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ERF 428, 13 CENTRAL ROAD, PRINGLE BAY: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS ON BEHALF OF C DOWNS / MESSRS ATC (PTY) LTD

428 KPRB (3591/2020)

H van der Stoep
10 January 2022

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Hermanus Administration

1. EXECUTIVE SUMMARY

An application has been received on 28 January 2020 (amended 9 June 2021) from Highway Consultants on behalf of C Downs / Messrs ATC (Pty) Ltd on Erf 428, Pringle Bay for the following:

- ❖ **Removal of Restrictive Title Deed Conditions** in terms of Section 16.(2)(f) of the Overstrand Municipal By-Law on Municipal Planning, 2015 for the removal of restrictive title deed conditions E.1.(a) and D.(b) as contained in Title Deed T20557/2015 in order to erect a 25m transmission tower.

The restrictive title deed conditions read as follows:

E. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No. T7129/1951, namely:

1. As being in favour of the registered owner of any erf in the Township and subject to amendment or alteration by Administrator under the provisions of Section 18(3) of Ordinance No. 33 of 1934:

(a) That only one building together with such outbuildings as are ordinarily required to be used therewith be erected on this erf.

D. As being in favour of the registered owner of any erf in the Township:

(b) No wood and iron buildings or any description shall be erected on this erf nor shall corrugated iron be used for roofing purposes"

- ❖ **Consent Use** in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Planning, 2015 in order to erect a 25m transmission tower on the above property.
- ❖ **Departure** in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Planning, 2015 to exceed the applicable 6m height restriction to accommodate a proposed 25m high transmission tower.

A Locality Plan of the property concerned is attached as Annexure A. The Motivation Report from the applicant in support of the proposal is attached as Annexure B, while the proposed Site Development Plan is attached as Annexure C. The Title Deed is attached as Annexure D.

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

The property measures 494m² in extent and located in Central Road in the central business district (CBD) of Pringle Bay. The property is zoned Business Zone 3: Local Business and is surrounded by business erven.

4. SUMMARY OF APPLICANT'S MOTIVATION

The motivation can be summarized as follows:

➤ CONTEXTUAL INFORMATION

Development Proposal

- 25m Monopole Mast situated on the western portion of the property
- Installation of 3 triband antennae
- Installation of 3 transmission dishes
- Construction of 3 x 2,8m x 3m concrete plinths and installation of one equipment container measuring 1,2m x 2m at ground level.
- The mast and equipment will be placed inside a 10m x 10m compound and enclosed off by a 2,4m palisade fence.

Access

Access will be obtained from Central Road. The placement of the mast in front of the erf is to ensure that enough space is available to develop the erf.

Security

The proposed free-standing base will be fenced with a 2,4m high palisade fence. Only registered personnel will be able to access the compound.

Electricity

Electricity supply will be obtained from the onsite supply.

Environmental

The application is located within the urban edge and thus triggers no listed activities.

➤ MOTIVATION

Background

Recent research conducted has indicated that there is a current lack of cellular infrastructure to provide optimal and efficient data/voice coverage to the surrounding community situated in the Pringle Bay area, which might lead to dropped calls. The need for optimal coverage was mainly caused by the increase in subdivisions of surrounding large properties into industrial, commercial and business parks over the past few years as well as the introduction of LTE.

Physical characteristics

The location was identified against the following engineering rules and principles:

- Optimal position between the existing and planned base stations to provide efficient data and voice messages.
- Proximity to the R44 and surrounding schools, business and residential units which will benefit from more effective voice and data coverage
- The area is characterised by very slow internet.
- Surrounding geographical aspects are in line with the requirements.
- Minimized physical, natural and visual impact due to the vegetation in compliant area.
- Ability to reduce the number of base stations in the surrounding area.
- Ability to provide sufficient security to the equipment.
- Capacity to share infrastructure with majority of the operators.
- Property position will address complaints received in the area.
- Sufficient space to erect a freestanding base telecommunications station.

In order to achieve the optimal data and voice coverage objectives base stations in this specific area needs to be approximately 500m apart. The fresnaye effect also influences the quality of the voice and data coverage caused by the amount of steel and concrete of buildings in the surrounding area and thus results in a reduced coverage area.

Health

The World Health Organization has endorsed two publications with regards to EMF exposure (Exposure guidelines by the International Commission on Non-Ionizing Radiation Protection, ICNIRP). Measurements conducted in South Africa and around the world have indicated that the actual levels of public exposure of base station emissions are only a fraction of the percentage as regulated by the ICNIRP guidelines. The proposed mast utilises non-ionising radiation and falls within the range of the aforementioned guidelines. The South African Department of Health is therefore satisfied that the health of the general public is not compromised.

Need and Desirability

In modern times it has become a rare instance where a member of the public only utilises one cellular phone, majority utilises more than one with tabloids for business purposes as well. This is thus in both the interest of the Municipality and operators to strengthen the voice and data coverage and to provide the surrounding high traffic commercial and business community with the basic need of effective voice and data coverage that became an integral part of our daily lives.

The need for a transmission tower is not only centred on cell phone reception for the community of Pringle Bay, but also focus is also improving internet speeds in the area as the industry is moving towards data centric industry. The fibre rollout development is already a step in the right direction, however there is still a lack of upstream bandwidth industry investment. The latter refers to data send from devices such a desktop computer, smart phones etc. The challenge is that wireless internet infrastructure is focussed on downloading data and not uploading of it.

Cellular infrastructure / location

When selecting a site, special consideration is given to the geographical aspects so that the cellular infrastructure is positioned to ensure optimal functionality and availability for the customer. Since the introduction of LTE in South Africa in 2012 there has been a greater need for access to faster data, higher penetration of LTE data in commercial and business areas, this has led to lower subscription fees which provide economic sustainability and development.

The erection of the transmission tower does not impact on the current or surrounding land uses nor does it encroach any street building lines or increases the need for parking or bulk on the said property. The proposal will provide a positive economic and social impact by ensuring job creation in the construction and maintenance phase.

The increase in the tourist activities in the Pringle Bay area over the holiday seasons created a high demand for effective voice and data requirements.

It is of outmost importance to understand that the current potions for cell masts given to our client does not necessarily mean that the signal is weak but aim to strengthen the coverage and to future proof it for new technologies.

The images from MTN and Vodacom web site coverage maps clearly indicated that in the case of MTN, the tower will increase the LTE to the south of Pringle Bay and in the case of Vodacom it will assist in closing the gap in their network. The proposed mast will be able to accommodate four (4) operators.

Visual Impact

The proposed tower will offer the opportunity for operators to collocate resulting in the reduction of future telecommunication towers. A monopole design mast is proposed to reduce the visual impact and be fitting with the surrounding environment. The visual impact will further be reduced by the existing trees in the area. Due to the available open space and potential for increased urban densification and growth in the area, the visual impact of the mast will be increasingly reduced by the anticipated future densification created by the surrounding urban landscape and environment. Cognisance needs to be taken of the fact that the client is willing to alter the height and design of the transmission tower should the Municipality request it.

➤ **REMOVAL OF RESTRICTIVE CONDITIONS IS MOTIVATED AS FOLLOWS:**The restrictive title deed conditions read as follows:

E. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No. T7129/1951, namely:

1. As being in favour of the registered owner of any erf in the Township and subject to amendment or alteration by Administrator under the provisions of Section 18(3) of Ordinance No. 33 of 1934:

(a) That only one building together with such outbuildings as are ordinarily required to be used therewith be erected on this erf.

D. As being in favour of the registered owner of any erf in the Township:

(b) No wood and iron buildings or any description shall be erected on this erf nor shall corrugated iron be used for roofing purposes”

The aforementioned restrictive conditions do not allow any other type of structure or building on the property and thus needs to be removed.

➤ **DEPARTURE OF THE HEIGHT RESTRICTION IS MOTIVATED AS FOLLOWS:**

The departure from the height restriction of 6m to 25m is to accommodate potentially four (4) mobile network operators and to extend the coverage area. This will not be possible on the allowable height of 6m.

➤ **ALTERNATIVE SITE CONSIDERATIONS:**

Cognisance should be taken that the applicant, Messrs ATC (Pty) Ltd, received the coordinates of possible mast location from the registered service providers (MTN, Vodacom, Cell C, etc.). The nominal point usually represents areas where a mast will benefit the coverage grid of the said operator and also the community. The nominal point is circulated to the Consultants to approach the various erf owners in the area to secure a lease.

In this case the first nominal that was approached, accepted the deal and no alternatives were investigated.

➤ **CONSISTENCY WITH SPLUMA AND LUPA PRINCIPLES**

Spatial Justice

The development aims to promote community development within the urban fabric of Pringle Bay and will contribute to the functional and integrated land use pattern in the surrounding area.

Spatial Sustainability

The development complies with the Western Cape SDF, 2014. The proposal does not trigger any listed activities in terms of the National Environmental Act, 1998. Intensification inside the urban edge results in more effective provision of services and more feasible provision of infrastructure. The proposal will have no impact on the character of the surrounding area.

Spatial Efficiency

Development will make use of existing local resources and contribute to specialized skills development.

Spatial Resilience

The development complies with the Western Cape SDF. The principle has reference to the ability to withstand possible arising shocks and telecommunication infrastructure will be a service that will always be necessary. In a state of crisis, communication plays an integral role in a societal environment.

Good Administration

The principle has no direct bearing on the application. The Municipality is obligated to consider the application fairly.

➤ **POLICY DOCUMENTS**

Western Cape Integrated Development Plan

A change in intensified land use and form is anticipated since Pringle Bay has been identified as an easily accessible activity corridor where increased public movement and transportation is both being expected and supported by the district municipality. The positioning will lead to an increase in tourism, commercial and business activities, which will require the need to erect a base station which in turn will address the increased communication needs.

Western Cape Economic Development Strategy

The document supports the fundamental telecommunications infrastructure and to provide the best possible available coverage. This will lead to growth of the commercial sector and at the same time retain advance skilled persons.

An extract of the document reads as follows:

- ✚ *“High data access and low telecommunications costs are key input factor for local community, business and industry to achieve sustainable growth”.*
- ✚ *“Taking into account the high accessibility of mobile telephones and the growth in the mobile telecommunications market, the provincial government will actively seek to create technology parks in nodal areas in order to increase the digital literacy of citizens”.*

As confirmed by the Policy, basic access to voice and data coverage is defined as a basic need for the public and falls under the umbrella of electricity, water, sanitation and access.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Local newspaper	Yes	17 June 2021	23 July 2021
Government Gazette	Yes	18 June 2021	23 July 2021
Registered notices	Yes	17 June 2021	23 July 2021
Ward Councillor	Yes	17 June 2021	23 July 2021
Total comments	82		
Total letters of support	NONE		
Was public participation undertaken in accordance with Section 47 - 50 of the By-Law on Municipal Land Use Planning?			Yes
Was the application processed correctly (if no, elaborate below):			Yes
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA? (can be elaborated further below)			Yes

6. SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS

Building Control	21/06/2021	In terms of NBR and Act - no objection. Building plan application must comply with all applicable law including NEMA.
Fire Department	22/06/2021	No objection.
Engineering Services	21/06/2021	See Annexure G.

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION, THE APPLICANT'S RESPONSE AND THE MUNICIPAL TOWN PLANNER'S RESPONSE THEREON

Objections were received from 82 individuals (79 within the set timeframe and 3 late objections). See Annexure E. The applicant was provided an opportunity to comment on the objection received, and their comments are attached as Annexure F.

The objections are depicted in a summarized version under headings of similar nature.

OBJECTION 1 - Visual Impact, studies, and mast design

The impact of a 25m high metallic structure on the skyline will present an unacceptable intrusion into the view of residents, whether it is the pristine coastline or mountain reserve

The business hub is located in the centre of the basin formed by the down slopes of the surrounding mountain ranges. The proposed tower will be approximately 46m above sea level. The top of the mast will therefore be in excess of 15m higher than the high lying properties on High Level Road. Most of the properties to the east and west of the proposed transmission tower is less than 24m and most of the properties to the east and west are less than 24m and the bulk of the properties to the west, the seaward side of the tower, between 20m, sloping down to 8m near the beachfront. Therefore, the tower will obstruct the seaward view of the bulk of the properties to the east of the tower as well the mountain range view of the properties to the West of the tower.

The applicant has selected to erect a monopole design to reduce the visual impact and to be fitting with the surrounding area.

The height of the trees surrounding houses and business premises is of such an extent that it has no effect on the unsightly 25m high structure proposed. The applicant does not propose any alternative design that will for a very long time be the highest structure in Pringle Bay. A further aspect is the locality of the building on the street front with no set back. Thus leave no street friendly interface buildings.

The applicant claims with growth and densification the visual impact will diminish in time; this argument is vague. There is no basis to anticipate that any structure will enhance the view of the 25 m tower. Pringle Bay does not have street lighting and a

tower of 25m must have warning lights due to its height. This will immediately impact on the character of the town.

Significantly, there is no mention of the new upgraded transmission tower near the entrance of Pringle Bay.

Applicant's response

Special consideration was given to the placement of the proposed transmission tower in order to accommodate various aspects such as accessibility and choice of site. Due to the flat area of Pringle Bay town itself, a Visual Impact Assessment (VIA) was conducted.

The findings are as follows:

"The impact of the mast is moderate to high, but high within the Business node. All other views are moderate to low. The opinion is that the impact can be mitigated with a monopole; grey colour mast will have the least impact. The mast can be regarded as within acceptable levels of change and should not be detrimental to the visual value of the area. It is further recommended that the mast be painted in a light grey colour to blend with the grey rock background and building colours in the area."

Cognisance should be taken that the client is prepared to lower the height of the mast from 25m to 18m which should lower the visual impact.

Town Planner's response

A Visual Impact Assessment was done by EnviroAfrica. See Annexure H. The executive summary indicates that the overall impact of the mast is high to moderate. The most significant is the direct views in the business node, with impact from Clarence Road residential area to the south of the site with direct views across the mast is moderate but with the design proposals of a light grey monopole mast should be within acceptable levels of change.

The applicant refers to the VIA, but does not address the objection per se. In the VIA various view corridors are identified, however no view corridor has been created from the coast towards the mountain, which is crucial to determine the impact of the tower with regard to view from the coast towards the mountain.

In all the findings the residential impact is indicated as high.

OBJECTION 2 - Health, radiation and 5G

The applicant indicated that the health of the public will not be in danger as there is no one in direct line with the antennas of the mast. The latter statement requires clarification, since he clearly states the proposed cell mast is non-ionising radiation and does not pose any danger to animals and humans.

The top of the antenna would be approximately 46m above sea level and that some of the high lying properties would be within a range and distance of less than 500m, thus directly in line with the antenna.

Due to the locality within the Biosphere, animal health must also be considered. This issue has not been addressed.

Various studies, Australia and German, have found that cancer is more evident in children in close proximity of transmission towers, especially if the area is habituated within 400m of such tower. It was found that emissions are 100 times greater than emissions beyond the 400m.

The objector cited various research documents pertaining to the medical conditions relating to transmission towers. The research documents websites are indicated in the comments received from Mr. J du Preez.

Applicant's response

A telecommunication tower antenna radiates most of its energy in a specific direction which is called the main beam. The main beam points generally to the horizon and only a very small percentage of the radiated energy will be present in the regions outside the main beam in areas accessible to the general public.

Research regarding prolonged exposure has to date come to the conclusion that what matters the most is the intensity of exposure and not the duration of exposure. The American Cancer Association asked the question; if cellular phone towers cause cancer? The following is relevant –

- The energy level of the radiofrequency waves is relatively low especially compared to x-rays. Radiofrequency waves are known to have long wavelengths which can only be concentrated to about 2,5cm and 5cm in size and thus impossible to be concentrated enough to affect body tissue.
- The level of radiofrequency is very low and well below the recommended levels. In conclusion the energy absorption in a human exposed to RF radiation from a base station is typically hundreds and thousands of times below the international safety guidelines (ICNIRP).

The 5G concerns are being addressed by a study conducted in South Africa and published on 6 September 2021 on My Broadband: *"The electromagnetic radiation you are exposed to when standing close to an active microwave oven is much higher than a 5G cellular tower"*. Even though the radiation from the microwave was much higher, it remained within the safety thresholds of the ICNIRP. My Broadband sent a researcher to cellular masts around Gauteng area to see if the electromagnetic radiation presents any danger to people living around them.

The current scientific understanding is that electromagnetic waves up to the visible light spectrum are unlikely to be harmful to human health. Electromagnetic fields that run at frequencies higher than that of ultraviolet light are known as ionising, such as x-rays, can damaged DNA and are known to cause cancer. Non-ionising radiation does not cause damage to DNA but can be harmful to human health at high enough power levels. Various research papers are available. Numerous cellular studies have been carried out on both genotoxic and non-genotoxic end points and the majority have not shown an effect at non-thermal levels (SCENIHR) (<https://arpansa.gov.au>).

It has been proven that the proposed mast and every other freestanding telecommunication base station utilise non-ionising radiation. The health of the public will not be in danger as no one will have access to the actual antennas thus minimising the exposure.

Town Planner's response

The Overstrand Municipality relies on the interpretation of the Department of Health in this regard.

✚ **OBJECTION 3 - Environmental concerns**

The property is located within the transition zone of the Kogelberg Biosphere and no development should take place without an Environmental Impact Assessment (EIA).

Applicant's response

In terms of the National Environmental Management Act (Act 107 of 1998) read with the National Environmental Management Act Regulations, Listing Notice 3, an EIA is only applicable in the following circumstances:

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) is to be placed on a site not previously used for this purpose; and*
- ii) will exceed 15 metres in height*

But excluding attachments to existing buildings and masts on rooftops.

The requirements in the Western Cape are defined in NEMA Listing Notice 3 of 2017:

(f) In Western Cape:

- i) All areas outside urban areas; or*
- ii) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose, within urban areas.*

The site falls within an urban edge and not in an area designated for conservation use and thus does not require an EIA.

Town Planner's response

The applicant is correct - the application does not trigger any listed activities.


✚ **OBJECTION 4 – Property values**

Property values will be affected since it will detract from the coastal village character of Pringle Bay. The sea and mountain views will be impacted upon by the proposed 25m that will have an influence on the property values of properties.

The noise pollution generated from the high transmission towers has not been addressed and the impact it will have on adjacent property values.

Applicants' response

A property evaluation report was drafted based on properties in Durbanville, Cape Town where the increase in value are substantially more than the smaller areas. Property evaluation report of even in close proximity of a freestanding base station:

<u>PROPERTY LOCATION / ADDRESS</u>	<u>VALUATION YEAR</u>	<u>VALUATION PRICE (BEFORE FSBTS CONSTRUCTION)</u>	<u>VALUATION YEAR (AFTER FSBTS CONSTRUCTION)</u>	<u>DISTANCE TO EXISTING MAST</u>
16 VERONA STREET, DURBANVILLE	1999	R 190 380.00	N/A	150m
PROPERTY EVALUATION SIMILAR IN CHARACTERISTICS AS THE ABOVE PROPERTY				
10 HAMPTON CRESCENT, DURBANVILLE	2015	R 350 000.00	R 4 100 000.00	150m
17 VERONA STREET, DURBANVILLE	2001	R 167 000.00	N/A	150m
12 HAMPTON CRESCENT, DURBANVILLE	2007	R 350 000.00	R 4 000 000.00	150m
DETAILS OF MAST IN CLOSE PROXIMITY OF ABOVE VALUATIONS:				
		<ol style="list-style-type: none"> 1) ADDRESS – LA VERONA CLOSE 2) DATE OF CONSTRUCTION – 2002 3) HEIGHT – 25M 4) TYPE – LATTICE DESIGN 		
Conclusion regarding residential property values in close proximity of masts prior/ after construction:				
<ul style="list-style-type: none"> • both evaluated properties are situated within 150m from the existing mast with anticipated property value growth of more than a 100% over a period of 7 to 13 years. The factual information obtained from Property 24 confirms that fsbts situated in close proximity of residential areas actually increases the values of properties rather than deterring growth. 				

<u>PROPERTY LOCATION / ADDRESS</u>	<u>VALUATION YEAR / VALUE</u>		<u>PROPERTY LOCATION / ADDRESS</u>	<u>VALUATION YEAR / VALUE</u>		<u>DISTANCE TO EXISTING MAST</u>
4 KORING STREET, DURBANVILLE	2001	R379 000.00	2 KORING STREET, DURBANVILLE	2016	R2 100 000.00	600m
11 KORING STREET, DURBANVILLE	2001	R145 000.00	16 KORING STREET, DURBANVILLE	2011	R1 450 000.00	700m
<p><i>All evaluated properties are situated within 700m from the existing mast with anticipated property value growth of more than a 60 % over a period of 7 to 13 years. The factual information obtained from Property 24 confirms that fsbts situated in close proximity of residential areas actually increases the values of properties rather than deterring growth.</i></p>						

In light of the above factual evidence, it is clear that properties situated in close proximity of a telecommunication base station have no impact on property values.

Town Planner's response

First and foremost, property values can be influenced by Planning policy documents, development trends, etc. The assumption from the applicant that the erection of a transmission tower has added value to property values are unfounded. Property values are determined by many factors and to single out transmission towers are not appropriate.

Secondly, property values in a suburb in the Cape Town Metro cannot be compared to a coastal town. The parameters of use, character of the area and place making unique to Pringle Bay cannot be compared with a suburb in the Metro.

✚ **OBJECTION 5 - Need and Desirability**

The motivation is based on a technical perspective and the impact thereof, but the perspective on the existing village character was not addressed.

The erection and the maintenance of a transmission tower are of highly technical nature, and it is unclear how it will contribute to employment opportunities within the Pringle Bay area.

Applicant's response

The need for a transmission tower is not only centred on cell phone reception for the community of Pringle Bay but focusses on improving internet speed in the area as the industry moves towards data centric industry. It is important to note that this project is driven to provide a solution to the communities in order to promote growth. The importance of sufficient coverage relates to enhanced level of health and safety and social amenities. The current roll out of telecommunication infrastructure by cellular network providers is undertaken to upgrade and improve network coverage and quality to all customers.

Town Planner's response

It is clear that the application is focussed on future need of the area and does not address the immediate need or prove that there is a need. The objector is correct to highlight the technical nature of a transmission tower and how indeed it will address social upliftment such as employment opportunities. The desirability of the transmission tower in its proposed location has not been addressed in terms of the character and or place making of the town.

The applicant provided a generic and vague response on the objection that is generalised and not really addressing the Pringle Bay environment.

✚ **OBJECTION 6 - Alternatives**

No alternative sites were investigated or identified. The applicant also did not indicate existing towers in the area.

Applicant's response

None

Town Planner's response

The applicant was requested to indicate alternatives and is a requirement in terms of Section 16 of the Overstrand By-Law on Municipal Land Use Planning. The applicant did not investigate any alternatives.

✚ **OBJECTION 7 - Removal of Restrictive conditions**

In terms of the notification, not all owners received the application and were only served to people with post boxes. The objections relating to the removal relates directly to the erection of a 25m transmission tower.

Applicant's response

The objectors' concerns are noted and there is agreement to an extent with regard to retain the character of the area. It is thus proposed to amend the conditions by including a transmission tower in the mentioned conditions.

Section 39.(5) of Western Cape Land Use Planning Act and Section 47 of Spatial Planning and Land Use Management Act centres around the criteria a Municipality must consider in dealing with the removal of restrictive conditions.

The following is applicable:

The financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vests in the personas of the owner of a dominant tenement:

The actual financial value that the Municipality currently enjoys due to the restriction is none. The amendment of the restrictive condition will have no effect on the primary right or degrade the intent of the zoning scheme. The proposed development will enhance the voice and data coverage which will in turn benefit the surrounding community.

The personal benefits which accrue to the holder of rights in terms of the restrictive condition:

The Municipality is the holder of the rights. The existing primary rights will remain intact, with the amendment to allow an additional use, which will socially benefit the community and the Municipality.

The personal benefits which will accrue to the person seeking the removal of the restrictive conditions, if removed:

The amendment of the title deed will allow the proposed development, but still retain the other conditions. The applicant will benefit to enable the erection of the mast.

The social benefit of the restrictive condition remaining in place:

The proposed transmission tower will provide enhanced voice and data coverage. Additionally social media accessibility will be enhanced.

The social benefit of the removal of the restrictive condition:

By amending the restrictive condition instead of the removing it will keep the integrity as it was intended initially. Therefore, this development will socially benefit the community as described under Section 39(5) of LUPA.

Whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights:

The aim is to amend the restrictive condition to retain the existing rights in accordance with the restrictive condition title deed conditions that were initially imposed.

Town Planner's response

Condition E.1 has reference to that only one building on the property is allowed. Except for three (3) erven, the CBD is developed predominantly with one building per erf, which has established a built envelope with a height of 8,5m. The additional structure as proposed in the application will have an impact on the established built envelope and character.

Condition D(b) deals with the restriction of no wood and iron structures. The applicant proposed to add the transmission tower to the condition. However, the condition remains in place, since the amendment does not make any mention of excluding the tower from the condition requirement.

The property is located in Pringle Bay Proper and the applicant was requested to send registered notices to all the owners. Proof of registered letters, Post Office date 11 June 2021, was submitted to the Municipality.

+ **OBJECTION 8 – Consistency with SPLUMA Principles**

(a) Spatial Justice: *The submission of the development aims to promote community development within the urban fabric. There was no argument put forward in this regard. The contribution of the development must be withed and balanced against the effects it will have on Pringle Bay.*

Applicants' response

The aim of the proposal is to provide excellent communication service to the inhabitants of the area of Pringle Bay.

Town Planner's response

The principle has reference to injustice done in the past in terms of spatial planning. The principle does not apply.

+ **OBJECTION 8 continues...**

(b) Spatial sustainability: *The applicant indicated that the development would have no impact on the character of the surrounding areas. This is refuted as indicated in extensive arguments in the objection.*

Applicant's response

Enhanced signal area will promote all three dimensions of sustainability (economic, social and environmental facets). Economically, businesses in the area will benefit from the enhanced connectivity. The social facet is addressed as more people will have access to emergency services. The third dimension (environmental) will be promoted as the sensible placement of telecommunication base station and the possibility of co-location will limit the number of base stations should there be sufficient signal in the area

Town Planner's response

The application does not have an impact on the environmental and or agricultural land. However, the setting of the application in the environmental sensitive area, the impact on the character of the existing environment must be taken into cognisance and a 25m and or 18m tower does not do any justice to the setting. The social leg of sustainability refers to the social composition of the town, and it is clear that the community who is in this case the primary social component does not approve of such an extensive tower in the middle of their town.

The economic viability is for the applicant and did not submit any proof of the benefit for existing businesses in the CBD.

✚ **OBJECTION 8 continues...**

(c) Spatial efficiency: *The statement that the proposed development will make use of local resources and contribute to specialized skills is refuted due to the specialized technical nature of the installation and operation thereof.*

Applicant's response

Telecommunication infrastructure is placed in an area with a reason. This reason is to incorporate various factors when considering the placement in order to promote effectiveness and is not merely placed by random.

Town Planner's response

The applicant did not address the objection and also did not submit proof that the proposed location is the only available site in the area to ensure optimal efficiency.

✚ **OBJECTION 8 continues...****(d) Spatial Resilience**Applicant's response

Telecommunication infrastructure will be a service that will always be necessary. In a state of crisis communication plays an integral role.

Town Planner's response

Resilience refers to the measures put in place to deal with disasters, with specific reference to the built environment. The applicant indicated that it will be possible to lower the proposed tower to 18m, but did not address the impact of an 18m tower will have in terms of visibility and or coverage. The importance of communication is not

in dispute, but the applicant did not prove that the proposed location is the only position available to ensure communication.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

See Paragraph 7 above.

9. MUNICIPAL ASSESSMENT OF COMMENTS (Town Planner's comment on objections/and response thereon)

See Paragraph 7 above.

Internal and External Departments

The application was supported by all internal municipal departments.

10. MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

10.1 Background

N/A

10.2 (In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The application is in line with the planning objectives applicable to this application.

The objectives relating to:

Spatial Justice

N/A

Spatial Sustainability

The application will not have an impact on the Biophysical nature and or agricultural land. The application does have an impact on the visual nature of the business node due to its locality and extensive height in relation to the existing built environment. The tower will have a visual impact that contributes to the impact on the environmental character of the area. The economic benefits first and foremost relate to the town, and this has not been addressed in terms of location and employment opportunities.

Efficiency

Municipal services will not be required.

Spatial Resilience

Spatial Resilience is the measure of adaptation to change, which is evident in the telecommunication infrastructure development. The reliance on effective and much needed communication during disasters. However, with the principle also relates to Place Making in terms of the built environment and the proposed application have not taken that into consideration.

Good Administration

Administrative procedure was followed as prescribed by the Municipality.

10.3 (In)consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

Same as Point 10.2 above

10.4 (In)consistency with the IDP/Various levels of SDF's/Applicable policies

The SDF 2020 identifies the town as a dormitory town to Kleinmond. The document proposes that all commercial activities be located within the urban edge, but due cognisance be taken of the environmental sensitive setting of the town.

The application is in line with the SDF 2020.

10.5 (In)consistency with guidelines prepared by the Provincial Minister

N/A

10.6 Impact on Municipal Engineering Services

Existing services will be used.

10.7 Outcomes of investigations/applications i.t.o other legislation

N/A

10.8 Existing and proposed zoning comparisons and considerations

The Land Use Scheme does make provision for a consent use for the application and the zoning is not affected.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

The financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vests in the personas of the owner of a dominant tenement.

N/A

The personal benefits which accrue to the holder of rights in terms of the restrictive conditions:

The holder of the rights does not accrue any personal benefits.

The personal benefits which will accrue to the person seeking the removal of the restrictive conditions, if removed:

The applicant will be able to develop the application property as per the Land Use Scheme

The social benefit of the restrictive conditions remaining in place:

The benefit should the conditions remain in place is that the status quo remains.

The social benefit of the removal of the restrictive conditions:

The social benefit is that should all the conditions be removed; it has the possibility to provide a variety of services to the community.

Whether the removal, suspension or amendment of the restrictive conditions will completely remove all rights enjoyed by the beneficiary or only some of those rights.

The removal of the conditions will not remove any rights enjoyed by the beneficiaries.

12. THE DESIRABILITY OF THE PROPOSAL

The objections have been addressed extensively under Paragraph 7; however a few aspects need to be addressed in more detail.

These are the following:

Consent for a transmission tower and departure of the height restriction:

The application for a consent use for a transmission tower is subject to the requirements of Section 16.10.23 of the Overstrand Land Use Scheme. The application fails to adhere to the requirements with regard to Section 16.10.23, which stipulates the following:

- (d) that the motivation report be accompanied by relevant proof pertaining to the need and desirability (demand and technical requirements).
- (e) that all alternatives to the site itself have been explored within a 1km radius of the subject property.
- (f) minimum of two alternative sites and design options be considered.

In terms of the motivation report submitted, the abovementioned has not been addressed and thus can the impact of a 25m transmission tower not be verified in terms of the need and desirability. The applicant did indicate that should a 25m tower be viewed as excessive an 18m tower will also be acceptable. The main concern is that the impact of an 18m tower in terms of viability, coverage and visual impact has not been addressed and is thus unclear whether it will be viable. No proof in this regard has been submitted by the network engineers.

Secondly, none of the Overstrand Forward Planning Documents have been discussed and or even mentioned.

In terms of property values, Pringle Bay is a coastal town with its own character and setting and it is unclear how the applicant can compare property values of Durbanville, a suburb of Cape Town in a metro, with a coastal town. Another aspect is that the comparison of property values before and after the erection of transmission tower in the vicinity of the Durbanville erven cannot be considered as the only attribute. In determining the value of property over time, various aspects

are taken into consideration and the reliance on the fact that telecommunication infrastructure is the sole contributor is thus not correct.

The town of Pringle Bay is a settlement located in an environmental sensitive area. This relates to the established character of the built and natural environment. Thus, the sense of place plays an important role in the development of the town. The proposed height departure for a 25m and or 18m high monopole with 1 to 4 dishes will impact on the character, especially with the height restriction of 8,5m applicable to buildings. The applicant has made reference in the motivation to the scheme development parameters of 2 storeys with a height of 6m that is allowed. This is not correct and unclear where the applicant obtained the information. The VIA compiled by Enviro Africa (Ms Lategan) made reference to the impact from various view corridors but excluded a view corridor from the coast towards the mountain. She also clearly indicated that the visual impact in the CBD is high, and the overall visual impact is deemed high to moderate.

The VIA addresses Sense of Place which refers to the village atmosphere, however the report does mention due to the lack of architectural coherence detract from the village atmosphere. This interpretation is not correct, Pringle Bay is not a gated complex with architectural guidelines and sense of place is not determined by the architectural style of buildings. The sense of place of a specific area and or town is determined by the physical environment and social interaction within the community. Pringle Bay is a close-knit community which is not against development, but it must not be to the detriment of the village character and feel of the town.

The VIA does make a proposal with regard to the design and colour of the proposed mast to mitigate the high to moderate impact the mast will have; however, it addresses the mast itself, but the added dishes and aviation lights are not being addressed, especially in a town where there is no street lighting at night.

The application makes reference to a 2,4m high fence securing the infrastructure on ground floor level. It should be noted that the Land Use Scheme only allows for fencing and or boundary walls at a height of 2,1m. The application did not address or request a departure for the 2,4m high fence.

HEALTH

The applicant must adhere to the guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP) as was adopted by the National Department of Health. The guidelines stipulate the following - the adherence of a 5m occupational safety zone restricting any unauthorised and or public in front of an antenna and that antenna be positioned in such a manner that there are no habitable structures within a 50m zone directly in front of the antenna at the same height. This is to ensure exposure to electromagnetic energy which may be harmful to people.

The Municipality relies on the Department of Health and WHO guidelines in this regard. Transmission towers are subject to the ICNIRP guidelines in this regard.

REMOVAL OF THE TITLE DEED RESTRICTIONS

The applicant indicated that instead of removing the conditions rather amend it by the insertion of a transmission tower.

Condition E.1 (a)

“That only one building together with such outbuildings as are ordinarily required to be used therewith be erected on this erf.”

The condition relates directly to the consent use and due to the fact that the consent use is not recommended for approval, the amendment of the condition is not supported.

Condition D (b)

“No wood and iron buildings or any description shall be erected on this erf nor shall corrugated iron be used for roofing purposes”

The proposed amendment is not possible, since the wood and iron remain in place. The amendment did not stipulate that only the transmission tower be exempted from the wood and iron clause, thus the amendment is not possible.

Conclusion

The application for the erection of a transmission tower is not recommended for approval due to the impact of the 25m or 18m high transmission tower will have on the character of Pringle Bay.

13. RECOMMENDATION

1. that the application in terms of Section 16(2)(f) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 428, Pringle Bay for the removal of restrictive title deed conditions E.1.(a) and D.(b) as contained in Title Deed T20557/2015 in order to erect a 25m transmission tower, **not be approved**, in terms of the provisions of Section 61 of the By-Law.
2. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 428, Pringle Bay for a consent use in order to erect a 25m transmission tower on the above property, **not be approved**, in terms of the provisions of Section 61 of the By-Law.
3. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 428, Pringle Bay for a departure to exceed the applicable 6m height restriction to accommodate a proposed 25m high transmission tower, **not be approved**, in terms of the provisions of Section 61 of the By-Law.
4. that the applicant and objectors be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

14. REASONS FOR RECOMMENDATION

- ❖ The motivation is vague and did not address the Pringle Bay area per se.
- ❖ Other towers and their specifications were not indicated.
- ❖ Visual impact was considered in terms of the existing built environment and was rated high to moderate.
- ❖ Needs as indicated in the motivation report was not verified or quantified.
- ❖ Alternatives were not investigated.

- ❖ It is unclear how the proposed development coincides with the Spatial Planning Documents of the Overstrand since it was not addressed or discussed in the application.
- ❖ The removal and or amendment of the restrictive conditions relates to the consent use, which is not recommended for approval, thus is there no need to amend or remove the conditions.
- ❖ The impacts of the physical aspects of the tower such as the dishes and aviation lights have not been addressed.
- ❖ The application does not adhere to the requirements of Section 16.10.23 of the Overstrand Land Use Scheme.

15. ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Site Development Plans
Annexure D:	Title Deed T20557/2015
Annexure E:	Objections received
Annexure F:	Applicant's response to the objections received
Annexure G:	Services Report
Annexure H:	Visual Impact Assessment

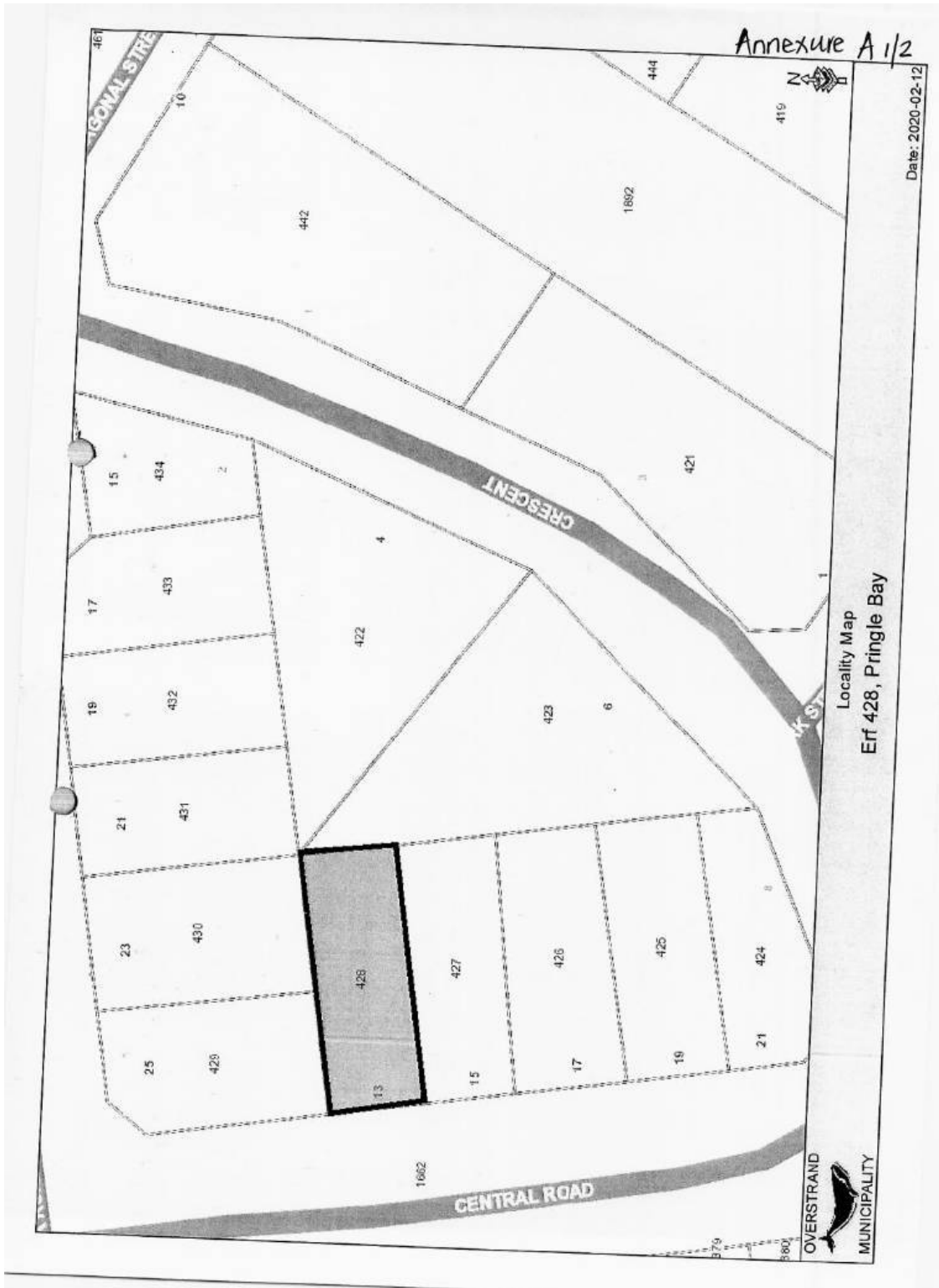
SIGNATURE**REGISTERED PLANNER**

Name: **H VAN DER STOEP**

SACPLAN Reg No: **A/1708/2013**

Signature: _____

Date: _____



Annexure B 1/19

ERF 428, PRINGLE BAY: CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

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3. CONTEXTUAL INFORMANTS

a. Locality

The concerned property is identified as Erf 428, Pringle Bay (hereafter referred to as the "Property"). As previously mentioned, the property is situated on Central Road.

b. Land Use

The property is currently zoned Business Zone 3: Local Business and the current land use is in line with the applicable zoning scheme. The surrounding land uses in the area are predominantly utilized for business purposes.



Fig. 1 – ZONING INSERT

2/19

ERF 428, PRINGLE BAY: CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

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4. DEVELOPMENT PROPOSAL

a. Development

It is the intention of our client to apply for a consent use and the height departure for the purpose of erecting a Transmission Tower. The application entails the following proposed development parameters:

- Erection of a 25m Monopole Mast situated in the western portion of the property.
- Installation of 3 triband antennae on the proposed 25m mast.
- Installation of 3 transmission dishes on the proposed 25m mast.
- Construction of 3 x 2.8m (L) x 3m (W) concrete plinths and installation of 1 x telecommunications equipment containers measuring 1.2m (L) x 2m (W) at ground level.
- The mast & equipment containers will be placed inside an 10m (L) x 10m (W) compound enclosed off by a 2.4m palisade fence.

b. Access

Access to the proposed transmission tower will be obtained from the entrance to the property located on the northern side of the property, situated on Central Road. The placement of the mast in front of the vacant property was decided on as to allow the rear area to be developed in the future. The placement of the mast also leaves approximately 7m of space adjacent for access to the rear portion of the property which will be more than sufficient.

c. Security

The proposed freestanding base telecommunications station will be constructed on Erf 428, Pringle Bay, surrounded by palisade fences. Extra security to the actual telecommunications base station will be added by a 2.4m high palisade fence. The telecommunications radio and transmission equipment will be installed inside alarm monitored containers; these containers are secure as they are locked at all times. The antennae will be located 20m above ground level and are inaccessible to the public. A mast door with a high security lock will be installed ensuring increased security to mast. Access to the equipment and antennae will be limited to registered and qualified

3/19

ERF 428, PRINGLE BAY: CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

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personnel only. Health and safety legislation also require restrictive security signage (0,4 x 0,5m) to be attached to access gate, containers and mast door.

The above safety and security measures have been put in place by telecommunication operators and legal entities to prevent access to the public and greatly reduce vandalism of the equipment.

d. Electricity Requirements

Electricity supply will be obtained from the available on-site supply, technological advances have also seen current telecommunications equipment reduce their electricity usage.

e. Environmental

The National Environmental Management Act (Act 107 of 1998) regulates environmental and social sustainability. According to the National Environmental Management Act Regulations Listing Notice 3 of 2014, which came into effect on 08 December 2014, an Environmental Impact Assessment (EIA) or Record of Decision (ROD) is a **ONLY** an requirement for:

"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 meters in height

But excluding attachments to existing buildings and masts on rooftops".

Listing Notice 3 of 2014 clearly defines the requirements in the **Western Cape**:

"(f) In Western Cape:

- I. All areas outside urban areas; or
- II. Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose, within urban areas.

4/19

ERF 423, PRINGLE BAY: CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF
RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

HIGHWAVE
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As this site falls within an urban edge inside the Overstrand Municipal area and **not** in an area designated for conservation use as prescribed in the Spatial Development Framework adopted by the competent authority, or zoned for conservation purposes, it does not trigger a listed activity in terms of the 2014 NEMA regulations and therefore no environmental impact assessment or ROD (Record of Decision) is required.

5/19

ERF 428, PRINGLE BAY: CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

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5. MOTIVATION

a. Background

Recent research conducted has indicated that there is a current lack of cellular infrastructure to provide optimal and efficient data/ voice coverage to the surrounding community situated in the Pringle Bay Area which might lead to dropped calls.

The need for optimal coverage was mainly caused by the increase in subdivisions of the surrounding large properties into industrial, commercial and business parks over the past few years as well as the introduction of LTE (*latest cellular technology*). As identified by the relevant legislation the coverage radius/ footprint for cellular telecommunications technology has been reduced due to the latest technology and additional need for increased data speed and voice quality.

b. Development Parameters

The current and proposed allowable development parameters as per the Business Zone 3: Local Business are indicated in the tables below:

Development Parameters	Zoning Scheme Regulations (Business Zone 3)	Proposed Development on Erf 428, Pringle Bay
Floor Factor	N/A	COMPLY: N/A
Coverage	N/A	COMPLY: N/A
Building Lines	Street Building Lines: 0m	COMPLY: N/A
	Common Building Lines: 0m	COMPLY: N/A
Parking	N/A	COMPLY: No parking encroachment
Height	Height restriction: 6.0m(2 story)	DEPARTURE: 25m

6/19

ERF 428, PRINGLE BAY: CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

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The proposed erection of a Transmission Tower will **NOT** have an impact on parking, and coverage or floor factor as described in the Overstrand Zoning Scheme.

c. Physical Characteristics

RF Engineers are subject matter experts and identify sites by utilizing a specific set of engineering rules and principles, Erf 428, Pringle Bay was identified as a prime position on the following premise:

- Property offers the optimal position situated between existing and planned base stations to provide efficient data and voice coverage.
- Surrounding geographical aspects are in line with the requirements.
- Minimized physical, natural and visual impact.
- Ability to reduce the number of base stations in the surrounding areas by allowing co-location on this mast.
- Ability to provide sufficient security to the equipment.
- Capacity to share infrastructure with majority of the operators.
- Property position will address the complaints received in the area.
- Sufficient space to erect a freestanding base telecommunications station.

In order to achieve the optimal data and voice coverage objectives base stations needs to be approximately 500m apart on average, this depends on the density of the surrounding areas as well as geographical and physical features. The fresnaye effect also influences the quality of the voice and data coverage caused by the amount of steel and concrete of the buildings in the surrounding area, this results in a reduced coverage area

7/19

ERF 428, PRINGLE BAY: CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

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d. Title Deed Restrictions

In respect of Erf 428, Pringle Bay it was found that there are **TWO** restrictive title deed conditions contained in title deed no. T20557/2015 that needs to be removed. The restrictive title deed conditions read as follows:

"A.1 As being in favour of the registered owner of any erf in the Township and subject to amendment or alteration by Administrator under the provisions of Section 18(3) of Ordinance No. 33 of 1934:

"(a) That only one building together with tsuch outbuildings as are ordinarily required to be used therewith be erected on this erf.

...

D. as being in favour of the registered owner of any erf in the Township:

"(b) No wood and iron buildings of any description shall be erected on this erf nor shall corrugated iron be used for roofing purposes."

As seen above, the restrictive title deed conditions do not allow any other type of structure or building on the property. Hence the proposed removal of restrictive title deed conditions A1(a) and D(b) as pertained on page 3 on title deed T 20557/2015 to allow the proposed development of a transmission tower on the said property. *(Please refer to the attached Annexure A: Title Deed)*

e. Health

The Directorate: Radio Control, within the South African Department of Health is the responsible authority regulating cellular base-station effects on health. The department of health regulates non-ionizing radiation, and this includes electromagnetic fields (EMF) at frequencies less than 300 GHz.

8/19

ERF 426, PRINGLE BAY, CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

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The Directorate makes use of the World Health Organization's (WHO) International EMF Project (www.who.int/emf) as its primary source of information and guidance with respect to the health effects of EMF and cellular infrastructure.

With reference to EMF there are two recent publications by the World Health Organization that are of direct relevance.

- (i) International EMF Project Fact Sheet "**Electromagnetic fields and public health: mobile phones**" <http://www.who.int/mediacentre/factsheets/fs193/en/index.html> and;
- (ii) The results of the multi-national 10-year long INTERPHONE study on mobile phone use and brain cancer risk (press release – www.iarc.fr/en/mediacentre/pr/pdfs/pr200_E.pdf). The Directorate endorses the exposure guidelines published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP).

The World Health Organization has officially endorsed these studies with regards to EMF exposure. ICNIRP states categorically that exposure to EMF at any level below that of the ICNIRP exposure guidelines will protect people against the known adverse health effects of EMF.

In addition, measurement assessments conducted in South Africa and around the world have indicated that the actual levels of public exposure of base station emissions are only a fraction of the percentage as regulated by the ICNIRP guidelines, even in cases where the public have been concerned regarding their exposure to emissions from base stations.

The South African Department of Health is therefore satisfied that the health of the general public is not being compromised by their exposure to the emissions of cellular base stations, at present no confirmed scientific evidence exists that would indicate any hazard to human health in situations that members of the public would typically find themselves in.

The following is an extract from www.arpansa.gov.au and clearly differentiate between two types of radiation, one can cause harm to the human body and the other one pose no threat to the human health. The name of the two are:

9/19

- **Ionising Radiation**

This type of radiation refers to the type that carries enough energy to cause ionisations in atoms. This is a much stronger type of radiation compared to non-ionising radiation. This is the dangerous type that you typically will find in gamma rays, x-rays, etc.

- **Non-Ionising Radiation**

This type of radiation refers to types of radiation that do not have enough energy to cause ionisation of the atoms. These types of radiation are the "every day" radiation that everyone experience such as infrared, microwaves and do not have enough energy to cause harm.

It is proven that the proposed cell mast development and every other Transmission Tower utilise **non-ionising** radiation. The health of the public will not be in danger as there are no one in direct line with the antennas of the mast.

f. Need & Desirability

In modern times it is become a rear instance where a member of the public only utilises one cellular phone, majority utilize a cellular phone for personal and an additional phone, iPad or dongle for business purposes, it's on this premise that we believe it to be in both the Overstrand Municipality & the operators interests to address the problem of strengthening voice and data coverage and to provide the surrounding high traffic commercial & business community with the basic need of effective voice and data coverage, as it has become an integral part of our daily lives.

The need for the Transmission Tower is not only centered on cell phone reception for the community of Pringle Bay, but the focus is also on improving internet speeds in the area as the industry is moving towards a data centric industry. It is also aimed at users of new wireless technology. According to Tumotech, due to the emergence of more apps than anyone can keep track of and advanced software the pressure on networks has intensified. This is likely to continue with more and more data centric services coming out such as video streaming (Netflix, DSTV box-office, DSTV Now and DSTV Catch Up). The fiber rollout development is already a step in the right direction. However, there is still a lack of upstream bandwidth industry investment. Upstream bandwidth refers to data sent from the user devices such as desktop computers, smart phones, laptops and tablets toward the Service

10/19

ERF 428, PRINGLE BAY; CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

HIGH WAVE
CONSULTANTS

Provider destination. The challenge is that wireless internet infrastructure is focused on downloading data and not the uploading of it.

When selecting a site, special consideration is given to the geographical aspects so that the cellular infrastructure is positioned to ensure optimal functionality and availability to the customer. This reduces the number of base telecommunication stations necessary to provide the best possible experience for the end user.

Our client ATC (Pty) LTD pride themselves in ensuring that a positive impact is created in terms of the social, environmental and economic wellbeing of the area. Since the introduction of LTE in South Africa in 2012 there has been greater need for access to faster data, due to the higher penetration of LTE data in commercial and business areas, this has led to lower subscription fees which provide economic sustainability and development. LTE will ultimately address high data traffic requirements and the surrounding community will be the main beneficiary.

The erection of a Transmission Tower does not impact on the current or surrounding land uses of the property nor does it encroach onto any street building lines or increase the need for parking or bulk of the said property. The construction and maintenance phase of the proposal will provide a positive economic & social impact by ensuring job creation.

The increase in tourist activities in the Pringle Bay Area over the holiday seasons created a high demand for effective voice and data requirements. The commissioning of the proposed Transmission Tower will alleviate the congestion experienced by cellular operator customers and ensure that their needs are accommodated.

g. Current Cellular Coverage

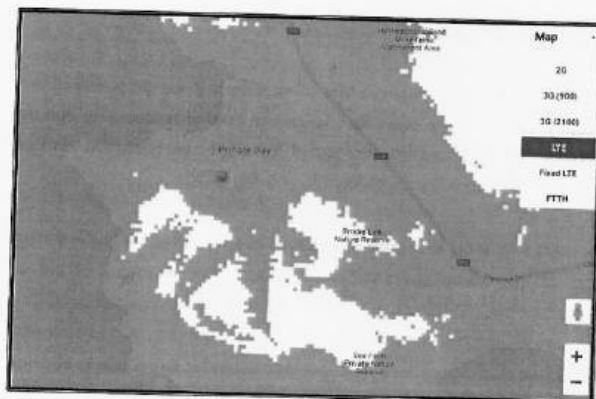
It is of utmost importance to understand that the current positions for cell masts given to our client does not necessarily mean that the signal is weak in the said area. The operators aim to strengthen the coverage and to future proof it for new technologies.

It is for instance MTN's goal to strengthen the LTE coverage in this area which will see substantial increases in internet speed and consistency. The following image was taken from MTN's website illustrating the current LTE coverage for the Pringle Bay Area:

11/19

ERF 428, PRINGLE BAY: CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

HIGHWAVE
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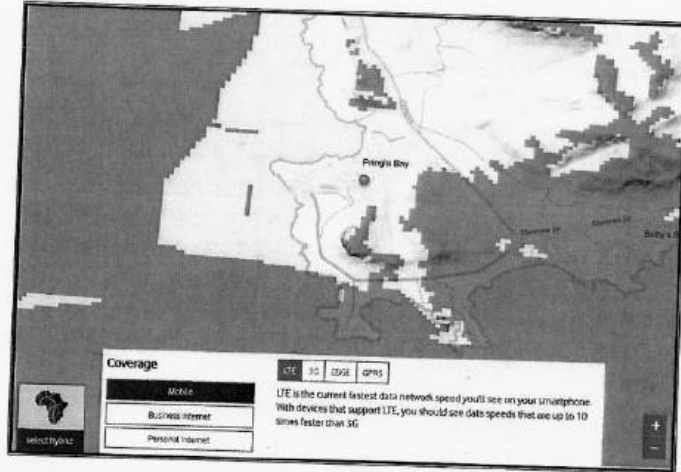
As seen above, the current proposed site (blue dot) will help increase the LTE to the south of Pringle Bay.

In the case with Vodacom, this proposed cell mast development will aid Vodacom in closing a gap in their current LTE network in the Pringle Bay Area. The following insert was taken from Vodacom's network map:

12/19

ERF 423, PRINGLE BAY: CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

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As seen above, the proposed location of the new cell mast (indicated with the blue marker) will drastically increase the LTE signal in the area, this will in turn aid Vodacom in closing a gap in their network.

The above two inserts were taken directly from their respective coverage websites and it is clear that there is a need for the proposed development of the Transmission Tower on the Property.

13/19

h. Existing Policy Frameworks

Western Cape Integrated Development Plan

As depicted in the Western Cape IDP, a change in intensified land use and form is anticipated. The Pringle Bay area has been identified as an easily accessible activity corridor where increased public movement and transportation is both being expected and supported by the district municipality. The area is also identified as a Tourism node which will in fact lead to strain on the current network during peak seasons. The positioning of the base station will be in proximity of the district restructuring routes. This will lead to an increase in tourism, commercial and business activities and would require the need to erect a base station which in turn will address the increased communication needs of the surrounding community.

Western Cape Economic Development Strategy (2009)

The Directorate for Economic and Human Development published a draft Economic Development Strategy in 2009 which supports the need to provide fundamental telecommunications infrastructure and to provide the best possible available coverage. This will lead to the attraction and growth of the commercial sector and at the same time retain and advance skilled persons

Please find below an extract from the above-mentioned policy supporting telecommunications infrastructure:

"High data access and low telecommunications costs are a key input factor for local community, business and industry to achieve sustainable growth" &

"Taking into account the high accessibility of mobile telephones and the growth in the mobile telecommunications market, the provincial government will actively seek to create technology parks in nodal areas in order to increase the digital literacy of citizens".

As confirmed by the policy, basic access to voice and data coverage is defined as a basic need for the public and falls under the umbrella of electricity, water, sanitation and access.

14/19

ERF 428, PRINGLE BAY: CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

HIGHWAVE
CONSULTANTS

i. Electricity

The electricity supply to TI (Telecommunications Infrastructure) must, where practically possible, make use of underground cables. All electrical installations must be as per ESKOM or Overstrand Municipality's Electrical Department requirements and standards. Our client will ensure that the proposal will be in line with the above-mentioned electrical supply requirements.

j. Visual Impact

Special consideration has been given to the placement of the proposed transmission tower in order to minimize the visual impact as far as possible however this is challenging at times. The proposed erection of a 25m transmission tower will offer the opportunity for operators to collocate resulting in the reduction of future telecommunication towers. Our client ATC (Pty) LTD has selected to erect a Monopole design mast in order to reduce the visual impact and be in fitting with the surrounding environment.

The visual impact of the freestanding base telecommunications station will be further reduced by the existing trees surrounding the area. Due to the available open space and potential for increased urban densification and growth in the area, the visual impact of the mast is will be increasingly reduced by the anticipated future densification created by the surrounding urban landscape and environment. Cognizance needs to be taken of the fact that our client is willing to alter the height and design of the transmission tower should the Municipality request it.

k. Access & Traffic considerations

Erf 428, Pringle Bay is easily accessible, and access will be obtained from Central Road. This road has medium traffic volume but this development will not affect traffic negatively as there will only be approximately two additional vehicles during the course of construction and will not cause any additional traffic volume to the area.

15/19

ERF 428, PRINGLE BAY: CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

HIGHWAVE
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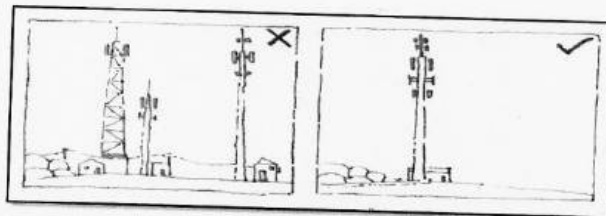
I. Co-Locating

The Municipal By-law principle encourages co-location. Highwave Consultants can confirm that the proposed development not only support co-location but also encourages it. The list of operators that will be able to install their antennas on the mast are:

- Rain,
- Vodacom,
- MTN,
- Cell C,
- Telkom.

As seen above, we will accommodate all the operators that wish to install their equipment on the mast. The proposed mast will be able to accommodate up to 4 operators at once meaning that the first 4 operators showing interest in the mast will be able to install their equipment thereon.

The proposed erection of a 25m transmission tower will offer the opportunity for up to 4 operators to collocate resulting in the reduction of future telecommunication towers. Our client ATC (Pty) Ltd has selected to erect a monopole mast design in order to be in fitting with the urban environment of the CBD.



As seen in the image above, the goal by allowing all the operators on is to prohibit the proliferation of cell masts. The current speed of development of cell mast technology is astonishing and the aim of this mast is to keep up with the current and foreseeable future technological improvements.

16/19

ERF 428, PRINGLE BAY, CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF
RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

HIGHWAVE
CONSULTANTS

m. Alternative Candidates/ Solutions

Cognizance needs to be taken of the fact that our client received coordinates of possible mast locations from the registered service providers (MTN, Vodacom, Cell C, etc). The nominal point usually represents areas where a mast will benefit the coverage grid of the said operator and will also benefit the local residents in turn as well. Our client takes these coordinates and circulates it to their consultants (High Wave Consultants) and in turn the consultants' approach various property owners in a given radius from these coordinates in order to secure a position on which the mast will be developed on.

Highwave Consultants can confirm that in this instance, the first nominal that was approached accepted the deal and therefore no other possible candidates were approached.

17/19

ERF 428, PRINGLE BAY: CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

HIGHWAVE
CONSULTANTS

6. CONSISTENCY WITH SPLUMA PRINCIPLES

The spatial planning and land use management act (SPLUMA) came into effect on 1 September 2014. One of the main objectives of this act is to provide a framework for spatial planning and land use management to address past spatial and regulatory imbalances.

SPLUMA sets out the following 5 main principles applicable to spatial planning, land use management and land development.

The table below indicates how the proposed development will be consistent with the SPLUMA principles.

Principle	Motivation
Spatial justice:	<ul style="list-style-type: none"> The development aims to promote community development within the urban fabric of Pringle Bay. The proposed application will contribute to the functional and integrated land use pattern in the surrounding area.
Spatial sustainability:	<ul style="list-style-type: none"> Development complies with western cape provincial spatial development framework (2014) as a spatial tool to guide future development on a provincial level; The proposed development does not trigger any environmental listed activities according to the national environmental management act (1998) Intensification inside the urban edge results in more effective provision of services that will result in more feasible provision of infrastructure and social services. The proposed development will have no impact on the character of the surrounding area.

18/19

ERF 423, PRINGLE BAY: CONSENT USE, PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION

HIGHWAVE
CONSULTANTS

Spatial efficiency:	<ul style="list-style-type: none"> • Development will make use of existing local resources and contribute to specialized skills development within the local municipality. • Intensification inside the urban edge results in optimal use of existing resources and infrastructure.
Spatial resilience:	<ul style="list-style-type: none"> • The development complies with the following spatial development frameworks: <ul style="list-style-type: none"> ▪ Western Cape provincial development Framework 2014.
Good administration:	<ul style="list-style-type: none"> • The principle has no direct bearing on the application. The Overstrand Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning by-law.

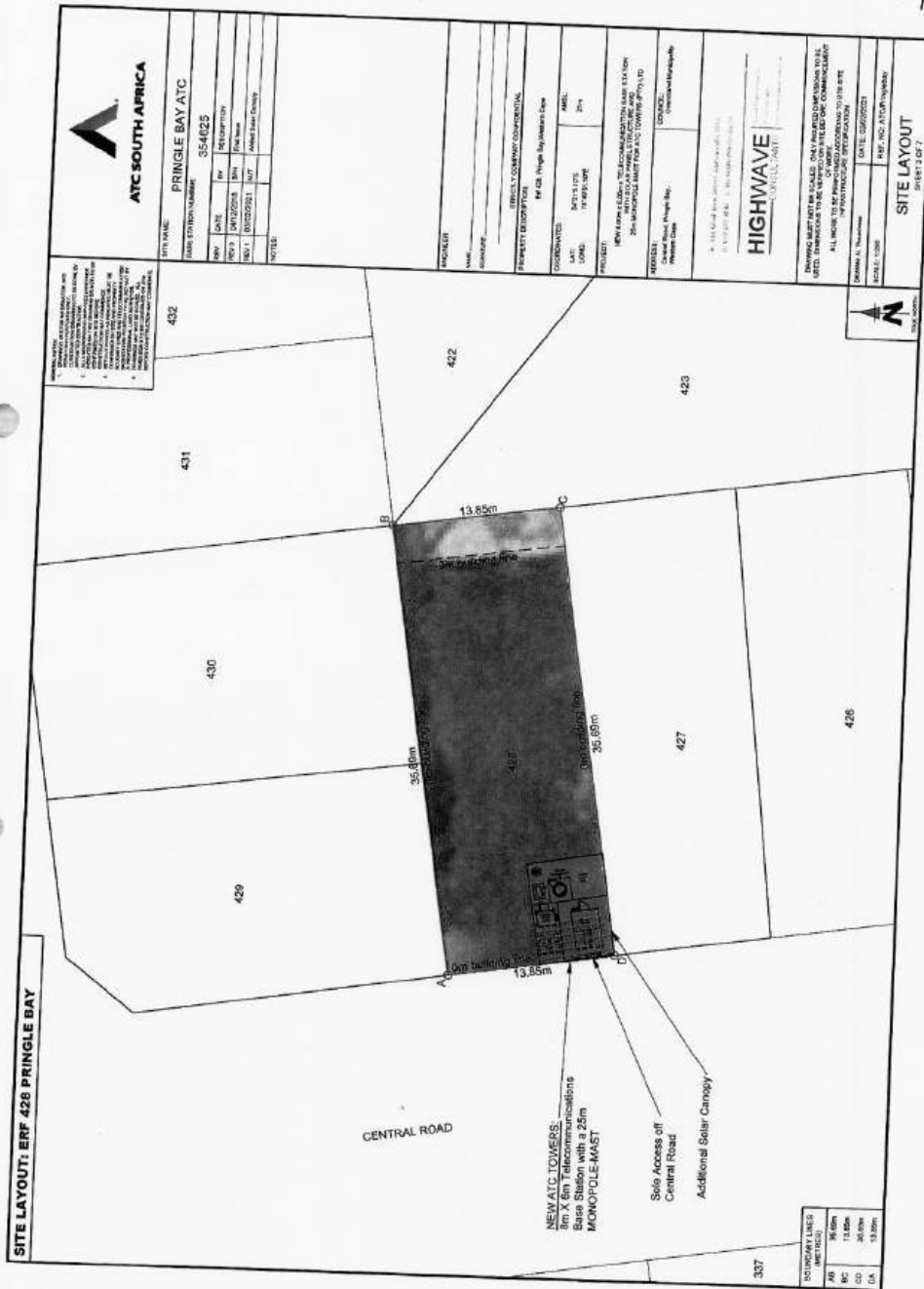
19/19

7. CONCLUSION

The application for consent use and the departure application to allow the freestanding base telecommunications station on Erf 428, Pringle Bay will have a reduced impact on the surrounding build environment due to its positioning. As supported by various policies and legislation it is clear that the proposal will have a positive economic and social impact ensuring that the surrounding community benefits from optimal and effective voice and data coverage. The development will not have an impact on parking, coverage or the floor factor.

Notwithstanding the above, the erection of a Transmission Tower will provide an additional passive income to the landowner which can in turn utilize the additional income to uplift the surrounding area. The application has been proven to be desirable and it is hereby kindly requested that the Overstrand Municipality provide their full support for the following:

- i. **Consent use** in terms of Section 16(2)(c) of the Overstrand Municipal land use planning By-law in order to allow the development of a Transmission Tower with a 25m Monopole Mast on Erf 428, Pringle Bay, following a
- ii. **Departure application** in terms of Section 16(2)(b) of the Overstrand Municipal land use planning By-law in order to allow the height relaxation from 6.0m to 25.0m in order to allow the placement of the proposed development, lastly the
- iii. **Removal of restrictive title deed conditions** in terms of Section 16(2)(f) of the Overstrand Municipal land use planning By-law in order to remove restrictive title deed conditions A.1 (a) and D (b) as pertained on page 3 of title deed T20557/2015 in order to allow the proposed development of transmission tower with a 25m monopole mast on Erf 428, Pringle Bay.



SITE LAYOUT: ERF 428 PRINGLE BAY



PRINGLE BAY ATC
 NAME: PRINGLE BAY ATC
 NO: 3544/225
 DATE: 15/05/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NOTES:
 1. THIS SITE LAYOUT IS FOR INFORMATION ONLY.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

REVISIONS:

CLIENT: COMMUNITY DEVELOPMENT

PROJECT: PR 428 Pringle Bay Water Scheme

COORDINATES:
 EASTING: 34714.172
 NORTH: 19493.507
 ZONE: 27N

ADDRESS:
 25th MARCH AVENUE, PRINGLE BAY, 6011
 25th MARCH AVENUE, PRINGLE BAY, 6011
 25th MARCH AVENUE, PRINGLE BAY, 6011

SCALE: 1:500

DATE: 15/05/2018

PROJECT: PR 428 Pringle Bay Water Scheme

CLIENT: COMMUNITY DEVELOPMENT

PROJECT: PR 428 Pringle Bay Water Scheme

CLIENT: COMMUNITY DEVELOPMENT

PROJECT: PR 428 Pringle Bay Water Scheme

CLIENT: COMMUNITY DEVELOPMENT

PROJECT: PR 428 Pringle Bay Water Scheme

CLIENT: COMMUNITY DEVELOPMENT

PROJECT: PR 428 Pringle Bay Water Scheme

CLIENT: COMMUNITY DEVELOPMENT

PROJECT: PR 428 Pringle Bay Water Scheme

CLIENT: COMMUNITY DEVELOPMENT

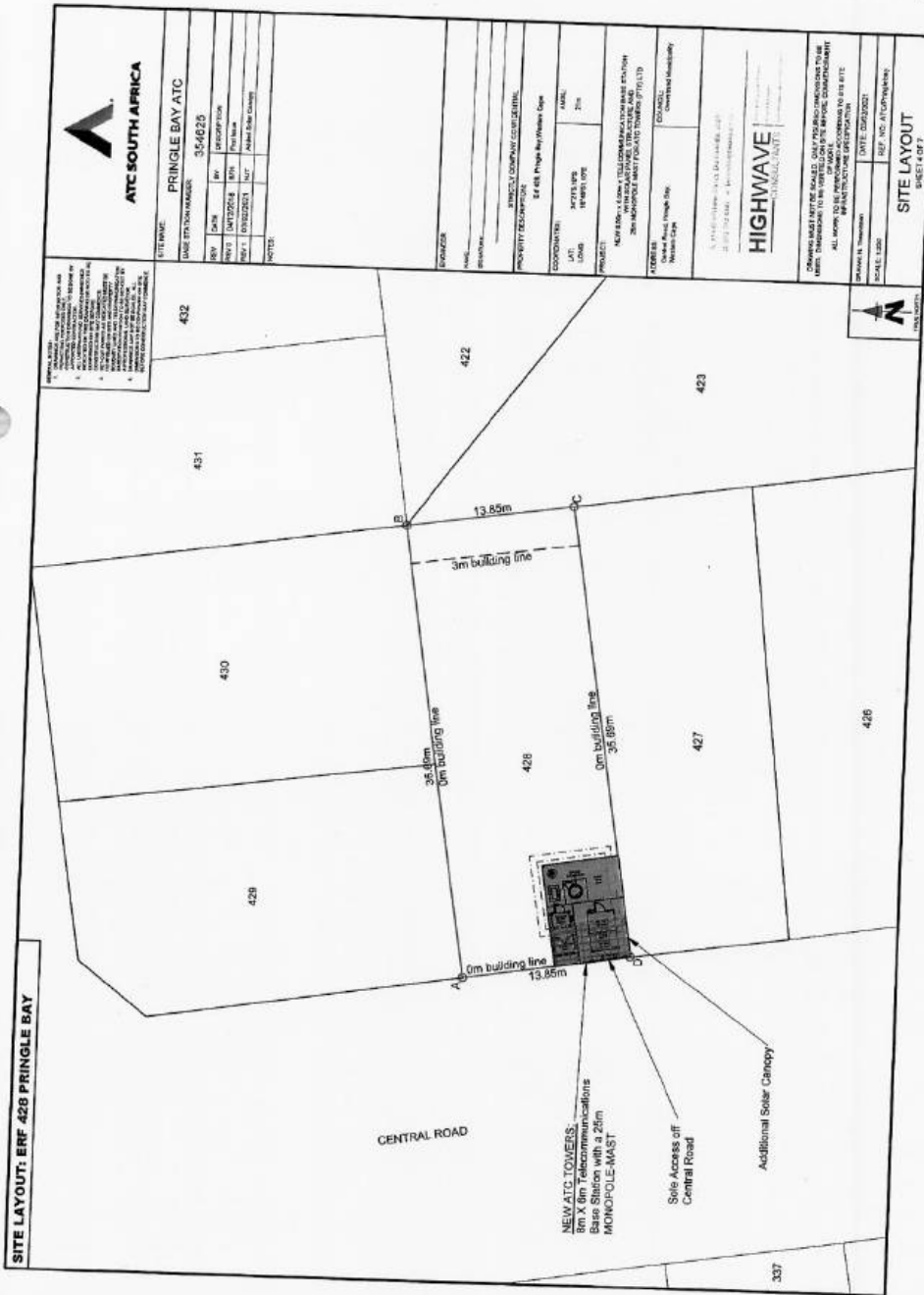
PROJECT: PR 428 Pringle Bay Water Scheme

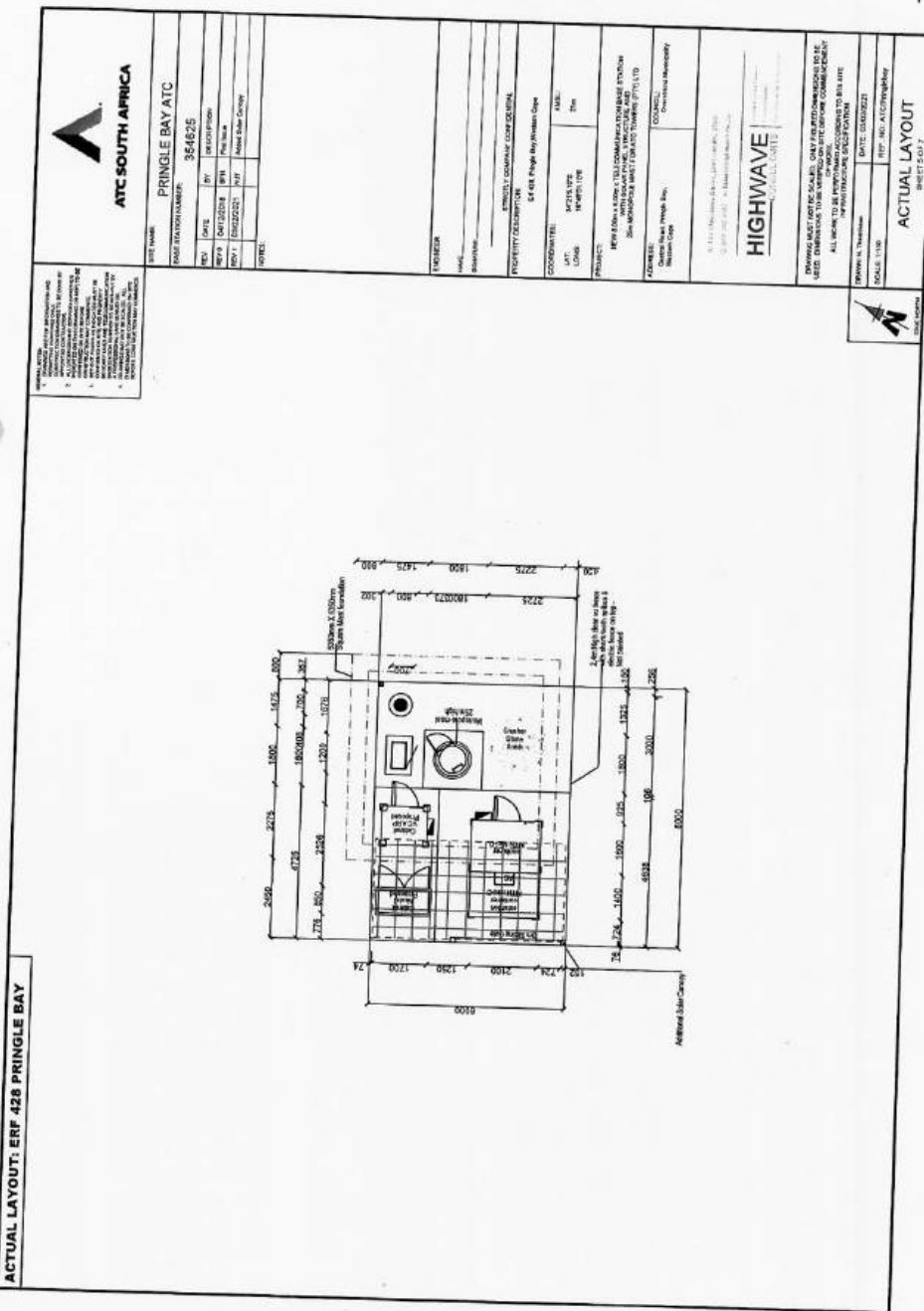
TOPOGRAPHY LINES	DATE
7/8	20/05/18
8/9	13/05/18
9/0	20/05/18
0/1	13/05/18

337

SITE LAYOUT

SHEET 2 OF 7





1. THE DRAWING IS THE PROPERTY OF HIGHWAVE CONSULTANTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HIGHWAVE CONSULTANTS.

2. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HIGHWAVE CONSULTANTS.

3. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HIGHWAVE CONSULTANTS.

4. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HIGHWAVE CONSULTANTS.

5. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HIGHWAVE CONSULTANTS.

PRINGLE BAY ATC	
DATE: 05/11/2018	BY: 05/11/2018
NO: 04122018	BY: 05/11/2018
NO: 05222021	BY: 05/11/2021
NO: 05222021	BY: 05/11/2021
NOTE:	
ENGINEER:	
DRAWING:	
PROPERTY DESCRIPTION:	
COORDINATE:	
PROJECT:	
CLIENT:	
SCALE: 1:100	
DATE: 05/11/2021	
BY: 05/11/2021	



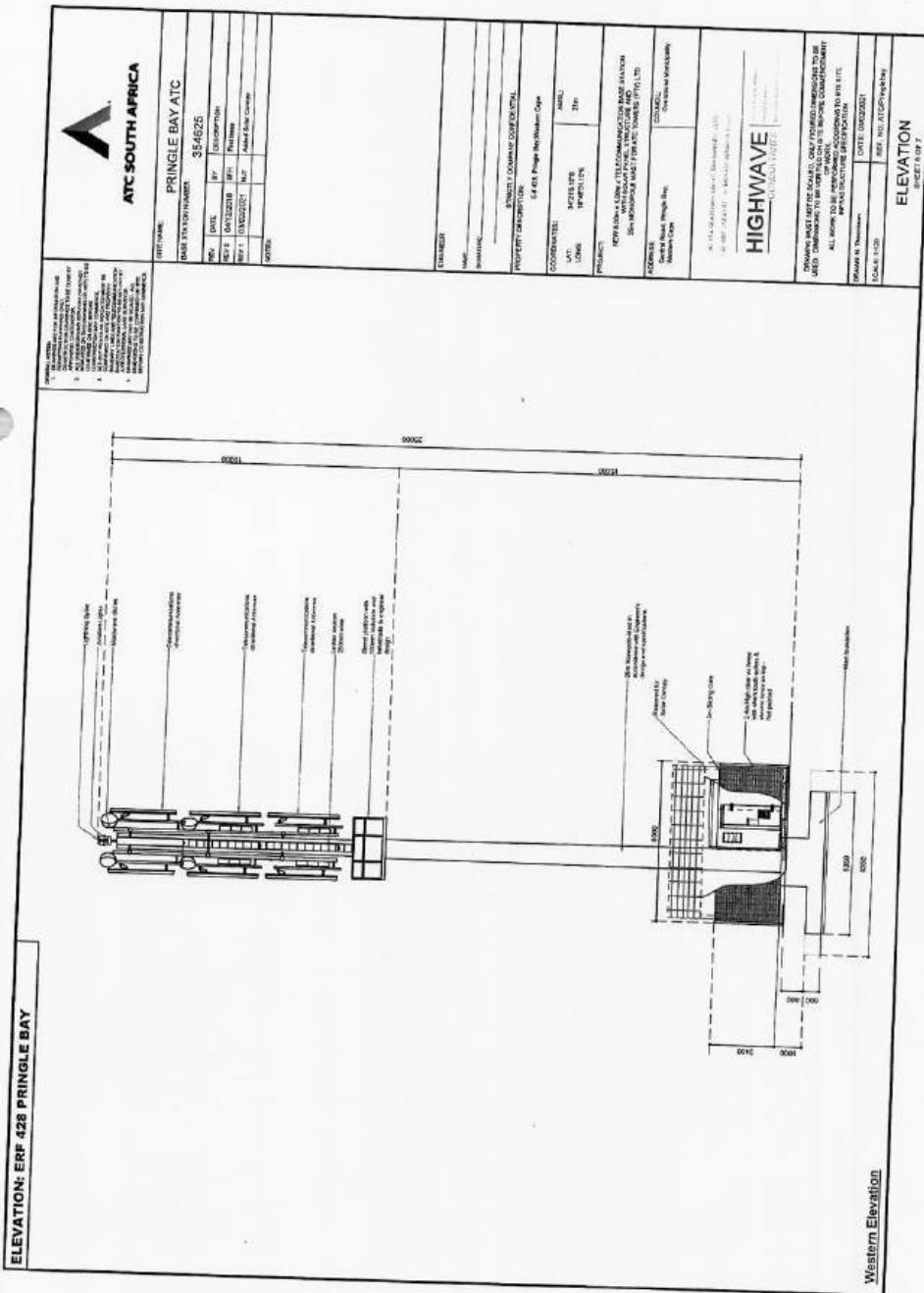
1. THE DRAWING IS THE PROPERTY OF HIGHWAVE CONSULTANTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HIGHWAVE CONSULTANTS.

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4. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HIGHWAVE CONSULTANTS.

5. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HIGHWAVE CONSULTANTS.




7/7


	
SITE NAME: PRINGLE BAY ATC SANCTION NUMBER: 354625	
DATE: 04/03/2020	BY: [Signature]
REVISED: 04/03/2020	BY: [Signature]
NOTES:	
EXEMPTED:	
NAME:	
ADDRESS:	
PROPERTY DESCRIPTION:	
COORDINATES:	
LAT:	LONG:
PROJECT:	ADDRESS:
COURSE:	
DATE:	
REF:	
EXISTING SITE MAP	
SHEET 1 OF 1	



RF COVERAGE PLOT & ANALYSES (BEFORE)
PRIOR TO MARCH 2020



RF COVERAGE PLOT & ANALYSES (AFTER)
AFTER TO NOVEMBER 2020



Annexure D 1/5

145

MORKEL AND DE VILLIERS INC
The Forum
13 Drama Street
Somerset West
7129

Prepared by me



CONVEYANCER
JULIAN WEIL

Fee endorsement	
	Amount
Purchase price/Value	R. 145 000,00
Office fee	R. 500,00
Mortgage capital Amount	R.
Reason for exemption	Exempt i.t.o.
Act	section Act

DEED OF TRANSFER

T000020557/2015

BE IT HEREBY MADE KNOWN THAT

MICHAEL PAUL ROSE

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at SOMERSET WEST on 25 FEBRUARY 2015 granted to him by

BERND HERMANN SCHMITZ
Identity Number 5203225094080

and
LINETTE MAUREEN SCHMITZ
Identity Number 5203130060085

Married in community of property to each other

DATA / CAPTURE
29 APR 2015
MTYATYAMBA NOLUNYO

REKENAAR: DATAVASLEGGING/COMPUTER DATA CAPTURE		
	DATUM/DATUM	OPERATOR
OPGELEEF/ENTERED	2015	
GESTAANVERFIED		

GhostConvey 15.3.1.15

And the appearer declared that his said principal had, on 8 February 2015, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

CORNE DOWNES
Identity Number 8504300011080
Married out of community of property

her Heirs, Executors, Administrators or Assigns, in full and free property

ERF 428 PRINGLE BAY
 IN THE OVERSTRAND MUNICIPALITY
 DIVISION CALEDON
 WESTERN CAPE PROVINCE

IN EXTENT 494 (FOUR HUNDRED AND NINETY FOUR) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T7129/1951 with Diagram SG No. 2716/51 relating thereto and held by Deed of Transfer Number T98303/2006

- A. SUBJECT to the conditions referred to in Certificate of Township Title No. T12278/1941.
- B.
- C. ENTITLED to the benefit of the conditions referred to in the Servitude Endorsement dated 24th June 1940 on Certificate of Consolidated Title No. T3720 dated 17 April 1937 which Endorsement reads as follows:-
- "By Deed of Transfer No. 6068/40 dated 24/6/40 certain conditions relating to (a) non-subdivision for a period of 10 years (b) prohibition of Petrol Station on land (c) prohibition against transfer to coloured persons or occupation by (d) Wood and iron buildings (e) slaughter poles, cattle kraals and manufacture of bricks, tiles, etc., have been imposed on the property thereby conveyed for the benefit of the owner and its successors in title of the remainder of the property held hereunder as will more fully appear on reference to the said Deed of Transfer."
- D. ENTITLED FURTHER to the benefit of the conditions referred to in the Servitude Endorsement dated 12th April 1944 on said Certificate of Township Title No. 12278 dated 22nd November 1941 which endorsement reads as follows:
- "By Notarial Deed No. 109/44 dated 24/2/1944 the owners of the land held by Certificate of Consolidated Title No. 3720/1937 (remainder) have granted to and in favour of the land held hereunder certain water rights and certain other rights ancillary thereto. Subject to conditions as will more fully appear on reference to said Notarial Deed. Vide copy annexed hereto."
- E. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No. T7129/1951, namely:

1. As being in favour of the registered owner of any erf in the Township and subject to amendment or alteration by Administrator under the provisions of Section 18(3) of Ordinance No. 33 of 1934:

"(a) That only one building, together with such outbuildings as are ordinarily required to be used therewith be erected on this erf.

(b) That not more than Eighty percent (80%) of the area of this erf be built upon."

B. As being in favour of the Administrator:

"That this erf be not subdivided except with the consent in writing of the Administrator."

C. As being in favour of the Local Authority:

"(d) That the owner of this erf shall be obliged to allow the drainage or sewerage of any other erf to be conveyed over this erf if deemed necessary by the local authority.

(e) That the owner of this erf shall be obliged to receive material to give a proper slope to the bank if this erf is below the level of the adjoining street, and if this erf is above the level of the adjoining street, he shall in like manner permit a safe slope to the bank, unless in either case he shall elect to build retaining walls to the satisfaction of the local authority and within a period to be determined by the local authority.

(f) That pending the establishment of the local authority for this township, the sewage of this erf shall not be disposed of otherwise than by means of a properly constructed septic tank on this erf if the nature of the soil permits of the use of a septic tank, otherwise to a properly constructed vacuum tank serving one or more erven. On the establishment of such local authority the owner of any erf or erven served by a septic or vacuum tank, shall if required by such local authority be obliged, without compensation, to remove the septic or vacuum tank, after three months notice in writing has been given by such local authority."

D. As being in favour of the registered owner of any erf in the Township:

"(b) No wood and iron buildings of any description shall be erected on this erf nor shall corrugated iron be used for roofing purposes.

(c) No slaughter poles, cattle kraals, pig-sties or cow-sheds shall be erected or carried on by any person whomsoever on this erf.

(d) Save with the consent in writing of the Company and of any Local Authority the owner shall not have the right to make or cause to be made upon the erf for any purpose whatsoever any bricks, tiles, or

Page 4

earthenware pipes or other articles of such nature, nor shall he have the right (save and except to prepare the erf for building purposes) to dig or quarry any earth, gravel, lime or stone thereon.

- (e) No building shall be erected on this erf at a cost of less than £400 exclusive of the cost of the land.
- (f) No noxious trade or noxious business shall be carried on on this erf.
- (g) The Transferee shall not camp over-night or light fires on the erf save within the written consent of the Company.
- (h) No garage or service station may be erected or carried on on the land hereby conveyed."

Of the foregoing conditions D (b), (c), (d), (e), (f), (g) and (h) have been imposed by Hangklip Beach Estates Limited. In the foregoing conditions A B and C the words and expressions used shall have the meanings assigned to them in the Regulations published under provincial Notice No. 401 dated 17th October 1935.

NOT SUBJECT to condition B of Deed of Transfer No. T98303/2006 by virtue of Section 53 of the Mining Titles Registration Amendment Act 24 of 2003.

5/5

Page 5

WHEREFORE the said Appearer, renouncing all right and title which the said

BERND HERMANN SCHMITZ and LINETTE MAUREEN SCHMITZ, Married as aforesaid

heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

CORNE DOWNES, Married as aforesaid

her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R425 000,00 (FOUR HUNDRED AND TWENTY FIVE THOUSAND RAND) and that the valuation of the property is R350 000,00 (THREE HUNDRED AND FIFTY THOUSAND RAND).


IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on 23 APRIL 2015.



q.q.

In my presence


REGISTRAR OF DEEDS

Annexure E 1/167

From: L Gillion
Sent: 02 August 2021 08:04 AM
To:
Subject: INCOMING : Pringle Bay Telecoms Tower - Erf 428 KPRB



TP - A Theart
(H vld Stoep)

From:
Sent: Friday, July 30, 2021 3:08 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: Pringle Bay Telecoms Tower

Dear Loretta,

I hope and trust my mail finds you well. I am the owner of Erf 350 (#124 Hangklip Road) Pringle Bay and have only just been made aware of the proposed Telecoms tower to be erected in the centre of the town. I understand the closing date for the objections was a week ago, however I have not received any written notification or registered letter to this effect and was only just informed by a friend that lives in town. I do not live in Pringle Bay and due to Covid have not travelled for some time.

I wish to place on record my objection to the tower, there has been no attempt to provide alternative and more aesthetic options and I do not believe the 6M height restriction should be waived. There are definitely better and less invasive options.

Kind regards

FILE NO:	EL 428 - KPRBV
SCAN NO:	
COLLABORATOR NO:	Dylan
	1566623

L Gillion

TP - A Theart
(Huid Stoop) 2/167

From:
Sent: Friday, 30 July 2021 08:06
To: L Gillion
Subject: Objection - Erf 428 Pringle Bay



Attention: Loretta Gillion
loretta@overstrand.gov.za

Objection to the application for removal of restrictive title deed conditions, consent use and departure, Erf 428, 13 Central Road, Pringle Bay

Dear Sirs

On behalf of the owners of Erf 390 (42 Clarence Road) Pringle Bay, I wish to object to the application for the removal of restrictive title deed conditions, consent use and departure, Erf 428, 13 Central Road, Pringle Bay, in order to build a 25m high transmission tower:

- The proposed tower will compromise views and aesthetics of the area, and may potentially have negative health consequences for residents in the surrounding area
- The location of the tower right in the middle of the village is inappropriate (if this tower is needed, it could instead be located on the periphery of the village)

Your attention to this objection will be most appreciated.

Your sincerely

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FILE NO: EL 428 - KPRB
SCAN NO: Wilson
COLLABORATOR NO: 1566620

TP 30 JUL 2021



3/167

TP. A. Hoort
(H. vd Stoep)

TO: OVERSTRAND MUNICIPALITY
ATT.: Ms H. van der Stoep

RE: Erf 428, No. 13 Central Road, Pringle Bay
Removal of Title Deed restrictions, Consent Use and Departures
Application by: Highwave Consultants for ATC (PTY) Ltd

FILE NO:	Erf 428
PRINGLE BAY	
SCAN NO:	6644
COLLABORATOR NO:	156358

Date: 23 July 2021

Dear Ms van der Stoep

I herewith would like to request the Municipality to accept these comments although today is the closing date with regard to the above matter.

My post box was locked by the Post Office for over a month and was only opened today. This registered letter arrived in the month when I had no access to the box. The reason provided by the lady at Betty's Bay PO was that I had not renewed my box; although I had never received a renewal notice.

Due to these unfortunate events, due to no fault on my part, I would be grateful if you will allow these comments to be included.

My Comment:

The proposal for the communications tower is premature as the provided information is extremely sparse, to the point of being entirely insufficient to form an opinion.

While I understand that there might be some benefit regarding wireless communications in Pringle Bay this has not been shown to be so. For example, where I live (top of Bell Road South) there is very bad cell reception, but the supplied documents do not provide an understanding or even rudimentary study where the transmission gaps are, or how this tower will address these reception gaps. Understanding this aspect will provide us residents with a reason why the proposed tower is located where it is.

4/167

The submitted documents also do not provide the following:

1. A visual impact assessment produced by an independent environmentalist; central Pringle Bay has a bowl-like topography and any high structure like this will impact almost all residents visual enjoyment;
2. Does not propose any alternative locations around the village;
3. Does not provide any alternative designs;
4. Does not attempt to design a structure that will for a very long time be the highest structure in Pringle Bay;
5. Does not explain why two large red blinking lights surmount the tower and pollute the night sky with these. There is no airport in the vicinity and never any night-flying over the village. Technology exists which triggers the lights if there is day-time fog or smoke from fires and planes/ helicopters might needs these for safety reasons.

Regarding point 4, the proposed tower must be designed by a professional architect who has a sense of inserting intrusive structures into a low rise urban and protected natural environments.

Many villages and towns have towers which actually add to their sense of place and become an asset. These are well-designed, often church towers but not exclusively. Some are bell towers, others are clock towers, some simply being a focal landmark; many are surmounted by weathervanes (few with red blinking aeronautical lights).

Also, I object to the location of the proposed tower on the street-interface and not further at the back, so that the front of the erf could still accommodate street-friendly buildings and hide the very rudimentary support base structures.

As I mentioned, I would be grateful if you could include these comments and forward to the applicant.

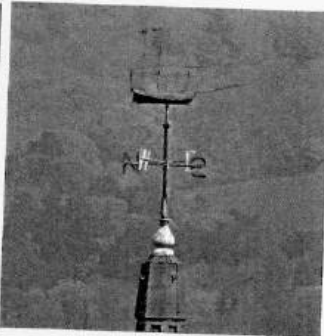
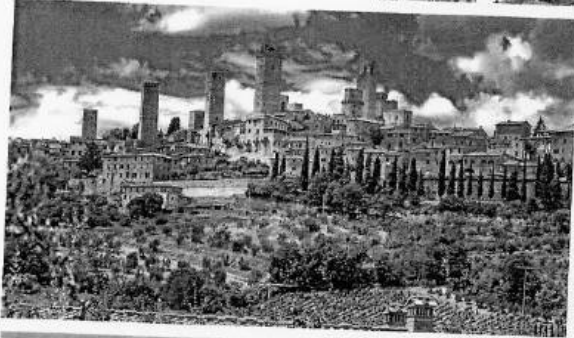
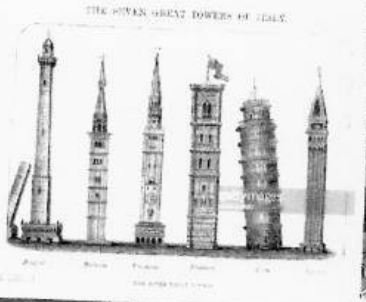
Should there be another revised application with more/new information, this will require me to be afforded another opportunity to comment.

Kind regards,



PS. My son is an architect, and he will add some images where well-designed towers do not negatively impact sensitive townscapes.

5/167



TP. D. Ahearne
(H. van Schoop)

6/167



23 July 2021

To:
Senior Town Planner
Overstrand Municipality

Response to Removal of Restrictive Title Deeds – Erf 428, Pringle Bay

Good Day

Apologies for being late as I only received the notification by mail today.

From the documents received, it is clear that a communications tower is planned to be erected. We assume this is for cell phone communications. We also assume it is going to have aircraft warning lights.

We definitely do not want our village to start looking like a porcupine. Once the 1st tower gets permission, the door is kicked in and they start rolling in. Pringle Bay is a quite unassuming village and we all love our scenery. We currently live approximately 150 metres a tower with aircraft warning lights and it is terrible.

In addition, fibre optic is not far off being available in Pringle Bay from reports received

Technology has already moved past terrestrial transmission of data and/or communications. Satellite transmission is here, albeit costly for now, but prices dropping quickly. This tower will be redundant in a few years and don't think the company owning it will demolish it. It will remain an eyesore.

As for the health impacts to those close by there are many opposing arguments which we are not going to get into

Regards

FILE NO:	Erf 428 Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1563662

26 JUL 2021

L Gillion

7/167

From: L Gillion
Sent: Friday, 23 July 2021 21:29
To: L Gillion
Subject: Objection to proposed 25m tower in Pringle Bay



TP. N. Mhlongo
(M. Ud. Sraap)

Dear Madam

With regard to the attached application to erect a transmission tower in the town centre of Pringle Bay. We have the following objections

- 1) The title deeds of the relevant erven 1 through 522 Pringle Bay restrict this and without signed agreement to amend this from each and every one of these property owners, the structure will be illegal.
- 2) The quantity of residents in Pringle Bay does not warrant the tower.
- 3) Pringle Bay is a conservancy next to a Unesco world heritage site.. Kogelberg biosphere. It is predominantly a retirement village and holiday getaway, tourist attraction, not a business hub. It is debatably unhealthy to raise radiation levels in an area filled with endemic flora and fauna. Studies have shown around the world that emr from cellphone towers may cause harm to these.
- 4) The eyesore that it will create in the centre of our village that will detract from our environmental beauty.
- 5) The NEMA stipulates in their latest amendment

<https://www.environment.gov.za/.../nema...>)
...to the act below that a study be done every five years. this has not been done.

<https://www.environment.gov.za/.../publica.../EIAbooklet.pdf>

Section 24(2) (2A) of NEMA (national environment development act) makes provision for the Minister to by notice prohibit or restrict the granting of an environmental authorisation by the competent authority for a listed or a specified activity in a specified geographical area for such period and on such terms and conditions as the Minister may determine, if this is necessary to ensure the protection of the environment, the conservation of resources or sustainable development.

We the owners, of 721 Anne road, object strenuously to an erection of this nature anywhere within a 5 kilometre radius of our property.

Please acknowledge receipt of this letter.

We request a public meeting to address this very grave matter.

FILE NO:	OF 428
	Pringle Bay
SCAN NO:	Tagg
COLLABORATOR NO:	1563660

26 JUL 2021

TP. A. Theart
(H. ud Stoop)



8/167

L Gillion

From:
Sent:
To:
Subject:

Friday, 23 July 2021 20:10
L Gillion

Removal of restrictive title deed conditions for ERF 428, 13 Central Road, Pringle Bay

Dear Sir/Madam,

We strongly oppose this application on the grounds that there has been no environmental study presented.

The location and height of this tower has not invited public comment and the impact of high transmission of infra red signal proposed in the current position will result in harm to human health in the longer term.

With regards

FILE NO:	CF 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1568549

26 JUL 2021

L Gillion

From:
Sent:
To:
Subject:

Friday, 23 July 2021 19:28
L Gillion

OBJECTION TO: The Application (Municipal Notice 93/2021) for the Transmission Tower



TP. A/Heart
(H. ud Stop)

TO WHOM IT MAY CONCERN

Please note OUR OBJECTION:

As residents and ratepayers of Pringle Bay, we wholeheartedly object to the proposed 25m high tower with aviation lights in the middle of our village business centre. Such a tower does not belong in our small picturesque coastal village. Also as the PBRA has pointed out according to our by-laws the applicant is supposed to address the visual impact of such a tower in the application but has failed to do so.

We believe the lack of some services can be addressed by the current service providers by upgrading/replacing equipment at the existing two base stations with more modern and improved equipment. According to the PBRA "The providers have undertaken to implement measures related to 3G and 4G services, budget and critical volume requirements permitting."

FILE NO:	EL 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1363518

L Gillion



10/167

From: L Gillion
Sent: Friday, 23 July 2021 17:00
To: L Gillion
Cc: secretary@pringlebayratepayers.co.za
Subject: Objection of Application to erect Telecommunications Tower

TP D. (heard C.I. ud Stop)

Dear Loretta,

APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONCENT USE AND DEPARTURE: ERF 428, CENTRAL ROAD, PRINGLE BAY : MUNICIPAL NOTICE NUMBER 93/2021.

With reference to the subject matter submitted by Messrs. Highwave Consultants on behalf of ATC (Pty)Ltd.

We, , the owners of Erf 78 on 31 Gull street in Pringle Bay , which is in relative close proximity to the proposed Transmission Tower, hence our interest in the application.

We wish to register as an interested party to the subject application and hereby submit our OBJECTION to the subject Application.

Please confirm receipt of this objection by return e-mail.

Kind regards.



FILE NO:	ERF 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1563547

26 JUL 2021

L Gillion

From:
Sent:
To:
Subject:

Friday, 23 July 2021 16:45
L Gillion
OVERSTRAND MUNICIPAL NOTICE NO: 93/2021 ERF 428, 13 CENTRAL ROAD, PRINGLE BAY



TP. n. / heat
(1. ud stop)

ATTENTION: The Municipal Manager
OVERSTRAND MUNICIPALITY
PO BOX 20
HERMANUS

23 July 2021

Dear Sir

OVERSTRAND MUNICIPAL NOTICE NO: 93/2021 ERF 428, 13 CENTRAL ROAD, PRINGLE BAY: OBJECTION TO THE APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE- TRANSMISSION APPARATUS. HIGHWAVE CONSULTANTS ON BEHALF OF ATC (PTY)LTD

Please register our objection to the above application for removal of restrictive title deed conditions, consent use and departure.

Whilst we are not averse to progress, especially in the realm of improved telecommunications, as residents we do not wish to see this type of transformation in the rural village of Pringle Bay.

Successful applications now and in future will unravel the meaningful height restrictions and consent uses contained within the deeds of title, and undermine the very beautiful 'sense of place' Pringle Bay holds along this coastline.

Kindly acknowledge receipt of our objection and register us as interested and affected parties in this matter.

Yours faithfully

Sent from my iPhone

FILE NO:	EF 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1560544

26 JUL 2021

TP- D. /heard
(H. ud Skoop 12/167

L Gillion

From:
Sent: Friday, 23 July 2021 16:28
To: L Gillion
Subject: Mast / tower objection - Pringle Bay



Dear Loretta

We have received notification of a registered letter at my post box in Bryanston. Sadly, the Post office has been closed for quite some time because of COVID, or so they say.

We are most definitely not in favour of the proposed mast and would ask that you please acknowledge our objection.

FILE NO:	511 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1560542

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26 JUL 2021

13/167

From: L Gillion
Sent: 23 July 2021 03:00 PM
To:
Subject: Fw: 5 G Tower - Erf 428 KPRB



TP. D. Theart
(M. ud Sroep).

From:
Sent: Friday, July 23, 2021 1:53 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: 5 G Tower

To Whom it may Concern,

I wish to voice my objection to the erection of the 5G tower in Pringle Bay.

A tower like this will be an eyesore in the small picturesque village of Pringle Bay. Not many villages are left in South Africa that are undeveloped and pretty and this tower will definitely affect the aesthetics.

Many people are worried about the health effects of 5G and more studies need to be done before a tower is erected.

We, the owners of 13 Bobbie Road (erf 703) object to the erection of this tower.

Kind Regards

FILE NO:	St 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	156280

TP- D. /Heart
(H. ud Sraap)



From: L Gillion
Sent: 23 July 2021 11:55 AM
To:
Subject: Fw: Objection to Application for Removal of Restrictive Title Deed Conditions ERF 428 Pringle Bay

FILE NO:	ERF 428
SCAN NO:	Pringle Bay
COLLABORATOR NO:	1560007

From:
Sent: Friday, July 23, 2021 11:40 AM
To: L Gillion <loretta@overstrand.gov.za>
Subject: Objection to Application for Removal of Restrictive Title Deed Conditions ERF 428 Pringle Bay

Dear Sirs

ERF 428, 113 Central Road, Pringle Bay
Application for Remove of Restrictive Title Deed Conditions
Content Use and Departure : Highwave Consultants on behalf of ATC (Pty) Ltd

This is an objection to the above application.

Name of ratepayer:

Representative:

Address: Pringle Bay

ERF No: Erf 446, Pringle Bay

Contact details: Cell No () E-Mail: ()

Interest in Application: We are the owners of the residential property and erf situated situated at ERF 446 Pringle Bay, such ERF being in close proximity to ERF 428 and thus directly affected.

We are in receipt of your notice, delivered by registered mail, in respect of the above application.

Please note we object to the granting of the Removal of Restrictive Title Deed conditions as advertised and submit the following reasons in support of such objection.

1. On purchasing our property 5 years ago we did so based on our research of the area. Our decision to purchase was based on several factors. These included including the fact that the property lay in a Conservancy area, an area free of unnecessary light pollution, had elements of wildlife roaming freely, and had interrupted views from its verandah that would not likely be interrupted by erections that would exceed the building regulations in place for the area, regulations governed by existing title deed restrictions.
2. The proposed removal of restrictions is driven by the intention to build a 25m tower that would be in our direct line of sight and effectively in our face all the time. The tower would be less than 100m away from our erf on a flat plane. The same consideration applies to many other residential properties in the area. The height of the proposed tower is some 17 metres higher than any other building in its vicinity.

- 15/167
3. The tower design submitted indicated that aviation lights are necessary and will be installed. This will cause unwanted, unnecessary, constant and intrusive light pollution to our property, as well as the many residential properties in the area.
 4. There is no evidence presented by the applicant that there has been any consideration of alternate siting of the tower. This, we are advised, is a requirement of such an application.
 5. There is no evidence presented by the applicant that such a tower is a necessity for future communication, bearing in mind alternate technologies that are available (e.g. fibre) which would not require unsightly towers, but rather have underground cables.
 6. The applicants have provided no evidence to indicate the effect that likely cellular technologies to be installed will not be harmful to humans and wildlife alike. The installation of the tower, which could lead to the arbitrary installation of untested technology, would be reckless in the extreme.
 7. Pringle Bay is a unique environment, sitting as it does in an environmentally sensitive area. Albeit it an urban area, the residents and ratepayers have over the years admirably resisted attempts to disturb this unique environment. We submit that the Overstrand Municipality has a duty to support the Pringle Bay ratepayers and residents in their efforts to contain the unnecessary disturbance of the balance of nature in this area.
 8. We expect the Municipality to protect us from title restrictions removals that would affect the valuation of our property. We submit that the proposed tower, and for the reasons enumerated above, would lower the value of our property considerably.
 8. As the applicants are seeking to erect a tower for the sole purpose of letting out space thereon, and thus an economic one only. Erf 428 is right in the centre of the business area and there are therefore many alternate economic opportunities available to them on this piece of land, economic opportunities that will not blight our environment.

We therefore urge you to reject this application and uphold the original title deed restrictions.

Yours faithfully

TP. N. (hoort
(A. ud Groep) 16/167

From: L Gillion
Sent: 23 July 2021 11:53 AM
To:
Subject: INCOMING: Objection against removal of restrictive title deed condition in order to erect transmission tower



FILE NO:	Erf 428 Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1563231

From:
Sent: Friday, July 23, 2021 11:41 AM
To: L Gillion <loretta@overstrand.gov.za>
Subject: Objection against removal of restrictive title deed condition in order to erect transmission tower

Wine Experience | Big Cats & Game Drives | Animal Farm | Guest House



Dear Sir/Ms

I refer to the application for removal of the 6 metre height restriction on Erf 428 Pringle Bay to being enabled to erect a 25 metre transmission tower.

I vehemently object to the application for the following reasons:

- i. The town and its occupants have for the last 60 years at least been able to prosper without such a transmission tower and I fail to see the need for it to be erected now;
- ii. Pringle Bay is a slow-moving town of which most of the residents are either retired or utilise it as a holiday destination. There is definitely no need for a transmission tower to assist this kind of living;
- iii. All buildings are restricted to 6 metres or 2 floors and the erection of a hideous 25 metre tower will certainly create a president for other buildings or structures in excess of 6 metres to be erected;
- iv. This potential eyesore shall impact negatively on the peaceful beauty of this lovely coastal town.
- v. There seems to be no way that this monstrosity can be camouflaged or be made to look more appealing on the eye;
- vi. There is no doubt that if the residents have to have a referendum on the need for such a transmission tower it shall be out voted by a large majority. The deemed method or attempt to allow interested parties to object, is such a cumbersome procedure that most residents will purely as result thereof fail to object even though they are strongly opposed to the erection of such a tower;

If it is proven beyond any doubt that a desperate need for such a tower exists in the area, I request that it be erected in an alternative area that will not have such a direct negative influence on our beautiful town.

Kind regards

17/167



VREDENHEIM
WISSELIPS & WINERY

[View Map](#)

WWW.VREDENHEIM.CO.ZA



[View Disclaimer](#) | [Download my contact details](#)

TP. N. Theart
(M. ud Skoop)



From: L Gillion
Sent: 23 July 2021 11:48 AM
To:
Subject: INCOMING : Municipal Notice No. 93/2021: Objection (428 KPRB)

From:
Sent: Friday, July 23, 2021 8:30 AM
To: L Gillion <loretta@overstrand.gov.za>
Subject: Municipal Notice No. 93/2021: Objection

FILE NO:	Erf 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	15622

Greetings

I would like to lodge an objection to the application applicable to Erf 428, Pringle Bay, for consent use to erect a 25m transmission tower on the property, and for a departure to exceed the applicable 6m height restriction to accommodate a proposed 25m high transmission tower.

-
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-
-

-
-
-

- **INTEREST IN THE APPLICATION:** My wife, _____ and I own Erf 402 and reside there at 30 Clarence Road, Pringle Bay. I am a property owner and rate payer. Our house is directly behind the village and the tower will be visible from every room in my home and from my front verandah.
- **REASONS FOR COMMENTS:** Building a 25m transmission tower in the centre of Pringle Bay village will irrevocably alter the nature of the village. This is in direct conflict with the Overstrand Municipality Spatial Development Framework (OMSDF) for Pringle Bay. I quote from the OMSDF:
 - Section 5.3.2.1. Local Spatial Development and Growth Management Principles
 - i) Promote
 - - conservation of the existing coastal village character of Pringle Bay (refer Draft HPOZ)
- In addition, on a personal level, the tower will ruin the view from my veranda and this will devalue my property.
- Pringle Bay is located in a conservancy and the lights at the top of the tower at night will destroy the natural environment of the conservancy.

Best wishes

19/107

TP. D. /heard
(H. ud Stoop)



20/167

L Gillion

From:
Sent:
To:
Subject:

Thursday, 22 July 2021 11:36
L Gillion

Objection - Removal of Restrictive Conditions on Title Deed for ERF 428 Central Rd Pringle Bay

Importance:

High

FILE NO:	428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1563038

To Whom It May Concern

We Circle Pringle Bay, hereby wish to raise objection to the application for the removal of restrictive title deed conditions and the erection of a 25 meter tower.

On inspection of the information provided only per chance by social media, we are deeply disappointed in how the process has been communicated and have to ask if there is perhaps some form of trying to get this pushed through.

1. We as owners of 448 Diagonal street were never contacted via email post or registered mail re this application, however we received our monthly bill like clockwork.
2. I understand that you are only obliged to make contact with the Pringle Bay Rate Payers Association as they have a so called mandate, however this too is suspect as these associations are meant to be free of charge and include all residents. Constitutionally this is not correct as PBRA does not represent everyone as they have a fee structure and without payment you have no say and receive no information.
3. Overstrand Municipality needs to dissolve this arrangement and address the constitutionality of this outdated model as it is not representative and is not inclusive enough to all residents.

Just by the 2 points above it the fair process and transparency is severely obscured, thus not allowing residents and owners to voice their objection.

I would like to clearly raise my objection to the erection of a 25M high tower and removal of the restriction on the title deeds for the following reasons.

- A. The use and objectives of the tower are not clear, which means there will be no restrictions on the kind of antennae and devices or the amount that can be attached, the health hazards of the people living in proximity to the tower with that amount of EMF would require proper limits and studies to make an informed decision
- B. The Overstrand has always looked at aesthetics and when submitting plans, given feedback saying this or that cant be done as it will not be aesthetically pleasing, or as with my parents house, the roof had to be split as it was too "plain" and can look like a hotel. We had to comply with this in order to proceed, however this same discretion seems to have been ignored for a 25 meter high tower in a residential area, with no buildings higher than an average of maybe 10 meters as far as the eye can see.
- C. There were no environmental impact studies included with the relevant submission, re the frequencies and precedent case studies as to the safety to humans and animals in the area.
- D. We are very excited for a possibility of better cell reception and internet connectivity in the area however looking at the areas around us, there are no towers stuck in the middle of towns especially at this height.
- E. If this is allowed, then a precedent will be set for further towers, and as technology, is implemented all towers will change to 5G and will then require towers at 500meter intervals, considering the tower is in the middle of a town this means all empty plots within 500 meters would need the same turning the town into an eyesore.

22 JUL 2021

- 21/167
- F. Moving with technology is a priority for these coastal towns, as a tourist attraction but also to the large swell of residents that are permanent working from home or businesses using modern communication strategies, however, we have mountains all around us that are higher than 25 meters and in a reserve, this would allow for smaller towers at strategic points on the mountains that can be blended in with the green surrounds.
 - G. Aesthetically as there are no restrictions on the devices and antenna that are allowed, this tower could end up looking like a 25Meter magnet in a box of nails looking over the town.
 - H. If this so called tower is to enhance cell phone signal, there are plenty buildings in the area, that could have smaller masts attached to the roof, in order to boost the signal, again one could put a cell tower in a reserve discretely like they do all over the world, which covers 50km Pringle bay is only 4 Square km and Bettys Bay is 26 Square km
 - I. While we also understand that people who own land need to exercise their rights to build and prosper, the title deed was issued as residential and not commercial. The commercial building next to this plot is still nothing but an eyesore in various phases of completion, so I can understand not wanting to put a residence there, this should be addressed by the municipality to instruct the commercial property to clean up, and paint in appropriate colours
 - J. The alternative would be to allow it as commercial but with restrictions to building types and aesthetics to meet criteria that can allow for expansion of business in the town and maintain the fine balance of a residential and old world charm much like Franschoek.

I look forward to the outcome of the meeting with the minutes and the discussion outcome to be sent to all residents via social media as well as account holders email addresses. I hope that someone at Overstrand can address the issue with the PBRA about the exclusivity and lack of transparency of their constitution and get it more in line with the inclusive democratic and transparent South Africa

Kind Regards

       Paused

TP A/theart
(11. ut Skoop)



• FRIENDS OF ROOIELS

22 July 2021

The Municipal Manager
Overstrand Municipality
Hermanus

PER EMAIL: loretta@overstrand.gov.za

FILE NO:	Cf 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1563036

Dear Sir

OBJECTION ERF 428, 13 CENTRAL ROAD, PRINGLE BAY : APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE - TRANSMISSION APPARATUS HIGHWAVE CONSULTANTS ON BEHALF OF ATC (PTY)LTD

MUNICIPAL NOTICE NO:93/2021

1. We refer to the apparently non-compliant documentation submitted for advertisement with the above application for a transmission tower in Pringle Bay.
2. Although the application does not concern Rooiels directly, the defective process followed by the applicant and the apparent approval and condonation by the Town Planning Department of the documentation for advertisement, affects Rooiels and every other inhabitant of the Overstrand.
- 3.1 It is a matter of great concern that applicants are apparently allowed by the Town Planning Department to advertise tentative applications which do not comply with the requirements of the Overstrand zoning scheme regulations.
- 3.2 It is also a matter of great concern that the Town Planning Department apparently allows such incomplete applications to be advertised, thereby causing a waste of time and funds to ratepayers in objecting, while it has the powers to refuse such an incomplete application in terms of the application procedures in Chapter V of the Overstrand By Law on Municipal Land Use Planning.

22 JUL 2021

23/167

4. The present application is incomplete in that it does not comply with the requirements for an application for a transmission apparatus as set out in par 16.10.23 of the Overstrand zoning scheme regulations, which reads as follows:

"16.10.23 Applications for the installation of Transmission Apparatus (TA) shall, to the satisfaction of the Municipality, incorporate the following;

(e) Application to satisfactorily demonstrate to the AO / MPT that all alternatives to the site itself have been explored within a 1km radius of the subject property;

(f) Minimum of two alternative sites and design options to be considered;

(h) Visual Impact Assessment prepared by a suitably qualified professional, if required by the municipality, that shall incorporate mitigation measures limiting visual impact;"

5. We are especially concerned about the fact that an unfortunate precedent is being created and that a similar application may in due course follow for Rooiels, without a visual impact assessment being required by the Overstrand Municipality.

6. REQUEST

We request that you please refer the application back to the applicant for proper compliance with all legislation.

Yours faithfully

RAYMOND
McCREATH INC.
INC.

24/167



22 July 2021

OUR REF: FHL/LH/F4118-02
YOUR REF: 93/2021

OVERSTRAND MUNICIPALITY
VIA EMAIL: loretta@overstrand.gov.za

TP- A. Theart
(M. vd Stoep)

Dear Madam

OBJECTION TO THE APPLICATION TO ERECT A 25m TOWER STRUCTURE

We have been instructed by your client, Mr [redacted], to lodge a formal objection to the above application on his behalf.

We are instructed as follows:

LOCUS STANDI

1. Our client is a resident and owner of portion [redacted]
2. This application has a direct impact on our client as the construction of the proposed 25m tower structure will be visible from our client's property.
3. The 25m tower structure, to be proposed, will be an eyesore and as such will become a visible / aesthetic pollution and a negative impact on our client's peaceful occupation of his property.
4. Our client furthermore visits Pringle Bay on regular occasions.

SPACIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

5. All applications for the removal of title deed restrictions must be in accordance with SPLUMA.

SKYPE ADDRESS: raymondmcreath@hotmail.com

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FILE NO:	CF 428 Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1363035

TP 22 JUL 2021

6. The relevant principles underpinning SPLUMA are, *inter alia*:

- 6.1 inclusive development (preamble)
- 6.2 sustainable development (preamble)
- 6.3 integration of social, economic and environmental considerations (preamble)
- 6.4 integrated development plans (Section 5)
- 6.5 spatial justice (Section 7)
- 6.6 upholding consistency of land use measures in accordance with environmental management instruments (Section 7)
- 6.7 integrated approach to land use and land development (Section 7)

7. In terms of Section 47 of SPLUMA any removal, amendment or suspension of a restrictive condition must have due regard to the respective rights of all those affected and to the **public interest**.

"PUBLIC INTEREST"

8. Judge Griesel in the Camps Bay Ratepayers case, laid down the test for "public interest" as follows:

"... the personal interest of the applicant for removal is irrelevant. The interest which must be served by the removal are the broader interests of the township, area or public. ... The fact that the removal may not be undesirable does not in logic mean that such a removal is as a fact desirable."

The test is the presence of a positive advantage to the community which will be served by granting the application, not the absence of a negative.

{See Camps Bay Ratepayers and Residents' Association and Other v Minister of Planning, Culture and Administration Western Cape 2001(4)294(C)}

9. Judge Griesel had the following to say about branding title deed conditions as "relics of the past" and abolishing them in favour of the applicable zoning scheme:

"However, this is not the philosophy of the Removal Act and it was inappropriate and irregular for the Minister to have allowed himself to be swayed by this consideration".

{See 324 of G of the Camps Bay Ratepayers case} The same principle still applies under SPLUMA.

10. This principle was also followed in *Walele v City of Cape Town and others* 2008(6)SA 129(C).

SKYPE ADDRESS: raymondmcCreath@hotmail.com

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26/167

11. A matter concerning very similar title deed conditions to those pertaining to portion 47, was decided by the Eastern Cape courts in Van Rensburg N.O. and Another v MEC for Housing, Local Government and Traditional Affairs (Case No 3399/2010).

Judge Revelas found that the insertion of restrictive conditions into the title deed could be for no other reason than to preserve the amenities of the other erven as low-density, single residential properties with sea views and to maintain this character of the township. This matter was confirmed by the Appeal Court.

APPLICATION IS IRREGULAR AND FATALLY FLAWED

12. The application simply ignores the fundamental principles of integrated development (see principles of SPLUMA).
13. The applicant makes no case for its application (see paragraph 9) re public interest above.
14. The application totally ignores the principle of public interest as well as the reasons why these title deed conditions were imposed in the first place on all the properties in Pringle Bay.
15. The application does not set out what the consequences of removal of the title deed conditions will be.
16. Any approval given by a tribunal on a procedurally and/or substantively flawed application before a tribunal will likewise be contaminated and irregular.

NATIONAL ENVIRONMENTAL MANAGEMENT ACT

17. The property in respect of which the application is brought is situated on/in the buffer zone of the Kogelberg Biosphere and as such is protected in terms of the international law and various Republic of South Africa laws.
18. The applicant seems to have no regard to the environment including humans, animals and the aesthetic quality and tranquillity of Pringle Bay and surrounding townships.
19. No further development should take place before an Environmental Impact Assessment has been positively concluded.

TOWN PLANNING SCHEME OVERSTRAND

20. It is submitted that the application does not comply with the Overstrand Planning Law in respect of the building of 25m tower / structure and as such the application is fatally flawed.

SKYPE ADDRESS: raymondmcreath@hotmail.com

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27/167

RECORDAL

21. Our client objects to the proposals of the applicant and request that it will be dismissed.
22. All our client's rights are reserved, including the right to fair hearing before the Planning Tribunal, the right of appeal and/or review of any decision.

Kindly acknowledge receipt of this letter and keep our offices advised of any developments in this matter.

Yours faithfully

**SKYPE ADDRESS:****PRIVILEGED & CONFIDENTIAL / ATTORNEY - CLIENT WORK**

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L Gillion

28/167

From:
Sent: Thursday, 22 July 2021 15:00
To: L Gillion
Subject: 25m transmission tower erf 428 Pringle Bay



Afternoon Loretta

Please note that I object to this 25m transmission tower being installed in the centre of our village.

Warm regards

TP. A. /heard
(H. Jd Sloop)

FILE NO:	21 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1563038

TP 22 JUL 2021

L Gillion

29/167

From:
Sent: Thursday, 22 July 2021 16:03
To: L Gillion
Cc:
Subject: Erf 428 Toring Pringlebaai

P. D. (heer)
(H. J. S. S. S.)



Wie dit mag aangaan.

Ek is die eienaar van Pringlebaai en is n permanente inwoner hier sedert 1984 en het ook ek my eie besigheid hier.

Ivm met die ongewenste toring op erf 428 Pringlebaai.

My redes vir teenkanting.

1. Pringlebaai is n rustige vakanse en aftree dorpie, nie n kommerssiele besigheid "hub"
2. Pringlebaai is in die Kogelberg Biosfeer, waar ons veronderstel is om natuur en natuurlewe te beskerming.
3. 'n 5G, 25m 'n onooglike konstuksie toring in die middel van ons kleine besigheid area, is definitief nie die gewenste ding om te sien en te doen.
Dit sal 'n negatiewe invloed sal he op die dorp, mens en natuur.
Daar moet eers deeglike ondersoek gedoen word op al die invloede, voordat daar so 'n besluit geneem word, waar ookal dit opgerig gaan word.

By voorbaat dank

FILE NO:	CF 1128
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	153022



TP

22 JUL 2021

30/167



ATTENTION: The Municipal Manager
OVERSTRAND MUNICIPALITY
PO BOX 20
HERMANUS
7200

TP. N. (heort
Ch. Ud Stoop)

23rd JULY 2021

FILE NO:	ERF 428
SCAN NO:	Pringle Bay
COLLABORATOR NO:	1963011

PER EMAIL: loretta@overstrand.gov.za

Dear Sir

SUBJECT: OVERSTRAND MUNICIPAL NOTICE NO: 93/2021 ERF 428, 13 CENTRAL ROAD, PRINGLE BAY: OBJECTION TO THE APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE-TRANSMISSION APPARATUS. HIGHWAVE CONSULTANTS ON BEHALF OF ATC (PTY)LTD.

PREAMBLE

We, the undersigned:

- [redacted], a duly authorised Trustee to act on behalf of the [redacted] Road, Pringle Bay; and the latter being the owner of [redacted]
- [redacted] to act on behalf of the [redacted] Pringle Bay as well as personally as the owner of [redacted] Pringle Bay;

Individually and collectively, hereby wish to submit comments in support of our objection regarding the subject application.

A letter from the Trustees of the [redacted] in this regard is attached for your records.

1. OBJECTION

Our Objection is based on the following comments:

1.1. NOTICES TO ERF OWNERS

1.1.1. According to our information not all erf owners of the township development of erven 1 to 522 received notice of the subject application. It would appear as if only those owners with post office boxes received a registered letter.

Our information is that serving of a valid notice by means of delivery, fax or email should be used for the rest of the erf owners.

TP

22 JUL 2021

July 22, 2021

31/167

We wish to put on record that neither the owner of Erf 262 nor the owner of Erf 433 has received notification in any form mentioned above.

- 1.1.2. In addition to the above, it is our interpretation that any changes in the Title Deed Conditions of Title Deeds related to Erven 1 to 522 (the original town established in the early 1960's), must be beneficial to all holders of Title.
- 1.1.3. We do not consider removal of restrictive Title Deed Conditions as per the Subject Application to be in our favour or of any benefit to us. We therefore wish to put on record that we do not support the application in this regard and object to same in the strongest possible terms. We therefore request that the Municipality withdraw the application.

1.2. INTENT, NEED and DESIRABILITY

- 1.2.1. In Paragraph 5 the Applicant states that:

"(c)In order to achieve the optimal data and voice coverage objectives base stations need to be approximately 500m apart on average"

"(f) It is also aimed at Users of new wireless technology."

"(g) The operators aims to strengthen the coverage and to future proof it for future technologies."

From the above-mentioned, the only logical conclusion about the actual intent of the Applicant is that the tower is destined to serve as a base station for 5G technology and NOT to improve existing coverage of 3G, 4G and LTE technologies as the applicant is attempting to portray in the Application. **The true intent behind the application is not clear enough.**

According to the Pringle Bay Ratepayers' Association's (PBRA) feedback to their members, the Area Manager of one of the network operators confirmed that Pringle Bay has a bandwidth issue rather than a coverage issue. This is especially true during holiday seasons when the demand for bandwidth is much higher than out-of-season demands. It is our opinion that the event of fibre optics will largely address the demand for data related bandwidth, as the Applicant himself quite correctly points out in paragraph 5(f) of the Application. We have in fact already indicated our interest to the prospective supplier of fibre optic technology to our area.

We were informed by the PBRA that the upgrading of technologies at the existing transmission towers will for all practical purposes resolve the very limited coverage problems experienced in the past. This has proved to be correct, since minor adjustments (tweaking) resulted in some dead spots in our village now having signal.

We cannot understand that Network Operators (currently also "co-locating") have in the past made it clear to the PBRA that the number of users makes it difficult for them to justify upgrading of equipment to improve signal strength (improve band width). For this reason, it does not make sense that a tower costing several million Rand then be justified by the same operators?

We therefore do not agree with the statements the Applicant uses to prove "Need and desirability" and we wish to point out that the Applicant has not shown any intent, now or in the past, to engage with the PBRA to discuss the need and desirability of the proposed tower.

1.3. RISK TO HUMAN AND ANIMAL HEALTH

- 1.3.1. As indicated earlier, the actual purpose of the tower is unclear to us. As the Applicant has not provided sufficient information to eliminate our interpretation, we came to the conclusion that it must be to facilitate 5G in the area.
- 1.3.2. We are not convinced that the health risks of 5G to humans and animals have to date been properly researched to ascertain the health effect(s) beyond any doubt. Our limited reading on this topic confirms that most researchers agree that much, much more research needs to be done on the effect of 5G on humans, animals and plants, the latter of particular importance to us in our pristine Fynbos environment.

1.4. ENVIRONMENTAL

- 1.4.1. In paragraph 4(e) of the Application the Applicant addresses the requirement(s) for an Environmental Impact Assessment (EIA) and attempts to convince the reader that an EIA is not required.
- 1.4.2. The Kogelberg Biosphere Reserve (KBR) is a declared conservation area in terms of the Overstrand Municipal Spatial Development Framework and the Pringle Bay urban area is located in the so-called Transition Zone of the KBR.
- 1.4.3. We are however of the opinion that the Applicant neglected the fact that Pringle Bay is in fact located within the Transition Zone of the UNESCO declared Kogelberg Biosphere Reserve (KBR) and as such is part and parcel of the reserve. This automatically triggers the necessity for a comprehensive EIA which should also include addressing the requirements of the Overstrand Municipality Zoning Scheme Regulations, various Overlay Zones applicable to our surroundings, as well as that of Heritage Western Cape.
- 1.4.4. Against the above-mentioned background we are of the opinion that an incomplete Application has been submitted. Therefore, we once again, request that the Municipality rejects the Application.

1.5. OUR SAFETY AND SECURITY

- 1.5.1. The recent spate of public unrest placed new focus on the importance of the location of these towers, in particular the desirability of them in residential areas. These towers became a target to terrorists and criminal elements wishing to disrupt communications and divert attention.
- 1.5.2. Against this background we object to the proposed location since we feel that our safety and security could be jeopardised by the proposed location of the tower.

July 22, 2021

33/167

2. **CONCLUSION**

In view of the apparently non-conforming and incomplete application, we request that the Overstrand Municipality rejects this application and request the Applicant to investigate alternative locations more suitable to achieve their objective(s).

We sincerely request you to acknowledge receipt of our objection and take the necessary steps outlined above.

Kind Regards,





ATTACHMENT

- A) Objection to ERF 428.pdf

34/167

21 July 2021

Our reference:

To: OVERSTRAND MUNICIPAL, PRINGLE BAY




RE: NOTICE NO: 93/2021

eg: OBJECTION TO THE APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE - TRANSMISSION APPARATUS, HIGHWAVE CONSULTANTS ON BEHALF OF ATC (PTY) LTD.

1. _____ hereby objects to the erection of a transmission tower close to Peak Road 433 such being an owned asset of the _____
2. That either of _____ are authorized to sign any documentations with regard to 1 above.
3. That it be recorded that no registered mail notification has been received by the Trust at its official P.O. Box address.

We trust that you will find the above to be in order.

Yours Faithfully

Trustee	Signature	Date
		22/07/2021
		22/7/2021
		22/7/2021

35/167

J246



DEPARTEMENT VAN JUSTISIE
REPUBLIC VAN SUID-AFRIKA

MAGTIGINGSBRIEF

Ingevolge artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)

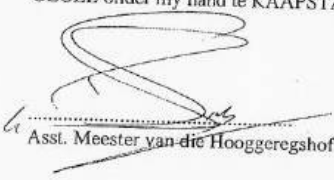
No: TT2136/2000

Hiermee word gesertifiseer dat

gemagtig word om as trustees van die

op te tree.

GEGEE onder my hand te KAAPSTAD op hede die dag van 2000


Asst. Meester van die Hooggeregshof



SB

Name:
Address:
Contact no:
Email:
Interest: Property owner in Pringle Bay.
Date: 22 July 2021



36/167

TP. A. Theard
(M. ud Stoop)

TO WHOM IT MAY CONCERN

Dear Sir or Madam,

I wish to object most strenuously to the application to remove the restrictive title deed restrictions A.1.(a) and D.(b) in Title Deed T20557/2015 to allow for the proposed erection of a 25 metre transmission tower on Erf 428, Pringle Bay.

I have owned property in Pringle Bay for over 50 years. When I first came to Pringle Bay there were only 30 houses here. It has grown tremendously since then, but still has kept the essential seaside country village feel that residents and visitors enjoy. In my view, this is what attracts people to Pringle Bay; we come here to enjoy the natural beauty of this wonderful area, and not to replicate town life.

In addition, I believe the erection of this tower will constitute an eyesore that will depreciate the value of the property owned in the immediate and not-so immediate vicinity of Erf 428, including my own property.

I would therefore like to express my horror at the idea of the ATC South Africa / Highwave wanting permission to erect a 25 metre high tower in the centre of the Pringle Bay village.

Let us rally together and say NO – we will not give permission to change the building height on plot 428 and NO to any transmission tower in this area.

Yours sincerely,

FILE NO:	OF 428 Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1562993

37/167

From: L Gillion
Sent: 23 July 2021 08:24 AM
To:
Subject: INCOMING : Objection to cellphone tower

From:
Sent: Thursday, July 22, 2021 6:44 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: Objection to cellphone tower



TP. A. Meert
(H. Ud Steep)

To Whom It May Concern,

I hereby lodge my objection to the erection of a cellphone tower on erf 428 Pringle bay. The reason for my objection is that we moved to pringle bay 16 years ago to avoid precisely this type of thing. We do not want the radiation or the 25m tower in our town.

Pringle bay

Kind regards,

FILE NO:	CF 128
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	
	1562982

I Hanekom

38/167

From: L Gillion
 Sent: 23 July 2021 08:23 AM
 To:
 Subject: INCOMING : Objection - Removal of Restrictive Conditions on Title Deed for ERF 428 Central Rd Pringle Bay

TP. D. /Heart
 (H. Ud Ercep)



From:
 Sent: Thursday, July 22, 2021 6:46 PM
 To: L Gillion <loretta@overstrand.gov.za>
 Subject: Objection - Removal of Restrictive Conditions on Title Deed for ERF 428 Central Rd Pringle Bay

To Whom It May Concern

I, _____ resident and owner of _____, hereby wish to raise objection to the application for the removal of restrictive title deed conditions and the erection of a 25 meter tower.

I would like to clearly raise my objection to the erection of a 25M high tower and removal of the restriction on the title deeds for the following reasons.

- A. The use and objectives of the tower are not clear, which means there will be no restrictions on the kind of antennae and devices or the amount that can be attached, the health hazards of the people living in proximity to the tower with that amount of EMF would require proper limits and studies to make an informed decision
- B. The Overstrand has always looked at aesthetics and when submitting plans, given feedback saying this or that cant be done as it will not be aesthetically pleasing, or as with my parents house, the roof had to be split as it was too "plain" and can look like a hotel. We had to comply with this in order to proceed, however this same discretion seems to have been ignored for a 25 meter high tower in a residential area, with no buildings higher than an average of maybe 10 meters as far as the eye can see.
- C. There were no environmental impact studies included with the relevant submission, re the frequencies and precedent case studies as to the safety to humans and animals in the area.
- D. We are very excited for a possibility of better cell reception and internet connectivity in the area however looking at the areas around us, there are no towers stuck in the middle of towns especially at this height.
- E. If this is allowed, then a precedent will be set for further towers, and as technology, is implemented all towers will change to 5G and will then require towers at 500meter intervals, considering the tower is in the middle of a town this means all empty plots within 500 meters would need the same turning the town into an eyesore.
- F. Moving with technology is a priority for these coastal towns, as a tourist attraction but also to the large swell of residents that are permanent working from home or businesses using modern communication strategies, however, we have mountains all around us that are higher than 25 meters and in a reserve, this would allow for smaller towers at strategic points on the mountains that can be blended in with the green surrounds.
- G. Aesthetically as there are no restrictions on the devices and antenna that are allowed, this tower could end up looking like a 25Meter magnet in a box of nails looking over the town.
- H. If this so called tower is to enhance cell phone signal, there are plenty buildings in the area, that could have smaller masts attached to the roof, in order to boost the signal, again one could put a cell tower in a reserve discretely like they do all over the world, which covers 50km Pringle bay is only 4 Square km and Bettys Bay is 26 Square km

1

FILE NO:	428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1562969

- 39/167
- I. While we also understand that people who own land need to exercise their rights to build and prosper, the title deed was issued as residential and not commercial. The commercial building next to this plot is still nothing but an eyesore in various phases of completion, so I can understand not wanting to put a residence there, this should be addressed by the municipality to instruct the commercial property to clean up, and paint in appropriate colours
 - J. The alternative would be to allow it as commercial but with restrictions to building types and aesthetics to meet criteria that can allow for expansion of business in the town and maintain the fine balance of a residential and old world charm much like Franschoek.

Kind Regards

TP. N/Aheart
CH. ud Scoop

46/167

From: L Gillion
Sent: 23 July 2021 08:22 AM
To:
Subject: INCOMING : OBJECTION - REMOVAL OF RESTRICTIVE CONDITIONS ON TITLE DEED FOR ERF \$@* CENTRAL ROAD PRINGLE BAY



FILE NO:	21 423
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1562964

From:
Sent: Thursday, July 22, 2021 7:44 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: Fwd: OBJECTION - REMOVAL OF RESTRICTIVE CONDITIONS ON TITLE DEED FOR ERF \$@* CENTRAL ROAD PRINGLE BAY

To Whom It May Concern

I, _____ resident and owner of _____, hereby wish to raise objection to the application for the removal of restrictive title deed conditions and the erection of a 25 meter tower.

I have read the objection of Mr Daryn Wickham-Basson and included it at the bottom. He said our objection well. We live in Pringle Bay, because towns like Kleinmond is forever ruined by allowing idiotic flats in a historic harbor etc., not to mention ridiculous skyscrapers in Strand that ruined the skyline forever. No tourist from anywhere in the world will come to see these abominations in Africa. Pringle Bay residents live here because there is no streetlights, the roads are mostly gravel, there are rules against light pollution and we care about our Black Oystercrackers. We believe we can have excellent services but keep it hidden and away from harming people and animals. A 25 meter monstrosity in the middle of a small village? Have we gone insane? Ruin Pringle for absolutely no reason at all and repeat the Kleinmond mistake? There are alternative very effective solutions available and no need to put this tower in the middle of the village. I strongly object to this unsightly and unhealthy project.

I would like to clearly raise my objection to the erection of a 25M high tower and removal of the restriction on the title deeds for the following reasons.

- A. The use and objectives of the tower are not clear, which means there will be no restrictions on the kind of antennae and devices or the amount that can be attached, the health hazards of the people living in proximity to the tower with that amount of EMF would require proper limits and studies to make an informed decision
- B. The Overstrand has always looked at aesthetics and when submitting plans, given feedback saying this or that cant be done as it will not be aesthetically pleasing, or as with my parents house, the roof had to be split as it was too "plain" and can look like a hotel. We had to comply with this in order to proceed, however this same discretion seems to have been ignored for a 25 meter high tower in a residential area, with no buildings higher than an average of maybe 10 meters as far as the eye can see.
- C. There were no environmental impact studies included with the relevant submission, re the frequencies and precedent case studies as to the safety to humans and animals in the area.
- D. We are very excited for a possibility of better cell reception and internet connectivity in the area however looking at the areas around us, there are no towers stuck in the middle of towns especially at this height.

- 41/167
- E. If this is allowed, then a precedent will be set for further towers, and as technology, is implemented all towers will change to 5G and will then require towers at 500meter intervals, considering the tower is in the middle of a town this means all empty plots within 500 meters would need the same turning the town into an eyesore.
 - F. Moving with technology is a priority for these coastal towns, as a tourist attraction but also to the large swell of residents that are permanent working from home or businesses using modern communication strategies, however, we have mountains all around us that are higher than 25 meters and in a reserve, this would allow for smaller towers at strategic points on the mountains that can be blended in with the green surrounds.
 - G. Aesthetically as there are no restrictions on the devices and antenna that are allowed, this tower could end up looking like a 25Meter magnet in a box of nails looking over the town.
 - H. If this so called tower is to enhance cell phone signal, there are plenty buildings in the area, that could have smaller masts attached to the roof, in order to boost the signal, again one could put a cell tower in a reserve discretely like they do all over the world, which covers 50km Pringle bay is only 4 Square km and Bettys Bay is 26 Square km
 - I. While we also understand that people who own land need to exercise their rights to build and prosper, the title deed was issued as residential and not commercial. The commercial building next to this plot is still nothing but an eyesore in various phases of completion, so I can understand not wanting to put a residence there, this should be addressed by the municipality to instruct the commercial property to clean up, and paint in appropriate colours
 - J. The alternative would be to allow it as commercial but with restrictions to building types and aesthetics to meet criteria that can allow for expansion of business in the town and maintain the fine balance of a residential and old world charm much like Franschoek.

Regards

TP. N. /Heart
(H. Ud Skoop)



42/167

From: L Gillion
Sent: 23 July 2021 08:22 AM
To:
Subject: INCOMING : OBJECTION: New 25 meter high communications tower application to be erected in the village centre Pringle Bay
Attachments: Pringle Bay Tower.pdf

From:
Sent: Thursday, July 22, 2021 8:05 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: FW: OBJECTION: New 25 meter high communications tower application to be erected in the village centre Pringle Bay

Dear Loretta,

Objection to communications application from land owner of Erf 1354 Edward Rd (48) Pringle Bay.

I strongly object to the installation of the proposed 25 meter high communications tower application to be erected in the village centre of Pringle Bay. Based on research I believe that this poses risk to the biosphere (people, fauna & flora).

Kind Regards,

Sustainable Placements (Pty) Ltd
Recruitment Specialist



Sustainable Placements

Committed to making a difference.

P O Box : Cape Town



Proudly Associated With Ann Swann Personnel Services

Go Green - Leave It On The Screen

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FILE NO:	OF 428
	Pringle Bay
SCAN NO:	Kimmel
COLLABORATOR NO:	
	1562949

43/167



OVERSTRAND MUNISIPALITEIT
ERF 428, CENTRAL WEG 13, PRINGLEBAAI:
AANSOEK OM OPHEFFING VAN BEPERKENDE
TITELAKTEVOORWAARDES,
VERGUNNINGSGEBRUIK EN AFWYKING:
HIGHWAY CONSULTANTS NAMENS ATC (PTY) LTD

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Verordening vir Munisipale Grondgebruikbeplanning, 2015 word hiermee kennis gegee van die onderstaande aansoek van toepassing op Erf 428, Pringlebaai naamlik:

1. Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkende titelaktevoorwaardes A.1.(a) en D.(b) soos vervat in titelakte T2057/2015 ten einde 'n 25m hoë transmissietoring op die eiendom op te rig.
2. Aansoek om vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening ten einde 'n 25m hoë transmissietoring op bogenoemde eiendom op te rig.
3. Aansoek om afwyking ingevolge Artikel 16(2)(b) van die Verordening ten einde die toepassing 6m hoogtebeperking te oorskry om 'n 25m hoë voorgestelde transmissietoring te akkommodeer.

Besonderhede aangaande die voorstel is ter insae gedurende woensdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en by die Betty'sbaai Biblioteek, Clarenserylaan, Betty'sbaai.

Enige kommentaar moet skriftelik ingeleen word in terme van Artikels 51 en 52 van die bogenoemde Verordening aan die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) hermanus@overstrand.gov.za) voor of op 23 Julie 2021, stipuleer u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die Senior Stadsbeplanner, Me. H van der Stoep by 028-3138900. Die Munisipaliteit mag wêreld om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, HERMANUS, 7200

Munisipale Kenningsnomb. Nr. 93/2021

OVERSTRAND MUNICIPALITY
ERF 428, 13 CENTRAL ROAD, PRINGLE BAY:
APPLICATION FOR REMOVAL OF
RESTRICTIVE TITLE DEED CONDITIONS,
CONSENT USE AND DEPARTURE: HIGHWAY
CONSULTANTS ON BEHALF OF ATC (PTY) LTD

Notice is hereby given in terms of Section 47 and 48 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 of the application mentioned below applicable to Erf 428, Pringle Bay namely:

1. Application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed conditions A.1.(a) and D.(b) as contained in Title Deed T2057/2015 in order to erect a 25m transmission tower.
2. Application in terms of Section 16(2)(o) for a consent use in order to erect a 25m transmission tower on the above property.
3. Application in terms of Section 16(2)(b) for a departure to exceed the applicable 6m height restriction to accommodate a proposed 25m high transmission tower.

Detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department : Town Planning at 16 Paterson Street, Hermanus and at the Betty's Bay Library, Clarence Drive, Betty's Bay.

Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) hermanus@overstrand.gov.za) on or before 23 July 2021, quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Senior Town Planner, Ms. H van der Stoep at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

Municipal Manager, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200

Municipal Notice No. 93/2021

UMASIPALA WASE-OVERSTRAND,
ISIZA 428, 13 CENTRAL ROAD, E-PRINGLE BAY:
ISICELO SOKULUNGISA KUNYE NOKUSHEKISA
IMIQATHANGO YESITHINTELO YETAYITILE
YOBUNINI, UKUSETYENZISWA KWEMVUME
KUNYE NOKUPHAMBUKA: HIGHWAY
CONSULTANTS (egameni lika ASK SECURITY CC)

Kukhatshwe isaziiso ngokweCandelo langa-47 kunye ne-48 loMthethwano kaMasisipala waseOverstrand engokweCwangciso lokusetyenziswa koMhlaba kaMasisipala wawama-2015, ngezicelo ezichazwe ngezantshi ezihambelana nesiza 428, e-Pringle Bay koku kulandelayo:

1. Isicelo ngokwemiba yeSoloty le-16(2)(f) loMthetho wokulungiswa kwemiqathango yesithintelo yetayitile C, obususa-ka kwemiqathango yesithintelo setayitile ye-A.1.(a), ye- D.(b) njengoko luhlathwe kwiTitile yobunini T2057/2015 ukulungiselela ukwakha ipali yokuncedisa nonxibelelwano eyi 25m.
2. Isicelo ngokwemiba yeSoloty le-16(2)(o) lokusetyenziswa kwemvume ukuze kusetyenziswe ngokwemvume kunoswe ipali yokuncedisa nonxibelelwano kwisiza.
3. Isicelo ngokwemiba yeSoloty le-16(2)(b) siphambuko sokugqibha kumiphakamo ocebenezayo we-6m ukulungiselela ukwakha iweqali yonxibelelwano olucetywayo okumphakamo angama-25m.

Inkcukacha ezihambelana nesi sibululo zizafumaneka ukuba zikhobxa kwiintlobo zophakathi evelini, phakathi kwentombi ye-08:00 ukuya kweye-16:30 kwCandelo: Ukwangciso kaDolophu kwa-16 e-Paterson Street, e-Hermanus kunye nakwi Thala laencwadi lase Betty's Bay, e-Clarence Drive, e-Betty's Bay.

Naziphi na izimvo ezibhalwayo mazinenswwe ngokwemizobonelelo zamaCandelo lama-51 nelama-52 oMthethwano kaMasisipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) hermanus@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-23 kululayi 2021, unke igama lakho, idilesi, inkcukachisa ofumaneka kuzo, umdla wakho kwezi sicelo nesizathu zokuhlomba, imibuzo ngefowuni ingathanyelwa kuMkwangciso weDolophu Ophethulo uMksn. H van der Stoep kwi-nombolo 028-313 8900. UMasipala angala ukwamkela iziphakamiso emva kosuke lokuzalwa. Nabanina ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe kaMasisipala lokucwangcisa iDolophu apho igosa likaMasisipala liza kuncedisa ukuze akhoni ngokusemthethweni.

UMlawuli kaMasisipala, uMasipala wase-Overstrand, P.O. Box 20, HERMANUS, 7200

Inothi kaMasisipala 93/2021

44/167

LOCALITY PLAN: ERF 428 PRINGLE BAY

ATC SOUTH AFRICA

PRINGLE BAY ATC
354625

DATE: 2014
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:5000
PROJECT: [Name]

COORDINATES
UTM: [Value]
Easting: [Value]
Northing: [Value]

PROJECT
PROJECT NAME: [Name]
PROJECT NO: [Value]
PROJECT DATE: [Value]

CLIENT
CLIENT NAME: [Name]
CLIENT ADDRESS: [Address]

DESIGNER
DESIGNER NAME: [Name]
DESIGNER ADDRESS: [Address]

APPROVED
APPROVED BY: [Name]
DATE: [Value]

REVISIONS

DESCRIPTION

PROJECT INFORMATION
PROJECT NO: [Value]
PROJECT DATE: [Value]

LOCALITY PLAN
SHEET 1 OF 1

AIRIAL PHOTO

VICINITY PLAN

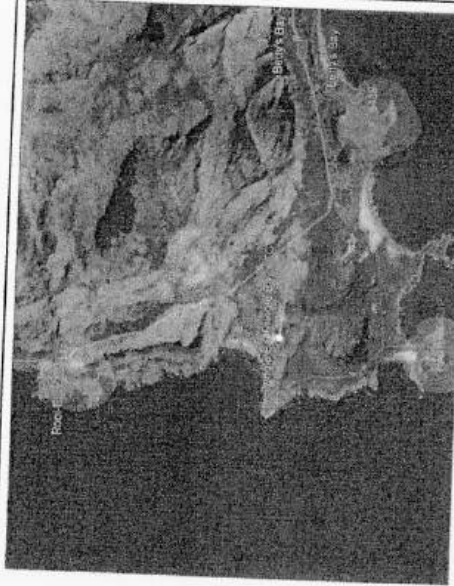
HIGHWAY

354625 PRINGLE BAY ATC

LOCALITY PLAN
SHEET 1 OF 1

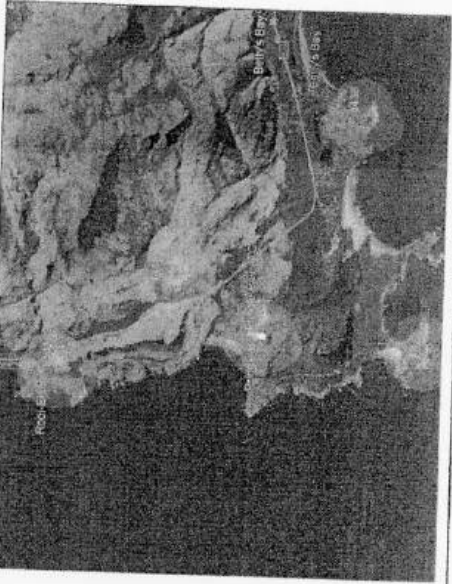
48/167


EXISTING SITE MAP: ERF 428 PRINGLE BAY



RE COVERAGE PLOT & ANALYSES (AFTER) AFTER TO NOVEMBER 2020.

RE COVERAGE PLOT & ANALYSES (BEFORE) PRIOR TO MARCH 2020.





PRINGLE BAY ATC
364825

PROJ. NO.	364825
PROJ. NAME	PRINGLE BAY ATC
PROJ. LOCATION	PRINGLE BAY
PROJ. STATUS	PROJ. IN PROGRESS
PROJ. START DATE	15/11/2020
PROJ. END DATE	31/12/2020

NOTE:

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COORDINATES:
Easting: 364825
Northing: 7200

PROJECT:
NEW PRINGLE BAY ATC (ERF 428) AND NEW ATC (ERF 428) FOR THE PROPOSED A166 HIGHWAY PROJECT.

APPROVED:
Project Manager: [Signature]
Project Engineer: [Signature]

DATE: 15/11/2020

SCALE: 1:1000

PROJECT NO.: 364825

EXISTING SITE MAP

HIGHWAY



From: L Gillion
Sent: 23 July 2021 08:20 AM
To:
Subject: INCOMING : Objection - Erf 428 Pringle Bay



TP. n. Ahearne
(M. Ud Sloep)

From:
Sent: Thursday, July 22, 2021 9:36 PM
To: L Gillion <loretta@overstrand.gov.za>
Cc:
 <greg.mills@thebrenthurstfoundation.org>
Subject: Objection - Erf 428 Pringle Bay

Loretta Gillion
 Administrator: Town Planning
 Hermanus Administration
 Overstrand Municipality
 Tel: 028 3138900
 Fax: 028 3132093
loretta@overstrand.gov.za

Subject: Objection to the application for removal of restrictive title deed conditions, consent use and departure, Erf 428, 13 Central Road, Pringle Bay

Dear Sirs

I wish to object to the application for the removal of restrictive title deed conditions, consent use and departure, Erf 428, 13 Central Road, Pringle Bay, in order to build a 25m high transmission tower.

I would like to object for the following reasons:

1. Aesthetics: a tower of these dimensions is inappropriate to a town that prides itself on its quaint characteristics,
2. The controversial health risks of such a tower,
3. The potential for devaluation on the surrounding properties.

You are welcome to contact me should you require elucidation of these points of objection. Please acknowledge receipt of this email.

Sincerely

FILE NO:	CP 1125 Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1562940



50/167

TP. N. /thead
(M. Jd Sroop)

The Director: Infrastructure and Planning

Overstrand Municipality

P O Box 20

HERMANUS 7200

PER EMAIL: loretta@overstrand.gov.za

FILE NO:	428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1562937

Dear Sir / Madam

OBJECTION TO APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE ERF 428, 13 CENTRAL ROAD, PRINGLE BAY : HIGHWAVE CONSULTANTS ON BEHALF OF ATC (PTY) LTD

Your Municipal Notice No. 93/2021, refers.

Please note that I am directly affected by the proposed removal of Restrictive Title Deed Conditions, Consent Use and Departure as set out in the Municipal Notice No. 93/2021 and the Final Amended Application attached thereto and must therefore record my objection to the application as follows:

1. Interest in application

I am the owner of erf 429 Pringle Bay. This property is directly adjacent to erf 428. As such I also stand to suffer financial loss if the restrictive title deed conditions are lifted and the tower is allowed to be erected right next to erf 429. Studies have showed that there is a significant drop in property values adjacent to transmission towers. It was also a topic in the local market in South Africa under the heading "*Cell phone masts and property value*"

51/167

2. Reason for comments

My reasons for objecting against:

- the application for removal of restrictive title deed conditions A.1.(a) and D.(b) as contained in Title Deed T20557/2015 in order to erect a 25m transmission tower,
- the application for consent use in order to erect a 25m transmission tower, as well as
- the application for departure to exceed the applicable 6m height restriction to accommodate a proposed 25m high transmission tower on Erf 428, 13 Central Road, Pringle Bay,

are fully outlined in my comments hereunder.

3. Objection against the application as set out in Municipal Notice No. 93/2021

Introductory comments on application

The application is made by Highwave Consultants (Pty) Ltd on behalf of the client ATC (Pty) Ltd. ATC (Pty) Ltd is not the owner of the property. The owner of the property, Erf 428 Pringle Bay is Come Downes.

ATC (Pty) Ltd (American Tower Company) is, per its website, an independent owner, operator and developer of wireless and broadcast communications real estate. Its global portfolio includes 187000 communication sites, with more than 2800 sites in South Africa. ATC (Pty) Ltd has identified the general area of the most optimal site for a transmission tower in Pringle Bay by using the coordinates of possible mast locations from the registered service providers such as MTN, Vodacom, Cell C, Rain and Telkom. The first owner that was approached, the owner of erf 428 Pringle Bay, accepted "the deal". No other position was therefore considered.

The proposed mast will be able to accommodate up to four operators and the applicant has stated that the first four operators showing interest in the mast will be able to install their equipment thereon.

In order to erect the transmission tower the company now has to comply with the relevant legislative requirements and has accordingly submitted the application to the municipality for the removal of the restrictive title deed conditions, the application for consent use as well as the application for the departure to exceed the 6m height restriction.

It is in the above regard necessary to point out that the proposal is simply a business venture by an expert in the field, the implementation of which venture is subject to municipal approval of the application concerned.

52/167

As will be highlighted and discussed in the following paragraphs, it is also abundantly clear that the proposal for the erection of the transmission tower on erf 428 is motivated only from a technically preferred perspective and that the impact thereof, with concomitant ramifications on our much sought-after existing village character of Pringle Bay, has not been considered.

In fact, and as is pointed out hereunder, no other alternatives were considered in respect of the location of the mast, the type of transmission tower or the impact that the 25m high structure and in particular, the location thereof in the middle of the village area might have on the natural beauty and view that the residents of the Pringle Bay area may have from their respective properties.

It is accepted that there is in general an increasing demand for effective and reliable cellular communications. The same applies to reliable improved and high-speed internet connections. As so aptly put by the Secretary of the Pringle Bay Ratepayers Association in her circular letter to residents dated 15 May 2021:

"As part of a community of small coastal villages, where we are privileged to live or holiday in rural gems like Pringle Bay, Rooi Els and Bettys Bay, we are beginning to be challenged by a growing attraction for this way of life that may well threaten the very reason we chose to be here in the first place.

This has started to raise some interesting questions and debates depending on why you are here. Be it a holiday home as a refuge and sanctuary from the busy confines of the city, a home office with a view, for those fortunate enough to work remotely, or the lure of a near pristine coastline and mountain reserve filled with flora and fauna for artists or early retirees.

Either way, more and more people and businesses are being drawn to our compelling combination of nature and leisure, tranquillity and fun.

However, as our popularity grows so in turn does the pressure and demand for more facilities and services. Where does one draw the fine line between stagnation and growth, between a thriving, buzzing village and crass commercialism; between the allure of tranquillity and the pursuit for adventure and entertainment?

What is considered progress for villages like ours and how can we be sure whether new initiatives will add value to our environment or simply exploit it?

Just how sensitive and careful do we need to be in unleashing new precedents, which cannot be easily undone once set? Exactly what legacy do we want to leave for our children and future generations?"

In accepting that the demand for more and better facilities and services may include effective and reliable cellular communications as well as reliable and effective internet services, it is of the utmost importance that we as members of this community be extremely sensitive and careful not to permit new precedents which cannot be easily undone once set or permitted.

53/167

It is accordingly necessary to carefully explore all possible solutions or alternatives and to weigh each possible alternative against the impact the implementation of the alternative or solution may have on what we as the residents of our picturesque may hold dear and treasure.

The undisputed fact is that whilst the proposal to erect a 25m high transmission tower on erf 428, the centre of the business hub of our village, may provide an opportunity to the network operators such as MTN and the like to improve their services to the residents of Pringle Bay, the impact of the 25m high metallic structure on our skyline will represent an unacceptable intrusion into the view of our residents, whether it is of our pristine coastline or mountain reserve. This is clearly illustrated in the paragraphs hereunder and the Google Earth High Level Overview of the Pringle Bay Village in the vicinity of the proposed Transmission Tower, attached as Annexure A hereto.

The fact is that there are indeed viable alternatives for network operators to improve the quality of their services to the residents of Pringle Bay, should they wish to do so, without having to impose on our environment in the manner as proposed. It may possibly not suit or adhere to the normal business model applied by ATC (Pty) Ltd, but it can be pursued by the network operators should they deem it necessary, as they have in fact done so successfully in other parts of the country. Practical examples of this are the strategic positioning of appropriately camouflaged antennae together with supporting equipment containers, also appropriately camouflaged, against a hillside or mountain, or the accommodation of such antennae, appropriately camouflaged, in conjunction with 2 or 3 story business premises within the area that may require improved network signal.

The applicant has made no endeavour to pursue any option other than the proposal which, understandably, offers the best economic and business option to ATC (Pty) Ltd.

This proposal is not acceptable and must be objected to.

The application is discussed in the following paragraphs.

Comments on application

a. Motivation

Background

The applicant states that *"recent research conducted has indicated that there is a severe lack of cellular infrastructure to provide optimal and efficient data/voice coverage to the surrounding community situated in the Pringle Bay Area which may lead to dropped calls"*

The applicant further states *"that the need for optimal coverage was mainly caused by the increase in subdivisions of the surrounding large properties into industrial,*

54/167

commercial and business parks over the past few years as well as the introduction of LTE"

This latter statement is refuted by the fact that there were very few, if any, such subdivisions over the past few years, as the municipal records will no doubt endorse. I spend most of my free time in Pringle Bay and am not aware of any such activity.

I have however noticed that the applicant Highwave Consultants, on behalf of its client Eaton Towers Towers (Pty) Ltd, in an application dated November 2016 submitted to the City of Cape Town for consent use application and building line relaxation in respect of erf 19669 Cape Town, to allow a free-standing base telecommunication station, **used exactly the same wording** in respect to the two paragraphs quoted in **italics** above.

The use of the word "research" would be indicative of the application of a certain level of scientific principles and, in view of the discrepancy outlined above in relation to **"that the need for optimal coverage was mainly caused by the by the increase in subdivisions of the surrounding large properties into industrial, commercial and business parks..."** I would accordingly respectfully submit that this particular motivation is baseless and should accordingly be dismissed.

Physical Characteristics

The applicant has stated that erf 428 Pringle Bay was identified by RF engineers (as subject matter experts) as a prime position and lists 8 reasons as the premise for coming to that conclusion.

The following 6 reasons are, *inter alia*, included in this list and discussed hereunder:

- Minimized physical, natural and visual impact.
- Ability to reduce the number of base stations in the surrounding areas by allowing co-location on the mast.
- Ability to provide sufficient security to the equipment
- Capacity to share infrastructure with majority of the operators
- Property position will address the complaints received in the area
- Sufficient space to erect a freestanding base telecommunications station.

Minimized physical, natural and visual impact

55/167

I am not a RF engineer or subject matter expert but must reject this reason as a premise for identifying the site as a prime position for the placement of the 25m high transmission tower. I will in fact argue that exactly the opposite is true and that it should actually be regarded as negating factor in the identification of erf 428 as a prime location.

Erf 428 is located in approximately the centre of the small business hub of Pringle Bay. It is located approximately 47m from the Central Rd and Peak Rd intersection. This is generally regarded as the centre of the business hub. Central Rd is 200m in extent and Peak Rd, from both sides of the business hub, 230m. The intersection is approximate 22m above sea level with the whole of the business hub between 20 and 22m above sea level.

Erf 428 is indicated as being 21m above sea level.

Attached please find a high-level Google Earth overview of the Pringle Bay Village in the vicinity of the proposed transmission tower. This is marked **Annexure A**

The highest building in the business hub is 2 story. The business hub itself is roughly in a circle and is surrounded by residential properties, with the beach-front being located approximately 1000m to the West, 600m to the North West and 1000m to the Northern section. The properties on High Level Rd, from its intersection with Peak Rd on the Western section and Peak Rd on the Eastern Section is approximately 30m (West) to 23m (East) above sea level.

With the beach front generally to the Western section of the Village and the mountain range on the South-Eastern, Southern and South East to Eastern section, the Business hub of the village is regarded as being located within the basin of the mountain ranges on the South Eastern section around the Southern section to the North Eastern section, with the elevations from the business hub gradually reducing from 22m at the Central and Peak Roads intersection to approximately 8m in the vicinity of the properties adjacent to the beach front.

The proposed transmission tower is 25m high and it follows that it will be 46m above sea level. The top of the antennae (TOA) of the transmission tower will accordingly be at least 15m higher than the properties located on highest section of High Rd on the rise of the mountain slopes surrounding the village.

Expressed in practical terms and as clearly indicated on the attached overview, (Annexure "A") the view of all properties facing the sea from the South-Eastern, Eastern and North Eastern sections of the village will be obstructed by the transmission tower. In addition, the mountain view of most of the properties located to the seaward side of the business hub will be obstructed by the transmission tower.

56/167

A transmission tower with a height of 46m will undoubtedly be required to be fitted with safety lights etc. This will most definitely impact negatively on the peaceful and tranquil atmosphere of our village. It must be noted that there is an understanding, if not a specific requirement, that the burning of floodlights around your house without specific reason to do so during the night, is discouraged. The effect a lighted transmission tower will have on the view of our residents will be relevant and unwanted.

The facts, as set out above, is indicative of a massive negative physical, natural and visual impact on the surrounding properties and community in general.

It must, as a stated motivating factor or premise for identifying the site as a prime position, be dismissed in its entirety and should actually be regarded as a negating factor in the identification of that site as a possible location.

The following reasons put forward by the applicant as motivating factors for identifying the site as a prime position for the location of the transmission tower, in fact refers to technical considerations relating to the technical capacity, requirements and construction of the transmission tower and has very little or no regard to the specific location thereof. It can be located anywhere subject to the technical requirements as stated under the first premise. *"Property offers the optimal position situated between existing and planned base stations to provide efficient data and voice coverage"*

- Ability to reduce the number of base stations in the surrounding areas by allowing co-location on the mast,
- Capacity to share infrastructure with majority of the operators,
- Ability to provide sufficient security to the equipment
- Property position will address the complaints received in the area
- Sufficient space to erect a freestanding base telecommunications station

The above RF Engineering subject matter expert considerations put forward as a premise for locating the transmission tower on erf 428 must accordingly be dismissed.

Health

The applicant has stated that the South African Department of Health is satisfied that the health of the general public is not being compromised by their exposure to the emissions of cellular base stations and that at present no confirmed scientific evidence exists that would indicate any hazard to human health in situations that members of the public would typically find themselves in.

57/167

What important is to note here is that there are no peer reviewed studies that state it is, in fact, safe. More about this later.

The applicant further refers to the differentiation between two types of radiation:

- **Ionising Radiation** that can cause harm to the human body as it refers to the type that carries enough energy to cause ionisations in atoms; and
- **Non-ionising Radiation** that does not have enough energy to cause ionisation of atoms and is described by the applicant as "every day" radiation such as infrared and microwaves

and finally makes the statement *"It is proven that the proposed cell mast development and every other Transmission Tower utilise non-ionising radiation. The health of the public will not be in danger as there are no one in direct line with the antennas of the mast."* (My underlining)

The latter statement by the applicant requires clarification. He has clearly stated that the proposed cell mast development and every other Transmission Tower utilise non-ionising radiation. He has also stated that non-ionising radiation do not have enough energy to cause ionisation of atoms.

If one accepts the bona fides of these statements and further accepts the assurance that the operation of the mast uses non-ionising radiation and thus poses no danger to the health of humans, why then the qualified statement *"that the health of the public will not be in danger as there is no one in direct line with the antennas of the mast"*

There is a distinct warning implied in this statement, in other words, the health of any person will be in danger should that person be in line with the antennae of the mast.

This argument triggers further questions such as whether there are safety or other parameters, for instance specific distances from the antennas that need to be observed in order to be safe, or specific periods of exposure not to be exceeded etc.

I have, in my comments regarding the location and height of the transmission tower, specifically in relation to the elevation of the surrounding properties, pointed out that the top of the antennae would be approximately 46m above sea level and that some of the high-lying properties would also be within that range and within a distance of less than 500m thereof, thus directly in line with the antennae.

The positioning of the mast as well as the height thereof is simply a submission made by the applicant in pursuance of a possible business venture or business activity. It is not as a result of a need expressed by the community or desirability study carried out

58/167

by the municipality following an identified need by the community. The health and wellbeing of the community remains an extremely important, if not the overriding factor in the determination of any matter of this type or nature and if any doubt exists, it should be resolved prior to the matter being resolved.

In a village with a character such as Pringle Bay and which is located within a biosphere, the health of our animals and other creatures must also be considered. In this respect the application refers to the human health, the human body and the health of the public. No reference is made to the health of our animals and other creatures. Should this not also be pursued and clarified prior to any decision being taken? I submit that as the applicant has submitted that an Environmental Impact Assessment is not required, and in view of the fact that Pringle Bay is within the Kogelberg Biosphere, albeit outside of the Kogelberg Nature Reserve, this matter should be adequately and competently pursued and resolved.

With reference to the statement that the South African Department of Health is satisfied that the health of the general public is not being compromised by their exposure to the emissions:

A lot can be said on this comment. Please remember that in the seventies documented "studies" showed that smoking is not bad for your health.

A 2006 report issued by the World Health Organization (WHO) offered some reassurance and found no scientific evidence that radio-frequency signals from cell towers cause adverse health effects.

But an Australian study found that children living near TV and FM broadcast towers, which emit similar radiation to cell towers, developed leukaemia at three times the rate of children living over seven miles away.

In a German study, doctors examined close to 1000 patients to see if living at the same address close to a cell tower for 10 years affected cancer risk. The social and age differences within the study group were small, with no ethnic diversity.

They discovered that the proportion of newly developed cancer cases was three times higher for those living within 1300 feet (a quarter of a mile) of a cellular transmitter compared to those living further away. In addition, they found that the patients became ill with cancer on average 8 years earlier.

59/167

A distance of 1300 feet (400m) is of particular importance. This is because computer simulation and measurements used in the study indicated that the radiation at that distance or less (the "inner area") is 100 times greater than emissions beyond that distance (the "outer area").

Another important observation from the research is that for the first 5 years of living near a cell phone tower, the risks were no different than someone living far away from one. However, in years 6-10, the cancer risks jumped more than threefold for those living a quarter of a mile or less from a mobile tower. Even more concerning, the average age of diagnosis was much younger. Risk for breast cancer, prostate, pancreas, bowel, melanoma, lung, and blood cancer all increased substantially.

The risks for breast cancer were most significant for those living in the inner area, with an average age of 50.8 year for a cancer diagnosis compared with nearly two decades later (70 years of age) for those in the outer area.

An Israeli research conducted by Tel Aviv University confirms a similar pattern.

There are quite a few more such studies done in different parts of the world and they are peer reviewed. They include studies in Canada, Brazil, USA, NZ and Spain.

In 2019 Brussels banned the roll-out of 5G due to radiation concerns. Currently in Belgium the 5G services are still extremely limited.

In February 2020 Switzerland halted the roll-out of 5G because of health concerns.

Some of the symptoms associated with these emissions are headaches, concentration difficulties, sleep problems, depression, lack of energy, fatigue and flu-like symptoms to name a few

It is clear from these peer reviewed studies that dangers do lurk near Cell towers and if still in doubt also reference the following:

www.emrpolicy.org/science/research/docs/eger_naila_2004.pdf Current studies suggest both short-term and long-term health risks within 300-400 meters of a cell tower. Thus, great precautions should be taken to site cell towers away from the most vulnerable segments of the population, such as children." www.wireless-precaution.com/main/doc/CellPhoneTowerEffects.pdf and <http://whyfry.org/brazilian-study-cancer-associated-with-radiation-from-cellular-antennas/>

In an appeal to the European Union, more than 180 scientists and doctors from 36 countries warn about the danger of 5G, which will lead to a massive increase in involuntary exposure to electromagnetic radiation. The scientists urge the EU to follow Resolution 1815 of the Council of Europe, asking for an independent task force to reassess the health effects.

60/167

Need and Desirability

The applicant is of the belief that it would be in both the Overstrand Municipality and network operators' interest to address the problem of strengthening voice and data coverage in the area and to provide the surrounding high traffic commercial and business community with the basic needs of effective voice and data coverage, as it has become an integral part of our daily lives.

I have already under my introductory comments pointed out that the proposal is simply a business venture by an expert in the field, the implementation of which venture is subject to municipal approval of the application concerned.

I have in the previous paragraphs further pointed out that it was abundantly clear that the proposal for the erection of the transmission tower on erf 428 is motivated only from a technically preferred perspective and that the impact thereof, with concomitant ramifications on our much sought-after existing village character of Pringle Bay, has not been considered.

No other alternatives were considered in respect of the location of the mast, the type of transmission tower or the impact that the 25m high structure and in particular, the location thereof in the middle of the village area, might have on the natural beauty and view that the residents of the Pringle Bay area currently enjoy.

The applicant has under the heading "Need and Desirability" inter alia further motivated the application by making the point "that the erection of the transmission tower does not impact on the current or surrounding land uses of the property nor does it encroach onto any street building lines or increase the need for parking or bulk of the said property"

The applicant then continues and makes the statement that the construction and maintenance phase of the proposal will provide a positive economic and social impact by ensuring job creation.

I must in the above regard respectfully submit that the construction and erection of a transmission tower as envisaged, that is the erection of a 25m monopole mast, the installation of a triband antennae on the mast, the installation of 3 transmission dishes on the mast, the construction of 3x,8mx3m concrete plinths as well as the installation of a 1.2x2m telecommunications container, is of a highly technical nature and that the work will be executed by highly trained specialists in their respective fields.

It is further accepted that the erection of the security fencing will also be carried out by contractors being an expert in its field.

It is accordingly respectfully submitted that the submission that the proposal will provide a positive economic and social impact by ensuring job creation, is nothing

61/167

other than the "ticking of a box" and that the proposal, as far as the construction and maintenance phase thereof is concerned, will have very little or no positive economic and social impact by ensuring job creation.

Electricity Requirements

The electricity demand of the transmission tower as well as supporting electronic equipment will in all probability, as pointed out by the applicant, be satisfied by the available on-site supply. It is however pointed out that the Pringle Bay area is subject to recurring power outages and that the backup power supply of the various network operators will demand higher than usual power consumption after each power outage.

The applicant has also indicated that the installation of the transmission tower and concomitant equipment was planned in such a way as to also permit the erection of a dwelling on the erf.

It is in the above regard pointed out that the proposed dwelling will place a further demand on the power supply to the property.

Visual Impact

The applicant stated that special consideration has been given to the placement of the proposed transmission tower in order to minimize the visual impact as far as possible, although he acknowledges that this is challenging at times.

The applicant then points out that four of the network operators will be able to co-locate on the mast and that will accordingly reduce the number of future telecommunication towers. He further states that the visual impact will be "further" reduced by the existing trees in the area and that, due to the available open space and potential for increased urban densification and growth in the area, the visual impact of the mast will increasingly be reduced by the anticipated future densification created by the surrounding landscape and environment.

Whilst I will not profess to actually comprehend what the applicant endeavoured to convey in the latter part of the above paragraph, I will submit the following comments for consideration:

- The proposed transmission tower

The application is to locate the proposed transmission tower on erf 428 Pringle Bay. This location is, as pointed out in the preceding paragraphs, approximately in the centre of the business hub. The business hub is located approximately in the centre of the basin formed by the down slopes of the surrounding mountain ranges. The Business hub is furthermore

62/167

located approximately centre to the beachfront to the West and the Mountain Range to the East.

- Kindly refer to Annexure A attached hereto which is a Google Earth High Level Overview of Pringle Bay Village in the vicinity of the proposed Transmission Tower
- The transmission tower is proposed to be 25m high and will therefore be approximately 46m above sea level. The top of the mast will therefore be in excess of 15 higher than the high-lying properties on High Level Rd and will be approximately level with the few highest-lying properties on Beach View Rd. most of the properties to the East and West of the proposed transmission tower is less than 24m and the bulk of the properties to the West, the seaward side of the tower, between 20m and sloping down to approximately 8m near the beachfront.
- As pointed out hereinbefore the Transmission tower will obstruct the seaward view of the bulk of the properties to the East of the tower, as well as the mountain range view of the properties to the West of the Tower.
- The location of the tower was based on "best option" of the technical requirements of the respective network operators and no other location was considered.
- Reducing the visual impact of the transmission tower

- **The monopole design**

The applicant has selected to erect a monopole design mast in order to reduce the visual impact and to be in fitting with the surrounding environment.

Again, I have difficulty to reconcile any 25m high metal structure of the type proposed to be in fitting with the surrounding environment and will, in the above regard, appreciate it to be apprised of what part of the surrounding environment is being referred to. The highest building in the business hub as well as surrounding residential component does not exceed 6m and the proposed transmission tower will therefore be more than 4 times higher than the highest building in the area.

- **The visual impact will be reduced by the existing trees in the area**

This is an argument that must, with respect, be refuted. The height of the trees surrounding the houses and business premises in the area is of such an extent as to have no effect on the unsightly 25m high structure to be erected.

63/167

- The applicant has claimed that, due to the available open space and potential for increased urban densification and growth in the area, the visual impact of the mast will increasingly be reduced by the anticipated future densification created by the surrounding landscape and environment.

This argument or submission is so vague as to be regarded as moot. There is no basis to anticipate that any structure that may in future be allowed to be erected, either as business premises or a dwelling, will in any way enhance the view of a 25m high steel structure that has been erected in the centre of the business hub of Pringle Bay.

Significantly there is no mention of the new upgraded transmission tower near the entrance of Pringle Bay

b. Consistency with SPLUMA Principles

Spatial Justice

The submission that the development aims to promote community development within the urban fabric of Pringle Bay, as well as the submission that the proposed application will contribute to the functional and integrated land use pattern in the surrounding area, is refuted

There is no argument put forward by the applicant in this regard. It is simply an unsightly 25m high steel structure that, although it is accepted that it should improve digital communications in the area, its contribution to the development potential and integrated land use must be weighed and balanced against the negating effects it will have on what we in Pringle Bay has accepted and treasure.

Spatial sustainability

The applicant has *Inter alia* submitted that the development will have no impact on the character of the surrounding areas. This statement is refuted. Kindly refer to the extensive arguments put forward in this objection in relation to the negative impact this development will undoubtedly have on the character of Pringle Bay.

Spatial efficiency

The statement that the development will make use of existing local resources and contribute to specialized skills development within the local municipality, is refuted. This has extensively been dealt with in this objection, with specific regard to the specialized technical nature of the installation and operation thereof.

64/167

4. Conclusion

Thank you for allowing me the opportunity to consider and comment on the application.

My reasons for objecting to the application are set out fully in the preceding paragraphs and it is trusted that it will be considered objectively.

Yours faithfully



Annexure "A"

**Google Earth High Level Overview of Pringle Bay in vicinity of proposed
Transmission Tower on Erf 428 Pringle Bay**

(Attachment to objection submitted in response to Municipal Notice No. 93/2021)

66/167



I Hanekom



From: L Gillion
Sent: 23 July 2021 08:18 AM
To:
Subject: Fw: application for relaxation of building restrictions Stand 428 Pringle bay

*J.P. van der Stoep
(M. ud Stoop)*

From: |
Sent: Thursday, July 22, 2021 5:47 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: application for relaxation of building restrictions Stand 428 Pringle bay

Dear Loretta

Mrs [redacted] received a letter regarding the above issue from Highwave Consultants. She used to own the stand [redacted], however this was sold recently to a [redacted] Estate agent was [redacted]

The current owner would need to be contacted, not the prior owner.

FILE NO:	CF 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1562928



68/167

From: L Gillion
Sent: 23 Julv 2021 08:14 AM
To:
Subject: Fw: PERMISSION TO ERECT A 25M COMMUNICATION TOWER IN PRINGLE BAY - Eif 428

TP n. / heart
(A. Jd Sloep)

From:
Sent: Thursday, July 22, 2021 4:35 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: PERMISSION TO ERECT A 25M COMMUNICATION TOWER IN PRINGLE BAY

Loretta,
As Overstrand ratepayers we cannot condone the erection of the communication tower in the centre of Pringle Bay, as it will compromise the residential character of the village. For internet communication I would suggest looking into a fibre network that will not have the same devastating impact on the character of our area.

We are sure that there are other options that could be considered.

Regards,

FILE NO:	Cf 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1562917

L Gillion

TP - A Theart
(Huld stoep)



69/167

From: L Gillion
Sent: Wednesday, 21 July 2021 15:48
To: L Gillion
Subject: Besware teen oprigting van transmissie toring op Erf 428 Pringle Baai

Geagte Me Gillion,

As eienaars van _____ onderskryf ons punte 1 - 5 genoem in afskrif van
_____ e skrywe aan u.

Dit is volgens ons beskeie mening verregaande om so iets tydens grendeltyd (lockdown) te probeer deurdruk en af te smeer op die publiek van Pringlebaai.

Ons vertrou op u oordeelkundige besluit en uitspraak.
Baie dankie,

FILE NO: EL 428 -KPRB
SCAN NO: 32
COLLABORATOR NO: 1562783

Sent from my iPad

22 JUL 2021

L Gillion

TP - A Theart
(H vld Stoep)

70/167

From:
Sent: Wednesday, 21 July 2021 16:12
To: L Gillion
Subject: Objection to transmission tower- Pringle Bay



Dear Loretta

My parents have asked that I send this to you to lodge both their objections to the departure from the title deed and the installation of the Transmission Tower at Erf 428 Pringle Bay. (Municipal Notice 93/2021).

They feel that it is not necessary to have it there, it is not the right place this being a biosphere and a little village. It will be unsightly and detract from the quaintness of the village as well as the health risks associated from living in close proximity to the tower. They don't want it in Pringle Bay at all.

Thank you to count these two objections in.

They are contactable on:

Thank you

Kind Regards

FILE NO: EL 428 - KPRB
SCAN NO: 31
COLLABORATOR NO: 1562780

22 JUL 2021

L Gillion

TP-A Theart
(Hvd Stoep)



From:
Sent:
To:
Subject:

Wednesday, 21 July 2021 16:53
L Gillion
With regard to the application to erect a transmission tower in the town centre of Pringle Bay.

Please note, I have the following objections:

- 1) The title deeds of the relevant erven 1 through 522 Pringle Bay restrict this and without signed agreement to amend this from each and every one of these property owners, the structure will be illegal.
- 2) The quantity of residents in Pringle Bay does not warrant the tower.
- 3) Pringle Bay is a conservancy next to a Unesco world heritage site.. Kogelberg biosphere. It is predominantly a retirement village and holiday getaway, tourist attraction, not a business hub. It is debatably unhealthy to raise radiation levels in an area filled with endemic flora and fauna. Whether or not RF waves (cell phones use these) cause cancer remains under study by WHO, (Please see attached cancer figures.) and is still under review by the ACS (american cancer society).
- 4) The eyesore that it will create in the centre of our village will detract from our environment's beauty.
- 5) The NEMA stipulates in their latest amendment
<https://www.environment.gov.za/.../nema...>
...to the act below that a study be done every five years. this has not been done.
<https://www.environment.gov.za/.../publica.../EIAbooklet.pdf>

Section 24(2) (2A) of NEMA (national environment development act) makes provision for the Minister to by notice prohibit or restrict the granting of an environmental authorisation by the competent authority for a listed or a specified activity in a specified geographical area for such period and on such terms and conditions as the Minister may determine, if this is necessary to ensure the protection of the environment, the conservation of resources or sustainable development.

I, the owner, of _____ object strenuously to an erection of this nature anywhere within a 3 kilometre radius of my property.
Please acknowledge receipt of this letter.

Kind regards

FILE NO: EL 428 - KPRB
SCAN NO: 30
COLLABORATOR NO: 1562779

22 JUL 2021

TP-A Theart
(H vld Stoep) 72/167

L Gillion

From:
Sent: Wednesday, 21 July 2021 17:20
To: L Gillion
Subject: Erf 248 tower



Hello Loretta, I have something to say about the cell phone tower... No, straight up no. Why Pringle Bay, you could have put it anywhere and you chose smack bam in the middle of Pringle Bay why!!!!!! People are gonna go for a nice walk and think "hey there did all the birds go? oh ya I remember, the new ugly cell phone tower killed them all how nice" plus all cell phone towers are ugly and tall, so to make this short my final answer is NO.

Hope you will listen to this.
Stay well and away from cell towers.
Kind regards from the eleven year old girl

FILE NO: EL 428-KPRB
SCAN NO: 29
COLLABORATOR NO: 1562776

22 JUL 2021

L Gillion

TP - A Theart
(Hild Steep) 73/167

From:
Sent: Wednesday, 21 July 2021 15:54
To: L Gillion
Subject: Municipal Notice:93/2021-Objection



Dear Loretta

I hereby would like to lodge my objection to removal of restrictive Title Deed conditions for Erf 428 13, Central Road Pringle bay.
I am a full time resident of Pringle Bay and feel that this will not be a suitable place to erect the tower.
Putting a 25m mast in the middle of a little town is crazy.
Firstly there are numerous health risks.
Secondly it is unsightly for the village atmosphere.
Thirdly this is a biosphere and this detracts from what we came here for.

Thank you

Kind Regards

FILE NO: EL 428-KPRB
SCAN NO: 28
COLLABORATOR NO: 1562773

22 JUL 2021



74/161

TP - A Theart
(H vld Steep)

The Director: Infrastructure and Planning

Overstrand Municipality

P O Box 20

HERMANUS 7200

PER EMAIL: loretta@overstrand.gov.za

Dear Sir / Madam

OBJECTION TO APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE ERF 428, 13 CENTRAL ROAD, PRINGLE BAY: HIGHWAVE CONSULTANTS ON BEHALF OF ATC (PTY) LTD

Your Municipal Notice No. 93/2021, refers.

Please note that I am directly affected by the proposed removal of Restrictive Title Deed Conditions, Consent Use and Departure as set out in the Municipal Notice No. 93/2021 and the Final Amended Application attached thereto and must therefore record my objection to the application as follows:

1. Interest in application

I am the owner of _____ Pringle Bay. This property is directly adjacent to erf 428. I am also the owner of _____ in Peak Road in the immediate vicinity of Erf 428 and, for the reasons as set out in my objection hereunder, _____ is, inter alia, also regarded as an affected property as far as the application is concerned. As measured by Google Earth the direct distance between erf 421 and erf 428 is approximately 60 meters.

1

FILE NO: EL 428 - KPRB
SCAN NO: 14
COLLABORATOR NO: 1562571

TP

21 JUL 2021

75/167

2. Reason for comments

My reasons for objecting against:

- the application for removal of restrictive title deed conditions A.1.(a) and D.(b) as contained in Title Deed T20557/2015 in order to erect a 25m transmission tower,
- the application for consent use in order to erect a 25m transmission tower, as well as
- the application for departure to exceed the applicable 6m height restriction to accommodate a proposed 25m high transmission tower on Erf 428, 13 Central Road, Pringle Bay,

are fully outlined in my comments hereunder.

3. Objection against the application as set out in Municipal Notice No. 93/2021**Introductory comments on application**

The application is made by Highwave Consultants (Pty) Ltd on behalf of the client ATC (Pty) Ltd. ATC (Pty) Ltd is not the owner of the property. The owner of the property, Erf 428 Pringle Bay is Corne Downes.

ATC (Pty) Ltd (American Tower Company) is, per its website, an independent owner, operator and developer of wireless and broadcast communications real estate. Its global portfolio includes 187000 communication sites, with more than 2800 sites in South Africa. ATC (Pty) Ltd has identified the general area of the most optimal site for a transmission tower in Pringle Bay by using the coordinates of possible mast locations from the registered service providers such as MTN, Vodacom, Cell C, Rain and Telkom. The first owner that was approached, the owner of erf 428 Pringle Bay, accepted "the deal". No other position was therefore considered.

The proposed mast will be able to accommodate up to four operators and the applicant has stated that the first four operators showing interest in the mast will be able to install their equipment thereon.

In order to erect the transmission tower the company now has to comply with the relevant legislative requirements and has accordingly submitted the application to the municipality for the removal of the restrictive title deed conditions, the application for consent use as well as the application for the departure to exceed the 6m height restriction.

It is in the above regard necessary to point out that the proposal is simply a business venture by an expert in the field, the implementation of which venture is subject to municipal approval of the application concerned.

76/167

As will be highlighted and discussed in the following paragraphs, it is also abundantly clear that the proposal for the erection of the transmission tower on erf 428 is motivated only from a technically preferred perspective and that the impact thereof, with concomitant ramifications on our much sought after existing village character of Pringle Bay, has not been considered.

In fact and as is pointed out hereunder, no other alternatives were considered in respect of the location of the mast, the type of transmission tower or the impact that the 25m high structure and in particular, the location thereof in the middle of the village area might have on the natural beauty and view that the residents of the Pringle Bay area may have from their respective properties.

It is accepted that there is in general an increasing demand for effective and reliable cellular communications. The same applies to reliable improved and high-speed internet connections. As so aptly put by the Secretary of the Pringle Bay Ratepayers Association in her circular letter to residents dated 15 May 2021:

"As part of a community of small coastal villages, where we are privileged to live or holiday in rural gems like Pringle Bay, Rooi Els and Bettys Bay, we are beginning to be challenged by a growing attraction for this way of life that may well threaten the very reason we chose to be here in the first place. This has started to raise some interesting questions and debates depending on why you are here. Be it a holiday home as a refuge and sanctuary from the busy confines of the city, a home office with a view, for those fortunate enough to work remotely, or the lure of a near pristine coastline and mountain reserve filled with flora and fauna for artists or early retirees. Either way, more and more people and businesses are being drawn to our compelling combination of nature and leisure, tranquillity and fun. However, as our popularity grows so in turn does the pressure and demand for more facilities and services. Where does one draw the fine line between stagnation and growth, between a thriving, buzzing village and cross commercialism; between the allure of tranquillity and the pursuit for adventure and entertainment? What is considered progress for villages like ours and how can we be sure whether new initiatives will add value to our environment or simply exploit it? Just how sensitive and careful do we need to be in unleashing new precedents, which cannot be easily undone once set? Exactly what legacy do we want to leave for our children and future generations?"

In accepting that the demand for more and better facilities and services may include effective and reliable cellular communications as well as reliable and effective internet services, it is of the utmost importance that we as members of this community be extremely sensitive and careful not to permit new precedents which cannot be easily undone once set or permitted.

77/167

It is accordingly necessary to carefully explore all possible solutions or alternatives and to weigh each possible alternative against the impact the implementation of the alternative or solution may have on what we as the residents of our picturesque may hold dear and treasure.

The undisputed fact is that whilst the proposal to erect a 25m high transmission tower on erf 428, the centre of the business hub of our village, may provide an opportunity to the network operators such as MTN and the like to improve their services to the residents of Pringle Bay, the impact of the 25m high metallic structure on our skyline will represent an unacceptable intrusion into the view of our residents, whether it is of our pristine coastline or mountain reserve. This is clearly illustrated in the paragraphs hereunder and the Google Earth High Level Overview of the Pringle Bay Village in the vicinity of the proposed Transmission Tower, attached as Annexure A hereto.

The fact is that there are indeed viable alternatives for network operators to improve the quality of their services to the residents of Pringle Bay, should they wish to do so, without having to impose on our environment in the manner as proposed. It may possibly not suit or adhere to the normal business model applied by ATC (Pty) Ltd, but it can be pursued by the network operators should they deem it necessary, as they have in fact done so successfully in other parts of the country. Practical examples of this is the strategic positioning of appropriately camouflaged antennae together with supporting equipment containers, also appropriately camouflaged, against a hillside or mountain, or the accommodation of such antennae, appropriately camouflaged, in conjunction with 2 or 3 story business premises within the area that may require improved network signal.

The applicant has made no endeavour to pursue any option other than the proposal which, understandably, offers the best economic and business option to ATC (Pty) Ltd.

This proposal is not acceptable and must be objected to.

The application is discussed in the following paragraphs.

Comments on application

a. Motivation

Background

The applicant states that *"recent research conducted has indicated that there is a severe lack of cellular infrastructure to provide optimal and efficient data/voice coverage to the surrounding community situated in the Pringle Bay Area which may lead to dropped calls"*

The applicant further states *"that the need for optimal coverage was mainly caused by the by the increase in subdivisions of the surrounding large properties into*

78/167

Industrial, commercial and business parks over the past few years as well as the introduction of LTE"

This latter statement is refuted by the fact that there were very few, if any, such subdivisions over the past few years, as the municipal records will no doubt endorse. I spend most of my free time in Pringle Bay and am not aware of any such activity.

I have however noticed that the applicant Highwave Consultants, on behalf of its client Eaton Towers (Pty) Ltd, in an application dated November 2016 submitted to the City of Cape Town for consent use application and building line relaxation in respect of erf 19669 Cape Town, to allow a free standing base telecommunication station, *used exactly the same wording* in respect to the two paragraphs quoted in italics above.

The use of the word "research" would be indicative of the application of a certain level of scientific principles and, in view of the discrepancy outlined above in relation to *"that the need for optimal coverage was mainly caused by the by the increase in subdivisions of the surrounding large properties into industrial, commercial and business parks..."* I would accordingly respectfully submit that this particular motivation is baseless and should accordingly be dismissed.

Physical Characteristics

The applicant has stated that erf 428 Pringle Bay was identified by RF engineers (as subject matter experts) as a prime position and lists 8 reasons as the premise for coming to that conclusion.

The following 6 reasons are, *inter alia*, included in this list and discussed hereunder:

- Minimized physical, natural and visual impact.
- Ability to reduce the number of base stations in the surrounding areas by allowing co-location on the mast.
- Ability to provide sufficient security to the equipment
- Capacity to share infrastructure with majority of the operators
- Property position will address the complaints received in the area
- Sufficient space to erect a freestanding base telecommunications station.

Minimized physical, natural and visual impact

I am not a RF engineer or subject matter expert but must reject this reason as a premise for identifying the site as a prime position for the placement of the 25m high transmission tower. I will in fact argue that exactly the opposite is true and that it should be regarded as negating factor in the identification of erf 428 as a prime location.

79/167

Erf 428 is in approximately the centre of the small business hub of Pringle Bay. It is located approximately 47m from the Central Rd and Peak Rd intersection. This is generally regarded as the centre of the business hub. Central Rd is 200m in extent and Peak Rd, from both sides of the business hub, 230m. The intersection is approximate 22m above sea level with the whole of the business hub between 20 and 22m above sea level.

Erf 428 is indicated as being 21m above sea level.

Attached please find a high-level Google Earth overview of the Pringle Bay Village in the vicinity of the proposed transmission tower. This is marked **Annexure A**

The highest building in the business hub is 2 story. The business hub itself is roughly in a circle and is surrounded by residential properties, with the beachfront being located approximately 1000m to the East, 600m to the North West and 1000m to the Northern section. The properties on High Level Rd, from its intersection with Peak Rd on the Eastern section and Peak Rd on the Western Section is approximately 30m (East) to 23m (West) above sea level.

With the beach front generally to the Western section of the Village and the mountain range on the South-Eastern, Southern and South East to Eastern section, the Business hub of the village is regarded as being located within the basin of the mountain ranges on the South Eastern section around the Southern section to the Westerly section, with the elevations from the business hub gradually reducing from 22m at the Central and Peak Roads intersection to approximately 8m in the vicinity of the properties adjacent to the beach front.

The proposed transmission tower is 25m high and it follows that it will be 46m above sea level. The top of the antennae (TOA) of the transmission tower will accordingly be at least 15m higher than the properties located on highest section of High Rd on the rise of the mountain slopes surrounding the village.

Expressed in practical terms and as clearly indicated on the attached overview, (Annexure A) the view of all properties facing the sea from the South-Eastern, Eastern and North Eastern sections of the village will be obstructed by the transmission tower. In addition, the mountain view of most of the properties located to the seaward side of the business hub will be obstructed by the transmission tower.

A transmission tower with a height of 46m will undoubtedly be required to be fitted with safety lights etc. This will most definitely impact negatively on the peaceful and tranquil atmosphere of our village. It must be noted that there is an understanding, if not a specific requirement, that the burning of floodlights around your house without specific reason to do so during the night, is discouraged. The effect a lighted

80/167

transmission tower will have on the view of our residents will be relevant and unwanted.

The facts, as set out above, is indicative of a massive negative physical, natural and visual impact on the surrounding properties and community in general.

It must, as a stated motivating factor or premise for identifying the site as a prime position, be dismissed in its entirety and should be regarded as a negating factor in the identification of that site as a possible location.

The following reasons put forward by the applicant as motivating factors for identifying the site as a prime position for the location of the transmission tower, in fact refers to technical considerations relating to the technical capacity, requirements and construction of the transmission tower and has very little or no regard to the specific location thereof. It can be located anywhere subject to the technical requirements as stated under the first premise. *"Property offers the optimal position situated between existing and planned base stations to provide efficient data and voice coverage"*

- Ability to reduce the number of base stations in the surrounding areas by allowing co-location on the mast,
- Capacity to share infrastructure with majority of the operators,
- Ability to provide sufficient security to the equipment
- Property position will address the complaints received in the area
- Sufficient space to erect a freestanding base telecommunications station

The above RF Engineering subject matter expert considerations put forward as a premise for locating the transmission tower on erf 428 must accordingly be dismissed.

Health

The applicant has stated that the South African Department of Health is satisfied that the health of the general public is not being compromised by their exposure to the emissions of cellular base stations and that at present no confirmed scientific evidence exists that would indicate any hazard to human health in situations that members of the public would typically find themselves in.

The applicant further refers to the differentiation between two types of radiation:

- **Ionising Radiation** that can cause harm to the human body as it refers to the type that carries enough energy to cause ionisations in atoms; and

81/167

- **Non-ionising Radiation** that do not have enough energy to cause ionisation of atoms and is described by the applicant as "every day" radiation such as infrared and microwaves and finally makes the statement "*It is proven that the proposed cell mast development and every other Transmission Tower utilise non-ionising radiation. The health of the public will not be in danger as there are no one in direct line with the antennas of the mast.*" (My underlining)

The latter statement by the applicant requires clarification. He has clearly stated that the proposed cell mast development and every other Transmission Tower utilise non-ionising radiation. He has also stated that non-ionising radiation do not have enough energy to cause ionisation of atoms.

If one accepts the bona fides of these statements and further accepts the assurance that the operation of the mast uses non-ionising radiation and thus poses no danger to the health of humans, why then the qualified statement "*that the health of the public will not be in danger as there is no one in direct line with the antennas of the mast*"

There is a distinct warning implied in this statement, in other words, the health of any person will be in danger should that person be in line with the antennae of the mast.

This argument triggers further questions such as whether there are safety or other parameters, for instance specific distances from the antennas that need to be observed in order to be safe, or specific periods of exposure not to be exceeded etc.

I have, in my comments regarding the location and height of the transmission tower, specifically in relation to the elevation of the surrounding properties, pointed out that the top of the antennae would be approximately 46m above sea level and that some of the high-lying properties would also be within that range and within a distance of less than 500m thereof, thus directly in line with the antennae.

The positioning of the mast as well as the height thereof is simply a submission made by the applicant in pursuance of a possible business venture or business activity. It is not as a result of a need expressed by the community or desirability study carried out by the municipality following an identified need by the community. The health and wellbeing of the community remains an extremely important, if not the overriding factor in the determination of any matter of this type or nature and if any doubt exists, it should be resolved prior to the matter being resolved.

In a village with a character such as Pringle Bay and which is located within a biosphere, the health of our animals and other creatures must also be considered. In

82/167

this respect the application refers to the human health, the human body and the health of the public. No reference is made to the health of our animals and other creatures. Should this not also be pursued and clarified prior to any decision being taken? I submit that as the applicant has submitted that an Environmental Impact Assessment is not required, and in view of the fact that Pringle Bay is within the Kogelberg Biosphere, albeit outside of the Kogelberg Nature Reserve, this matter should be adequately and competently pursued and resolved.

Need and Desirability

The applicant is of the belief that it would be in both the Overstrand Municipality and network operators interest to address the problem of strengthening voice and data coverage in the area and to provide the surrounding high traffic commercial and business community with the basic needs of effective voice and data coverage, as it has become an integral part of our daily lives.

I have already under my introductory comments pointed out that the proposal is simply a business venture by an expert in the field, the implementation of which venture is subject to municipal approval of the application concerned.

I have in the previous paragraphs further pointed out that it was abundantly clear that the proposal for the erection of the transmission tower on erf 428 is motivated only from a technically preferred perspective and that the impact thereof, with concomitant ramifications on our much sought after existing village character of Pringle Bay, has not been considered.

No other alternatives were considered in respect of the location of the mast, the type of transmission tower or the impact that the 25m high structure and in particular, the location thereof in the middle of the village area might have on the natural beauty and view that the residents of the Pringle Bay area currently enjoy.

The applicant has under the heading "Need and Desirability" *inter alia* further motivated the application by making the point "*that the erection of the transmission tower does not impact on the current or surrounding land uses of the property nor does it encroach onto any street building lines or increase the need for parking or bulk of the said property*"

The applicant then continues and makes the statement that the construction and maintenance phase of the proposal will provide a positive economic and social impact by ensuring job creation.

I must in the above regard respectfully submit that the construction and erection of a transmission tower as envisaged, that is the erection of a 25m monopole mast, the installation of a triband antennae on the mast, the installation of 3 transmission dishes

83/167

on the mast, the construction of 3x,8mx3m concrete plinths as well as the installation of a 1.2x2m telecommunications container, is of a highly technical nature and that the work will be executed by highly trained specialists in their respective fields.

It is further accepted that the erection of the security fencing will also be carried out by contractors being an expert in its field.

It is accordingly respectfully submitted that the submission that the proposal will provide a positive economic and social impact by ensuring job creation, is nothing other than the "ticking of a box" and that the proposal, as far as the construction and maintenance phase thereof is concerned, will have very little or no positive economic and social impact by ensuring job creation.

Electricity Requirements

The electricity demand of the transmission tower as well as supporting electronic equipment will in all probability, as pointed out by the applicant, be satisfied by the available on-site supply. It is however pointed out that the Pringle Bay area is subject to recurring power outages and that the backup power supply of the various network operators will demand higher than usual power consumption after each power outage.

The applicant has also indicated that the installation of the transmission tower and concomitant equipment was planned in such a way as to also permit the erection of a dwelling on the erf.

It is in the above regard pointed out that the proposed dwelling will place a further demand on the power supply to the property.

Visual Impact

The applicant stated that special consideration has been given to the placement of the proposed transmission tower in order to minimize the visual impact as far as possible, although he acknowledges that this is challenging at times.

The applicant then points out that four of the network operators will be able to co-locate on the mast and that will accordingly reduce the number of future telecommunication towers. He further states that the visual impact will be "further" reduced by the existing trees in the area and that, due to the available open space and potential for increased urban densification and growth in the area, the visual impact of the mast will increasingly be reduced by the anticipated future densification created by the surrounding landscape and environment.

Whilst I will not profess to comprehend what the applicant endeavoured to convey in the latter part of the above paragraph, I will submit the following comments for consideration:

84/167

- The proposed transmission tower
 - The application is to locate the proposed transmission tower on erf 428 Pringle Bay. This location is, as pointed out in the preceding paragraphs, approximately in the centre of the business hub. The business hub is located approximately in the centre of the basin formed by the down slopes of the surrounding mountain ranges. The Business hub is furthermore located approximately centre to the beachfront to the West and the Mountain Range to the East.
 - Kindly refer to Annexure A attached hereto which is a Google Earth High Level Overview of Pringle Bay Village in the vicinity of the proposed Transmission Tower
 - The transmission tower is proposed to be 25m high and will therefore be approximately 46m above sea level. The top of the mast will therefore be in excess of 15 higher than the high-lying properties on High Level Rd and will be approximately level with the few highest-lying properties on Beach View Rd. most of the properties to the East and West of the proposed transmission tower is less than 24m and the bulk of the properties to the West, the seaward side of the tower, between 20m and sloping down to approximately 8m near the beachfront.
 - As pointed out hereinbefore the Transmission tower will obstruct the seaward view of the bulk of the properties to the East of the tower, as well as the mountain range view of the properties to the West of the Tower.
 - The location of the tower was based on "best option" of the technical requirements of the respective network operators and no other location was considered.
- Reducing the visual impact of the transmission tower
 - **The monopole design**
The applicant has selected to erect a monopole design mast in order to reduce the visual impact and to be in fitting with the surrounding environment.
Again, I have difficulty to reconcile any 25m high metal structure of the type proposed to be in fitting with the surrounding environment and will, in the above regard, appreciate it to be apprised of what part of the surrounding environment is being referred to. The highest building in the business hub as well as surrounding residential component does not exceed 6m and the proposed transmission tower will therefore be more than 4 times higher than the highest building in the area.
 - **The visual impact will be reduced by the existing trees in the area**

85/167

This is an argument that must, with respect, be refuted. The height of the trees surrounding the houses and business premises in the area is of such an extent as to have no effect on the unsightly 25m high structure to be erected.

- The applicant has claimed that, due to the available open space and potential for increased urban densification and growth in the area, the visual impact of the mast will increasingly be reduced by the anticipated future densification created by the surrounding landscape and environment.

This argument or submission is so vague as to be regarded as moot. There is no basis to anticipate that any structure that may in future be allowed to be erected, either as business premises or a dwelling, will in any way enhance the view of a 25m high steel structure that has been erected in the centre of the business hub of Pringle Bay.

b. Consistency with SPLUMA Principles

Spatial Justice

The submission that the development aims to promote community development within the urban fabric of Pringle Bay, as well as the submission that the proposed application will contribute to the functional and integrated land use pattern in the surrounding area, is refuted.

There is no argument put forward by the applicant in this regard. It is simply an unsightly 25m high steel structure that, although it is accepted that it should improve digital communications in the area, its contribution to the development potential and integrated land use must be weighed and balanced against the negating effects it will have on what we in Pringle Bay has accepted and treasure.

Spatial sustainability

The applicant has *inter alia* submitted that the development will have no impact on the character of the surrounding areas. This statement is refuted. Kindly refer to the extensive arguments put forward in this objection in relation to the negative impact this development will undoubtedly have on the character of Pringle Bay.

Spatial efficiency

The statement that the development will make use of existing local resources and contribute to specialized skills development within the local municipality, is refuted.

86/167

This has extensively been dealt with in this objection, with specific regard to the specialized technical nature of the installation and operation thereof.

4. Conclusion

Thank you for allowing me the opportunity to consider and comment on the application.

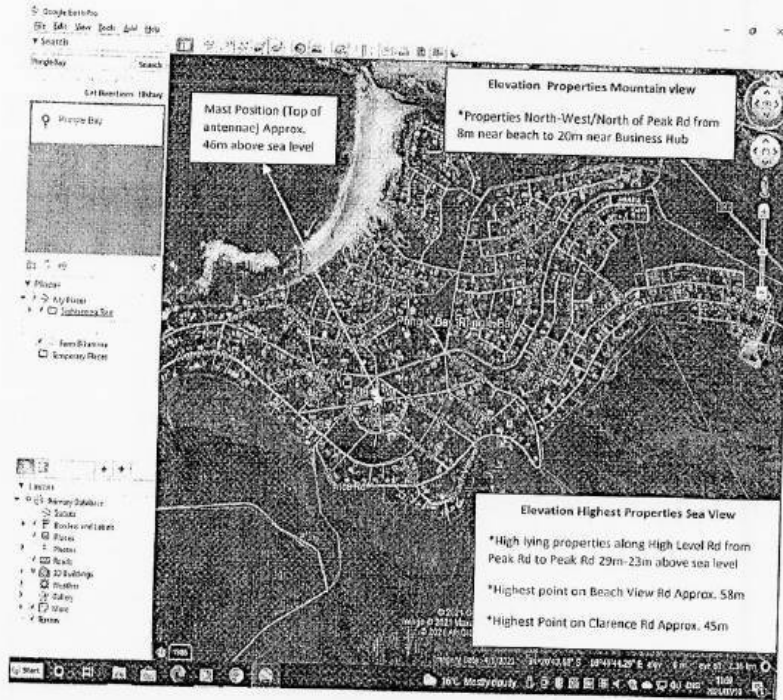
My reasons for objecting to the application are set out fully in the preceding paragraphs and it is trusted that it will be considered objectively.

Yours faithfully

87/167

Annexure A

Google Earth High Level Overview of Pringle Bay Village in vicinity of proposed Transmission Tower





TP - A Theart
(H vld Steep)

L Gillion

From: L Gillion
Sent: Tuesday, 20 July 2021 13:16
To: L Gillion
Cc: /
Subject: Proposed communication tower application in Pringle Bay, please respond.
Attachments: tower application.jpg; GCO-2021-zoom-1.jpg

88/167

Att: Loretta Gillion

Administrator : Town & Spatial Planning

Overstrand Municipality

A: 16 Paterson Street, Hermanus, 7200 P: P O Box 20

T: 028 313 8900 | F: 028 313 2093 | E: loretta@overstrand.gov.za

20th July 2021.

Dear Loretta

FILE NO: EL 428 - KPRB
SCAN NO: 12
COLLABORATOR NO: 1562565

With regard to the attached application to erect a transmission tower in the town centre of Pringle Bay. We have the following objections

- 1) The title deeds of the relevant erven 1 through 522 Pringle Bay restrict this and without signed agreement to amend this from each and every one of these property owners, the structure will be illegal.
- 2) The quantity of residents in Pringle Bay does not warrant the tower.
- 3) Pringle Bay is a conservancy next to a Unesco world heritage site.. Kogelberg biosphere. It is predominantly a retirement village and holiday getaway, tourist attraction, not a business hub. It is debatably unhealthy to raise radiation levels in an area filled with endemic flora and fauna. Whether or not RF waves (cell phones use these) cause cancer remains under study by WHO, (Please see attached cancer figures.) and is still under review by the ACS (american cancer society).
- 4) The eyesore that it will create in the centre of our village that will detract from our environmental beauty.
- 5) The NEMA stipulates in their latest amendment
https://www.environment.gov.za/sites/default/files/legislations/nema_environmentalimpact_assessmentregulations_g43358gn599_0.pdf)
to the act below that a study be done every five years. this has not been done.
<https://www.environment.gov.za/sites/default/files/docs/publications/EIAbooklet.pdf>
 Section 24(2) (2A) of NEMA (national environment development act) makes provision for the Minister to by notice prohibit or restrict the granting of an environmental authorisation by the competent authority for a listed or a specified activity in a specified geographical area for such period and on such terms and conditions as the Minister may determine, if this is necessary to ensure the protection of the environment, the conservation of resources or sustainable development.

We the owners, of 37 Stream road, object strenuously to an erection of this nature anywhere within a 3 kilometre radius of our property.
 Please acknowledge receipt of this letter.

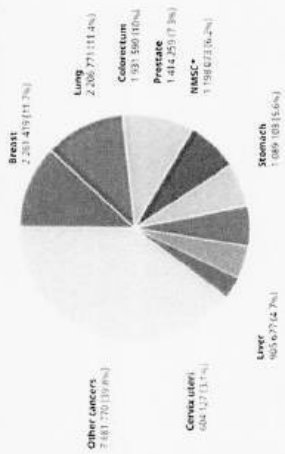
89/167

We request a public meeting to address this very grave matter.

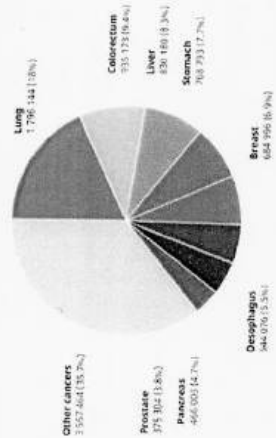
With thanks

All cancers

Number of new cases in 2020, both sexes, all ages



Number of deaths in 2020, both sexes, all ages



#GCO365 358. Every day around 52,900 people are diagnosed with cancer, and more than 27,000 people die from the disease.
 #GLOBOCAN2020
 gco.iarc.fr/today/online-a...

@GICR_IARC @IARCWHO

11:05 AM · Jan 29, 2021 · Ewert Dieck

6 Retweets 6 Likes



International Agency for Research on Cancer
 World Health Organization



GLOBAL CANCER OBSERVATORY

#GCO365

90/167

Loriaan Isaacs

92/167
KPRB 428

From: H van der Stoep
Sent: Wednesday, 21 July 2021 08:04
To: L Gillion; Loriaan Isaacs
Subject: FW: objection to tower in Kogelberg Buffer Zone



TP - A Theart
(H vld Stoep)

From: M Bosman <mbosman@overstrand.gov.za>
Sent: Tuesday, 20 July 2021 15:03
To: H van der Stoep <hvdstoep@overstrand.gov.za>
Cc: S Rossouw <rossouw@overstrand.gov.za>
Subject: FW: objection to tower in Kogelberg Buffer Zone

Middag Haneen

Vir jou inligting.

Groete

Marilize

From:
Sent: Tuesday, 20 July 2021 15:00
To:
Cc: S Rossouw <rossouw@overstrand.gov.za>; M Bosman <mbosman@overstrand.gov.za>
Subject: objection to tower in Kogelberg Buffer Zone

Dear Secretary

In plain language:

No! We are not prepared to accept a 25 m tower in our village.

There are alternative locations such as the placing of the Vodacom Towers near the Buffels River Dam and in the Crassula area at Bettys Bay.

There are alternative technologies such as the underground installation of fibre optic cables.

The visual impact of the tower will change the nature of the village to an industrial site, with massive negative impact on the value of properties throughout the village as well as damaging the pristine state of the Kogelberg Reserve. The whole of Pringle Bay is in the buffer zone of the Kogelberg Reserve.

Our local planning regulations which have been observed by everybody building any structure in the area has been fixed at 8 metres. Why now suddenly 25 metres?

When electricity came to Pringle Bay in 1994, it came in underground cables at great cost to reduce the visual aspect damage.

Why now suddenly 25 metres above ground?

TP 20 JUL 2021

FILE NO: EL 428-KPRB
SCAN NO: 11
COLLABORATOR NO: 1562563

93/167

What are the financial implications? To what extent does the owner of the Erf on which the tower is to be built benefit from the project?

Has a local engineering consultant and/or an environmental expert been employed?

Has an environmental impact assessment been commissioned?

I have owned my home in Pringle Bay since 1973 (More than fifty years). This is by far the most damaging threat, both visual and economic, that I have observed in all these years.

Yours faithfully

L Gillion

From:
Sent: Tuesday, 20 July 2021 13:02
To: L Gillion
Subject: Mobile Tower - Opposition to this development - Erf 428



TP-A Theart
(Huid Stoop)

Just in case it is not included in the ratepayers submission

From:
Sent: Tuesday, July 6, 2021 5:12 PM
To:
Subject: Mobile tower - opposition to this development

Thank you for your informative updates... what is clear is that we cannot always agree but at least we should allow the different parties to have their opinions without getting personal about it. Having been a victim of a rather unpleasant whatsapp by a dissenting party regarding another issue in our environs, I was less inclined to get involved on this issue, but after much thought have decided to add my commentary.

To whom it may concern

The Proposed Tower on Erf 428 in the centre of Pringle Bay is inappropriate and will I believe be a visual blot on the landscape.

Pringle Bay is blessed with beautiful surroundings and as residents and property owners; this is one of the major reasons for investing in Pringle Bay. The natural environment makes this area one of the most beautiful in the country. It is this very aspect that contributes significantly to our property values and the enjoyment of all who visit Pringle Bay. We even have a maximum height restriction for all buildings in our village! In addition we take great pride in containing light pollution so that the night skies can also be enjoyed by all.

My biggest issue is the aesthetics. Towers aren't attractive and I believe this location will have a negative impact on the village centre. There is definitely a need for technology, but not in our back yard please.

While we all make use of cellular technology daily having a huge tower located on erf 428 would impact the personality of our little village and the quality of our lives by placing a structural blight on the natural scenery.

Any arguments around discretely hiding the tower in a fake tree would not work as it would stick out like a sore thumb in our fynbos biosphere. Surely the providers can find a more suitable /discrete site?

It strikes me that the only person gaining any value would be the property owner – I gather rentals from the towers are quite high. In the meantime our precious village centre would be loomed over by an unsightly tower. The 25 metre tower is well above the maximum building restrictions and should not be allowed. I am not a fan of the set-back requirements but I very much doubt the size of the erf would allow for sufficient set-back?

There is great controversy around the environmental impacts – sadly once it's up, it becomes almost impossible to deal with the fall out. My only experience of the impact of radio waves was in Johannesburg. The local tower impacted car alarms in a crazy way... I'm sure none of us want the dulcet tones of car alarms going off in the village centre.

Please include my comments in your submission to the municipality.

Kind regards

21 JUL 2021

FILE NO: EL 428 - KPRB
SCAN NO: 10
COLLABORATOR NO: 1562558

L Gillion

TP-A Theart
(H Vid Steep)

95/167

From: L Gillion
Sent: Tuesday, 20 July 2021 12:30
To: L Gillion
Subject: FW: Municipal Notice No. 93/2021: Objection



Please see objection below. I am concerned that it may not have been sent. Forgive me if I am duplicating...

From: L Gillion
Sent: Monday, 05 July 2021 11:06 PM
To: 'loretta@overstrand.gov.za' <loretta@overstrand.gov.za>
Cc: L Gillion
Subject: Municipal Notice No. 93/2021: Objection

Greetings

I would like to lodge an objection to the application applicable to Erf 428, Pringle Bay, for consent use to erect a 25m transmission tower on the property, and for a departure to exceed the applicable 6m height restriction to accommodate a proposed 25m high transmission tower.

- o
- o Email:
- **INTEREST IN THE APPLICATION:** My husband (HR Odendaal) and I own Erf 402 and reside there at 30 Clarence Road, Pringle Bay. I am a property owner and rate payer.
- **REASONS FOR COMMENTS:** Building a 25m transmission tower in the centre of Pringle Bay village will irrevocably alter the nature of the village. This is in direct conflict with the Overstrand Municipality Spatial Development Framework (OMSDF) for Pringle Bay. I quote from the OMSDF:
 - o Section 5.3.2.1. Local Spatial Development and Growth Management Principles
 - i) Promote
 - - conservation of the existing coastal village character of Pringle Bay (refer Draft HPOZ)

Best wishes

FILE NO: EL 428 - KPRB
SCAN NO: 9
COLLABORATOR NO: 1562540

21 JUL 2021

TP - A Theart
(Hvd Steep)



L Gillion

From:
Sent: Tuesday, 20 July 2021 12:29
To: L Gillion
Subject: Comment on Erf 428, 13 Central Rd, Pringle Bay - 25m Mast erection

96/167

Good day

I am a resident in Pringle Bay,

I have reviewed the application on the Overstrand website. I am partially in favour of the erection of the mast, as I can appreciate the current and future needs for a mast and associated technology.

My only concern is the size of the mast and that it will negatively affect the visual aspect of the town of Pringle Bay. Would it not be possible to site the tower elsewhere in the village where it will not have such a dramatic effect on the view. I understand the 500m restriction, but could it not be placed on the side of one of the koppies that surround PB, such that it is still visible to the mast at the lighthouse?

Regards

ERF 428, 13 CENTRAL ROAD, PRINGLE BAY:
APPLICATION FOR REMOVAL OF
RESTRICTIVE TITLE DEED CONDITIONS,
CONSENT USE AND DEPARTURE: HIGHWAY
CONSULTANTS ON BEHALF OF ATC (PTY) LTD

FILE NO: GL 428 - KPRB
SCAN NO: 8
COLLABORATOR NO: 1562526

21 JUL 2021

97/167

L Gillion

From:
Sent: Tuesday, 20 July 2021 12:04
To: L Gillion
Subject: erf 428 Pringle Bay tower application



TP- A Theart
(H vld stoep)

Dear Loretta,
I reject the application to build a tower on erf 428 Pringle Bay.
It is not essential for the village and would be unsightly.
Kindly confirm receipt of this application rejection.

Thanking you,

HCPC UK BS39324
APHL Member
Senior Laboratory Consultant
Association of Public Health Laboratories (APHL)

W. Cape
7196
South Africa

email:
SA cell:

FILE NO: EL 428 - KPRB
SCAN NO: 7
COLLABORATOR NO: 1562524

TP 21 JUL 2021

TP-A Theart
(Huld Stoep)



L Gillion

From: [Redacted]
Sent: Tuesday, 20 July 2021 15:01
To: L Gillion
Subject: Objection regarding proposed communication tower in Pringle Bay

98/167

Dear Madam,

The application to erect a transmission tower in the town centre of Pringle Bay refers.

We have the following objections:

- 1) The title deeds of the relevant erven 1 through 522 Pringle Bay restrict this and without signed agreement to amend this from each and every one of these property owners, the structure will be illegal.
- 2) The number of permanent residents in Pringle Bay does not warrant the tower. It is predominantly a retirement village and holiday getaway, and more lately, a tourist attraction. We need to protect the uniqueness of the village.
- 3) Pringle Bay is a conservancy next to a Unesco world heritage site.
- 4) The eyesore that a communication tower will create in the centre of our village will detract from our environmental beauty.

We, the owners of [Redacted] object strenuously to an erection of this nature anywhere within a 3 kilometre radius of our property and request a public meeting to address this very grave matter.

Kindly acknowledge receipt of this letter.

Regards,

FILE NO: EL 428 - KPRB
SCAN NO: 6
COLLABORATOR NO: 1562523

21 JUL 2021

TP - A Theart
(H vld stoep)

99/167

L Gillion



From:
Sent:
To:
Cc:
Subject:

Tuesday, 20 July 2021 13:12
L Gillion

RE: MUNICIPAL NOTICE NUMBER 93/2021: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE: ERF 428, 13 CENTRAL ROAD, PRINGLE BAY

Good day,

I refer to the application submitted by Messrs. Highwave Consultants on behalf of ATC (Pty) Ltd.

I am the owner of [redacted] in Pringle Bay, close to the proposed 25m transmission tower, hence my interest in the application.

I wish to register as an interested party and hereby submit my objection to the application.

My reason for objecting is that, apart from being unsightly, the building of a 25m transmission tower in the centre of Pringle Bay village will irrevocably alter the nature of the village. This is in direct conflict with the Overstrand Municipality Spatial Development Framework (OMSDF) for Pringle Bay. I quote from the OMSDF:

Section 5.3.2.1. Local Spatial Development and Growth Management Principles

i) Promote

- conservation of the existing coastal village character of Pringle Bay (refer Draft HPOZ)

Please acknowledge receipt of this objection by return e-mail.

Yours sincerely



FILE NO:	EL 428 - KPRB
SCAN NO:	5
COLLABORATOR NO:	1562521

21 JUL 2021

L Gillion

100/167

From:
Sent: Tuesday, 20 July 2021 13:07
To: L Gillion
Subject: Transmission tower 25m



TP-A Theart
(H Jld Steep)

Dear Loretta

I heard the sad news that a transmission tower is planned to be installed in the middle of our beautiful village Pringle Bay. I am completely against it to have such monstrosity in our little CBD. It also is a health hazard for the houses in the vicinity of the tower, we have plenty of space in the mountains around us why must it be put slam bang in the village ??
Regards

Sent from my iPhone

FILE NO: EL 428-KPRB
SCAN NO: 4
COLLABORATOR NO: 1562516

21 JUL 2021

L Gillion

101/167

From: L Gillion
Sent: Tuesday, 20 July 2021 21:08
To: L Gillion
Subject: Objection to transmission tower in Pringle Bay



TP - A Theart
(H vld Steep)

To whom it may concern,

My name is . I am writing with regard to the proposed application for removal of title deed T20557/2015 that restricts the right to erect a 25 m transmission tower in Pringle Bay, erf 428.

This concerns me, since my family owns the house at

I object to this proposal, for three main reasons:

1. A transmission tower will reduce the value of Pringle Bay.

In my opinion, as well as those of the other five members of my family, it is unnecessary to have a transmission tower in Pringle Bay. This will not add value to the town; in fact - it will reduce it. We visit our house in Pringle Bay multiple times a year with the intention to relax and break away from the bustle of Cape Town. We highly value the natural environment, and the relative rawness of Pringle Bay. A transmission tower is an imposing and unpleasant visual addition to an area; it symbolises a transformation and developmental trajectory that is utterly unappealing.

More 'development' in Pringle Bay *does not appeal to us at all*. Preserving areas that are experienced as natural, clean and rustic is becoming increasingly important, as such areas are becoming more developed and scarce, and represent crucial spaces for wildlife to find refuge in a world that is increasingly reducing their space to roam.

2. A transmission tower is not necessary.

The signal we have is more than enough. Residents and visitors have organised their own WiFi routers for years without issues. Funds that are set aside to implement the transmission tower can be used for other, more pressing matters.

3. There is not enough information to conclude with certainty that 5G radiation is safe.

There are unanswered questions regarding 5G and caution is needed until there is firm, reliable evidence of its safety. Pringle Bay is nested within a unique natural region with a high conservation value, and a principle of caution is needed regarding developments. Not only for the natural ecosystems that are integrated with the human settlement of Pringle Bay, but also for the people who choose to reside and holiday there.

I hope this letter contributes to an understanding of the perspective of Pringle Bay goers. I am contactable by email or cell phone for further correspondence if necessary, at

All the best,

P.S. stand behind this objection.

FILE NO: EL 428-KPRB
SCAN NO: 3
COLLABORATOR NO: 156 2515

21 JUL 2021

L Gillion

102/167

From:
Sent: Tuesday, 20 July 2021 17:23
To: L Gillion
Subject: Tower in pringle bay



TP-A Theart
(H vld Steep)

I hereby object to the tower in the center of Pringle Bay.
Surely there is another way to improve re reception
Alternatively, could it be put in a less conspicuous place

Sent from my Galaxy

FILE NO: EL 428 - KPRB
SCAN NO: 2
COLLABORATOR NO: 1562512

21 JUL 2021

L Gillion

TP - A Theart
(Huld Steep)



From:
Sent: Tuesday, 20 July 2021 16:13
To: L Gillion
Subject: Objection to 25m 5G tower in Pringle Bay - Municipal Notice 93/2021

103/167

Good day.

I wish to register my objection to the proposed 5G tower as proposed in this application.

As a permanent resident and ratepayer this will go against all the values we are trying to maintain in the Pringle Bay Village. Note that this objection is not against 5G per se, but against the proposed tower. My objections are as follows:

1. 25m Height of structure not necessary

In the information supplied by the proposer, it implies that the towers HAVE to be 25m high. This is not true. What is true is that the 5G signal does not pass as easily through infrastructure as other telephone signals. For this reason the higher the tower, the greater reach and thus effectiveness (and profit) there is for the tower operator.

There are places where the transmitters are located on "street furniture" like existing lamp posts. It is clear than in the Pringle Bay context, that transmitters positioned lower will be sufficiently effective, due to the current low infrastructure. Byelaws prevent the building height to be above 8m, so this will remain a reason to have the transmitter(s) placed closer to ground level.

Whilst there are no street light poles in Pringle bay, there are sufficient buildings that will accommodate rooftop masts with a far lower impact on the visual environment.

It is true that having a lower level restriction on transmitter height may cause there to be more transmitters in the same geographical area and this may cost the networks more to achieve the same result. Even if this is true, the cost will ultimately be borne by all South Africans. This is not unfair as this is part of the cost of keeping our Biosphere a protected area.

2. Visual Pollution

Pringle Bay is in the transition zone of the Kogelberg Biosphere. Living in Pringle Bay Conservancy, we are obliged to maintain conservation principles set down by MAB, Cape Conservation and others, precisely to avoid this fragile and unspoilt environment from degenerating to being just another city.

The proposed tower will definitely adversely affect the nature of this environment. This visual pollution will affect the environment day and night, from a distance, as well as at street level - the proposed structure will be on the street front in the central part of the town.

FILE NO: EL 428 - KPRB
SCAN NO: 1
COLLABORATOR NO: 1562509

21 JUL 2021

Re: Erf 428 KPRB

104/167

L Gillion

From:
Sent:
To:
Subject:

Monday, 19 July 2021 17:58
L Gillion
objection 5G Pringle bay

TP N/Heart
(J. UdStoop)



Dear Loretta

As an owner of Pringle bay I fully object to the 5G Tower that wants to be erected. We all are trying to escape the "big city" and once there is an ok on the tower all other "cityscapes" will appear. Impact studies show 5G is not good for any inhabitants..plants animals and humans. We have the most beautiful biosphere in the world. Even NASA wants to come and study it...why now start a something that could have a negative impact on all living things.

So in a nutshell...I fully object..

Kind regards

FILE NO:	Erf 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	156751

20 JUL 2021

L Gillion

TP. n. /theort
(H. ud sloop)

105/167

From:
Sent: Monday, 19 July 2021 21:20
To: L Gillion
Cc:
Subject: Kommentaar op Erf 428 Centralweg 13 Pringle Baai: Aansoek om opheffing van beperkende titelaktevoorwaardes, Vergunningsverbruik en afwyking: High Wave Consultants on behalf of ATC(Pty) LTD



Beste Overstrand - gebruik asb hierdie eposl en delete my vorige epos! (spelfoute is regiemmaak)

In terme van artikel 51 en 52 van die betreffende verordening maak ek hiermee beswaar teen al drie die punte in bogenoemde aansoek en versoek ek dat die aansoek **afgewys** moet word.

Adres:

Kontak nommer:

Belang in die aansoek: Eienaar van huis op wat geraak sal word as die aansoek sou slaag

Rede vir beswaar: Die transmissie toring van hoogte 25m waarvoor aansoek gedoen word, is direk en in die middel van my uitwig oor die see.

Beswaar:

1. 'n 25m hoë transmissie mas op erf 428 sal uitstaan soos n seer oog (lelik en heeltemal uit voeling met all ander strukture en plantegroei of bome in die omgewing) en sal bydra tot estetiese vervuiling van die omgewing, beide op die erf en in die dorp as geheel.
2. Pringle Bay is uitgelê as 'n dorp langs die see met erwe en huise op teen die berge aan die agterkant van die dorp. Hierdie erwe het almal n pragtige uitsig oor Pringle Bay en is dus ook van die duurste erwe in die omgewing. Die voorgestelde toring sal reg in die fokuspunt van baie van hierdie erwe en huise val en daardeur onmiddellik die waarde van die eiendomme verlaag.
3. Persoonlik sal die toring direk in die uitsig van my huis op erf 552 wees en visueel afbreuk doen aan waarna ons elke dag na kyk. Ek is ten sterkste daarheen gekant.

Voorstel:

Die behoefte aan goeie selfoon diens in Pringle Bay is groot. 'n Verbeterde selfoon opvangs sal dus goed wees. Die voorgestelde plasing van die toring is dus die probleem. Alternatiewe liggings vir die toring kan dus gesoek word. Hierdie aansoek moet egter afgekeur word.

Die uwe

FILE NO:	51 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	156193

20 JUL 2021

L Gillion

Eef 428 KPRB

106/167

From:
Sent: Friday, 16 July 2021 16:30
To: L Gillion
Subject: 5g cell tower Pringle Bay



Good day.

My property is and I herewith strongly object to the erecting of the 5g cell tower.
My vote is NO for the planned cell tower.
Thank you.

TP. A. Theart
(H. ud Stoop)

Kind regards

FILE NO:	Eef 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1961689

20 JUL 2021

L Gillion



From: Tuesday, 20 July 2021 09:48
Sent: L Gillion
To: L Gillion
Subject: Fwd: The tower to be built in central Pringle bay - Erf 428 Pringle Bay
Attachments: Erf 428 Pringle Bay (ROR, Consent use, Departure).PDF

TP. N. /thead
(I. ud Steep)

Morning from a freezing Pringle Bay
This may sound a bit stupid but do you need a tower to make fibre optics work
I was Googling, as you do, and it seems you do. I really don't want this thing in the middle of the village is there an alternative?
Kind regards

Sent from my iPhone

Begin forwarded message:

FILE NO:	51 128
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1561687

From: [redacted]
Date: 12 July 2021 at 13:05:33 SAST
To: [redacted]
Subject: FW: The tower to be built in central Pringle bay - Erf 428 Pringle Bay

Sent from Mail for Windows 10

From: [redacted]
Sent: 10 July 2021 11:13
To: [redacted]
Subject: FW: The tower to be built in central Pringle bay - Erf 428 Pringle Bay

Sent from Mail for Windows 10

From: L Gillion
Sent: 08 July 2021 12:29
To: [redacted]
Subject: RE: The tower to be built in central Pringle bay - Erf 428 Pringle Bay

Dear Sir / Madam

Attached please find the annexures, as requested.

The application was published in the Overstrand Herald on 17 June 2021 and the Provincial Gazette on 18 June 2021. Also please note that no decision has been made in this regard.

20 JUL 2021

L Gillion

108/167



From:
Sent:
To:
Subject:

Friday, 16 July 2021 20:20
L Gillion

OBJECTION OF APPLICATION TO ERECT 25M TELECOMMUNICATIONS TOWER

TP- n. / heart
(I. ud Sraep)

Dear Overstrand Municipality

Letter of objection for the application to erect 25m 5G tower on Erf 428 Pringle Bay

I, _____ in Pringle Bay, **object to the application** to erect the 25m telecommunications tower in the town centre. I have been a property owner in Pringle Bay since the year 2000 and have lived here permanently for 10 years.

Reasons for my objection:

1. I have not received any official written notice from the Overstrand Municipality for the consent of erf numbers 1-522. It is a legal requirement that the municipality informs every erf number from the old village sector (erf 1-522) to get consent for the changes required to the title deed to change height restrictions to 25m as well as the restrictive title conditions for the title deed of erf 428.
2. Pringle Bay is a Biosphere, and we have the responsibility to protect this biosphere. We all have to abide by the many rules necessary to coexist with the fauna and flora indigenous to this beautiful nature conservation area. The erection of this harmful tower could negatively impact the ecosystem we try to protect.
3. There is limited information about the impact of 5G radiation on our indigenous fauna and flora. It has not been scientifically proven that 5G is not at all harmful to us humans either. The fact that 5G needs a receiver every 500m says that the wavelength of 5G radiation is close to X-rays, microwaves and gamma rays which is very harmful to humans as well as animals. Why take the risk???
4. If the current telecommunications towers are upgraded to newer technology, with upgraded backup batteries, the signal in our town will be more than sufficient. If it doesn't suit your needs, you have no obligation to stay here and can move elsewhere where the cellphone signal suits your requirement. I have an online business and I am more than happy with the cellphone coverage we have and paired with my ASK WiFi, I can operate my business just fine.
5. A 25m tower will look terrible as well as being an **unnecessary upgrade** (aside from the health risks to the community and the environment).
6. Property Values of the properties in the vicinity of Erf428 will decline due to the eyesore of said 25m tower in the middle of town. Actually, at 25m, the whole town will look out their windows upon this enormous eyesore as well as having to live with this harmful radiation.
7. Our town will be installing Fiber optics soon, so there will be a faster internet connection here soon.

Therefore I **strongly object** to this proposal. I object to the change in height restrictions. I object to the removal of the restrictive conditions of the title deed of Erf 428. I Object to be forced to look onto this horrible tower. I object to the uses of this tower.

I trust that the approval of the application will be DENIED

FILE NO:	ERF 428 Pringle Bay
SCAN NO:	
COLLABORATOR NO:	194683

TP 20 JUL 2021

L Gillion

From: Sunday, 18 July 2021 17:51
 To: L Gillion
 Subject: FW: Erf 428, Centralweg13, Pringle Bay, 25m transmissie toring
 Attachments: Development in rural areas.PNG; Heritage overlay zone.PNG; Preservation of scenic routes.PNG; Response to existing dev. pattern.PNG; Response to historical pattern.PNG; Scale of new buildings.PNG; Scenic route protection.PNG; Special management zone.PNG; Erf 428 Pringle Bay (ROR, Consent use, Departure).PDF.pdf; R44 Clarence Drive.GIF



Importance: High

TP - N. Ahearne
(H. vd Stoep)

Beste Overstrand Bestuur

Insake: Kommentaar op voorgesteld transmissie toring vir Pringlebaai op Erf 428, Centralweg, Pringlebaai
 (Soos geadverteer in die koerant)

Met verwysing na die aanhangsels wat in 2009 opgetrek is deur die Overstrand Landscape Group onder leiding van Dr Nicolas Baumann vir die munisipaliteit. Dit spreek *scenic routes* sowel as aanvaarde ontwikkelingspatrone in ons kusedorpie aan.

In my opinie kan daar nie geargumenteer word dat 'n 25 meter toring nie 'n visuele impak op die kusedorpie en geïdentifiseerde beskermde uitsigroete (R44) Clarence Drive gaan veroorsaak nie. Dit word beskou as een van die heel mooiste roetes in die land. Dit gaan die karakter van die onmiddellike terrein sowel as kusedorp omgewing negatief beïnvloed. Die hoogste gebou in Pringlebaai is slegs twee verdiepings met hoogte beperkings van minder as 9 meter.

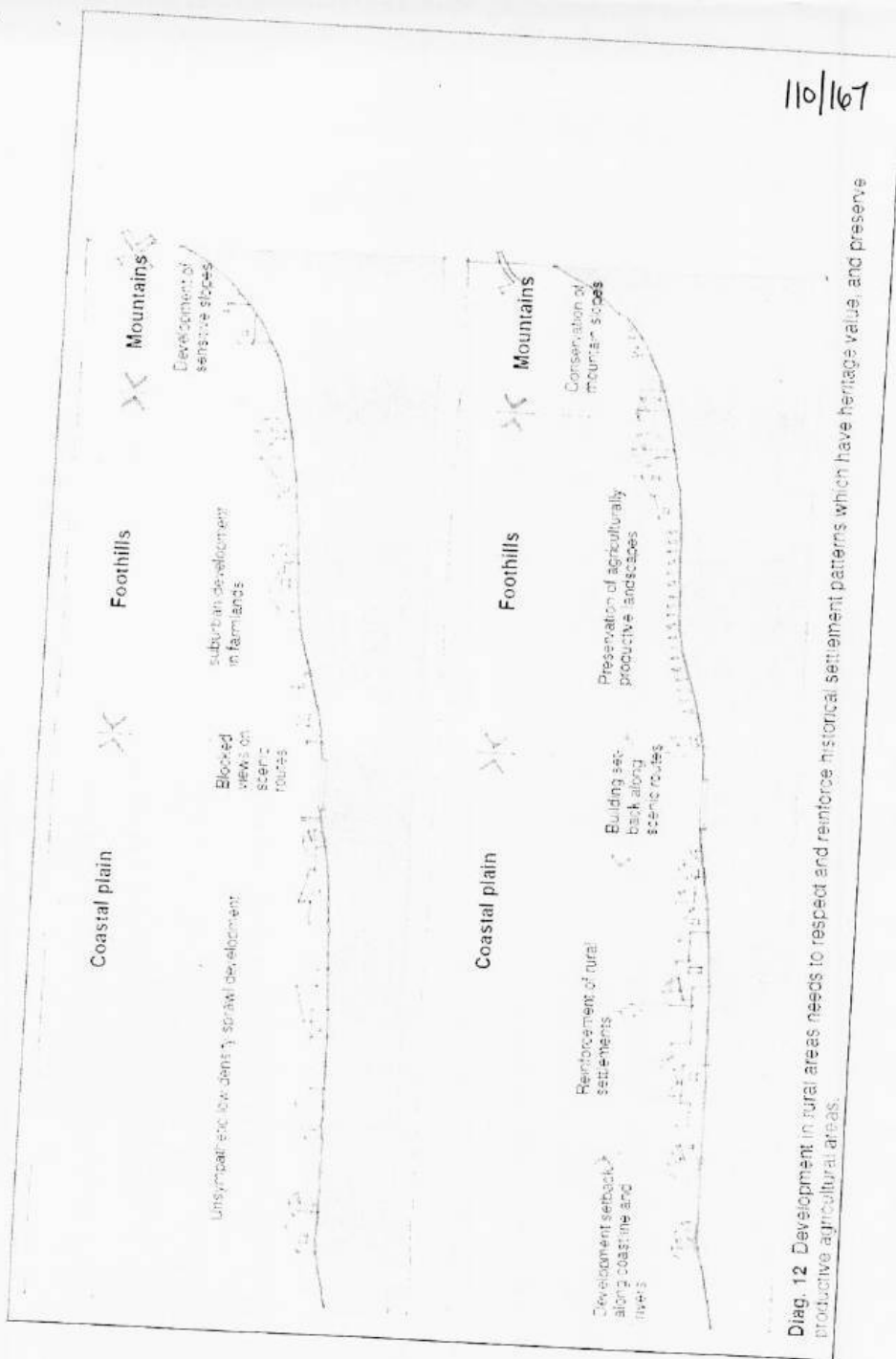
OHAC – Overstrand Heritage and Aesthetics Committee se kommentaar behoort ingewin te word. 'n *NID – Notice of Intent to Develop* ingevolge Artikel 38 van die *NHRA – National Heritage Resources Act 25 of 1999* behoort dan by *HWC – Heritage Western Cape* ingedien te word **omrede daar geensins bewys is dat die *scenic route* nie hierdeur geaffekteer word nie.** 'n Visuele impakstudie behoort deur OHAC en HWC aangevra te word waarin alternatiewe ondersoek en aangebied behoort te word.

Indien hierdie tiepe aansoek goedgekeur word sal dit 'n baie negatiewe president stel vir ander wat nadelig sal wees vir die hoof ekonomiese aktiwiteit van ons streek en klein dorpie, naamlik toerisme.

U aandag in die saak sal waardeer word.
 Groete

FILE NO:	51-428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1561674

MPhil (CBE) (UCT) NHDip (CPUT) NDip (CT) PrSArchT PHP SACAP APHP CIA ICOMOS-SA VASSA
 HERITAGE RESOURCE MANAGEMENT | ARCHITECTURAL CONSERVATION
 TEL: 031 251 9467 | EMAIL: 2008@overstrand.gov.za | WWW.OVERSTRAND.GOV.ZA



Diag. 12 Development in rural areas needs to respect and reinforce historical settlement patterns which have heritage value, and preserve productive agricultural areas.

111/167

Description

The coastal plateau stretching from Rooi Els to Kleinmond comprises a series of discrete settlements with their own distinct characters based primarily on their specific topographical settings and to a lesser extent on their historical origins. The sub-region is characterised by a dramatic and dynamic landscape, comprising of a high mountain backdrop, a relatively steep sweep down to a narrow coastal plain marked by seasonal wetlands and a rocky shoreline, interspersed with sandy beaches. The flora is of an extremely high quality. The area has a high conservation value and has been declared a UNESCO biosphere region. Settlements occur as nodes set into this dramatic natural landscape that, with the mountain sweep from crest to rocky coastline, establishes the predominant character of the landscape. A sense of balance is evident between the natural landscape and the settlement pattern: of villages set in nature. The diversity of the landscape has also resulted in villages of differing character. Rooi Els has developed in a compact and organic form related primarily to the nature of the promontory adjacent to the Rooi Els rivermouth. The river, the beach, the promontory and the steep mountainside setting constitutes the primary form-giving structure elements of the village. A sense of isolation is evident; of a village set in a highly dramatic natural setting quite distinct from the other villages in the Overstrand region. The ecological and scenic qualities of the place are dependent on the appropriate management of the development and alterations and additions to existing structures. The exploitation of regulations relating to height

restrictions and inappropriate house sitings, massing and bulk

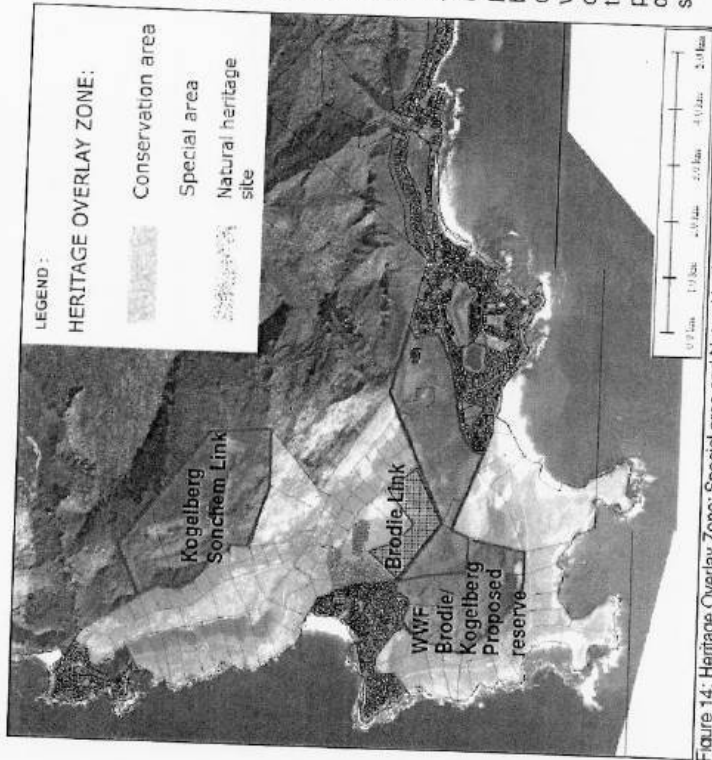


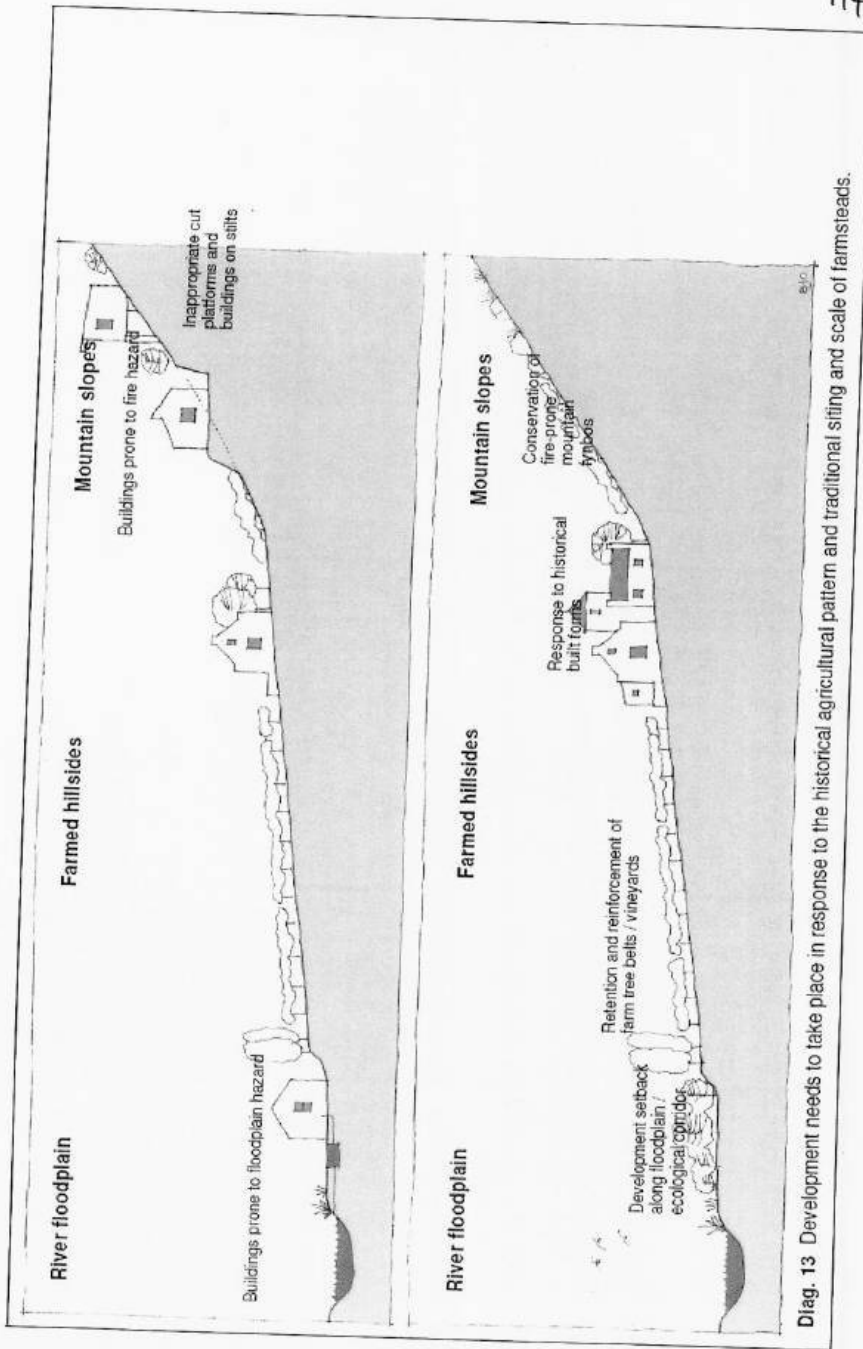
Figure 14: Heritage Overlay Zone: Special area and Natural heritage sites.

Generic Guidelines	Specific Guidelines
<p>8.1 Identified scenic routes Protect identified scenic routes of regional significance, as well as those of local significance. (Refer to Map 3: Scenic Resources, Overstrand Heritage Survey: Landscape Characteristics).</p>	<p>a) Proclaim official scenic routes within the Overstrand by means of Municipal by-laws. b) Use the proposed by-laws to prevent inappropriate development and signage adjacent to these routes. c) Consider development restrictions in identified view corridors. d) Impose building set-backs and height restrictions along proclaimed scenic routes. Setback of 25m in urban areas, and 100m in rural and wilderness areas recommended. e) Prohibit obstruction of sea and mountain views along proclaimed scenic routes. Use berms and planting for screening.</p>
<p>8.2 Scenic route gateways Recognise the importance of scenic routes as gateways to the Overstrand and its attractions.</p>	<p>a) Provide appropriately designed route markers and other signage for tourism purposes. b) Ensure appropriate design of road verges along scenic routes, including stormwater structures, fencing, farm stalls, picnic sites and signage. c) Locate signs against a backdrop to avoid silhouette effects on the skyline. Low signs are less obtrusive. Fix signs to buildings to avoid proliferation of poles. d) Prohibit or mitigate visually intrusive structures, advertising (billboards), powerlines etc. adjacent to scenic routes. e) Prohibit precast concrete, 'Vibracrete' walls, unpainted cement block walls, high security fencing and razor wire along scenic routes.</p>
<p>8.3 Scenic route themes Reinforce scenic route themes and provide interpretive information.</p>	<p>a) Establish and clearly identify the various routes, such as the Whale Route, the Fynbos Route, the Wine Route, the Historic Route, the Art Route, the Birding Route etc.</p>

113/167

<p>9.1 Respond positively to the existing development pattern which has evolved in response to the natural environment and historical movement patterns and settlement hierarchy.</p> <p>A natural ordering system has evolved over time in response to the particular natural environmental context and the movement system and related settlement hierarchy. A sense of fit between settlement and nature was evident until the mid 20th century but is currently being eroded.</p>	<p>a) Respect the pattern of development which has evolved over time by respecting current urban edges and by avoiding sprawl into green field sites.</p> <p>b) Encourage a process of appropriate densification within demarcated urban areas which respects existing and proposed conservation areas, significant urban and vistas, significant heritage sites and landmarks. Avoid the "filling in" of existing green field sites within the urban edge which have visual and/or heritage significance.</p>
<p>9.2 Avoid steep slopes to minimise visual impact and to avoid slope failure and erosion.</p> <p>Traditional settlement patterns have occurred on gently sloping land and below contour levels demarcating the mountainous areas.</p>	<p>a) Do not permit the subdivision of erven on slopes greater than 1:4.</p> <p>b) Do not permit building platforms on stilts or pilotis. Buildings should be ground hugging and aligned along the contour. An exception would be when building adjacent to wetland areas. In such instances piles may be preferable to strip foundations to allow drainage.</p> <p>c) Minimise cut and fill. Exposed slopes should be stabilised with dry pack-stone walls and appropriate vegetation.</p> <p>d) Retaining walls should not exceed 2m in height and 10m in length.</p> <p>e) Pre-cast concrete retaining systems may be used but are also not to exceed 2m in height and 10m in length.</p>

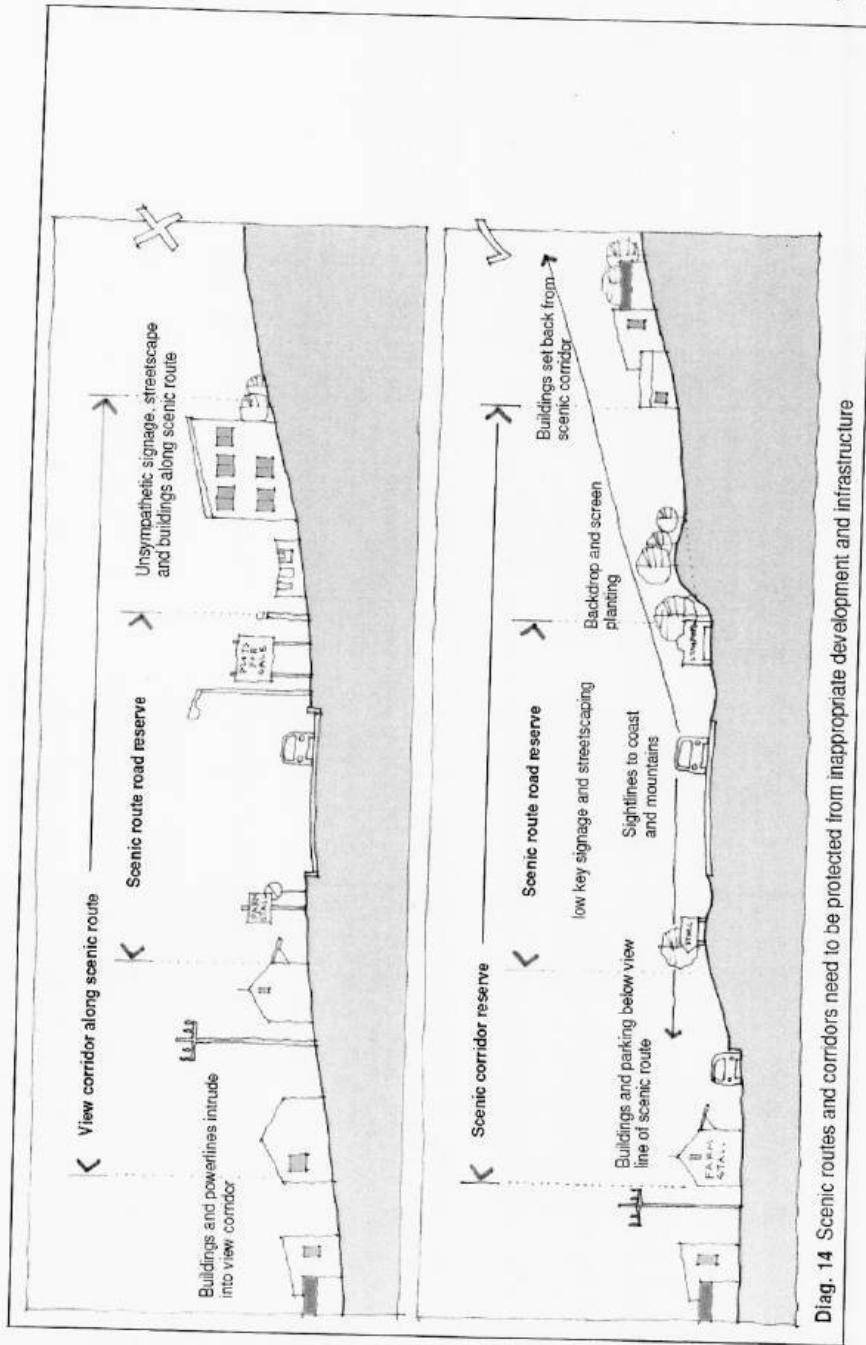
114 / 167



Diag. 13 Development needs to take place in response to the historical agricultural pattern and traditional siting and scale of farmsteads.

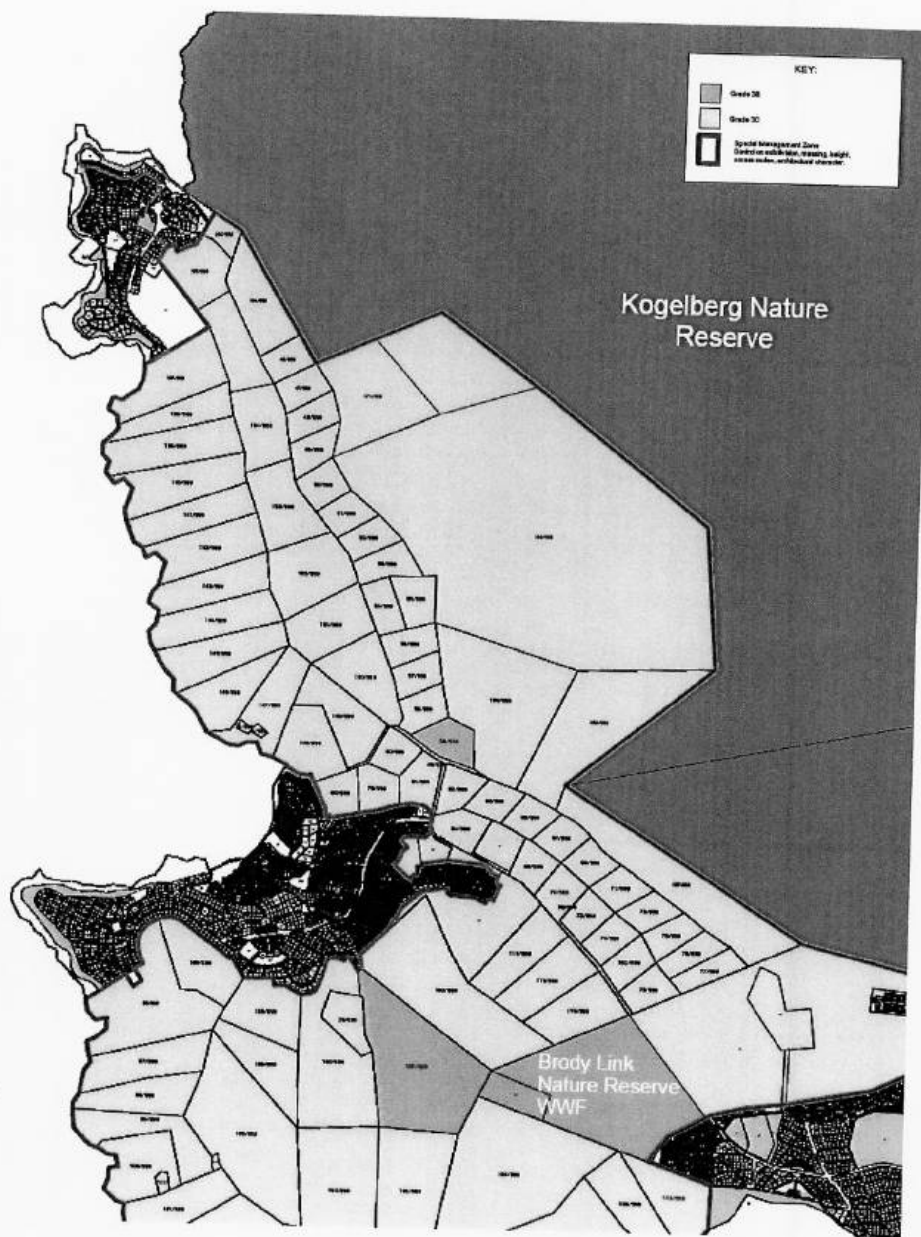
<p>7.7 The scale of new buildings</p> <p>The scale of new buildings in rural or agricultural context can have dramatic visual impacts. New technologies relating to packaging, storage and tunnelling have resulted in building structures substantially larger than traditional farm buildings.</p>	<p>New buildings should respect the scale and layout of surrounding buildings in the immediate context. When forming part of a historical werf complex new buildings should not compete in height, scale and massing with existing structures, but should remain subordinate to them. The plan form of the werf should be respected with regard to new interventions. New developments should thus not locate in or immediately adjacent to them and should preferably be located in positions which are screened from public view.</p> <p>The height of buildings in rural areas rarely exceeds two storeys and this should be regarded as the height limit for new developments within historic werf areas.</p> <p>The roof ridge of residential buildings should thus not exceed 8m.</p> <p>With regard to solid void relationships a wall dominated architecture should predominate.</p>
<p>7.8 New architecture and the positive response to the vernacular</p> <p>Vernacular architecture refers to the interrelationship of climate, geology, landform, architecture and craft. It is a tradition of building that has evolved over time and which is context specific. It cannot be replicated. A balance thus needs to be made between an understanding of local architecture and context and the opportunities for appropriate interpretation rather than replication. Alternative materials and technologies can be used as long as they are subservient to the cultural context.</p>	<p>New interventions in historic werfs should be quiet background buildings. Similarly the use of lavish decoration and decorative elements such as cast concrete sculptures and urns should be discouraged.</p>
<p>7.9 The treatment of entry points and boundaries</p> <p>The treatment of gateways and farm boundaries can have a substantial impact on the character of visual areas.</p> <p>In general, entry points should complement the architectural language of the buildings on the farmstead in terms of scale, form, materials used and architectural language.</p>	<p>Entrance gateways should step back from the boundary line and side walls should not exceed 10m on either side of the gate opening.</p> <p>Alternative means to address security requirements need to be explored to avoid the location of high electrified fences on farm perimeters. Where such security is regarded as unavoidable such fences should be placed approximately 3 to 5 metres behind the boundary with the use of natural vegetation or traditional farm fences to demarcate the farm boundary.</p> <p>Dark black or green palisades fences without posts should be used. Elaborate</p>

116 | 167

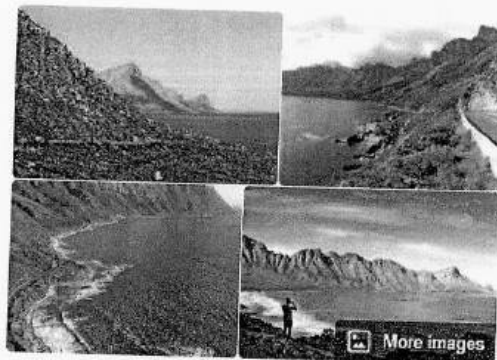


Diag. 14 Scenic routes and corridors need to be protected from inappropriate development and infrastructure

117/167



118/167



Clarence Drive



Clarence Drive is a mountain pass crossed by the R44 road between Gordon's Bay and Rooi-Els. The tourist route is 22 km long and provides a panoramic view of False Bay, the coastline, Table Mountain, and parts of the Cape Peninsula. Wikipedia

Length: 22 km

119/167

From: L Gillion
Sent: 19 July 2021 07:57 AM
To:
Subject: INCOMING : Radio Tower Erf 428 KPRB



From:
Sent: Monday, July 19, 2021 7:44 AM
To: L Gillion <loretta@overstrand.gov.za>
Subject: Radio Tower

TP. N. (Heart
(1). Ud Stoop)

Would like to add to my previous email that the waiver of the height restrictions can open a can of worms for future development in Pringle Bay. This would give the go ahead for building structures over the present height restriction which I am apposed to..

FILE NO:	EF 428
	Pringle Bay
SCAN NO:	Datas
COLLABDRATOR NO:	
	156102

L Gillion

120/167



From:
Sent: Friday, 16 July 2021 13:12
To: L Gillion
Subject: RE: The tower to be built in central Pringle bay - Erf 428 Pringle Bay

Handwritten signature: TP-D/Incard (1. ud Skoop)

Thank you so much for this.

This is my formal objection to the erection of a 25 meter Telecommunication Tower in Central Pringle Bay Erf 428

We are on the brink of having a fibre network installed in Pringle Bay, which is neither unsightly nor dangerous and from what I have seen in Gordons Bay, Strand and other towns the installation of the fibre cables has been neat and tidy. A 25 meter tall in the middle of our village would be both of the above. why this? Why Now? Pringle Bay is a conservancy and is trying very hard to maintain this status. To be bullied into accepting this monstrosity as we were with the removal of our baboon troop, is undemocratic. Yours truly

Sent from Mail for Windows 10

Stamp with fields: FILE NO: SF 128, Pringle Bay, SCAN NO: 16 Jul, CO: LABORATOR NO: 1361096

From: L Gillion
Sent: 08 July 2021 12:29
To:
Subject: RE: The tower to be built in central Pringle bay - Erf 428 Pringle Bay

Dear Sir / Madam

Attached please find the annexures, as requested.

The application was published in the Overstrand Herald on 17 June 2021 and the Provincial Gazette on 18 June 2021. Also please note that no decision has been made in this regard.

Kindly provide your comments / objections before or on the closing date 23 July 2021.

Regards

Loretta Gillion
Administrator : Town & Spatial Planning
Overstrand Municipality
A: 16 Paterson Street, Hermanus, 7200 P: P O Box 20
T: 028 313 8900 | F: 028 313 2093 | E: loretta@overstrand.gov.za

-----Original Message-----

From:
Sent: Friday, 02 July 2021 22:37

Handwritten initials TP and date 16 JUL 2021

121/167

Erf 428 KPRB TP - A Thean (Huld Steep)



L Gillion

From: L Gillion
Sent: Thursday, 15 July 2021 13:21
To: L Gillion
Subject: Fwd: NON CONSENT re erf 428 application

Dear Loretta/ Overstrand Municipality,

Herewith my letter of objection for the erection of a 5G tower on erf 428:

I am owner of erf 317 High Level/ 43 Peak Rd in Pringle Bay. I write to you and will forward this mail to loretta@overstrand.gov.za as well.

I HEREBY DO NOT CONSENT UNDER ANY CONDITIONS TO THE ERECTION OF A 5G TOWER ON ERF 428 PRINGLE BAY.

Upon doing substantial research re the above here are my concerns/ comments:

1. OFFICIAL WRITTEN NOTICE

I have yet to receive written notice from the Overstrand Municipality re the consent of erf numbers 1-522 (old village) for:

- *the erection of a 25m tower on erf 428
- * the lifting/ changing of the height restrictions to the title deed of erf 428 from 6m to 25m
- * the removal of the restrictive title conditions for the title deed of erf 428

Overstrand Municipality has my email address as I receive my rates bill every month via email.

Overstrand Municipality has on occasion personally come to my property to hand deliver written notice for an outstanding bill.

It is a legal requirement of the Overstrand Municipality to make sure that EVERY erf number from the old village sector receive such notice and give consent for the changes required to the title deed to erect such a tower. I am aware that many owners have not received said notice.

2. BIOSPHERE

We, the majority of residents of Pringle Bay have made a conscious choice to live in a biosphere. To protect that biosphere, to abide by the many rules and regulations imposed upon ourselves to keep said biosphere CLEAN: clean air, clean water, clean soil. All necessary to coexist with the many fauna and flora indigenous to our village and the surrounding areas.

The erection of a tower that emits 5G radiation will cause harm to any birds, insects (bees) and other animals which need radar to detect where their nests and eggs are.

The same applies for sea life like whales and dolphins.

TP 15 JUL 2021

FILE NO: EL 428-KPRB
SCAN NO: 67
COLLABORATOR NO: 1560514

122|167

3. HARMFUL RADIATION

It has absolutely NOT been proven that 5G radiation is not harmful to the human race. In fact more and more evidence points to exactly the opposite. Tumours and cancer have been linked to the use of WiFi. There have been 1000's of cases documented with various health side effects due to proximity to 5G towers.

4. FASTER INTERNET

For the tower to provide faster internet further than a 5m radius there will need to be receivers placed every 5-8 houses. Our little village will become like a "microwave". What of the health effects on us as well as the proven sterility of young girls and our birds and bees.

During Level 5 Lockdown in 2020 I had a full house (4 adults). We all used the internet daily and a lot. Different laptops, ipads and cell phone's constantly being used as well as streaming from some sites. We had no interruptions and issues. Downloads were slower. I have an ASK antenna.

Possibly folks that are holiday makers here or folks still on old and outdated systems like the TELKOM landlines have internet problems. They can switch to ASK or SONIC WIFI, both companies have great reach and internet speed.

For the people who are now working from home and require that little bit more speed. There are other options. One being that fibre optics is in the pipeline so a tower seems slightly overkill for this little village.

The "holiday makers" are not here all year round. If they require even faster internet and voice calls they should holiday elsewhere. Holidaying in Pringle Bay should be more about hiking, biking and enjoying the beautiful nature here.

5. URBAN AREA/ AESTHETICS

A 25m tower in the middle of our village will look ghastly. Besides that, all the properties within eye view of the tower will go down in value considerably. The argument that values will rise due to faster internet is not plausible. Who lives in a biosphere and wants to look out to a 25m tower (besides the arguments of it's dangers to our health).

Imagine going for a beautiful hike on our surrounding mountains and having to look down to a 25m tower. Hardly a biosphere picture.

And while our properties go down in value the owner of erf 428 will be compensated greatly by the big tech companies for the use of said erf. Hardly a fair trade.

The argument that the tower is being erected in an urban area is preposterous. Pringle Bay is a small and quaint village. The use of the word "urban" is misleading. There are also residential properties in the "urban" area, it is not simply a business hub.

6. ELECTRICITY

The tower will require certain electrical requirements. We have enough electrical problems in the village and with Eskom. Surely dealing with the current electrical issues should have priority over a tower which will require a lot more usage.

7. ALTERNATIVE AREA

No alternative area has been considered/ put forward. This is also a requirement of the title deeds 1-500.

Please see the following links for information to directly back up all of the above points:

123 | 167

<https://www.careerride.com/view/are-mobile-towers-in-residential-areas-harmful-26931.aspx#:~:text=People%20in%20the%20area%20experience,intensity%20of%20radiation%2024%20hours>

<https://www.radiationhealthrisks.com/5g-health-risks-debunked/>

<https://www.saferemr.com/2017/09/5g-wireless-technology-is-5g-harmful-to.html?m=1>

<https://www.bitcute.com/video/g17Wvxd51S9n/>

<https://t.me/greatreject/9406>

Pringle Bay, do hereby declare that I DO NOT CONSENT to the erection of a 25m tower on erf 428, Pringle Bay.

I do not consent to the changing of the height restrictions.

I do not consent to the removal of the restrictive conditions.

I FULLY OBJECT to this proposal.

Yours Sincerely,

On Mon, 05 Jul 2021 at 16:34, _____ wrote:

Please refer to our telecom.

Attached hereto please find the documentation as discussed.

Please do not hesitate to contact me should you require any further assistance.

Kind Regards

TP - A Theart
(Hild Steep)



D Adams

From: L Gillion
Sent: 15 July 2021 04:25 PM
To: I Hanekom; D Adams
Subject: INCOMING : OBJECTION: New 25 meter high communications tower application to be erected in the village centre - whilst we need improved comms this monstrosity does not need to be installed in the middle of the village centre
Attachments: Pringle Bay Tower.pdf; ATT00001.htm

124/167

From:
Sent: Thursday, July 15, 2021 2:59 PM
To: L Gillion <loretta@overstrand.gov.za>
Cc:
Subject: OBJECTION: New 25 meter high communications tower application to be erected in the village centre - whilst we need improved comms this monstrosity does not need to be installed in the middle of the village centre

Dear Lorella

RE Objection to communications application from land owner of
, Pringle Bay.

I object to the installation of the New 25 meter high communications tower application to be erected in the village centre - the fact that the applicant had the opportunity to present alternate installation points but failed to demonstrates a lack of application. This in the midst of a UNESCO world heritage site and therefore must be rejected.

Best regards

Owner

From:
Sent: 15 July 2021 12:56 PM
To:
Subject: Fwd: New 25 meter high communications tower application to be erected in the village centre - whilst we need improved comms this monstrosity does not need to be installed in the middle of the village centre

Hi Samantha,

I hope you are well. See info below, which impacts the aesthetics of our town. Why they had to choose the centre of the village as the spot to erect this monstrosity?????. You would have received registered mail (if you have a post box) and if your property is between erven 1 to 522 , as I understand these are the immediate landowners that may object in terms of title deed restrictions. All interested parties that are residents may however also object. I am totally for a tower tucked away unobtrusively that will improve our non existent cellular networks, particularly over high season or during bad weather. The fact that the applicant had the opportunity to present alternate installation points but failed to is mind boggling. This in the midst of a UNESCO world heritage site. All objections are to be submitted before the 23rd July to loretta@overstrand.gov.za

See attached PDF and highlighted excerpts in red below.

FILE NO: EL 428 - KPRB
SCAN NO: 14
COLLABORATOR NO: 1560365

Please distribute to any other residents you know that might not be aware of this.

125/167

126/167



**OVERSTRAND MUNISIPALITEIT
ERF 428, CENTRALWEG 13, PRINGLEBAY:
AANSOEK OM OPHEFFING VAN BEPERKENDE
TITELAKTEVOORWAARDES
VERGUNNINGSGEBRUIK EN AFWYKING:
HIGHWAVE CONSULTANTS NAMENS ATC (PTY)
LTD**

Kragens Artikel 47 en 48 van die Overstrand Munisipaliteit Verordening vir Munisipale Grondgebruikbeplanning, 2015 word hiermee kennis gegee van die onderstaande aansoek van toepassing op Erf 428, Pringlebay naamlik:

1. Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkende titelaktevoorwaardes A.1(a) en D.(b) soos vervat in titelakte T20557/2015 ten einde 'n 25m transmissietoring op die eiendom op te rig.
2. Aansoek om vergunningsgebruik ingevolge Artikel 16(2)(c) van die Verordening ten einde 'n 25m hoe transmissietoring op bogenoemde eiendom op te rig.
3. Aansoek om afwyking ingevolge Artikel 16(2)(b) van die Verordening ten einde die toepaslike 6m hoogtebeperking te oorskry om 'n 25m hoe voorgestelde transmissietoring te akkommodeer.

Besonderhede aangaande die voorstel is ter insae gedurende wekedae tussen 08:00 and 16:30 by die Departement Stadsbeplanning te Patersonstraat 16, Hermanus en by die Betty'sbaai Bibliotek, Clarencevliet, Betty'sbaai.

Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening aan die Munisipaliteit (Patersonstraat 16, Hermanus / ff: 0288132093 / (w) info@overstrand.gov.za) voor of op 23 Julie 2021, slegs voor 16:30, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoneso navrae kan gerig word aan die Senior Stadsbeplanner, Ms. H van der Stoep by 028-3118900. Die Munisipaliteit mag weer om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

Munisipale Bestuurder, Overstrand Munisipaliteit, Postbus 20, HERMANUS, 7200
Munisipale Ketragsaamling Nr. 93/2021

**OVERSTRAND MUNICIPALITY
ERF 428, 13 CENTRAL ROAD, PRINGLE BAY:
APPLICATION FOR REMOVAL OF
RESTRICTIVE TITLE DEED CONDITIONS,
CONSENT USE AND DEPARTURE, HIGHWAVE
CONSULTANTS ON BEHALF OF ATC (PTY) LTD**

Notice is hereby given in terms of Section 47 and 48 of the Overstrand Municipality By-law on Municipal Land Use Planning, 2015 of the application mentioned below applicable to Erf 428, Pringle Bay namely:

1. Application in terms of Section 16(2)(f) of the By-law for the removal of restrictive title deed conditions A.1(a) and D.(b) as contained in Title Deed T20557/2015 in order to erect a 25m transmission tower.
2. Application in terms of Section 16(2)(c) for a consent use in order to erect a 25m transmission tower on the above property.
3. Application in terms of Section 16(2)(b) for a departure to exceed the applicable 6m height restriction to accommodate a proposed 25m high transmission tower.

Detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department - Town Planning at 16 Paterson Street, Hermanus and at the Betty's Bay Library, Clarence Drive, Betty's Bay.

Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law to the Municipality (16 Paterson Street, Hermanus / ff: 0288132093 / (w) info@overstrand.gov.za) on or before 23 July 2021, quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Senior Town Planner, Ms. H van der Stoep at 028-3118900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalise their comment.

Municipal Manager, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200
Municipal Notice No. 93/2021

**UMASIPALA WASE OVERSTRAND,
ISIZA 428, 13 CENTRAL ROAD, E-PRINGLE BAY:
SICELO SOKULUNGISA KUNYE NOKUSHENZISA
IMIQATHANGO YESITHINTELO YETAYITILE
YOBUNINI, UKUSETYENZISWA KWEMWUME
KUNYE NOKUPHAMBUKA: HIGHWAVE
CONSULTANTS (ngamini laka ASK SECURITY CC)**

Kukhutswe isazi ngokweCandelo lama-47 kunye ne-48 loMthethwana kaMasipala waseOverstrand ongokoCwangciso lokusetyenziswa koMhlaba kaMasipala wawama-2015 ngecicelo ezichazwe ngerantsi ephambelana nesiza 428, e-Pringle Bay koku kulandelayo:

1. Isicelo ngokwemiba yeSolotyia le-16(2)(f) loMthetho wokulungiswa kwemiqathango yesithintelo yeTayitile C., nokusiswa kwemiqathango vesithintelo yeTayitile ye-A.1(a), ye D.(b) njengoko iqulathwe kwitafide yobunini T20557/2015 ukulungiselela ukawakha ipali yokuncedwana nonxibelelwano eyi 25m.
2. Isicelo ngokwemiba yeSolotyia le-16(2)(c) lokusetyenziswa kwemwume okuze kusetyenziswe ngokwemwume kumawo ipali yokuncedwana nonxibelelwano kwesiza.
3. Isicelo ngokwemiba yeSolotyia le-16(2)(b) sophambuko sokugqitha kumphakamo osebanzayo we-6m ukulungiselela ukawakha iwe-pali yonxibelelwano olucetywayayo olumphakamo angama 25m.

Inkukacha ephambelana nesizindululo ziyafumaneka ukuba zihlwe kwintloko zaphakathi evukini, phakathi kwentsimbo ye-08:00 ukuya kwe-16:30 kaCandelo Ucwangciso lweDolophu kwa-16 e Paterson Street, e-Hermanus kunye nakwi Thala lwencwab lase Betty's Bay, e-Clarence Drive, e-Betty's Bay.

Naziphi na zimvo ezibhalwayo mazingeniwe ngokwobonelelo zamaCandelo lama-51 nelama-52 noMthethwana kaMasipala (16 Paterson Street, Hermanus / ff: 0288132093 / (w) info@overstrand.gov.za) ngomhla okanye ngaphambili komhla wama-23 kululayi 2021 unike igama lakho, idilesi, inkukacha ofumaneka kuzo umda wakho kwesi sicelo nezizathu zokuhlomla imibuzo ngefowuni ngathunyelwa kuMchwangciso weDolophu Ophethulo uNkzn. H van der Stoep kule nombuzo 028-3118900. UMasipala angali ukawakha ophakamo emva kokuba lokwala. Nabanina ngakazayo ukufunda ukanye ukubhalisa angandwendwela isebhe likaMasipala lokucwangcisa iDolophu apho igosa likamasipala liza kuncedisa okuze ahlomle ngokusetyenziswa.

UMlawusi kaMasipala, uMasipala wase-Overstrand P.O. Box 20, HERMANUS, 7200
Inzobisi kaMasipala 93/2021

127/167

ATC SOUTH AFRICA

PRINGLE BAY ATC 354625

TO NAME	PRINGLE BAY ATC		
FIELD IDENTIFICATION NUMBER	354625		
ICAO	FAA	ICAO PREFIX	ICAO SUFFIX
UNIQUE IDENTIFICATION	FAA	ICAO PREFIX	ICAO SUFFIX
UNIQUE IDENTIFICATION	FAA	ICAO PREFIX	ICAO SUFFIX

LOCALITY PLAN

127/167

LOCALITY PLAN: ERF 428 PRINGLE BAY

LOCALITY PLAN

VICINITY PLAN

354625
PRINGLE BAY ATC

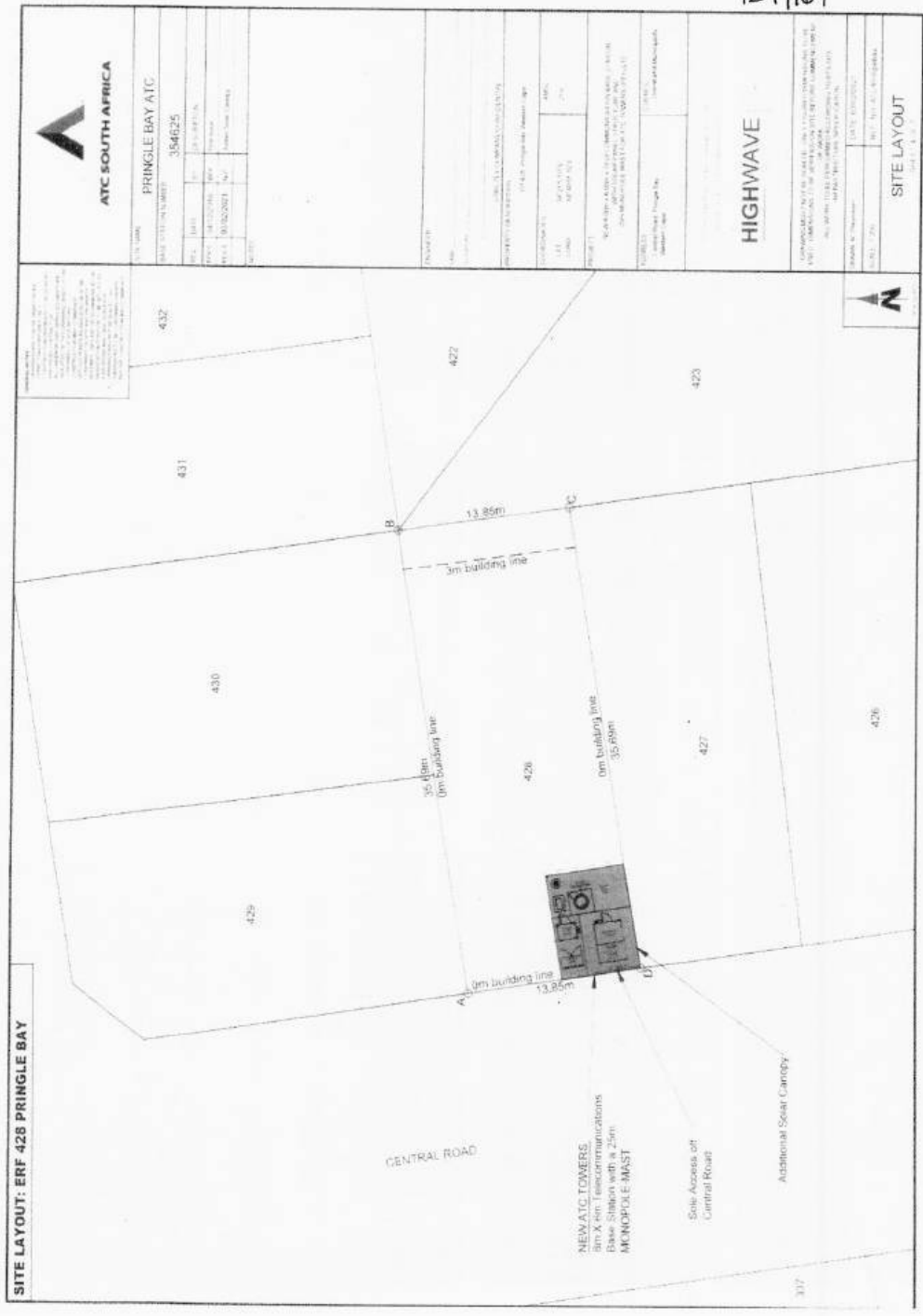
AERIAL PHOTO

HIGHWAVE

ATC SOUTH AFRICA

LOCALITY PLAN

129/167



ATC SOUTH AFRICA

PRINGLE BAY ATC
354625

DATE: 15/01/2017

BY: [Signature]

FOR: [Signature]

SCALE: 1:1000

PROJECT: [Signature]

CLIENT: [Signature]

LOCATION: [Signature]

PROJECT NO: [Signature]

DATE: [Signature]

HIGHWAY

CONTRACT NO: [Signature]

DATE: [Signature]

SCALE: 1:1000

PROJECT: [Signature]

CLIENT: [Signature]

LOCATION: [Signature]

PROJECT NO: [Signature]

DATE: [Signature]



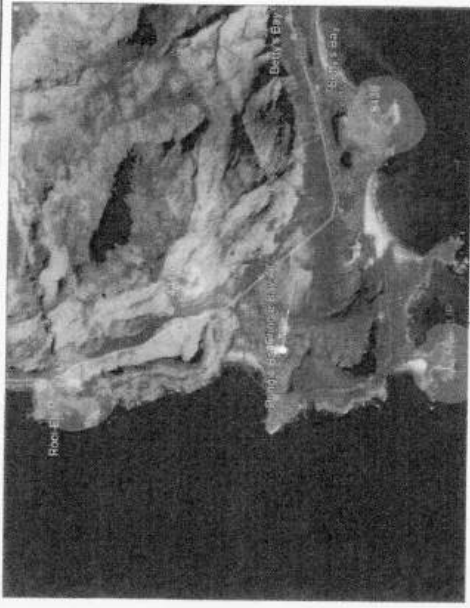
SITE LAYOUT: ERF 428 PRINGLE BAY

SITE LAYOUT

317

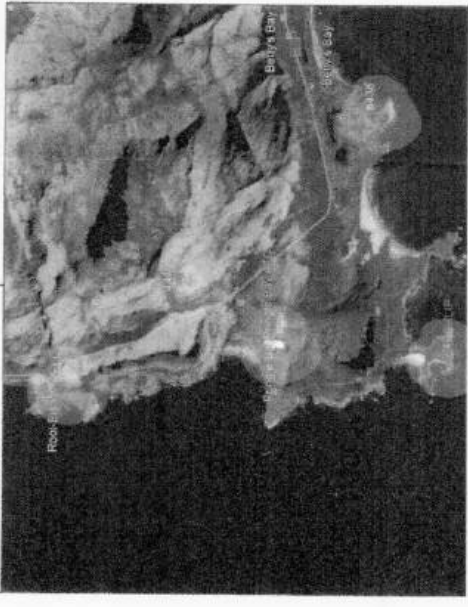
131/167

EXISTING SITE MAP: ERF 428 PRINGLE BAY



RF COVERAGE PLOT & ANALYSES (AFTER) AFTER TO NOVEMBER 2020.

EXISTING SITE MAP



RF COVERAGE PLOT & ANALYSES (BEFORE) PRIOR TO MARCH 2020.

ATC SOUTH AFRICA

PRINGLE BAY ATC 354E26

NO.	1
DATE	15/11/2020
BY	...
FOR	...
PROJECT	...
SCALE	...
STATUS	...

NOTES:

1. THIS SITE MAP IS A REPRESENTATION OF THE CURRENT STATE OF THE SITE AS OF THE DATE OF THE AIR PHOTOGRAPHY. IT DOES NOT REPRESENT THE PROPOSED DEVELOPMENT OR THE EXISTING DEVELOPMENT.

2. THE SITE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ATC SOUTH AFRICA.

3. THE SITE MAP IS THE PROPERTY OF ATC SOUTH AFRICA AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ATC SOUTH AFRICA.

4. THE SITE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ATC SOUTH AFRICA.

5. THE SITE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ATC SOUTH AFRICA.

6. THE SITE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ATC SOUTH AFRICA.

7. THE SITE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ATC SOUTH AFRICA.

8. THE SITE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ATC SOUTH AFRICA.

9. THE SITE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ATC SOUTH AFRICA.

10. THE SITE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ATC SOUTH AFRICA.



HIGHWAVE

EXISTING SITE MAP

regards,

132 | 167

BELOW OFF PB RATEPAYERS ASSOCIATION FB PAGE:

APPLICATION TO ERECT A 25M HIGH TRANSMISSION TOWER

Dear Pringlebayers,

The Overstrand Municipality has advertised an application to erect a 25m high Transmission Tower in the middle of the Pringle Bay village business centre, on Erf 428.

The purpose of a tower such as this is to house equipment facilitating transmission and reception of electrical power, radio signals, telecoms signals and various other forms of electromagnetic signals. In this case, the purpose appears to cater for radio signals related to cellular transmitters and senders, which, put very simply, is what is required to enable us to talk to each other over the cell networks (VOICE) or to link to the internet via these same networks (DATA). At present, we can and do link to the internet via other technologies that are not linked to any of the cell networks, via network service providers such as ASK IT, SONIC WiFi and Telkom. The most recent development in Internet connectivity is Fibre Optics, which substantially increases available bandwidth ("speed") at which data can be received and transmitted. Ultimately, Pringle Bay will be served with Fibre Optic cables in the foreseeable future, and contractors are currently securing the necessary 'Right of Ways' to install Fibre Optic cables to serve Bettys Bay, Pringle Bay and finally Rooi Els.

Background

The regular and prolonged power outages we have experienced in the past, resulted in poor cell and internet connectivity via cell networks, mainly because of the outdated and depleted power backup systems of service providers involved. The PBRA has communicated the issues to the service providers, and the situation has improved. We are also from time-to-time experiencing "slow" cellular data (and intermittent voice) transmission. The reason for this is the available bandwidth at our two base stations, one near the water purification works, and the other at the Light House. This is particularly true during holiday seasons when there is a high demand for bandwidth. This aspect can however be addressed by the service providers by upgrading/replacing equipment at the existing two base stations with more modern and improved equipment. The providers have undertaken to implement measures related to 3G and 4G services, budget and critical volume requirements permitting, to justify the cost. If it is possible to address our existing cell and internet issues by other means, the question is:

Why the installation of a 25m Transmission Tower in the middle of Pringle Bay?

It appears that communication companies are preparing for new technologies not yet in our area, amongst others 5G cell connectivity, which requires a much denser spread of transmitters (towers and/or roof top equipment). Technology such as 3G or 4G typically allows communications between towers separated several kilometres from each other (even up to 30km), whereas 5G requires not more than 500m between transmitters/receivers. The proposed tower, to be provided by American Tower Company (ATC) (Pty) Ltd. on Erf 428, Pringle Bay, will provide a suitable base station for cell operators to rent space on the tower to install their transmission equipment. The tower will not belong to a specific cell operator, but to ATC (Pty) Ltd, on land owned by a resident.

The Future

Whether we are for or against, or whether we want or don't want 5G, the reality is that it will be with us sooner rather than later, and will become part of life as 3G or 4G is today. We have little or no control over that, but we can have a say in where and how the required equipment for the technology is provided to our village.

The Application (Municipal Notice 93/2021) for the Transmission Tower can be viewed/downloaded from:

7/16/2021

ATT00001.htm

<https://overstrand.gov.za/.../%20land-use-planning...>

133/1167

The PBRA would like your views on the following, and other matters you think appropriate for comments/objection to the Municipality.

- **Are we prepared to accept a 25m high tower with aviation lights at the proposed location in the middle of the village business centre? (According to our by-laws the applicant is supposed to address the visual impact of such a tower in the application but has failed to do so).**
- **Could alternative locations be identified for a tower? (According to our by-laws the Applicant is supposed to address this point in his application but has failed to do so).**
- Are there alternative technologies which achieve the same objective?

If you would like to share your comments and views, please [email secretary@pringlebayratepayers.co.za](mailto:email_secretary@pringlebayratepayers.co.za) by 16 July 2021. All residents are entitled to submit their own comments/support/objections to the Municipality, in accordance with the Municipal Notice mentioned above, and the PBRA encourages residents' participation. The closing date for comments/support/objections is 23 July 2021.

THIS INPUT FROM A CONCERNED RESIDENT, NEIGHBOUR 2 DOORS DOWN, BERTIE VORSTER WHICH IS PERTINENT;

In my capacity as a landowner in close proximity to the proposed tower, in addition to the referenced PBRA article, I wish to point out the following:

- 1) The restrictive Title Deed Condition contained in the Deeds of Transfer of Erven 1 to 522 (the original Township establishment in the 60's) is in favour of one another and in certain other cases also in favour of the Administrator. An applicant that thus wishes to change any of these restrictive Title Deeds Conditions (such as erecting a 25m high structure) must seek the consent of at least all the other 521 remaining erf owners. Each and every one of you (owners of erven 1 to 522) should thus receive registered mail from the Overstrand Municipality to this effect (or the agent acting on behalf of an erf owner, in this case it seems to be Highwave Consultants). If you have not been served with such notice to collect registered mail, you are entitled to object to the application for not conforming to legal requirements.
- 2) The approval by the Municipality of this application may well be another example of "precedent in law" where, if one such removal of restrictive Title Deed Conditions is approved (or allowed), it will become increasingly difficult for the Overstrand Municipality not to also approve the next similar application(s). This could potentially end up where several landowners could apply for 8 storey buildings on their land. Food for thought!
- 3) Finally, the effect a 25m high transmission tower could potentially have on property value in Pringle Bay, whether in the upward or downward direction ... another aspect to ponder about.

Like

 6

<https://www.facebook.com/groups/3345610728819467/>

134/167
Link above is for Pringle Bay Conservation Group on Facebook - perhaps worth joining if you are not on it.

Pringle bay conservation group has had numerous requests on this issue.

With regard to the application to town planning for a communications tower in Pringle Bay. The government act does not protect us from the imposition of this tower.. however the ervin 1 through 522 title deeds do apply. At this stage this is an application only sent to town planning on behalf of a communications network/company. However the act only requires public participation which has already begun happening. They could sneak this through. We esp. the erf numbers mentioned must have a public meeting to raise our concerns and questions esp. with regard to the effect on our biosphere and surely the quantity of consumers cannot warrant this overkill. Another factor could be a plea to the property owner to forgo this project and put the environment and neighbours before his monetary gain 😊 We must address our concerns to town planning to nip this in the bud asap.

Also a sometimes useful source of info:

<https://www.facebook.com/PringleBayRatepayers/>

P B Ratepayers FB page

and then:

<https://www.facebook.com/groups/PringleBayVillage/posts/1721876601351004/>

PB Village FB page:

5 July at 16:28 ·

Public letter.

Dear respective Ward Councillors and ATC (PTY) LTD

The residents of Pringle Bay and members of the Pringle Bay Conservation Group hereby request a public meeting on the proposed installation of a 25 metre transmission tower on ERF 428, 33 Central Road, Pringle Bay.

We would like clarity on the above installation before making comment, with particular reference to the restrictive conditions contained in the title deeds for ERVEN 1 to 522 which require full consent from all respective property owners.

With thanks

135/167

D Adams

From: L Gillion
Sent: 15 July 2021 01:01 PM
To: I Hanekom; D Adams
Subject: INCOMING : Application to erect a 25M High Tower - Erf 428 Pringle Bay

TP - A Theart
(H vld Steep)



From: Yvonne Garnar <YGarnar@broll.com>
Sent: Thursday, July 15, 2021 12:00 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: Application to erect a 25M High Tower

Hi Loretta,

I trust you are well.

As per the above we at Erf Pringle Bay strongly object to the above proposal of the above being erected in the middle of our village which our family has

enjoyed for over 50 years so close to nature .

Not only will it be an eye sore it will be in the middle of a biosphere and the terrible radiation this tower will give is a definite negative.

Kind Regards,



Broking | Broking Western Cape
Direct Line: | Mobile:
Email :

Directors | Privacy Policy / Disclaimer | PAIA | Level 1 B-BBEE Contributor

FILE NO: EL 428 - KPRB
SCAN NO: 22
COLLABORATOR NO: 1560161

B6/167

From: L Gillion
Sent: 15 July 2021 12:58 PM
To:
Subject: INCOMING : Erf 428, 13 Central Road, Pringle Bay - application for removal of restrictive title deed conditions and & erection of 25 meter high tower - OBJECTION THERETO!

TP - A Theart
 (H vld Steep)



From:
Sent: Thursday, July 15, 2021 10:16 AM
To: L Gillion <loretta@overstrand.gov.za>
Cc:
Subject: Erf 428, 13 Central Road, Pringle Bay - application for removal of restrictive title deed conditions and & erection of 25 meter high tower - OBJECTION THERETO!

Good Day,

Please be advised that we the residents at Pringle Bay, object to the application for removal of the restrictive title deed conditions on erf 428, 13 Central Road, Pringle Bay.

The village is a UNESCO World Heritage Site and to erect a massive tower in the centre of the village is not aesthetically pleasing.

The applicant was given the opportunity to offer alternative places to erect the said communication tower and has failed to do so. This in our opinion is indicative of their lack of concern for maintaining the natural unspoiled beauty of the area. Surely an alternative site can be found, not in the centre of the village, but perhaps on one of the small holdings/farms?

We definitely agree that improved communication is a necessity in the area. All the cellphone networks perform abysmally in bad weather, and also over public or school holidays when the village is packed to capacity. This does not bode well for residents who have medical or safety/crime emergencies, and also for people trying to run their businesses from home.

We stand under correction here, but are led to believe that residents of erven 1 - 522 will be the deciding factor in whether the restrictive title deed is removed.

Many of the owners of these erven are holiday makers and not permanent residents. How can a decision be granted based on their response, particularly with them not being permanent residents along with the non-existent performance of the South African Post Office and them being reliant on collecting a registered mail document prior to the cut off date. Some of our immediate neighbours reside overseas, which means they have no access to this information which certainly has not been made public on social media, bar via our RatePayers association recently.

Lastly, should this restrictive title be removed it opens up the opportunity for other land owners to apply for high rise buildings on their properties as a precedent will have been set. We can then say goodbye to "village life" and our World Heritage Site status.

Yours sincerely,

1

FILE NO: EL 428-KPRB
SCAN NO: 21
COLLABORATOR NO: 1560155



137/167

TP- A Theart
(H vld Steep)

The Municipal Manager

Overstrand Municipality

P O Box 20

Hermanus

7200

Via e-mail to: loretta@overstrand.gov.za

To whom it may concern

APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE. ERF 428, 13 CENTRAL ROAD, PRINGLE BAY. MUNICIPAL NOTICE NO. 93/2021

I refer to the above application and hereby wish to lodge an objection to this application.

As a permanent resident located some 20 meters from the proposed 25m high transmission tower, my objection is based on the following:-

1. The erection of a 25m tower will negatively effect the surrounding property values and set a precedent for future high rise building applications.
2. Noise generation as a result of the extremely high winds experienced in our Village during certain periods. Although difficult to prove the level of wind noise that will be generated, one need only visit the Hangklip Lighthouse on any windy day to note the excessive noise generated from the antenna installation at this location.
3. As a tower of this height will require aviation warning lights, one can only imagine the unacceptable light pollution that this will create.

In conclusion, it is beyond belief that the erection of such a tower would even be considered in a quaint coastal village right in the centre of a biosphere/world heritage site. I trust the above will be taken into account when assessing this application.

Yours truly

FILE NO: EL 428 - KPRB
SCAN NO: 20
COLLABORATOR NO: 1560154



138/167

TP- A Theart
(Hild Stoep)

The Municipal Manager
Overstrand Municipality
P O Box 20
Hermanus
7200

Via e-mail to: loretta@overstrand.gov.za

To whom it may concern

APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE. ERF 428, 13 CENTRAL ROAD, PRINGLE BAY. MUNICIPAL NOTICE NO. 93/2021

I refer to the above application and hereby wish to lodge an objection to this application.

As a permanent resident located some 20 meters from the proposed 25m high transmission tower, my objection is based on the following:-

1. The erection of a 25m tower will negatively effect the surrounding property values and set a precedent for future high rise building applications.
2. Noise generation as a result of the extremely high winds experienced in our Village during certain periods. Although difficult to prove the level of wind noise that will be generated, one need only visit the Hangklip Lighthouse on any windy day to note the excessive noise generated from the antenna installation at this location.
3. As a tower of this height will require aviation warning lights, one can only imagine the unacceptable light pollution that this will create.

In conclusion, it is beyond belief that the erection of such a tower would even be considered in a quaint coastal village right in the centre of a biosphere/world heritage site. I trust the above will be taken into account when assessing this application.

Yours truly

FILE NO: EL 428 - KPRB
SCAN NO:
COLLABORATOR NO: 1560154



From: L Gillion
Sent: 14 July 2021 03:56 PM
To:
Subject: INCOMING : PRNGLE BAY 5G TOWER - Erf 428 Pringle Bay

TP. D/Heart
(H. UdStop)

From:
Sent: Wednesday, July 14, 2021 3:02 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: PRNGLE BAY 5G TOWER

FILE NO:	Erf 428
	Pringle Bay
SCAN NO:	held
COLLABORATOR NO:	
	1869890

Dear Ms Gilhow,
 I hope you are well.

As a Pringle Bay ratepayer , I am writing to express my extreme opposition to the plan to erect a 5G tower in Pringle Bay.

Regards,



From: L Gillion
Sent: 14 July 2021 04:04 PM
To:
Subject: INCOMING : Objection - Municipal Notice 93/2021 (Pringle Bay, Erf 428)

TP. A. /thead
(11. uel Skoop)

From:
Sent: Wednesday, July 14, 2021 2:18 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: Objection - Municipal Notice 93/2021 (Pringle Bay, Erf 428)

FILE NO:	CP 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1597889

For attention of :

Municipal Manager
Overstrand

APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS,
CONSENT USE AND DEPARTURE: ERF 428, PRINGLE
BAY: MUNICIPAL NOTICE NUMBER 93/2021

We are , property owners of in Pringle Bay. Our postal address is , Pringle Bay
7196

We wish to register as interested parties to the application by Highwave Consultants and hereby submit our objection to the application.

Our principal reasons for objecting are :

1. We live in the transition zone of a world recognized biosphere. A tower such as proposed does not belong in the area from a visual and environmental perspective.
2. We do not see evidence that alternate locations have been investigated and thoroughly evaluated.
3. The aesthetics of placing a 25m tower in the center of a quaint village environment, where height limits on buildings are enforced and we are surrounded by pristine nature, makes no sense whatsoever.
4. We fail to see in the application what alternatives to a 25m tower have been explored and evaluated. Where is the evidence?
5. Our property is approximately 300 meters from the proposed location, which will be a complete eyesore when trying to enjoying the views to the bay and the mountain, which is why we bought here in the first place..

Thank you for your attention.

Kindly acknowledge receipt of this email objection.

Kind regards,

14/167



From: L Gillion
Sent: 14 July 2021 01:14 PM
To:
Subject: INCOMING : Letter to complain about the planned tower in Pringle Bay. (Erf 428 KPRB)

TP n. / Noord
 (1. ud Soap)

From:
Sent: Wednesday, July 14, 2021 1:08 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: Letter to complain about the planned tower in Pringle Bay.



Municipal Manager
 Overstrand Municipality
 PO Box 20
 Hermanus,
 7200

ATTENTION: The Municipal Manager
 Per e-mail: loretta@overstrand.gov.za

FILE NO:	Er- 428
	Pringle Bay
SCAN NO:	Shoik
COLLABORATOR NO:	1559809

APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE: ERF 428, 13 CENTRAL ROAD, PRINGLE BAY: MUNICIPAL NOTICE NUMBER 93/2021

Please refer to the subject matter submitted by Messrs. Highwave Consultants on behalf of ATC (Pty)Ltd.

We are the owners of [redacted] in Pringle Bay, which is in relative close proximity to the proposed Transmission Tower, hence our interest in the Application.

We wish to register as an interested party to the subject Application and hereby submit our Objection to the subject Application.

Our reasons for objecting are as follows:

- We have never received a mail or an email informing us about this planned tower in the middle of our beautiful town and village.
- I have only seen it on Facebook once and a friend of mine sent me a WhatsApp informing me about this.
- I would like to know if any impact study on the environment and the visual impact that a tower of this length and size would have in our beautiful town?

142/167

- What about the health effects on people and animals? Our pets as well as our wildlife seeing that we live in a nature-friendly biosphere. Where there any proper evaluation is done on this? I doubt this.
- As an estate agent in town, I definitely don't think such a tower would be a good selling point. Imagine, a lovely coastal village like Pringle Bay with the highest tower in the Overstrand!! What about the wind and the danger of the tower been blown over?

For all the reasons above, I am definitely against a tower like this in the middle of Pringle Bay.

By return e-mail, please acknowledge receipt of this objection.

Your Sincerely

Kind regards,

[Click here to view the latest OUTLOOK magazine](#)

PLEASE NOTE - WE WILL NEVER CHANGE OUR BANKING DETAILS. ANY AMENDED BANKING DETAILS PURPORTEDLY ORIGINATING FROM US SHOULD BE DISREGARDED



From: L Gillion
Sent: 14 July 2021 12:24 PM
To:
Subject: INCOMING : APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE: ERF 428, 13 CENTRAL ROAD, PRINGLE BAY: MUNICIPAL NOTICE NUMBER 93/2021 OBJECTION

143/167

TP D. Ahoor
 (1). ud Stoop)

From:
Sent: Tuesday, July 13, 2021 2:49 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE: ERF 428, 13 CENTRAL ROAD, PRINGLE BAY: MUNICIPAL NOTICE NUMBER 93/2021 OBJECTION

13 July 2021

Municipal Manager
 Overstrand Municipality
 PO Box 20
 Hermanus,
 7200

FILE NO:	ERF 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1589807

ATTENTION: The Municipal Manager
 Per e-mail: loretta@overstrand.gov.za

APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE: ERF 428, 13 CENTRAL ROAD, PRINGLE BAY: MUNICIPAL NOTICE NUMBER 93/2021

Please refer to the subject matter submitted by Messrs. Highwave Consultants on behalf of ATC (Pty)Ltd. I am the owner of [redacted] in Pringle Bay, which is in relative close proximity to the proposed Transmission Tower, hence my interest in the Application. I wish to register as an interested party to the subject Application and hereby submit our Objection to the subject Application.

My reasons for objecting are as follows:

1. I did not receive a register letter via post about this application
2. Failing to consider other posting options
3. Negligence in that a Visual and / or Environmental Impact Study has been done
4. Their one-sided view of the health risks
5. The fact that there are already 2 other times around Pringle Bay that do provide services for cellular and internet. These towers just need to be upgraded.
6. A fibre option needs to be speeded up for Pringle. If everyone is on fibre, then the data reliance on cellular will be greatly reduced, which will negate the need for the tower.
7. The height regulation of 8 meters for any structure needs to be maintained. If this 25 meter high tower is approved, then a precedent will be set for further high structures to be erected. This will ruin the vista and skyline of Pringle Bay.

By return e-mail, please acknowledge receipt of this objection.

Your Sincerely



From: L Gillion
Sent: 14 July 2021 12:34 PM
To:
Subject: INCOMING : Objection to tower - Erf 428 Pringle Bay

144/167

TP. N. (hoort
(H. ud Stoop)

From:
Sent: Monday, July 12, 2021 8:39 PM
To: L Gillion <loretta@overstrand.gov.za>
Cc:
Subject: Objection to tower

FILE NO:	Erf 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1599803

Hi
We object. We are , Pringle Bay, 7196, South Africa

Re the opposition to the erection of a 25m tall tower in our town centre. Complete with flashing light due to its height etc

I cannot fathom how the owner of this plot could possibly think this is ok in our town centre and a biosphere area 😊

Following just posted on Facebook.

As most Pringle Bay residents should know by now there is an application for a 5g cell tower to be built in the centre of our village.

The application was published in the Overstrand Herald on the 17th June 2021.

The application has been lodged with town planning. No decision has yet been made.

If you are a resident please send your objection to

Loretta Gillion

Administrator Town and spacial planning...at...

loretta@overstrand.gov.za

Especially if you are erven 1 to 522.



145/167

From: L Gillion
Sent: 14 July 2021 12:34 PM
To: I Hanekom; D Adams
Subject: INCOMING : 5g Tower Pringle Bay - Erf 428 Pringle Bay

TP-N. Alheard
(1. Ud Stocp)

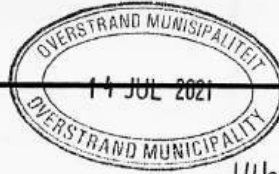
FILE NO:	Erf 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1569802

From:
Sent: Monday, July 12, 2021 9:06 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: 5g Tower Pringle Bay

Hi Loretta

This is to inform you of my objection to the planned 5g tower in Pringle Bay village. I have been told that there is a plan to construct a tower in the village. There is no need for such an eyesore in our beautiful village. We all prefer to look at the mountains instead. Honestly, 4g is plenty, thanks. I'm not going to drone on about potential health risks, I will leave that to other people. All I am saying is that it will be out of character for the village. I honestly think we are better off without it. People enjoy getting away from the city and being a bit less glued to their phones.

Sincerely



From: L Gillion
Sent: 14 July 2021 12:35 PM
To:
Subject: INCOMING : 5G Cell Tower Pringle Bay - Erf 428 Pringle Bay

146/167

TP. N. / Noord
(1. w/ Stoop)

FILE NO:	EL 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1559801

From:
Sent: Monday, July 12, 2021 10:48 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: 5G Cell Tower Pringle Bay

Dear Loretta

My husband and I would like to lodge our strong objection to the erection of a cellular 5G tower in the middle of Pringle Bay. This will be an eyesore in our charming village and the biosphere. Kindly ask the developers to find a less conspicuous location if this tower is really necessary.

Yours truly

Sent from my iPhone



147/167

From: L Gillion
Sent: 14 July 2021 12:23 PM
To:
Subject: INCOMING : Objection to 5G Tower Pringle Bay CBD - Erf 428 Pringle Bay

TR N. Incaat
(17.07.2021)

FILE NO:	ERF 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1589798

From:
Sent: Tuesday, July 13, 2021 1:42 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: Objection to 5G Tower Pringle Bay CBD

Dear Loretta,

As a Trustee and representative for the Let's Grow Trust, owner of ERF 310 Highlevel road I'd like to make it known that The Let's Grow Trust strongly objects to the proposed 5G tower for the Pringle Bay CBD.

Surely a Biosphere with specific bylaws and community rules about light pollution is not the right place to erect a 25m high tower with flashing lights in the CBD.

Furthermore, property investmets in Pringle Bay are made for the reason of not having electrical or technology towers in view.

Such an unsightly tower will surely reduce the value of the property and the view that we've invested in when purchasing the property in Pringle Bay.

Surely a more optimal position outside the boundaries of the Pringle Bay CBD can be found as a more suited sight for the tower.

Regards,



From: L Gillion
Sent: 14 July 2021 12:22 PM
To:
Subject: INCOMING : Regarding Application to Erect a 25 M Transmission Tower at Erf 428 Pringle Bay

148/167

TP. A. Abrecht
(M. vol Stoop)

From:
Sent: Tuesday, July 13, 2021 11:28 PM
To: L Gillion <loretta@overstrand.gov.za>
Subject: Regarding Application to Erect a 25 M Transmission Tower at Pringle Bay

Hi,

I am [redacted], the owner of [redacted] in Pringle Bay. I recently became aware of plans to build this tower in the middle of the business centre of Pringle Bay, and would like to register my objection to such a plan. I consider that erecting a 25M tower in the centre of the village will result in an eyesore and an affront to the fact that we are privileged to be in the heart of a UNESCO world heritage site, the Kogelberg Biosphere. Recognising that improving our communication network infrastructure is not bad in and of itself, the the applicant should present alternative installation points that are much more unobtrusive, and that the current installation site be disallowed.

Please let me know if you need any further information,

Regards

FILE NO:	EF 128
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	
	1551791

TP - n. / hood
(11. ud sloop)

Erf 428 Pringle Bay

L Gillion

From:
Sent: Thursday, 08 July 2021 16:06
To: L Gillion
Subject: 25m Tower at Pringle Bay



149/167

Dear Loretta

We write to express our concern as regards the proposed 25m tower at Pringle Bay. We own a house in Pringle Bay (8 Three Ways), which we occupy regularly during the year and have done so for 40 years.

We are of the view that the proposed 25m tower is totally inappropriate for PB. The tower would interfere unacceptably with the panoramic mountain views residents and visitors enjoy. It would entirely alter the character of the village, undermining the close relationship many residents feel the village has with the Kogelberg Biosphere.

We feel a solution more in keeping with the nature of PB's environment should be sought.

Kind regards

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FILE NO:	Erf 428
	Pringle Bay
SCAN NO:	CPB428
COLLABORATOR NO:	1559263

TP 12 JUL 2021

TP-A Theart
(H vld Steep)



L Gillion

From: Friday, 09 July 2021 12:33
Sent: L Gillion
To: Municipal Notice No 70/2021 - Erf 428 KPRB - submission of objection 150/167
Subject: Erf 428 Pringle Bay (ROR, Consent use, Departure).PDF
Attachments:

Dear Loretta

I take note of Municipal Notice No 70/2021 and the proposed development of a 25 m tower on Erf 428.

The tower is totally out of character with the aesthetics of Pringle Bay and will severely impact my (our) sense of place. The tower will be 3 – 4 taller than any building in the vicinity thereof and will stick out like the proverbial sore thumb. It will also have lights attached to it, carrying over its impact to night time. The visual assessment presented in the Highwave Consultants report is woefully inadequate, if not misleading.

It is recorded that the proposed service will not replace existing services, but gives the promise of better LTE coverage from service providers that have not yet committed to provide services from this tower. The desirability for this service offered by the proposed mast is questionable.

The claim in the report that ATC (Pty) Ltd chose a monopole mast to be "in fitting" (in keeping? to fit in?) with the urban environment of the CBD is simply disingenuous and untested bias on the part of the applicant and their consultant.

The consultants do not consider any other alternative locations that may be better or more acceptable than the proposed location. While I am mindful of inevitable development within our village, I do not think having a 25 m tower in the business area is a development we should have fostered on us. I would think that there are more appropriate places to locate such a facility, even if it requires the applicant to undertaken an EIA because it is outside the urban area.

Kind regards

Roger

FILE NO: 6L 428-KPRB
SCAN NO: 21
COLLABORATOR NO: 1558753

TP 12 JUL 2021

151/167

L Gillion

From: Friday, 09 July 2021 11:23
Sent: L Gillion
To: Municipal Notice 93/2021
Subject:

- Erf 428 KPRB



Good Day

Proposed tower in Pringle Bay

I am the owner of Pringle Bay, and have lived in Pringle Bay since 2004.

I also own, with my wife

I have owned since 1983, and since 1990, and as such have had along relationship with the village.

I strongly object to the proposed tower on the grounds that it is totally inappropriate for a conservancy village.

We do not have street lights, but this will have lights on permanently. We have strived to maintain the lack of street lights for many years, and treasure the fact.

The height restriction on this erf I believe is 6 meters, thus to give permission to exceed this by 300% is ludicrous.

The height restriction on any structure in the town is 8 Meters, thus again to exceed this by multiples is ludicrous.

It will dominate the skyline, and be totally out of place in a biosphere buffer zone.

It will destroy the nature of the village.

I trust our objections will be noted and taken into account in this application

FILE NO: EL 428 - KPRB
SCAN NO: 20
COLLABORATOR NO: 1558749

TP
12 JUL 2021

152/167

L Gillion

From:
Sent: Friday, 02 July 2021 18:11
To: L Gillion
Subject: The tower in Pringle bay



Please advise when and where the notice for this tower was advertised.
Also the correct method to lodge an objection as an interested and affected person Thank you

Sent from my iPhone

TP. D. Ahoort
(i. ud Sloop)

FILE NO:	27428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1951922

TP

08 JUL 2021

TP D/Heart
(1) Ud Sloep



OBJECTION TRANSMISSION TOWER ERF 428 PRINGLE BAY

I, _____, registered owner of property _____ (12), Pringle Bay are NOT in favour of the proposed 25m high Transmission Tower to be erected by American Tower Company (Pty) Ltd (ATC) on Erf 428, Central Rd, Pringle Bay as per Municipal Notice 93/2021.

We live in a changing world and advances in technology has become a crucial part of our daily livelihood. I am convinced that the proposed new technology - or even Fibre Optic - will be a huge acid to local businesses and for the going about of our daily lives in Pringle Bay. I fail to believe that there is no other and more suitable site currently available for this project - one situated much further away from the CBD of Pringle Bay than the proposed Erf 428. This sensitive issue warrants a further and more comprehensive investigation and consultation process in order to find an amicable solution to this challenging problem and which must include all the land owners of the original 522 properties.

I am in favour of bringing new technology to Pringle Bay like Fibre Optic, or even maybe the ATC Tower, but it will then have to be situated a substantial distance away from the CBD. We very selfishly have to guard against relaxing current regulations and in the process cause irreparable damage to the aesthetics of Pringle Bay - as well as setting a precedent for similar applications in future.

I also fail to believe that the virtual impact of this 25m high structure in the middle of Pringle Bay, can provide a positive and conducive environment to the financial and aesthetic value of the adjacent properties, as well as to the rest of the town as a whole. I am convinced that the roll-out of Fibre Optic to Pringle Bay will have a more positive spinoff to the town and should be given preference to the ATC project.

From what I understand, is that the introduction of 5G to Pringle Bay, will also bring its own set of challenges to the aesthetic value of the town - like additional towers and infrastructures on roof tops - if my information serves me correct.

As a property owner since 1985 and ratepayer of Pringle Bay, I strongly feel I want to have a say on where and how new technology is rolled out in this town, especially when it's happening on my doorstep.

Kind regards.

Mob: _____ Home: _____ Email: _____

FILE NO:	251 428
	Pringle Bay
SCAN NO:	
COLLABORATOR NO:	1537513

TP 08 JUL 2021

154/167

L Gillion

From:
Sent: Thursday, 08 July 2021 10:33
To: L Gillion
Subject: Proposed 5G tower in Pringle Bay



TP- n. (heat
(H. Ud Stop)

Dear Loretta

To whom it may concern

I am David Fritz,
residing at , Pringle Bay.

FILE NO:	51128
	Pringle Bay
SCAN NO:	56
COLLABORATOR NO:	1557507

My contact details are:

Herewith I am registering my total opposition to the proposed 5G tower in Pringle Bay.

It is not safe, and the technology is being pushed by money-hungry and power-hungry people who have no regard for the environment, or their fellow human beings.

It's not my job to show you all the evidence of nature and human beings who have died or gotten sick in the proximity of the 5G towers.

You, as local government officials in this very precious part of South Africa, should know that here the plants, wild life and birds are priority number 1, and are be protected by international law governing Biospheres.

I am saddened to have to admit that MY LOCAL GOVERNMENT has failed their duty towards us and the wild life and birds in this matter if permission was granted for this project.

So, with the view to further investigations of the rogues behind this project, I would like some answers please:

1. Who applied for this license?
2. Who approved it?
3. Please provide me with a copy of the environmental studies that were done and the names of those who performed it?

Thank you very much

(Who will stop voting DA if this is what DA does to the environment and citizens they govern)

TP 08 JUL 2021

L Gillion

TP- A Theart
(Huld Steep)



From: Sunday, 04 July 2021 13:06
 Sent: L Gillion
 To: 155 1167
 Subject: Submission in terms of Sections 51 & 52 of the Overstrand Municipal By-Law on Municipal Land Use Planning applicable to Erf 428 Pringle Bay

Dear Sir/Madam

As an owner and resident of Pringle Bay, I wish to lodge my objection to the above application as advertised in Municipal Notice No. 93/2021.

1. Telecommunications is becoming more and more critical to everyday life and we are all becoming increasingly dependent on technology. This has become even more apparent during the pandemic lockdowns. People need telecoms not only to stay in touch with family and friends, but we are all so much more dependent on the internet for staying breast of the 'news'. And of course many more people are working from home and are thus dependent on a good connection.
2. Pringle Bay has been left far behind other parts of SA in terms of fibre roll-out, and the existing cellular infrastructure is not capable of satisfying all requirements, as it was not designed to handle what it is being asked to handle today.
3. We therefore need to make provision for new and better infrastructure that can support the new technologies that are becoming available.
4. For these reasons we support the concept of a new tower.
5. HOWEVER, it appears that not all options have been explored. Many people live in and or visit Pringle Bay because it is in the Biosphere transition zone along with all that this means and offers. What it certainly does not mean is that 'anything goes'. What it does mean is that we value the natural environment, we apply conservation knowledge and skills and aim to use the transition zone in harmony with the purpose of the biosphere reserve.
6. Being in the Biosphere transition zone,
 - a. the last thing that should be accepted is unsightly technology/infrastructure, as this would by definition be visual pollution.
 - b. having a tower in the middle of a small town, that is more than 3 times the maximum permissible height of residential structures would be offensive and would desecrate the landscape and would deprive Pringle Bay of its cultural identity, which may well be to the detriment of resident's and visitor's identity and pride in the village of Pringle Bay. This of course would lead to a disregard for the values of the transition zone and subsequently those of the biosphere with catastrophic results for the richest and most biodiverse area on the planet.

1

FILE NO: EL 428-KPRB
SCAN NO: 53
COLLABORATOR NO: 1556412

06 JUL 2021

TP

156/167

7. I am advised by one of the mobile companies that it is not necessary to install a 25M mast, and that a 15M mast may be equally effective as the area to be covered is pretty flat. They advised that a 15M mast is currently in use alongside the main road in Kleinmond.
8. The application doesn't seem to address the unsightliness of a mast. It is absolutely essential that the mast is disguised as much as possible; i.e. as a tree for example.
9. The owner of the property will earn a monthly fee from the owner of the tower. The property owner will therefore be keen to encourage the tower being installed on his property in spite of it not being the ideal site. I suggest that there may be other land owners who would also be keen to earn that fee, and whose property may be better situated. The rear of a property on High Level or Beach View roads would also add additional height.
10. I believe that consultation with the constituents of Pringle Bay should take place, chaired by an impartial person who understands the issues, before any application is considered
11. The applicant claims that in the Western Cape an environmental impact assessment is not required. Are we then to understand that the Provincial legislation overrules National legislation? I would tend to believe that it should supplement National legislation. Further, it is my contention that whether the National or Provincial legislation requires one or not, it should be the duty of the Overstrand Municipality to insist on an EIA for any development in the transition zone of the biosphere.

In summary, I am in favour of new infrastructure being deployed but cannot support this application as it appears to be an opportunistic strategy that has not been properly researched.

Overstrand

TP-A Theart
(ht vld stoep) 157/167

L Gillion

From:
Sent: Saturday, 03 July 2021 08:11
To: L Gillion
Subject: Erf 428 Pringle Bay

Importance: High



Dear Loretta,

Herewith I object to building a 25 meter on erf 248 in Pringle Bay telecommunications tower which gives a lot of radiation in the middle of a small town. Health hazzard.

Surely there are more safe places to erect one not too close to humans.

Thank you for adding this objection to your list, stay well, regards,

Sent from my Huawei phone

FILE NO: EL 428 - KPRB
SCAN NO: 48
COLLABORATOR NO: 1556405

TP 06 JUL 2021

TP-A Theart
(H vld Stoep)

158/167

L Gillion

From:
Sent: Friday, 02 July 2021 16:10
To: L Gillion
Subject: Pringle Bay mast



Dear Loretta

I heard today that there are plans to erect a mast in Pringle Bay capable of generating 5G. I do not think this is advisable in a conservation area full of small birds and insects. This frequency can be problematic. Does the council have a reliable study showing safety etc.? I strongly object to such a move.

Regards

FILE NO: EL 428-KPRB
SCAN NO: 47
COLLABORATOR NO: 1556403

TP 06 JUL 2021

TP - A Theart
(Huld Steep) 159/167

L Gillion

From:
Sent: Friday, 02 July 2021 14:52
To: L Gillion
Subject: Objection to the erection of a Transmission Tower



Dear Loretta

I, _____, Pringle Bay, would like to have on record that I strongly object to the erection of a 25 m high transmission tower in the village of Pringle Bay.

Kind regards

FILE NO: EL 428 - KPRB
SCAN NO: 46
COLLABORATOR NO: 1556402

TP 06 JUL 2021

160/167

L Gillion

From:
Sent: Sunday, 04 July 2021 11:14
To: L Gillion
Cc:
Subject: Objection: Municipal Notice No. 93/2021



TP - A theart (Huid stoep)

4 July 2021

Municipal Manager
 Overstrand Municipality
 PO Box 20
 Hermanus 7200

Dear Municipal Manager

We are responding to the recent communication regarding the application by Highwave Consultants and ATC (Pty) Ltd for the removal of restrictive title deed conditions pertaining to Erf 428 at 13 Central Road, Pringle Bay.

We are the owners of [redacted] on False Bay Road in Pringle Bay and so we have an interest in this application. We object, in the strongest possible terms, to the three applications outlined in your Municipal Notice No. 93/2021.

We give as our reasons for this objection:

1. The erection of a tower — at 25 metres it is more than four (4) times the 6 metre height currently permitted — would have a significant negative impact on the environment;
2. Located in the centre of the village, this tower would be an eyesore, detracting from the appeal of Pringle Bay, both for those who live and work here and those who visit the village; and
3. Neither the Pringle Bay Ratepayers' Association nor anyone else as far as we are aware (besides the owner of the erf) has requested the installation of this tower.

Please acknowledge receipt of this objection.

Sincerely

FILE NO: EL 428-KPRB
SCAN NO: 45
COLLABORATOR NO: 556398

06 JUL 2021
TP

TP-A Theart
(H vld stoep) 161/167

L Gillion

From:
Sent: Monday, 05 July 2021 08:29
To: L Gillion
Subject: Object to 25 meter Cellphone tower in Pringle Bay



Dear Loretta,

Good morning, I currently reside at [redacted] Pringle Bay. I object profusely to the intention of Overstrand Municipality to erect a 25 meter cellphone 5G Tower within Pringle Bay.

Pringle Bay is a Biosphere and should be treated as such. Has an environmental assessment been done? Surely this Cannot and will not be tolerated within a protected area.

I object and would like written confirmation that my objection has been received. This is certainly not acceptable in any way whatsoever and you do NOT have my support.

FILE NO: EL 428-KPRB
SCAN NO: 44
COLLABORATOR NO: 1556395

TP 06 JUL 2021

L Gillion

TP-A Theart
(Huld Stoop)

162 | 167

From:
Sent: Monday, 05 July 2021 23:06
To: L Gillion
Cc:
Subject: Municipal Notice No. 93/2021: Objection



Greetings

I would like to lodge an objection to the application applicable to Erf 428, Pringle Bay, for consent use to erect a 25m transmission tower on the property, and for a departure to exceed the applicable 6m height restriction to accommodate a proposed 25m high transmission tower.

- NAME:
- ID:
- ADDRESS:
- CONTACT DETAILS:
 - o Postal Address:
 - o Cellphone:
 - o Email:
- INTEREST IN THE APPLICATION: My husband _____, and I own _____ and reside there at _____. I am a property owner and rate payer.
- REASONS FOR COMMENTS: Building a 25m transmission tower in the centre of Pringle Bay village will irrevocably alter the nature of the village. This is in direct conflict with the Overstrand Municipality Spatial Development Framework (OMSDF) for Pringle Bay. I quote from the OMSDF:
 - o Section 5.3.2.1. Local Spatial Development and Growth Management Principles
 - i) Promote
 - - conservation of the existing coastal village character of Pringle Bay (refer Draft HPOZ)

Best wishes

FILE NO: EL 428-KPRB
SCAN NO: 43
COLLABORATOR NO: 1556394

TP 06 JUL 2021

L Gillion

163/167

From:
Sent: Monday, 05 July 2021 14:20
To: L Gillion
Subject: Erf 428 13 Central Rd Pringle Bay



APPLICATION FOR REMOVAL OF RESTRICTIVE TITEL DEEDCONDITIONS

The proposed application goes against all that is Pringle Bay. It does not need a 25m tower slap bang in the middle of our small village. Totally against everything that the village is about.

We are a World Heritage site and therefore it should be without question that this is hardly in keeping with all that means.

We do not want nor need such an eyesore tower in our village. I have lived in this village since 1992 and have seen the gradual erosion creeping in with huge houses being erected and building on wetlands, so we do not need yet another eyesore in the village.

FILE NO: EL 428 - KPRB
SCAN NO: 42
COLLABORATOR NO: 1556393

TP
06 JUL 2021

L Gillion

TP - A theart
(H Vid Stoep)

164/167

From:
Sent: Monday, 05 July 2021 13:48
To: L Gillion
Subject: Object to 25 meter Cellphone tower in Pringle Bay



Dear Loretta,

Good morning, I currently reside at : . I object profusely to the intention of Overstrand Municipality to erect a 25 meter cell phone 5G Tower within Pringle Bay.

Pringle Bay is a Biosphere and should be treated as such. Has an environmental assessment been done? Surely this Cannot and will not be tolerated within a protected area.

I object and would like written confirmation that my objection has been received. This is certainly not acceptable in any way whatsoever and you do NOT have my support.

FILE NO: EL 428-KPRB
SCAN NO: 40
COLLABORATOR NO: 1556392

06 JUL 2021
TP

165/167

TP - A Theart
(H vld Stoep)



L Gillion

From: Tuesday, 22 June 2021 14:47
Sent: L Gillion
To:
Cc:
Subject: Municipal Notice 93/2021 - Erf 428 Application for removal of restrictive title deed conditions: Comment

Dear Loretta

I hereby object to the erection of the 25m transmission tower as detailed in the Municipal Notice 93/2021.

My details are as follows:

Name:
Address:
Contact number:
Interest in application: Property owner within 300 m of proposed tower
Reason for comment: The tower will be an unsightly feature in the context of Pringle Bay's character.

Sincerely,

MRC

FILE NO:	EL 428 - KPRB
SCAN NO:	
COLLABORATOR NO:	1551750

22 JUN 2021

TP

L Gillion

TP - A Theart
(H v/d Steep) 166/167

From: L Gillion;
Sent: Wednesday, 21 July 2021 21:17
To: L Gillion;
Subject: Objection to transmission tower in Pringle Bay - Erf 428



To whom it may concern,

My name is . I am writing with regard to the proposed application for removal of title deed T20557/2015 that restricts the right to erect a 25 m transmission tower in Pringle Bay, erf 428.

This concerns me, since my family owns the house at

I object to this proposal, for three main reasons:

1. A transmission tower will reduce the value of Pringle Bay.

In my opinion, as well as those of other members of my family, it is unnecessary to have a transmission tower in Pringle Bay. This will not add value to the town; in fact - it will reduce it. We visit our house in Pringle Bay multiple times a year with the intention to relax and break away from the bustle of Cape Town. We highly value the natural environment, and the relative rawness of Pringle Bay. A transmission tower is an imposing and unpleasant visual addition to an area; it symbolises a transformation and developmental trajectory that is utterly unappealing.

More 'development' in Pringle Bay *does not appeal to us at all*. Preserving areas that are experienced as natural, clean and rustic is becoming increasingly important, as such areas are becoming more developed and scarce, and represent crucial spaces for wildlife to find refuge in a world that is increasingly reducing their space to roam.

2. A transmission tower is not necessary.

The signal we have is more than enough. Residents and visitors have organised their own WiFi routers for years without issues. Funds that are set aside to implement the transmission tower can be used for other, more pressing matters.

3. There is not enough information to conclude with certainty that 5G radiation is safe.

There are unanswered questions regarding 5G and caution is needed until there is firm, reliable evidence of its safety. Pringle Bay is nested within a unique natural region with a high conservation value, and a principle of caution is needed regarding developments. Not only for the natural ecosystems that are integrated with the human settlement of Pringle Bay, but also for the people who choose to reside and holiday there.

I hope this letter contributes to an understanding of the perspective of Pringle Bay goes. I am contactable by email or cell phone for further correspondence if necessary, at

All the best,

FILE NO: EL 428 - KPRB
SCAN NO:
COLLABORATOR NO: 1562515

22 JUL 2021

P.S.

stand behind this objection.

167/167

Annexure F 1/21


HIGHWAVE
 CONSULTANTS

 TP. D. Mear
 (N. ud Stoop)

 18 Sunbird Crescent
 Durbanville
 7550

cc/S. Muller

APPLICATION ID: 3591/2020

22 September 2021

 ATTENTION: S MULLER
 DIRECTOR: INFRASTRUCTURE & PLANNING
 PO BOX 20
 HERMANUS
 7200

FILE NO:	EF 428 ✓
	Pringle Bay
SCAN NO:	KPRB 428
COLLABORATOR NO:	1587347

RE: ERF 428, 13 CENTRAL ROAD, PRINGLE BAY: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE HIGHWAVE CONSULTANTS ON BEHALF OF ATC (PTY) LTD

This letter serves as a response to the objections received on the 19th of August 2021 where Highwave have requested an extension to respond to the said objections received. The extension was granted, and the new deadline is the 23rd of September 2021.

The Overstrand Municipality invited members of the general public and various departments were invited to share any comments/ objections regarding this application. During this public participation phase, 82 comments/ objections were received that had various reasons for commenting/ objecting the proposed development. The objections can be summarised as below:

1) Visual Impact, studies, and mast design

Concerns were raised with regards to the Visual impact of the proposed development on the above-mentioned property.

Special consideration has been given to the placement of the proposed transmission tower in order to accommodate various aspects such as accessibility and the choice of site from the owner of the property.

29 SEP 2021

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This was a challenging aspect to deal with as the Pringle Bay town itself is relative flat. Highwave Consultants appointed an Environmentalist to conduct a Visual Impact assessment (attached to the response) and the following findings were noted:

"The proposed cellular mast has a moderate to high impact where it is only the impact in the business node which is rated as high. All other views are moderate to low. From comparisons it is my opinion that a monopole, grey colour mast has the least visual impact. This mast can be regarded as within acceptable levels of change and should not be detrimental to the visual value of the area."

The specialist further noted the following with regards to the design mitigation:

"That the monopole mast be painted in a light grey colour to blend with the grey rock backdrop and building colours in the area."

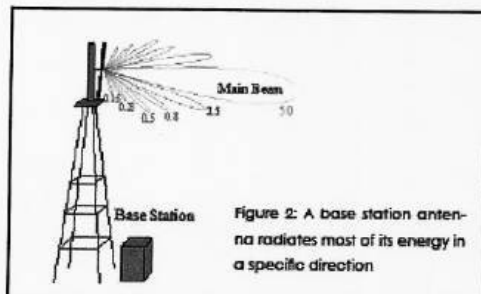
As to the mast design, was it the opinion of the specialist that a tree mast design will not work in the area as there are no trees of that height and she recommended we keep to the monopole design. See the 3D designs in the VIA Report accompanied with her recommendation. She also thoroughly investigated the alternative designs with conclusions.

Cognizance needs to be taken of the fact that our client is willing to lower the mast should the Municipality request it. We can lower the mast from 25m to 18m which should even further lower the visual impact. We therefore request the Municipality to include the height restriction should they deem it necessary.

2) Health, radiation and 5G concerns

Both the comments/ objections received raised their concern with regards to health. A telecommunication tower antenna radiates most of its energy in a specific direction which is called the main beam. This main beam typically points in the direction of the horizon. The result is that only a very small percentage of the radiated energy will be present in the regions outside the main beam in areas accessible to the general public. (BSID, 2009)

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Research regarding prolonged exposure has to date come to the conclusion that what matters the most is the intensity of exposure and **not the duration of exposure**. These reports have been established on lifelong exposure of military personnel who have worked close to communication antennas and radars for years. The guidelines have thus been set accordingly.

The American Cancer Association asks the question "Do cellular phone towers cause cancer?" and answers the question with the following points:

- The energy level of the radiofrequency waves is relatively low especially compared to radiation that are known to increase cancer risk like gamma rays, x-rays etc.
- The second part of the answer is wavelengths. Radiofrequency waves are known to have long wavelengths, which can only be concentrated to about 2.5cm or 5cm in size. This makes it impossible to be concentrated enough to affect body tissue.
- Thirdly, even if the radiofrequency waves were able to affect human cells in the body at higher doses, the levels of radiofrequency waves present on ground level is very low and well below the recommended levels.

In short, the answer is **NO** and inconclusive to whether cellphone towers cause cancer. Energy absorption in a human exposed to RF radiation from base stations is typically **hundreds to thousands of times below** the international safety guidelines (ICNIRP). The figure below illustrates the energy absorption rates.

4/21

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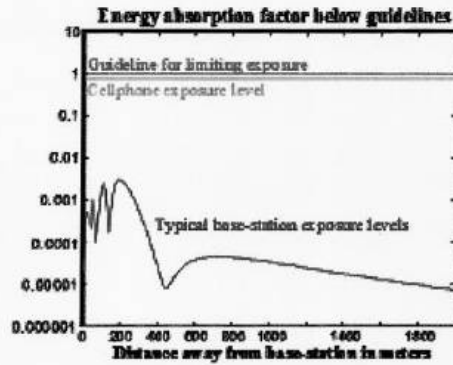


Figure 3: Typical base station exposure levels

This also include being on the ground close to the base station or in a close proximity of the base station. Energy levels in front of the antennas will usually approach the energy absorption guidelines levels. The exposure in the immediate vicinity of these equipment boxes **are thousands of times below** the international safety guidelines as seen in the figure above. Access to the areas in front of the antennas are closed off because these are the areas that approach the safety guidelines.

5G and the concerns related to it:

The following was a study that was conducted in South Africa and published on the 6th of September 2021 on MyBroadband.

“The electromagnetic radiation you are exposed to when standing close to an active microwave oven is much higher than a 5G cellular tower, a MyBroadband investigation has shown.

Even though the radiation from the microwave was much higher, it remained within the safety thresholds of the International Commission on Non-Ionizing Radiation Protection (ICNIRP). MyBroadband sent a researcher to several cellular masts around the Gauteng area to see if the electromagnetic radiation they emit present any danger

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For example, microwave ovens use electromagnetic waves with frequencies around 2.45 gigahertz (GHz). This is in the same vicinity as technologies like Wi-Fi and Bluetooth.

The difference is that microwave ovens emit these waves at a much higher power level, measured in Watt (W), compared to Wi-Fi and Bluetooth devices. Hertz is a measurement of how many times a wave oscillates every second, whereas Watt is a measure of the wave's power.

The ICNIRP defines safe reference levels for the general public at the following power densities. As the frequency of the electromagnetic wave increases, the safe power density increases:

- 900MHz — 4.5 W/m²
- 1.8GHz — 9 W/m²
- 1.9GHz — 9.5 W/m²
- 2.0GHz+ — 10 W/m²

To get a sense of the ambient electromagnetic radiation we are exposed to, we took a baseline reading outside, in a suburban neighbourhood. The measurement varied from about 0.002W/m² to 0.004W/m². We then took measurements at varying distances from a cellphone tower, and the highest reading we got was 0.004W/m² — entirely within what is considered normal.

Our researcher said it wasn't possible to get a proper reading from the tower due to the inverse-square law."

Source:

https://mybroadband.co.za/news/science/412846-we-measured-the-radiation-from-a-microwave-and-compared-it-to-a-5g-tower.html?utm_source=newsletter

as seen above and recently proven, there are no reasons to be concerned with regards to 5G cellular infrastructure.

The Deputy Director of Radiation Control from the Department of Health posted an article in 2015 stating that a large number of studies have been performed over the

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last two decades to assess whether mobile phones pose any form of threat and to date; no adverse health effects have been established.

There has been more in vitro research (including studies in tissues, living cells and cell-free systems) in the area of RF EME and health than any other type of study. Cellular studies of the effects of RF fields have looked at both genotoxic effects (DNA damage) and non-genotoxic effects (changes in cellular function) and have included studies on combined exposures to RF and other agents. To date the in vitro results are weak and inconsistent and have not provided substantiated evidence that RF EME affects human health at a cellular level (SCENIHR 2015).

The 2010 WHO Research Agenda identified that many cellular studies are technically incomplete as they lack sufficient experimental repetition, replication and confirmation through the use of more precise quantitative measures.

WHO added that the magnitude of any changes in cellular studies is usually small and difficult to interpret (WHO 2010); i.e. it is difficult to determine the significance of small in vitro changes to human health. Based on these issues the WHO Research Agenda did not identify any in vitro gaps as a high-priority research need. Nevertheless, numerous cellular studies have been carried out since then on both genotoxic and non-genotoxic end-points the majority of which have not shown an effect at non-thermal levels (SCENIHR 2015). (<https://arpansa.gov.au>)

Arpansa.gov.au also continues and clearly differentiate between two types of radiation, one can cause harm to the human body (Ionising radiation) and the other pose little to no threat to human health (Non-Ionising radiation):

- **Ionising Radiation:**
This type of radiation refers to the type that carries enough energy to cause ionisations in atoms. This is a much stronger type of radiation compared to non-ionising radiation. This is the dangerous type of radiation that you typically will find in gamma rays, x-rays, etc.
- **Non-Ionising Radiation:**
This type of radiation refers to types of radiation that do not have enough energy to cause ionising of the atoms. These types of radiation are the "every

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day" radiation that everyone experience such as infrared, microwaves and radio waves and do not have enough energy to cause harm.

It is proven that the proposed mast and every other freestanding telecommunication base station utilise **non-ionising** radiation. The health of the public will not be in danger as no one will have access to the actual antennas thus minimising the exposure.

3) Environmental Concerns

Environmental and social sustainability are regulated by *The National Environmental Management Act (Act 107 OF 1998) (NEMA)* - published in Government Notice No. R324. When read together with the National Environmental Management Act Regulations Listing Notice 3 of 2017 (promulgated April 2017), an Environmental Impact Assessment (EIA) or Environmental Authorization (EA) is only applicable in the following circumstances:

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) is to be placed on a site not previously used for this purpose; and*
- ii) will exceed 15 metres in height*

But excluding attachments to existing buildings and masts on rooftops.

The requirements in the Western Cape are defined in NEMA Listing Notice 3 of 2017:

(f) In Western Cape:

- i) All areas outside urban areas; or*
- ii) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose, within urban areas.*

As this site falls within an **urban area** inside the Pringle Bay and **not** in an area designated for conservation use as prescribed in the Spatial Development Framework

9/21

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adopted by the competent authority, or zoned for conservation purposes, it does not trigger a listed activity in terms of the 2017 NEMA regulations and therefore no environmental impact assessment or ROD (Record of Decision) is required.

4) Property Value Concerns

Some of the objections received raised the concern that the property values will fall with the proposed development of a transmission tower in the area. A property evaluation report was drafted based on properties in Durbanville, Cape Town which where the increase in value are substantially more than the smaller areas and the following was derived:

- a) Property evaluation report (1) factual information relating to residential property sales situated in close proximity of freestanding base telecommunication station:

<u>PROPERTY ADDRESS</u>	<u>LOCATION/</u>	<u>VALUATION YEAR</u>	<u>VALUATION PRICE (BEFORE FSBTS CONSTRUCTION)</u>	<u>VALUATION YEAR AFTER FSBTS CONSTRUCTION)</u>	<u>DISTANCE TO EXISTING MAST</u>
16 VERONA STREET, DURBANVILLE		1999	R 190 380.00	N/A	150 M
PROPERTY EVALUATION SIMILAR IN CHARACTERISTICS AS THE ABOVE PROPERTY					
10 CRESCENT, DURBANVILLE	HAMPTON	2015	R 350 000.00	R 4 100 000.00	150 M
17 VERONA STREET, DURBANVILLE		2001	R 167 000.00	N/A	150 M
12 CRESCENT, DURBANVILLE	HAMPTON	2007	R 350 000.00	R 4 000 000.00	150 M



DETAILS OF MAST IN CLOSE PROXIMITY OF ABOVE VALUATIONS:

- 1) ADDRESS – LA VERONA CLOSE
- 2) DATE OF CONSTRUCTION – 2002
- 3) HEIGHT – 25M
- 4) TYPE – LATTICE DESIGN

10/21

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CONCLUSION REGARDING RESIDENTIAL PROPERTY VALUES IN CLOSE PROXIMITY OF MASTS PRIOR/ AFTER CONSTRUCTION:

- *BOTH EVALUATED PROPERTIES ARE SITUATED WITHIN 150M FROM THE EXISTING MAST WITH ANTICIPATED PROPERTY VALUE GROWTH OF MORE THAN A 100% OVER A PERIOD OF 7 TO 13 YEARS. THE FACTUAL INFORMATION OBTAINED FROM PROPERTY 24 CONFIRMS THAT FSBTS SITUATED IN CLOSE PROXIMITY OF RESIDENTIAL AREAS ACTUALLY INCREASES THE VALUES OF PROPERTIES RATHER THAT DETERING GROWTH.*

- b) Property evaluation report (1) factual information relating to residential property sales that are not situated in close proximity of a freestanding base telecommunication station:

<u>PROPERTY LOCATION/ ADDRESS</u>	<u>VALUATION YEAR/ VALUE</u>	<u>PROPERTY LOCATION/ ADDRESS</u>	<u>VALUATION YEAR/ VALUE</u>	<u>DISTANCE TO EXISTING MAST</u>
4 KORING STREET, DURBANVILLE	2001/ R 379 000.00	2 KORING STREET, DURBANVILLE	2016/ R 2 100 000.00	600 M
11 KORING STREET, DURBANVILLE	2001/ R 145 000.00	16 KORING STREET, DURBANVILLE	2011/ R 1 450 000.00	700 M

ALL EVALUATED PROPERTIES ARE SITUATED WITHIN 700M FROM THE EXISTING MAST WITH ANTICIPATED PROPERTY VALUE GROWTH OF MORE THAN A 60 % OVER A PERIOD OF 7 TO 13 YEARS. THE FACTUAL INFORMATION OBTAINED FROM PROPERTY 24 CONFIRMS THAT FSBTS SITUATED IN CLOSE PROXIMITY OF RESIDENTIAL AREAS ACTUALLY INCREASES THE VALUES OF PROPERTIES RATHER THAT DETERING GROWTH.

This subject has been debated for years and at present no confirmed evidence exists that properties situated in close proximity of a base station would result in the decrease of property value. There are various residential properties situated in close proximity of affluent areas such as Durbanville (case study) where property value has not decreased as stated by the researchers.

In light of the above factual evidence provided vs not factual perceived statements of the objectors, clear evidence exist that properties situated in close proximity of a

11/21

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telecommunication base station vs properties situated further away has no impact on property values

5) Removal of Restrictive Title Deed Concerns

In respect of Erf 428, Pringle Bay it was found that there are **TWO** restrictive title deed conditions contained in title deed no. T20557/2015 that needs to be removed. The restrictive title deed conditions read as follows:

"A.1 As being in favour of the registered owner of any erf in the Township and subject to amendment or alteration by Administrator under the provisions of Section 18(3) of Ordinance No. 33 of 1934:

"(a) That only one building together with such outbuildings as are ordinarily required to be used therewith be erected on this erf.

...

D. as being in favour of the registered owner of any erf in the Township:

"(b) No wood and iron buildings of any description shall be erected on this erf nor shall corrugated iron be used for roofing purposes."

As seen above, the restrictive title deed conditions do not allow any other type of structure or building on the property. Hence the proposed removal of restrictive title deed conditions A1(a) and D(b) as pertained on page 3 on title deed T 20557/2015 to allow the proposed development of a transmission tower on the said property.

We can confirm by reading through the objections that there are various concerns raised by the property owners that stated they do not wish this removal be granted as there are a number of properties in the Pringle Bay Area with the same restrictions and which was imposed to keep the character that was initially intended.

Highwave Consultants can confirm that we read through all these concerns and agree to an extent. We therefore went back to our client and discussed the possibility to rather amend the title deed conditions instead of outright removing it. We therefore proposed the following:

12/21

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We propose the amendment of restrictive title deed conditions A1(a) and D(b) as pertained on page 3 of title deed T20557/2015 to read as follows:

"A.1 As being in favour of the registered owner of any erf in the Township and subject to amendment or alteration by Administrator under the provisions of Section 18(3) of Ordinance No. 33 of 1934:

"(a) That only one building together with such outbuildings including a transmission tower as are ordinarily required to be used therewith be erected on this erf.

...

D. as being in favour of the registered owner of any erf in the Township:

"(b) No wood and iron buildings of any description except a transmission tower shall be erected on this erf nor shall corrugated iron be used for roofing purposes."

We are of the opinion that amending the conditions rather than removing it outright will keep the integrity that was initially intended for the said area and properties.

Further to the above-mentioned proposal to rather amend the title deed conditions, the following portion deals with the amendment and the benefits of it to the holder:

Section 39(5) of the Western Cape Land Use Planning Act and Section 47 of Spatial Planning and Land Use Management Act

Section 39(5) of the Western Cape Land Use Planning Act and Section 47 of SPLUMA centres around the criteria a Municipality considers when they must consider a removal/ amendment of restrictive title deed conditions. The Municipality must have regard to at least the following:

B/21

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<p>(a) The financial or other value of the rights in terms of the restrictive title deed condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement.</p>	<p>The actual financial value that the Municipality currently enjoys on the restriction as it stands is <u>little to none</u> other than restricting what is allowed on the property. The restrictions was imposed by the Municipality to keep the character of the area and also to guide future developments. Our initial application was to completely remove the said restriction but upon investigation on the repercussions of the said removal, we have decided to rather amend the restriction to include our proposed development. This will then in fact keep the intended integrity of the restriction while allowing the specific proposed development.</p> <p>The property is currently vacant the primary right of the said Property will be kept intact. The amendment of the restrictive title deed condition will in no way affect the primary right or degrade the intent of the zoning scheme.</p> <p>The zoning scheme allows the proposed development of a freestanding base telecommunication station as a consent use thus will the proposed development not affect the zoning or the current use. The intent of this application is to amend the restrictive title deed condition to allow the proposed development of a transmission tower. The proposed development of the transmission tower will enhance the voice and data coverage which will in turn benefit the surrounding community. Thus, this application will be for the benefit of the whole community and not just the property owner.</p>
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14/21

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<p>(b) The personal benefits which will accrue to the holder of rights in terms of the restrictive title deed condition.</p>	<p>This relates to the personal benefit to the Municipality who is the holder of rights. The intention of the Municipality is to protect the intended rights of the property and to impose restrictions in order to keep the character of certain areas and to help guide future developments.</p> <p>The existing rights will be retained in our proposal. It is the aim of this application to amend the restrictive title deed condition to allow the proposed development. Cognizance needs to be taken of the fact that this application will in no way alter the intended rights of the property but will only allow the additional use.</p> <p>It is our opinion that the amendment will be more beneficial to the Municipality than what it is currently. The Municipality will benefit because the community will benefit with the development of the proposed transmission tower. It will strengthen the current network coverage and aid in the development of future technologies.</p> <p>Therefore, the Municipality and the community will benefit on a social (i.e. emergency services, access to social media etc.) and economic level (i.e. small local businesses and work-from-home scenarios).</p>
<p>(c) The personal benefits which will accrue to the person seeking the removal suspension or amendment of the restrictive condition if it is removed, suspended or amended.</p>	<p>The amendment of the title deed conditions will allow the proposed development, but it will still retain the other restrictions. It is not our intention to remove the whole condition as it might have future repercussions. We would rather amend it and keep the integrity that was initially intended. The personal benefit to which will accrue to the</p>

15/21

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	person seeking the amendment (our client) is by the means of getting the rights to erect the mast where it is currently proposed. (See design drawings).
(d) The social benefit of the restrictive condition remaining in place in its existing form.	The proposed transmission tower will provide enhanced voice- and data coverage. Uninterrupted is particularly important in emergency situations (i.e. fire department, police, ambulance etc.). Additionally, social media accessibility will be enhanced which will allow for a better and faster experience when using applications i.e. WhatsApp, Instagram and Facebook.
(e) The social benefit of the removal, suspension or amendment of the restrictive title deed condition.	By amending the restrictive condition instead of removing it will keep the integrity as it was intended initially. Therefore, this development will socially benefit the community as described under Section 39(5)(d) of LUPA.
(f) Whether the removal, suspension or amendment of the restrictive title deed condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.	It is the aim of the application to amend the restrictive title deed condition to retain the existing rights in accordance with the restrictive title deed conditions that was initially imposed.

As seen above, the interest of society is considered in terms of section 39(5)(d) and (e). It should be noted that the Community will benefit by means of getting enhanced coverage. The Municipality will benefit as this will enhance their aim in getting the said community connected and this will also upgrade the infrastructure which is one of their main aims in the Municipality. The Pringle Bay community will benefit by means of the getting the enhanced connectivity.

16/21

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6) SPLUMA Principles

The following portion deal with the development principles as contained in section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act. 16 of 2013). The proposed development on the Property complies with the land development principles (Chapter 2, SPLUMA, 2013) and the following table outlines how this proposed development complies with the said principles:

HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE?	
<i>Principle 7a:</i> <i>Spatial Justice</i>	In a broader sense, spatial justice refers to an intentional incorporation of spatial (geographical) aspects. This refers to the fair and equally distributed services and enhanced accessibility of these services. The aim of this proposal is to provide excellent communication service to the inhabitants of the area of Pringle Bay.
<i>Principle 7b:</i> <i>Spatial Sustainability</i>	Spatial sustainability is an explicit concept which describe the relations between environmental and socio-economical facets related to a societal environment. Enhanced signal in an area will promote all three the dimensions of sustainability (economic, social and environmental facets). Economically, businesses in the area will benefit from enhanced connectivity. The social facet is addressed as more people will have access to emergency services (e.g. Healthcare, Police, Fire response etc.). The third dimension (Environmental facets) will be promoted as the sensible placement of telecommunication base stations and the possibility of co-location will limit the number of base stations should there be sufficient signal in an area. This application will in no way open the so called "gate" for more mast applications as it is a small town and this one mast with co-location should sufficiently service the area.

17/21

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<i>Principle 7c: Spatial Efficiency</i>	Spatial efficiency relates to the concept of minimum distance to be travelled between a specific location and intended destination. Telecommunication Infrastructure is placed in an area (optimally situated between planned and existing stations) with a reason. This reason is to incorporate various factors (e.g. number of users, quality of service etc.) when considering the placement in order to promote effectiveness and is not merely placed by random.
<i>Principle 7d: Spatial Resilience</i>	Spatial resilience can be defined as the ability of a region to withstand possible arising shocks (e.g. economic crisis, social disruptions etc.). However, Telecommunication Infrastructure will be a service that will always be necessary. In a state of crisis, communication plays an integral role in a societal environment.
<i>Principle 7e: Good administrati on</i>	This installation will be lawful and reasonable, following an equal and fair public participation process in order to incorporate the views and opinions of all relevant parties.

As seen above, our proposal is inline with the SPLUMA Principle and the process that was followed was 100% according to the relevant Overstrand legislation.

7) Needs & desirability

The need for the transmission is not only centered on cell phone reception for the community of Pringle Bay, but the focus is also on improving internet speeds in the area as the industry is moving towards a data centric industry. It is also aimed at users of new wireless technology. According to Tumotech, due to the emergence of more apps than anyone can keep track of and advanced software the pressure on networks has intensified. This is likely to continue with more and more data centric services coming out such as video streaming (Netflix, DSTV box-office, DSTV Now and DSTV Catch Up). There is also a lack of upstream bandwidth in industry investment. Upstream bandwidth refers to data sent from the user devices such as desktop computers, smart phones, laptops and tablets toward the Service Provider destination. The challenge is that wireless internet infrastructure is focused on downloading data and not the uploading of it.

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General comments on this development usually centres around the question as why develop on farms, outside of populated areas or small towns such as Pringle Bay. It is important to note that this project is driven by our client to provide a solution to the communities in order to promote growth. Furthermore, we wish to agree that this area is in need of upgrading not necessary to better the cellular coverage, but also to enhance intra communication between existing masts.

The importance of sufficient coverage relates to the enhanced level of health and safety (access to emergency services i.e. ambulances, police, fire departments etc.), social amenities (access to social media i.e. WhatsApp, Facebook, Instagram, YouTube etc.). The attached Radio Frequency "Before/ After" drawings is attached to illustrate how the proposed development will enhance the area.

The current roll out of telecommunication infrastructure by cellular network providers is undertaken to upgrade and improve network coverage and quality to all customers.

CONCLUSION:

We would like to emphasise the positive contribution this base station will have on the immediate area of the Pringle Bay area, commuters as well as the surrounding community:

- *This application is by no means a careless act as health and environmental aspects are taken into consideration with associated proof that this development holds no threat for inhabitants and/or commuters.*
- *Most households in the surrounding area depend on the services of the cellular telecommunications providers, including internet and social networking media (Facebook, Twitter etc.). With such a high demand for their products, it follows that service providers are responsible for supplying a high level of network coverage especially in areas remote that is not suited for fibre.*

19/21

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- *Please note that the residents in the area are not the only ones being provided with these services. Visitors to the area and daily commuters will benefit by having access to improved communication/ internet facilities.*
- *Mobile communication has become an important safety and security element in modern society. In an emergency, such as housebreaking, medical alert or fire, a member of a household can quickly and easily contact the emergency services for help. However, if the coverage of mobile service providers' is poor, then contacting emergency services becomes a difficult task.*

Finally, we would like to reiterate that we propose the amendment of the said title deed conditions instead of the removal in order to keep the intended character of the property.

We also would like to reiterate that we are willing to lower the mast height from 25m to 18m should the Municipality deem it necessary.

We hereby request the Municipality to include the above-mentioned alterations as conditions in the approval of the proposed development.

It is clear that the proposed application meets the applicable desirability criteria and precedents set and it is therefore we request the Municipality to view this Application favourably and include conditions (as set above) in the approval should it be deemed necessary.

We trust the above response addresses your concerns. Please do not hesitate to contact me should you have any additional queries.

Kind Regards

Rikus Roos


Director

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Pr. Pln A/2085/2015

21/21

									
SITE NAME: PRINGLE BAY ATC BARS REFERENCE: 354625									
REV	DATE BY DESCRIPTION								
001	01/20/2018 BPA Priced Sale								
002	20/03/2020 JAT Existing Site Map Added								
NOTES									
ENGINEER: _____ NAME: _____ SURVEY: _____									
PROPERTY DESCRIPTION: ERF 428, Pringle Bay, Western Cape									
COORDINATES: <table border="1"> <tr> <td>UTM</td> <td>4281</td> </tr> <tr> <td>Easting</td> <td>36235.075</td> </tr> <tr> <td>Northing</td> <td>71965.502</td> </tr> <tr> <td>Zone</td> <td>29N</td> </tr> </table>		UTM	4281	Easting	36235.075	Northing	71965.502	Zone	29N
UTM	4281								
Easting	36235.075								
Northing	71965.502								
Zone	29N								
PROJECT: ERW 428-428B TELECOMMUNICATION BASE STATION WITH A 20m AIRSPACE MAST FOR ATE TOWERS PTW1 LTD									
ADDRESS: <table border="1"> <tr> <td>General Post Office No.</td> <td>_____</td> </tr> <tr> <td>Post Office Code</td> <td>_____</td> </tr> <tr> <td>COUNCIL</td> <td>Overstrand Municipality</td> </tr> </table>		General Post Office No.	_____	Post Office Code	_____	COUNCIL	Overstrand Municipality		
General Post Office No.	_____								
Post Office Code	_____								
COUNCIL	Overstrand Municipality								
A: 115 024 6149 Breda, Durbanville, 7190 G: 082 262 4347 • info@highwave.co.za									
HIGHWAVE CONSULTANTS 10001 Fynbos Parkway 7th Floor 7800 Scarborough, Durbanville, Western Cape									
DISCLAIMER: THIS DOCUMENT IS FOR INFORMATION ONLY. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.									
SCALE 1:100	DATE: 10/03/2020								
SCALE 1:100	REP: NCVAT019@highwave.co.za								



RE COVERAGE PLOT & ANALYSES (BEFORE) PRIOR TO MARCH 2020



RE COVERAGE PLOT & ANALYSES (AFTER) AFTER TO NOVEMBER 2020

EXISTING SITE MAP: ERF 428 PRINGLE BAY



100% SOUTH

EXISTING SITE MAP
SHEET 1 OF 1

Annexure G

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED
CONDITIONS, CONSENT USE & DEPARTURE: ERF 428, PRINGLE BAY**

Electricity	:	Eskom Area
Water	:	In order
Sewer	:	In order
Stormwater	:	In order
Roads and traffic	:	In order

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigates and determine the limitations of the site in terms of drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
4. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Directorate: Infrastructure and Planning;
5. that any additional and / or extended vehicle entrance will be for the owner's account;
6. that, upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Senior Manager: Operational Services (Kleinmond) for written approval;
7. that stormwater be allowed to discharge through Erf 428, Pringle Bay, unobstructed.

pp. R. Corder
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

21/06/2021
DATE

Annexure H 1/42

**PRINGLE BAY
ERF 428, PRINGLE BAY,
CELLULAR MAST**

VISUAL ASSESSMENT

For consideration in the land use application

For
EnviroAfrica
PO Box 5367
Helderberg
7135
info@enviroafrica.co.za

Final Report
6 November 2020

Compiled by:
S.C. Lategan

PO Box 535
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Report history:

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Final Report	06/11/2020	
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CONTENT

1 BACKGROUND.....	1
2 TERMS OF REFERENCE.....	2
3 Methodology and principles.....	4
3.1 Methodology.....	4
3.1.1 Principles.....	4
3.1.2 Fatal flaw statement.....	5
3.1.3 Gaps, limitations and assumptions.....	5
3.1.4 Assessment explained.....	5
3.2 Legal Context.....	6
3.2.1 National Environmental Management Act, 107, 1998 and relevant Guidelines.....	6
3.2.2 Western Cape PSDF.....	6
3.2.3 Overberg District Spatial Development Framework, 2014.....	6
3.2.4 Overstrand Spatial Development Framework, Final May 2020.....	7
3.2.5 Kogelberg Biosphere reserve.....	7
3.2.6 Overstrand EMF, 2014.....	7
3.2.7 Overstrand Heritage Survey, 2009.....	7
3.2.8 Overstrand Zoning Scheme.....	7
4 Development Proposal.....	8
4.1 Operational elements.....	10
4.2 Construction elements.....	10
5 RECEIVING VISUAL ENVIRONMENT.....	10
5.1 Description.....	10
5.2 Viewshed.....	11
5.3 Sense of Place.....	14
6 VISUAL RECEPTORS.....	15
6.1 Potential Receptors.....	15
6.2 Assessment of Receptors.....	17
6.2.1 Direct views in business node.....	17
6.2.2 R44 approach from Rooi-els.....	21
6.2.3 R44 approach from Bettiesbay.....	23
6.2.4 Hangklip road approach (east and west).....	24
6.2.5 Clarence – Beach view rd residential area to the south.....	27
6.2.6 Glen Craig Conference centre.....	30
6.2.7 Twee susters southern slopes and coastal plain.....	31
6.2.8 Allen Road ridge.....	32

3/42

6.2.9 Kogelberg Nature reserves.....	33
7 CUMULATIVE IMPACT.....	34
8 CONSTRUCTION.....	34
9 FINDINGS.....	35
10 MITIGATION MEASURES.....	35

Tables:

Table 1: Requirements for visual assessment.....	2
Table 2: Nature of intended development.....	2
Table 3: Business Node impact rated.....	19
Table 4: Hangklip turn into Central Rated.....	20
Table 5: R44 approach from Rooi-els rating.....	21
Table 6: Hangklip road approach rated.....	27
Table 7: Clarence- Beachview Rd Residential area rated.....	27
Table 8: Glen Craig conference rating.....	30
Table 9: Twee Suster Road rated.....	31
Table 10: Allen Rd Ridge rated.....	32
Table 11: Kogelberg reserve rated.....	33
Table 12: Types and characteristics of cumulative effects.....	34

Figures:

Figure 1: Locality.....	1
Figure 2: Locality within business node.....	1
Figure 3: Site Position on Erf.....	8
Figure 4: Site Layout.....	8
Figure 5: Mast Section.....	9
Figure 6: Potential Viewshed.....	12
Figure 7: View lines and directions.....	13
Figure 8: Village character.....	14
Figure 9: Potential Receptors.....	16
Figure 10: Direct view across street - Monopole Mast.....	18
Figure 11: Direct view across street - Tree mast.....	18
Figure 12: Hangklip turn into Central Rd - Monopole mast.....	19
Figure 13: Hangklip turn into Central - Tree option.....	20
Figure 14: R44 Rooi-Els Approach Profile.....	21
Figure 15: R44 Rooi-Els Approach.....	22
Figure 16: R44 Rooi-els approach zoomed in.....	22
Figure 17: R44 Bettiesbay approach - view direction.....	23

4142

Figure 18: Hangklip turnoff from R44.....	24
Figure 19: Hangklip Road East approach profile.....	25
Figure 20: Hangklip East approach view.....	25
Figure 21: Hangklip Road west approach profile.....	26
Figure 22: Hangklip Road west approach.....	26
Figure 23: Clarence - Beachview Residential area view - monopole mast.....	28
Figure 24: Clarence - Beachview Rd view - tree mast option.....	29
Figure 25: Glen Craig Conference Profile.....	30
Figure 26: Twee Susters Rd view from gate.....	31
Figure 27: View from house on Allen rd Ridge.....	32
Figure 28: Paint codes.....	35

5/42

Relevant Qualifications & Experience of the Author

Ms Sarien Lategan holds an Honours Degree in Geography as well as a Masters Degree in Town and Regional Planning from the University of Stellenbosch. She has 7 years experience as Town planner at a local government, 3 years with South African National Parks as planner and project manager of various GEF and World Bank managed, tourist facilities in the Table Mountain National Park and since 2004 as private practitioner involved in inter alia Site Analysis and Visual Impact assessments for various types of developments ranging from housing, tourism to infrastructure developments.

Ms Lategan is registered as a professional Town and Regional Planner as well as Environmental Assessment Practitioner under previous voluntary registration, currently in process of new registration.

Declaration of Independence

I, Sarah C. Lategan, declare that I am an independent consultant to EnviroAfrica and, has no business, financial, personal or other interest in the proposed project or application in respect of which I was appointed, other than fair remuneration for work performed in connection with the application. There are furthermore no circumstances which compromise my objectivity in executing the task appointed for.



SC Lategan
06-11-2020

EXECUTIVE SUMMARY

A visual impact assessment has been undertaken to assess the proposed monopole cell mast on erf 428, Pringle Bay within the Overstrand Municipal area. The site is located within the business node.

The receiving environment comprise a holiday town with a strong village character within a natural and wilderness landscape. The natural environment comprise mountainous fynbos, wetlands and pristine coastal areas with spectacular views. The R44 is regarded as a scenic drive and skirts the eastern side of the town.

A viewshed was modeled using 5m contours with the assumption that at least 5m of the mast should be visible. This digital viewshed guided the identification of potential view receptors. These receptors were assessed in terms of the significance of the views.

The following potential view receptors were identified -

- Direct views in business node
- R44 approach from Rooi-els
- R44 approach from Bettiesbay
- Hangklip road approach (east and west)
- Clarence – Beach view rd residential area to the south
- Glen Craig Conference centre
- Twee susters southern slopes and coastal plain
- Allen Road ridge
- Kogelberg Nature Reserve

The visual impact from these receptors range from high to low. The overall impact is high to moderate. The most significant impact is the direct views in the business node. The impact from other viewpoints such as the Clarence Road residential area to the south of the site with direct views across the mast is moderate but with the design proposals of a light grey monopole mast should be within acceptable levels of change. Few options are available to reduce the impact of the mast in the business node. The preferred option namely a light grey monopole poses the least impact. Consideration can be given to address the street interface with a different type of fence either a build wall or a decorative palisade fence, incorporating the security measures in a decorative manner.

7/42

1

VIA: Pringle Bay cellular mast

1 BACKGROUND

Sarien Lategan was appointed to undertake the visual impact assessment of a 25m monopole mast, to accommodate cell antennae and base stations, on erf 428, Pringle Bay, as input to the land use application. The site is located in the Central street business node. The property is zoned for business purposes.

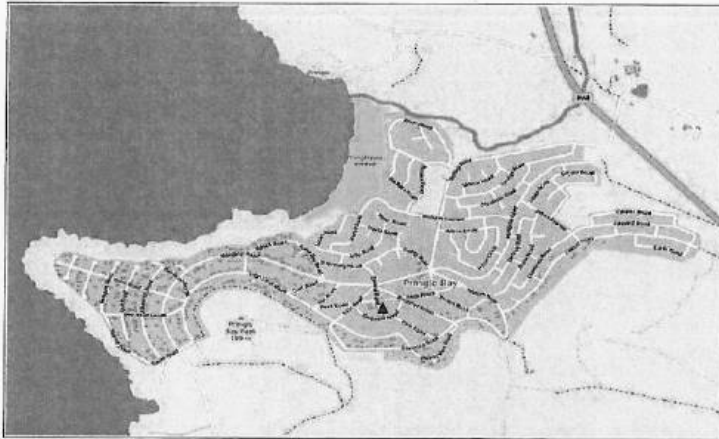


Figure 1: Locality

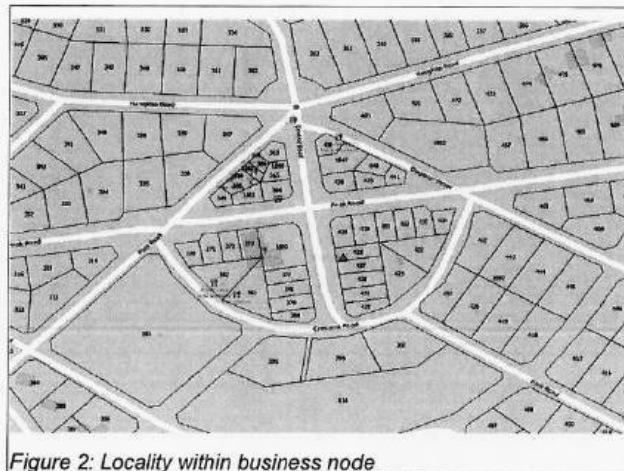


Figure 2: Locality within business node

8/42

2

VIA: Pringle Bay cellular mast

2 TERMS OF REFERENCE

The applicant intends to construct a 25m high freestanding monopole mast to accommodate cell antennae and related ground station containers on erf 428, Central street, Pringle Bay.

The objective of the Visual Impact assessment is to determine the significance of any visual impact which may result from the construction of the proposed cellular mast. This assessment will indicate whether from a visual perspective the development constitute an acceptable level of change and if required what potential mitigation measures can reduce any visual impact.

To determine the potential extent of the VIA required, the following broad criteria are considered.

Table 1: Requirements for visual assessment

Areas with protection status, e.g. nature reserves	Kogelbay Nature reserve approx 2,5km from the site
Areas with proclaimed heritage sites or scenic routes	Glen Graig conference centre – old WWI prison – 2km from site Hangklip Hotel and Radar station - R44 is a scenic and tourism route
Areas with intact wilderness qualities, or pristine ecosystems	Kogelberg Biosphere
Areas with intact or outstanding rural or townscape qualities	The site is located in the business centre of Pringle bay with a village character
Areas with a recognized special character or sense of place	Village centre.
Areas with sites of cultural or religious significance	None recorded
Areas of important tourism or recreation value	Pringle bay beach, Kogelbay Nature reserve
Areas with important vistas or scenic corridors	Views are an intrinsic value of properties
Areas with visually prominent ridgelines or skylines.	Yes, mountain ridges to north, south and east

Table 2: Nature of intended development

High-intensity type projects including large-scale infrastructure	Medium to small scale
A change in land use from the prevailing use	Yes.

9/42

3

VIA: Pringle Bay cellular mast

A use that is in conflict with an adopted plan or vision for the area	None identified
A significant change to the fabric and character of the area	Potentially
A significant change to the townscape or streetscape	Potentially
Possible visual intrusion in the landscape	Potentially
Obstruction of views of others in the area	Potentially

From the above, it is clear that the receiving environment holds certain visual elements which may be impacted upon by development of the site. The potential exists that the construction of the cell mast may have a visual impact. In order to assist authorities thus to make an informed decision, the input of a specialist is required to assist in the project design and assess the visual impact of the preferred project proposal.

The term visual and aesthetic is defined to cover the broad range of visual, scenic, cultural, and spiritual aspects of the landscape. The terms of reference for the specialist are to:

- Provide the visual context of the site with regard to the broader landscape context and site-specific characteristics.
- Provide input in compiling layout/design alternatives.
- To describe the affected environment and set the visual baseline for assessment
- Identify the legal, policy and planning context related to visual impact
- Identifying visual receptors
- Predicting and assessing impacts
- Recommending mitigation measures

10/42

4

VIA: Pringle Bay cellular mast

3 Methodology and principles

3.1 Methodology

Table 4: Summary of methodology

Task undertaken	Purpose	Resources used
A screening of the site and environment	To obtain an understanding of the site and area characteristics and potential visual elements	Photographs Site visits
Identify visual receptors	To assess the visual impact from specific viewpoints	Photographs, profiles
Contextualize the site within the visual resources	To present an easy to understand context of the site within the visual resource baseline	Specialist: S. Lategan Graphic presentation Superimposed photo's
Propose possible mitigation measures	To present practical guidelines to reduce any potential negative impacts.	Specialist: S. Lategan

Throughout the evaluation the following fundamental criteria applied:

- Awareness that 'visual' implies the full range of visual, aesthetic, cultural and spiritual aspects of the environment that contribute to the area's sense of place.
- Consideration of both the natural and cultural (urban) landscape, and their inter-connectivity.
- The identification of all scenic resources, protected areas and sites of special interest, as well as their relative importance in the region.
- Understanding of the landscape processes, including geological, vegetation and settlements patterns which give the landscape its particular character or scenic attributes.
- The inclusion of both quantitative criteria, such as visibility and qualitative criteria, such as aesthetic value or sense of place.
- The incorporation of visual input as an integral part of the project planning and design process, so that the findings and recommended mitigation measures can inform the final design and quality of the project.
- To test the value of visual/aesthetic resources through public involvement.

3.1.1 Principles

The following principles to apply throughout the project:

- The need to maintain the integrity of the landscape within a changing land use process
- To preserve the special character or 'sense of place' of the area
- To minimize visual intrusion or obstruction of views

11/42

5

VIA: Pringle Bay cellular mast

- To recognize the regional or local idiom of the landscape.

3.1.2 Fatal flaw statement

A potentially fatal flaw is defined as an impact that could have a "no-go" implication for the project. A "no-go" situation could arise if the proposed project were to lead to (Oberholzer, 2005):

1. Non-compliance with Acts, Ordinance, By-laws and adopted policies relating to visual pollution, scenic routes, special areas or proclaimed heritage sites.
2. Non-compliance with conditions of existing Records of Decision.
3. Impacts that may be evaluated to be of high significance and that are considered by the majority of stakeholders and decision-makers to be unacceptable.

The screening of the site and initial project intentions did not reveal any of the above issues which may result in a fatal flaw.

3.1.3 Gaps, limitations and assumptions

The assessment is based on the information provided by the developer. As the preferred option a monopole mast of light grey colour has been assessed as baseline (colour code used in digital simulations is HTML 8b8b93). Other mast options and colours have been considered and illustrated in order to determine possible mitigation measures if required. Note that colour may differ on different screens and printouts. Below for illustration purposes the "Dulux" paint codes which closely resemble the HTML code used in simulations.

Photos were taken to closely resemble what the human eye would see from that point and at that distance. Landscape images were created from a series of photos as the Landscape functionality or wide lens of a camera (once lens) does not correctly represent the human eye (2 lenses).

3.1.4 Assessment explained

Visual Impact relates not only to the physical visibility of a structure or development, but the context of that structure within the environment. The assessment therefore firstly describes the receiving environment from a socio-cultural-, heritage- and physical landscape perspective to set a baseline from which to evaluate the appropriateness of a new element in that specific environment. Although every effort is made to rate and explain visual impact, it is not an exact science and holds a significant level of intangible community values.

A broad potential viewshed area is then determined using digital elevation modeling techniques. This provides the area within which specific viewpoints, called visual receptors are identified. Specific views from these receptors are then assessed with the use of photo's and the element

12/42

6

VIA: Pringle Bay cellular mast

superimposed on such photo's to provide an "animation" of the potential view. Profiles are also used to explain the visibility of the element from certain viewpoints. Based on these, the significance of the impact is then determined through the rating of the exposure level, receptor sensitivity and the intrusion level.

The following framework is used in order to assess view receptors:

Criteria	High	Moderate	Low
Exposure	Dominant, clearly visible	Recognizable to the viewer	Not particularly noticeable to the viewer
Sensitivity	Residential, nature reserves, scenic routes	Sporting, recreational, places of work	Industrial, mining, degraded areas
Intrusion/Obstructive	A noticeable change, discordant with surroundings	Partially fits but clearly visible	Minimal change or blends with surroundings

Exposure is a tangible criteria, which refers to the visibility of the element.

Intrusion or Obstructive is a less tangible criteria which refers to what level an element is "acceptable" within a setting.

Sensitivity deals with the receiving environment and the landscape elements which are appropriate within such environment.

A sensitive receptor with low exposure and/or low intrusion rate can be regarded as a low significance rating. A receptor of low sensitivity but with high exposure can be of high significance if the intrusion rate is also high but is reduced if the intrusion rate is medium or low.

The overall significance, therefore, depends not only on the sensitivity of the receptor but also on the exposure and intrusion rate and thus a combination of the criteria.

The purpose of mitigation measures are to lower the exposure or intrusion level in order to lower the overall significance of the rating.

3.2 Legal Context

3.2.1 National Environmental Management Act, 107, 1998 and relevant Guidelines

The application is not subject to the NEMA regulations.

3.2.2 Western Cape PSDF

No specific references on this scale of development

3.2.3 Overberg District Spatial Development Framework, 2014

Relevant guiding principles include the following:

K2 Promote the sustainability of Rooi-els, Pringle Bay and Bettys Bay by:

- an improvement in their overall aesthetic appearance through the use of urban design, architectural and landscaping guidelines to guide all new building work and renovations.

VIA: Pringle Bay cellular mast

SDF 1 Urban design, architectural and landscaping guidelines

Promote the sustainability of Rooi-els, Pringle Bay and Bettys Bay by: encouraging the use of sustainable service technologies, green building techniques and an improvement in their overall aesthetic appearance

3.2.4 Overstrand Spatial Development Framework, Final May 2020

The R44 is identified as a scenic drive.

3.2.5 Kogelberg Biosphere reserve

Pringle Bay is situated within the boundaries of the Kogelberg Biosphere reserve and classed as a urban area within the reserve. Within such area, the relevant zoning scheme regulations apply and none exist which prohibit the application.

3.2.6 Overstrand EMF, 2014

The EMF proposed a coastal management overlay zone for areas along the coast incorporated in the Zoning Scheme. The overall principle set in the EMF is to protect not only the ecological processes but also the natural scenic environment.

3.2.7 Overstrand Heritage Survey, 2009

Pringle Bay was established around 1935 as part of the Hangklip Beach Estates. It is thus a fairly young settlement with little historical elements.

The Hangklip Hotel and Radar stations date from WWII when the hotel was build to house serviceman to the Radar station. These site are however not within view from the application property.

The Glen Graig conference centre was originally the prison of war during the construction of the road. The centre is 2km from the application site and thus identified as a potential receptor.

3.2.8 Overstrand Zoning Scheme

Pringle Bay EMOZ regulations: The site is not within the overlay zone.

Pringle Bay HPOZ: . The site is not within a HPOZ.

Schedule 2, reg 16,10 provide requirements for application.

14/42

VIA: Pringle Bay cellular mast

4 Development Proposal

An 8 x 6m site in the south western corner of erf 428 to be earmarked and fenced for the telecommunications base stations (MTN and Neotel) and 25m free standing monopole mast accommodating directional antenna, microwave dishes and navigation lights.

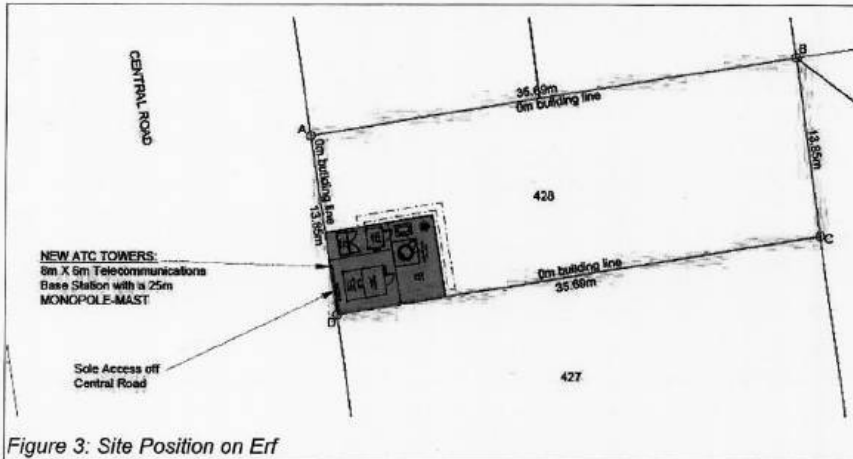


Figure 3: Site Position on Erf

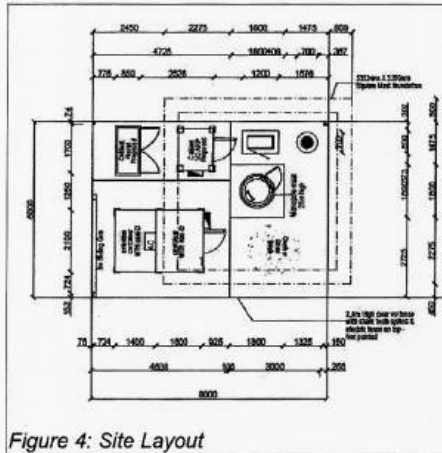


Figure 4: Site Layout

15/42

VIA: Pringle Bay cellular mast

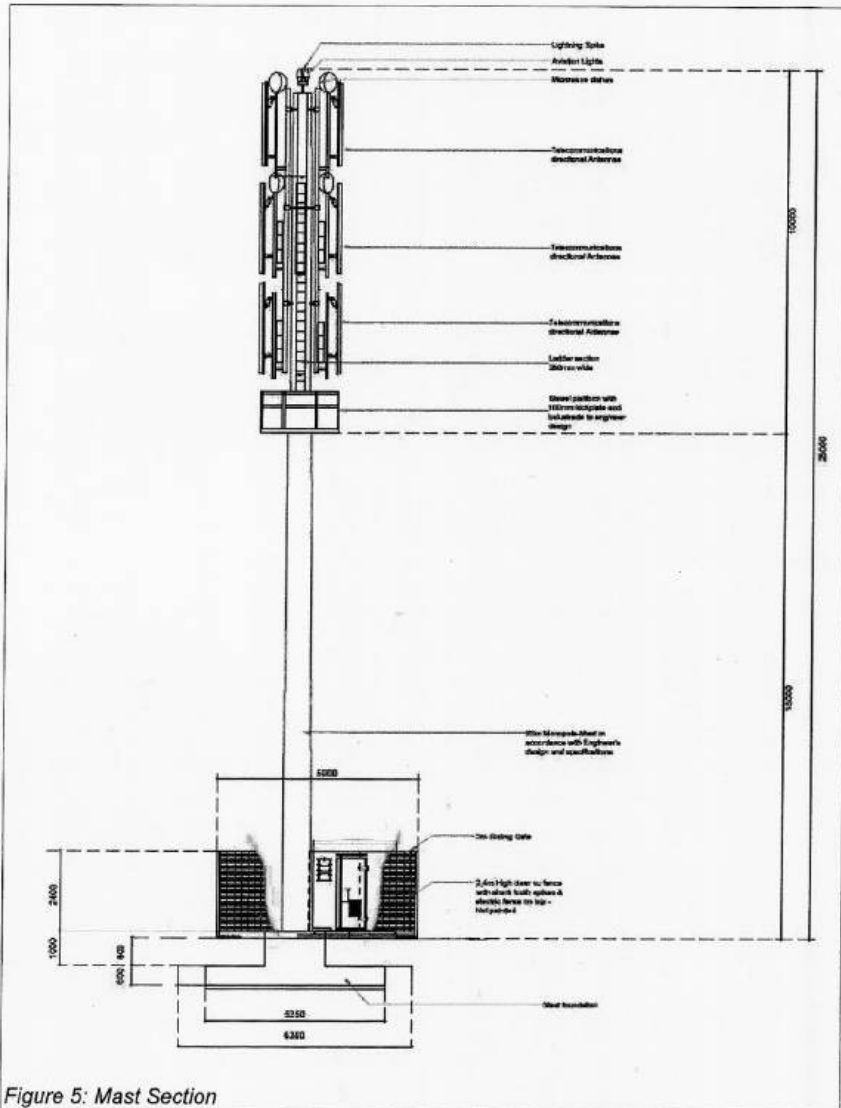


Figure 5: Mast Section

16/42

10

VIA: Pringle Bay cellular mast

4.1 Operational elements

Only occasional maintenance is required. The site is serviced with a light delivery vehicle and potentially climbers to access equipment on the mast. The site will be accessed from Central street.

4.2 Construction elements

For the construction of the mast, typically LDV or small trucks and cranes may be required.

Construction process entails:

- clearing and leveling of the site,
- construction of mast
- fitting of antenna and equipment
- Fencing and security infrastructure
- Construction of support facilities such as a container, etc.

5 RECEIVING VISUAL ENVIRONMENT

5.1 Description

Pringle Bay is a fairly young settlement and was established with the main purpose to serve as a holiday town. The town thus have a small permanent population with only supporting infrastructure to serve this population and the visitors to the town. Due to the close knit community that exist, the central business node resembles a village feel where people meet. The layout of the node supports this village character, however a lack of architectural coherence exist, which could have strengthened the village character.

The surrounding residential areas comprise low to medium density properties with fairly high value houses. Since the core reason of existence for the settlement is holiday, a high premium is placed on a relaxing environment and scenic values. For this reason, views are an intrinsic element in the value of properties.

The main scenic elements of importance in the settlement are the bay i.e. ocean view, Hangklip, Klein hangklip (Twee Susters) and the Kogelberg to the east although this primarily forms the backdrop to the settlement.

17/42

11

VIA: Pringle Bay cellular mast

As the town is situated within the Kogelberg Biosphere reserve, high value is placed on the natural and wilderness character surrounding the town as well as the green corridors through the town.

5.2 Viewshed

The viewshed refers to the area from where the mast would potentially be visible. A computer generated viewshed was calculated using a Digital Elevation model built on 5m contours and assumption that at least 5m of the mast should be visible (Fig 6). As the settlement is screened by mountain ridges, the viewshed was calculated within a 5km radius. A viewshed generated in Google Earth, produced very similar area, yet excluded the residential areas along Buffels road approximately between Ursula and Stream streets, resulting in a slightly smaller viewshed.

On a flat surface the maximum distance that the human eye can theoretically view an object is 30km due to the curvature of the earth. This is influenced by the size, colour and height of an object.

The theoretical viewshed is however significantly reduced by landscape elements such as buildings and vegetation. Although an object may be visible from a larger area, not all views are directed towards that element, thus further reducing the viewshed.

Landscape elements and the topography holds screening value which can absorb elements to such an extent that they are either not visible or not intrusive. The Pringle Bay landscape contains such elements. The presence however of ridge lines which is accessible and thus serve as viewpoints, can reduce the absorption rate. The Kogelberg to the east presents such viewpoints and is thus, based on height above the site included in the viewshed. However, looking down onto an object reduces the visual height thereof. Thus although an object may be visible from further, the obstruction level is less.

Although an object may be visible from a specific point, the view may not be directed towards the object due to various reasons and therefore view lines should also be considered in assessing the visual impact. In Pringle bay, the residential area to the south, along Clarence Road, the view lines is directly across the site. Other areas focus toward the beach and the view lines are thus not focused on the site (Fig 7)

18/42

VIA: Pringle Bay cellular mast

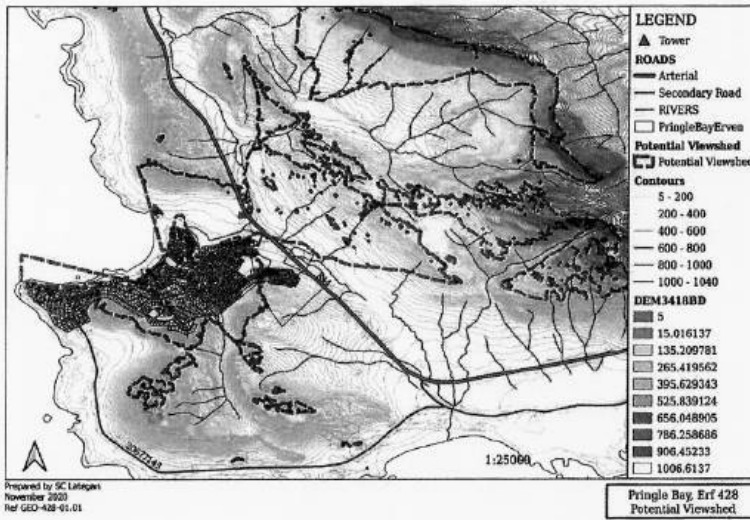


Figure 6: Potential Viewshed

Prepared by: SC Latagan
6 November 2020

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19/42

VIA: Pirbright Bay cellular mast

13

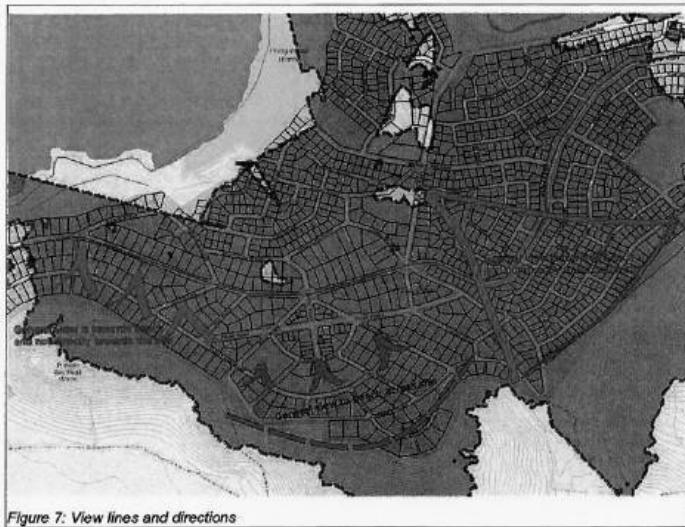


Figure 7: View lines and directions

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6 November 2020

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20/42

14

VIA: Pringle Bay cellular mast

5.3 Sense of Place:

Pringle Bay is nestled between the mountains and the sea. The surrounding natural and wilderness areas create a sense of relaxation and serenity. The ocean adds to this atmosphere. People thus permanently reside or visit the town for these qualities.

Due to the relaxing atmosphere, a greater level of social interaction occurs as people mingle under less stress. A village atmosphere exists and the local business node is the meeting place of the community. The layout of the node and street landscaping creates a space within which this village character can be developed. The lack of architectural coherence detracts from the village feel.

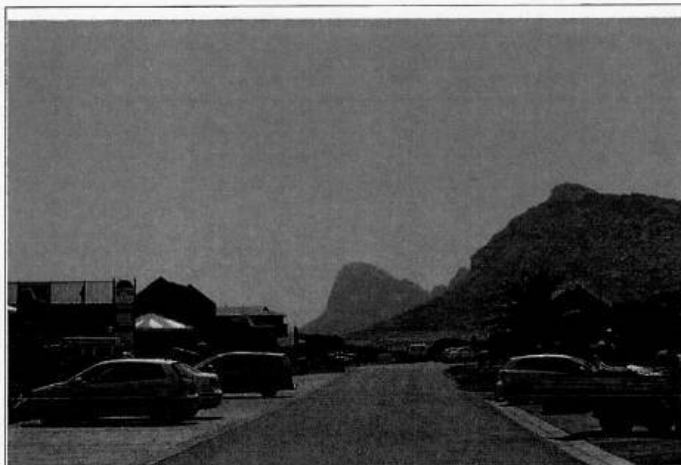


Figure 8: Village character

VIA: Pringle Bay cellular mast

6 VISUAL RECEPTORS

Visual receptors are those positions from where the development site is potentially visible. Based on the character of the locality of the receptor its sensitivity can be rated. Generally, residential areas and tourism-related destinations and routes are sensitive to visual intrusions as they relate to the well-being of residents and the tourism quality of the area.

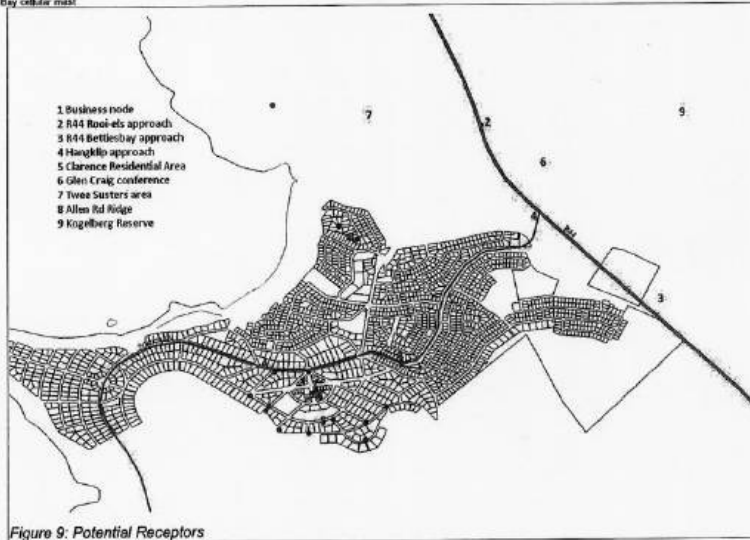
6.1 Potential Receptors

The following potential visual receptors have been identified:

- Direct views in business node
- R44 approach from Rooi-els
- R44 approach from Bettiesbay
- Hangklip road approach (east and west)
- Clarence – Beach view rd residential area to the south
- Glen Craig Conference centre
- Twee susters southern slopes and coastal plain
- Allen Road ridge
- Kogelberg Nature Reserve

22/42

VIA: Pringle Bay cellular mast



Prepared by: BC Lategan
6 November 2020

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VIA: Pringle Bay cellular mast

6.2 Assessment of Receptors

6.2.1 Direct views in business node

There are various positions within the business node from where the mast will be visible. A animation is presented from directly across the street. The mast is set back approximately 5m from the street boundary but visually slightly further due to the width of the street reserve. The base station containers are positioned in front of the mast and site fenced with a "Clearvu" type fence.

For illustrative purposed an animation with a tree mast is included. From the comparison it can be seen that the tree mast is out of context with the area as trees of such height does not exist in the area. Even if different types of trees are considered e.g. palm tree etc, the principle remains the same in such as that a 25m tree is unusual especially where it is not within the context of a treed area. Thus although we may see a tree with our eyes, our brain will still interpret it as a mast as we have become accustomed to such infrastructure. In fact where a tree is used out of context it may even be more intrusive than just a mast.

The impact of the mast from directly across the street is high. Setting the mast slight back on the site may reduce the intrusion level. Use of the light grey also reduce the impact. The community's tolerance level for change would however determine whether the mast is within an acceptable level of change.

Considering a different type of fencing may create a softer appeal. The Clearvu fence with spikes and electric fence is important for security, but does create a more industrial type of character. A built wall with space for community and/or environmental awareness displays may be suitable to create acceptance of the change.

The duration of observation has not been rated since it depend on a viewer's time spend and specific position in the area.

24/42

VIA: Pringle Bay cellular mast

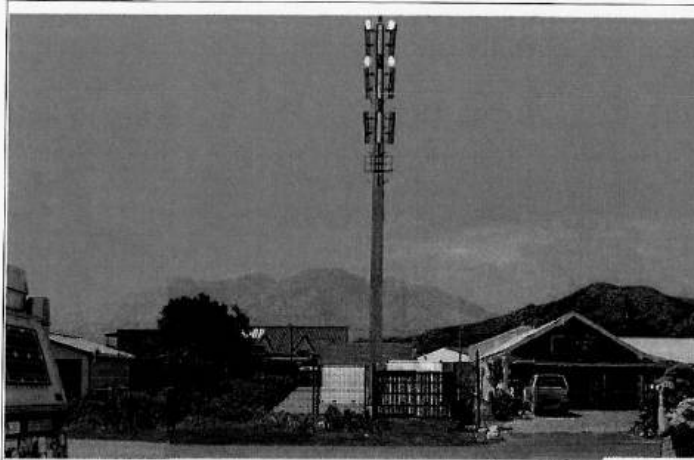


Figure 10: Direct view across street - Monopole Mast

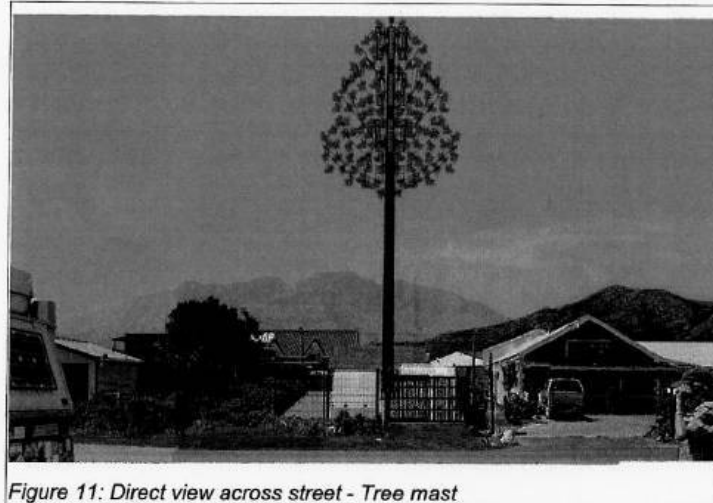


Figure 11: Direct view across street - Tree mast

25/42

19

VIA: Pringle Bay cellular mast

Table 3: Business Node impact rated

Criteria	High	Moderate	Low
Exposure	dominant, clearly visible	recognizable to the viewer	not particularly noticeable to the viewer
Sensitivity	residential, nature reserves, scenic routes	sporting, recreational, places of work, national road	industrial, mining, degraded areas
Intrusion/Obstructive	noticeable change, discordant with surroundings	Partially fits but clearly visible	minimal change or blends with surroundings
Duration			short

Turning off Hangklip Road into Central Road view is directly down the axis towards the mountain. The mast is set just off to the left in view. As indicated in the simulations, both the monopole and tree mast is visible. However the light grey monopole tend to blend better with the grey rocks of the mountain in the background than the green tree which is out of context with the landscape.

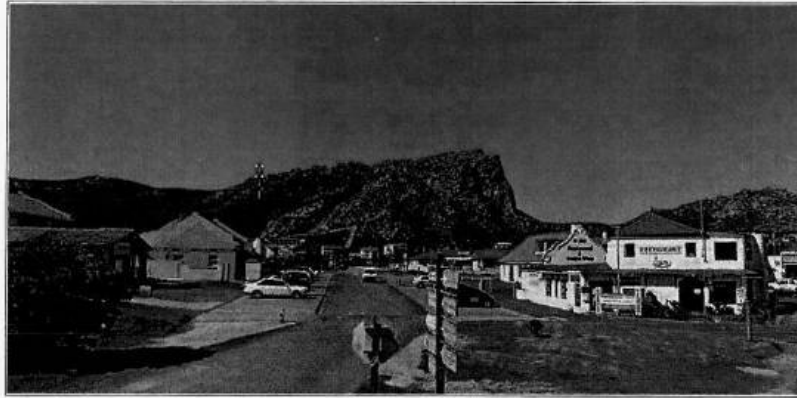


Figure 12: Hangklip turn into Central Rd - Monopole mast

26/42

20

VIA: Pringle Bay cellular mast

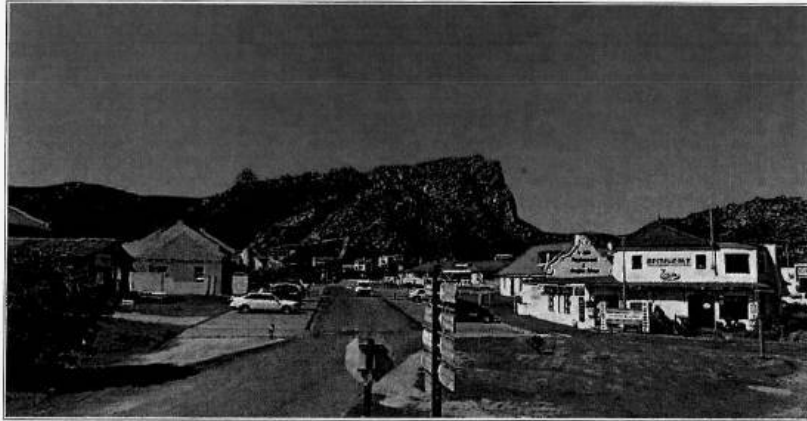


Figure 13: Hangklip turn into Central - Tree option

Table 4: Hangklip turn into Central Rated

Criteria	High	Moderate	Low
Exposure	dominant, clearly visible	recognizable to the viewer	not particularly noticeable to the viewer
Sensitivity	residential, nature reserves, scenic routes	sporting, recreational, places of work, national road	industrial, mining, degraded areas
Intrusion/Obstructive	noticeable change, discordant with surroundings	Partially fits but clearly visible	minimal change or blends with surroundings
Duration			short

The overall visual impact from this position is moderate. The grey monopole is favoured above the tree mast. No further mitigation measures are possible.

27/42

21

VIA: Pringle Bay cellular mast

6.2.2 R44 approach from Rooi-els

The R44 is a scenic drive and thus sensitive to the inclusion of elements in the traveller's view. The general experience is that of driving through a natural/wilderness area.

Pringle Bay is situated to the west and in the side view of a traveller. Due to vegetation and the distance, the mast is barely visible from this approach. The navigation lights may at night be visible, but again in the distance and not obstructive.

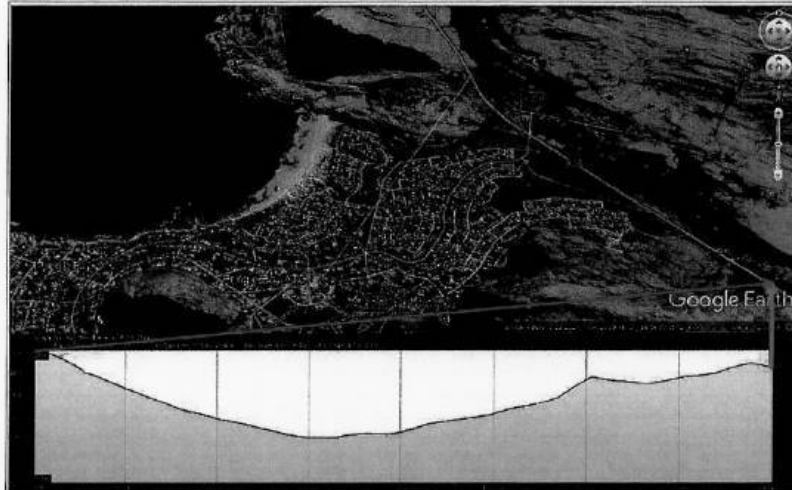


Figure 14: R44 Rooi-Els Approach Profile

Table 5: R44 approach from Rooi-els rating

Criteria	High	Moderate	Low
Exposure	dominant, clearly visible	recognizable to the viewer	not particularly noticeable to the viewer
Sensitivity	residential, nature reserves, scenic routes	sporting, recreational, places of work, national road	industrial, mining, degraded areas
Intrusion/Obstructive	noticeable change, discordant with surroundings	Partially fits but clearly visible	minimal change or blends with surroundings
Duration			short

The overall visual significance from this approach is low. No mitigation is required.

28/42

VIA: Pinnacle Bay cellular mast

22



Figure 15: R44 Rool-Eis Approach

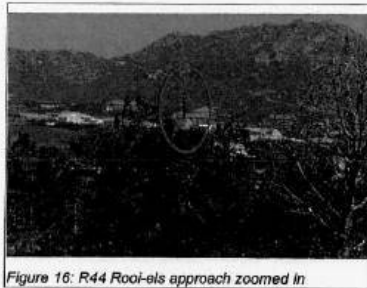


Figure 16: R44 Rool-eis approach zoomed in

Prepared by: SC Lategan
6 November 2020

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29/42

23

VIA: Pringle Bay cellular mast

6.2.3 R44 approach from Bettiesbay

Approaching Pringle Baye from Bettiesbay, the traveller's view is northwards and not in the direction of the site. The site is also screen by the mountain to the west. The site is thus not visible from this approach. This correspond with the viewshed calculation.

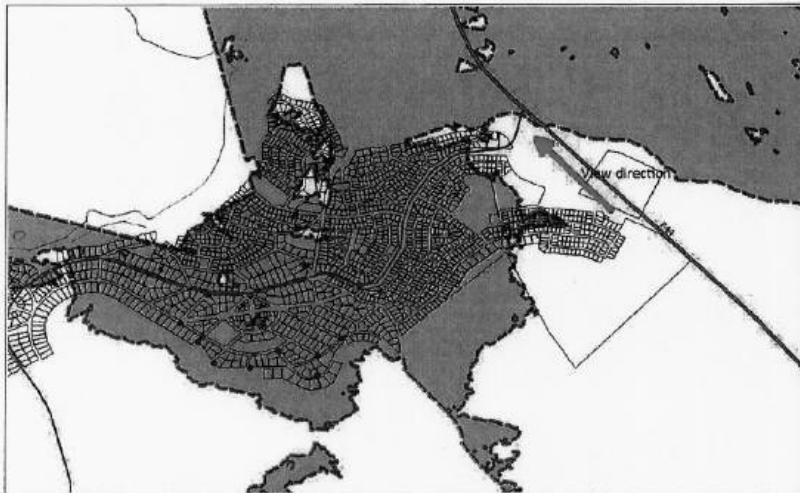


Figure 17: R44 Bettiesbay approach - view direction

Thus no impact from this potential receptor.

30/42 24

VIA: Pringle Bay cellular mast

6.2.4 Hangklip road approach (east and west)

Turning off the R44, the mast is out of view due to the topography and only come into view about 500m from the site. At this point the direction of view is not directly towards the mast and the mast would be in the traveller's side view.

As the viewer travel towards the west the mast is screened by buildings and the traveller will only have glimpses of the mast.

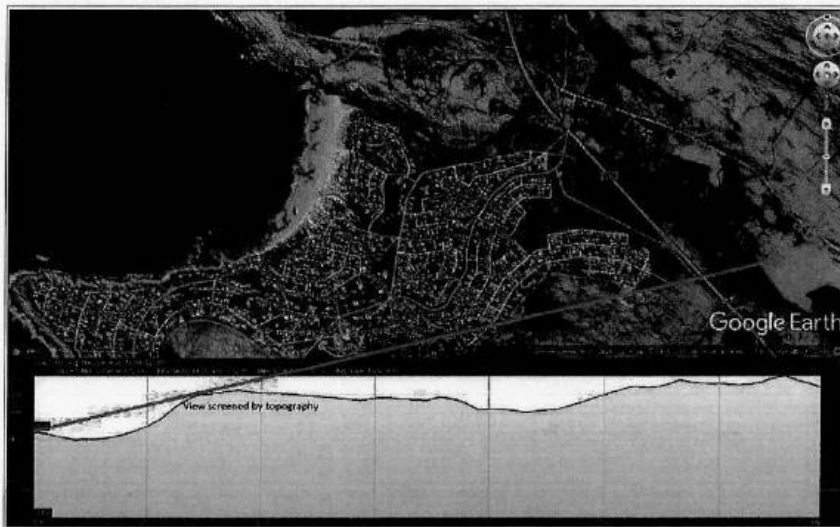


Figure 18: Hangklip turnoff from R44

31/42

VIA: Pringle Bay cellular mast



Figure 19: Hangklip Road East approach profile

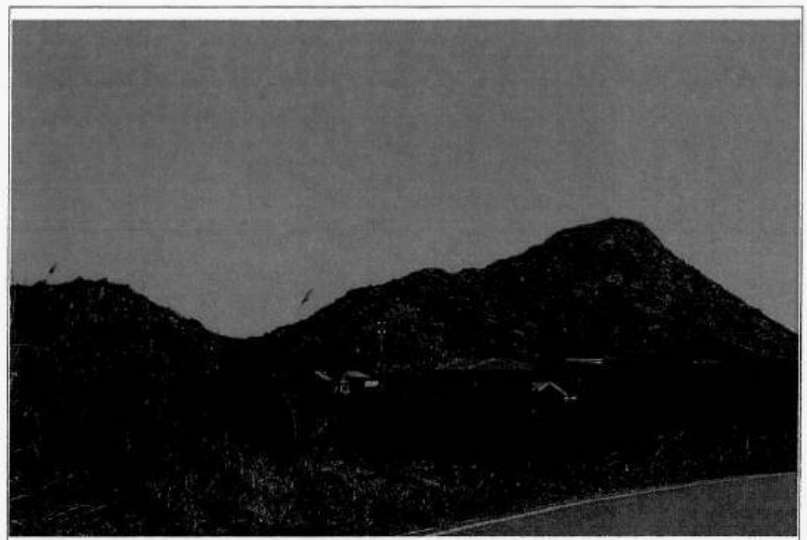


Figure 20: Hangklip East approach view

32/42

26

VIA: Pringle Bay cellular mast

Approaching from the west the mast also only become into view once the traveller is within approximately 500m from the mast. Further to the west the traveller is between buildings which screen the long view. The experience from this direction is very similar than from the east.

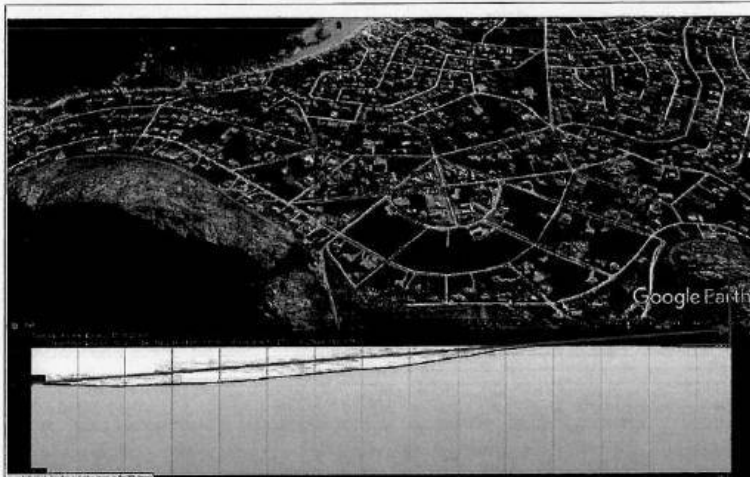


Figure 21: Hangklip Road west approach profile

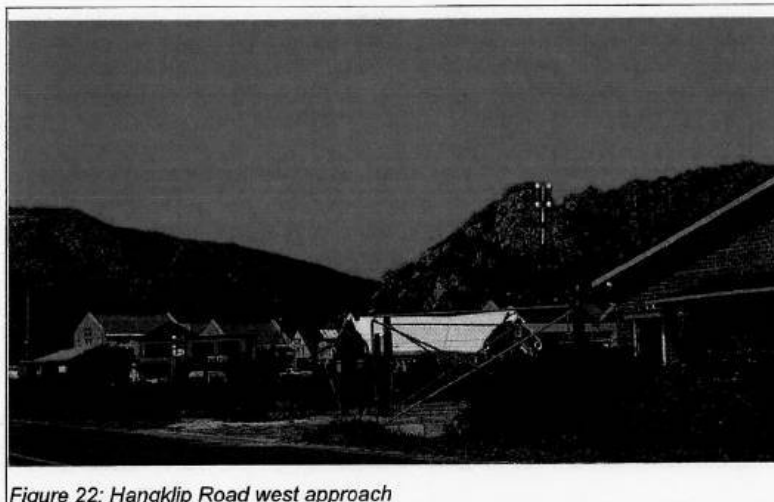


Figure 22: Hangklip Road west approach

33/42

27

VIA: Pringle Bay cellular mast

Table 6: Hangklip road approach rated

Criteria	High	Moderate	Low
Exposure	dominant, clearly visible	recognizable to the viewer	not particularly noticeable to the viewer
Sensitivity	residential, nature reserves, scenic routes	sporting, recreational, places of work, national road	industrial, mining, degraded areas
Intrusion/Obstructive	noticeable change, discordant with surroundings	Partially fits but clearly visible	minimal change or blends with surroundings
Duration			short

The overall impact from the east approach is thus medium to low and well within acceptable levels of change.

6.2.5 Clarence – Beach view rd residential area to the south

This residential area front directly towards the beach with the site in this view window. Various observation points were visited. The view from each of these points toward the site is very similar in terms of scale and context and thus only one simulation is presented below. The higher a viewer move on the slope, the less distinct buildings in the become and structures becomes almost "flat". This the impact of a higher structure reduce as you move up against the slope.

Hikers descending the ridge down the hiking trail will observe the mast and it will become more distinct where the hiking trail ends in Clarence Road.

Table 7: Clarence- Beachview Rd Residential area rated

Criteria	High	Moderate	Low
Exposure	dominant, clearly visible	recognizable to the viewer	not particularly noticeable to the viewer
Sensitivity	residential, nature reserves, scenic routes	sporting, recreational, places of work, national road	industrial, mining, degraded areas
Intrusion/Obstructive	noticeable change, discordant with surroundings	Partially fits but clearly visible	minimal change or blends with surroundings
Duration	Permanent	interval	short

Due to the fact that views forms an important element in the value of properties in this area and that the view is directly over the site, the area is categorized as sensitive. Houses to the west change their orientation away from the site as to make use of the view over the bay.

The overall visual impact from this area is rated as moderate. A comparison of the monopole and tree is very similar since the height of structures are visually reduced due to the view elevation. A monopole does appear to be slightly less imposing. The light grey of the mast also blends with other buildings and roofs or greyish colour.

34/42

VA: Pingle Bay cellular mast

28

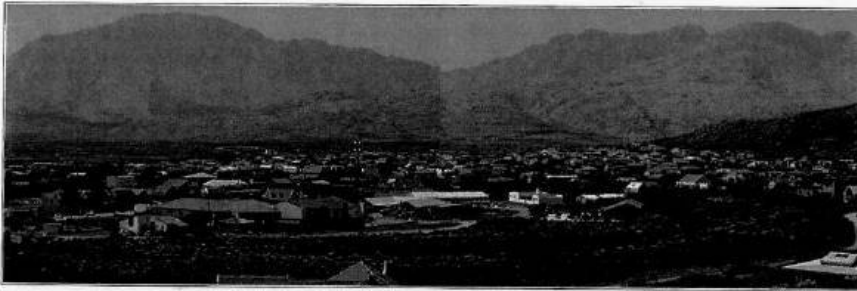


Figure 23: Clarence - Beachview Residential area view - monopole mast

35/42

VIA: Pirigle Bay cellular mast

29

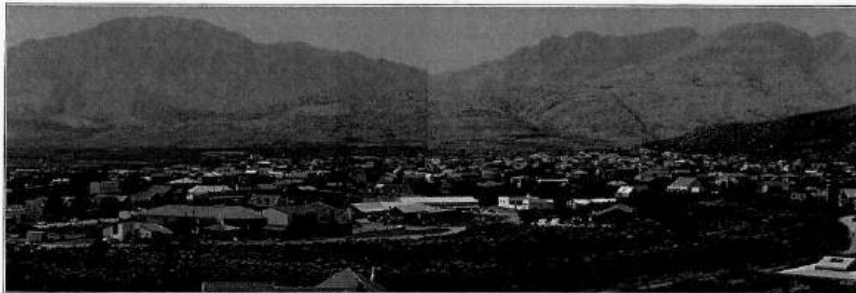


Figure 24: Clarence - Beachview Rd view - tree mast option

VIA: Pringle Bay cellular mast

36/42

30

6.2.6 Glen Craig Conference centre

The main viewline from the centre is towards the beach and the mast is located to the left of the viewer. The site is also 2km from the centre and due to the diameter of the mast, it will be barely visible on a clear day. The navigation lights may be visible at night.

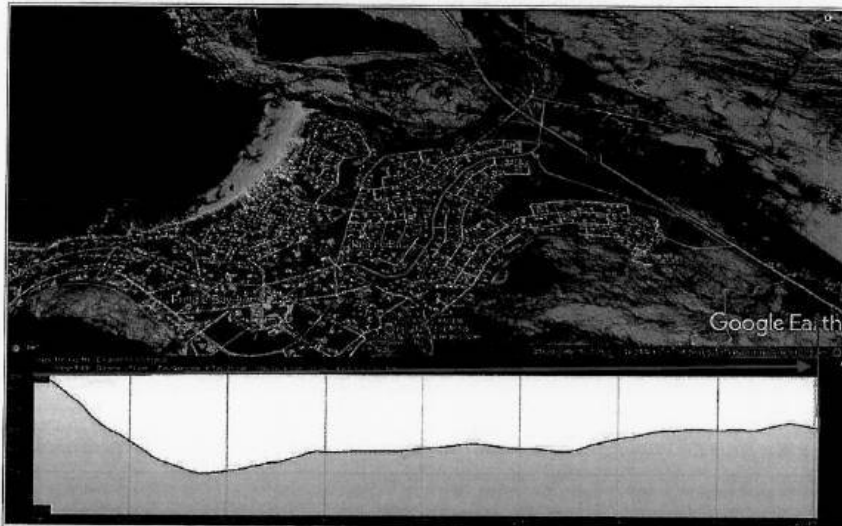


Figure 25: Glen Craig Conference Profile

Table 8: Glen Craig conference rating

Criteria	High	Moderate	Low
Exposure	dominant, clearly visible	recognizable to the viewer	not particularly noticeable to the viewer
Sensitivity	residential, nature reserves, scenic routes	sporting, recreational, places of work, national road	industrial, mining, degraded areas
Intrusion/Obstructive	noticeable change, discordant with surroundings	Partially fits but clearly visible	minimal change or blends with surroundings
Duration			short

VIA: Pringle Bay cellular mast

37/42

31

6.2.7 Twee susters southern slopes and coastal plain

A photo from the entrance gate indicates that visibility is very low and the mast barely visible. The view will be similar from the road and properties on the slopes of the mountain.

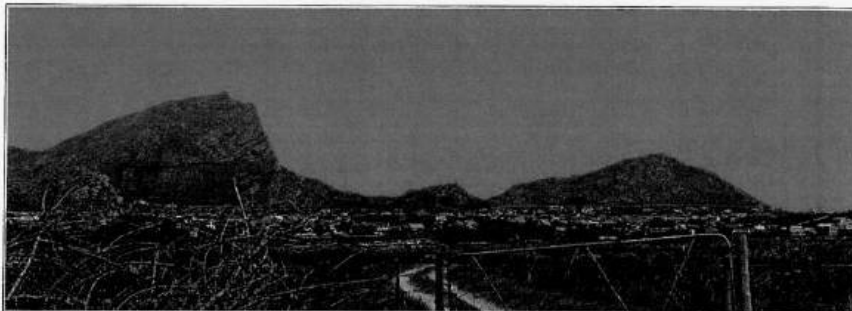


Figure 26: Twee Susters Rd view from gate

Table 9: Twee Suster Road rated

Criteria	High	Moderate	Low
Exposure	dominant, clearly visible	recognizable to the viewer	not particularly noticeable to the viewer
Sensitivity	residential, nature reserves, scenic routes	sporting, recreational, places of work, national road	industrial, mining, degraded areas
Intrusion/Obstructive	noticeable change, discordant with surroundings	Partially fits but clearly visible	minimal change or blends with surroundings
Duration			short

Overall impact is very low.

VIA: Pringle Bay cellular mast

38/42

32

6.2.8 Allen Road ridge

The mast is visible in the distance but not in the direct line of view toward the beach. Houses against the slope forms a backdrop for the mast and as more houses are built on empty properties the mast will become less visible against the urban landscape.

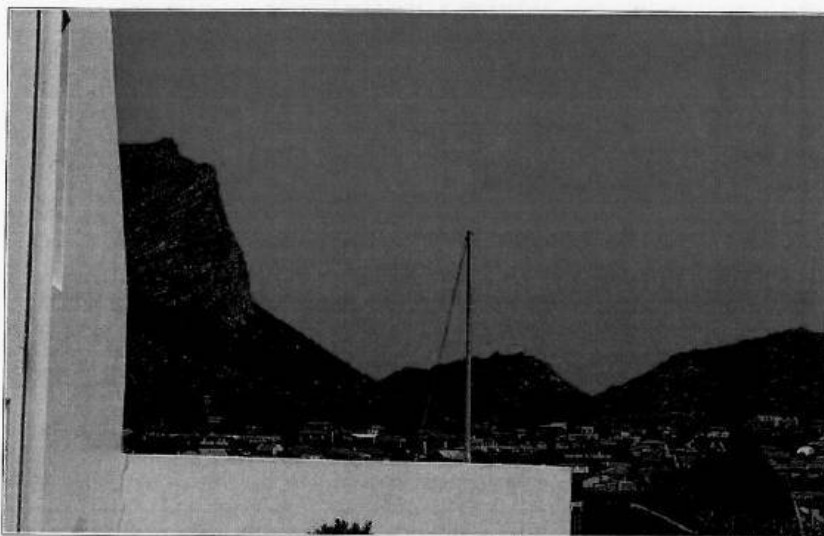


Figure 27: View from house on Allen rd Ridge

Table 10: Allen Rd Ridge rated

Criteria	High	Moderate	Low
Exposure	dominant, clearly visible	recognizable to the viewer	not particularly noticeable to the viewer
Sensitivity	residential, nature reserves, scenic routes	sporting, recreational, places of work, national road	industrial, mining, degraded areas
Intrusion/Obstructive	noticeable change, discordant with surroundings	Partially fits but clearly visible	minimal change or blends with surroundings
Duration			short

Overall visual impact from these properties is moderate to low and within acceptable level of change.

39/42

33

VIA: Pringle Bay cellular mast

6.2.9 Kogelberg Nature reserves

The Kogelberg mountains to the west not only important in terms of its conservation status but also provide important tourism opportunities related to conservation. The wilderness experience is thus important. Pringle Bay is visible from various positions in the reserve and thus create distant urban views. The mast in the centre of town blends into the town fabric from this distance and does not have any additional visual impact.

Table 11: Kogelberg reserve rated

Criteria	High	Moderate	Low
Exposure	dominant, clearly visible	recognizable to the viewer	not particularly noticeable to the viewer
Sensitivity	residential, nature reserves, scenic routes	sporting, recreational, places of work, national road	industrial, mining, degraded areas
Intrusion/Obstructive	noticeable change, discordant with surroundings	Partially fits but clearly visible	minimal change or blends with surroundings
Duration			short

The overall impact from the Kogelberg reserve is low.

7 CUMULATIVE IMPACT

The Department of Environment and Tourism issued a guideline document in terms of which cumulative impacts should be assessed.¹ This guideline document identifies types and characteristics of different cumulative effects as summarized in the table below.

Table 12: Types and characteristics of cumulative effects

TYPE	CHARACTERISTIC	IDENTIFY POTENTIAL IMPACT
Time Crowding	Frequent and repetitive effects.	Activity remains at same pace, frequency and intensity over time. No time crowding impacts.
Time Lags	Delayed effects.	No time lag impacts.
Space Crowding	High spatial density of effects.	No other masts observed within close proximity.
Cross-boundary	Effects occur away from the source.	No impact
Fragmentation	Change in landscape pattern.	No impact.
Compounding Effects	Effects arising from multiple sources or pathways.	No compounding impacts.
Indirect Effects	Secondary effects.	No impact
Triggers and Thresholds	Fundamental changes in system functioning and structure.	The height of the mast exceed the height restrictions of buildings in the area and creates a change in the urban structure, but not functioning

The cumulative impact of this cell mast within the existing landscape, is low.

8 CONSTRUCTION

During construction, various types of vehicles and equipment will be transported to the site and work on the site. This will impact on the general experience of viewers. This impact is however temporary and not uncommon during construction of infrastructure. Communities have fairly high tolerance levels for such activities if it contributes to the infrastructure of the area.

Rating: Low

¹ DEAT (2004) Cumulative Effects Assessment, Integrated Environmental Management, Information Series 7, Department of Environmental Affairs and Tourism (DEAT), Pretoria

41/42

35

VIA: Pringle Bay cellular mast

9 FINDINGS

The proposed cellular mast has a moderate to high impact where it is only the impact in the business node which is rated as high. All other views are moderate to low.

From comparisons it is my opinion that a monopole, grey colour mast has the least visual impact.

This mast can be regarded as within acceptable levels of change and should not be detrimental to the visual value of the area.

10 MITIGATION MEASURES

a. Mast colour:

That the monopole mast be painted in a light grey colour to blend with the grey rock backdrop and building colours in the area.

Below for illustration purposes the "Dulux" paint codes which closely resemble the HTML code used in animations.

HTML #88893 R = 8.000 #88893		STRAP Dulux Cards ΔE = 1.3 sR = 135.067 sG = 137.911 sB = 146.270 #898C94
10RB 28/055 OPERA HOUSE Dulux Colour Guide ΔE = 1.8 sR = 142.615 sG = 141.328 sB = 151.652 #912E99	PG1-H4 STRAP Dulux Colour Specifier ΔE = 2.0 sR = 137.801 sG = 142.225 sB = 151.653 #8C9099	PG2-A4 WILD DOVE Dulux Colour Specifier ΔE = 2.1 sR = 144.466 sG = 139.411 sB = 146.433 #928E94
WILD DOVE Dulux Cards ΔE = 2.1 sR = 141.832 sG = 136.597 sB = 143.800 #908892	SIMONE WEIL Dulux Cards ΔE = 2.7 sR = 133.174 sG = 139.734 sB = 145.943 #888E94	30RB 26/067 RENDEZVOUS Dulux Colour Guide ΔE = 2.9 sR = 141.875 sG = 137.861 sB = 150.334 #8F8C98
PG1-A4 SIMONE WEIL Dulux Colour Specifier ΔE = 3.1 sR = 136.122 sG = 142.762 sB = 148.221 #8A0196	PG2-H4 RUSKI Dulux Colour Specifier ΔE = 3.2 sR = 137.487 sG = 143.299 sB = 154.989 #8C019D	PG1-R4 ISCLOE Dulux Colour Specifier ΔE = 3.7 sR = 133.111 sG = 142.493 sB = 152.277 #87019A

Figure 28: Paint codes

42/42

36

VIA: Pringle Bay cellular mast

b. Fence:

Reconsider that type of fence to soften the street view and compliment the streetscape.

Options:

1. Build wall painted white with space for community displays of environmental awareness etc
2. Decorative palisade fence