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ADDENDUM

PROJECT LOT 266 & REM ERF 21, RIVERSDALE, VISUAL IMPACT ASSESSMENT
DATE 10 JUNE 2025

Lot 266 and Portion of Remainder of Erf 21, Riversdale, Visual Impact Assessment Ref. 23/035

A Visual Impact Assessment report was prepared by FC Holm in July 2024 to address the potential visual impacts of proposed new developments on Lot 266 and Rem of Erf 21, Riversdale, Hessequa district.

Following a request from the Department of Environmental Affairs and Development Planning during the pre-application phase, FC Holm was approached by Sharples Environmental Services in May 2025 on behalf of the client, Belladonna Pty (Ltd), to review the potential visual impacts of external infrastructure as part of the environmental process.

The review of external infrastructure will be discussed using the same criteria as for the VIA and will be presented as an addendum to the Visual Impact Assessment report (July 2024).

The review of potential visual impacts associated with external services was informed by the following reports:

- Electrical Services Report prepared by CMB Consulting Mechanical and Electrical Engineers, September 2024.
- Civil Engineering Services Report for the development of Lot 266 & a Portion of Remainder of Lot 21, Riversdale Settlement, Hessequa, prepared by Hessequa Consulting Engineers, September 2024.

External Services

External services infrastructure for the site will comprise of the following:

- Electrical power supply
- Sewer
- Water
- Storm water

Electrical power supply

Information regarding electrical services for the proposed new developments was supplied by the Electrical Services Report prepared by CMB Consulting Mechanical and Electrical Engineers, September 2024. Refer to Electrical Services Report for detailed information and drawings regarding electrical infrastructure services for proposed new developments.

The connection point will be the existing cable between Miniature Substations located in Lanoria Street and Bauhinia Street where a new 4-way ring main unit will be supplied and installed by the Developer.

When the load requirement of this development and the adjacent Erf RE/22 exceeds the available capacity of 856 kVA a new 11kV feeder must be supplied and installed from the existing 11kV overhead line between

the "Main Intake Substation" and "SS-Main". The 11kV feeder will consist of a ring main unit, 11kV underground cable, and 11kV overhead line.

The location of electrical supply lines to the site is illustrated in figure 1 below.

image: Google Earth https://earth.google.com

Figure 1: Approximate location of electrical service infrastructure to site (not to scale) shown by yellow lines.

Power supply cables running adjacent to the N2 and towards the site will be underground cables. The southeastern portion of the 11kV supply will consist of overhead lines running along the outer perimeter of the industrial area in Riversdale to the connection point at Main Intake Substation.

Portions where cables will be laid underground adjacent to the site and along N2 highway will not be visible to receptors and will have no long term impact on the character of the site, provided areas where underground cables are installed are rehabilitated and re-vegetated in accordance with the environmental management plan after the construction phase. Infrastructure at connection points to underground cables is expected to be low level and is not likely to be visible to receptors beyond the direct vicinity of the site. Visual exposure and visual intrusion is expected to be low.

The portion where overhead lines will be installed in future will be visible to receptors travelling on the N2 heading in an easterly direction towards Riversdale. Existing vegetation and clumps of large trees in the area where new overhead power lines are envisioned will provide partial screening.

Partial screening will be provided by topography and existing development when travelling in a westerly direction on the N2. The industrial area is situated at a higher elevation than the proposed new overhead power lines and therefore will visual exposure will be reduced when viewed from the eastern side of town.

The nature and scale of the proposed new 11kV overhead electrical lines is infrastructure that is typically associated with industrual areas and adjacent farmlands, and as such is not viewed to be discordant with existing developments in the area. Although there will be a permanent change in the visual character of the area visual intrusion is expected to be moderate to low.

Partial screening of new overhead lines will be possible with vegetation, in particular areas in close proximity to the N2 highway, and will serve to mitigate the potential visual impacts associated with the new overhead power lines.

Sewer

The existing Hessequa sewer infrastructure has sufficient capacity to accommodate the proposed developments (Services Report, Hessequa Consulting Engineers, September 2024). Sewer connection points where new developments will tie into the existing sewer network are illustrated in figure 2 below.

image: Google Earth https://earth.google.com

NORTH

Figure 2: Location of sewer service infrastructure to site (not to scale) indicated by green lines.

Sewer infrastructure will be provided by means of underground piping and above ground infrastructure will typically consist of low level access points that are not likely to be visible to receptors beyond the immediate vicinity of the site. Visual exposure and visual intrusion are expected to be low. No long term change to the character and sense of place of the site is anticipated due to sewer reticulation services, provided construction areas are re-habilitated and vegetated after the construction phase.

Water

Water supply to the site will be accommodated from the existing storage capacity of Hessequa municipality (Services Report, Hessequa Consulting Engineers, September 2024). A new Link Water Main will be required to accommodate the proposed new development.

The location of water supply lines to the site is illustrated in figure 3 below.

image: Google Earth https://earth.google.com

Figure 3: Location of water service infrastructure to site (not to scale) indicated by blue lines.

Infrastructure associated with water reticulation for the proposed new developments will mostly consist of underground piping and low level access structures, meters and connection points, and will not be noticeable to receptors beyond the immediate vicinity of the site. No long term change to the character and sense of place of the site is anticipated due to water reticulation services, provided construction areas are re-habilitated and vegetated after the construction phase.

Storm water

Two drainage zones have been identified on the site, drainage zone 1 and drainage zone 2 (Services Report, Hessequa Consulting Engineers, September 2024). Surface runoff, from drainage zone 1, will drain in a north-eastern direction to new stormwater inlet structures and pipework parallel to the connection road with Erica Street. Stormwater attenuation areas will be created on the lowest Estate Plots, within the Retirement Village and the Park.

Surface runoff, from drainage zone 2, will also drain in a north-eastern direction parallel to the new Lobelia connecting road and into the existing dam situated within a park area.

External infrastructure will consist of piping, detention structures and open channels. Infrastructure associated with storm water management will be constructed at a low level and may be visible to receptors from the direct vicinity of the site or within close proximity in the case of detention structures and open channels.

Open channels, detention dams and similar structures associated with storm water management are in keeping with the rural character of the area, and will not be at odds with or cause permanent negative changes to the character and sense of place of the site. Visual intrusion and visual exposure will be moderate to low.

The location of proposed stormwater infrastructure to the site is illustrated in figure 4 below.

image: Google Earth https://earth.google.com

Figure 4: Position of proposed storm water infrastructure and detention structures.

Construction areas where new storm water infrastructure is installed must be rehabilitated and vegetated after the construction phase to mitigate potential visual impacts associated with storm water infrastructure.

Conclusion

Although there will be some permanent changes to the character of the site as the result of external services these changes will be of a scale and nature that is not found to be discordant with existing developments in the area. Provided that vegetation rehabilitation measures are applied throughout the corridors following construction, the changes to the visual character brought about due to external services are deemed to be acceptable.