

THE PROPOSED DEVELOPMENT OF A 25M HIGH TELECOMMUNICATION MAST ON ERF 2517, PASTORIE STREET, PRINCE ALBERT, WESTERN CAPE



PRE-APP BASIC ASSESSMENT REPORT FOR COMMENT

FEBRUARY 2019

**PROPOSED DEVELOPMENT OF 25M HIGH
TELECOMMUNICATION MAST ON ERF 2517,
PASTORIE STREET, PRINCE ALBERT, WESTERN
CAPE**

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EXECUTIVE SUMMARY

Proposed Activity

The proposed development of a 25m high telecommunications mast and base station on Erf 2517, Prince Albert, Western Cape. The proposed mast will be monopole tree mast and will have a development footprint of approximately 100m². Antennas will be attached to the top of the proposed mast. The telecommunication base station will be enclosed with a 2.4m high steel palisade fence for safety and security reasons. The mast will also have an access gate. No pipelines will be installed. No roads will be constructed. Electricity to power the mast will be sourced from Eskom. The site co-ordinates are **33° 13' 29.81" S, 22° 2' 21.74" 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 R985 (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 development of a 25m high telecommunications mast and base station on Erf 2517, Prince Albert, Western Cape. The proposed mast will be monopole tree mast and will have a development footprint of approximately 100m². Antennas will be attached to the top of the proposed mast. The telecommunication base station will be enclosed with a 2.4m high steel palisade fence for safety and security reasons. The mast will also have an access gate. No pipelines will be installed. No roads will be constructed. Electricity to power the mast will be sourced from Eskom. The site co-ordinates are **33°13' 29.81" S, 22° 2' 21.74" E**.

The proposed site is Agriculture zoned and is located within an agricultural area of Prince Albert, just outside the Central Business District (CBD) of the town. The proposed site is located on an undeveloped part of the property and will be located on the north-eastern part of the property. The proposed site is not located on or within 32m of any surface water body. Dorps River is approximately 56m east of the proposed site, and there is one NFEPA wetland approximately 170m east of the site and another NFEPA wetland approximately 165m south of the proposed site. The site currently has patches of bare soil and is also covered with some dry vegetation and bushes.

The site is in a degraded state when one looks at the site photos (Appendix B). The proposed site is located on a flat surface area and has no slope. The site would historically be covered by Southern Karoo Riviere vegetation, with a status that is least threatened. The proposed site is located on a property that is zoned for agricultural purposes and is located outside the urban area / built-up area of Prince Albert. The areas immediately to the north, south, east and west of the proposed site is characterised by Agricultural land uses. The town of Prince Albert with institutional, business, recreational, residential are to the east of the proposed site. Pastorie Street is

approximately 36m north of the proposed site. Please see **Appendix B** for the **site plans**, **Appendix A** for the **locality map** as well as **Appendix C** for the **site photographs**.

Civil and Electrical Services

Electricity will be sourced from Eskom. 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 farm road will be utilised to gain access to the proposed site. Please see Appendix A, Appendix B and Appendix C.

Conclusion

The proposed 25m high telecommunication tree 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 (Refer to **Appendix K3** and **Appendix K4**). 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 proposed site is located within an Ecological Support Area ("ESA"). The site is currently in a degraded state. The site currently has patches of bare soil and is also covered with some dry vegetation and bushes. The site is in a degraded state when one looks at the site photos (Appendix B). No cultural or historical aspects were identified on the site (refer to Appendix G). 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.