

**THE PROPOSED DEVELOPMENT OF A 30M HIGH
TELECOMMUNICATION MAST ON PORTION 108 OF FARM
DOORNRIVIER NO. 369, AAN DE DOORNS, WESTERN
CAPE**



BASIC ASSESSMENT REPORT FOR COMMENT

SEPTEMBER 2018

DEA&DP Ref: 16/3/3/6/7/1/B2/3/1160/18

**PROPOSE DEVELOPMENT OF A 30M HIGH
TELECOMMUNICATION MAST ON PORTION 108 OF
FARM DOORNRIVIER NO. 369, AAN DE DOORNS,
WESTERN CAPE**

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EXECUTIVE SUMMARY

Proposed Activity

The proposed 30m high telecommunications mast and base station will be located on Portion 108 of Farm Doornrivier No. 369, Aan De Doorns, Western Cape. 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 flat surface area with no natural vegetation on site and situated outside of the urban area.

The proposed telecommunications mast will be a lattice telecommunication mast. No 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 59m² to erect a 30m high lattice mast with antennas situated on the top of the proposed structure. Aan De Doorns Wine Cellar is located on the property and the proposed mast is approximately 320m west of the R43 Road. The base station will be closed with a steel palisade fence and will have three equipment rooms for mobile network operators. (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° 41' 49.91"S, 19° 29' 17.53"E**.

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 30m high telecommunications mast and base station will be located on Portion 108 of Farm Doornrivier No. 369, Aan De Doorns, Western Cape. The proposed site has no natural vegetation and is not located within 32m of any watercourse. 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 flat surface area with no natural vegetation on site and situated outside of the urban area. The proposed telecommunications mast will be a lattice telecommunication mast. No 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 59m² to erect a 30m high lattice mast with antennas situated on the top of the proposed structure. Aan De Doorns Wine Cellar is located on the property and the proposed mast is approximately 320m west of the R43 Road. The base station will be closed with a steel palisade fence and will have three equipment rooms for mobile network operators.

The site co-ordinates are **33° 41' 49.91"S, 19° 29' 17.53"E**. 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

Access will be gained from the R43 Road and an existing gravel road on the property (See Appendix B). No roads will be constructed. Please see **Appendix A and Appendix B**.

Conclusion

The proposed 30m high telecommunication mast will allow for multiple service providers / mobile network operators to attach and house their equipment (antennas) 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-medium impact on the visual character of the area.

The proposed site is not located within a Critical Biodiversity Area ("CBA"). However, the site is located within a terrestrial Ecological Support Areas ("ESAs"). The ESA is degraded due to past development activities on the property. The proposed site has no natural vegetation. However, according to the SANBI BGIS website (National Vegetation Map 2012 beta2), the site is in an area that would historically be covered with Breede Alluvium Renosterveld (Vulnerable). 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 significant negative impact on the environment.

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