer and the proposed development.



Figure 30: Photo Position 19 taken towards the north west of the Proposed Development.

Figure 30 was taken from the Outeniqua Pass situated eight point four kilometres (8.4 km) towards the north west of the proposed development. The proposed development will not be visible from this vantage point due to the distance between the observer and the development coupled with the undulating topography of the study area and the high VAC evident within the foreground.



Figure 31: Photo Position 20 taken towards the west of the Proposed Development.

Photo Position 20 was taken from the exclusive Kingswood Golf Estate situated five kilometres (5 km) towards the west of the proposed development. No visual impact will occur from this vantage point due to the undulating topography of the study area as evident within the background.



Figure 32: Photo Position 21 taken towards the east of the proposed development.

Figure 32 was taken from Glenwood Avenue situated one point eight kilometres (1.8 km) towards the east of the proposed development. No visual impact will occur from this vantage point due to the dense vegetation cover evident within the fore-and background.

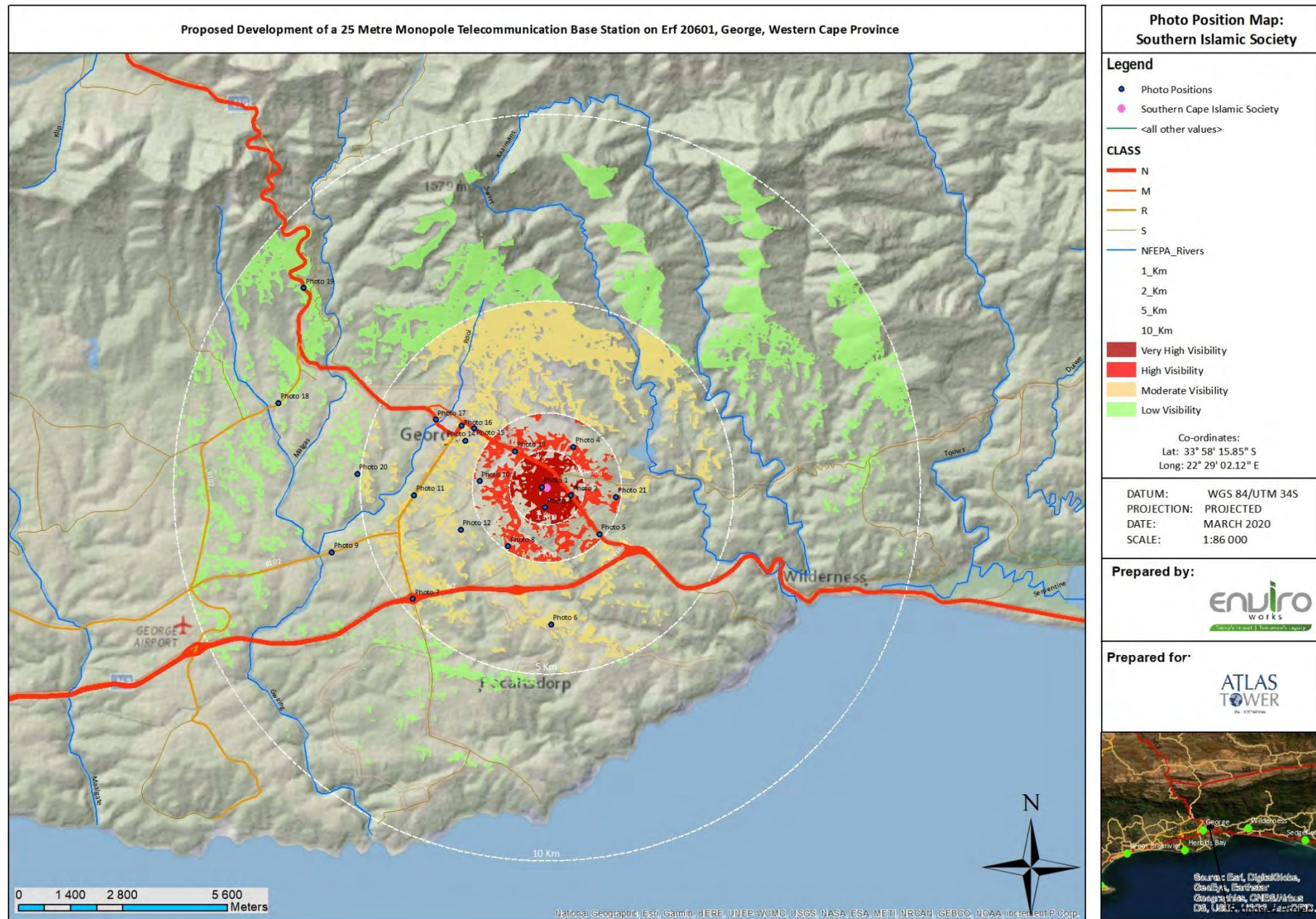


Figure 33: Locations from where the photos have been taken.

17 VISUAL IMPACT ASSESSMENT: IMPACT RATING METHODOLOGY

The previous section outlines all areas visible from the Rosemore Tree Mast (viewshed analysis). This section will attempt to quantify these potential visual impacts in their respective geographical locations and in terms of the identified issues related to the visual impact. The methodology for the assessment of potential visual impacts states the nature of the potential visual impact (e.g. the visual impact on individuals who travel along Knysna Street/N9, 5th Street, Strip Street, Park Road and Miller Street as well as those residing within and visiting the project extent) and includes a table quantifying the potential significance of visual impact according to the following criteria:

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

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

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

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

Evaluation component	Ranking scale and description (criteria)
MAGNITUDE of <u>negative</u> impact (at the indicated spatial scale)	10 - Very high: Bio-physical and/or social functions and/or processes might be <i>severely</i> altered. 8 - High: Bio-physical and/or social functions and/or processes might be <i>considerably</i> altered. 6 - Medium: Bio-physical and/or social functions and/or processes might be <i>notably</i> altered. 4 - Low : Bio-physical and/or social functions and/or processes might be <i>slightly</i> altered. 2 - Very Low: Bio-physical and/or social functions and/or processes might be <i>negligibly</i> altered. 0 - Zero: Bio-physical and/or social functions and/or processes will remain <i>unaltered</i> .
MAGNITUDE of <u>POSITIVE</u> IMPACT (at the indicated spatial scale)	10 - Very high (positive): Bio-physical and/or social functions and/or processes might be <i>substantially</i> enhanced. 8 - High (positive): Bio-physical and/or social functions and/or processes might be <i>considerably</i> enhanced. 6 - Medium (positive): Bio-physical and/or social functions and/or processes might be <i>notably</i> enhanced. 4 - Low (positive): Bio-physical and/or social functions and/or processes might be <i>slightly</i> enhanced. 2 - Very Low (positive): Bio-physical and/or social functions and/or processes might be <i>negligibly</i> enhanced. 0 - Zero (positive): Bio-physical and/or social functions and/or processes will remain <i>unaltered</i> .
PROBABILITY (of occurrence)	5 - Definite: >95% chance of the potential impact occurring. 4 - High probability: 75% - 95% chance of the potential impact occurring. 3 - Medium probability: 25% - 75% chance of the potential impact occurring 2 - Low probability: 5% - 25% chance of the potential impact occurring. 1 - Improbable: <5% chance of the potential impact occurring.
CUMULATIVE impacts	High: The activity is one of several similar past, present or future activities in the same geographical area, and might contribute to a very significant combined impact on the natural, cultural, and/or socio-economic resources of local, regional or national concern. Medium: The activity is one of a few similar past, present or future activities in the same geographical area, and might have a combined impact of moderate significance on the natural, cultural, and/or socio-economic resources of local, regional or national concern. Low: The activity is localised and might have a negligible cumulative impact. None: No cumulative impact on the environment.

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

$$\text{SP (Significance Points)} = (\text{Duration} + \text{Extent} + \text{Irreplaceability} + \text{Reversibility} + \text{Magnitude}) \times \text{Probability}$$

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

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

Significance Points	Environmental Significance	Description
125 – 150	Very High (VH)	An impact of very high significance will mean that the project cannot proceed, and that impacts are irreversible, regardless of available mitigation options.
100 – 124	High (H)	An impact of high significance which could influence a decision about whether or not to proceed with the proposed project, regardless of available mitigation options.
75 – 99	Medium-high (MH)	If left unmanaged, an impact of medium-high significance could influence a decision about whether or not to proceed with a proposed project. Mitigation options should be relooked.
40 – 74	Medium (M)	If left unmanaged, an impact of moderate significance could influence a decision about whether or not to proceed with a proposed project.

<40	Low (L)	An impact of low is likely to contribute to positive decisions about whether or not to proceed with the project. It will have little real effect and is unlikely to have an influence on project design or alternative motivation.
+	Positive impact (+)	A positive impact is likely to result in a positive consequence/effect, and is likely to contribute to positive decisions about whether or not to proceed with the project.

18 VISUAL IMPACT ASSESSMENT

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

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

The Operational Phase of the Rosemore Mast could have a moderate visual impact (significance rating= 70) on observers within a five kilometer (5 km) radius should mitigation measures not be implemented.

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

Planning, design and construction phase	Design Alternative 1		Design Alternative 2		No-Go Alternative
	Before Mitigation	After Mitigation	Before Mitigation	After Mitigation	
POTENTIAL VISUAL IMPACTS:					
Nature of impact: Impact on the sense of place for surrounding users.	Activity: The movement of construction vehicles, machinery and personnel on site shall result in a visual impact on surrounding users. Furthermore to this, the storage of materials and excavation shall result in disturbance and an unsightly character.				No construction phase impacts are associated with the no-go alternative thus no assessment has been undertaken.
Magnitude:	4	4	4	4	-
Duration:	1	1	1	1	-
Extent:	1	0	1	0	-
Irreplaceable:	2	2	2	2	-
Reversibility:	4	4	4	4	-
Probability:	5	3	5	3	-
Total SP:	60	33	60	33	-
Significance rating:	M	L	M	L	-
Cumulative impact:	-	-	-	-	-
Proposed Mitigation:	<ul style="list-style-type: none">Access roads are to be kept clean;Site offices and structures should be limited to one location and carefully situated to reduce visual intrusions. Roofs should be grey and non-reflective;Construction camps as well as development areas should be screened with netting;Lights within the construction camp should face directly down (angle of 90°);Vegetation clearance should be limited to the development footprint only;Litter should be strictly controlled, as the spread thereof through wind could have a very negative visual impact;All areas disturbed by construction activities must be subject to landscaping and rehabilitation;All spoil and waste will be disposed to a registered waste site and certificates of disposal provided;The project must be timed so that rehabilitation can take place at the optimal time for vegetation				N/A

Planning, design and construction phase	Design Alternative 1		Design Alternative 2		No-Go Alternative
	Before Mitigation	After Mitigation	Before Mitigation	After Mitigation	
	<p>establishment;</p> <ul style="list-style-type: none"> Litter should be strictly controlled, as the spread thereof through wind could have a very negative visual impact; Signage, if essential, should be discrete and confined to entrance gates. No corporate or advertising signage should be permitted. Avoid shiny materials in structures. Where possible shiny metal structures should be darkened or screened to prevent glare; and, Mitigation of visual impacts associated with the construction phase would entail proper planning, management and rehabilitation of the construction site. Mitigation measures include the following: Reduce the time of construction through careful planning of logistics and ensure the productive implementation of resources; Limit disturbance of the environment to the development footprint; and, Limit construction activities to business hours (07:00 – 17:00). 				

Table 10: Impact Ratings of the Operational Phase within a 5 km radius.

Operational Phase	Design Alternative 1		Design Alternative 2		No-Go Alternative
	Before Mitigation	After Mitigation	Before Mitigation	After Mitigation	
POTENTIAL VISUAL IMPACTS:					
Nature of impact: Impact on the sense of place for surrounding users.	Activity: The development of the Rosemore Mast can cause a visual intrusion to observers within a five kilometre (5km) radius from the proposed development.				No construction phase impacts are associated with the no-go alternative thus no assessment has been undertaken.
Magnitude:	4	2	6	4	0
Duration:	3	3	3	3	5
Extent:	2	2	2	2	0
Irreplaceable:	2	1	2	1	0
Reversibility:	3	2	3	2	0
Probability:	5	3	5	3	5
Total SP:	70	30	80	36	25

Operational Phase	Design Alternative 1		Design Alternative 2		No-Go Alternative
	Before Mitigation	After Mitigation	Before Mitigation	After Mitigation	
Significance rating:	M	L	MH	L	P (+)
Cumulative impact:	L	L	L	L	-
Proposed Mitigation:	<ul style="list-style-type: none"> Avoid shiny materials in structures. Where possible shiny metal structures should be darkened or screened to prevent glare; Mitigation to minimise lighting impacts include the following: <ul style="list-style-type: none"> Shielding the sources of light by physical barriers (walls, vegetation or structures itself); Limit mounting heights of lighting fixtures, or alternatively using foot-lights or bollard level lights); Make use of downward directional lighting fixtures; Make use of minimum lumen or wattage in lights; The navigation light at the top of the mast must be shielded to prevent disturbance to adjacent landowners; and, Use motion sensors to activate lighting ensuring light is available when needed. Should a Tree Mast not be developed a Monopole Mast must be considered; If a Monopole Mast is developed, the mast must be painted a light grey colour that represent the sky in the background; Rehabilitation and Post-closure measures: <ul style="list-style-type: none"> All above-ground structures should be removed, safely disposed of or possibly recycled for use elsewhere; and, The affected area should be regarded to pre-development topographic conditions, unless the area is required for new specific uses. 				N/A

19 CONCLUSION AND RECOMMENDATIONS

The highest visual impact will occur within two hundred and forty seven metres (247 m) from the proposed development which consist primarily of residential dwellings from where the impact will be moderate and permanent. Beyond the two hundred and forty seven metre (247 m) mark the visual impact within the short distance zone will be low as only the top of the tree mast will be visible blending in with the trees scattered across the study area. The proposed tree mast will have a low visual impact towards the north and north east within the short to medium distance zone as the top of the mast will be visible; however, the impact is low as the proposed development will blend in with the scattered trees situated across the study area. The visual impact within the long distance zone will be low to very low from the Outeniqua Mountain Range situated towards the west, north west, north and north east. Taking all the above into consideration the overall visual impact of the proposed Rosemore mast will be low. A tree mast should be developed; however, a monopole mast is considered to be an appropriate alternative.

Construction Phase:

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

Operation Phase:

- Avoid shiny materials in structures. Where possible shiny metal structures should be darkened or screened to prevent glare;
- Mitigation to minimise lighting impacts include the following:
 - Shielding the sources of light by physical barriers (walls, vegetation or structures itself);
 - Limit mounting heights of lighting fixtures, or alternatively using foot-lights or bollard level lights);
 - Make use of downward directional lighting fixtures;
 - Make use of minimum lumen or wattage in lights;
 - The navigation light at the top of the mast must be shielded to prevent disturbance to adjacent landowners; and,
 - Use motion sensors to activate lighting ensuring light is available when needed.
- Should a Tree Mast not be developed a Monopole Mast must be considered;
- If a Monopole Mast is developed, the mast must be painted a light grey colour that represent the sky in the background;
- Rehabilitation and Post-closure measures:
 - All above-ground structures should be removed, safely disposed of or possibly recycled for use elsewhere; and,
- The affected area should be regarded to pre-development topographic conditions, unless the area is required for new specific uses.

20 REFERENCES

Council for Geosciences. 2016. Geology Map of South Africa [web: <http://sageoscience.maps.arcgis.com/home/index.html> (Date accessed: 14 November 2018)].

Department of Environmental Affairs. 2013-14. SA National Land-cover Map Projection.

Department of Environmental Affairs and Development Planning. 2005. Guidelines for involving a Visual and Aesthetics Specialist as part of the EIA process. Western Cape Government.

MetroGIS (PTY)Ltd. 2016. Proposed Metsimatala Concentrating Solar Power (CSP) Project, Northern Cape Province.

Mucina and Rutherford. 2006. The vegetation map of South Africa, Lesotho and Swaziland. SANBI, Pretoria.

South African History Online. 2020. George [web: <https://www.sahistory.org.za/place/george> (Date of Access: 28 April 2020)].

South African Venues. 2020. George, Garden Route. About George [web: <https://www.sa-venues.com/attractionsgr/george.php> (Date of Access: 28 April 2020)].

United States Geological Survey, (2014). DEM ASTGTMV003_S34E021_dem, ASTGTMV003_S34E022, ASTGTMV003_S35E021 & ASTGTMV003_S35E022. National Aeronautic Space Administration.