

PROPOSED DEVELOPMENT OF A 25M HIGH TELECOMMUNICATIONS MAST AND BASE STATION ON FARM NO. 780 (VAALFONTEIN WES), FAIRHAVEN, STELLENBOSCH



POST-APPLICATION BASIC ASSESSMENT REPORT NOVEMBER 2017

**PROPOSED DEVELOPMENT OF A 25M HIGH
TELECOMMUNICATIONS MAST AND BASE
STATION ON FARM NO. 780 (VAALFONTEIN WES),
FAIRHAVEN, STELLENBOSCH**

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EXECUTIVE SUMMARY

Proposed Activity

The proposed 25m high telecommunications mast and base station will be located on the farm Vaalfontein Wes No. 780, Fairhaven, Stellenbosch. The proposed site has no natural vegetation. The site is located next to vineyards, and on an existing farm. The property is being used for agricultural purposes. The proposed site is on a fairly flattened area with no natural vegetation on site, and situated outside the urban area. There is a depression (dam) approximately 540m south of the proposed site. The proposed telecommunications mast will be a monopole mast.

No new roads will be constructed as an existing access road will be utilised to gain access to the proposed site. The total area of land to be cleared is 64m² to erect a 25m high monopole mast with antennas situated on the top of the proposed structure. The proposed site is located off Bredell Road. No new roads will be constructed as an existing access road will be utilised to gain access to the proposed site. A new pedestrian gate is also proposed. The mast's base station will be closed with a steel palisade fence and a double face brick retaining wall. (Please see **Appendix B**).

Electricity to power the mast will be sourced from the land owner. The site has no slope and is located on a flat surface area. The site co-ordinates are 33° 03' 16.30"S, 18° 48' 21.25"E. The development footprint for the mast including its surrounding infrastructure is approximately 64m².

Environmental Requirements

The National Environmental Management Act (NEMA, Act 107 of 1998), as amended, makes provision for the identification and assessment of activities that are potentially detrimental to the environment and which require authorisation from the competent authority based on the findings of an Environmental Assessment. NEMA is a national act, which is enforced by the Department of Environmental Affairs (DEA). In the Western Cape, these powers are delegated to the Department of Environmental Affairs & Development Planning (DEA&DP).

According to the regulations of Section 24(5) of NEMA, authorisation is required for the following:

Government Notice R324 (Listing Notice 3):

Activity no. 3: "The development of masts or towers of any material or type used for telecommunication broadcasting or radio transmission purposes where the mast or tower-

- (a) is to be placed on a site not previously used for this purpose; and*
- (b) will exceed 15 metres in height-*

but excluding attachments to existing buildings and masts on rooftops".

i. Western Cape:

"i. **All areas outside urban areas;**

ii. Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose, within urban areas; or

iii. Areas zoned for use as public open space or equivalent zoning within urban areas".

Site Description

The proposed 25m high telecommunications mast and base station will be located on Farm No. 780, Fairhaven, Stellenbosch. The proposed site has no natural vegetation. The site is located next to vineyards, and on an existing farm. The property is being used for agricultural purposes. The proposed site is on a fairly

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flattened area with no natural vegetation on site, and situated outside the urban area. There is a depression (dam) approximately 540m south of the proposed site. The site is totally transformed from its natural state due to past development activities on the property. Please refer to **Appendix A** for the locality map as well as **Appendix B** (site plans) and **Appendix C** for photographs of the site.

Civil and Electrical Services

Electricity will be sourced from the land owner. The Proposed development of a telecommunication mast will not produce waste or use water during its operational phase.

Access

No new roads will be constructed as an existing access road will be utilised to gain access to the proposed site. The site is situated next to Steynsrust Road to the north and Bredell Road to the east. No new roads will be constructed. Please see **Appendix A**.

Conclusion

The proposed communication mast, allows for multiple service providers to attach and house their equipment on the mast, decreasing the need for additional communications masts to be erected in the area.

The benefits of telecommunications services in modern society are potentially limitless. The proposed activity will increase the coverage of these telecommunications services, including providing a more reliable and wider coverage.

The activity would create a more efficient telecommunications service, considered essential to the business and private sector. The data capabilities provided by the proposed mast are also important in business, education and for the public, and has thus become paramount for social and economic development.

The construction of the telecommunications mast is therefore considered as part of the essential services for the greater community.

The proposed communications mast is not expected to have any adverse effects on people's health and well-being. It is also not expected to produce any noise or odours during the operational phase. Some noise can be expected during the construction phase, but this will be temporary and the impact is expected to be negligible.

Due to the design and location of the proposed communications mast, the activity is expected to have a low impact on the visual character of the area.

No sensitive biodiversity features, no CBAs or ESAs, and no populations of threatened plant or animal species were observed on site. No cultural or historical aspects were identified on the site.

Any potential negative impacts during the construction phase are expected to be adequately mitigated through the implementation of the Environmental Management Programme ("EMPr") and the appointment of an Environmental Control Officer ("ECO") during the construction phase.

Considering all the information, it is not envisaged that this proposed development will have a negative impact on the environment.

It is therefore recommended that this application be authorised with the necessary conditions of approval as described throughout this Pre-Application BAR.