



Directorate: Development Management, Region 1 Ntanganedzeni.Mabasa@westerncape.gov.za | Tel: 021 483 2803

**REFERENCE:** 16/3/3/1/B3/28/1076/24 **NEAS REFERENCE:** WCP/EIA/0001570/2024

**DATE OF ISSUE:** 17 June 2025

The Board of Directors
Mast Services (Pty) Ltd
Knightsbridge Office Park
33 Sloane Street
SANDTON
2191

Attention: Ms Sherika Sheobalak

Cell: 063 501 1120

Email: zandria@enviroafrica.co.za

Email: Louis.pienaar@drakenstein.gov.za

Email: sherika@sheoeng.com

Dear Madam

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014: THE PROPOSED DEVELOPMENT OF A 25M HIGH LATTICE MAST ON PORTION 0 OF THE FARM NO. 1756, PAARL.

- 1. With reference to the above application, the Department hereby notifies you of its decision to **grant** Environmental Authorisation ("EA") together with the reasons for the decision.
- 2. In terms of Regulation 4 of the Environmental Impact Assessment Regulations, 2014, (as amended), 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 National Appeal Regulations, 2025, which prescribes the appeal procedure to be followed. This procedure is summarized in the attached environmental authorisation.

Yours faithfully

MR. ELDON VAN BOOM
ACTING DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC:(1) Ms. Zandria Jordaan (EnviroAfrica CC)
(2) Mr. Louis Pienaar (Drakenstein Municipality)





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**REFERENCE**: 16/3/3/1/B3/28/1076/24 **NEAS REFERENCE**: WCP/EIA/0001570/2024

#### 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 PROPOSED DEVELOPMENT OF A 25 M HIGH LATTICE MAST ON PORTION 0 OF THE FARM NO. 1756, PAARL.

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 activity specified in section B below with respect to the Preferred Alternative described in the Basic Assessment Report ("BAR"), received on 26 February 2025.

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

Mast Services (Pty) Ltd c/o Ms Sherika Sheobalak Knightsbridge Office Park 33 Sloane Street

### **SANDTON**

2191

Cell: 063 501 1120

Email: sherika@sheoeng.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	
Listing Notic	ce 3 -		
Activity Number: 3		The proposed development of a 25m	
The development of masts or towers of any material or		high telecommunication mast, located	
type used	for telecommunication broadcasting or radio	outside the urban area of Paarl.	
transmissic	on purposes where the mast or tower-		
(a) is t	o be placed on a site not previously used for		
this purpose; and			
(b) wil	l exceed 15 metres in height-		
but exclu	ding attachments to existing buildings and		
masts on r	rooftops.		
i. We	estern Cape:		
l.	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.		

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 construction of a 25m high lattice telecommunication mast and associated infrastructure, with a development footprint of approximately 106 m<sup>2</sup> (as indicated in the Site Plan attached as Annexure 2). The site will be enclosed with a palisade fence for security reasons.

#### C. SITE DESCRIPTION AND LOCATION

The site where the authorised listed activity will be undertaken is on Portion 0 of Farm No. 1756, Paarl, and has the following co-ordinates:

Co-ordinates:	Latitude (S)	Longitude (E)
Location	33° 40′ 11.60″ South	19° 1' 17.30" East

The SG digit code is: C0550000000175600000

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 Mr. Clinton Geyser/ Ms. Zandria Jordaan P. O. Box 5367

#### **HELDERBERG**

7446

Tel: 021 851 1616

Email: clinton@enviroafrica.co.za zandria@enviroafrica.co.za

## E. CONDITIONS OF AUTHORISATION

### Scope of authorisation

- The holder is authorised to undertake the listed activity specified in Section B above in accordance with and restricted to the Preferred Alternative described in the Basic Assessment Report ("BAR"), received on 26 February 2025 on the site as described in Section C above.
- 2. The holder must commence with, and conclude, the listed activity within the stipulated validity period which this Environmental Authorisation is granted, or this Environmental Authorisation shall lapse and a new application for Environmental Authorisation must be submitted to the competent authority

This Environmental Authorisation is granted for-

- (a) A period of **five years** from the date of issue, during which period the holder must commence with the authorised listed activity.
- (b) A period of **ten (10) years**, from the date the holder commenced with the authorised listed activity, during which period the authorised listed activity must be concluded.
- 3. 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.
- 4. 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

- 5. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of construction activities.
  - 5.1 The notice must make clear reference to the site details and EIA Reference number given above.



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

Conditions: 6, 7 and 10

# Notification and administration of appeal

- 6. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision—
  - 6.1 notify all registered Interested and Affected Parties ("I&APs") of
    - 6.1.1 the outcome of the application;
    - 6.1.2 the reasons for the decision as included in Annexure 3;
    - 6.1.3 the date of the decision; and
    - 6.1.4 the date when the decision was issued.
  - 6.2 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, 2025 detailed in Section G below;
  - 6.3 draw the attention of all registered I&APs to the manner in which they may access the decision;
  - 6.4 provide the registered I&APs with:
    - 6.4.1 the name of the holder (entity) of this Environmental Authorisation,
    - 6.4.2 name of the responsible person for this Environmental Authorisation,
    - 6.4.3 postal address of the holder,
    - 6.4.4 telephonic and fax details of the holder,
    - 6.4.5 e-mail address, if any, of the holder,
    - 6.4.6 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 2025 National Appeals Regulations.
- 7. 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

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

### Monitoring

10. The holder must appoint a suitably experienced environmental control officer ("ECO), before commencement of any land clearing or construction activities to ensure compliance with the provisions of the EMPr and the conditions contained herein.

- 11. The ECO must conduct biweekly site visits, and report on compliance with the EMPr to this Department and the relevant authorities, in writing, on a monthly basis during the construction phase.
- 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. The Environmental Audit Report must be prepared by an independent person (other than the appointed Environmental Assessment Practitioner and Environmental Control Officer) with the relevant expertise and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014.

The holder must undertake an environmental audit and submit an Environmental Audit Report to the Competent Authority within six months after the development is completed.

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.
- 17. All no-go areas must be clearly demarcated before construction commences.



#### 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 2025.

- Appeals must comply with the National Appeal Regulations, 2025 (Government Notice No. R. 5985 in Government Gazette No. 52269 of 13 March 2025. Please note the provisions of Regulation 1(2) & (3) of the National Appeal Regulations 2025 when calculating the period of days.
- 2. The holder (applicant) of this decision must submit an appeal to the Appeal Administrator, any registered Interested and Affected Parties (I&AP's), and the decision maker (Competent Authority who issued the decision) within 20 calendar days from the date this decision was sent by the decision maker.
- 3. The I&AP's (not the holder of this decision) must submit an appeal to the Appeal Administrator, the holder (applicant) of the decision, and the decision maker within 20 calendar days from the date this decision was sent to the registered I&AP's by the holder (applicant) of the decision.
- 4. All appeals submitted must:
  - a. be in writing in the appeal form obtainable from the Departmental website;
  - b. include supporting documents referred to in the appeal; and



- c. include proof of payment of the prescribed non-refundable appeal fee, if prescribed.
- 5. The holder (applicant) of the decision must:
  - a. notify registered I&AP's and affected organs of state of any appeal received, and make the appeal available to them, within 5 calendar days after the 20-day appeal period ends.
  - b. Submit proof of this notification to the Appeal Administrator within 5 calendar days after sending the last notification.
  - c. The applicant, where applicable, the decision-maker, or any person notified under regulation 4 of the National Appeal Regulations, 2025 may submit a Responding Statement within 20 calendar days from the date they received the appeal, in the form obtainable from the Department website to the Appeal Administrator and to the appellant, where the appellant is not the applicant
- 6. Appeals, Responding Statements and supporting documents must be submitted to the Appeal Administrator by means of one of the following methods:
  - a. By e-mail:

DEADP.Appeals@westerncape.gov.za\_or

b. **By hand** where that person submitting does not hold an electronic mail account:

**Attention**: Mr Marius Venter

Room 809, 8<sup>th</sup> Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

**Note:** You are also requested to submit an electronic copy (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Administrator via email or to the address listed above.

7. A prescribed appeal form, responding statement form as well as assistance regarding the appeal processes is obtainable from the relevant website of the appeal authority: <a href="http://www.westerncape.gov.za/eadp">http://www.westerncape.gov.za/eadp</a> or the office of the Minister at: Tel. (021) 483 3721 or email <a href="mailto:DEADP.Appeals@westerncape.gov.za">DEADP.Appeals@westerncape.gov.za</a>

## 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.

Email: zandria@enviroafrica.co.za

Email: Louis.pienaar@drakenstein.gov.za

Your interest in the future of our environment is appreciated.

Yours faithfully

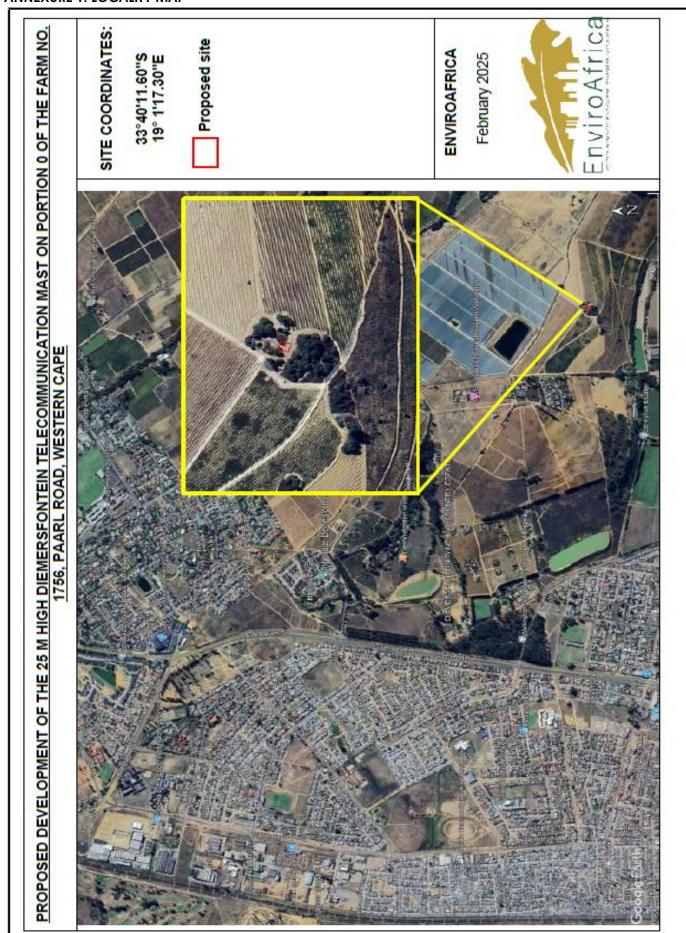
MR. ELDON VAN BOOM

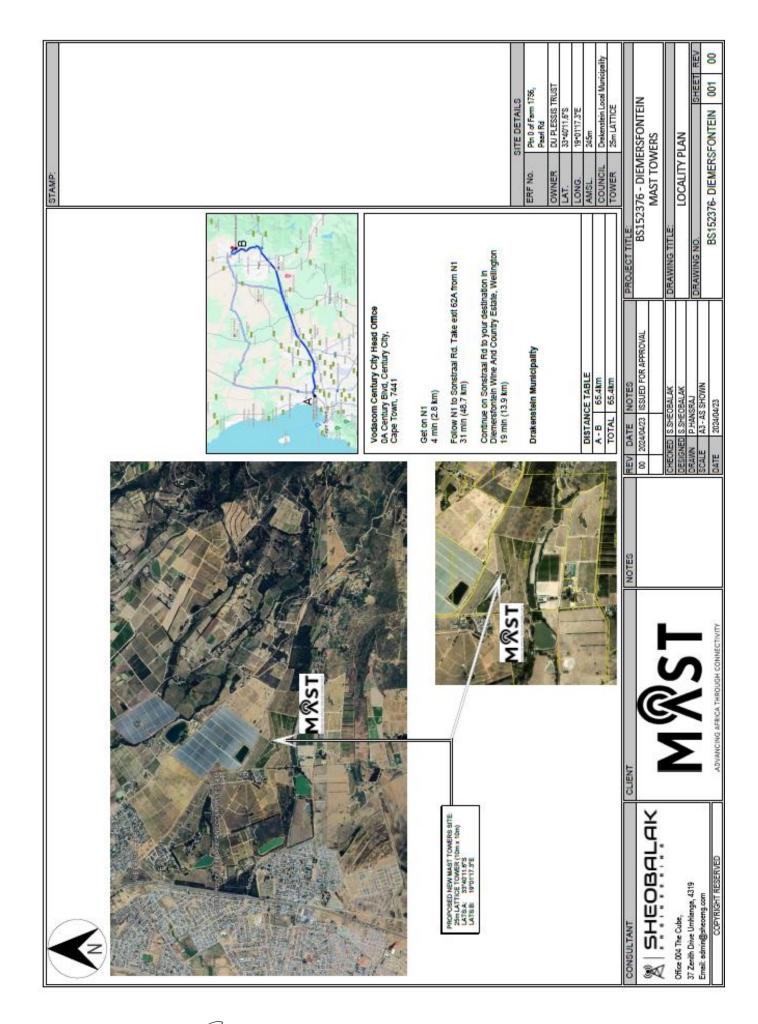
**ACTING DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)** 

DATE OF DECISION: 17 June 2025

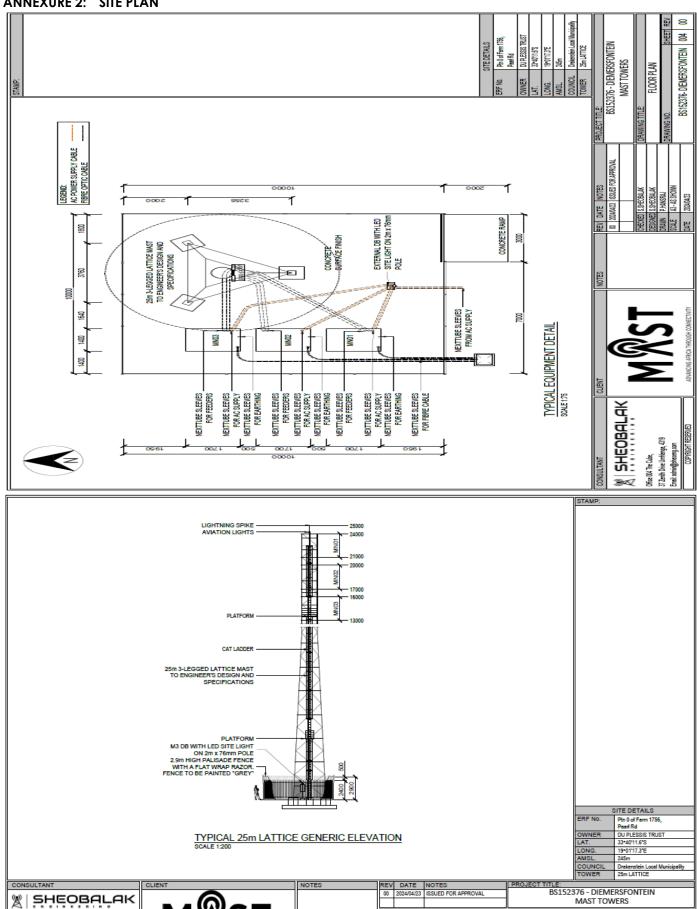
CC: (1) Ms. Zandria Jordaan (EnviroAfrica CC)

(2) Mr. Louis Pienaar (Drakenstein Municipality)





## **ANNEXURE 2: SITE PLAN**



MAST TOWERS

ELEVATION BS152376- DIEMERSFONTEIN 007

Office 004 The Cube, 37 Zenith Drive Umhlanga, 4319 Emeil: admin@sheceng.com COPYRIGHT RESERVED

#### 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 received on 10 October 2024, the EMPr submitted together with the final Basic Assessment Report on 26 February 2025.
- 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 received on 26 February 2025;
- 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 ("PPP") included:

- identification of and engagement with I&APs;
- placing notice boards at the site where the listed activity is to be undertaken;
- 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 4 and 5 September 2024;
- placing of a newspaper advertisement in the 'Paarl Post' on 5 September 2024;
- the in-process application draft BAR was circulated for a 30-day commenting period from 11 November 2024.

The Department is satisfied that the PPP that was followed met the minimum legal requirements, and 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 EMPr to adequately address the concerns raised.

# 2. Alternatives

# Preferred Alternative (Preferred Alternative herewith authorised):

The preferred alternative entails the construction of a 25m high lattice telecommunication mast and associated infrastructure, with a development footprint of approximately 106 m² (as indicated in the Site Plan attached as Annexure 2). The site will be enclosed by fencing for security reasons. This was considered the preferred alternative for the following reasons:



- The proposed site was identified as the location that effectively meets the technical requirements for optimal signal distribution while minimizing visual and environmental impact. The selected site is on an elevated location, allowing for optimal signal distribution across a wider region, which is essential for maximizing coverage. In addition, it reduces the need for multiple shorter towers, which would otherwise increase visual disruption and landscape clutter.
- The site is disturbed with minimal intact natural vegetation and the location also avoids interference with nearby agricultural activities.
- The lattice structure's open framework and lightweight design allow it to blend with the surrounding landscape, reducing its visual prominence when compared to bulkier, solid mast designs. In addition, the mast's grey colour will further minimize its potential visual impact.
- Its design also facilitates the co-location of additional telecommunication equipment, further minimizing the potential need for new infrastructure.

# No-go Option

This alternative entails not constructing the mast and associated infrastructure. This was not preferred since it would not address the need for an improved and more efficient telecommunication service to the greater community. The community would therefore not benefit from the enhanced network coverage needed for economic growth, and access to essential services, like emergency services. No additional employment opportunities would be created.

# 3. Impact Assessment and Mitigation measures

### 3.1 Activity need and desirability

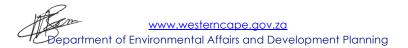
The mast is considered as part of the essential services for the greater community. It will provide an improved, more reliable network coverage and communication service infrastructure to the community in the surrounding area. The proposed site has been identified as the most suitable position to place the mast to reach the best network transmission coverage in the respective area and it does not contain sensitive environmental features. The preferred site and mast design are therefore considered as the best practicable environmental option based on the limited associated biophysical and visual impacts.

#### 3.2 Biophysical Impacts

The proposed development site is on top of a small rocky outcrop and the site historically supported Swartland Alluvium Fynbos classified, an endangered indigenous vegetation type. The "koppie" represents a small, isolated patch of remaining natural veld within the surrounding agricultural area. The vegetation on the "koppie" is not typical renosterveld but represents patches of almost thicket-like stands of small to medium sized trees, as is typical of the granite outcrops in this vegetation type. However, the development footprint will be located in a disturbed area and will not encroach into the sensitive areas. Based on the Terrestrial Biodiversity Compliance Statement dated 9 October 2024, compiled by Mr. P Botes, the potential botanical impact is of low negative significance, subject to the implementation of the recommended mitigation measures. The remaining natural veld north and south of the proposed development site, on the larger rocky outcrops must be protected and demarcated as no-go areas during construction and operation. The Aquatic Biodiversity Compliance Statement dated September 224, complied by Watsan Africa, confirmed that there are no aquatic features, such as wetlands or streams present near the proposed site of the mast. The development is therefore deemed as acceptable since it will not result in any significant biophysical impacts.

# 3.3 Visual Impact

The receiving environment is characterised by a predominantly agricultural landscape, with pockets of urban development, particularly residential estates. Visual receptors, including nearby residential areas, tourism facilities, and important travel routes, were assessed for their sensitivity to the proposed mast.



According to the Visual Impact Assessment dated 6 October 2024, compiled by Ms. S.C. Lategan, the Imbuko Wine tasting venue, located within a 5km radius, is the closest tourism facility and the visual intrusion is rated as medium to low. Residential areas, such as Newton, Vlakkeland, and Diemersfontein Estate, are positioned within the viewshed. The mast will be visible to some properties, but due to distance and natural screening, the visual impact on these areas is rated as low to medium-low. The overall visual impact is moderate-low with no significant effect on heritage landscapes and sense of place. The lattice mast design reduces its visual intrusion and the surrounding topography and vegetation further help to minimise the visibility. The mast is deemed to fall within acceptable levels of visual change within the area and agricultural landscape, and therefore no additional mitigation measures are deemed necessary.

The development will result in both negative and positive impacts.

### **Negative Impacts:**

- The potential visual impact associated with the proposed development will be mitigated to a satisfactory level with the implementation of the preferred design and adherence to the EMPr.
- Construction phase impacts associated with the development are likely to be present, including
  elevated noise and dust levels. These impacts will be of temporary duration and mitigation
  measures have been incorporated into the EMPr for implementation during the construction
  phase.

### Positive impacts:

- The proposed development will improve the overall network connectivity to the community and the surrounding area.
- The proposal will have socio-economic benefits and will create temporary employment opportunities during the construction phases.

## 4. National Environnemental 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.
END