

# **THE PROPOSED DEVELOPMENT OF A 25M HIGH TELECOMMUNICATION MAST ON FARM NO. 551, DAL JOSAFAT, PAARL, WESTERN CAPE**



## **PRE-APP BASIC ASSESSMENT REPORT FOR COMMENT NOVEMBER 2018**

**PROPOSED DEVELOPMENT OF A 25M HIGH  
TELECOMMUNICATION MAST ON FARM NO. 551,  
DAL JOSAFAT, PAARL, WESTERN CAPE**

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# EXECUTIVE SUMMARY

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## Proposed Activity

The proposed installation of a 25m high telecommunications mast and bases station on Farm No. 551, Dal Josafat, Paarl, Western Cape. The proposed development is to clear an area of 144m<sup>2</sup> (12m X 12m) to erect a 25m high lattice mast. The proposed site does not contain any natural vegetation (kikuyu grass). The mast will be constructed on a cement plinth and antennas will be attached to the top of the mast and the mast's base station will be closed with a 2.4m high palisade fence. The proposed site is Agriculture zoned and is located outside the urban area of Paarl. The site is located on a flat surface area, and is located adjacent to an existing access road. No watercourses are present at the site or within 32m of the site. Electricity will be sourced from the land owner. The site co-ordinates are **33° 41' 41.16" S, 19° 0' 58.39" E**. Please see Appendix B for the site plans.

## 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 site is covered with kikuyu grass and is located immediately south of Dal Josafat Primary School sports field. The proposed site is located on a flat surface area and adjacent to an existing access road. There are no watercourses on site or within 32m of the proposed site. The site is surrounded by existing buildings immediately to the north-east of the proposed site, with an artificial wetland / dam approximately 175m west of the site. The proposed site is not located within a Critical Biodiversity Area ("ECA") or Ecological Support Area ("ESA"), and the site is in degraded from its natural condition due to past development activities on the property. The site co-ordinates are **33° 41' 41.16" S, 19° 0' 58.39" E**. Please refer to **Appendix A** for the locality map as well as **Appendix C** (site photographs) and **Appendix B** for the site plans.

## 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. Access to the site will be gained via Kleinbosch Road, Dal Josafat, Paarl.

Conclusion

The proposed telecommunication 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-medium impact on the visual character of the area.

The proposed site is not located within a Critical Biodiversity Area (CBA) or Ecological Support Area ("ESA"). The site is totally transformed due to past development activities. There is no natural vegetation on site (kikuyu grass). 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 Pre-Application BAR for comment.