



## DIEMERSFONTEIN TELECOMMUNICATION MAST - BAR APPLICATION - INITIAL PUBLIC PARTICIPATION (04 SEPTEMBER - 08 OCTOBER 2024)

Date	Comment	I&AP	Response	Respondent
<b>Conservation</b>				
Wednesday, 25 September 2024	<p>Dear Zandria</p> <p>I hope you are doing well!</p> <p>Thank you for the opportunity to comment on the Initial notification letter for the development of the 25 m high Diemersfontein Telecommunications mast on Portion 0 of Farm No. 1756, Paarl.</p> <p>Please find attached CapeNature's comments and recommendations. Enjoy the rest of your week.</p> <p>Kind regards Leandra</p> <p><b>RE: The proposed development of the 25 m high Diemersfontein Telecommunications mast on Portion 0 of Farm No. 1756, Paarl, Western Cape.</b> <b>DEA&amp;DP Ref: TBC</b></p> <p>CapeNature would like to thank you for the opportunity to comment on the Notification Letter for this application and wish to make the following comments:</p> <ol style="list-style-type: none"> <li>The area surrounding the proposed development site historically supported Swartland Granite Renosterveld but is now mostly surrounded by cultivated land with fragments of natural vegetation remaining between the cultivated land. Some of the remnants of natural vegetation have been mapped as Critical Biodiversity Area as Swartland Granite Renosterveld is listed as Endangered.</li> <li>The proposed development site is substantially transformed and the cell mast will have a small development footprint. Therefore, CapeNature <b>does not</b> object to this application as it will not have any significant impact on biodiversity.</li> </ol> <p>CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>	Leandra Knoetze - Land Use Scientist - CapeNature	<p>Dear Leandra,</p> <p>I am well thanks; hope you are doing well, too.</p> <p>Thank you for your comment, it is well received and duly noted.</p> <p>Kind regards, Zandria Jordaan</p>	EnviroAfrica
<b>General</b>				
Monday, 09 September 2024	<p>Hi zandria,</p> <p>the telecomm tower right next to where you want to erect another one belongs to me and my business partner. i also happen to be a trustee of the diemersfontein hoa.</p> <p>i'm not sure if people in our neighbourhood would be overwhelmed by this new tower, but also our tower isn't frowned upon since we have fith deployment through all of the estates around there, including diemersfontein, the owner of the farm have notified us some time ago of your intention to erect a tower there.</p> <p>i would like to know how power will be done to the site, as the power lines running up the hill belongs to us, not the farmer. these lines are also prone to theft, we've had to replace ours a few times before.</p> <p>this all being said i have to acknowledge that our cell reception by the houses is utter rubbish, so this will probably value to our lives. have you ever considered instead of dealing with robberies and theft if you would perhaps consider rather renting space from us to colocate your equipment?</p> <p>we are a local wellington based isp with at least 20 bakkies on the road to attend to site outages, which would be a winwin for you for maintenance.</p> <p>Regards, Wiehan</p>	Wiehan John Möller - Director/CTO - Ibits	<p>Good afternoon Wiehan,</p> <p>I trust you are doing well.</p> <p>Thank you for your email and information provided, it is duly noted.</p> <p>I have sent your questions through to the developer and will revert as soon as I here something.</p> <p>Please do not hesitate to contact me should you have any questions.</p> <p>Kind regards, Zandria Jordaan</p>	EnviroAfrica
			<p><b>Power Connection:</b> In terms of power supply, Mast Services intends to apply for a dedicated connection for the new mast. The existing power line is single-phase, which does not meet the operational requirements of Mast Services, as they necessitate a three-phase power supply to support the enhanced network capabilities.</p> <p><b>Co-location:</b> The existing structure currently in place does not fulfill the height requirements set forth by service providers, which limits its effectiveness. In contrast, the tower proposed by Mast Services will be designed to accommodate up to three network providers, Vodacom, as a guaranteed network operator, along with other potential networks, will have the capability to host their equipment on this structure giving the best coverage possible. See images below of how the network will be improved. Kindly refer to Appendix F10 for the image relating to coverage.</p>	Applicant

	<p>Hi zandria,</p> <p>thanks for your feedback. perhaps just a clarification on the power connection. one can not just "apply for a dedicated connection" from municipality or eskom at that site... the existing power line is only single phase and "make shift" and underpowered because the owner of the farm specifically does not want one to dig in the ground or for poles en route from the nearest power to that tower site. if one could just dig anywhere we would have run proper power as well as fibre there. the owner of the farm have pipes all over the show through the vineyards and fields and specifically have us do what we have done because of that.</p> <p>on the co-location. the existing structure was only built to the current height because of restrictions from the farm owner, the views of the houses affected by it and so on. i can tell you now straight off the bat, if we think people with houses around that tower will tolerate a high monstrosity right in their mountain views then we underestimate what a boer in a hilux bakkie is capable of. i've seen fighting in a neighbourhood over a tree in a neighbours yard, and coincidentally the not so diplomatic neighbour owns a hilux.</p> <p>i'm not sure what to make of all of this, everybody wants better signal, but that sometimes comes with eyesores and other challenges. i might be mistaken here, but i get the feeling that mast services does not have an appetite for working together with existing telco providers and perhaps thinks that this is gauteng and one can just mark the spot on x and call it a day. they might be in for a surprise because the cape is a bit of a different country when it comes to certain things, and if you rally up residents messing with their real estate investments then the outcome is not a fruitful one.</p> <p>i have heard from the architectural review committee and hoa of diemersfontein right next to this location that there is a good number of people furious about what is transpiring here. i'd love to hear more detail and be kept in the loop of this as i believe by working together one achieves more. kind regards,</p>		<p><b>Power Connection:</b> Mast services are going to upgrade the existing power supply, as it is only a single-phase connection.</p> <p><b>Landowner:</b> Mast Services appointed a contact person, who is dealing directly with the landowner and have agreements in place.</p> <p><b>Visual:</b> Mast Services strive to ensure our their stations are as inconspicuous as possible and harmonize with the surrounding environment. The proposed mast will be designed as a lattice mast to achieve this objective, as its open framework and light, airy appearance blend more seamlessly with the skyline than bulkier designs. Lattice masts offer a less imposing structure that reduces visual clutter and integrates well with natural and urban landscapes. Although our installations must meet specific technical requirements to function effectively, including a minimum height, the lattice design minimizes the visual impact by appearing less solid and more transparent. This makes it the best aesthetic option, aligning with our commitment to balancing technical needs with the visual and environmental considerations of the communities we serve (Appendix F10).</p> <p>According to the Visual Impact Assessment (VIA) Report (Appendix G5) the mast will be visible to some properties, but due to the distance and natural screening, the visual impact on these areas is rated as low to medium-low. The overall visual impact is moderate - low with no significant effect on heritage landscapes and "sense of place". The particular design of the mast, being a lattice structure, reduces its visual intrusion and the surround topography and vegetation help to minimize the visibility.</p>	<p>Applicant</p> <p>EnviroAfrica</p>
<p>Monday, 07 October 2024</p>	<p>Attention Zandria Jordaan,</p> <p>Please see the attached letter to register as an Interested and Affected Party ( I &amp;AP ) .</p> <p>Pleas can you confirm receipt and that we are now registered.</p> <p>Many thanks and regards, Adrian Kerr</p> <p><b>NEMA PUBLIC PARTICIPATION PROCESS PROPOSED DEVELOPMENT OF THE 25 M HIGH DIEMERSFONTEIN TELECOMMUNICATION MAST ON PORTION 0 OF THE FARM NO. 1756, PAARL ROAD, WESTERN CAPE</b></p> <p>Attention: Zandria / Decision Makers</p> <p>We thank you for your communication and I am formally writing to register as an Interested and Affected Party (I&amp;AP) for this investigation.</p> <p>Our property is on [REDACTED] located on [REDACTED] with a view that looks directly at the proposed mast.</p> <p>We have concerns as to:</p> <ol style="list-style-type: none"> <li>1. The 25 meter mast height as that is effectively as high as an eight (8) storey high building.</li> <li>2. The absence of fuller details as to the visual impact of such a high structure is concerning.</li> <li>3. The possible impact of property values due to this installation is equally concerning.</li> </ol> <p>We ask that the Decision Makers explore less visible alternative solutions for improving cellphone service that will not compromise the aesthetics of the community and limit the impact of any environmental issues.</p> <p>Our preferred method of notification is via email.</p> <p>Please will you confirm receipt of this communication and that we have now been registered as Interested and Affected Party (I&amp;AP).</p> <p>Yours faithfully Adrian Kerr</p>	<p>Andre Kerr - [REDACTED] [REDACTED] [REDACTED]</p>	<p>Dear Adrian,</p> <p>I trust you are doing well.</p> <p>Thank you for your email and comments, it is duly noted.</p> <p>I hereby confirm that you are now registered as an I&amp;AP for the proposed development and will be informed regarding the ongoing process.</p> <p>To answer your concerns raised in the letter, kindly see my answers in red:</p> <ol style="list-style-type: none"> <li>1.The 25 meter mast height as that is effectively as high as an eight (8) storey high building. <b>Your concern is noted and will be included in the comments and responses report of the draft Basis Assessment.</b></li> <li>2.The absence of fuller details as to the visual impact of such a high structure is concerning. <b>The intention to develop the Mast was sent out to inform the community and affected parties about the proposed development. A visual specialist has been appointed on the project and the report will be made available to comment on in the Draft Basic Assessment Public Participation Process, which you will receive.</b></li> <li>3.The possible impact of property values due to this installation is equally concerning. <b>Your concern regarding property values is noted. However, our role in this process is to assess the environmental impacts of the proposed development. While increased cellphone reception might influence property values, positively, this is beyond the scope of the Environmental Impact Assessment.</b></li> </ol> <p>Kind regards, Zandria Jordaan</p>	<p>EnviroAfrica</p>

			<p>2. Mast Services strive to ensure our their base stations are as inconspicuous as possible and harmonize with the surrounding environment. The proposed mast will be designed as a lattice mast to achieve this objective, as its open framework and light, airy appearance blend more seamlessly with the skyline than bulkier designs. Lattice masts offer a less imposing structure that reduces visual clutter and integrates well with natural and urban landscapes. Although our installations must meet specific technical requirements to function effectively, including a minimum height, the lattice design minimizes the visual impact by appearing less solid and more transparent. This makes it the best aesthetic option, aligning with our commitment to balancing technical needs with the visual and environmental considerations of the communities we serve (Appendix F10).</p> <p>According to the Visual Impact Assessment (VIA) Report (Appendix G5) the mast will be visible to some properties, but due to the distance and natural screening, the visual impact on these areas is rated as <b>low to medium-low</b>. The overall visual impact is <b>moderate - low</b> with no significant effect on heritage landscapes and "sense of place". The particular design of the mast, being a lattice structure, reduces its visual intrusion and the surround topography and vegetation help to minimize the visibility.</p> <p>3. Several studies have attempted to assess the impact of cellular masts on nearby property values, but results have been mixed. In some cases, no significant effect has been observed, while in others, any potential impact tends to be minimal and temporary. Factors such as community perception, and overall demand for properties in the area play a crucial role in determining property values. While individual opinions and anecdotal evidence may vary, comprehensive and conclusive studies have yet to demonstrate a consistent negative impact on property values from the presence of nearby cellular masts. Cellular masts are essential for improving mobile network coverage and connectivity, which can be a positive factor for many property buyers who value strong mobile signal and high-speed internet access. The benefits of enhanced connectivity often outweigh any potential concerns, leading to a neutral or even positive effect on property values over time (Appendix F10).</p> <p><b>Alternative Location:</b> The proposed tower is placed on a hill to spread network most effectively and over a wider region. Multiple shorter towers will litter the landscape and can not accommodate co-location benefits. The spot was chosen as it does not interfere with nearby harvesting.</p>	<p>Applicant</p> <p>EnviroAfrica</p> <p>Applicant</p>
<p>Monday, 07 October 2024</p>	<p>Good day,</p> <p>We (Hermanus &amp; Anca De Jager [REDACTED] hereby wish to register as an interested &amp; affected party regarding the above matter.</p> <p>We are home owners in the direct sight of the proposed mast and oppose the erection of it, as it has a negative impact on the exact reason we bought this property, which is the unspoilt views. The erection of this mast would be an aesthetic eyesore and might even affect the value of the property when we want to sell in future.</p> <p>Preferred method of communication would be this email address.</p> <p>Kind Regards, Hermanus de Jager</p>	<p>Hermanus de Jager - [REDACTED]</p>	<p>Dear Mr. and Mrs. De Jager,</p> <p>I trust you are doing well.</p> <p>Thank you for registering as interested and affected parties regarding the proposed development. Your concerns about the visual impact of the mast are noted. A visual specialist has been appointed to assess the visual impact of the proposed development, and their findings will be addressed in the Draft Basic Assessment Report, which you will have an opportunity to review and comment on.</p> <p>Please don't hesitate to reach out if you have any further questions or comments.</p> <p>Kind regards, Zandria Jordaan</p> <p><b>Visual:</b> Mast Services strive to ensure our their stations are as inconspicuous as possible and harmonize with the surrounding environment. The proposed mast will be designed as a lattice mast to achieve this objective, as its open framework and light, airy appearance blend more seamlessly with the skyline than bulkier designs. Lattice masts offer a less imposing structure that reduces visual clutter and integrates well with natural and urban landscapes. Although our installations must meet specific technical requirements to function effectively, including a minimum height, the lattice design minimizes the visual impact by appearing less solid and more transparent. This makes it the best aesthetic option, aligning with our commitment to balancing technical needs with the visual and environmental considerations of the communities we serve (Appendix F10).</p> <p>According to the Visual Impact Assessment (VIA) Report (Appendix G5) the mast will be visible to some properties, but due to the distance and natural screening, the visual impact on these areas is rated as <b>low to medium-low</b>. The overall visual impact is <b>moderate - low</b> with no significant effect on heritage landscapes and "sense of place". The particular design of the mast, being a lattice structure, reduces its visual intrusion and the surround topography and vegetation help to minimize the visibility.</p> <p><b>Property Values:</b> Several studies have attempted to assess the impact of cellular masts on nearby property values, but results have been mixed. In some cases, no significant effect has been observed, while in others, any potential impact tends to be minimal and temporary. Factors such as community perception, and overall demand for properties in the area play a crucial role in determining property values. While individual opinions and anecdotal evidence may vary, comprehensive and conclusive studies have yet to demonstrate a consistent negative impact on property values from the presence of nearby cellular masts. Cellular masts are essential for improving mobile network coverage and connectivity, which can be a positive factor for many property buyers who value strong mobile signal and high-speed internet access. The benefits of enhanced connectivity often outweigh any potential concerns, leading to a neutral or even positive effect on property values over time (Appendix F10).</p>	<p>EnviroAfrica</p> <p>Applicant</p> <p>EnviroAfrica</p> <p>Applicant</p>

Monday, 07 October 2024	<p>Good day We wish to register according to the communication received Mr R and Mrs HA Kelly ██████████ ██████████ ██████████</p> <p>Kindly acknowledge receipt of this email Thank you Hazel Kelly</p>	Mr R and Mrs HA Kelly ██████████ ██████████ ██████████	<p>Dear Mr. and Mrs. Kelly,</p> <p>Thank you for your email and for registering as interested and affected parties regarding the proposed development. We have noted your contact details and will ensure you receive further communication on the project.</p> <p>Kind regards, Zandria Jordaan</p>	EnviroAfrica
Monday, 07 October 2024	<p>Good day</p> <p>Please see the attached correspondence from the Board of Trustees of the Diemersfontein Home Owners Association for your attention.</p> <p>To confirm, the email to be used as the registered I&amp;AP is ██████████.</p> <p>Kindly confirm receipt hereof.</p> <p>Kind regards, TJ Monk</p> <p><b>Re: NEMA Public Participation Process - Proposed development of a 25 meter high Diemersfontein Telecommunication Mast on Portion 0 of Erf 1756, Paarl Road, Western Cape</b></p> <p>On behalf of the Diemersfontein Home Owners Association (the DFHOA), as well as its Infrastructure Portfolio and Architectural Review Committee (ARC), we hereby request to be registered as an interested and affected party (I &amp; AP) in the proposed process.</p> <ol style="list-style-type: none"> <li>The Home Owners Association representing some two hundred (200) homeowners has concerns as to the 25m mast height, as this is in fact the same height as an eight (8) storey building. In the absence of fuller details the height is of extreme concern, most particularly to those Homeowners whose houses face and look directly at the proposed location.</li> <li>We would also like to have assurances from the Decision makers that they will explore alternative solutions for improving cellular service that will not compromise the aesthetics. Smaller, stealth designs or co-locating on existing structures may provide the necessary service enhancements without the adverse visual impact.</li> <li>Numerous studies have shown that cell phone towers can negatively impact on property values and most particularly due to the negative aesthetics and most importantly, the environmental factors, which are of concern.</li> <li>In addition, there is concern as to possible increased criminal activity in the area and close to our estate boundary, as the result of any such installation.</li> </ol> <p>All communication to be by email to the Managing Agent, Pam Golding Property Management, details as below.</p> <p>Please will you confirm receipt of this communication and that the Diemersfontein HOA is now registered as an Interested and Affected Party (I &amp; AP).</p>	Diemersfontein Home Owners Association ██████████ ██████████	<p>Dear TJ,</p> <p>I trust this email finds you well.</p> <p>Thank you for your email and for registering as interested and affected parties regarding the proposed development. We have noted your contact details and will ensure you receive further communication on the project.</p> <p>Your concerns about the proposed development is duly noted and will be addressed in the comments and responses report in the draft Basic Assessment Report.</p> <p>Kind regards, Zandria Jordaan</p> <p>1. Mast Services strive to ensure our their stations are as inconspicuous as possible and harmonize with the surrounding environment. The proposed mast will be designed as a lattice mast to achieve this objective, as its open framework and light, airy appearance blend more seamlessly with the skyline than bulkier designs. Lattice masts offer a less imposing structure that reduces visual clutter and integrates well with natural and urban landscapes.</p> <p>Although our installations must meet specific technical requirements to function effectively, including a minimum height, the lattice design minimizes the visual impact by appearing less solid and more transparent. This makes it the best aesthetic option, aligning with our commitment to balancing technical needs with the visual and environmental considerations of the communities we serve (Appendix F10).</p> <p>According to the Visual Impact Assessment (VIA) Report (Appendix G5) the mast will be visible to some properties, but due to the distance and natural screening, the visual impact on these areas is rated as low to <b>medium-low</b>. The overall visual impact is <b>moderate - low with no significant effect</b> on heritage landscapes and "sense of place". The particular design of the mast, being a lattice structure, reduces its visual intrusion and the surround topography and vegetation help to minimize the visibility.</p> <p>2. The proposed tower is placed on a hill to spread network most effectively and over a wider region. Multiple shorter towers will litter the landscape and can not accommodate co-location benefits. The spot was chosen as it does not interfere with nearby harvesting.</p> <p>3. Several studies have attempted to assess the impact of cellular masts on nearby property values, but results have been mixed. In some cases, no significant effect has been observed, while in others, any potential impact tends to be minimal and temporary. Factors such as community perception, and overall demand for properties in the area play a crucial role in determining property values.</p> <p>While individual opinions and anecdotal evidence may vary, comprehensive and conclusive studies have yet to demonstrate a consistent negative impact on property values from the presence of nearby cellular masts. Cellular masts are essential for improving mobile network coverage and connectivity, which can be a positive factor for many property buyers who value strong mobile signal and high-speed internet access. The benefits of enhanced connectivity often outweigh any potential concerns, leading to a neutral or even positive effect on property values over time (Appendix F10).</p> <p>Specialist studies have been done to ensure that the receiving environment will not be significantly harmed due to the proposed development. Kindly refer to the specialist studies in Appendix G.</p> <p>4. There are currently no evidence to support that criminal activity will increase due to the development of the proposed mast. The mast will be located on a private property, just behind two existing masts. The existing masts on the same property have been there for a while, without any criminal activity due their position that is known at this stage.</p>	EnviroAfrica  Applicant  EnviroAfrica  Applicant
Monday, 07 October 2024	<p>Hello Zandria,</p> <p>I hereby want to register as an I&amp;AP for the proposed development of the 25 m high Diemersfontein telecommunication mast.</p> <p>Please contact me via email with any further information.</p> <p>Best, Katharina</p>	Katharina Möller ██████████ ██████████	<p>Dear Katharina,</p> <p>Thank you for your email and for registering as interested and affected parties regarding the proposed development. We have noted your contact details and will ensure you receive further communication on the project.</p> <p>Kind regards,</p>	EnviroAfrica

Monday, 07 October 2024	<p>Attention: Zandria and all involved in the decision making process</p> <p><b>NEMA PUBLIC PARTICIPATION PROCESS: THE PROPOSED TELECOMMUNICATION MAST ERECTION ON FARM 1756, PAARL ROAD, WESTERN CAPE</b></p> <p>We would like to please be registered as an 'Interested and Affected Party' (I&amp;AP) for the investigation involved with the proposed erection of the cellphone mast.</p> <p>We live at [REDACTED] which is quite close to where this tower is supposed to be built. This 25m high mast is sure to be an eyesore and may also bring our property value down as a result, not to mention the health risks involved with living so close to one of these towers.</p> <p>We would be appreciative of any alternative solutions which are more aesthetically pleasing and environmentally safer. We would like to be registered as an I&amp;AP so that we are kept up to date with any decisions made in this regard.</p> <p>We can be contacted via this email address or cellphone.</p> <p>Please confirm that this email was received and that we have been registered.</p> <p>Yours Faithfully Lood and Nikki Goosen</p>	<p>Nikki Goosen [REDACTED] [REDACTED] [REDACTED]</p>	<p>Good morning Nikki,</p> <p>I trust this email finds you well.</p> <p>Thank you for your email and for registering as interested and affected parties regarding the proposed development. We have noted your contact details and will ensure you receive further communication on the project.</p> <p>Your concerns about the proposed development is duly noted and will be addressed in the comments and responses report in the draft Basic Assessment Report.</p> <p>Kind regards, Zandria Jordaan</p>	<p>EnviroAfrica</p>
			<p><b>Visual:</b> Mast Services strive to ensure our their stations are as inconspicuous as possible and harmonize with the surrounding environment. The proposed mast will be designed as a lattice mast to achieve this objective, as its open framework and light, airy appearance blend more seamlessly with the skyline than bulkier designs. Lattice masts offer a less imposing structure that reduces visual clutter and integrates well with natural and urban landscapes. Although our installations must meet specific technical requirements to function effectively, including a minimum height, the lattice design minimizes the visual impact by appearing less solid and more transparent. This makes it the best aesthetic option, aligning with our commitment to balancing technical needs with the visual and environmental considerations of the communities we serve (Appendix F10).</p> <p>According to the Visual Impact Assessment (VIA) Report (Appendix G5) the mast will be visible to some properties, but due to the distance and natural screening, the visual impact on these areas is rated as <b>low to medium-low</b>. The overall visual impact is <b>moderate - low</b> with no significant effect on heritage landscapes and "sense of place". The particular design of the mast, being a lattice structure, reduces its visual intrusion and the surround topography and vegetation help to minimize the visibility.</p> <p><b>Property Values:</b> Several studies have attempted to assess the impact of cellular masts on nearby property values, but results have been mixed. In some cases, no significant effect has been observed, while in others, any potential impact tends to be minimal and temporary. Factors such as community perception, and overall demand for properties in the area play a crucial role in determining property values. While individual opinions and anecdotal evidence may vary, comprehensive and conclusive studies have yet to demonstrate a consistent negative impact on property values from the presence of nearby cellular masts. Cellular masts are essential for improving mobile network coverage and connectivity, which can be a positive factor for many property buyers who value strong mobile signal and high-speed internet access. The benefits of enhanced connectivity often outweigh any potential concerns, leading to a neutral or even positive effect on property values over time (Appendix F10).</p> <p><b>Health:</b> The proposed mast will be located on a private property, just behind two existing masts. These existing masts have been there for a while, without there being any reported incident effecting someone's health. The erection of the proposed mast will not have any greater effect than the 2 existing masts on the property.</p> <p>In addition, numerous measurement surveys have been conducted globally and within the South African context, shedding light on the levels of public exposure stemming from emissions of base stations. These comprehensive studies consistently reveal that such exposure remains consistently below the thresholds stipulated by the International Commission of Non-ionizing Radiation Protection (ICNIRP) guidelines.</p> <p>In a communication dispatched by the Department of Health and authored by LL du Toit (Deputy Director: Radiation Control), Appendix L it is explicitly stated that verifiable calculations and comprehensive surveys conclusively establish that exposure to electromagnetic fields (EMF) emitted by base stations at ground level remains within the narrow spectrum of 0.001% to 1% of the prescribed ICNIRP guideline thresholds. This unequivocal data renders any conjectures concerning adverse health implications arising from EMF exposure originating from specific base stations devoid of scientific substantiation. Consequently, the Department is confident in asserting that the well-being of the general public remains uncompromised by their incidental exposure to the microwave emissions emanating from cellular base stations. This affirmation, in turn, alleviates any necessity for local or other regulatory bodies to impose, from a public health standpoint, any restrictions pertaining to parameters such as distance from the mast, duration of exposure, mast height, and analogous considerations, when evaluating the environmental impact of a given base station (Appendix F10).</p>	<p>Applicant</p> <p>EnviroAfrica</p> <p>Applicant</p> <p>Applicant</p>

<p>Tuesday, 08 October 2024</p>	<p><b>REGISTRATION AS INTERESTED AND AFFECTED PARTY</b> Dear Zandria</p> <p>We hereby wish to register as interested and affected parties We are the owners of [REDACTED] We have invested in this property specifically for the pristine view it has of the lower Paarl valley. We are concerned that the proposed telecommunication mast will be an eyesore as well as having a negative impact on the future value of our property.</p> <p>The absence of detail makes it impossible to form an objective opinion on the project.</p> <p>Yours sincerely Adriaan &amp; Esther Venter</p>	<p>Adriaan &amp; Esther Venter [REDACTED] [REDACTED] [REDACTED]</p>	<p>Good morning Mr. &amp; Mrs. Venter, I trust this email finds you well.</p> <p>Thank you for your email and for registering as interested and affected parties regarding the proposed development. We have noted your contact details and will ensure you receive further communication on the project.</p> <p>Your concerns about the proposed development is duly noted and will be addressed in the comments and responses report in the draft Basic Assessment Report.</p> <p>Kind regards, Zandria Jordaan</p> <p><b>Visual:</b> Mast Services strive to ensure our their stations are as inconspicuous as possible and harmonize with the surrounding environment. The proposed mast will be designed as a lattice mast to achieve this objective, as its open framework and light, airy appearance blend more seamlessly with the skyline than bulkier designs. Lattice masts offer a less imposing structure that reduces visual clutter and integrates well with natural and urban landscapes. Although our installations must meet specific technical requirements to function effectively, including a minimum height, the lattice design minimizes the visual impact by appearing less solid and more transparent. This makes it the best aesthetic option, aligning with our commitment to balancing technical needs with the visual and environmental considerations of the communities we serve (Appendix F10).</p> <p>According to the Visual Impact Assessment (VIA) Report (Appendix G5) the mast will be visible to some properties, but due to the distance and natural screening, the visual impact on these areas is rated as <b>low to medium-low</b>. The overall visual impact is <b>moderate - low</b> with no significant effect on heritage landscapes and "sense of place". The particular design of the mast, being a lattice structure, reduces its visual intrusion and the surround topography and vegetation help to minimize the visibility.</p> <p><b>Property Values:</b> Several studies have attempted to assess the impact of cellular masts on nearby property values, but results have been mixed. In some cases, no significant effect has been observed, while in others, any potential impact tends to be minimal and temporary. Factors such as community perception, and overall demand for properties in the area play a crucial role in determining property values. While individual opinions and anecdotal evidence may vary, comprehensive and conclusive studies have yet to demonstrate a consistent negative impact on property values from the presence of nearby cellular masts. Cellular masts are essential for improving mobile network coverage and connectivity, which can be a positive factor for many property buyers who value strong mobile signal and high-speed internet access. The benefits of enhanced connectivity often outweigh any potential concerns, leading to a neutral or even positive effect on property values over time (Appendix F10).</p> <p><b>Alternative Location:</b> The proposed tower is placed on a hill to spread network most effectively and over a wider region. Multiple shorter towers will litter the landscape and can not accommodate co-location benefits. The spot was chosen as it does not interfere with nearby harvesting.</p>	<p>EnviroAfrica</p> <p>Applicant</p> <p>EnviroAfrica</p> <p>Applicant</p> <p>Applicant</p>
<p>Tuesday, 08 October 2024</p>	<p>Good Evening Zandria</p> <p>I would like to register as an I&amp;AP.</p> <p>Preferred method of communication is email.</p> <p>The Project Name: Proposed Development of 25 m high Diemersfontein telecommunication mast on portion 0 of the farm no.1756, Paarl road, Western Cape.</p> <p>Please confirm receipt and that all is in order.</p> <p>Thank you</p>	<p>Wilhelm Wasserman [REDACTED] [REDACTED] [REDACTED]</p>	<p>Good morning Wilhelm, I trust you are doing well.</p> <p>Thank you for your email and for registering as interested and affected parties regarding the proposed development. We have noted your contact details and will ensure you receive further communication on the project.</p> <p>Kind regards, Zandria Jordaan</p>	<p>EnviroAfrica</p>
<p>Tuesday, 08 October 2024</p>	<p>Hi,</p> <p>As home owners at Diemersfontein we would like to register as an I&amp;AP regarding the mast which is planned to be built as per the attached notice.</p> <p>We have concerns about the project impacting property value and health and would request that we are kept informed of any developments and be given the opportunity to comment and review any plans before any final decisions are made and construction begins.</p> <p>Kind regards, Carl and Sasha Snyman</p>	<p>Carl Snyman [REDACTED] [REDACTED]</p>	<p>Good morning Carl, I trust you are doing well.</p> <p>Thank you for your email and for registering as interested and affected parties regarding the proposed development. We have noted your contact details and will ensure you receive further communication on the project.</p> <p>Kind regards,</p>	<p>EnviroAfrica</p>

**Property Values:** Several studies have attempted to assess the impact of cellular masts on nearby property values, but results have been mixed. In some cases, no significant effect has been observed, while in others, any potential impact tends to be minimal and temporary. Factors such as community perception, and overall demand for properties in the area play a crucial role in determining property values.

While individual opinions and anecdotal evidence may vary, comprehensive and conclusive studies have yet to demonstrate a consistent negative impact on property values from the presence of nearby cellular masts. Cellular masts are essential for improving mobile network coverage and connectivity, which can be a positive factor for many property buyers who value strong mobile signal and high-speed internet access. The benefits of enhanced connectivity often outweigh any potential concerns, leading to a neutral or even positive effect on property values over time (Appendix F10).

**Health:** The proposed mast will be located on a private property, just behind two existing masts. These existing masts have been there for a while, without there being any reported incident effecting someone's health. The erection of the proposed mast will not have any greater effect than the 2 existing masts on the property.

In addition, numerous measurement surveys have been conducted globally and within the South African context, shedding light on the levels of public exposure stemming from emissions of base stations. These comprehensive studies consistently reveal that such exposure remains consistently below the thresholds stipulated by the International Commission of Non-ionizing Radiation Protection (ICNIRP) guidelines.

In a communication dispatched by the Department of Health and authored by LL du Toit (Deputy Director: Radiation Control), Appendix L, it is explicitly stated that verifiable calculations and comprehensive surveys conclusively establish that exposure to electromagnetic fields (EMF) emitted by base stations at ground level remains within the narrow spectrum of 0.001% to 1% of the prescribed ICNIRP guideline thresholds. This unequivocal data renders any conjectures concerning adverse health implications arising from EMF exposure originating from specific base stations devoid of scientific substantiation.

Consequently, the Department is confident in asserting that the well-being of the general public remains uncompromised by their incidental exposure to the microwave emissions emanating from cellular base stations. This affirmation, in turn, alleviates any necessity for local or other regulatory bodies to impose, from a public health standpoint, any restrictions pertaining to parameters such as distance from the mast, duration of exposure, mast height, and analogous considerations, when evaluating the environmental impact of a given base station (Appendix F10).

Applicant