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DRAFT

ENVIRONMENTAL IMPACT REPORT

FOR THE

PROPOSED AMENDMENT OF THE APPEAL ENVIRONMENTAL AUTHORISATION ISSUED ON 18 AUGUST 2009 AND THE ENVIRONMENTAL MANAGEMENT PROGRAMMES FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON A PORTION OF THE FARM VAALE VALLEY 219, MOSSEL BAY – HARTLAND LIFESTYLE ESTATE

IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998), AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014

PREPARED FOR: *HARTLAND LIFESTYLE ESTATE (PTY) LTD 71*
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DATE: 31 January 2025

DEADP EA REF NO: 16/3/3/5/D6/29/0008/22
DEADP EMPr REF NO: EG12/2/1-AM18-FARM VAALEVALLEY 219/B, MOSSEL BAY

PROJECT INFORMATION

Report Ref. No:	EMP/HCT/AMD//01/25
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MICHAEL BENNETT (Environmental Assessment Practitioner, Report Writer):
Michael studied at the University of Cape Town completing a Bachelor of Science degree majoring in Environmental and Geographic Science and Ocean and Atmospheric Science. Michael joined SES in 2014 and has extensive experience in assessments and monitoring and has worked on a variety of technical projects. See Appendix G for his curriculum vitae. Michael is registered with EAPASA as a certified Environmental Practitioner (EAPASA # 2021/3163).

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Abbreviations:

DEADP	Department of Environmental Affairs and Development Planning
EA	Environmental Authorisation
EIA	Environmental Impact Assessment
EIR	Environmental Impact Report
EMPr	Environmental Management Programme
GN	Government Notice
RoD	Record of Decision
SES	Sharples Environmental Services cc

Section	
1	**INTRODUCTION**

Sharples Environmental Services cc (SES) has been appointed by Hartland Lifestyle Estate (Pty) Ltd (the holder environmental authorisation) to apply for the amendment of the Environmental Authorisation(EA)(REF: 16/3/3/5/D6/29/0008/22), dated 22 June 2023, the Operational EMPr (REF: EG12/2/1-AM18-FARM VAALEVALLEY 219/B, MOSSEL BAY) and Construction EMPr (REF: EG12/2/1-AM18-FARM VAALEVALLEY 219/B, MOSSEL BAY) for the Proposed Residential development on a portion of the farm Vaale Valley 219, Mossel Bay - Hartland Lifestyle Estate.

Hartland Lifestyle Estate (Pty) Ltd, located on Remainder of Portion 11 of the Farm Vaale Valley 219, Mossel Bay, wishes to amend of the EA to include a telecommunications mast into the description of the activity of the EA and to amend the Construction EMPr and Operational EMPr to align with the EA.

The mast will reduce the size of the internal open spaces by 64m², but as the size of the internal open spaces is not listed in the description of the activity, this minor loss will not require any direct amendments to the EA.

In the previous amendment of the EA, the internal open spaces were increased by 3572 m² and as such the minor loss part of this amendment still falls with the areas assessed in the initial Application for EA.

The amendments of the EA being applied for are:

- Addition of a Telecommunications Mast with a height of 15m and an approx. footprint of 64m²

The amendments to the Operational EMPr being applied for are to align the scope and layouts with the amendment proposed to the EA. These entail:

- The applicant should be changed from "Hartenbos Landgoed II (Pty) Ltd" to "Hartland Lifestyle Estate (Pty) Ltd"
- The name "Hartenbos Landgoed Phase II" and "Hartenbos Landgoed" should be replaced with "Hartland Lifestyle Estate Phase II" and "Hartland Lifestyle Estate Phase II"
- Addition of a Telecommunications Mast with a height of 15m and an approx. footprint of 64m²
- Addition of Telecommunications Mast location and layout

The amendments to the Construction EMPr being applied for are to align the scope and layouts with the amendment proposed to the EA. These entail:

- The name "Hartenbos Landgoed" should be replaced with "Hartland Lifestyle Estate"
- Addition of a Telecommunications Mast with a height of 15m and an approx. footprint of 64m²
- New layout with newly proposed road and Telecommunications Mast
- Addition of mitigation measures

The amendment application falls within the ambit of amendments to be applied for in terms of Part 2 and Part 4 of Chapter 5 of the amended Environmental Impact Assessment Regulations (2014). The amendment is therefore subject to public participation. The public participation information will be included in the Final Impact Report. The amendment application form will be submitted to the Department of Environmental Affairs and Development Planning (DEADP) with this Draft Impact Report.

Section 2	LOCATION

Please refer to Figures 1 to 3, for the locality of the site.

Table 1: Site location details

Province:		Western Cape Province
District Municipality:		Garden Route District Municipality
Local Municipality:		Mossel Bay
Ward Number(s):		4
Area / Town / Village:		Hartenbos
Property Description:		Remainder of Farm number 11/219
21 Digit Surveyor General's Number:	**RE/11/219**	C05100000000021900011
GPS Coordinates	**RE/11/219**	Latitude (S): 34° 5'50.406" Longitude (E): 22° 7'22.792"

Figure 1: Locality of RE/11/219

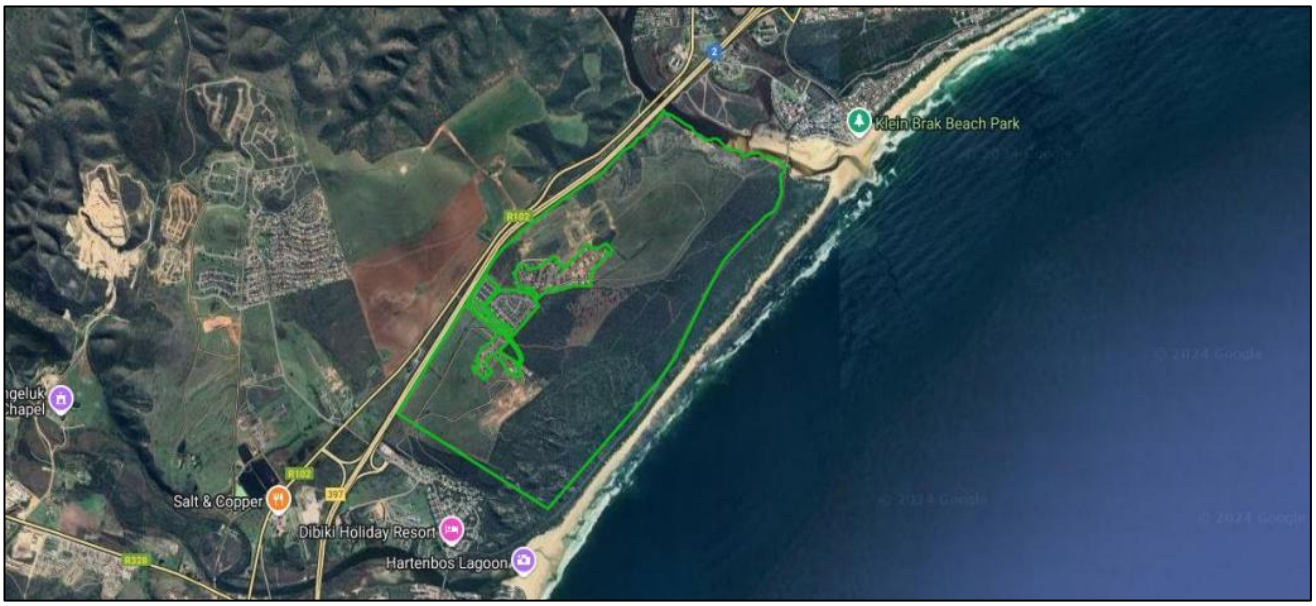

Figure 2: Locality of RE/11/219

Figure 3: Locality of the proposed new Telecommunication Mast

Section 3	BACKGROUND

The Environmental Authorisation (EA), for the amendment of the appeal Environmental Authorisation issued on 18 August 2009 (REF 3/6/3) and the Environmental Management Programme (Dated 8 March 2008) for the proposed Residential Development on a portion of the Farm Vaale Valley 219, Mossel Bay – Hartland Lifestyle Estate, was issued by the Department of Environmental Affairs and Development Planning (DEADP) on 22 June 2023.

The existing EA (Ref: 16/3/3/5/D6/29/0008/22) has authorized the following development proposal:
Hartland Lifestyle Estate:
The proposed development consists of a total of 2288 Residential units made up of single residential erven and general residential (including 150 Social Housing units), a 0.88ha Business Zone, 3.24ha Community Zone (consisting of a school and sports field) and an Open Space of 235ha (excluding the internal Open Spaces), which will be managed as a nature reserve, a road network and associated infrastructure services will be accommodated on the footprint.

The main access will be from through the New Vintage Development to the southwest of Hartland and the secondary access will be from the MR 344 through the culvert under the N2 National Road. Water will be provided from the proposed new 15Ml reservoir that will supply both the proposed Hartland Lifestyle Estate and possible future developments in the area, in addition to a 5Ml reservoir and booster pump station.

Sewerage removal will be accommodated by means of a gravity sewer network in combination with sewage pump stations. The sewage will be pumped to a point near the north-western edge of the site from where it will gravitate and siphon to the Hartenbos Regional Sewage Treatment Works

The Operational and Construction Environmental Management Programme, for the approval of the revised construction phase and operational phase Environmental Management Programme for the proposed Residential Development on a portion of the Farm Vaale Valley 219, Mossel Bay – Hartland Lifestyle Estate, was issued by the Department of Environmental Affairs and Development Planning (DEADP) on 7 August 2023.

The existing Amended Operational EMP (SES Ref: EIR/MSB/MS/36/SD/3/8, DEADP Ref: EG12/2/1-AM18-FARM VAALEVALLEY 219/B, MOSSEL BAY) has authorized the following development proposal:
The proposed development consists of a total of 2288 Residential units made up of single residential erven and general residential (including 150 Social Housing units), a 0.88ha Business Zone, 3.24ha Community Zone (consisting of a school and sports field) and an Open Space of 235ha (excluding the internal Open Spaces), which will be- managed as a nature reserve, a road network and associated infrastructure services will be accommodated on the footprint.

The main access will be from through the New Vintage Development to the southwest of Hartland and the secondary access will be from the MR 344 through the culvert under the N2 National Road. Water will be provided from the proposed new 15Ml reservoir that will supply both the proposed Hartland Lifestyle Estate and possible future developments in the area, in addition to a 5Ml reservoir and booster pump station.

Sewerage removal will be accommodated by means of a gravity sewer network in combination with sewage pump stations. The sewage will be pumped to a point near the north-western edge of the site from where it will gravitate and siphon to the Hartenbos Regional Sewage Treatment Works.

The existing Amended Construction EMP (SES Ref: EIR/MSB/MS/36/SD/3/8, DEADP Ref: EG12/2/1-AM18-FARM VAALEVALLEY 219/B, MOSSEL BAY) has authorized the following development proposal:
The proposed development consists of a total of 2288 Residential units made up of single residential erven and general residential (including 150 Social Housing units), a 0.88ha Business Zone, 3.24ha Community Zone (consisting of a school and sports field) and an Open Space of 235ha (excluding the internal Open Spaces), which will be- managed as a nature reserve, a road network and associated infrastructure services will be accommodated on the footprint.

The main access will be from through the New Vintage Development to the southwest of Hartland and the secondary access will be from the MR 344 through the culvert under the N2 National Road. Water will be provided from the proposed new 15Ml reservoir that will supply both the proposed Hartland Lifestyle Estate and possible future developments in the area, in addition to a 5Ml reservoir and booster pump station.

Sewerage removal will be accommodated by means of a gravity sewer network in combination with sewage pump stations. The sewage will be pumped to a point near the north-western edge of the site from where it will gravitate and siphon to the Hartenbos Regional Sewage Treatment Works.

Section 4	**THE PROPOSED AMENDMENT**

The holder of the EA therefore proposes to amend the current EA, Construction EMPr and Operational EMPr.

Proposed inclusion to the Environmental Authorisation Section A: Description of Activity:

- Addition of a Telecommunications Mast with a height of 15m and an approx. footprint of 64m²

Proposed changes to the Operational Environmental Management Programme Section 1: Introduction

- The applicant should be changed from "Hartenbos Landgoed II (Pty) Ltd" to "Hartland Lifestyle Estate (Pty) Ltd"
- The name "Hartenbos Landgoed Phase II" should be replaced with "Hartland Lifestyle Estate Phase II"

Proposed changes to the Operational Environmental Management Programme Section 3.1: Location and description of Property:

- The name "Hartenbos Landgoed" should be replaced with "Hartland Lifestyle Estate"

Proposed changes to the Operational Environmental Management Programme Section 3.2: Description of Proposed Activity:

- Addition of a Telecommunications Mast with a height of 15m and an approx. footprint of 64m²
- Addition of Telecommunications Mast location and layout

Proposed changes to the Construction Environmental Management Programme Section 4: Location and Description of the Property:

- The name "Hartenbos Landgoed" should be replaced with "Hartland Lifestyle Estate"

Proposed changes to the Construction Environmental Management Programme Section 5: Description of the Activity:

- Addition of a Telecommunications Mast with a height of 15m and an approx. footprint of 64m²
- New layout with new proposed Telecommunications Mast

Proposed changes to the Construction Environmental Management Programme Section 10.3.2: Impact Management Objectives and Outcomes, Objective 2: Protection of Terrestrial Ecosystem (Fauna and Vegetation)

- Addition of mitigation measures

Proposed changes to the Construction Environmental Management Programme Section 10.3.5: Impact Management Objectives and Outcomes, Objective 5: VISUAL IMPACT MANAGEMENT:

- Addition of mitigation measures

Section 5	PROPOSED AMENDMENTS TO THE EA

The applicant proposes to amend the approved Addendum to the Environmental Authorisation, dated 22 June 2023 (Ref: 16/3/3/5/D6/29/0008/22)

Currently the above-mentioned EA reads:

"Section A: Description of the Activity

The proposed development consists of a total of 2288 Residential units made up of single residential erven and general residential (including 150 Social Housing units), a 0.88ha Business Zone, 3.24ha Community Zone (consisting of a school and sports field) and an Open Space of 235ha (excluding the internal Open Spaces), which will be managed as a nature reserve, a road network and associated infrastructure services will be accommodated on the footprint.

The main access will be from through the New Vintage Development to the southwest of Hartland and the secondary access will be from the MR 344 through the culvert under the N2 National Road.

Water will be provided from the proposed new 15Ml reservoir that will supply both the proposed Hartland Lifestyle Estate and possible future developments in the area, in addition to a 5Ml reservoir and booster pump station.

Sewerage removal will be accommodated by means of a gravity sewer network in combination with sewage pump stations. The sewage will be pumped to a point near the north-western edge of the site from where it will gravitate and siphon to the Hartenbos Regional Sewage Treatment Works."

The EA should be amended to read:

"Section A: Description of Activity

The proposed development consists of a **telecommunication tower**, a total of 2288 Residential units made up of single residential erven and general residential (including 150 Social Housing units), a 0.88ha Business Zone, 3.24ha Community Zone (consisting of a school and sports field), an Open Space of 235ha(excluding the internal Open Spaces), which will be managed as a nature reserve, a road network and associated infrastructure services will be accommodated on the footprint.

The main access will be from through the New Vintage Development to the southwest of Hartland and the secondary access will be from the MR 344 through the culvert under the N2 National Road.

Water will be provided from the proposed new 15Ml reservoir that will supply both the proposed Hartland Lifestyle Estate and possible future developments in the area, in addition to a 5Ml reservoir and booster pump station.

Sewerage removal will be accommodated by means of a gravity sewer network in combination with sewage pump stations. The sewage will be pumped to a point near the north-western edge of the site from where it will gravitate and siphon to the Hartenbos Regional Sewage Treatment Works."

Section 6	PROPOSED AMENDMENTS TO THE OPERATIONAL EMPr

The applicant proposes to amend the approved Amended Operational Environmental Management Programme, dated 28 June 2023 (Ref: EG12/2/1-AM18-FARM VAALEVALLEY 219/B, MOSSEL BAY)

The current Amended Operational EMPr Section 1: Introduction, paragraph 1 reads:
Sharples Environmental Services cc has been appointed by Hartenbos Landgoed II (Pty) Ltd, the Applicant, to compile the Operational Construction Phase Environmental Management Plan (CEMP) in terms of Environmental Conservation Act (Act 73 of 1989). This CEMP is for the proposed Hartenbos Landgoed Phase II on a Portion of the Farm Vaalevalley 219 which is hereafter referred to as the "Property". The property is situated in the magisterial district of Mossel Bay.

The amended Operational EMPr Section 1: Introduction, paragraph 1 should be amended to read:
Sharples Environmental Services cc has been appointed by **Hartland Lifestyle Estate (Pty) Ltd**, the Applicant, to compile the Operational Construction Phase Environmental Management Plan (CEMP) in terms of Environmental Conservation Act (Act 73 of 1989). This CEMP is for the proposed **Hartland Lifestyle Estate Phase II** on a Portion of the Farm Vaalevalley 219 which is hereafter referred to as the "Property". The property is situated in the magisterial district of Mossel Bay.

The current Amended Operational EMPr Section 3.1: Location and Description of the Property, paragraph 3 reads:
"The Hartenbos Landgoed Phase I development serves as the southwestern boundary, with a host of smallholdings and the Hartenbos River. Beyond that, further south, is the residential area of Hartenbos."

The amended Operational EMPr Section 3.1: Location and Description of the Property, paragraph 3 should be amended to read:
"The **Hartland Lifestyle Estate** Phase I development serves as the southwestern boundary, with a host of smallholdings and the Hartenbos River. Beyond that, further south, is the residential area of Hartenbos."

The current Amended Operational EMPr Section 3.2: Description of proposed activity, paragraph 1 reads:
The proposed development consists of a total of 2288 Residential units made up of single residential erven and general residential (including 150 Social Housing units), a 0.88ha Business Zone, 3.24ha Community Zone (consisting of a school and sports field) and an Open Space of 235ha (excluding the internal Open Spaces), which will be- managed as a nature reserve, a road network and associated infrastructure services will be accommodated on the footprint.

The amended Operational EMPr Section 3.2: Description of proposed activity, paragraph 1 should be amended to read:
The proposed development consists of **a telecommunication tower**, a total of 2288 Residential units made up of single residential erven and general residential (including 150 Social Housing units), a 0.88ha Business Zone, 3.24ha Community Zone (consisting of a school and sports field), an Open Space of 235ha(excluding the internal Open Spaces), which will be managed as a nature reserve, a road network and associated infrastructure services will be accommodated on the footprint.

The Amended Operational EMPr Section 3.2: Description of proposed activity should also be amended to include Figures 4-7:

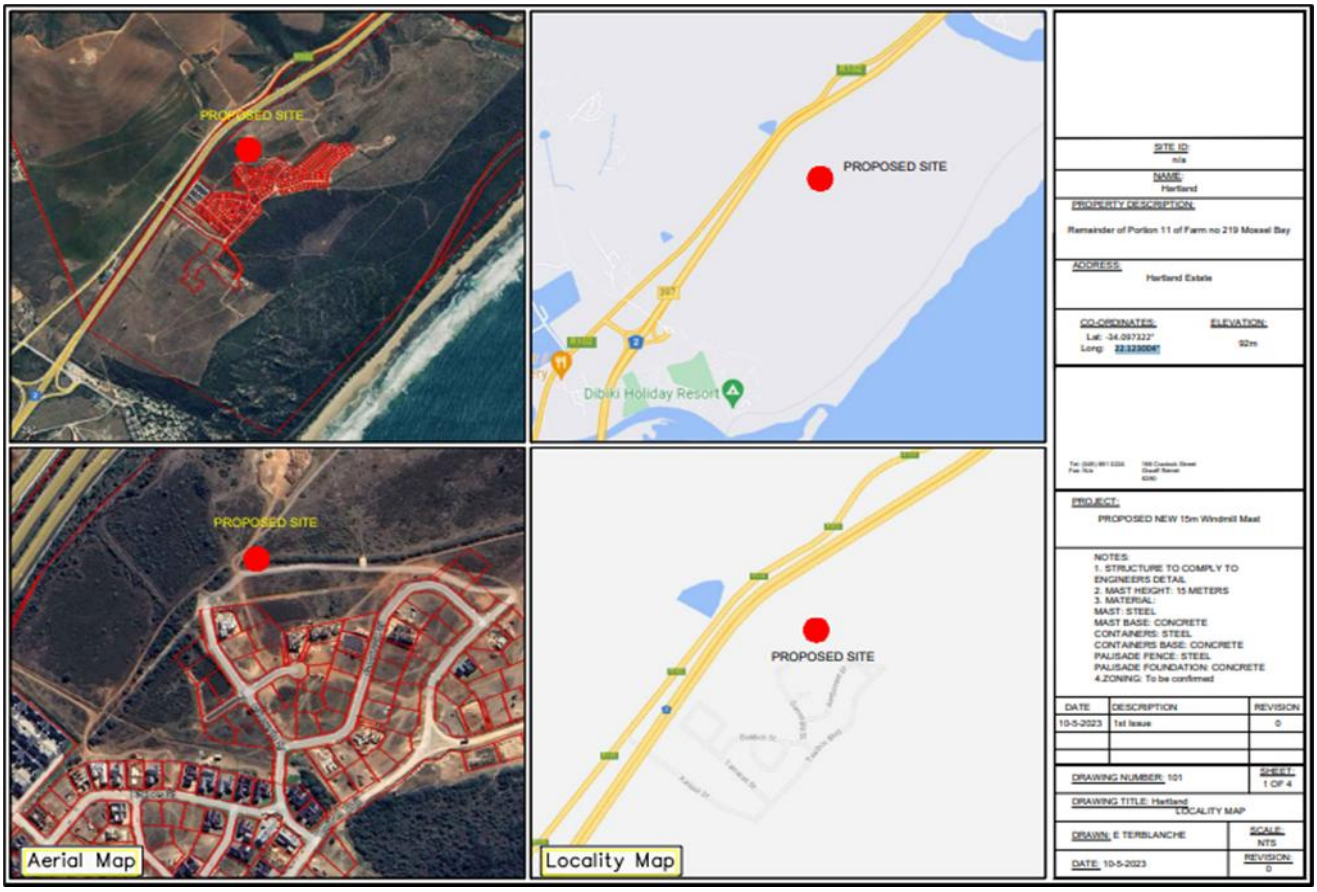

Figure 4: Locality of proposed Telecommunication mast.

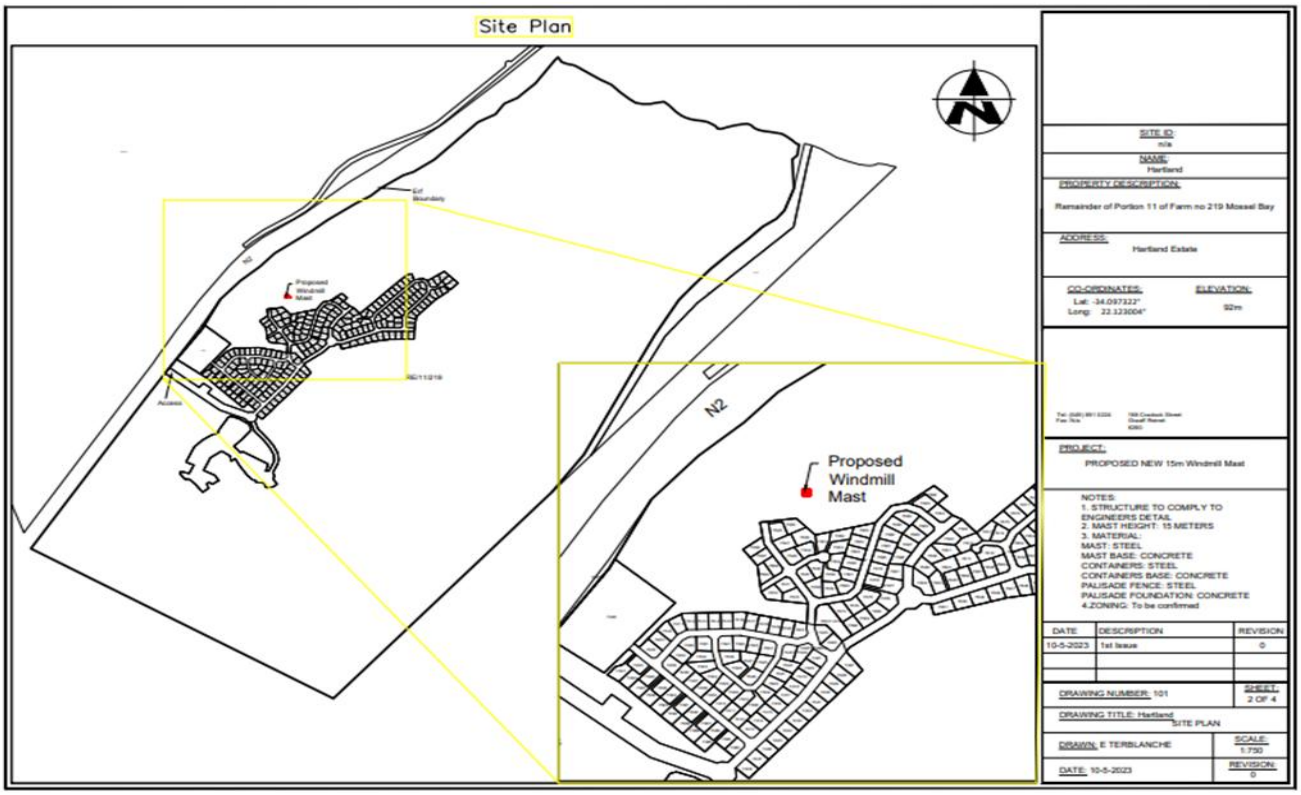

Figure 5: Proposed site plan for the telecommunication mast.

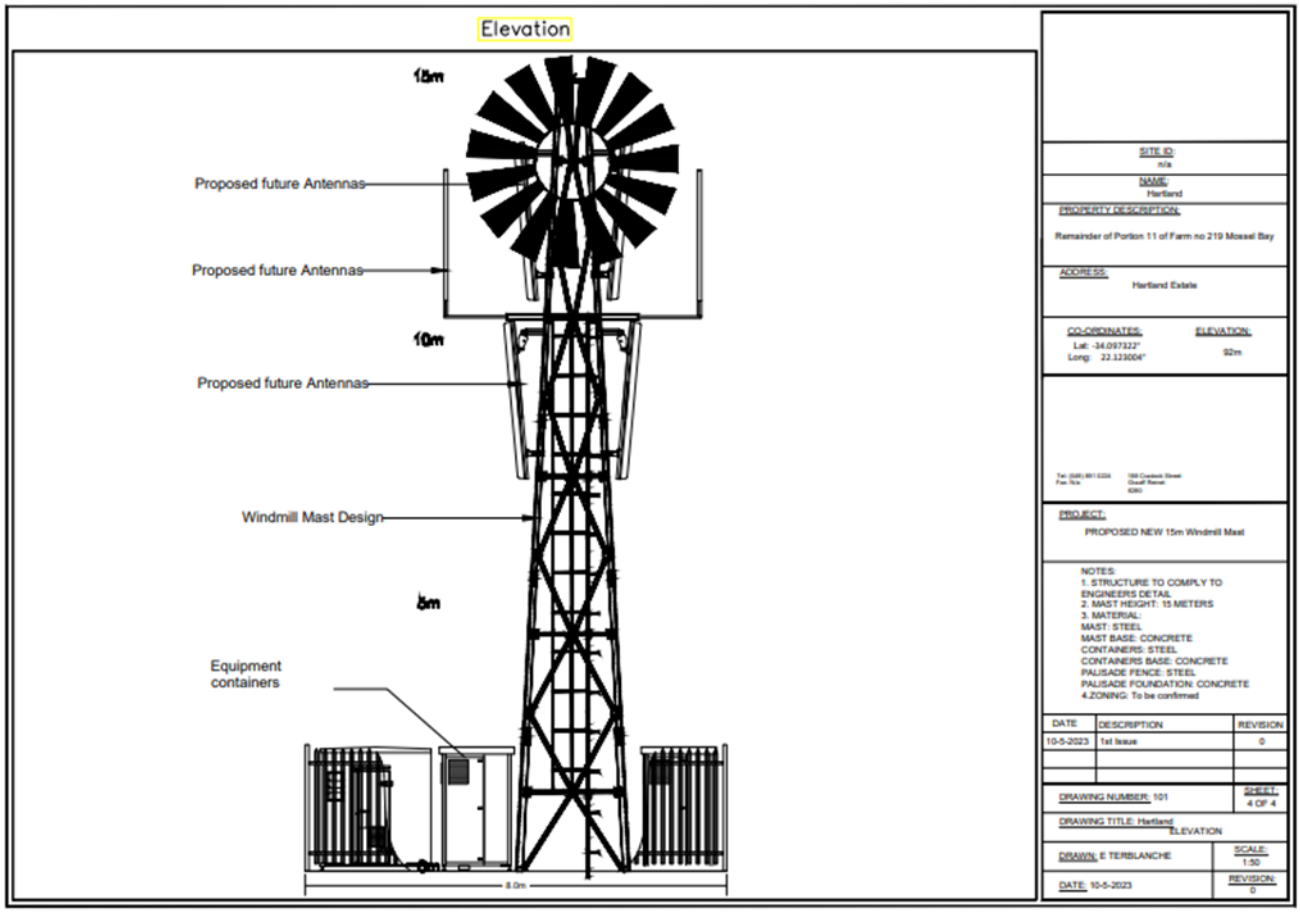

Figure 6: Elevation of Telecommunication Mast.

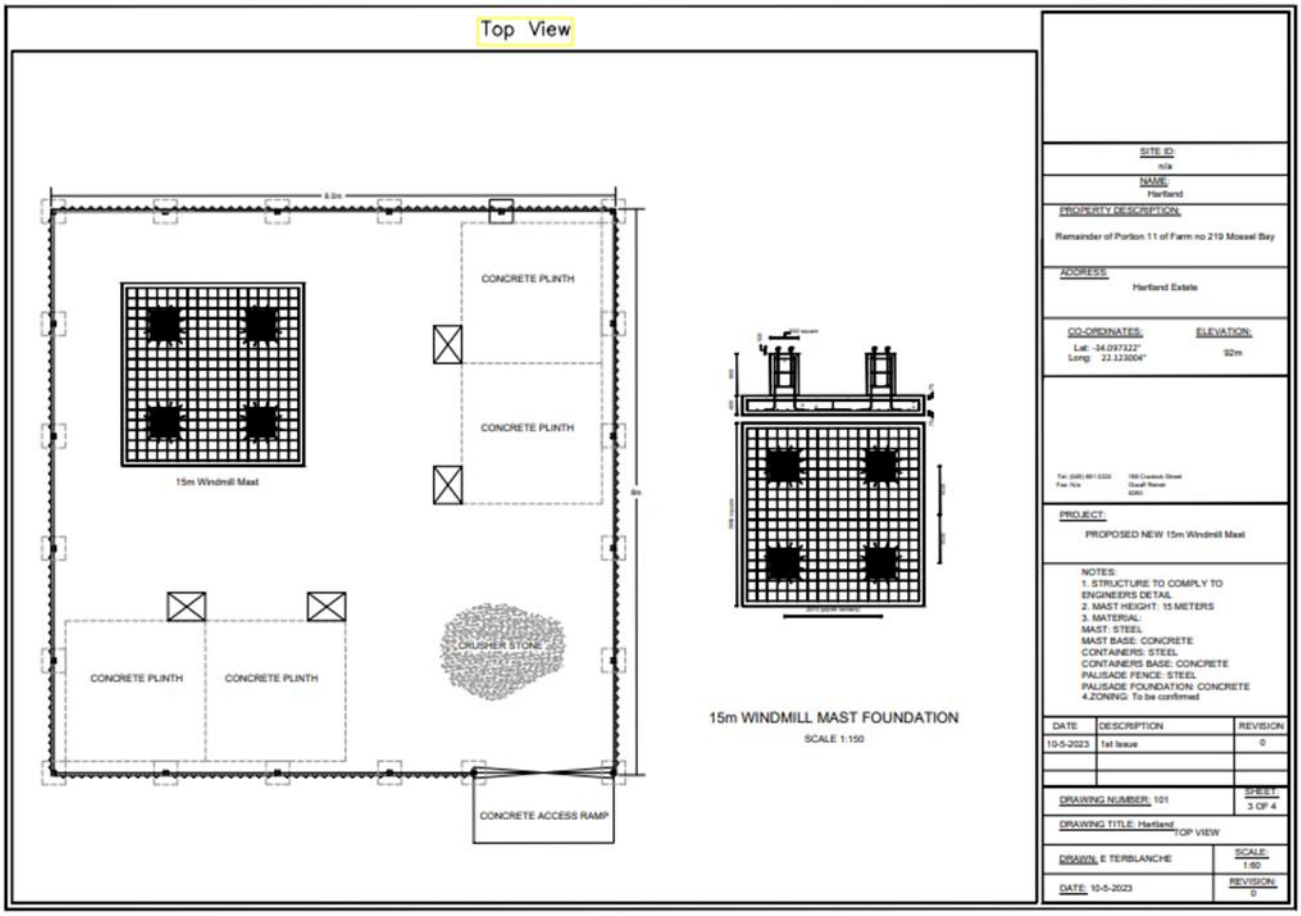

Figure 7: Top view of Telecommunication Mast.

Section 7	PROPOSED AMENDMENTS TO THE CONSTRUCTION EMPr

The applicant proposes to amend the approved Amended Construction Environmental Management Programme, dated 28 June 2023 (Ref: EG12/2/1-AM18-FARM VAALEVALLEY 219/B, MOSSEL BAY)

The current Amended Construction EMPr Section 4: Location and Description of the Property, paragraph 3 reads:
The Hartenbos Landgoed Phase I development serves as the southwestern boundary, with a host of smallholdings and the Hartenbos River. Beyond that, further south, is the residential area of Hartenbos.

The Amended Construction EMPr Section 4: Location and Description of the Property, paragraph 3 should be amended to read:
The **Hartland Lifestyle Estate** Phase I development serves as the southwestern boundary, with a host of smallholdings and the Hartenbos River. Beyond that, further south, is the residential area of Hartenbos.

The current Amended Construction EMPr Section 5: Description of the Activity, paragraph 1 reads:
The proposed development consists of a total of 2288 Residential units made up of single residential erven and general residential (including 150 Social Housing units), a 0.88ha Business Zone, 3.24ha Community Zone (consisting of a school and sports field) and an Open Space of 235ha (excluding the internal Open Spaces), which will be- managed as a nature reserve, a road network and associated infrastructure services will be accommodated on the footprint."

The Amended Construction EMPr Section 5: Description of the Activity, paragraph 1 should be amended to read:
The proposed development consists of **a telecommunication tower**, a total of 2288 Residential units made up of single residential erven and general residential (including 150 Social Housing units), a 0.88ha Business Zone, 3.24ha Community Zone (consisting of a school and sports field), an Open Space of 235ha (excluding the internal Open Spaces), which will be managed as a nature reserve, a road network and associated infrastructure services will be accommodated on the footprint.

The Amended Construction EMPr Section 5: Description of proposed activity should also be amended to include the above-mentioned Figures 4-7.

The current Amended EMPr Section 10.3.2: Impact Management Objectives and Outcomes, Objective 2: Protection of Terrestrial Ecosystem (Fauna and Vegetation) should be amended to include the following mitigation measures:

- Position the telecom mast in the most degraded spot devoid of significant indigenous growth.
- As a duty of care measure, succulents and bulb species (if present) can be searched and rescued for replanting in a nearby rehabilitation area (open space) where it is safe from development. Species suitable for search and rescue include Carpobrotus edulis, Crassula tetragona, C. capitella ssp. thyrsiflora, Aloe ferox and Bulbine lagopus. Carpobrotus edulis is anexcellent soil binder.
- Implement alien control as a long-term (operational phase) maintenance requirement. Currently, the focus should be to eradicate Acacia cyclops (rooikrans) and Lantana camara (lantana) from the area surrounding the telecom mast site. In terms of the NEMBA (Act 10 of 2004) Alien and Invasive Species List (2016), category 1b invasive species require compulsory control as part of an invasive species control programme.
- The development footprint should be kept at the provided minimum to minimise disturbance of any surrounding natural habitats on the site.
- Every effort should be made to save and relocate any mammal, reptile, amphibian, bird, or invertebrate that cannot flee of its own accord, encountered during site preparation (i.e., to avoid and minimise the direct mortality of faunal species). These animals should be relocated to a suitable habitat area immediately outside the project footprint, but under no circumstance to an area further

away.

The current Amended EMPr Section 10.3.5: Impact Management Objectives and Outcomes, Objective 5: VISUAL IMPACT MANAGEMENT should be amended to include the following mitigation measures:

- Vegetation Screening: Planting indigenous trees and shrubs around the mast's base to soften the visual impact. The strategic placement of vegetation can help reduce the mast's prominence, particularly from key visual receptors along the N2 highway and in residential areas like Hartenbos and Riverside.
- Colour and Material Selection: Choosing colours and materials that blend with the natural surroundings, such as matte finishes and neutral colours, can reduce the visual intrusion of the structure.
- Avoidance of Reflective Surfaces: Ensuring that the mast does not include highly reflective surfaces to prevent glare and minimise its visual footprint during peak sunlight hours.

Section 8	INPUT FROM SPECIALISTS

The changes to scope of the proposed development and new figures were sent to the specialists so that they can provide their input and comments on the impacts of the proposed new telecommunication tower. Please refer to Appendix E1-E3 for the specialist reports.

Visual Impact Assessment:

EcoThunder was appointed to compile the Visual Impact Assessment dated 28 August 2024. The assessment concludes that:

The windmill-inspired design of the telecommunications mast was chosen to harmonise with the existing peri-urban character of the area, reducing its visual presence. This design, combined with the natural topography, will help to integrate the mast into the landscape, allowing it to coexist with the natural features of the region.

The landscape around the proposed site has varying degrees of natural screening and VAC. The hills offer natural screening, reducing the visibility of the mast from certain perspectives. The water features in the area, such as the nearby rivers and dam, provide a visual contrast that complements the natural landscape. The windmill-inspired design of the telecommunications mast was chosen to harmonise with the existing peri-urban character of the area, reducing its visual presence. This design, combined with the natural topography, will help to integrate the mast into the landscape, allowing it to coexist with the natural features of the region.

The VIA analysis has concluded that while the mast will be visible from various vantage points, the landscape's inherent ability to absorb visual changes, along with the project's strategic placement and design, will ensure that any visual impact is mitigated. The site does not feature any highly sensitive visual resources that would be adversely affected by the development, and the surrounding natural features will be maintained through careful management.

The development of the Hartland Telecommunications Mast is consistent with environmental best practices and is visually compatible with the surrounding landscape. The design and mitigation measures have been carefully developed to reduce visual impacts while improving telecommunications infrastructure in the area. The project is expected to contribute positively to local development without compromising the visual of integrity of the region.

From a visual specialist's perspective there are no fatal flaws and no reason that the project cannot be authorised provided that the recommended mitigation measures are implemented and adhered to.

Botanical Statement:
Mark Berry was appointed to compile the Botanical Statement dated 30 August 2024. The botanical statement concludes that:

Due to the highly degraded/transformed state of the site, the impact posed by the proposed amendment on terrestrial biodiversity and plant species is expected to be of low significance. The amendment will not result in a notable loss of indigenous vegetation or plant species. However, a thicket 'hedge' and some fallow land with new regrowth in the vicinity of the telecom mast site should be taken into account in the positioning the mast.

It is therefore recommended that the proposed amendment be approved, subject to the consideration of the proposed mitigation measures.

Terrestrial Faunal and Avifaunal Species and Terrestrial Biodiversity Assessment:
Dr Jacobus H. Visser of Blue Skies Research compiled the Terrestrial Faunal and Avifaunal Species and Terrestrial Biodiversity Assessment, dated October 2024. The assessment concludes that:

The results from this report confirm the site sensitivity to be "Low" to "Very low" in contrast to the "Medium" site sensitivity retrieved in the DFFE Screening Tool Report. The site currently does not support any confirmed or potential subpopulations of terrestrial faunal SCC, with all habitats existing in an open and degraded state. Habitats over the proposed project footprints are retrieved as having a "Very low" SEI. The study area landscape supports an impaired terrestrial faunal and avifaunal diversity with only relatively common species of "Least Concern" (IUCN, 2021) being present and with altered ecosystem dynamics.

Current impacts are severe to the point where little ecosystem integrity remains within these parts of the site, meaning that these small, proposed footprints are of a low sensitivity with regards to faunal diversity and terrestrial biodiversity. Development of the proposed footprint will have a negligible impact on the receiving environment and are able to proceed without considering major mitigation measures or impact management actions.

The proposed new footprint does not overlap with any mapped CBA or ESA or any notable aquatic-, biodiversity- or ecological features while further representing small parts of the receiving environments exhibiting an open and degraded habitat structure, low faunal diversity and -abundances and which do not support any notable ecosystem dynamics.

Taken together therefore, the site is of a lower sensitivity from a faunal biodiversity perspective and project activities will not have any significant impacts on terrestrial biodiversity features in the study area landscape. The current development layout and associated activities are therefore supported from a faunal biodiversity perspective.

Section 9	ASSESSMENT OF IMPACTS

As indicated in the previous section, none of the proposed changes invoke any impact significance increases to the environment.

Visual Impact Assessment:
Table 2 below which shows the impacts and significance ratings identified in the Visual Impact Assessment in correlation with the amended development proposal.

Table 2: Visual Impacts and Significance Ratings of the Proposed Amendment.

Impact	Significance rating before mitigation	Significance rating after mitigation
CONSTRUCTION PHASE		
Altered Landscape and Sense of Place during Construction	Medium (-)	Low (-)
Visibility of the Mast to Residents during Construction	Medium (-)	Low (-)
Dust and Construction Impact during Construction	Medium (-)	Low (-)
OPERATIONAL PHASE		
Altered Landscape and Sense of Place during Operation	Medium (-)	Low (-)
Visibility of the Mast to Residents during Operation	Medium (-)	Low (-)
Potential Visual Impact of Operational, Safety, and Security Lighting during Operation	Medium (-)	Low (-)
DECOMMISSIONING PHASE		
Landscape Character and Visual Amenity during Decommissioning	Medium (-))	Low (-)
Site Restoration during Decommissioning	Low (+)	Medium (+)

As seen from table 2, all impacts associated with the construction, operation and possible decommission of the proposed telecommunication mast can be mitigated to a low significance. The preferred design for the telecommunication mast to be camouflaged as a windmill which will serve the surrounding residential and business areas within the estate. However, alternatively a communication mast without the windmill-style blades at the top, resulting in a simpler, bare telecommunications mast was considered. Both designs resulted in the same impact significance. The windmill design is preferred due to its alignment with the aesthetic of the surrounding rural environment and with the existing peri-urban character of the area Hartland, reducing its visual presence.

Proposed mitigation measures:

- Minimise Land Disturbance: Limit the construction footprint to the minimum necessary for the Hartland Telecommunications Mast project. Use only the required area to preserve the existing grassland landscape and unique sense of place.
- Use of Natural Colours and Materials: Use materials and colours that blend with the natural grassland landscape for any temporary structures or construction materials. Mimic the texture and colours of the natural environment.
- Vegetative Screens: At key vantage points, plant or retain native vegetation around the construction site to act as a natural screen, thereby reducing the visual impact of the mast and construction activities.
- Revegetation for Restoration: Post-construction, prioritise revegetation efforts, especially in areas where native vegetation was disturbed. This can help in restoring the site's original visual character.
- Community Engagement: Engage with the local communities, to keep them informed about construction progress and the measures being taken to reduce visual impacts.
- Minimise Night-time Activities: Limit construction activities during the night to reduce light pollution.

- Site Screening: Use natural topography, existing vegetation, or temporary screens to shield construction activities from viewers. Use screens made of materials that blend with the natural environment.
- Minimise Structure Heights: Keep temporary structure heights to a minimum to reduce their visibility. Use materials and colours that blend with the surrounding landscape.
- Lighting Control: Minimise light pollution by directing lights downwards, using shields to prevent light spill, and turning off lights when not in use.
- Vegetative Barriers: Enhance and fast-track the planting of native vegetation barriers, especially in areas facing major residential zones, to provide a natural screen.
- Community Workshops: Organise workshops for residents to explain the project's scope, benefits, and visual changes they can expect. This can help in building understanding and reducing potential apprehensions.
- Dust Suppression: Regularly water down the construction site, especially during dry and windy conditions, to minimise dust generation.
- Vehicle Speed Limits: Implement strict speed limits for construction vehicles within the site to reduce dust kick-up.
- Use of Dust Screens: Install dust screens or barriers around the construction site, particularly in areas close to sensitive receptors, to contain dust within the site.
- Rehabilitation of Disturbed Areas: Promptly rehabilitate areas where construction activities have ceased. Re-vegetate with native species or suitable ground cover to stabilise the soil and reduce dust generation.
- Regular Monitoring: Implement a monitoring program to assess the effectiveness of dust control measures and adjust if required.
- Machinery Maintenance: Ensure construction machinery is well-maintained to minimise excessive noise and vibrations.
- Work Hours: Restrict the noisiest construction activities to daytime hours and avoid work during early mornings, late evenings, or weekends when residents are more likely to be at home.
- Community Communication: Keep the local community informed about construction schedules, especially during particularly disruptive activities. This allows residents to prepare or adjust their schedules accordingly
- Landscaping: Introduce native vegetation around the mast's base and in the surrounding area to soften its visual impact and help it blend more seamlessly into the natural environment. This can include planting trees or shrubs that partially obscure the mast from key viewpoints.
- Design Considerations: Ensure the mast design continues to incorporate camouflage elements, such as a windmill appearance, to reduce visual intrusion. Additionally, consider the use of non-reflective materials and colours that complement the surrounding landscape, if feasible.
- Ongoing Monitoring: Regularly assess the condition of the mast over time, and keep it well maintained
- Vegetative Screening: Plant native trees and shrubs at key points of sensitivity to create natural screens that can obscure or soften the view of the mast from residential areas. This can help the structure blend more naturally into the environment.
- Community Involvement: Involve the community in discussions related to the mast's design and placement, where possible.
- Informational Campaigns: Educate residents about the benefits of improved telecommunications infrastructure, such as enhanced connectivity and safety, to build understanding and acceptance of the mast's presence, if feasible or required.
- Downward-facing Lights: Use fixtures that direct light downwards to minimise upward light spill, preserving the night sky.
- Motion Sensors: Install motion sensors so that lights are only activated when necessary, reducing the duration of light emissions.
- Low-intensity Lighting: Opt for low-intensity lighting that provides sufficient illumination for safety without being overly bright.
- Shielding: Use shields on lights to direct illumination to the intended areas and prevent light spill into unintended areas.

- Periodic Reviews: Conduct periodic reviews of lighting practices to identify and rectify any unnecessary light emissions.
- Gradual Dismantling: Consider a phased approach to removing the mast and infrastructure, gradually transitioning the landscape back to its original state. This reduces the visual impact of sudden change.
- Community Engagement: Engage with the local community and stakeholders to understand their views and preferences, guiding the decommissioning process in a way that is sensitive to local visual preferences.
- Re-use of Infrastructure: Where possible, consider re-using some of the infrastructure for other purposes. For example, access roads could be left in place for use by local landowners, if appropriate and agreed upon.
- Site Restoration: Prioritise the immediate restoration of areas once the infrastructure is removed, including re-vegetation with native species to help the site blend back into the natural landscape.
- Waste Management: Ensure all materials, especially non-biodegradable ones, are properly disposed of or recycled, leaving no remnants behind.
- Community Communication: Keep the local community informed about the decommissioning timeline and restoration efforts to manage expectations and address concerns.
- Monitoring: Post-decommissioning, monitor the site's recovery and implement any necessary interventions to ensure successful landscape restoration.
- Native Vegetation: Use native and local plant species for re-vegetation to ensure ecological compatibility and enhance biodiversity.
- Soil Conservation: Employ techniques to prevent soil erosion and promote soil health during and after restoration.
- Regular Monitoring: Conduct regular site inspections to assess the success of restoration efforts and intervene where necessary.
- Community Engagement: Engage with the local community to gather feedback on restoration efforts and address any concerns.
- Waste Management: Ensure all decommissioned materials are properly disposed of or recycled, leaving no remnants behind.

Please note that not all of the above-mentioned mitigation measures will be used due to similar mitigation measures already present in the Operational and Construction EMP and relevance to the proposed telecommunication mast.

Botanical statement:
Table 3 below which shows the impacts identified in the Botanical statement in correlation with the amended development proposal.

Table 3: Botanical impacts for the proposed amendments

Impact
CONSTRUCTION PHASE
No direct impact on good quality natural vegetation is expected. Make sure that the telecom mast is placed in the most degraded spot devoid of significant indigenous growth.
OPERATIONAL PHASE
Increased alien infestation and fire risk, unless an alien management plan is drawn up and implemented.

The cumulative botanical impact of the project is expected to be insignificant. In this instance, the loss of biodiversity and resultant cumulative impact is considered small (acceptable) due to the degraded (transformed) state of the site.

Proposed mitigation measures:
- Position the telecom mast in the most degraded spot devoid of significant indigenous growth.
- As a duty of care measure, succulents and bulb species (if present) can be searched and rescued for replanting in a nearby rehabilitation area (open space) where it is safe from development. Species

suitable for search and rescue include *Carpobrotus edulis, Crassula tetragona, C. capitella ssp. thyrsiflora, Aloe ferox andBulbine lagopus. Carpobrotus edulis* is an excellent soil binder.

- Implement alien control as a long-term (operational phase) maintenance requirement. Currently, the focus should be to eradicate *Acacia cyclops* (rooikrans)and Lantana camara (lantana) from the area surrounding the telecom mast site.In terms of the NEMBA (Act 10 of 2004) Alien and Invasive Species List (2016), category 1b invasive species require compulsory control as part of an invasive species control programme.

All recommended mitigation measures will be included in the amendment of the construction EMPr.

Terrestrial Faunal and Avifaunal Species and Terrestrial Biodiversity Assessment:
The development of the proposed footprint will have a negligible impact on the receiving environment and are therefore able to proceed without considering major mitigation measures or impact management actions.

Proposed mitigation measures:

- The development footprint should be kept at the provided minimum to minimise disturbance of any surrounding natural habitats on the site.
- Every effort should be made to save and relocate any mammal, reptile, amphibian, bird, or invertebrate that cannot flee of its own accord, encountered during site preparation (i.e., to avoid and minimise the direct mortality of faunal species). These animals should be relocated to a suitable habitat area immediately outside the project footprint, but under no circumstance to an area further away.

All recommended mitigation measures will be included in the amendment of the construction EMPr.

Section 10 MOTIVATION FOR THE PROPOSED AMENDMENT

Motivation for the addition of a Telecommunications Mast with a height of 15m and an approx. footprint of 64m²:
Due to factors including densification, urbanisation and influx of seasonal guests especially over festive seasons and holidays, in a tourist attractive place like Hartland, dropped calls and poor network coverage (related to both voice and data) are experienced. The proposed amendment is motivated by several customer complaints (from residents, businesses and commuters) received by Telkom Mobile users in and around the area of Hartland. Telkom Mobile identified several positions in the area that need to be equipped with base stations to alleviate the pressure and to cater for the ever-increasing demand.

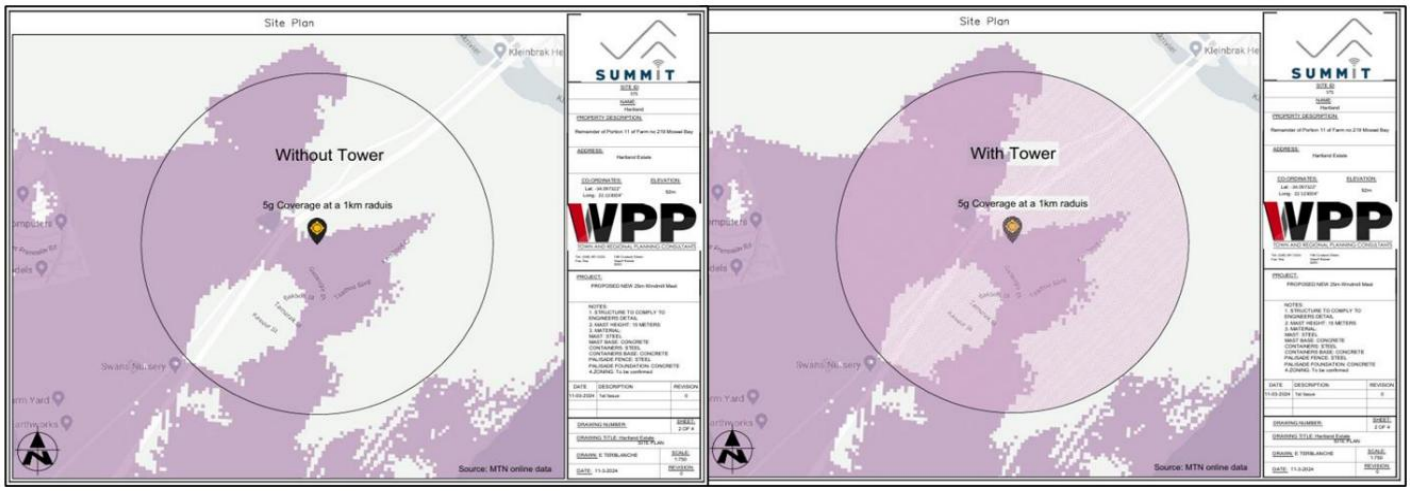

Figure 8: MTN service coverage for the area (5g)

Figure 8 illustrate the current coverage for MTN in the area. It should be noted that some areas have very limited 5g. Therefore, a FSBTS as proposed in this application will increase the amount of coverage in this area. The increase in network strength brought by the proposed FSBTS will aid the local businesses and can unlock growth potential which will have a positive economic impact. Residents, businesses and commuters will have a more secure connection to emergency services and armed response which will have a huge social impact.

The FSBTS will be erected at a cost of approximately R500 000. These high costs are a very good reason to rather co-locate on existing freestanding base stations or to settle for a rooftop base station in lieu of building a new freestanding base station. The mix of land uses range from low density residential to open space. The proposed base station will not interfere with the current use of the property and there are no negative impacts on the surrounding land uses and environment. No trees need to be removed to build the base station and no buildings with heritage value will be affected. The proposed use will have no impact on the external engineering services, on transport or traffic related considerations, or on the biophysical environment. Every possible measure has been taken to make the design as aesthetically pleasing as possible.

The proposed use will have no detrimental impact on the surrounding properties and will provide an essential service to the surrounding community.

Motivation for amendments to the Operational and Construction EMPr:

- To align the EMPr with the proposed amendments to the EA.
- To update the documents with the new name of the project

Section 11	SUMMARY OF THE PUBLIC PARTICIPATION PROCESS

The I&AP list from amendment for the Operational and construction EMPr (Ref: EG12/2/1-AM18 FARM VAALEVALLEY 219/B, MOSSEL BAY) will be used to distribute this report for PPP via email and post. An Afrikaans site notice will be placed along Malherbe Street which is the only road that accesses Power Town and as such we are confident that the proposed Site Notice Location will achieve the goal of notifying the residents of Power Town of the Proposed Amendment. An English site notice will be erected at the current entrance to the Hartland Lifestyle Estate property. The entrance is located off the R102. An A4 Notices will be placed at the Swans Nursery on RE/219 and at Hartenbos Landgoed I on 10/219.

Availability of the report and supporting documentation

The report along with the supporting documentation will be sent to all authorities and register I&AP's via email. The report will also be available on the SES website (www.sescc.net), under the public documents section.

Section 12	CONCLUSION

In terms of the biophysical environment, the proposed amendments are regarded as insignificant as the activity and footprint of the estate will remain unchanged and rather relate to finer internal details of the proposed Hartland Lifestyle Estate which results in better coverage for MTN in the area. As such we believe that the proposed amendments to the EA and EMPr should be approved.