

REFERENCE: 16/3/3/5/D6/29/0001/25
NEAS REFERENCE: WCP/EIA/AMEND/0000907/2025
DATE OF ISSUE: 18 July 2025

ADDENDUM TO ENVIRONMENTAL AUTHORISATION

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND PART 2 AND 4 OF CHAPTER 5 OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 FOR THE AMENDMENT OF THE APPEAL ENVIRONMENTAL AUTHORISATION ISSUED ON 18 AUGUST 2009 (REF 3/6/3) AND THE ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPR) (DATED 8 MARCH 2008) FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON A PORTION OF THE FARM VAALE VALLEY 219, MOSSEL BAY-HARTLAND LIFESTYLE ESTATE

With reference to your application for the amendment of the appeal EA and EMPr approved as part of the EA Reference: 3/6/3 issued on 18 August 2009, find below the amendment to the Environmental Authorisation and EMPr in respect of this application.

A. DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998, as amended) and the Environmental Impact Assessment Regulations, 2014 (as amended) ("EIA Regulations") the competent authority herewith grants the amendment of the Environmental Authorisation Ref: 3/6/3 issued on 18 August 2009 and EMPr approved as part of the EA.

The Environmental Authorisation (EA) and EMPr (Construction and Operational) are amended as follows:

1. Section A: Description of Activity must include a Telecommunications Mast with a maximum height of 15m and a footprint of approximately 64m² and must read as follows:

"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 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."

2. The Operational EMPr and Construction EMPr is amended by the deletion of the words "Hartenbos Landgoed II (Pty) Ltd", wheresoever they may appear in the EMPr , and the insertion of the following word ion their stead:

"Hartland Lifestyle Estate (Pty) Ltd"

3. The Operational EMPr and Construction EMPr is amended by the deletion of the words "Hartenbos Landgoed Phase II", wheresoever they may appear in the EMPr , and the insertion of the following words in their stead:

"Hartland Lifestyle Estate Phase II"

4. Section 3.1: Location and Description of Property described in the Operational EMPr is deleted and replaced with the following:

"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."

5. Section 3.2: Description of proposed activity in the Operational EMPr is deleted and replaced with the following:

"The proposed development consists of a telecommunication tower with a height of no higher than 15m and a footprint of approximately 64m², 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."

6. Section 3.2: Description of proposed activity in the Operational EMPr is amended by the insertion of the following figures / maps:

"LOCALITY PLAN FOR TELECOMMUNICATION TOWER" (refer to Annexure 1)

"SITE DEVELOPMENT PLAN FOR TELECOMMUNICATION TOWER" (refer to Annexure 2)

"DESIGN OF THE TELECOMMUNICATION TOWER" (refer to Annexure 3)

"TOP VIEW DESIGN OF THE TELECOMMUNICATION TOWER AND BASE STATION"
(refer to Annexure 4)

Copies of the above Annexures are attached to this Addendum to the Environmental Authorisation as Annexure 1; Annexure 2, Annexure 3 and Annexure 4 respectively.

7. Section 5: Location and Description of the Property of the Construction EMPr is replaced for the following:

"The proposed development consists of a telecommunication tower with a height of no higher than 15m and a footprint of approximately 64m², 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."

8. Section 5: Description of proposed activity in the Construction EMPr is amended by the insertion of the following figures / maps:

“LOCALITY PLAN FOR THE TELECOMMUNICATION TOWER” (refer to Annexure 1)

“SITE DEVELOPMENT PLAN FOR TELECOMMUNICATION TOWER” (refer to Annexure 2)

“DESIGN OF THE TELECOMMUNICATION TOWER” (refer to Annexure 3)

“TOP VIEW DESIGN OF THE TELECOMMUNICATION TOWER AND BASE STATION”
(refer to Annexure 4)

Copies of the above Annexures are attached to this Addendum to the Environmental Authorisation as Annexure 1; Annexure 2, Annexure 3 and Annexure 4 respectively.

9. Objective 2: Protection of Terrestrial Ecosystem (Fauna and Vegetation) under Section 10.3.2: Impact Management Objectives and Outcomes of the Construction EMPr, is amended to include the following additional of mitigation measures, and is replaced for the following:

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- *The telecom mast must be situated in the most degraded area in order to avoid indigenous vegetation.*
- *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. *thyrsoiflora*, *Aloe ferox* and *Bulbine 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.*
- *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. ”*

10. Objective 5: Visual Impact Management under Section 10.3.5: Impact Management Objectives and Outcomes of the Construction EMPr, is amended to include the following additional of mitigation measures, and is replaced for the following:

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- *Vegetation Screening: Planting indigenous trees and shrubs around the mast's base to soften the visual impact. The strategic placement of the mast within 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 of the mast: 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.”*

Note: The above amendment must be read with the EA Reference: 3/6/3 issued on 18 August 2009 EMPr approved as part of the EA.

11. All other information contained in the EA and EMPr approved as part of the EA (Referenced: 3/6/3 issued on 18 August 2009) remain unchanged and in force.

B. DETAILS OF THE APPLICANT FOR THIS APPLICATION

The Managing Director
% Mr. Andre Le Roux
Hartland Lifestyle Estate (Pty) Ltd
Unit 1, K109 Business Park
1 Tinus de Jongh St.
Van Eck Park
BRAKPAN
1541

Email: Andre@dalmar.co.za

C. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

Mr. Michael Bennett
EAPASA No: 2021/3163
Sharples Environmental Services (Pty) Ltd
PO Box 9087
GEORGE
6530

Cell: 083 326 9599
Email: michael@sesc.net
Website: www.sesc.net

D. SITE DESCRIPTION AND LOCATION

Hartland is located on Remainder of Farm number 11/219, Hartenbos

Coordinates of the site:

Property	Latitude (S)	Longitude (E)
Remainder 11/219, Hartenbos	34° 5' 50.406"	22° 7' 22.792"

SG digit code for the relevant property:

Property	Surveyor General 21-digit Code
Remainder 11/219, Hartenbos	C05100000000021900011

E. REASONS FOR THE DECISION:

In reaching its decision, the Department took, *inter alia*, the following into consideration:

1. The addition of a cell mast to the Hartland Phase 2 development requires the amendment of the EA by transforming approximately 64m² of the open space area set aside for conservation use. However, in the previous amendment of the EA, the internal open spaces were increased by 3572 m². Although the 64m² will be lost, it is considered to be minor as the size of the open space will still be greater than was originally authorised.

2. Need and Desirability

According to the final Environmental Impact Report the need for a cellular base station is undisputed as Hartland attracts a lot of people, especially during the festive season. In addition to this, other factors including densification, and urbanisation has resulted in the current available network in the area not having sufficient capacity to service everyone, resulting in calls being dropped and poor network coverage (related to both voice and data). 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.

3. Visual aspects:

In terms of the Visual Impact Assessment (VIA), the windmill-inspired design of the telecommunications mast is preferred as it, according to the specialist, produces a pleasing visual combination with the existing peri-urban character of the area, making it blend in with the surrounding landscape. This design, combined with the natural topography, will help to integrate the mast into the landscape, allowing it to co-exist 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 to an acceptable level.

4. Botanical:

The botanical specialist report concluded that due to the highly degraded state of the site, the impact of the proposed amendment on terrestrial biodiversity and plant species is expected to be of low significance. Furthermore, it is understood that 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. This is included as a condition of approval.

5. Terrestrial Biodiversity

According to the Impact Report, the proposed new footprint will not affect any Critical Biodiversity Area (CBA) or Ecological Support Area (ESA), any sensitive aquatic features, biodiversity features or ecological features and will be limited to the degraded areas with low faunal diversity. In light thereof, the biodiversity specialist the site is of a lower sensitivity from a faunal biodiversity perspective and the proposed amendment will not have any significant impacts on terrestrial biodiversity features in the study area landscape.

6. Public Participation:

A public participation process agreed to with the competent authority was undertaken. This included notifying the registered Interested and Affected Parties of the previous environmental process and the following state departments or organs of state:

- Department of Environmental Affairs and Development Planning
- Cape Nature
- Breede-Olifants Catchment Management Agency

Notifications

- An Afrikaans site notice was placed along Malherbe Street on 7 February;
- An English site notice was placed at the current entrance to the Hartland Lifestyle Estate property on 7 February;
- An A4 Notices was placed at the Swans Nursery on RE/219 and at Hartenbos Landgoed I on 10/219 on 7 February;
- An advert was placed in the Mossel Bay Advertiser on 7 February 2025;
- The draft Impact Report was made available to the public from 07 February 2025-14 March 2025;

Numerous complaints were received regarding the possible impact of the proposed cell mast on human health and wellbeing. In addition to the EAPs responses, please note that there is no evidence

to support the idea that living, working, or being near a cell tower increases the risk of cancer or other health issues. The World Health Organisation (WHO) states that, "from all evidence accumulated so far, no adverse short-term or long-term health effects have been shown to occur from the RF signals produced by base stations," In light thereof, there are no concrete evidence that radio frequency waves from a cell mast adversely affects the health and wellbeing of people living in close proximity thereof. No objections were received from any organs of state or state departments.

This Department is satisfied that the EAP effectively address the concerns raised to ensure that the proposed amendment does not significantly affect the environment.

7. All the relevant information presented to this Department, which formed part of the application for amendment.

F. CONDITIONS

1. The applicant must, in writing, within **14 (fourteen)** calendar days from the date of the Department's decision –
 - 1.1 notify all registered interested and affected parties registered in the previous EIA process of –
 - 1.1.1 the outcome of the application;
 - 1.1.2 the reasons for the decision;
 - 1.1.3 the date of the decision; and
 - 1.1.4 the date of issue of the decision;
 - 1.2 draw the attention of all registered interested and affected parties registered in the previous EIA process to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2025 (as amended) in section G below;
 - 1.3 draw the attention of all registered interested and affected parties registered in the previous EIA process to the manner in which they may access the decision.
2. The holder of the environmental authorisation must within thirty (30) calendar days of the issue of this amendment decision, provide the competent authority with written proof of compliance with Condition 1 above.
3. The thicket 'hedge' and some fallow land with new regrowth in the vicinity of the telecom mast site (as indicated by the specialist findings) must be avoided and taken into account when determining the positioning the mast.

G. APPEALS

1. Appeals must comply the *National Appeal Regulations, 2025 (Government Notice No. R. 5985 in Government Gazette No. 52269 of 13 March 2025)*. Please note the provisions of Regulations 1(2) and 1(3) of the *National Appeal Regulations, 2025* when calculating the period of days.
2. The holder (applicant) of this decision must submit an appeal to the Appeal Administrator, any registered Interested and Affected Parties (I&AP's) and the decision maker (Competent Authority who issued the decision) within 20 calendar days from the date this decision was sent by the decision maker.
3. The I&AP's (not the holder of this decision) must submit an appeal to the Appeal Administrator, the holder (applicant) of the decision and the decision maker within 20 calendar days from the date this decision was sent to the registered I&AP's by the holder (applicant) of the decision.

4. All appeals submitted must:
 - 4.1. be in writing in the appeal form obtainable from the Departmental website;
 - 4.2. include supporting documents referred to in the appeal; and
 - 4.3. include proof of payment of the prescribed non-refundable appeal fee, if prescribed.
5. The holder (applicant) of the decision must:
 - 5.1. notify registered I&AP's and affected organs of state of any appeal received, and make the appeal available to them, within 5 calendar days after the 20-day appeal period ends.
 - 5.2. Submit proof of this notification to the Appeal Administrator within 5 calendar days after sending the last notification.
6. The applicant, where applicable, the decision-maker, or any person notified under regulation 4 of the *National Appeal Regulations, 2025* may submit a Responding Statement within 20 calendar days from the date they received the appeal, in the form obtainable from the Department website to the Appeal Administrator and to the appellant, where the appellant is not the applicant.
7. Appeals, Responding Statements and supporting documents must be submitted to the Appeal Administrator by means of one of the following methods:
 - 7.1. By e-mail: DEADP.Appeals@westerncape.gov.za or
 - 7.2. By hand where that person submitting does not hold an electronic mail account:
Attention: Mr Marius Venter
Room 809, 8th Floor Utilitas Building,
1 Dorp Street, Cape Town, 8001

Note:

- You are also requested to submit an electronic copy (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Administrator via email or to the address listed above.
- A prescribed appeal form, responding statement form as well as assistance regarding the appeal processes is obtainable from the relevant website of the appeal authority: <http://www.westerncape.gov.za/eadp> or the office of the Minister at: Tel. (021) 483 3721 or email DEADP.Appeals@westerncape.gov.za
- Documents to be submitted to the decision-maker (*i.e.*, the Competent Authority that issued the decision) at: Gavin.Benjamin@westerncape.gov.za; and copied to DEADPEIAadmin.George@westerncape.gov.za

H. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Addendum to Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully

MR. GAVIN BENJAMIN
DIRECTOR: DEVELOPMENT MANAGEMENT
WESTERN CAPE GOVERNMENT: DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

DATE OF DECISION: **18 JUNE 2025**

FOR OFFICIAL USE ONLY:

APPEAL ENVIRONMENTAL AUTHORISATION

REFERENCE NUMBER: 3/6/3 (HARTENBOS LANDGOED PHASE 2)
DATE OF ISSUE: 18 AUGUST 2009

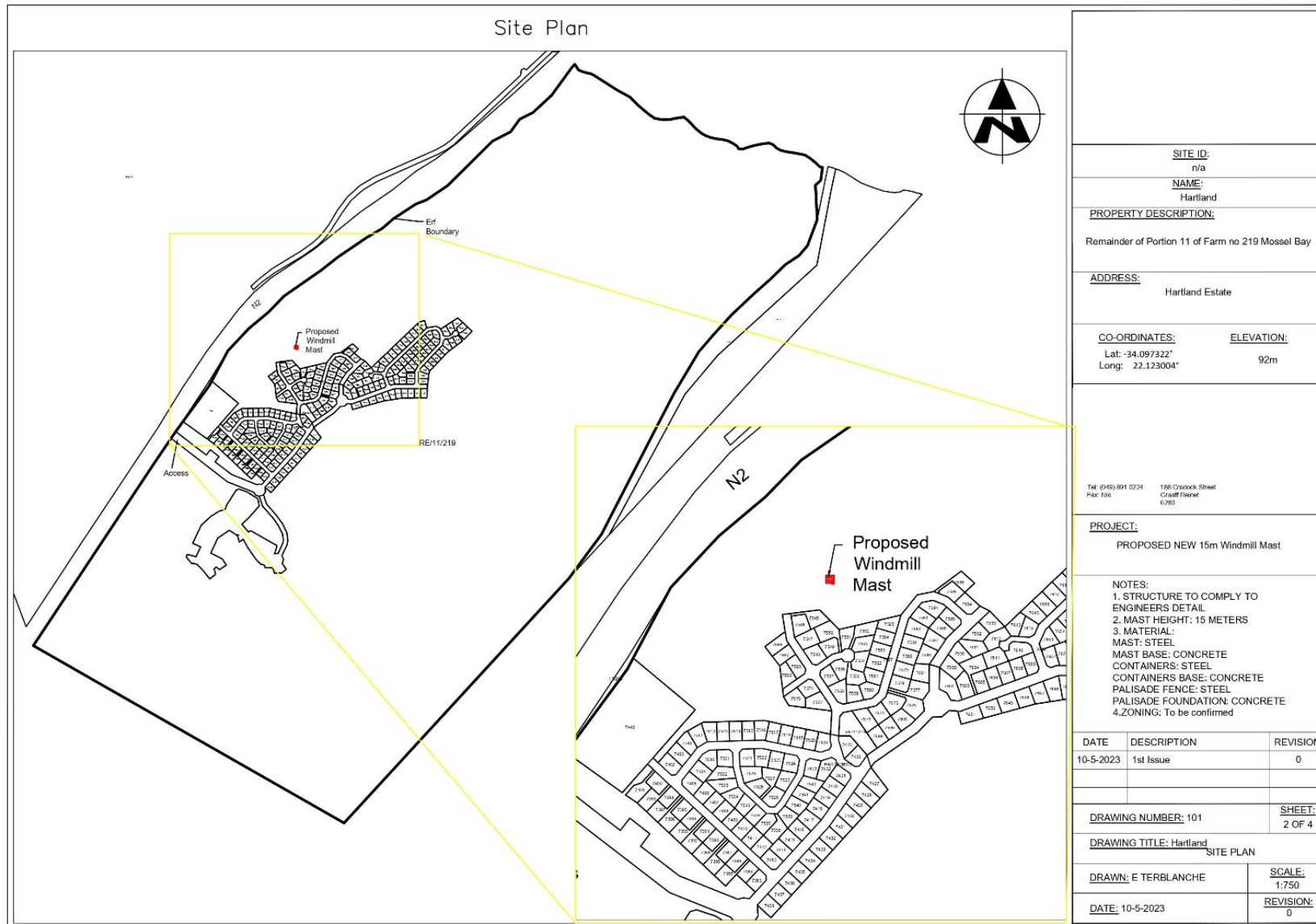
EA ADDENDUM #1 REFERENCE NUMBER: M3/6/5
DATE OF ISSUE: 18 DECEMBER 2012

EA ADDENDUM #2 REFERENCE NUMBER: M3/6/5
DATE OF ISSUE: 12 FEBRUARY 2018

EA ADDENDUM #3 REFERENCE NUMBER: 16/3/3/5/D6/29/0008/22
NEAS REF.: WCP/EIA/AMEND/0000677/2022
DATE OF ISSUE: 22 JUNE 2023

EA ADDENDUM #4 REFERENCE NUMBER: 16/3/3/5/D6/29/0001/25
NEAS REF.: WCP/EIA/AMEND/0000907/2025
DATE OF ISSUE: THIS DECISION
CASE OFFICER: Ms. Shireen Pullen | Shireen.Pullen@westerncape.gov.za

ANNEXURE 2: SITE DEVELOPMENT PLAN FOR TELECOMMUNICATION TOWER



ANNEXURE 4: TOP VIEW DESIGN OF THE TELECOMMUNICATION TOWER AND BASE STATION

