



**REFERENCE:** 16/3/3/1/E4/11/1017/19  
**ENQUIRIES:** BERNADETTE OSBORNE  
**DATE OF ISSUE:** 08/08/2019

The Board of Directors  
Atlas Towers (Pty) Ltd  
166 Main Road  
Omnipark Building, 1<sup>st</sup> floor  
**PAARL**  
7620

**Attention: Mr Cornelis Wessels**

Tel: (021) 870 1302 / 1368  
E-mail: cwessels@atlastowers.com

Dear Sir

**APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014: THE DEVELOPMENT OF A 25M HIGH TELECOMMUNICATION MAST AND ASSOCIATED INFRASTRUCTURE AT PEREGRINE FARMSTALL ON PORTION 19 OF FARM NO. 319, GRABOUW.**

1. With reference to the above application, the Department hereby notifies you of its decision to **grant** Environmental Authorisation, attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the EIA Regulations, 2014, you are instructed to ensure, within 14 days of the date of the Environmental Authorisation, that all registered interested and affected parties ("I&APs") are provided with access to and reasons for the decision, and that all registered I&APs are notified of their right to appeal.
3. Your attention is drawn to Chapter 2 of the Appeal Regulations, 2014, which prescribes the appeal procedure to be followed. This procedure is summarised in the attached Environmental Authorisation.

Yours faithfully

  
**DIRECTOR DEVELOPMENT MANAGEMENT (REGION 1)**  
**DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

Cc: (1) Ms Inge Erasmus / Mr Bernard de Witt (EnviroAfrica CC)  
(2) mariannege@twk.gov.za (Theewaterskloof Municipality)

Fax: (086) 512 0154



**REFERENCE:** 16/3/3/1/E4/11/1017/19  
**NEAS REFERENCE:** WCP/EIA/0000579/2019  
**ENQUIRIES:** Bernadette Osborne  
**DATE OF ISSUE:**

## ENVIRONMENTAL AUTHORISATION

**APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014: THE DEVELOPMENT OF A 25M HIGH TELECOMMUNICATION MAST AND ASSOCIATED INFRASTRUCTURE AT PEREGRINE FARM ON REMAINDER OF PORTION 19 OF FARM NO. 319, GRABOUW.**

With reference to your application for the abovementioned, find below the outcome with respect to this application.

### DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014, the Competent Authority herewith **grants Environmental Authorisation** to the applicant to undertake the listed activities specified in section B below with respect to Design Alternative 1 described in the Basic Assessment Report ("BAR"), dated 7 May 2019.

The applicant for this Environmental Authorisation is required to comply with the conditions set out in section E below.

### A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

Atlas Towers (Pty) Ltd  
c/o Cornelis Wessels  
166 Main Road  
Omnipark Building, 1<sup>st</sup> Floor  
**PAARL**  
7620

6th Floor, 1 Dorp Street, Cape Town, 8001  
Tel: +27 21 483 3679 Fax: +27 21 483 3098  
E-mail: [Bernadette.Osborne@westerncape.gov.za](mailto:Bernadette.Osborne@westerncape.gov.za)

Private Bag X9086, Cape Town, 8000  
[www.westerncape.gov.za/eadp](http://www.westerncape.gov.za/eadp)

Tel: (021) 870 1302 / 1368  
 E-mail: cwessels@Atlastowers.com

The abovementioned applicant is the holder of this Environmental Authorisation and is hereinafter referred to as "**the holder**".

**B. LIST OF ACTIVITIES AUTHORISED**

Listed Activities	Project Description
<p><b>Listing Notice 3 –</b>  <b>Activity Number: 3</b>  <i>The development of masts or towers of any material or type used for telecommunication broadcasting or radio transmission purposes where the mast or tower</i>            -  <i>(a) is to be placed on a site not previously used for this purpose; and</i>  <b>(b) will exceed 15 metres in height-</b>    <i>but excluding attachments to existing buildings and masts on rooftops.</i></p> <p><b>i. Western Cape</b></p> <ul style="list-style-type: none"> <li><b>i. All areas outside urban areas;</b></li> <li>ii. <i>Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose, within urban areas; or</i></li> <li>iii. <i>Areas zoned for use as public open space or equivalent zoning within urban areas.</i></li> </ul>	<p>A 25m high telecommunication mast will be constructed on the subject property, located outside the urban area.</p>

The abovementioned list is hereinafter referred to as "**the listed activity**".

The holder is herein authorised to undertake the following alternative that includes the listed activity as it relates to the development:

The development entails the construction of a 25m high lattice mast with a development footprint of approximately 123.5m<sup>2</sup> which will be enclosed with a 2.4m high steel palisade fence. The mast and base station can accommodate nine antennas and 4 equipment containers. An existing power supply and access road will be used.

**C. SITE DESCRIPTION AND LOCATION**

The site where the authorised listed activity will be undertaken is on Portion 19 of Farm No. 319, Grabouw and has the following co-ordinates:

	Latitude (S)	Longitude (E)
Coordinates	33° 09' 51.35" South	19° 02' 03.68" East

The SG digit code is: C01300000000031900019

Refer to Annexure 1: Locality Map and Annexure 2: Site Plan.

The above is hereinafter referred to as "**the site**".

#### **D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER**

EnviroAfrica CC  
c/o Inge Erasmus / Bernard de Witt  
PO Box 5367  
**HELDERBERG**  
7135

Tel: (021) 851 1616  
Fax: (086) 512 0154

#### **E. CONDITIONS OF AUTHORISATION**

##### **Scope of authorisation**

1. The holder is authorised to undertake the listed activity specified in Section B above in accordance with and restricted to Design Alternative 1 described in the Basic Assessment Report ("BAR"), dated 7 May 2019 on the site as described in Section C above.
2. The Environmental Authorisation is valid for a period of **five years** from the date of issue within which commencement must occur.
3. The development must be concluded within **ten years** from the date of commencement of the listed activity.
4. The holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.
5. Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may

request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.

### **Written notice to the Competent Authority**

6. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of construction activities.

6.1 The notice must make clear reference to the site details and EIA Reference number given above.

6.2 The notice must also include proof of compliance with the following conditions described herein:

Conditions: 7, 8 and 11

### **Notification and administration of appeal**

7. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision–

7.1 notify all registered Interested and Affected Parties ("I&APs") of –

7.1.1 the outcome of the application;

7.1.2 the reasons for the decision as included in Annexure 3;

7.1.3 the date of the decision; and

7.1.4 the date when the decision was issued.

7.2 draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 detailed in Section F below;

7.3 draw the attention of all registered I&APs to the manner in which they may access the decision;

7.4 provide the registered I&APs with:

7.4.1 the name of the holder (entity) of this Environmental Authorisation,

7.4.2 name of the responsible person for this Environmental Authorisation,

7.4.3 postal address of the holder,

7.4.4 telephonic and fax details of the holder,

7.4.5 e-mail address, if any, of the holder,

7.4.6 the contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations.

8. The listed activity, including site preparation, may not commence within 20 (twenty) calendar days from the date of issue of this Environmental Authorisation. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided.

### **Management of activity**

9. The draft Environmental Management Programme (“EMPr”) submitted as part of the application for Environmental Authorisation is hereby approved and must be implemented.
10. The EMPr must be included in all contract documentation for all phases of implementation.

### **Monitoring**

11. The holder must appoint a suitably experienced environmental control officer (“ECO”), or site agent where appropriate, before commencement of any land clearing or construction activities to ensure compliance with the provisions of the EMPr and the conditions contained herein.
12. A copy of the Environmental Authorisation, EMPr, audit reports and compliance monitoring reports must be kept at the site of the authorised activities, and must be made available to anyone on request, including a publicly accessible website.
13. Access to the site referred to in Section C above must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

### **Auditing**

14. In terms of Regulation 34 of the NEMA EIA Regulations, 2014, the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014.

The holder must undertake an environmental audit quarterly for the duration of the construction phase and submit Environmental Audit Reports to the Competent Authority once every six months during the construction phase. The final Environmental Audit Report must be submitted to the Competent Authority within six months after operation commenced.

The holder must, within 7 days of the submission of each of the above-mentioned reports to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).

### **Specific Conditions**

15. Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape.

Heritage remains include: meteorites, archaeological and/or palaeontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; and/or graves or unmarked human burials including grave goods and/or associated burial material.

16. A qualified archaeologist and/or palaeontologist must be contracted where necessary (at the expense of the holder) to remove any heritage remains. Heritage remains can only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant heritage resources authority.

## **F. GENERAL MATTERS**

1. Notwithstanding this Environmental Authorisation, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activity.
2. Non-compliance with a condition of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution.
3. If the holder does not commence with a listed activity within the period referred to in Condition 2, this Environmental Authorisation shall lapse for that activity, and a new application for Environmental Authorisation must be submitted to the Competent Authority. If the holder wishes to extend the validity period of the Environmental Authorisation, an application for amendment in this regard must be made to the Competent Authority prior to the expiry date of the Environmental Authorisation.
4. The holder must submit an application for amendment of the Environmental Authorisation to the Competent Authority where any detail with respect to the

Environmental Authorisation must be amended, added, substituted, corrected, removed or updated. If a new holder is proposed, an application for Amendment in terms of Part 1 of the EIA Regulations, 2014 must be submitted.

Please note that an amendment is not required if there is a change in the contact details of the holder. In this case, the Competent Authority must only be notified of such changes.

5. The manner and frequency for updating the EMPr is as follows:  
Amendments to the EMPr, must be done in accordance with Regulations 35 to 37 of the EIA Regulations 2014 or any relevant legislation that may be applicable at the time.

## **G. APPEALS**

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date the notification of the decision was sent to the holder by the Competent Authority –
  - 1.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
  - 1.2. Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision. -
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date the holder of the decision sent notification of the decision to the registered I&APs–
  - 2.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
  - 2.2. Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organ of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:



By post: Western Cape Ministry of Local Government, Environmental  
Affairs and Development Planning  
Private Bag X9186  
CAPE TOWN  
8000

By facsimile: (021) 483 4174; or  
By hand: Attention: Mr Marius Venter (Tel: 021 483 3721)  
Room 809  
8<sup>th</sup> Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

**Note:** For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via e-mail to DEADP.Appeals@westerncape.gov.za.

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from the Appeal Authority at: Tel. (021) 483 3721, E-mail DEADP.Appeals@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

## H. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully



**MR. ZAHIR TOEFY**

**DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)**

DATE OF DECISION: 08/08/2019

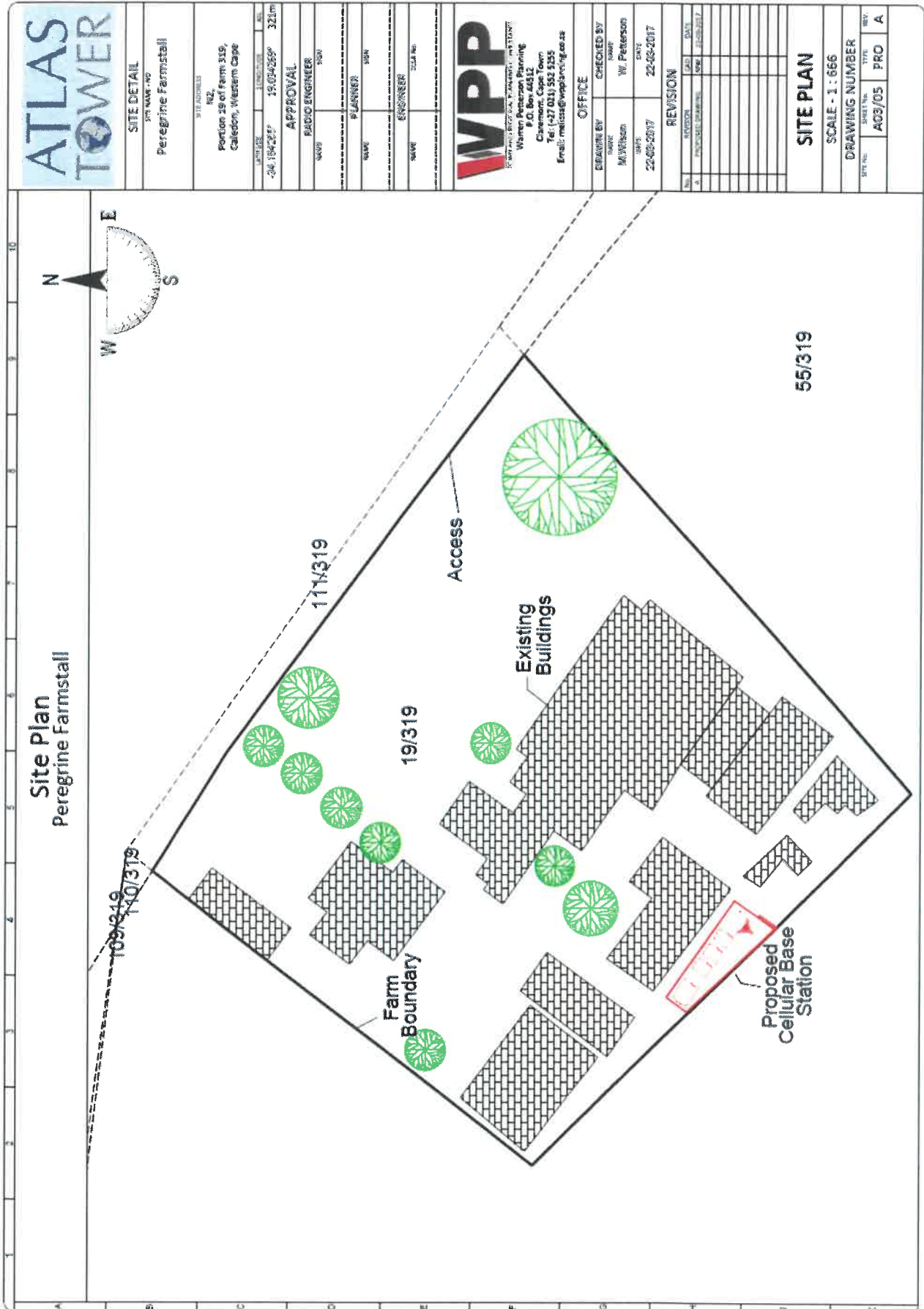
Cc: (1) Inge Erasmus / Bernard de Witt (EnviroAfrica CC)  
(2) mariannege@twk.gov.za (Theewaterskloof Municipality)


Fax: (086) 512 0154

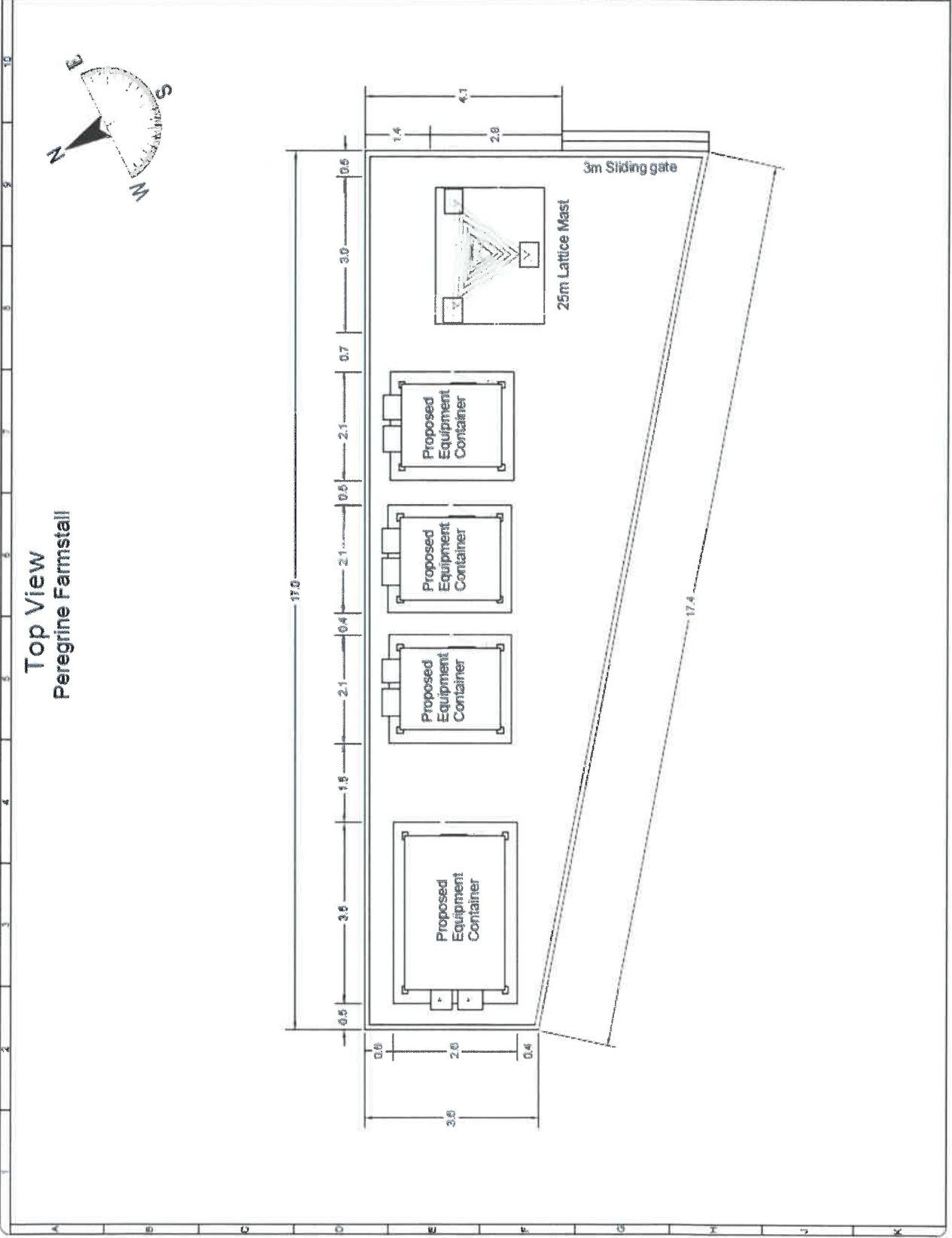
**ANNEXURE 1: LOCALITY MAP**



**ANNEXURE 2: SITE PLAN**



<b>ATLAS TOWER</b>	
<b>SITE DETAIL</b>	
SITE NAME: Peregrine Farmstall	
SITE ADDRESS: INZ, Portion 19 of Farm 319, Caledon, Western Cape	
LENGTH: 323m	AREA:
COORDINATE: 19.034269°	APPROVAL:
RADIO ENGINEER	
NAME:	PLANNER:
NAME:	DATE:
NAME:	ENGINEER:
NAME:	REG. NO.:
 <b>WPP</b> WILKINSON PROFESSIONAL PROJECTS PTY LTD Wilkesburg, Pretoria, Planning P.O. Box 44332 Claremont, Cape Town Tel: (021 624) 591 5655 Email: info@wppplanning.co.za	
<b>OFFICE</b>	
DRAWN BY: M. Wilson	CHECKED BY: W. Petterson
DATE: 22-03-2017	DATE: 22-03-2017
<b>REVISION</b>	
NO.	REVISION
1	PROPOSED DRAWING



**TOP VIEW**

SCALE: 1:100

DRAWING NUMBER

DATE: AD4/05

TYPE: PRO

REV: A

### **ANNEXURE 3: REASONS FOR THE DECISION**

In reaching its decision, the Competent Authority considered, inter alia, the following:

- a) The information contained in the Application Form dated 22 March 2019, and the EMPr submitted together with the final Basic Assessment Report on 7 May 2019;
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation and Alternatives (dated March 2013);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);
- d) The comments received from I&APs and responses to these, included in the final Basic Assessment Report and additional information received on 7 May 2019; and
- e) The balancing of negative and positive impacts and proposed mitigation measures.

No site visits were conducted. The Competent Authority had sufficient information before it to make an informed decision without conducting a site visit.

All information presented to the Competent Authority was taken into account in the consideration of the application for Environmental Authorisation. A summary of the issues that were considered to be the most significant for the decision is set out below.

#### **1. Public Participation**

The public participation process included:

- identification of and engagement with I&APs;
- notice boards were placed at the site where the listed activity is to be undertaken;
- the placing of an advertisement in the *'Theewaterskloof and Kaap Agulhas'* newspaper on 19 June 2018;
- giving written notice to the owners and occupiers of land adjacent to the site where the listed activity is to be undertaken, the municipality and ward councilor, and the various organs of state having jurisdiction in respect of any aspect of the listed activity on 21 June 2018;
- making the pre-application draft BAR available to I&APs for public review from 25 October 2018; and
- making the draft BAR available to I&APs for public review from 22 March 2019.

The Department is satisfied that the Public Participation Process that was followed met the minimum legal requirements and all the comments raised and responses thereto were included in the comments and response report.

Specific alternatives, management and mitigation measures have been considered in this Environmental Authorisation and EMP to adequately address the concerns raised.

## 2. Alternatives

**The following three Design Alternatives were considered:**

### **Design Alternative 1 (Preferred and herewith authorised)**

This alternative entails the construction of a 25m high lattice mast with a development footprint of approximately 123.5m<sup>2</sup> which will be enclosed with a 2.4m high steel palisade fence. The mast and base station can accommodate nine antennas and 4 equipment containers. An existing power supply and access road will be used. This was preferred for the following reasons:

- It can hold the necessary equipment, if required for multiple service providers due to future demand.
- It will reduce the need for additional masts in the surrounding area.
- The lattice mast is less expensive to construct than a monopole mast or tree mast.
- The mast will be painted a "battleship grey" colour to blend into the surrounding environment.

### **Design Alternative 2**

This alternative entails the construction of a tree mast and was not preferred for the following reasons:

- It may not be able to hold as much equipment as a lattice mast if future demand requires additional equipment.
- A tree mast will be more expensive to construct than a lattice mast.
- It will not blend in with the surroundings since there are no tall trees in close proximity to the site.

### **Design Alternative 3**

This alternative entails the construction of a monopole mast and was not preferred for the following reasons:

- The design would not be able to hold as much equipment as a lattice mast if future demand requires additional equipment.
- The design is costlier to construct than a lattice type mast.

### **No-go Option**

This alternative is the option of not constructing the mast and associated infrastructure and was not preferred since it will not provide a more efficient telecommunication service to the surrounding area.

## 3. Impact Assessment and Mitigation measures

### 3.1 Activity need and desirability

The mast is considered as part of the essential services for the community and will facilitate social and economic development. It will provide an improved, more reliable

network coverage and communication service infrastructure to the greater community in the surrounding area.

### **3.2 Biophysical Impacts**

The site is not located within a Critical Biodiversity Area or Ecological Support Area and historically contained Elgin Shale Fynbos vegetation, which is listed as critically endangered according to the threatened ecosystem listing for the Western Cape. The site has however been transformed and disturbed by past development activities and no longer contains any indigenous vegetation. No watercourses are present on or within 32m of the site and the development is not expected to have any significant biophysical impacts.

The development will result in both negative and positive impacts.

#### **Negative Impacts:**

- During the construction phase noise and dust impacts can be expected, which will only be temporary and is expected to be negligible.
- The development will have a low negative impact on the visual character of the area but will be mitigated to an acceptable level due to its design and location.

#### **Positive impacts:**

- The development will provide additional service coverage to the community in the surrounding area.
- The mast will allow for multiple service providers to attach and house their equipment on the mast, decreasing the need for additional masts in the area.

## **4. National Environmental Management Act Principles**

The National Environmental Management Principles (set out in section 2 of the NEMA, which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

- the effects of decisions on all aspects of the environment to be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- the co-ordination and harmonisation of policies, legislation and actions relating to the environment;
- the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- the selection of the best practicable environmental option.

## 5. Conclusion

In view of the above, the NEMA principles, compliance with the conditions stipulated in this Environmental Authorisation, and compliance with the EMPr, the Competent Authority is satisfied that the proposed listed activity will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the listed activity can be mitigated to acceptable levels.

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