

**Emoyeni Renewable Energy Farm (Pty) Ltd**

**PROPOSED EMOYENI RENEWABLE ENERGY FARM – SOLAR  
PV FACILITY, MPUMALANGA PROVINCE**

**LANDSCAPE & VISUAL IMPACT BASELINE  
REPORT**

**May 2022**

**Prepared by:**

Environmental Planning and Design  
33 Askew Grove,  
Glenwood,  
4001

Tel: 083 703 2995

Email: [jon@enviroconsult.co.za](mailto:jon@enviroconsult.co.za)

**Prepared for:**

Savannah Environmental (Pty) Ltd  
1st Floor, Block 2, 5 Woodlands Drive  
Office Park  
Cnr Woodlands Drive & Western Service  
Road  
Woodmead  
2191

Tel: 011 656 3237

Fax: 086 684 0547

Email: [jana@savannahsa.com](mailto:jana@savannahsa.com)



ENVIRONMENTAL PLANNING AND DESIGN

PO BOX 2122, WESTVILLE, 3630, SOUTH AFRICA

|                   |  |    |
|-------------------|--|----|
| TABLE OF CONTENTS |  |    |
| 1                 | INTRODUCTION   | 4  |
| 1.1               | GENERAL  | 4  |
| 1.2               | PROJECT LOCATION   | 4  |
| 1.3               | BACKGROUND OF SPECIALIST   | 5  |
| 1.4               | BRIEF AND RELEVANT GUIDELINES  | 5  |
| 1.5               | LIMITATIONS AND ASSUMPTIONS  | 5  |
| 2                 | PROJECT DESCRIPTION  | 8  |
| 2.1               | GENERAL  | 8  |
| 2.2               | PROJECT COMPONENTS   | 8  |
| 2.3               | OVERVIEW OF SOLAR PV TECHNOLOGY  | 8  |
| 3                 | AFFECTED LANDSCAPE   | 12 |
| 3.1               | THE STUDY AREA   | 12 |
| 3.2               | THE NATURE OF LIKELY IMPACTS   | 13 |
| 3.3               | LANDSCAPE CHARACTER  | 13 |
| 3.3.1             | Landform and Drainage  | 14 |
| 3.3.2             | Nature of Development and Land Cover   | 16 |
| 3.3.3             | Vegetation Patterns  | 18 |
| 3.3.4             | Landscape Character  | 19 |
| 3.4               | VISUAL RECEPTORS   | 21 |
| 3.4.1             | Definition   | 21 |
| 3.4.2             | Identified visual receptors  | 21 |
| 3.5               | Landscape and receptor sensitivity   | 23 |
| 4                 | THE NATURE OF POTENTIAL VISUAL IMPACTS   | 25 |
| 4.1               | NATURE OF LIKELY VIEWS OF THE DEVELOPMENT                                      | 25 |
| 4.1.1             | The likely Nature of Views of the Proposed Solar Array                         | 26 |
| 4.1.2             | The likely Nature of Views of the Proposed On-Site Substation                  | 30 |
| 4.1.3             | Glare from the PV array  | 30 |
| 4.1.4             | Security Lighting  | 31 |
| 4.1.5             | Site Access Road   | 32 |
| 5                 | LANDSCAPE AND VISUAL SENSITIVITY   | 33 |
| 5.1               | NO GO AREAS  | 33 |
| 5.2               | DEVELOPMENT SENSITIVITY  | 33 |
| 6                 | IDENTIFICATION AND INITIAL ASSESSMENT OF ISSUES                                | 36 |
| 6.1               | IMPACTS TO BE CONSIDERED   | 36 |
| 6.2               | SIGNIFICANCE OF ISSUES   | 36 |
| 6.3               | INITIAL ASSESSMENT OF ISSUES   | 36 |
| 6.3.1             | Landscape Change   | 36 |
| 6.3.2             | Silver Stream Reserve  | 37 |
| 6.3.3             | Local Roads  | 37 |
| 6.3.4             | Homesteads   | 38 |
| 6.3.5             | Lighting   | 39 |
| 6.3.6             | Glare  | 40 |
| 7                 | RECOMMENDED ASSESSMENT METHODOLOGY   | 41 |
| 7.1               | REQUIREMENTS IN ACCORDANCE WITH THE WESTERN CAPE GUIDELINES                    | 41 |
| 7.2               | DETAILED METHODOLOGY   | 42 |
| 7.2.1             | Identification of issues raised in scoping phase, and site visit               | 42 |
| 7.2.2             | Description of the receiving environment and the proposed project              | 42 |
| 7.2.3             | Establishment of view catchment area, view corridors, viewpoints and receptors | 42 |
| 7.2.4             | Indication of Potential Visual Impacts using Established Criteria              | 43 |
| 7.2.5             | Inclusion of Potential Lighting Impacts at night                               | 43 |
| 7.2.6             | Description of Alternatives, Mitigation Measures and Monitoring Programme      | 43 |
| 7.2.7             | Complete 3D Modelling and Simulations With and Without Mitigation              | 43 |
|                   | REFERENCES   | 44 |

## APPENDICES

- I ASSESSORS CV
- II GUIDELINES FOR INVOLVING VISUAL AND AESTHETIC SPECIALISTS IN EIA PROCESSES (CONTENTS PAGES ONLY)
- III FORMULA FOR DERIVING THE APPROXIMATE VISUAL HORIZON

## FIGURES

- 1 OVERVIEW OF A PV CELL, MODULE AND ARRAY / PANEL
- 2 OVERVIEW OF DIFFERENT PV TRACKING SYSTEMS

## MAPS

- 1 SITE LOCATION
- 2 LANDFORM AND DRAINAGE
- 3 LANDCOVER
- 4 SITE SENSITIVITY

## PHOTOGRAPHIC PLATES

- 1 TYPICAL BATTERY ENERGY STORAGE SYSTEM
- 2 RURAL LANDSCAPE CHARACTER ZONE
- 3 INDUSTRIAL LANDSCAPE CHARACTER ZONE
- 4 LOCAL FARMSTEAD
- 5 LOCAL ROADS
- 6 EXISTING SOLAR ARRAYS AT UPINGTON AIRPORT AS SEEN FROM THE AIR
- 7 EXISTING ARRAY SEEN IN A FLAT LANDSCAPE FROM APPROXIMATELY 700M. THE ARRAY IS CLEARLY VISIBLE
- 8 EXISTING ARRAY SEEN IN A FLAT LANDSCAPE FROM APPROXIMATELY 1500M
- 9 EXISTING ARRAY SEEN IN A FLAT LANDSCAPE FROM APPROXIMATELY 5000M
- 10 GLARE EXPERIENCED IN THE CONTROL TOWER AT BOSTON REGIONAL AIRPORT FROM AN ADJACENT PV ARRAY

# 1 INTRODUCTION

## 1.1 GENERAL

This Landscape and Visual Impact Baseline Report forms part of the Feasibility / Site Planning and Basic Assessment process that is being undertaken for the proposed Solar PV component of the Ummbila Emoyeni Renewable Energy Wind and Solar PV Project. The process is being undertaken by Savannah Environmental on behalf of Emoyeni Renewable Energy Farm (Pty) Ltd.

## 1.2 PROJECT LOCATION

The proposed development Focus Area is located between Bethal and Morgenzon and to the east of the R35 in the Mpumalanga Province (Map 1: Locality Map).

The approximate geographic coordinates of the centre of the proposed Focus Area are;

|              |                 |     |        |
|--------------|-----------------|-----|--------|
| <b>South</b> | 26 <sup>0</sup> | 36' | 57.47" |
| <b>East</b>  | 29 <sup>0</sup> | 35' | 45.38" |

The project site comprises the following farm portions:

| <b>Parent Farm Number</b>          | <b>Farm Portions</b>  |
|------------------------------------|---|
| Farm 261 – Naudesfontein           | 15, 21  |
| Farm 264 – Geluksplaats            | 0, 1, 3, 4, 5, 6, 8, 9, 11, 12  |
| Farm 268 – Brak Fontein Settlement | 6,7,10,11,12  |
| Farm 420 – Rietfontein             | 8,9,10,11,12,15,16,18,19,22,32  |
| Farm 421 - Sukkelaar               | 2, 2, 7, 9, 9 10, 10 11, 11 12, 12 22 ,25, 34, 35, 36, 37, 37, 38, 39, 40, 42, 42                                       |
| Farm 422 – Klipfontein             | 0, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23   |
| Farm 423 – Bekkerust               | 0, 1, 2, 4, 5, 6, 10, 11, 12, 13 14, 15, 17, 19, 20, 22, 23, 2425   |
| Farm 452 – Brakfontein             | 5   |
| Farm 454 – Oshoek                  | 4, 13, 18   |
| Farm 455 – Ebenhaezer              | 0, 1, 2, 3  |
| Farm 456 – Vaalbank                | 1, 2, 3, 4, 7, 8, 13, 15, 16, 17, 18, 19  |
| Farm 457 – Roodekrans              | 0, 1, 4, 7, 22, 23, 23  |
| Farm 458 – Goedgedacht             | 0, 2, 4, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 21, 22, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 37, 39 |
| Farm 467 – Twee Fontein            | 0, 1, 4, 5, 6, 7, 8, 10   |
| Farm 469 – Klipkraal               | 5, 6, 7, 8  |
| Farm 548 – Durabel                 | 0   |

No site alternatives are under consideration, however layout alternatives within the Focus Area are being considered.

### 1.3 BACKGROUND OF SPECIALIST

Jon Marshall (Pr. LArch, CMLI, Dip LA) qualified as a Landscape Architect in 1978. He has been a Chartered Member of the Landscape Institute (UK) since 1986. He is also a registered Landscape Architect and has extensive experience of environmental impact assessment in South Africa.

During the early part of his career (1981 – 1990) he worked with Clouston (now RPS) in Hong Kong and Australia. During this period he was called on to undertake visual impact assessment input to numerous environmental assessment processes for major infrastructure projects. This work was generally based on photography with line drawing superimposed to illustrate the extent of development visible.

He worked in the United Kingdom (1990 – 1995) for major supermarket chains including Sainsbury's and prepared CAD based visual impact assessments for public enquiry for new store development. He also prepared the VIA input to the environmental statement for the Cardiff Bay Barrage for consideration by the UK Parliament in the passing of the Barrage Bill (1993).

His more recent VIA work in Africa (1995 to present) includes a combination of CAD and GIS based work for a new international airport to the north of Durban, new heavy industrial operations, overhead electrical transmission lines, mining operations, a number of commercial and residential developments as well as numerous renewable energy projects.

A brief CV is attached for information (**Appendix I**).

### 1.4 BRIEF AND RELEVANT GUIDELINES

The brief is to determine the sensitivity of the affected landscape and review the possible nature of landscape and visual impacts that the proposed project could result in and specifically to;

- Characterise the affected landscape;
- Identify potential sensitive landscapes and receptors that may be impacted by the proposed facility and the types of impacts that are most likely to occur; and
- Provide sensitivity mapping identifying 'No-Go' areas, and areas for development that will minimise landscape and visual impacts.

Work has been undertaken in accordance with the following guideline documents;

- a. The Government of the Western Cape Guideline for Involving Visual and Aesthetic Specialists in EIA Processes (Western Cape Guideline), which is the only local relevant guideline, setting various levels of assessment subject to the nature of the proposed development and surrounding landscape, and
- b. The Landscape Institute and Institute of Environmental Management and Assessment (UK) Guidelines for Landscape and Visual Impact Assessment which provides detail of international best practice (UK Guidelines).

Refer to **Appendix II** for the Western Cape Guideline.

The required specialist reports will be undertaken in accordance with Appendix 6 of the EIA Regulations, as amended (GN No. 326 of 7 April 2017).

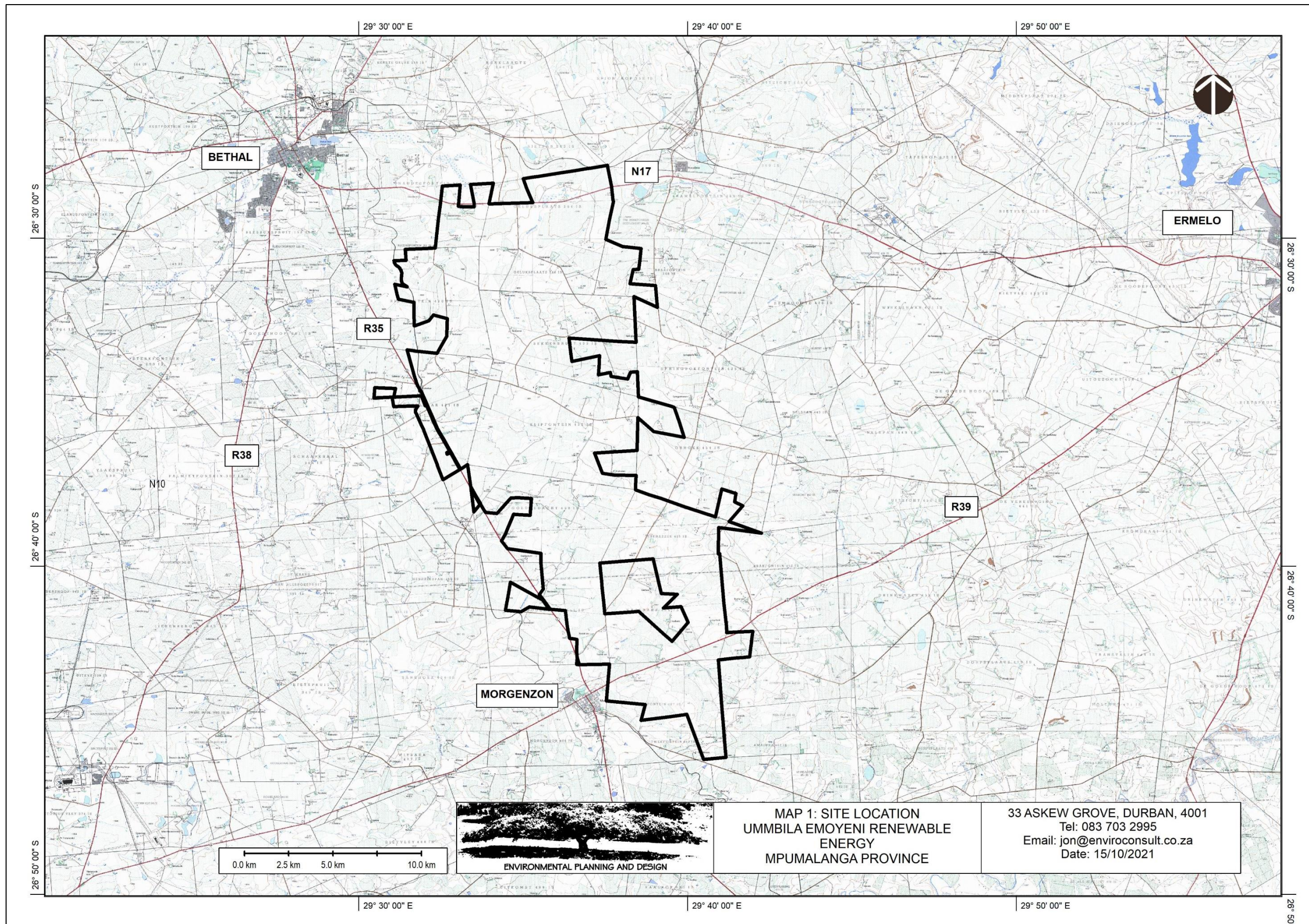
### 1.5 LIMITATIONS AND ASSUMPTIONS

GIS data sets used in the assessment are either available on line to the public or have been sourced from relevant government departments.

| <b>DATA SET</b>                               | <b>SOURCE</b>   | <b>YEAR</b>                |
|---|---|----------------------------|
| South Africa Protected Areas Database (SAPAD) | Department of Environmental Affairs                                     | 2021                       |
| SRTM Worldwide Elevation Data                 | CIAT-CCAFS  | 2018                       |
| World Imagery                                 | ESRI  | 2009 (updated 2021)        |
| Renewable Energy EIA Applications             | Department of Environmental Affairs                                     | February 2021              |
| REDZ Database                                 | Department of Environmental Affairs                                     | 2016 and 2020              |
| SA NLC (National Land Cover)                  | Department of Environmental Affairs                                     | 2018                       |
| 1:50,000 raster mapping                       | Chief Directorate National Geo-Spatial Information of South Africa      | Unknown                    |
| South African rivers in drainage region ALL   | Department of Water Affairs   | 2012                       |
| Free State Cadastral                          | Chief Surveyor-General, Department of Rural Development and Land Reform | August 2021 (last updated) |
| Update of vegm2009                            | South African National Biodiversity Institute                           | 2015                       |
| South Africa /Lesotho Roads                   | Open Street Map   | 2014                       |

The majority of data sets have been used for assessment context. This has largely been sourced from government departments. Whilst this has been mainly mapped at national scale it was found to be largely sufficient to provide context for the assessments. Where additional detail was required, such as the location of local roads and homesteads, this was mapped on site and / or captured from online mapping.

This initial assessment has been undertaken using GIS data sets, on-line mapping and the authors experience of the area within which the proposed project is proposed particularly work on proposed renewable energy development at the Tutuka Power Station.



MAP 1: SITE LOCATION  
 UMBILA EMOYENI RENEWABLE  
 ENERGY  
 MPUMALANGA PROVINCE

33 ASKEW GROVE, DURBAN, 4001  
 Tel: 083 703 2995  
 Email: jon@enviroconsult.co.za  
 Date: 15/10/2021



ENVIRONMENTAL PLANNING AND DESIGN

## 2 PROJECT DESCRIPTION

### 2.1 GENERAL

A preferred project focus area with an extent of 27 819ha has been identified by Emoyeni Renewable Energy Farm (Pty) Ltd as a technically suitable area for the development of the Umbilla Emoyeni Renewable Energy Farm with a contracted capacity of up to 666MW of wind energy and 150MW of solar energy. This layout, and project capacity, will reduce as the EIA and scoping process identifies environmental constraints that exclude areas for development.

### 2.2 PROJECT COMPONENTS

The solar PV facility is proposed to accommodate the following infrastructure:

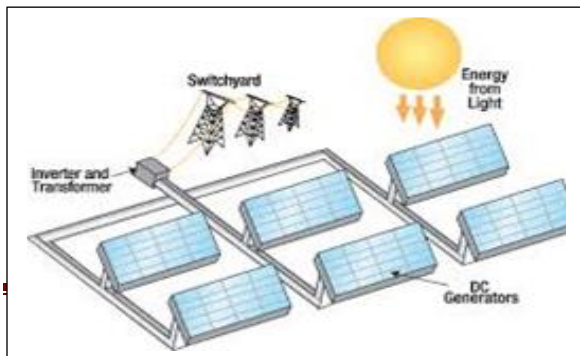
- PV modules and mounting structures with a capacity per panel of 350W to 450W and dependent on optimization and cost.
- Inverters and transformers
- 33kV/132kV onsite collector substation
- Battery Energy Storage System (BESS)
- Cabling between project components
- Laydown and O&M hub (approximately 300m x 300m):
  - Construction compound (temporary),
  - Maintenance office
- Access roads (up to 12m wide)

### 2.3 OVERVIEW OF SOLAR PV TECHNOLOGY

Solar energy facilities, such as those which utilise PV technology use the energy from the sun to generate electricity through a process known as the **Photovoltaic Effect**. Generating electricity using the Photovoltaic Effect is achieved through the use of the following components:

#### Photovoltaic Modules

PV cells are made of crystalline silicon, the commercially predominant PV technology, that includes materials such as polycrystalline and monocrystalline silicon or thin film modules manufactured from a chemical ink compound. PV cells are arranged in multiples / arrays and placed behind a protective glass sheet to form a PV module (Solar Panel). Each PV cell is positively charged on one side and negatively charged on the opposite side, with electrical conductors attached to either side to form a circuit. This circuit captures the released electrons in the form of an electric current (i.e. Direct Current (DC)). When sunlight hits the PV panels free electrons are released and flow through the panels to produce direct electrical (DC) current.





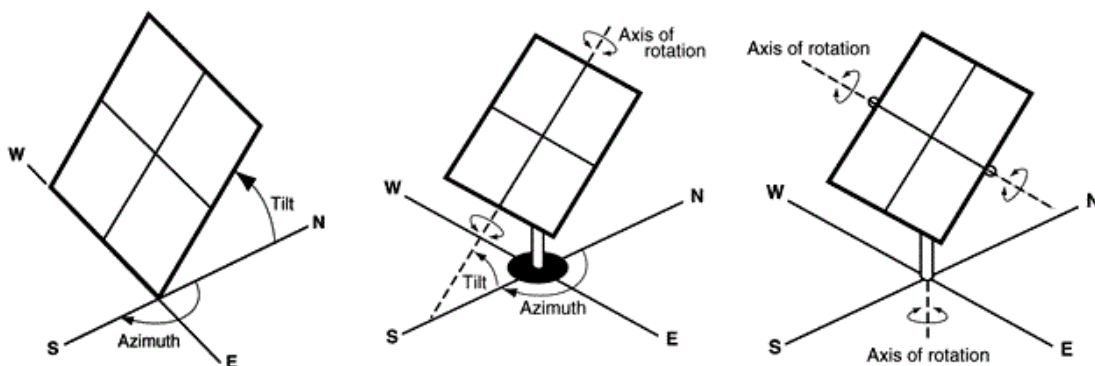
**Figure 1:** Overview of a typical/generic PV cell, module, and array/panel, noting that the photograph on the right appears to depict a single axis tracking mount, but it is not clear from the angle of the photograph. Whether these depict mono- or bi- facial modules is also unclear (pveducation.com).

### Inverters

Inverters are used to convert electricity produced by the PV panels from Direct Current (DC) into Alternating Current (AC), to enable the facility to be connected to the national electricity grid. In order to connect a large solar facility such as the one being proposed to the national electricity grid, numerous inverters will be arranged in several arrays to collect, and convert power produced by the facility.

### Support Structures

PV panels will be fixed to a support structure. PV panels can either utilise fixed / static support structures, or alternatively they can utilise single or double axis tracking support structures. PV panels which utilise fixed / static support structures are set at an angle (fixed-tilt PV system) so as to optimise the amount of solar irradiation. With fixed / static support structures the angle of the PV panel is dependent on the latitude of the proposed development, and may be adjusted to optimise for summer and winter solar radiation characteristics. PV panels which utilise tracking support structures track the movement of the sun throughout the day so as to receive the maximum amount of solar irradiation.



**Figure 2:** Overview of different PV tracking systems (from left to right: fixed-tilt, single-axis tracking, and double-axis tracking (Source: pveducation.com)).

PV panels are designed to operate continuously for more than 20 years and with low maintenance.

### 33kV / 132Kv Substation

The Client is planning to build a new on-site Collector Substation from which a 132kV Overhead Power Line will deliver power into the National Grid.

The substation will step up the electric power from a inverters within the facility to 132kV for delivery to a proposed Main Transmission Substation within the Focus Area.

A substation can have circuit breakers that are used to switch generation and transmission circuits in and out of service as needed or for emergencies requiring shut-down of power to a circuit or redirection of power.

The main elements of the Collector Substation include:

- The incoming 33kV power line which is likely to be underground.
- A security fence line which typically will be a steel palisade or mesh fence approximately 3m high;
- Transformers that will be used to step the power up from 33kV to 132kV. These are likely to be large solid structures in the order of 5m high.
- Buildings to house control and switching infrastructure, stores, restrooms and staff facilities. These are likely to be single storey buildings up to approximately 6m high.
- Security lighting which is likely to be mounted on masts surrounding the MTS. These are likely to be in the order of 10m high.
- Bus bars that will support the outgoing power transmission lines in order that they can link to the outgoing High Voltage. These are likely to be comprised of a steel lattice structure in the order of 10m high.

The various elements can therefore be divided into:

- Lower transparent and opaque elements up to approximately 5-6m high including the security fence, buildings, and transformers; and
- Taller relatively transparent elements up to approximately 10m high including bus bars, and lighting towers.

Because of their visual mass, the lower elements are likely to be highly visible whereas taller more transparent elements are not likely to be as visible over a distance.



**PLATE 1, BUS BARS ARE THE HIGHEST SUBSTATION ELEMENTS IN PICTURE**

## **Battery Energy Storage System**

The Battery Energy Storage System (BESS) is likely to appear as a series of structures that house battery facilities. The structures may be up to approximately 5m high.

The BESS will be located in close proximity to the on-site substation.



**PLATE 2 TYPICAL BATTERY ENERGY STORAGE SYSTEM**

### 3 AFFECTED LANDSCAPE

#### 3.1 THE STUDY AREA

The study area is comprised of the area over which the proposed development may be visible.

The Approximate Limit of Visibility (ALV) is dictated by height and visual mass of the proposed development, surrounding landscape and built features such as vegetation, ridgelines and buildings as well as the curvature of the earth.

As the terrain is relatively flat, the vegetation relatively low and built elements few and far between, the height of the highest proposed elements and the earth's curvature have been used to set the initial study area.

Whilst hard layout information was not available at the time of reporting, from experience of similar projects, the highest elements of the proposed development are likely to be the buss bars associated with collector substations. These are likely to be in the order of 10m high. These elements are only proposed to be associated with the onsite substation. The PV solar panels, small operational buildings and the BESS are likely to be substantially lower.

A mathematical calculation has been used to indicate the Approximate Visual Horizon due to the earth's curvature as seen from the highest point of the proposed development. The formula used is a universally accepted formula that is used widely for navigation and is indicated in **Appendix III**. This indicates that in a flat landscape the tallest elements noted above are likely to be visible from the distances indicated below:

| <b>DEVELOPMENT ELEMENT</b> | <b>APPROXIMATE LIMIT OF VISIBILITY</b> |
|----------------------------|--|
| Collector Substation       | 11.3km                                 |

The initial study area has therefore been set at a distance of 11.3km from the proposed site boundary.

It should be noted that other elements associated with the proposed development are highly unlikely to be visible to this extent. The proposed Solar Array is likely to form the bulk of the proposed development. The height of solar panels has not been confirmed, however, from experience, the maximum height of panels may be in the order of 6m. Using the same formula, this could mean that the array may have a limit of visibility in the order of 8.7km.

In reality these distances will be reduced by:

- Landform, vegetation and other structures that may screen views;
- Weather conditions that limit visibility. This could include hazy conditions during fine weather as well as mist and rain;
- Scale and colour of individual elements making it difficult to differentiate structures from the background; and
- The fact that as the viewer gets further away, the apparent height of visible elements reduce. At the limit of visibility it will only be possible that the very tip of an object may be visible. This reducing scale means that an object will become increasingly more difficult to see as the distance from it increase.

### 3.2 THE NATURE OF LIKELY IMPACTS

Landscape and Visual Impacts could include general degradation of the Landscape Character Areas due to the development that may detract from the existing character as well as change of view for affected people and / or activities:

- a. Generally landscape change or degradation. This is particularly important for protected areas where the landscape character might be deemed to be exceptional or rare. However it can also be important in non-protected areas particularly where landscape character is critical to a specific broad scale use such as tourism areas or for general enjoyment of an area. This is generally assessed by the breaking down of a landscape into components that make up the overall character and understanding how proposed elements may change the balance of the various elements. The height, mass, form and colour of new elements all help to make new elements more or less obvious as does the structure of an existing landscape which can provide screening ability or texture that helps to assimilate new elements. This effect is known as **Visual Absorption Capacity (VAC)**.
- b. Change in specific views within the affected area from which the character of a view may be important for a specific use or enjoyment of the area.
  - Visual intrusion is a change in a view of a landscape that reduces the quality of the view. This can be a highly subjective judgement. Subjectivity can be removed as far as is possible by classifying the landscape character of each area and providing a description of the change in the landscape that will occur due to the proposed development. The subjective part of the assessment is to define whether the impact is negative or positive. Again to make the assessment as objective as possible, it is proposed that the judgement is based on the level of dependency of the use in question on existing landscape characteristics.
  - Visual obstruction is the blocking of views or foreshortening of views. This can generally be measured in terms of extent.

Due to the nature of the proposed development, visual impacts are expected to relate largely to intrusion.

### 3.3 LANDSCAPE CHARACTER

Defining the character of the landscape is the first step in understanding the landscape and visual implications of the proposed development.

Landscape character is defined as "a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another".

Landscape character has been defined from the author's knowledge of the area and from reference to available online mapping and aerial photography. The key character components have been identified but they will be subject to verification and a more detailed assessment.

Landscape Character is a composite of a number of influencing factors including;

- Landform and drainage.

- Nature and density of development.
- Vegetation patterns.

### **3.3.1 Landform and Drainage**

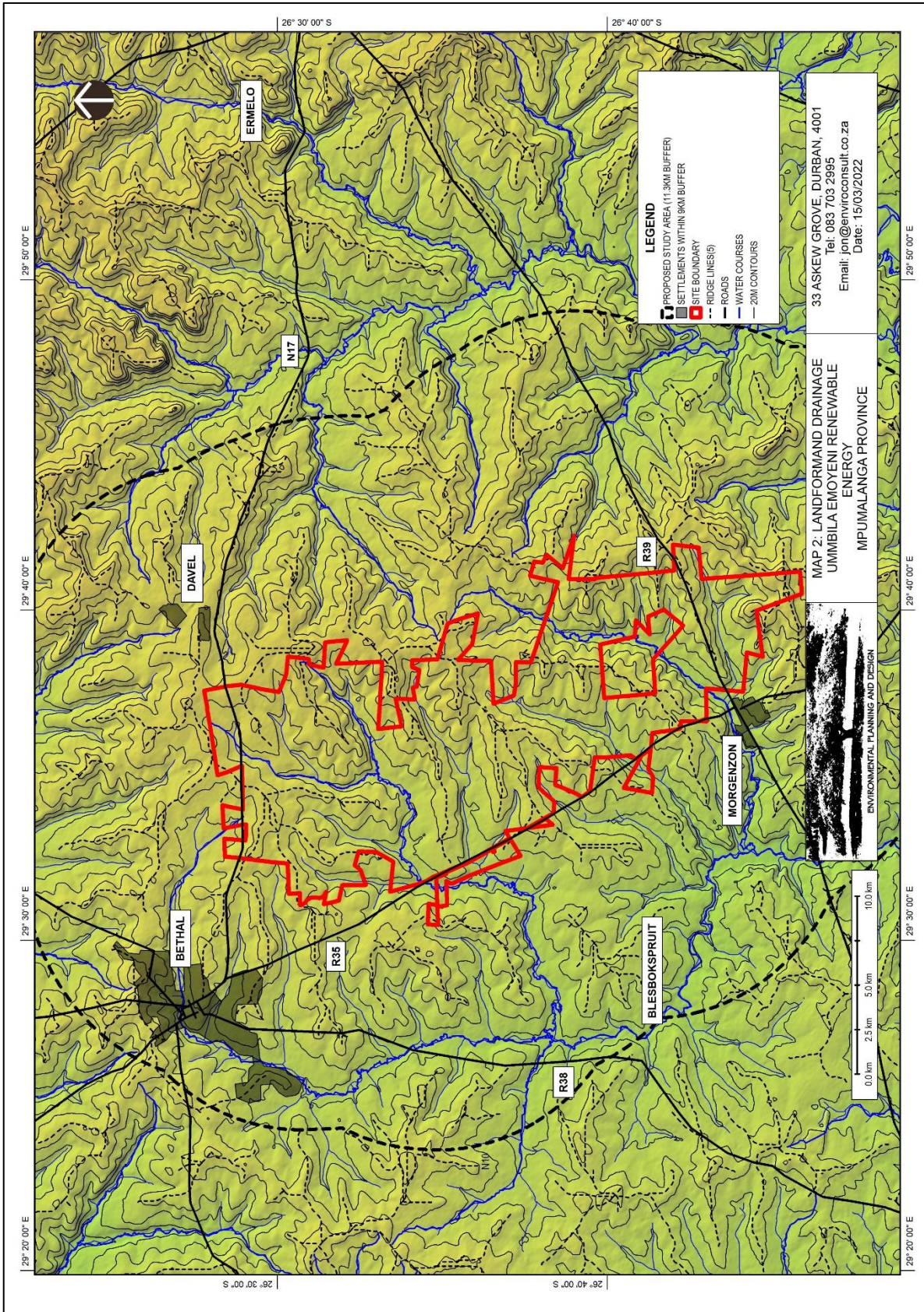
The general landform is undulating and is comprised of a series of similar size rounded ridgelines that extend approximately 20-30m above broad valley lines.

The proposed focus area is located across a series of valley and ridgelines that run in a general east to west direction. The valley lines all feed into the Blebokspruit which flows in a north to south direction approximately 8.5km to the west of the proposed site.

The Blesbokspruit flows into the Vaal River approximately 15km to the south-west of the site.

The landform described above is only likely to screen the proposed development when the viewer is within a minor valley. As a viewer rises up the valley side, views of the proposed development are likely to become possible. The landform described may have greatest screening capacity to the north and south and mean that the proposed project may be more widely visible to the east and west.

**Refer to Map 2, Landform and Drainage.**



### 3.3.2 Nature of Development and Land Cover

Land cover can broadly be divided into four main categories, including:

- Natural Grassland which is interspersed with areas of cultivation but is largely uninterrupted by cultivation;
- Arable agriculture / cultivation which is interspersed within the natural grassland matrix. Main crop types include sunflower seed production, sorghum, rye and potatoes;
- Settlement that occurs in the form of isolated homesteads throughout the study area that are generally related to agricultural uses. There is a tourism related establishment (Silver Water Game Lodge) located within the north-eastern section of the proposed site. This facility appears to be focused around a dam.
- Settlement in the form of towns and villages is limited. The closest settlements include:
  - Morgenzon which is a small town on the R39 less than 1km to the west of the proposed focus area. Residential areas of the town are located on the eastern side facing towards the proposed site. Also on the eastern side of the settlement is a land fill site as well as industrial operations;
  - Bethal which is also a small town is located on the N17 approximately 6.2km to the north west of the proposed focus area. Residential areas are located on the eastern side of the town facing towards the proposed site; and
  - Ermelo which is located approximately 32km to the east of the proposed focus area. This settlement is the district centre of the Sibande District.

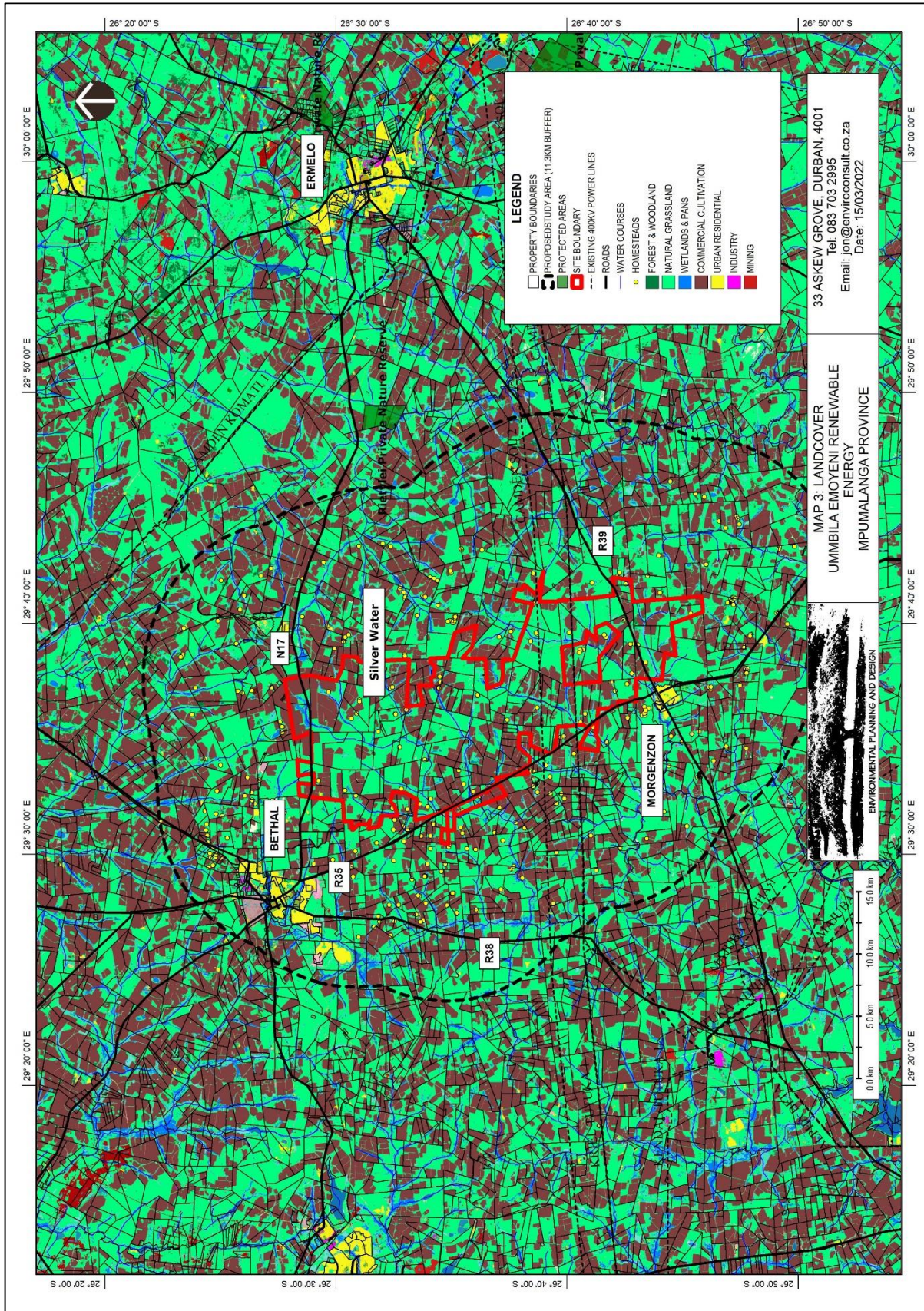
Local roads in the area include:

- The N17 which is a major national distributor route linking Springs and areas to the west through Bethal and Ermelo to Eswatini in the east. This is a busy road that carries business, tourism and local traffic. The road runs through the northern section of the proposed focus area;
- The R35 which links Bethal and areas to the north with Morgenzon and the N11 to the south. This regional distributor runs close to and through western sections of the proposed focus area;
- The R38 which links Bethal with the R39 and Standerton to the south west; and
- The R39 which links Ermelo, Morgenzon and Standerton to the south. This road runs through the southern section of the proposed focus area.

All of these roads are busy national / regional distributors that are likely to carry a full range of traffic types including tourism related traffic. However, it needs to be stated that tourism related traffic is most likely to be using these routes as a means to travelling to more distant attractions. It is unlikely that much of this traffic will view travelling through this area as a tourism experience.

Electrical infrastructure is relatively common in the area including low voltage and medium voltage lines in close proximity to roads.





Other land cover includes heavy industry including mining operations and electricity generation. However, these uses are generally located some distance from the proposed focus area. These industrial uses are generally large, isolated, individual industrial operations within the surrounding rural landscape.

Major high voltage overhead power lines cross the proposed focus area including:

- The Camden Sol 2 400kV power line; and
- The Camden Tutuka 400kV power line

There is one protected area, the Rietvlei Private Nature Reserve, that is located approximately 15.7km to the east of the proposed site. This protected area is highly unlikely to be affected by the proposed PVSEF.

**Refer to Map 3, Landcover.**

### **3.3.3 Vegetation Patterns**

The following vegetation types are evident within the proposed study area;

- a) Natural vegetation that is generally associated with natural areas indicated on Map 3 (Landcover);
- b) Agricultural vegetation that is comprised of cultivated fields as indicated on Map 3 and vegetation which is largely comprised of alien trees and shrubs around homesteads and on field boundaries; and
- c) Vegetation associated with settlement areas which is generally comprised of alien vegetation.

#### **a) Natural Vegetation**

Mucina and Rutherford<sup>1</sup> indicate that the predominant vegetation types within the vicinity of the proposed site include:

- Soweto Highveld Grassland
- Amersfoort Highveld Clay Grassland
- Eastern Highveld Grassland

Whilst botanically these vegetation types are different, from a visual perspective, they are all similar, appearing as monocultures of low grasses. This helps to create an open landscape within which vegetation contributes very little towards Visual Absorption Capacity.

#### **b) Agricultural Vegetation**

Agriculture in the proposed study area is largely arable crop production including sunflower seed, sorghum, rye and potatoes.

Both Sorghum and Sun Flowers grow to approximately 1.5m. This means that views from areas planted with crops are likely to be screened as the crops reach their ultimate height but after harvesting and during the early growth stage, views are likely to be open.

---

<sup>1</sup> The Vegetation of South Africa, Lesotho and Swaziland

Within the agricultural areas there are small patches of alien species including gum trees on field edges, along roads and around homesteads. There are also patches of woody vegetation along main drainage lines.

In visual terms therefore, agricultural areas generally contribute to an open landscape with occasional screening.

### c) **Vegetation Associated with Settlement Areas**

This largely includes ornamental and alien shrubs and trees. Within and adjacent to settlement areas this vegetation can provide a large degree of screening.

### **3.3.4 Landscape Character**

The affected landscape can be divided into the following general character types:

**Rural Landscape Areas.** This is the type of landscape that dominates the affected landscape. It is typified by relatively uniform rolling topography that is covered by a matrix of arable agriculture set in a framework natural grassland.

Due to the relatively low topography, and generally low vegetation, it is an open landscape over which long views are possible particularly when the viewer is located on the summit of a ridgeline.

Within this general pattern homesteads are located that are made obvious due to their associated alien and ornamental vegetation.

There are also stands of alien trees many of which are Eucalyptus that are largely located along property boundaries and unused agricultural land.

**Urban Landscape Areas** those are generally densely developed residential areas with small commercial areas. There are also small areas of industry also associated with urban areas. VAC is generally high, with views of the surrounding landscape generally only possible from urban edges.

**Industrial Landscape Areas** Mpumalanga is known for its mining industry as well as other heavy industrial operations. These industries generally create their own visual presence that can over-ride surrounding characteristics. The closest large scale mining / industrial operation is Tutuka Power Station which has the New Denmark Coat Mine immediately to the north of it from which is fed coal by conveyor belt.

Other large scale industrial operations include:

- The SASOL plant at Secunda which is approximately 32km to the west of the proposed site;
- The Sibonelo Colliery which is located approximately 30 km to the north-west of the proposed site; and
- The Sudor Coal Mine that is located approximately 20km to the north of the proposed site.

Due to distance, these activities have no apparent influence on landscape character in the vicinity of the proposed site. They may however influence people's perception of landscape character for some of the longer views particularly for the Wind Energy section of the overall project. However they are unlikely to have any influence on the Solar Energy Facility or the MTS.



**Plate 2, Rural Landscape Character Zone**

This landscape is typified by low rolling hills and a matrix of natural grassland and arable crop production.



**Plate 3, Industrial Landscape Character Zone**

Large scale industry (Tutuka Power Station) is located some distance from the proposed site and is unlikely to be visible.

### 3.4 VISUAL RECEPTORS

#### 3.4.1 Definition

Visual Receptors are defined as “individuals and / or defined groups of people who have the potential to be affected by the proposal”.

The significance of a change in a view for a visual receptor is likely to relate to use.

Uses such as guest houses, recreation and tourism related areas are likely to rely on the maintenance of an outlook for successfully attracting guests and users. Residential areas could depend on outlook for the enjoyment of the area by residents and for maintaining property values. A route that is particularly important for tourism may also be dependent on outlook for the maintenance of a suitable experience for users.

#### 3.4.2 Identified visual receptors

This section is intended to highlight possible Receptors within the landscape which due to use could be sensitive to landscape change.

- Area Receptors may include;
  - The towns of **Bethal, Ermelo and Morgenzon;**
  - The **Silver Water Reserve;** and
  - The Protected Area of **Rietvlei Nature Reserve.**

- Point Receptors that include;
  - There are a number of **Local Farmsteads and Homesteads** located both within the focus area and the surrounding landscape.
- Linear Receptors or routes through the area that include;
  - **The N17, the R35, the R38 and the R39 as well as the unsurfaced local roads that that run through the study area.** All of these are used mainly by local people with little tourism / recreational importance.



**Plate 4, Local Farmstead**



**Plate 5, Local Roads**

**3.5 Landscape and receptor sensitivity**

It is difficult to define hard and fast criteria for assessment of subjective issues. In order to provide both consistency and transparency to the assessment process, the table below indicates the criteria that are proposed to guide the judgement as to the sensitivity of the landscape character areas and the various visual receptors in their interaction with the identified LCAs.

| <b>SIGNIFICANCE</b> | <b>LCA</b>  | <b>RECEPTORS</b>  |
|---------------------|---|---|
| <b>Low</b>          | Areas not recognised as having specific landscape value.<br><b>The Urban and the Industrial LCAs;</b>   | Viewers' attention not focused on landscape. These include:<br><ul style="list-style-type: none"> <li>• <b>Residents of urban areas</b></li> </ul>  |
| <b>Medium</b>       | Landscape value is recognised locally, but is not protected; the landscape is relatively intact, with a distinctive character; and the landscape is reasonably tolerant of change. These areas include: | Viewers' attention may be focused on landscape. These include:<br><ul style="list-style-type: none"> <li>• <b>Homesteads; and</b></li> <li>• <b>Users of main and local roads.</b></li> </ul> |

| SIGNIFICANCE | LCA  | RECEPTORS  |
|--------------|--|--|
|              | <ul style="list-style-type: none"> <li>• <b>The Natural Grassland LCA.</b></li> </ul>  |  |
| <b>High</b>  | <p>The qualities for which the landscape is valued are in a good condition, with a clearly apparent distinctive character. This distinctive character is susceptible to relatively small changes.</p> <p><b>There are no character areas with a high significance.</b></p> | <p>Viewer’s attention very likely to be focused on landscape, e.g. people experiencing views from important landscape features of local physical, cultural or historic interest and beauty spots. Large number of viewers and/or location in a highly valued landscape could elevate viewer sensitivity to the highest level.</p> <p>These include:</p> <ul style="list-style-type: none"> <li>• <b>Visitors to the protected area of the Rietvlei Reserve; and</b></li> <li>• <b>Visitors to the Silver Stream Nature Reserve.</b></li> </ul> |



## **4 THE NATURE OF POTENTIAL VISUAL IMPACTS**

### **4.1 NATURE OF LIKELY VIEWS OF THE DEVELOPMENT**

During the construction phase, it is expected that traffic will be slightly increased as trucks will be required to transport materials and equipment such as PV panels and frames to the site.

Site preparation will generally include the following activities:

- vegetation clearance – removal or cutting of any vegetation if present (bush cutting);
- levelling and grading of areas where the array will be sited would normally occur, the assessment indicates that the land is relatively flat so only minor grading should be required;
- levelling of hard-standing areas, e.g. for temporary laydown and storage areas, as indicated above only minor grading is likely to be necessary;
- erection of site fencing;
- construction of a temporary construction camp which could occur within a lay down area within the overall site.

These activities are only likely to be visible from the immediate vicinity of the site.

As the site is developed, concrete bases will be constructed (if required), the support structures will then be assembled and PV panels attached, ancillary structures and minor buildings will also be constructed.

The development will therefore appear on a progressive basis in the landscape, however once the concrete bases are constructed, the structures are likely to be assembled rapidly.

The construction of the proposed on-site substations will follow a similar pattern.

Construction of the proposed facility is likely to take up to approximately 12 months, the start date of which, is dependent upon award of a bid/procurement. Construction activities could take place concurrently for multiple facilities.

By the end of the construction process, the array will be assembled and minor buildings constructed and the full visual impact of the project will be experienced.

The operational phase (minimum 20 years) is highly unlikely to result in any significant additional impact. It is possible however, that work crews will be visible from time to time undertaking maintenance within the facility.

The main visible elements therefore are likely to include:

1. The solar array including minor buildings and structures located within a fence line with an associated on-site electrical infrastructure compound that is slightly taller than surrounding elements;
2. The proposed on-site Collector Substation; and
3. Operational and security lighting at night.

#### **4.1.1 The likely Nature of Views of the Proposed Solar Array**

The PV panels will be mounted on supports and orientated to face north (fixed system) and that the orientation would shift should tracking modules be used.

Continuous supports aligned in rows are generally used when the PV panels are fixed and are set at an angle and direction to maximise the average efficiency during the day or have a basic tracking set up that varies the angle of tilt of the unit in order to improve efficiency.

From areas to the north a solar array, whether constructed on individual supports or continuous rows, is likely to appear as a continuous structure in the landscape.

The nature of the impact is also likely to vary with location and elevation;

- If the array is located on a hillside or if it is viewed from a higher level, the rows of PV units are likely to visually combine and will be read as a single unit. From a distance this results in a PV array having a similar appearance as a large industrial structure when viewed from above. It should be noted that the proposed project will not be viewed from a higher elevation and so this type of view will not apply;
- From the north and if the project is viewed from a similar level, the front row of PV units will be seen in elevation. This is likely to result in the project being seen as a continuous dark line in the landscape possibly with slightly higher elements such as the on-site electrical infrastructure compound extending above the line. How prominent the dark line is, is likely to be dependent on the distance of the viewer from the project as well as the extent to which the view of the elevation is broken by other elements such as vegetation and landform.
- From the south, east and west the dark face of the PV units is not obvious and subject to the colour of the undersides of the units, the supporting structures are likely to become more apparent. With distance however, the shadow cast by the structures is likely to be more obvious and the facility will probably appear much as the northern face, a long dark structure.
- If the landscape does not have significant Visual Absorption Capacity (VAC), because of the contrast in colour with the surrounding landscape, the array could be visible to the limit of visibility. Subject to the colour and reflectivity of the underside of the PV units and supporting structure, it is possible that a similar level of impact could also be experienced from the south, east and west. It should be noted that the VAC of the landscape surrounding the proposed development is largely dependent on minor ridgelines.
- Mitigation or screening of views is possible at least from close views. This can be achieved either by earthworks berms by planting or by a combination of both. From a distance and particularly from elevated viewpoints as views over screening may be possible and excessively tall screening is likely to be less feasible as the it is likely to cast shadow over the PV units.
- In addition to the way that a solar array may change a landscape, the nuisance factor associated with resulting glare is often raised by stakeholders on similar projects. PV

units, however, are designed to absorb as much energy as possible and are designed not to reflect light. This issue is generally more likely to be associated with a focussed array which tracks the sun's path during the day and uses reflective surfaces to focus energy onto receptors. It is therefore not expected that this will be a significant issue with a PV array such as the one proposed.

The site and surrounding area is relatively flat. This means that the array is likely to be largely viewed either in elevation or at an acute elevated view from minor ridgelines .

A new solar array has been developed adjacent to Upington Airport. This array has been developed in two sections on either side of the airport runway. It is probably somewhat smaller than the subject project, covering approximately 25ha and the longest edge of the array being approximately 500m long. The PV panels are mounted on fixed frames approximately 2m high. Despite obvious differences compared with the proposed project, it does illustrate the effect of distance in mitigating the visibility of the solid line of solar panels.

**Plate 6** indicates the location of the existing array at Upington Airport. **Plates 7, 8 and 9**, illustrate how the array is seen from distances of approximately 700m, 1500m and 5000m respectively.

The following effects are noted:

- From 700m the array is clearly visible. For the same effect relative to a 6.0m high array, this distance will be approximately 2100m.
- From 1500m, the array is visible but even with the minimal vegetation providing screening at the airport, the dark line of panels is starting to blend into the background. The array is visible but might be missed by a casual viewer. For the same effect relative to a 6.0m high array, this distance will be approximately 4500m.
- From 5000m, the line of panels is indistinguishable from the horizon. For the same effect relative to a 6.0m high array, this distance will be approximately 15000m.

A single axis tracking system could slightly increase the height of structures particularly during late afternoon and early morning when the units are tilted to their fullest extent.



**Plate 6, Existing solar arrays at Upington Airport as seen from the air**



**Plate 7, Existing array seen in a flat landscape from approximately 700m. The array is clearly visible.**



**Plate 8, Existing array seen in a flat landscape from approximately 1500m.** The array is visible but even with the minimal vegetation providing screening at the airport, the dark line of panels is starting to blend into the background. The array is clearly visible but might be missed by a casual viewer who was not aware of its existence.



**Plate 9, Existing array seen in a flat landscape from approximately 5000m.** The line of panels is barely distinguishable. The viewer would have to know where to look to be able to differentiate the array from surrounding landscape features.

#### **4.1.2 The likely Nature of Views of the Proposed On-Site Substation**

On-site collector substation are likely to have elements up to 10m<sup>2</sup> high (bus bars). These will be viewed as an isolated higher section of the development.

The upper sections of these elements are comprised of steel lattice structures they are therefore likely to be relatively transparent.

#### **4.1.3 Glare from the PV array**

A common misconception about solar photovoltaic (PV) panels is that they inherently cause or create glare, posing a nuisance to neighbours. While in certain situations the glass surfaces of solar PV systems can produce glint (a momentary flash of bright light) and glare (a reflection of bright light for a longer duration).

Light absorption, rather than reflection, is central to the function of a solar PV panel to absorb solar radiation and convert it to electricity. Solar PV panels are constructed of dark-coloured (usually blue or black) materials and are covered with anti-reflective coatings. Modern PV panels reflect as little as two percent of incoming sunlight, about the same as water and less than soil. Some of the concern and misconception is likely due to the confusion between solar PV systems and concentrated solar power (CSP) systems. CSP systems typically use an array

---

<sup>2</sup> This is likely to be the highest structure, the majority of structures will be lower.

of mirrors to reflect sunlight to heat water or other fluids to create steam that turns an electric generator<sup>3</sup>.

Glare experienced at ground level generally occurs when the sun is low in the sky and the angle of incidence is such that light is reflected rather than refracted through the panel surface. The risk of this occurring is therefore highest during early morning and late afternoon.

In South Africa affected areas during the early morning will generally vary from the west of the array during summer months to the north west of the array during winter months when the rising sun is further north.

Affected areas during the late afternoon will generally vary from the east of an array during summer months to the north east of an array during winter months.

Because glare is reflected light from an inclined panel, it will generally affect areas above the level of the panel surface.



**Plate 10 - Glare experienced in the Control Tower at Boston Regional Airport from an adjacent PV array**

#### **4.1.4 Security Lighting**

The facility will be lit by security lights to a level sufficient to ensure that security cameras can operate at night. This could result in the facility being obvious at night from surrounding areas.

---

<sup>3</sup> US Department of Energy

#### **4.1.5 Site Access Road**

The proposed access road alignment is likely to cause relatively low levels of visual impact. Existing roads will be used as far as possible.

In a flat landscape, road construction is likely to only have an impact on the area immediately surrounding it. Whilst a busy road might be visible from a distance due to vehicles being obvious, for much of the time a road that is lightly used where disturbance of surrounding vegetation has been minimised is unlikely to be obvious past 100m from the road edge

The main issue issues relate to proximity to homesteads which could result in traffic being obvious to residents as well as the loss of vegetation which could have negative influence in terms of character change.



## 5 LANDSCAPE AND VISUAL SENSITIVITY

The review of the proposed project indicates that the following issues need to be considered during site planning and assessment.

The most sensitive receptors are likely to include:

- a) The Silver Stream Reserve;
- b) The N17;
- c) The R35;
- d) The R38;
- e) The R39;
- f) The urban area of Bethal;
- g) The urban area of Morgenzon; and
- h) Local homesteads;

Due to distance, formally protected areas are highly unlikely to be affected.

The preservation of key landscape characteristics does not appear to be a significant issue. Needs to be considered.

### 5.1 NO GO AREAS

The directly affected landscape is neither protected nor is it rare so from a landscape perspective there are no no-go areas.

### 5.2 DEVELOPMENT SENSITIVITY

Sensitivity to development relates to:

- Protection of natural features; and
- Guiding development away from areas of the site that would make it most obvious to surrounding sensitive receptors.

#### **Highly Sensitivity Areas include:**

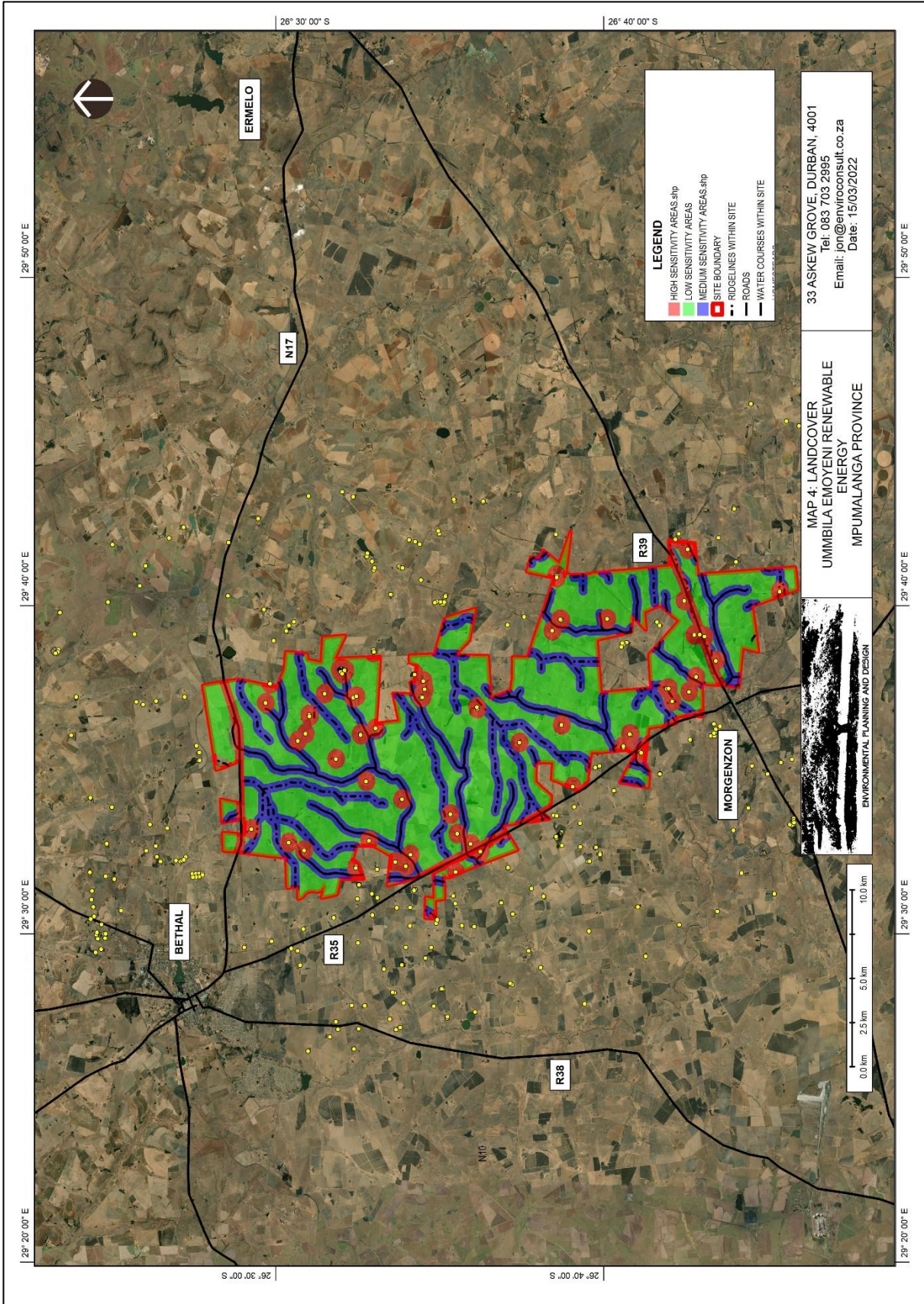
- Areas immediately surrounding settlement and homesteads development of which is likely to significantly change the character of views for residents. A 500m buffer is proposed which should be sufficient to ensure that development does not totally dominate views. It is possible that receptors (owners /residents) have no concern regarding the development of these areas, in which case the sensitivity rating will reduce;
- Corridors beside the main roads that could be affected including the N2, the R35, the R 38 and the R39. This is deemed sensitive because development in this corridor is likely to be highly obvious to people travelling along the roads and because it is possible that motorists could be affected by glare and the proposed 250m corridor should be sufficient to enable mitigation in the form of screening to be undertaken; and
- Areas on and immediately beside ridgelines as the development of these areas is likely to be more visible to surrounding areas including protected areas.

**Medium Sensitivity Areas include:**

- Watercourses and a buffer of 250m either side of watercourses. These areas are proposed in order to protect these natural features within the proposed focus area.

**Low Sensitivity Areas include:**

- Valley side slopes the development of which is likely to make the project least obvious from surrounding areas. The fact that development may be focused on areas with relatively low sensitivity does not preclude the necessity for mitigation.



## 6 IDENTIFICATION AND INITIAL ASSESSMENT OF ISSUES

### 6.1 IMPACTS TO BE CONSIDERED

Possible impacts identified include:

- a) Potential change to the rural landscape;
- b) Potential visual impacts as experienced by visitors to the Silver Stream Reserve;
- c) Potential visual impacts as experienced by users of adjacent local roads particularly users of the N17, the R35, the R38 and the R39;
- d) Potential visual impacts as experienced by residents of homesteads in close proximity;
- e) Potential visual impacts as experienced by residents of local settlements particularly residents on the south-eastern edge of Bethal and the north western edge of Morgenzon;
- f) Potential lighting impacts; and
- g) Potential impacts associated with glare impacting on the R35

Subject to the proposed layout and the visibility of the proposed project, these issues will be considered in the context of possible degradation of Landscape Character Areas, visual effects identified and possible cumulative influence of other possible projects that exist or are planned in the vicinity.

At this stage of the project there is no indication of the proposed layout. Possible impacts can therefore only be discussed at a generic level.

### 6.2 SIGNIFICANCE OF ISSUES

Sensitivity mapping provides an indication of the likelihood of significant issues, however, without an indication of the possible location and layout of the project it is not possible to be confident regarding possible significance of impacts.

### 6.3 INITIAL ASSESSMENT OF ISSUES

#### 6.3.1 Landscape Change

| <b>Potential Impact</b>  |   |                         |                               |
|--|---|-------------------------|-------------------------------|
| <b>Issue</b>   | <b>Nature of Impact</b>   | <b>Extent of Impact</b> | <b>No-Go Areas</b>            |
| <b>Potential change to the rural landscape</b>   | <u>Direct impacts:</u><br><b>Loss of rural landscape.</b><br>The landscape is not protected.<br>The character is also relatively common within the region.<br><br><u>Indirect impacts:</u><br>No indirect impacts | Local                   | None identified at this stage |
| <b>Description of expected significance of impact</b><br>Without an indication of the possible location and layout of the project it is not possible to be confident regarding possible significance of impacts. |   |                         |                               |

The industrialisation of the landscape could be in keeping with surrounding development patterns in that it typically consists of contiguous areas with rural character within which relatively large scale industrial elements are located.

The proposed development will however result in a reduction of rural landscape.

**Gaps in knowledge & recommendations for further study**

The proposed development layout.

**Recommendations with regards to general field surveys**

Assessing the extent of change that will be obvious.

**6.3.2 Silver Stream Reserve**

| <b>Potential Impact</b>   |   |                         |                               |
|---|---|-------------------------|-------------------------------|
| <b>Issue</b>  | <b>Nature of Impact</b>   | <b>Extent of Impact</b> | <b>No-Go Areas</b>            |
| <b>Potential visual impact experienced by visitors to Silver Stream Reserve</b>   | <p><b><u>Direct impacts:</u></b><br/>Loss of visitor experience of rural landscape that is no doubt enhanced by view over the water body. The view could be industrialised by the proposed development.</p> <p><b><u>Indirect impacts:</u></b><br/>Reduction in visitor numbers</p> | Local                   | None identified at this stage |
| <p><b>Description of expected significance of impact</b><br/>The industrialisation of views of the landscape within the reserve.</p> <p>Without an indication of the possible location and layout of the project it is not possible to be confident regarding possible significance of impacts.</p> <p>It has to be assumed that people visit the reserve for its tranquil rural nature. If the proposed development should change this situation, it could be a significant issue.</p> |   |                         |                               |
| <p><b>Gaps in knowledge &amp; recommendations for further study</b><br/>The proposed development layout.</p> <p><b>Recommendations with regards to general field surveys</b><br/>Assessing the extent of the proposed development that is likely to be visible from within the reserve.</p>   |   |                         |                               |

**6.3.3 Local Roads**

| <b>Potential Impact</b>   |  |                         |                               |
|---|--|-------------------------|-------------------------------|
| <b>Issue</b>  | <b>Nature of Impact</b>  | <b>Extent of Impact</b> | <b>No-Go Areas</b>            |
| <b>Potential visual impacts as experienced by users of adjacent local</b> | <p><b><u>Direct impacts:</u></b><br/><b>Industrialisation of views from roads.</b></p> | Local                   | None identified at this stage |

|  |  |  |  |
|--|--|--|--|
| <p><b>roads particularly users of the N17, the R35, the R38 and the R39</b></p>  | <p><u>Indirect impacts:</u><br/><b>No indirect impacts</b></p> |  |  |
| <p><b>Description of expected significance of impact</b><br/>The landscape is neither protected or of a particularly high quality. The landscape character is also relatively common in the region.</p> <p>Views over large scale industrial development is common from local roads.</p> <p>Without an indication of the possible location and layout of the project it is not possible to be confident regarding possible significance of impacts. However, as long as the proposed development does not dominate views from roads, the change in view is unlikely to have a high significance.</p> |  |  |  |
| <p><b>Gaps in knowledge &amp; recommendations for further study</b><br/>The proposed development layout.</p> <p><b>Recommendations with regards to general field surveys</b><br/>Assessing the extent of change that will be obvious.</p>  |  |  |  |

### 6.3.4 Homesteads

| <p><b>Potential Impact</b></p>  |  |                                |                                      |
|---|--|--------------------------------|--------------------------------------|
| <p><b>Issue</b></p>   | <p><b>Nature of Impact</b></p>   | <p><b>Extent of Impact</b></p> | <p><b>No-Go Areas</b></p>            |
| <p><b>Potential impacts experienced by residents of homesteads</b></p> <p><b>visual as by of</b></p>  | <p><u>Direct impacts:</u><br/><b>Industrialisation of views from homesteads.</b></p> <p><u>Indirect impacts:</u><br/><b>Possible loss of income from homesteads that have a tourism related use.</b></p> | <p>Local</p>                   | <p>None identified at this stage</p> |
| <p><b>Description of expected significance of impact</b><br/>It is possible that residents of homesteads that have a purely agricultural use may not be concerned regarding possible change in view due to the proposed development. However, for residents of homesteads with a tourism related use, subject to the proximity and extent of the proposed development that is visible, this could be an important issue.</p> <p>Without an indication of the possible location and layout of the project it is not possible to be confident regarding possible significance of impacts.</p> |  |                                |                                      |
| <p><b>Gaps in knowledge &amp; recommendations for further study</b><br/>The proposed development layout.</p> <p><b>Recommendations with regards to general field surveys</b><br/>Assessing the extent of change that will be obvious.</p>   |  |                                |                                      |

| <b>Potential Impact</b>  |   |                         |                               |
|--|---|-------------------------|-------------------------------|
| <b>Issue</b>   | <b>Nature of Impact</b>   | <b>Extent of Impact</b> | <b>No-Go Areas</b>            |
| <b>Potential visual impacts as experienced by residents of local settlements.</b>  | <u>Direct impacts:</u><br><b>Industrialisation of views from residential areas.</b><br><br><u>Indirect impacts:</u><br><b>Possible loss of property value due to change in outlook.</b> | Local                   | None identified at this stage |
| <p><b>Description of expected significance of impact</b><br/> Without an indication of the possible location and layout of the project it is not possible to be confident regarding possible significance of impacts. However, views of the proposed development are likely to be largely screened by vegetation and structures from the majority of settlement areas. Views could be possible from a limited number of dwellings on settlement edges, however, it is likely that these will be seen at a distance.</p> <p>It is unlikely therefore that views of the proposed development as seen from residential areas will be a significant issue.</p> |   |                         |                               |
| <p><b>Gaps in knowledge &amp; recommendations for further study</b><br/> The proposed development layout.</p> <p><b>Recommendations with regards to general field surveys</b><br/> Assessing the extent of change that will be obvious.</p>  |   |                         |                               |

### 6.3.5 Lighting

| <b>Potential Impact</b>  |   |                         |                               |
|--|---|-------------------------|-------------------------------|
| <b>Issue</b>   | <b>Nature of Impact</b>   | <b>Extent of Impact</b> | <b>No-Go Areas</b>            |
| <b>Lighting Impacts.</b>   | <u>Direct impacts:</u><br><b>Light pollution affecting areas that would otherwise be dark at night.</b><br><br><u>Indirect impacts:</u><br><b>No indirect impact.</b> | Local                   | None identified at this stage |
| <p><b>Description of expected significance of impact</b><br/> Lighting is likely to be required for security, maintenance and the safety / convenience of workers.</p> <p>There are other large scale industrial operations including a power station and mines, that create islands of light in the night time sky.</p> <p>There are also numerous homesteads that create low levels of light.</p> <p>It is possible to mitigate lighting impacts to a large degree through design, the use of motion sensors for security lighting and ensuring that lighting is only used in areas where workers are located / working.</p> |   |                         |                               |

Without an indication of the possible location and layout of the project it is not possible to be confident regarding possible significance of impacts. However, if suitable mitigation measures are used, it is unlikely that lighting impacts will be significant.

**Gaps in knowledge & recommendations for further study**

The proposed layout and the nature of proposed lighting.

**Recommendations with regards to general field surveys**

Assess existing levels of impact.

**6.3.6 Glare**

| <b>Potential Impact</b>   |  |                         |                               |
|---|--|-------------------------|-------------------------------|
| <b>Issue</b>  | <b>Nature of Impact</b>  | <b>Extent of Impact</b> | <b>No-Go Areas</b>            |
| <b>Galre Impacts.</b>   | <u>Direct impacts:</u><br><b>Glare affecting drivers on the N17, R35 and R39.</b><br><br><u>Indirect impacts:</u><br><b>Road safety.</b> | Local                   | None identified at this stage |
| <p><b>Description of expected significance of impact</b><br/>           Glare on the affected roads could impair road safety particularly in the early morning and late afternoon when the sun is low in the sky.</p> <p>Glare impacts are relatively easily mitigated through screening as long as there is sufficient space between possible receptors and solar panels.</p> <p>Without an indication of the possible location and layout of the project it is not possible to be confident regarding possible significance of impacts. However, if suitable mitigation measures are used, it is unlikely that glare impacts will be significant.</p> |  |                         |                               |
| <p><b>Gaps in knowledge &amp; recommendations for further study</b><br/>           The proposed layout and the nature of the proposed array.</p>  |  |                         |                               |
| <p><b>Recommendations with regards to general field surveys</b><br/>           Undertake a basic geometric assessment.</p>  |  |                         |                               |



## 7 RECOMMENDED ASSESSMENT METHODOLOGY

### 7.1 REQUIREMENTS IN ACCORDANCE WITH THE WESTERN CAPE GUIDELINES

The criterion recommended by the Western Cape Guidelines for justification of level of input for a VIA is the expected level of visual impact. This categorisation is derived from the following matrix;

| Type of environment  | Type of development (see Box 3) Low to high intensity  |  |                                     |                                  |                                  |
|--|--|--|-------------------------------------|----------------------------------|----------------------------------|
|  | Category 1 development                                 | Category 2 development                                 | Category 3 development              | Category 4 development           | Category 5 development           |
| Protected/wild areas of international, national, 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, historical significance / disturbed | Little or no visual impact expected. Possible benefits | 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. Possible benefits | Little or no visual impact expected. Possible benefits | Little or no visual impact expected | Minimal visual impact expected   | Moderate visual impact expected  |

**Category 1 development:**

e.g. nature reserves, nature-related recreation, camping, picnicking, trails and minimal visitor facilities.

**Category 2 development:**

e.g. low-key recreation / resort / residential type development, small-scale agriculture / nurseries, narrow roads and small-scale infrastructure.

**Category 3 development:**

e.g. low density resort / residential type development, golf or polo estates, low to medium-scale infrastructure.

**Category 4 development:**

e.g. medium density residential development, sports facilities, small-scale commercial facilities / office parks, one-stop petrol stations, light industry, medium-scale infrastructure.

**Category 5 development:**

e.g. high density township / residential development, retail and office complexes, industrial facilities, refineries, treatment plants, power stations, wind energy farms, power lines, freeways, toll roads, large-scale infrastructure generally. Large-scale development of agricultural land and commercial tree plantations. Quarrying and mining activities with related processing plants.

From reference to the categorisation of development included in the Western Cape Guidelines as indicated in the table above, the proposed development if standing on its own should be considered as a Category 5 development.

Based on the predicted visual impacts described in this report, and on the basis that the proposed new facility, it seems that the proposed development could have significant local impacts. Because of this it is proposed that a Level 4 Assessment is undertaken in accordance with the Western Cape Guidelines.

In accordance with the Western Cape Guidelines, a Level 4 Assessment requires the following input:

- Verification of issues raised in scoping phase, and site visit;
- Description of the receiving environment and the proposed project;
- Establishment of view catchment area and receptors;
- Indication of potential visual impacts using established criteria;
- Inclusion of potential lighting impacts at night;
- Description of alternatives, mitigation measures and monitoring programmes;
- Complete 3D modeling and simulations, with and without mitigation; and
- Review by independent, experienced visual specialist (if required).

## **7.2 DETAILED METHODOLOGY**

As indicated above, confirmation of the following is required in order to investigate and finalise the issues and impacts highlighted by this initial LVIA scoping exercise:

- a) Confirmation of the layout of the facility; and
- b) Undertake a site visit to assess the proposed development.

The following methodology will be used in preparation of the LVIA report.

### **7.2.1 Identification of issues raised in scoping phase, and site visit**

Likely issues have already been identified in this scoping analysis. These issues will be verified from a site visit as well as responses from stakeholders to the scoping documentation.

It is possible that additional impacts might be identified from the site visit and from comments by stakeholders.

### **7.2.2 Description of the receiving environment and the proposed project**

The receiving environment has been described and categorised. This will be verified from a site visit.

### **7.2.3 Establishment of view catchment area, view corridors, viewpoints and receptors**

Zones of theoretical visibility will be prepared and visual receptors have been established from GIS analysis. These will be verified from a site visit. Existing large scale industrial

development should help to provide a useful guide as to likely visibility of the proposed development.

Viewpoints will be identified from a site visit to represent views of visual receptors.

#### **7.2.4 Indication of Potential Visual Impacts using Established Criteria**

Given that the existing landscape character is a relatively cohesive rural landscape, it will be assumed that affected receptors are likely to prefer views of a rural landscape rather than an industrial landscape

Criteria will include:

- The extent of likely industrialisation as seen by each receptor; and
- The sensitivity of each receptor to change.

Impacts will be assessed using a numerical assessment system that has been adopted by Savannah Environmental for the overall EIA assessment.

#### **7.2.5 Inclusion of Potential Lighting Impacts at night**

This will be assessed through comparison of the likely change in night time lighting patterns due to the proposed development.

#### **7.2.6 Description of Alternatives, Mitigation Measures and Monitoring Programme**

This will be compiled from experience of similar projects and through discussion with the applicant.

#### **7.2.7 Complete 3D Modelling and Simulations With and Without Mitigation**

Key development elements will be modelled using CAD. Views of the model will be superimposed onto photographs from key viewpoints.

Modelling will be undertaken in sufficient detail to illustrate the location and visual mass of development rather than detailed finishes.

## REFERENCES

### **Guidelines for involving visual and aesthetic specialists in EIA processes,**

Author; Bernard Oberhozer. Published by the Provincial Government of the Western Cape: Department of Environmental Affairs and Development Planning, 2005

**Guidelines for landscape and visual impact assessment (third edition)**, authors; the Landscape Institute and Institute of Environmental Assessment and Management, published by E & FN Spon, 2013.

**The vegetation of South Africa, Lesotho and Swaziland**(Strelitzia series; no. 19), Mucina, L. & Rutherford, M.C. (eds.), 2006, South African National Biodiversity Institute, Pretoria.

**Best Management Practices for Reducing Visual Impacts of Renewable Energy Facilities on BLM Administered Lands** *United States Department of the Interior, Bureau of Land Management*, 2013.

**Evaluation of Glare as a Hazard for General Aviation Pilots on Final Approach**, US Federal Aviation Administration, 2015.

**Solar and Glare**, Meister Consultants Group, 2014.

**Appendix 6, EIA Regulations (2014) as amended**, promulgated under section 24 of the National Environmental Management Act, 107 of 1998. Department of Forestry Fisheries and the Environment.

**APPENDIX I**  
**ASSESSOR'S CURRICULUM VITAE**



ENVIRONMENTAL PLANNING AND DESIGN

**Name** JONATHAN MARSHALL  
**Nationality** British  
**Year of Birth** 1956  
**Specialisation** Landscape Architecture / Landscape & Visual Impact Assessment / Environmental Planning / Environmental Impact Assessment.

**Qualifications**  
Education Diploma in Landscape Architecture, Gloucestershire College of Art and Design, UK (1979)  
Environmental Law, University of KZN (1997)  
Professional Registered Professional Landscape Architect (SACLAP)  
Chartered Member of the Landscape Institute (UK)  
Member of the International Association of Impact Assessment, South Africa

**Languages** English - Speaking - Excellent  
- Reading - Excellent  
- Writing - Excellent

**Contact Details** Post: 13 Askew Grove  
Glenwood  
Durban  
4001  
Cell: +27 83 7032995

**General**

Jon qualified as a Landscape Architect (Dip LA) at Cheltenham (UK) in 1979. He has been a chartered member of the Landscape Institute UK since 1986. He is also a Registered Landscape Architect and has had extensive experience in Environmental Assessment within South Africa.

During the early part of his career (1981 - 1990) He worked with Clouston (now RPS) in Hong Kong and Australia. During this period he was called on to undertake visual impact assessment (VIA) input to numerous environmental assessment processes for major infrastructure projects. This work was generally based on photography with line drawing superimposed to illustrate the extent of development visible.

He has worked in the United Kingdom (1990 - 1995) for major supermarket chains including Sainsbury's and prepared CAD based visual impact assessments for public enquiries for new store development. He also prepared the VIA input to the environmental statement for the Cardiff Bay Barrage for consideration by the UK Parliament in the passing of the Barrage Act (1993).

His more recent VIA work (1995 to present) includes a combination of CAD and GIS based work for a new international airport to the north of Durban, new heavy industrial operations, overhead electrical transmission lines, mining operations in West Africa and numerous commercial and residential developments.

VIA work undertaken during the last twelve months includes wind energy projects, numerous solar plant projects (CSP and PV) and electrical infrastructure.

## **Select List of Visual Impact Assessment Projects**

- **Geelkop Solar PV projects** – Landscape and Visual Impact Assessment for seven proposed solar PV projects near Upington in the Northern Cape Province for Atlantic Renewable Energy Partners.
- **Makapanstad Agri- Hub** – Landscape and Visual Impact Assessment for proposed Agri-Hub development at Makapanstad in the North West Province for the Department of Rural Development and Land Reform.
- **Madikwe Sky Bubble** - Landscape and Visual Impact Assessment for proposed development of up-market accommodation at the Molori concession within the Madikwe Game Reserve.
- **Hartebeest Wind Energy Facility** – Landscape and Visual Impact Assessment Addendum Report for the proposed upgrading of turbine specifications for an authorised WEF near MoOrreesburg in the Western Cape Province for a private client.
- **Selati Railway Bridge** - Landscape and Visual Impact Assessment for proposed development of up-market accommodation on a railway bridge at Skukuza in the Kruger Park.
- **Kangala Mine Extension** - Landscape and Visual Impact Assessment for a proposed extension to the Kangala Mine in Mpumalanga for Universal Coal.
- **Khunab Solar Developments** – Landscape and Visual Impact Assessment for four proposed solar PV projects near Upington in the Northern Cape Province for a private client.
- **Sirius Solar Developments** – Landscape and Visual Impact Assessment for four proposed solar PV projects near Upington in the Northern Cape Province for Sola Future Energy.
- **Aggeneys Solar Developments** – Landscape and Visual Impact Assessment for two proposed solar PV projects near Aggeneys in the Northern Cape Province for a private client.
- **Hyperion Solar Developments** – Landscape and Visual Impact Assessment for four proposed solar PV projects near Kathu in the Northern Cape Province for Building Energy South Africa.
- **Eskom Combined Cycle Power Plant** - Landscape and Visual Impact Assessment for proposed gas power plant in Richards Bay, KwaZulu Natal Province.
- **N2 Wild Coast Toll Road, Mineral Sources and Auxiliary Roads** – VIA for the Pondoland Section of this project for the South African National Roads Agency.
- **Mpushini Park Ashburton** – VIA for a proposed amendment to an authorised development plan which included residential, office park and light industrial uses to logistics and warehousing.
- **Moedeng PV Solar Project** - VIA for a solar project near Vrybury in the North West Province for a private client.
- **Establishment of Upmarket Tourism Accommodation on the Selati Bridge, Kruger National Park** – Assessment of visual implications of providing tourism accommodation in 12 railway carriages on an existing railway bridge at the Skukuza Rest Camp in the Kruger Park.
- **Jozini TX Transmission Tower** – Assessment of visual implications of a proposed MTN transmission tower on the Lebombo ridgeline overlooking the Pongolapoort Nature reserve and dam.
- **Bhangazi Lake Development** – Visual Impact Assessment for a proposed tourism development within the iSimangaliso Wetland Park World Heritage Site.
- **Palesa Power Station** - VIA for a new 600MW power station near Kwamhlanga in Mpumalanga for a private client.
- **Heuningklip PV Solar Project** – VIA for a solar project in the Western Cape Province for a private client.
- **Kruispad PV Solar Project** – VIA for a solar project in the Western Cape Province for a private client.
- **Doornfontein PV Solar Project** – VIA for a solar project in the Western Cape Province for a private client.
- **Olifantshoek Power Line and Substation** – VIA for a new 10MVA 132/11kV substation and 31km

powerline, Northern Cape Province, for Eskom.

- **Noupoort Concentrating Solar Plants** - Scoping and Visual Impact Assessments for two proposed parabolic trough projects.
- **Drakensberg Cable Car** – Preliminary Visual Impact Assessment and draft terms of reference as part of the feasibility study.
- **Paulputs Concentrating Solar Plant (tower technology)** – Visual Impact Assessment for a new CSP project near Pofadder in the Northern Cape.
- **Ilanga Concentrating Solar Plants 1, 2, 3, 4 & 5** – Scoping and Visual Impact Assessments for the proposed extension of five authorised CSP projects including parabolic trough and tower technology within the Karoshoek Solar Valley near Upington in the Northern Cape.
- **Ilanga Concentrating Solar Plants 1, 2, 3, 4 & 5 Shared Infrastructure** – Visual Impact Assessment for the necessary shared infrastructure including power lines, substation, water pipeline and roads for these projects.
- **Ilanga Concentrating Solar Plants 7, 8 & 9** - Scoping and Visual Impact Assessments for three new CSP projects including parabolic trough and tower technology within the Karoshoek Solar Valley near Upington in the Northern Cape.
- **Sol Invictus Solar Plants** - Scoping and Visual Impact Assessments for three new Solar PV projects near Pofadder in the Northern Cape.
- **Gunstfontein Wind Energy Facility** – Scoping and Visual Impact Assessment for a proposed WEF near Sutherland in the Northern Cape.
- **Moorreesburg Wind Energy Facility** – Visual Impact Assessment for a proposed WEF near Moorreesburg in the Western Cape.
- **Semonkong Wind Energy Facility** - Visual Impact Assessment for a proposed WEF near Semonkong in Southern Lesotho.
- **Great Karoo Wind Energy Facility** – Addendum report to the Visual Impact Assessment Report for amendment to this authorised WEF that is located near Sutherland in the Northern Cape. Proposed amendments included layout as well as rotor diameter.
- **Perdekraal East Power Line** – Visual Impact Assessment for a proposed power line to evacuate power from a wind energy facility near Sutherland in the Northern Cape.
- **Tshivhaso Power Station** – Scoping and Visual Impact Assessment for a proposed new power station near Lephalale in Limpopo Province.
- **Saldanha Eskom Strengthening** – Scoping and Visual Impact Assessment for the upgrading of strategic Eskom infrastructure near Saldanha in the Western Cape.
- **Eskom Lethabo PV Installation** - Scoping and Visual Impact Assessment for the development of a solar PV plant within Eskom's Lethabo Power Station in the Free State.
- **Eskom Tuthuka PV Installation** - Scoping and Visual Impact Assessment for the development of a solar PV plant within Eskom's Thutuka Power Station in Mpumalanga.
- **Eskom Majuba PV Installation** - Scoping and Visual Impact Assessment for the development of a solar PV plant within Eskom's Majuba Power Station in Mpumalanga.
- **Golden Valley Power Line** - Visual Impact Assessment for a proposed power line to evacuate power from a wind energy facility near Cookhouse in the Eastern Cape.
- **Mpophomeni Shopping Centre** – Visual impact assessment for a proposed new shopping centre close to the southern shore of Midmar Dam in KwaZulu Natal.
- **Rheebokfontein Power Line** - Addendum report to the Visual Impact Assessment Report for amendment to this authorised power line alignment located near Darling in the Western Cape.
- **Woodhouse Solar Plants** – Scoping and Visual Impact Assessment for two proposed solar PV projects



near Vryburg in the North West Province.

- **AngloGold Ashanti, Dokiwa (Ghana)** – Visual Impact Assessment for proposed new Tailings Storage Facility at a mine site working with SGS as part of their EIA team.
- **Gateway Shopping Centre Extension (Durban)** – Visual Impact Assessment for a proposed shopping centre extension in Umhlanga, Durban.
- **Kouroussa Gold Mine (Guinea)** – Visual impact assessment for a proposed new mine in Guinea working with SGS as part of their EIA team.
- **Mampon Gold Mine (Ghana)** - Visual impact assessment for a proposed new mine in Ghana working with SGS as part of their EIA team.
- **Telkom Towers** – Visual impact assessments for numerous Telkom masts in KwaZulu Natal.
- **Eskom Isundu Substation** – Visual Impact Assessment for a proposed major new Eskom substation near Pietermaritzburg in KwaZulu Natal.
- **Eskom St Faiths Power Line and Substation** – Visual Impact Assessment for a major new substation and associated power lines near Port Shepstone in KwaZulu Natal.
- **Eskom Ficksburg Power Line** – Visual Impact Assessment for a proposed new power line between Ficksburg and Cocolan in the Free State.
- **Eskom Matubatuba to St Lucia Power Line** – Visual Impact Assessment for a proposed new power line between Mtubatuba and St Lucia in KwaZulu Natal.
- **Dube Trade Port, Durban International Airport** – Visual Impact Assessment
- **Sibaya Precinct Plan** – Visual Impact Assessment as part of Environmental Impact Assessment for a major new development area to the north of Durban.
- **Umdloti Housing** – Visual Impact Assessment as part of Environmental Impact Assessment for a residential development beside the Umdloti Lagoon to the north of Durban.
- **Tata Steel Ferrochrome Smelter** - Visual impact assessment of proposed new Ferrochrome Smelter in Richards Bay as part of EIA undertaken by the CSIR.
- **Durban Solid Waste Large Landfill Sites** – Visual Impact Assessment of proposed development sites to the North and South of the Durban Metropolitan Area. The project utilised 3d computer visualisation techniques.
- **Hillside Aluminium Smelter, Richards Bay** - Visual Impact Assessment of proposed extension of the existing smelter. The project utilised 3d computer visualisation techniques.
- **Estuaries of KwaZulu Natal Phase 1** – Visual character assessment and GIS mapping as part of a review of the condition and development capacity of eight estuary landscapes for the Town and Regional Planning Commission. The project was extended to include all estuaries in KwaZulu Natal.
- **Signage Assessments** – Numerous impact assessments for proposed signage developments for Blast Media.
- **Signage Strategy** – Preparation of an environmental strategy report for a national advertising campaign on National Roads for Visual Image Placements.
- **Zeekoegatt, Durban** - Computer aided visual impact assessment. EDP acted as advisor to the Province of KwaZulu Natal in an appeal brought about by a developer to extend a light industrial development within a 60 metre building line from the National N3 Highway.
- **La Lucia Mall Extension** - Visual impact assessment using three dimensional computer modelling / photo realistic rendering and montage techniques for proposed extension to shopping mall for public consultation exercise.
- **Redhill Industrial Development** - Visual impact assessment using three dimensional computer modelling / photo realistic rendering and montage techniques for proposed new industrial area for public consultation exercise.

- **Avondale Reservoir** - Visual impact assessment using three dimensional computer modelling / photo realistic rendering and montage techniques for proposed hilltop reservoir as part of Environmental Impact Assessment for Umgeni Water.
- **Hammersdale Reservoir** - Visual impact assessment using three dimensional computer modelling / photo realistic rendering and montage techniques for proposed hilltop reservoir as part of Environmental Impact Assessment for Umgeni Water.
- **Southgate Industrial Park, Durban** - Computer Aided Visual Impact Assessment and Landscape Design for AECL.
- **Sainsbury's Bryn Rhos** - Computer Aided Visual Impact Assessment/ Planning Application for the development of a new store within the Green Wedge North of Swansea.
- **Ynyston Farm Access** - Computer Aided Impact Assessment of visual intrusion of access road to proposed development of Cardiff for the Land Authority for Wales.
- **Cardiff Bay Barrage** – Preparation of the Visual Impact Statement for inclusion in the Impact Statement for debate by parliament (UK) prior to the passing of the Cardiff Bay Barrage Bill.
- **A470, Cefn Coed to Pentrebach** - Preparation of landscape frameworks for the assessment of the impact of the proposed alignment on the landscape for The Welsh Office.
- **Sparkford to Ilchester Bye Pass** - The preparation of the landscape framework and the draft landscape plan for the Department of Transport.
- **Green Island Reclamation Study** - Visual Impact Assessment of building massing, Urban Design Guidelines and Masterplanning for a New Town extension to Hong Kong Island.
- **Route 3** - Visual Impact Assessment for alternative road alignments between Hong Kong Island and the Chinese Border.
- **China Border Link** - Visual Impact Assessment and initial Landscape Design for a new border crossing at Lok Ma Chau.
- **Route 81, Aberdeen Tunnel to Stanley** - Visual Impact Assessment for alternative highway alignments on the South side of Hong Kong Island.

**APPENDIX II**  
**GUIDELINES FOR INVOLVING VISUAL AND AESTHETIC SPECIALISTS IN EIA**  
**PROCESSES**

(Preface, Summary and Contents for full document go to the Provincial Government of the Western Cape, Department of Environmental Affairs and Development Planning web site, <http://eadp.westerncape.gov.za/your-resource-library/policies-guidelines>)

# GUIDELINE FOR INVOLVING VISUAL AND AESTHETIC SPECIALISTS IN EIA PROCESSES



PROVINCIAL GOVERNMENT OF THE WESTERN CAPE:  
DEPARTMENT OF ENVIRONMENTAL AFFAIRS  
AND DEVELOPMENT PLANNING



**CSIR**

Edition 1  
June 2005

# GUIDELINE FOR INVOLVING VISUAL AND AESTHETIC SPECIALISTS IN EIA PROCESSES

*Edition 1*

*Issued by:*

Provincial Government of the Western Cape  
Department of Environmental Affairs and Development Planning  
Utilitas Building, 1 Dorp Street  
Private Bag X9086  
Cape Town 8000  
South Africa

*Prepared by:*

Bernard Oberholzer Landscape Architect  
PO Box 26643  
Hout Bay, 7872, South Africa  
email: bola@wol.co.za

*Coordinated by:*

CSIR Environmentek  
P O Box 320  
Stellenbosch 7599  
South Africa

*Contact person:*

Frauke Münster  
Tel: +27 21 888-2538  
([fmunster@csir.co.za](mailto:fmunster@csir.co.za))

COPYRIGHT © Republic of South Africa, Provincial Government of the Western Cape, Department of Environmental Affairs and Development Planning 2005. ALL RIGHTS RESERVED.

This document is copyright under the Berne Convention. Apart from the purpose of private study, research or teaching, in terms of the Copyright Act (Act No. 98 of 1978) no part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording or by any information storage and retrieval system, without permission in writing from the Department of Environmental Affairs and Development Planning. Likewise, it may not be lent, resold, hired out or otherwise disposed of by way of trade in any form of binding or cover other than that in which it is published.

*This guideline should be cited as:*

Oberholzer, B. 2005. *Guideline for involving visual & aesthetic specialists in EIA processes: Edition 1*. CSIR Report No ENV-S-C 2005 053 F. Republic of South Africa, Provincial Government of the Western Cape, Department of Environmental Affairs & Development Planning, Cape Town.

# ACKNOWLEDGEMENTS

## *Steering committee:*

|                 |   |                                 |
|-----------------|---|---------------------------------|
| Paul Hardcastle | - | DEA&DP                          |
| Ayub Mohammed   | - | DEA&DP                          |
| Susie Brownlie  | - | de Villiers Brownlie Associates |
| Keith Wiseman   | - | City of Cape Town               |
| Mike Burns      | - | CSIR Environmentek              |
| Paul Lochner    | - | CSIR Environmentek              |
| Pete Ashton     | - | CSIR Environmentek              |

## *Focus group participants:*

|                    |   |   |
|--------------------|---|---|
| Paul Hardcastle    | - | DEA&DP  |
| Washiela Anthony   | - | DEA&DP  |
| Danie Smit         | - | DEAT  |
| Eileen Weinronk    | - | City of Cape Town                             |
| Menno Klapwijk     | - | Cave Klapwijk and Associates                  |
| Graham Young       | - | Landscape Consultant                          |
| Bernard Oberholzer | - | Bernard Oberholzer Landscape Architect (BOLA) |
| Nicolas Baumann    | - | Baumann & Winter Heritage Consultants         |
| Sarah Winter       | - | Baumann & Winter Heritage Consultants         |
| Tanya de Villiers  | - | Chittenden Nicks deVilliers Africa            |
| Frauke Münster     | - | CSIR Environmentek                            |

## *Internal review:*

|                  |   |                    |
|------------------|---|--------------------|
| Mike Burns       | - | CSIR Environmentek |
| Eileen Weinronk  | - | City of Cape Town  |
| Paul Hardcastle  | - | DEA&DP             |
| Washiela Anthony | - | DEA&DP             |

## *Stakeholders engaged in the guideline development process:*

These guidelines were developed through a consultative process and have benefited from the inputs and comments provided by a wide range of individuals and organizations actively working to improve EIA practice. Thanks are due to all who took the time to engage in the guideline development process.

In particular, thanks are due to Jan Glazewski (University of Cape Town), Keith Wiseman (City of Cape Town), Paul Britton (SANPARKS), Graham Young (University of Pretoria), Lisa Parkes (Ninham Shand) and Paul Claassen (Environomics) for providing useful information and in-depth comments.

## *Finalisation of report figures and formatting:*

Magdel van der Merwe and Elna Logie, DTP Solutions

## PREFACE

The purpose of an Environmental Impact Assessment (EIA) is to provide decision-makers (be they government authorities, the project proponent or financial institutions) with adequate and appropriate information about the potential positive and negative impacts of a proposed development and associated management actions in order to make an informed decision whether or not to approve, proceed with or finance the development.

For EIA processes to retain their role and usefulness in supporting decision-making, the involvement of specialists in EIA needs to be improved in order to:

- Add greater value to project planning and design;
- Adequately evaluate reasonable alternatives;
- Accurately predict and assess potential project benefits and negative impacts;
- Provide practical recommendations for avoiding or adequately managing negative impacts and enhancing benefits;
- Supply enough relevant information at the most appropriate stage of the EIA process to address adequately the key issues and concerns, and effectively inform decision-making in support of sustainable development.

It is important to note that not all EIA processes require specialist input; broadly speaking, specialist involvement is needed when the environment could be significantly affected by the proposed activity, where that environment is valued by or important to society, and/or where there is insufficient information to determine whether or not unavoidable impacts would be significant.

The purpose of this series of guidelines is to improve the efficiency, effectiveness and quality of specialist involvement in EIA processes. The guidelines aim to improve the capacity of roleplayers to anticipate, request, plan, review and discuss specialist involvement in EIA processes. Specifically, they aim to improve the capacity of EIA practitioners to draft appropriate terms of reference for specialist input and assist all roleplayers in evaluating whether or not specialist input to the EIA process is appropriate for the type of development and environmental context. Furthermore, they aim to ensure that specialist inputs support the development of effective, practical Environmental Management Plans where projects are authorised to proceed (refer to *Guideline for Environmental Management Plans*).

The guidelines draw on best practice in EIA in general, and within specialist fields of expertise in particular, to address the following issues related to the timing, scope and quality of specialist input. The terms “specialist involvement” and “input” have been used in preference to “specialist assessment” and “studies” to indicate that the scope of specialists’ contribution (if required) depends on the nature of the project, the environmental context and the amount of available information and does not always entail detailed studies or assessment of impacts.

The guidelines draw on best practice in EIA in general, and within specialist fields of expertise in particular, to address the following issues related to the timing, scope and quality of specialist input. The terms “specialist involvement” and “input” have been used in preference to “specialist

assessment” and “studies” to indicate that the scope of specialists’ contribution depends on the nature of the project, the environmental context and the amount of available information.

|                | <b>ISSUES</b>   |
|----------------|---|
| <b>TIMING</b>  | <ul style="list-style-type: none"> <li>▪ When should specialists be involved in the EIA process; i.e. at what stage in the EIA process should specialists be involved (if at all) and what triggers the need for their input?</li> </ul>  |
| <b>SCOPE</b>   | <ul style="list-style-type: none"> <li>▪ Which aspects must be addressed through specialist involvement; i.e. what is the purpose and scope of specialist involvement?</li> <li>▪ What are appropriate approaches that specialists can employ?</li> <li>▪ What qualifications, skills and experience are required?</li> </ul> |
| <b>QUALITY</b> | <ul style="list-style-type: none"> <li>▪ What triggers the review of specialist studies by different roleplayers?</li> <li>▪ What are the review criteria against which specialist inputs can be evaluated to ensure that they meet minimum requirements, are reasonable, objective and professionally sound?</li> </ul>      |

The following guidelines form part of this first series of guidelines for involving specialists in EIA processes:

- Guideline for determining the scope of specialist involvement in EIA processes
- Guideline for the review of specialist input in EIA processes
- Guideline for involving biodiversity specialists in EIA processes
- Guideline for involving hydrogeologists in EIA processes
- Guideline for involving visual and aesthetic specialists in EIA processes
- Guideline for involving heritage specialists in EIA processes
- Guideline for involving economists in EIA processes

The *Guideline for determining the scope of specialist involvement in EIA processes* and the *Guideline for the review of specialist input in EIA processes* provide generic guidance applicable to any specialist input to the EIA process and clarify the roles and responsibilities of the different roleplayers involved in the scoping and review of specialist input. It is recommended that these two guidelines are read first to introduce the generic concepts underpinning the guidelines which are focused on specific specialist disciplines.

***Who is the target audience for these guidelines?***

The guidelines are directed at authorities, EIA practitioners, specialists, proponents, financial institutions and other interested and affected parties involved in EIA processes. Although the guidelines have been developed with specific reference to the Western Cape province of South Africa, their core elements are more widely applicable.

***What type of environmental assessment processes and developments are these guidelines applicable to?***

The guidelines have been developed to support project-level EIA processes regardless of whether they are used during the early project planning phase to inform planning and design decisions (i.e. during pre-application planning) or as part of a legally defined EIA process to obtain statutory approval for a proposed project (i.e. during screening, scoping and/or impact assessment). Where specialist input may be required the guidelines promote early, focused and appropriate involvement of specialists in EIA processes in order to encourage proactive consideration of potentially significant impacts, so that negative impacts may be avoided or



effectively managed and benefits enhanced through due consideration of alternatives and changes to the project.

The guidelines aim to be applicable to a range of types and scales of development, as well as different biophysical, social, economic and governance contexts.

*What will these guidelines not do?*

In order to retain their relevance in the context of changing legislation, the guidelines promote the principles of EIA best practice without being tied to specific legislated national or provincial EIA terms and requirements. They therefore do not clarify the specific administrative, procedural or reporting requirements and timeframes for applications to obtain statutory approval. They should, therefore, be read in conjunction with the applicable legislation, regulations and procedural guidelines to ensure that mandatory requirements are met.

It is widely recognized that no amount of theoretical information on how best to plan and coordinate specialist inputs, or to provide or review specialist input, can replace the value of practical experience of coordinating, being responsible for and/or reviewing specialist inputs. Only such experience can develop sound judgment on such issues as the level of detail needed or expected from specialists to inform decision-makers adequately. For this reason, the guidelines should not be viewed as prescriptive and inflexible documents. Their intention is to provide best practice guidance to improve the quality of specialist input.

Furthermore, the guidelines do not intend to create experts out of non-specialists. Although the guidelines outline broad approaches that are available to the specialist discipline (e.g. field survey, desktop review, consultation, modeling), specific methods (e.g. the type of model or sampling technique to be used) cannot be prescribed. The guidelines should therefore not be used indiscriminately without due consideration of the particular context and circumstances within which an EIA is undertaken, as this influences both the approach and the methods available and used by specialists.

*How are these guidelines structured?*

The specialist guidelines have been structured to make them user-friendly. They are divided into six parts, as follows:

- **Part A:** Background;
- **Part B:** Triggers and key issues potentially requiring specialist input;
- **Part C:** Planning and coordination of specialist inputs (drawing up terms of reference);
- **Part D:** Providing specialist input;
- **Part E:** Review of specialist input; and
- **Part F:** References.

Part A provides grounding in the specialist subject matter for all users. It is expected that authorities and peer reviewers will make most use of Parts B and E; EIA practitioners and project proponents Parts B, C and E; specialists Part C and D; and other stakeholders Parts B, D and E. Part F gives useful sources of information for those who wish to explore the specialist topic.

## SUMMARY

This guideline document, which deals with specialist visual input into the EIA process, is organised into a sequence of interleaving sections. These follow a logical order covering the following:

- the background and context for specialist visual input;
- the triggers and issues that determine the need for visual input;
- the type of skills and scope of visual inputs required in the EIA process;
- the methodology, along with information and steps required for visual input;
- finally, the review or evaluation of the visual assessment process.

**Part A** is concerned with defining the visual and aesthetic component of the environment, and with principles and concepts relating to the visual assessment process. The importance of the process being logical, holistic, transparent and consistent is stressed in order for the input to be useful and credible.

The legal and planning context within which visual assessments take place indicate that there are already a number of laws and bylaws that protect visual and scenic resources. These resources within the Western Cape context have importance for the economy of the region, along with the proclaimed World Heritage Sites in the Province.

The role and timing of specialist visual inputs into the EIA process are outlined, with the emphasis being on timely, and on appropriate level of input, from the early planning stage of a project, through to detailed mitigation measures and

management controls at the implementation stage.

**Part B** deals with typical factors that trigger the need for specialist visual input to a particular project. These factors typically relate to:

- (a) the nature of the receiving environment, in particular its visual sensitivity or protection status;
- (b) the nature of the project, in particular the scale or intensity of the project, which would result in change to the landscape or townscape.

The correlation between these two aspects are shown in a table, in order to determine the varying levels of visual impact that can be expected, i.e. from little or no impact, to very high visual impact potential.

**Part C** deals with the choice of an appropriate visual specialist, and the preparation of the terms of reference (TOR) for the visual input. Three types of visual assessment are put forward, each requiring different expertise, namely:

- Type A: assessments involving large areas of natural or rural landscape;
- Type B: assessments involving local areas of mainly built environment;
- Type C: assessments involving smaller scale sites with buildings, or groups of buildings.

The scope of the visual input would in summary relate to the following:

- the issues raised during the scoping process;
- the time and space boundaries, i.e. the extent or zone of visual influence;

- the types of development alternatives that are to be considered;
- the variables and scenarios that could affect the visual assessment;
- the inclusion of direct, indirect and cumulative effects.

Approaches to the visual input relate to the level of potential impact and range from minimal specialist input, to a full visual impact assessment (VIA). A list of the typical components of a visual assessment is given, and the integration with other studies forming part of the EIA process is discussed.

**Part D** provides guidance for specialist visual input, and on the information required by specialists. Notes on predicting potential visual impacts are given, along with suggested criteria for describing and rating visual impacts. The assessment of the overall significance of impacts, as well as thresholds of significance are discussed.

Further aspects that need to be considered by visual specialists in EIA processes include:

- affected parties who stand to benefit or lose,
- risks and uncertainties related to the project,
- assumptions that have been made, and their justification,
- levels of confidence in providing the visual input or assessment,
- management actions that can be employed to avoid or mitigate adverse effects and enhance benefits, and
- the best practicable environmental option from the perspective of the visual issues and impacts.

Finally, pointers for the effective communication of the findings are given.

**Part E** lists specific evaluation criteria for reviewing visual input by a specialist, where this becomes necessary. Further guidance on this is given in the document on *Guideline for the review of specialist input in EIA processes*.

# CONTENTS

|                        |    |
|------------------------|----|
| Acknowledgements ..... | i  |
| Preface .....          | ii |
| Summary .....          | v  |

## **PART A : BACKGROUND** **1**

|  |   |
|--|---|
| 1. INTRODUCTION .....  | 1 |
| 2. PRINCIPLES AND CONCEPTS UNDERPINNING VISUAL SPECIALIST INVOLVEMENT IN EIA PROCESSES ..... | 2 |
| 3. CONTEXTUALISING SPECIALIST INPUT .....  | 4 |
| 3.1 Legal, policy and planning context for involving a visual specialist .....               | 5 |
| 3.2 Environmental context for specialist input .....   | 6 |
| 4. THE ROLE AND TIMING OF SPECIALIST INPUT WITHIN THE EIA PROCESS .....                      | 6 |

## **PART B: TRIGGERS AND KEY ISSUES POTENTIALLY REQUIRING SPECIALIST INPUT** **9**

|  |    |
|--|----|
| 5. TRIGGERS FOR SPECIALIST INPUT .....         | 9  |
| 6. KEY ISSUES REQUIRING SPECIALIST INPUT ..... | 10 |

## **PART C: PLANNING AND COORDINATION OF SPECIALIST INPUTS (DRAWING UP THE TERMS OF REFERENCE)** **13**

|   |    |
|---|----|
| 7. QUALIFICATIONS, SKILLS AND EXPERIENCE REQUIRED .....                       | 13 |
| 8. DETERMINING THE SCOPE OF SPECIALIST INPUTS .....                           | 14 |
| 8.1 Identifying and responding to issues .....                                | 15 |
| 8.2 Establishing appropriate time and space boundaries .....                  | 16 |
| 8.3 Clarifying appropriate development alternatives .....                     | 16 |
| 8.4 Establishing environmental and operating scenarios .....                  | 17 |
| 8.5 Addressing direct, indirect and cumulative effects .....                  | 17 |
| 8.6 Selecting the appropriate approach .....                                  | 18 |
| 8.7 Clarifying the timing, sequence and integration of specialist input ..... | 20 |
| 8.8 Ensuring appropriate stakeholder engagement .....                         | 20 |
| 8.9 Clarifying confidentiality requirements .....                             | 21 |

|  |           |
|--|-----------|
| <b>PART D: PROVIDING SPECIALIST INPUT</b>  | <b>22</b> |
| <b>9. INFORMATION REQUIRED TO PROVIDE SPECIALIST INPUT</b>                           | <b>22</b> |
| 9.1 Relevant project information   | 22        |
| 9.2 Information describing the affected environment                                  | 23        |
| 9.3 Legal, policy and planning context   | 24        |
| 9.4 Information generated by other specialists in the EIA process                    | 24        |
| <b>10. SPECIALIST INPUT TO IMPACT ASSESSMENT AND RECOMMENDING MANAGEMENT ACTIONS</b> | <b>25</b> |
| 10.1 Predicting potential impacts  | 25        |
| 10.2 Interpreting impact assessment criteria   | 26        |
| 10.3 Establishing thresholds of significance   | 29        |
| 10.4 Describing the distribution of impacts – beneficiaries and losers               | 30        |
| 10.5 Identifying key uncertainties and risks   | 30        |
| 10.6 Justifying underlying assumptions   | 31        |
| 10.7 Defining confidence levels and constraints to input                             | 31        |
| 10.8 Recommending management actions   | 31        |
| 10.9 Identifying the best practicable environmental option                           | 32        |
| 10.10 Communicating the findings of the specialist input                             | 32        |
| <b>11. SPECIALIST INPUT TO MONITORING PROGRAMMES</b>                                 | <b>33</b> |
| <b>PART E: REVIEW OF THE SPECIALIST INPUT</b>  | <b>36</b> |
| <b>12. SPECIFIC EVALUATION CRITERIA</b>  | <b>36</b> |
| <b>PART F: REFERENCES</b>  | <b>37</b> |

**APPENDIX III**  
**FORMULA FOR DERIVING THE APPROXIMATE VISUAL HORIZON**

## The Mathematics behind this Calculation

This calculation should be taken as a guide only as it assumes the earth is a perfect ball 6378137 metres radius. It also assumes the horizon you are looking at is at sea level. A triangle is formed with the centre of the earth (C) as one point, the horizon point (H) is a right angle and the observer (O) the third corner. Using Pythagoras's theorem we can calculate the distance from the observer to the horizon (OH) knowing CH is the earth's radius ( $r$ ) and CO is the earth's radius ( $r$ ) plus observer's height ( $v$ ) above sea level.

Sitting in a hotel room 10m above sea level a boat on the horizon will be 11.3km away. The reverse is also true, whilst rowing across the Atlantic, the very top of a mountain range 400m high could be seen on your horizon at a distance of 71.4 km assuming the air was clear enough.

