

Figure 4. Proposed 35m monopole mast

6.3 BUILDING LINE RELAXATION

No building line relaxation is required as the building line parameters for Business Zone 1 is as follows:

Street building – 0m

Common building – 0m

Street centre line setback – 8m

6.4 TITLE DEED RESTRICTIONS

Erf 1501, Montagu are held against title deed no T4384/1976 and indicates that the property is owned by TELKOM SA LTD. There are no restrictive title deed conditions that hinder the erection of the proposed freestanding telecommunication base station on the subject property.

6.5 ACCESS

The property gains access from Mark Street as depicted in figure 5 below.



Figure 5. Existing access

6.6 SECURITY

The proposed Freestanding Base Station site is situated within the existing Telkom property and will be fenced off with 2.4m high palisade fence with a lockable gate. Access to the site is limited to authorized persons and access points will always be kept locked, for security and safety purposes.

These measures rule out the possibility of any public access to the equipment and serve to protect the equipment from being vandalized. Similar security measures are implemented at similar installation and proven to be highly effective.

6.7 POWER

The base station will be connected to the existing power supply on the property. The electricity supply will be surveyed by a professional electrical engineer who will confirm if the existing power supply has the spare capacity required to successfully and safely operate the proposed base station. If an upgrade is required, then a power upgrade application will be submitted to Langeberg Municipality.

6.8 ENVIRONMENTAL REGULATIONS

The proposed mast will be 35m high. In terms of the NEMA Regulations promulgated on 4 December 2014, activity 3 of Listing Notice 3 published in Government Notice No. R895, the proposed development does not constitute a listed activity and as such does not require an Environmental Authorization.

7 POLICY AND LEGISLATION

7.1 LANGEBERG MUNICIPALITY INTEGRATED ZONING SCHEME BY-LAW.

According to the Langeberg Municipality Integrated Zoning Scheme a freestanding telecommunication base station is permitted as a consent use and there for this formal land use application (Consent use) will be lodge to Langeberg Municipality to erect a 35m monopole mast. Please see figure 6, extract from Schedule 1 use Zones Table below.

BUSINESS ZONES		
Business Zone 1 (BZ1)		
<i>The objective of this zone is to provide for intensive business and mixed-use development with relatively few restrictions in order to promote urban vitality and economic growth. This can, however, also include low intensity commercial and mixed-use development.</i>	Primary use <ul style="list-style-type: none"> • Business premises 	Consent uses <ul style="list-style-type: none"> • Adult entertainment • Adult services • Adult shop • Freestanding base telecommunication station • Gambling place • Helicopter landing pad • Motor repair garage • Open air motor vehicle display • Place of entertainment • Place of instruction • Place of worship • Renewable energy structure • Self-storage facility • Transport use • Warehouse

Figure 6. Extract from zoning scheme

7.2 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013

This application complies with the land development principles (Chapter 2, SPLUMA, 2013) as referred to in section 42 of the *Spatial Planning Land Use Management Act, 2013* (Act 16 of 2013) (SPLUMA):

Table 3 - Compliance of application with Principles 7a-7e of SPLUMA, 2013

	HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE?
<i>Principle 7a: Spatial Justice</i>	In a broader sense, spatial justice refers to an intentional incorporation of spatial (geographical) aspects. This refer 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 an area.

Principle 7b: Spatial Sustainability	Spatial sustainability is an explicit concept which describe the relations between environmental, economic and socio-cultural 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 amount of base stations should there be sufficient signal in an area.
Principle 7c: Spatial Efficiency	Spatial efficiency relates to the concept of minimum distance to be travelled between a specific location and intended destination. The proposed free standing base station is placed in an area (optimally situated between planned and existing stations) with a reason. This reason is to incorporate various factors (e.g. amount of users, quality of service etc.) when considering the placement in order to promote effectiveness and is not merely placed by random.
Principle 7d: Spatial Resilience	Spatial resilience can be defined as the ability of a region to withstand possible arising shocks (e.g. economic crisis, social disruptions etc.). However, the proposed free standing base station will be a service that will always be necessary. In a state of crisis, communication plays an integral role in a societal environment.
Principle 7e: Good administration	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.

7.3 OTHER POLICIES AND LEGISLATION

Other policies and legislative frameworks include: Langeberg Integrated Development Plan (2019/2020) that promotes telecommunication base stations in Chapter 3 paragraph 3.3.3.2, and Langeberg Municipal Spatial Development Framework.

8 MOTIVATION

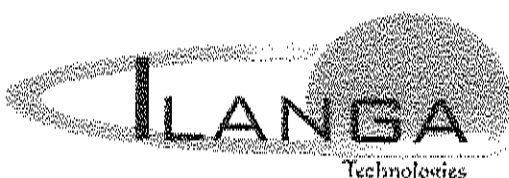
The consent use application for the construction of a Telecommunication base station site should be supported on the following grounds:

↳ only spells out responsibilities of Aluma Support Dept of who

8.1 NEED AND DESIRABILITY

The need for this application arouses from customer complaints about cellular network constraints and poor coverage in the area from residents, businesses and commuters. There are currently no existing base stations in the vicinity of the application site and new residential developments in Montagu is increasing the burden on the cellular network.

where?



ILANGA TECHNOLOGIES (PTY) LTD

164, 3rd Avenue, Bredell, Kempton Park, Gauteng, South Africa

P.O. Box 14273, Bredell, 1623

E: info@ilangatech.com T: 0861 111 017

Ilanga Technologies identified positions that need to be equipped with base stations to alleviate the pressure and to cater for the ever-increasing demand.

The increase in network strength brought by the proposed base station will aid the local businesses and aid growth potential which will have a positive economic impact. Residents, business and commuters will have a more secure connection to emergency services and armed response which will have a huge social impact.

The construction costs by itself is motivation to rather co-locate on existing freestanding base stations or to rather install the equipment on a rooftop in lieu of building a new freestanding base station. Unfortunately, Ilanga Technologies has exhausted all colocation options in the area and there is no building high enough to accommodate a rooftop base station.

No trees need to be used to build the proposed base station and no buildings with heritage value will be affected.

The proposed use will have no impact on the external engineering services, on transport or traffic considerations, or on the biophysical environment. Every possible measure has been taken to ensure that the design is as aesthetically pleasing as possible.

We are of the opinion that the proposed use will have no detrimental impact on the surrounding properties and will provide an essential service to the surrounding community.

The following inserts are taken directly from the official coverage maps from Vodacom and MTN.

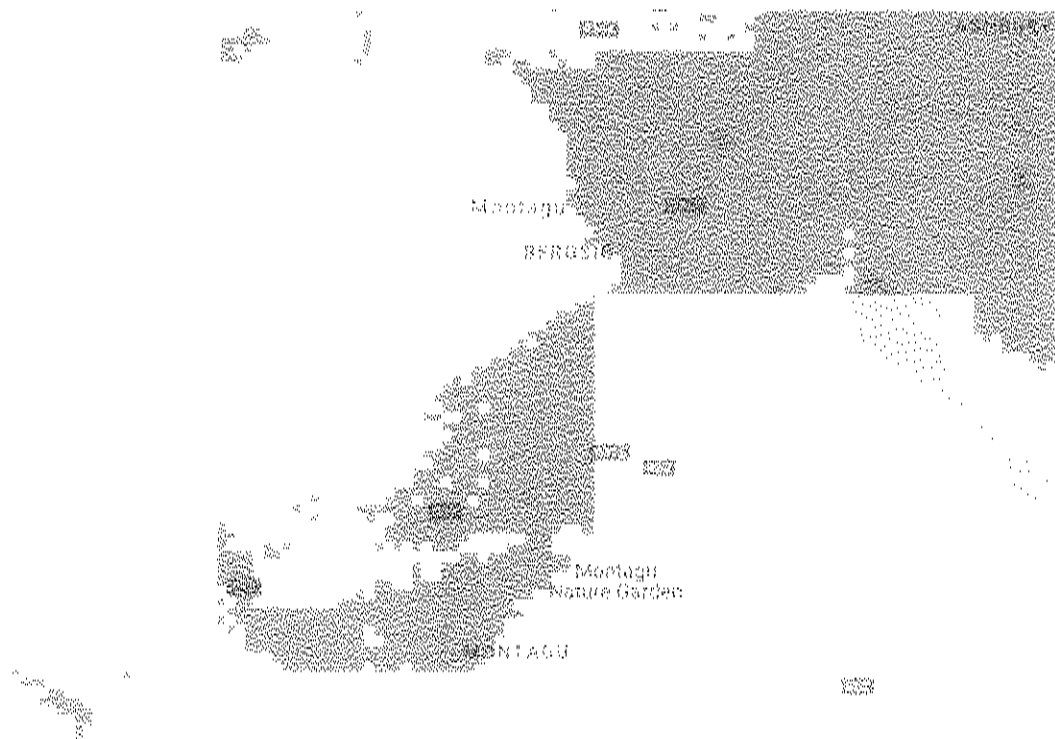


Figure 6 - MTN coverage for the area of Montagu (4G) No 5G coverage in the area

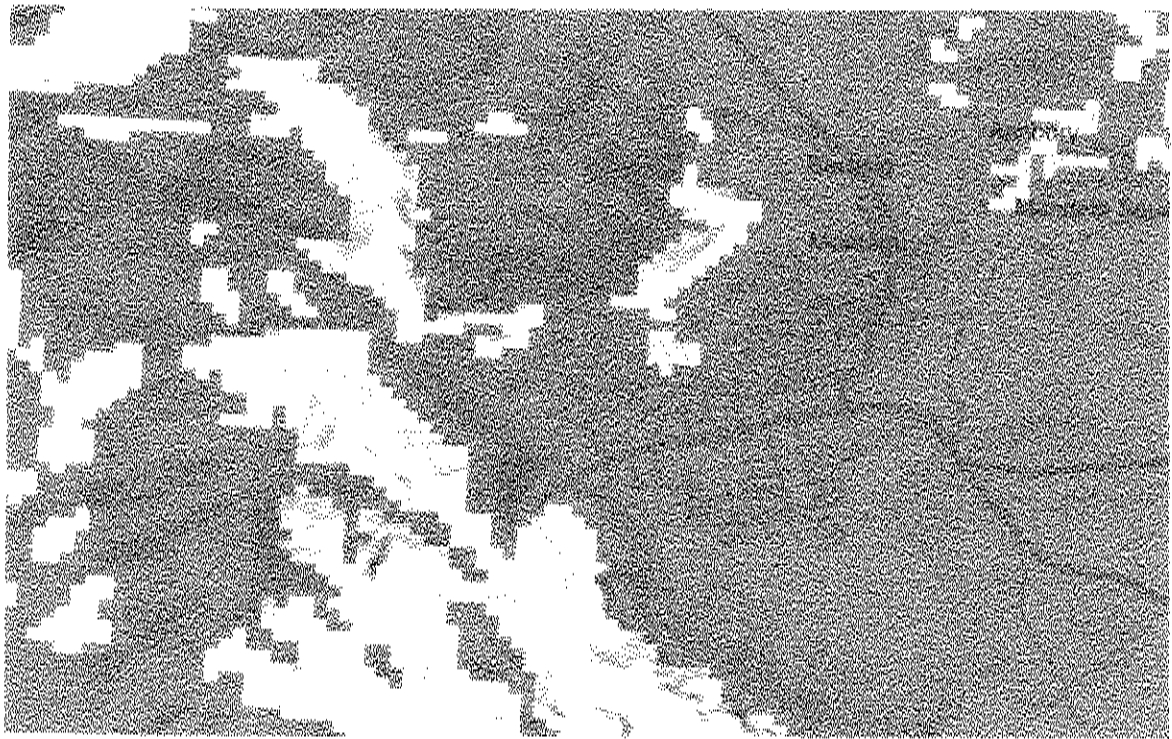


Figure 7 - Vodacom coverage for the area of Montagu (4G) No 5G coverage in the area

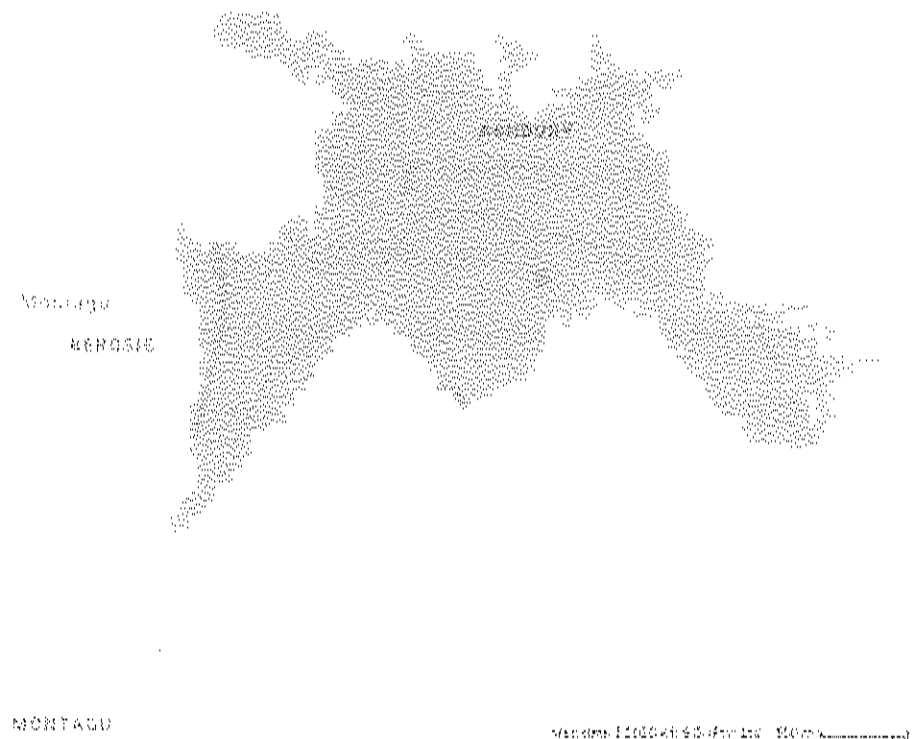


Figure 8 – Cell C coverage for the area of Montagu (4G) No 5G coverage in the area

8.2 SITE SELECTION METHODOLOGY

The current roll out of telecommunication infrastructure by cellular network providers is undertaken to upgrade and improve network coverage and quality to all customers. Telecommunication networks experience peak demand in the evenings between 18:00 and 23:00. This is because during these times people are at their homes and use internet intensive devices. Thus, a large portion of the network upgrade is aimed at residential areas. Business and other activity areas have been prioritized over the past 20 years, for commercial reasons and given the fact that legislation and policies steered proposals of this nature, towards non-residential areas.

When choosing a site for a telecommunication base station, service providers are guided by nominal points indicating the areas where poor signal is being experienced.

8.3 CHOICE OF SITE

These nominal points are selected because of an increase of customer complaints, within an area. When there is an increase in the number of users in an area. The coverage provided by the existing network decreases, leading to dropped calls and lack of data services.

Figures 6- 8 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area.

Special consideration is given to topography so that each base station is positioned to ensure optimum functionality. This reduces the number of base stations necessary to provide an optimal network. At the same time, special attention is also given to ensure that there is minimal impact on the local, social, natural, physical and visual environments.

The site was selected for a few reasons, namely:

- It is situated optimal between planned and existing sites,
- There is a demand by cellular users in the area and the surrounding base stations are unable to provide an acceptable level of coverage in this area,
- accessible* ○ ~~It is acceptable~~ to contractors during construction and maintenance,
- The proposal and the location of the base station is the best solution to the coverage problem of the area with the least negative impact,
- The proposal is secure due to its locality, and
- Most important it will serve the compliant area (The areas with the lowest levels of cellular reception due to locality and high volumes of users) optimally.

It is important to note that the nature of such development is dependent on a "willing landlord scenario". The theoretical best position is determined by the radio engineers and the closest properties that adhere to the above conditions are targeted. Several properties are targeted before a willing land lord is discovered that terms can be agreed with.

8.4 CELLULAR INFRASTRUCTURE EXPLAINED:

Figure 9 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells). As network users increase, the cells shrink which leads to gaps within this network of cells. This leads to dropped calls, weak/ limited signal and the failure to access the latest technologies in communication innovations. Gaps between cells require new/additional telecommunication base stations to be placed in these gaps to retain good network coverage. Locations for telecommunication infrastructure are primarily chosen within areas where a need exists for coverage (refer to Figure 6-8). If a need for coverage does not exist in a specific area, no company would invest capital to build a telecommunication base station in the said area. The fact that there are only a few telecommunication base stations in the surrounding area supports the statement that there is a clear need for coverage in the area.

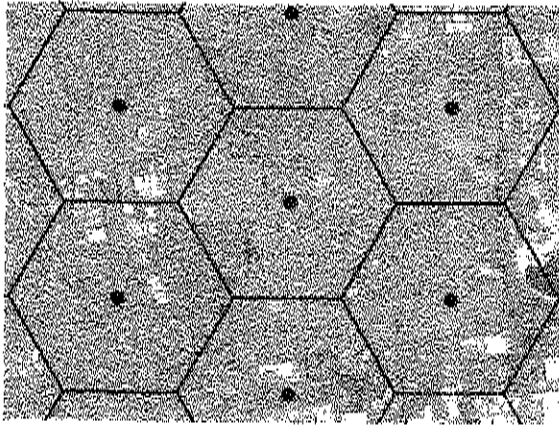


Figure 9 - Initial coverage (cell) provided by Telecommunication Base Stations

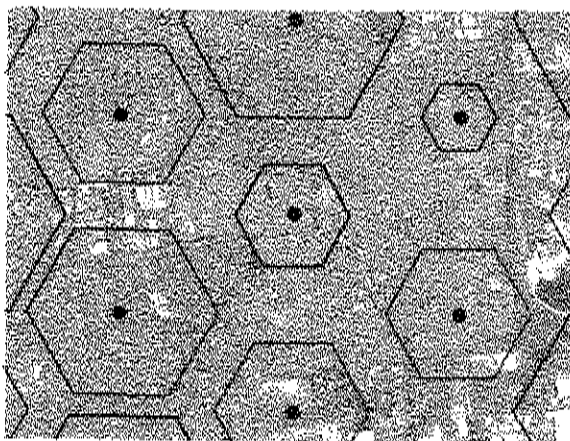


Figure 10 - Coverage decreases due to increase in network users – cell size decreases

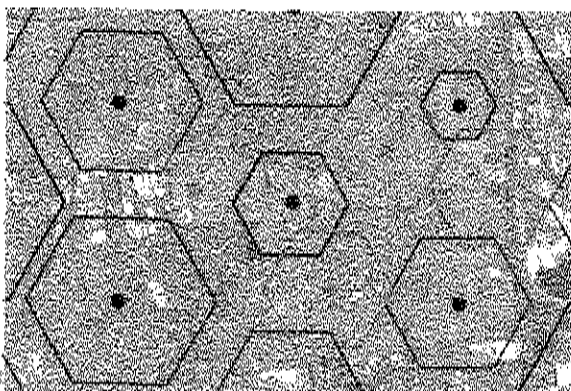


Figure 11 - Additional telecommunication base stations required to fill the gaps

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Locations for telecommunication infrastructure are primarily chosen within areas where a need exists for coverage (refer to Figure 11). If a need for coverage does not exist in a specific area, no company would invest capital to build a telecommunication base station in the said area. The fact that there are only a few telecommunication base stations in the surrounding area supports the statement that there is a clear need for coverage in the area.

→ Show ?

8.5 HEALTH

There has been increasing public concern about health risk associated with cellular communication. Current scientific research is yet to produce conclusive evidence suggesting adverse health effects associated with, working with or living close to cellular technology. Although antennae and base station emit radio waves, their frequency is not considered high enough to pose a health risk. Antennas mounted on towers, masts or any other structures are usually substantially elevated above ground level, and as radio waves are emitted at this level thereby further reducing the amount of radiation at ground level. Furthermore, regular test regarding the compliance to safety regulations add to reducing the health risk factor.

South Africa's Department of health has published EMF exposure limit guidelines. These are based on guidelines endorsed by the ICNIPR (International Commission on Nonionizing Radiation

Protection), an independent scientific organization established in 1992. Emissions from the base station and antennae follow these guidelines.

In a statement made to the Department of Health dated 23 June 2015 on the Health Effects. There are no conclusive studies linking emissions at these levels to any health effects and scientific research that may reveal such a link is ongoing. The steps taken by the cellular communication companies to ensure the safety of the public against any harmful emissions, along with the above facts, concern about health issues can be allayed.

Furthermore, all the structures in the area are single or double story buildings. This ensures that no building can be situated within the guideline public safety zone of 50m directly in front of the antennas as prescribed in objective 10.3 of the TMIP, 2015.

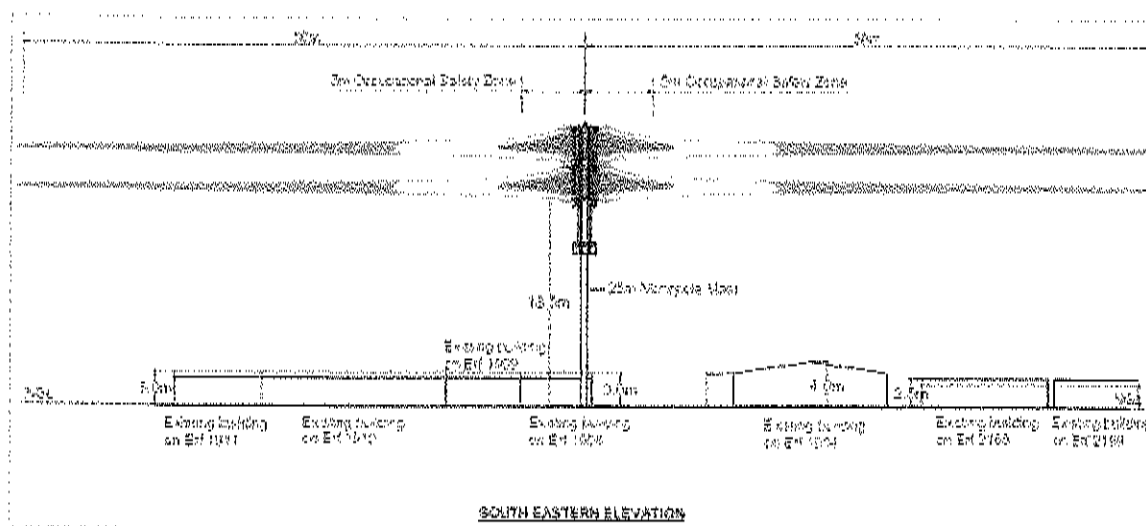
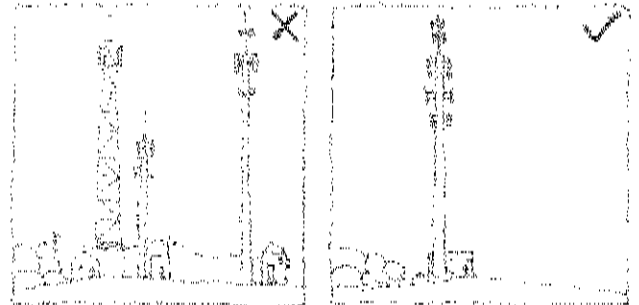


Figure 12 - 50m Public Safety Zones

8.6 VISUAL IMPACT

The visual impact of the above site is argued to be acceptable due to the placement of the antennas on the side of the proposed freestanding base station. The impact of the site proposed at a minimal height of 35m above the ground.

Figure 13 - Masts designed to encourage co-location



8.7 ALTERNATIVE SITES

WHAT SITES? - SHOW & DISCUSS

Alternative site was considered during the initial stages of the proposal, but this option is deemed the most acceptable option in terms of visual impact and based on the requirements of the network providers, contractors and landowner.

8.8 CONCLUSION

The Consent Use and Building line relaxation application for the proposed Telecommunication mast / Base station site on Erf 1501, Montagu, will provide an essential and sort after service to the surrounding community, businesses, and commuters. The proposed Telecommunication site is in line with the Langeberg Land Use Planning Bylaw (P.N.34/2018) and have a minimal impact on the surrounding property.

We trust that the application will meet your requirements and will receive your positive consideration.

BYLAE 3

Besware

1A Hospital Street,
Montagu

The Manager,
Town Planning,
3 Plet Retief Street,
Montagu,
6720

~~18~~
11 MARCH 2021

Dear Sir/Madam,

OBJECTION TO THE PROPOSED TELECOMMUNICATION STATION 35m MAST

My name is **Sylvia Theron**, a resident of MONTAGU, and therefore I have an interest in the wellbeing and affairs of the town.

I HAVE THE FOLLOWING OBJECTIONS:

- 1) Since MONTAGU relies on income generated through **TOURISM** (route 62), a 35m MAST will be a huge blemish on its quaint character. No doubt that this mast is for the 4G operating system and 5 G data collection.
- 2) Dr Thomas Cowan, a U.S. doctor, lecturer and author, has described 5G as an **existential threat to humanity**. One only has to look at the 'BIO INITIATIVE REPORT' with more than 23 000 studies, to see the **EXTREME HARM** of **radiation** to all living organisms. These include neurological and psychological effects; cancer; Alzheimer's; reproduction and DNA damage; APOPTOSIS (cell death); endocrine and cardiac effects to name a few.
- 3) 5G uses **pulsed frequencies** (197 peer reviewed studies show the harm of pulsed waves), **wireless, mm waves**, which are **BEAM FORMING, directed, concentrated energy**....an example of its use can be seen in the 'ACTIVE DENIAL SYSTEM', used by the U.S. Military, rolled out for crowd control. This technology is used for **MILITARY** applications.....in the middle of our town!
- 4) 5G is **NOT ABOUT CELL PHONES**, but the collection of DATA via surveillance systems, like the **Internet of Things and microchips**. **PRIVACY** will soon be a thing of the past!

5) **NO SAFETY STANDARDS.** PULSED 5 G frequencies has never been used by civilian populations before and therefore the existing 'safety standards' do not apply. Thus, the **PRECAUTIONARY PRINCIPLE MUST APPLY.** Barrister Ray Broomhall says the small tower cells in Australia....which they want to install on every third light pole worldwide, is 6 x over the current 'safety limits'!

6) The Telecommunication Industry is a \$Trillion business...yet they piggy back on **INFRASTRUCTURE paid by taxpayers....**like street lights and **FIBRE....** which has been laid down to feed these towers.

7) Experts are saying that 5G will **use an enormous amount of electricity** – we are already having power cuts.

8) We will soon be swimming in a soup of **WIRELESS RADIATION**...from masts, poles and satellites. Will there be a future for our children? Currently **wireless operates on 2,4GHz** (the microwave oven's frequency 2,45GHz)...the water in our cells absorb this particular frequency and start to oscillate – friction causes the water to heat up. **5G's wireless** will be at **60 GHz frequency**, the exact frequency which oxygen absorbs 98% of this energy...spinning the molecule and making it **unavailable** to the haemoglobin in your blood....and so you go into **respiratory distress**.

COMMON LAW/CONSTITUTIONAL LAW is being used presently, **TO SERVE CEO'S, INSTALLERS AND ANYONE ENABLING 5G, TO BE SERVED WITH 'NOTICES OF LIABILITY'**, which holds them **PERSONALLY RESPONSIBLE** for any claims of harm or death.

THE NUREMBERG TRIALS after WWII, set out the principle of '**SUPERIOR ORDERS**', which explicitly states that "just following orders" is NOT a defence. Morality must be the guiding factor.

The erection of this 35m MAST is the start of a very 'slippery' slide to enable this nefarious technology of control, surveillance and depopulation here and worldwide.

Sylvia Theron

0829200821

BESWAAR 2

40

16th March 2021

Mr Jack van Zyl
Manager Town Planning Department
Langeberg Municipality

**PROPOSED CONSENT USE FOR A TELECOMMUNICATIONS BASE STATION ERF 1501. 15
MARK STRAAT MONTAGU. MK NUMBER 6/2021**

Please be advised that I object to the erection of a 35m Cellphone tower on erf 1501, situated at 15 Mark street Montagu. My objections are based, *inter alia*, on the following:

Background

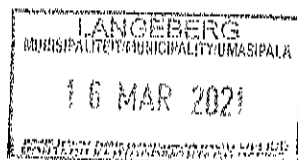
In 1725, almost 300 years ago, the first farms were started in Montagu. This picturesque town nestled in a beautiful valley, surrounded by the amazing mountain ranges, and has many significant historical buildings and other attractions. The town is a well-known tourist mecca and, as is the case in many "Karoo "dorpies", the landmark buildings in town are generally the Church steeples. Montagu is no exception with our NG Church's 22 meter high steeple in the commercial area of Bath Street. This is the highest point in the commercial area.

Aesthetics of a cell phone tower

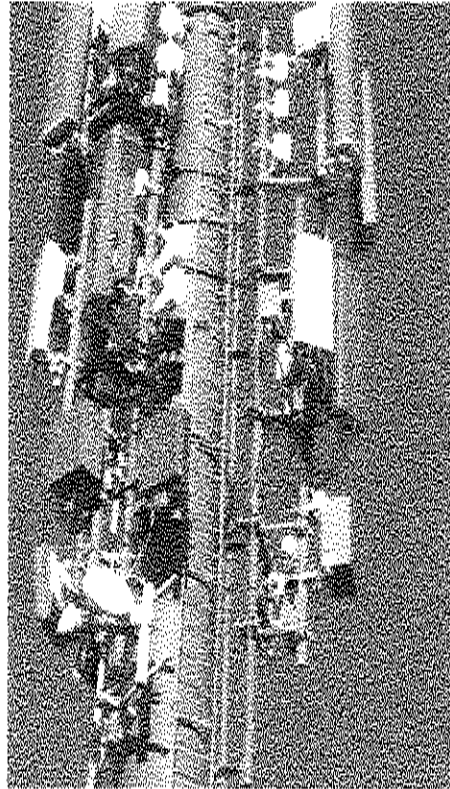
The placement of a thirty five meter tower, festooned with all its antennae, complete with a red beacon on the top, in Bath Street would be environmentally aesthetically damaging, in that Montagu's new focal point would now be this monstrous blot on the landscape, as opposed to a 22 meter church tower.

- i) In the application by Messrs Ilanga Technologies they state that alternative sites were considered (see page 17 ALTERNATIVE SITES) but insufficient information is given as to which sites they referred to in this regard and/or the reasoning behind their decision not to pursue the erection of a tower on these sites.
- ii) The drawing of the proposed tower in relation to the business premises (see page 16. 8.5 HEALTH) is depicted out of scale in relation to the business buildings, leading one to believe that the height of the tower is not as severe as it really is.
- iii) The drawing on the same page, as well as other pages of the application, does not indicate the radius of the "safe zone" in respect of the surrounding residential properties, of which there are six or seven. Rather, it attempts to give the impression that the 50 meter radius would not affect any residences.

This application, in my opinion, is purely a business venture to sell as much space on the tower as possible with no regard whatsoever for the aesthetics/residents of the historical town of Montagu.



This is a view of what of antennae part of this tower could possibly end up looking like. (photo EMFSA)



In terms of safety, aesthetics etc. South Africans are protected by the Constitution of South Africa and your attention is drawn to the following legislation ;

South African Constitution

The South African Constitution (as amended) has a number of provisions which protect the rights of individuals which includes amongst others ;

1. " Environment

24. Everyone has the right—

- (a) To an environment that is not harmful to their health or wellbeing; and
- (b) To have the environment protected, for the benefit of present and future generations, through reasonable legislative and other measures that—
 - (i) prevent pollution and ecological degradation;
 - (ii) promote conservation; and
 - (iii) secure ecologically sustainable development and use of natural resources while promoting justifiable economic and social development

These are supported by section 7 of the National Building Act and the Constitutional Court / High Court case decisions which have pronounced on these matters.

2. Constitutional Court Case CCT 287/19

CONSTITUTIONAL COURT OF SOUTH AFRICA

Case CCT 287/19

In the matter between: **TELKOM SA SOC LIMITED** Applicant and

CITY OF CAPE TOWN First Respondent

HILDA ISABEL KALU N.O. (in her capacity as the executrix of the estate late Birch Kalu)

Second Respondent Neutral citation: **Telkom SA SOC Limited v City of Cape Town and Another** [2020]

ACC 15 Coram: Jafta J, Khampepe J, Madlanga J, Majiedt J, Mathopo AJ, Mhlantla J, Theron J and Victor A J Judgments: Jafta J (unanimous)

Heard on: 12 March 2020 Decided on: 25 June 2020

Summary:

Electronic Communications Act 36 of 2005—exercise of rights held in terms of section 22—compliance with bylaws—licensee to pay “due regard to applicable law”

This Court case inter alia determines the rights of property owners in respect of arbitrary actions by Telkom where they ignored existing Municipal policy by-laws. In the judgement you will note that by-laws, amongst other things, cannot be overridden by an Act if they are in conflict with reasonable law.

3. IN THE HIGH COURT OF SOUTH AFRICA (CAPE OF GOODHOPE PROVINCIAL DIVISION)

CASE NO: 6866/04

In the matter between

GYSBERT VAN REENEN MULLER First Applicant
(in his capacity as trustee of the Reenen Muller Trust)

BEATRIX MULLER Second Applicant
(in her capacity as trustee of the Reenen Muller Trust)

BENJAMIN BURGER LUBBE Third Applicant
(in his capacity as trustee of the Reenen Muller Trust)

and

CITY OF CAPE TOWN First Respondent

ERF 22 SIR DAVID BAIRD DRIVE CC Second Respondent

Coram: Yekiso J

Delivered: 10 February 2006

In the judgement, The Honorable Justice J Yesuko has the following to say regarding property rights in terms of the National Buildings Act.

"[26] And, finally section 7 of the National Buildings Act provides for circumstances under which the local authority shall grant or refuse to grant approval of an application for approval of the building plans. Section 7(1) of the aforementioned Act, provides as follows:

" 7. The approval by local authorities in respect of erection of buildings-

(1) If a local authority, having considered a recommendation referred to in section 6(1) (a) is satisfied that the application in question complies with the requirements of this Act and any other applicable law, it shall grant its approval in respect thereof;

[Paragraph (a) substituted by s.4(a) of Act No 62 of 1989.]

(b) (i) is not so satisfied; or

(ii) is satisfied that the building to which the application in question relates —

(aa) is to be erected in such manner or will be of such nature or appearance that —

(aaa) the area in which it is to be erected will probably or in fact be disfigured thereby;

(bbb) it will probably or in fact be unsightly or objectionable;

(ccc) it will probably or in fact derogate from the value of adjoining or neighbouring properties;

(bb) will probably or in fact be dangerous to life or property;

such local authority shall refuse to grant its approval in respect thereof and give written reasons for such refusal;

[Para (b) amended by s.4(b) of Act No 62 of 1980.]"

In paragraph 72 he goes on further and states that :

" Muller + 2 / City of Cape Town + 1 Judgment

[72] It is trite law that ownership, which obviously would include ownership of land, is potentially the most extensive right which a person can have with regard to a corporeal thing. This right embraces not only the power to use (ius utendi), to enjoy the fruits (ius fruendi) but also the power to resist any unlawful invasion of this right. Although ownership is potentially the most comprehensive power with regard to a thing, it has never been considered absolute in the sense that an owner can do whatever he pleases with the object of his ownership²³. The right of ownership to property, in the same fashion as is the case with other fundamental rights, may be restricted or limited by way of law of general application, such as the various Town Planning Ordinances, the National Building Regulations and Building Standards Act, to which I have throughout this judgment constantly and consistently referred to as the National Buildings Act and obviously also, the applicable zoning scheme regulations. Use of one's right in violation of these restrictions would in the normal circumstances constitute nuisance. An example of this conduct quite frequently cited in authorities is the erection of a dummy chimney on the roof of a house with the sole purpose of impairing the neighbour's view²⁴."

5. [26] And, finally section 7 of the National Buildings Act provides for circumstances under which the local authority shall grant or refuse to grant approval of an application for approval of the building plans. Section 7(1)

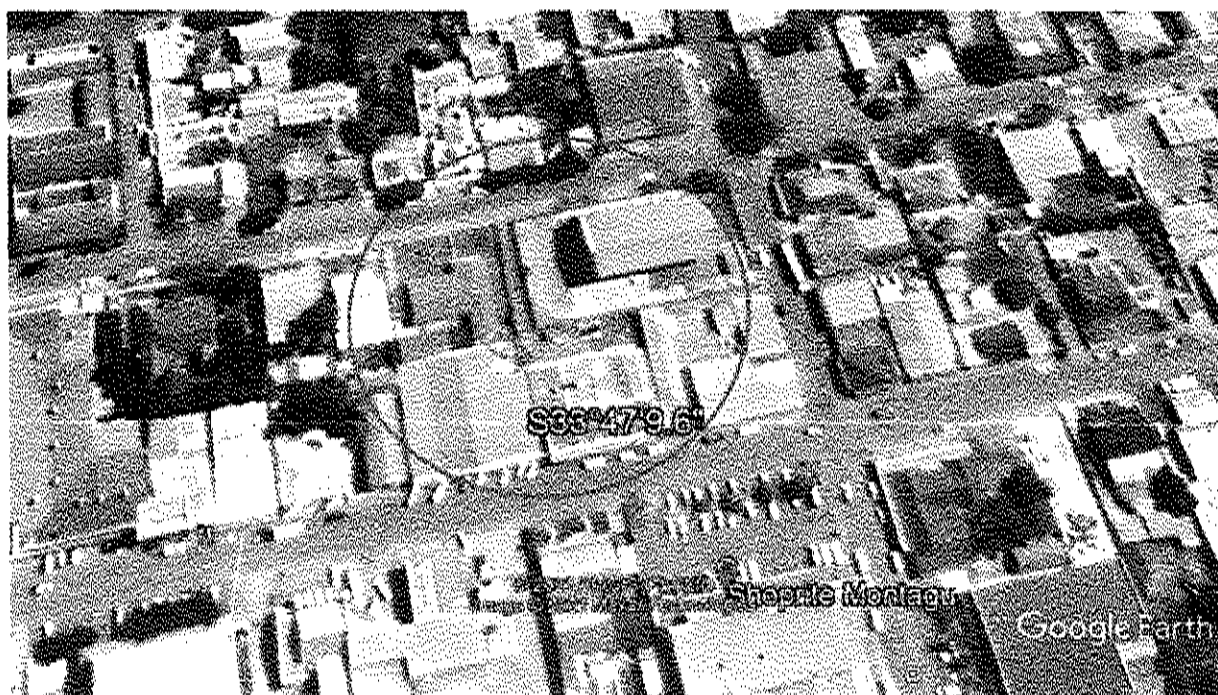
of the aforementioned Act, provides as follows:

4. "The Constitutional Court held in the matter of *Turnbull-Jackson vs Hibiscus Coast Municipality and others* in 2014 that, a local authority cannot approve plans that are otherwise compliant with the requirements of the National Building Regulations and Building Standards Act, unless it is satisfied that the proposed tower will not trigger any of the disqualifying factors referred to in section 7 (1)(b)(ii) of the Act," he said.
 - The area in which it is to be erected will probably or in fact be disfigured thereby;
 - It will probably or in fact be unsightly or objectionable;
 - It will probably or in fact derogate from the value of adjoining or neighbouring properties;
 - It will probably or in fact be dangerous to life or property.
 - It demonstrates that it is not only the landowner's right of ownership which must be taken into account, but also the rights of owners of neighbouring properties which may be adversely affected by the erection of a tower authorized by the approval of the plans in circumstances where they were not afforded a hearing.

6. Health Issues

The 50m safety zone referred to in the application encompasses a number of residential homes and this poses a potential risk to those persons residing in those properties, as well as people who work 6 days a week at their employment (see below Google Earth extract). One has to ask the question does 51, 61, 71, or 101 meters also cause potential risks?

As this proposal is to erect a cell phone tower and sell space on that tower, the company who sells it will have no say regarding what power/frequencies are emitted by those utilizing such spaces on the tower.

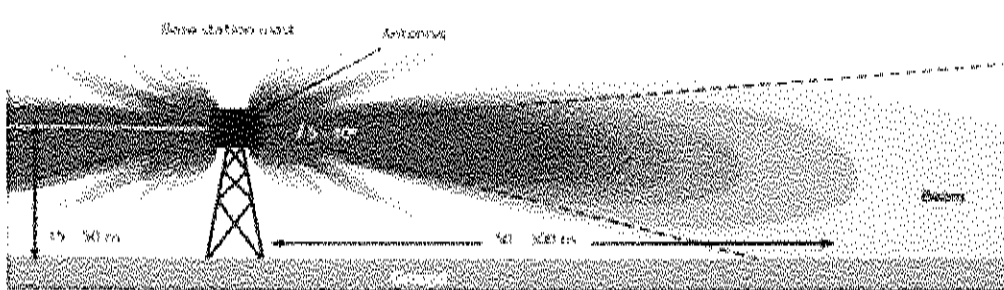


The National Association Against Cell Masts (NAACM) is an organization opposed to the unnecessary roll-out of untested wireless technology. NAACM reported that cellular companies were in a race to erect as much infrastructure as possible before the introduction of 5G, and before proven health effects of wireless radiation make it more difficult for them to operate.

"This is not about better service or connectivity for customers," said Niki Moore of NAACM. "This is about introducing fancy new technology for which the cellular companies can charge more. The problem is, this technology has been wholly untested on humans and the environment. There is alarming research emerging about the effects of long-term exposure to high-frequency microwaves, and even the World Health Organization has now recommended that governments around the world must take care when adopting this new technology until it has been better researched."

For more information, visit www.naacm.co.za

Radiation Pattern of a Cell Tower Antenna



Propagation of "main beam" from antenna mounted on a tower or roof top

People living within 50 to 300 meter radius are in the high radiation zone (dark blue) and are more prone to ill-effects of electromagnetic radiation.

Reference - Mobile Telecommunications and health research programme (MTHR)
Report 2007 - Pg 50 - http://www.mthr.org.uk/documents/MTHR_report_2007.pdf

You are kindly requested to read and take note of the following link regarding health issues, as the Minister of Health, as well as the Minister of Co-Operative Governance, have a tendency to look at the World Health Organization as a benchmark; the below item should be of extreme interest.

<http://olgasheean.com/wp-content/uploads/2017/02/WHO-setting-the-standard-for-a-wireless-world-of-harm.pdf>

The below two links are of equal importance:

<https://mdsafetech.org/2019/07/20/the-first-report-of-5g-injury-from-switzerland/>

<https://peaceinspace.blogspot.com/files/5g-emf-hazards--dr-martin-l.-pall--eu-emf2018-6-11us3.pdf>

7. Devaluation of property values

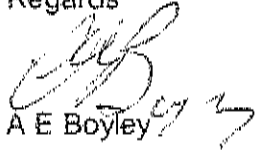
Relating to the devaluation of real estate, in March 2014 the National Institute for Science, Law and Public Policy's survey, namely "Neighbourhood Cell Towers & Antennas—Do They Impact a Property's Desirability?", found the following: that an overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighbourhood or on a building would negatively impact on purchase interest in a property and the price that such property would fetch. Many studies by Dr Sally Bond, Ph.D. have shown that a telecommunications mast negatively affects the real estate values of the homes surrounding it. This also coincides with the resultant loss of rate revenue to the local authorities. See the below link.

<https://sites.google.com/site/nocelltowerinourneighbourhood/home/decreased-real-estate-value>

The imminent roll out of fiber cable and the later dispersal of the starlink mini satellite communication system would ultimately render this proposed tower obsolete and, subsequently, a white elephant eyesore in the middle of a historic village.

In view of all the above it is my strong contention that a proposal to erect a 35 meter Cell Phone Tower on erf 1051 Montagu should be denied.

Regards


A E Boyley

Montagu

Western Cape



BESWAAR 3

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From: eraymond <eraymond@mweb.co.za>

Sent: Tuesday, 16 March 2021 20:15

To: MM <mm@langeberg.gov.za>; Jacques Councillor <wikid@telkom.co.za>

Cc: estelleraymond999@gmail.com

Subject: OBJECTION TO THE PROPOSED FREE STANDING TELECOMMUNICATIONS BASE STATION ON ERF 1501, MONTAGU, LANGEBERG, CORNER OF MARK STREET AND PIET RETIEF STREET.

Dear Mr De Klerk

I am the owner of erf 462 Montagu, situated at 5 Rawson Street.

I object to the telecommunications base station on erf 1501 on the following grounds:

1. Erf 1501, in the middle of town, is not a suitable premises for the erection of a 7 story industrial structure. It is not aesthetically acceptable in this area. It will detract from the beauty and old world charm of this historic town and negatively impact tourism and property prices of residential properties.
2. There is a widely held public perception (and some research supporting this) that these masts may have a negative impact on the health of those who live in the immediate proximity thereof. The Municipality has a duty of care regarding the health of its inhabitants as well as not harming the market value of nearby properties, which will be affected because of this perception.
3. In accordance with the precautionary principle, the Municipality should request Telkom to downscale the extent and height of the masts considerably, e.g. to no more than 15 - 20m. Telkom would furthermore need to demonstrate what mitigating measures (re nuisance, sound and aesthetics) have been considered and implemented. It also needs to specify what alternative sites have been considered. In the absence thereof, I believe that this application is premature and incomplete.

Kindly acknowledge receipt hereof.

Yours faithfully
Estelle Raymond

ID 6302240055081
5 Rawson St
MONTAGU

erf 462

BESWAAR 4

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18 March 2021
Mr Jack van Zyl
Manager Town Planning Department
Langeberg Municipality

PROPOSED CONSENT USE FOR A TELECOMMUNICATIONS BASE STATION ERF 1501, 15 MARK STRAAT MONTAGU. MK NUMBER 6/2021

Please be advised that I **object** to the erection of a 35m telecommunications base tower on erf 1501, situated at 15 Mark Street, Montagu. My objections are based, *inter alia*, on the following:

Proclaimed National Monuments (now Provincial Heritage sites)

1. The village of Montagu has no less than 21 proclaimed National monuments.
2. These are Gazetted and the declaration notices can be viewed and verified on the SAHRA website.
3. Montagu features as one of the sixteen most charming towns in South Africa.
4. The village of Montagu nestles in the Langeberg Mountain Range and is a picture-perfect blend of whitewashed historic buildings and village life.
5. The steeple of the Dutch Reformed Church, one of the listed historic buildings, towers above the village as a typical architectural feature of a Karoo town.

The erection of the tower at the proposed site would sadly compromise that which makes Montagu special.

- a. The area in which it is to be erected will probably or in fact be disfigured thereby.
- b. It will probably, or in fact be, unsightly or objectionable in the context of a historic village.

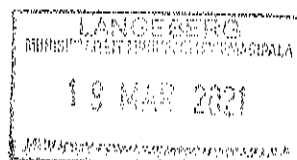
EIA Assessment

"An Environmental Impact Assessment (EIA) is defined as a systematic process which recognises, predicts and evaluates the possible positive and negative economic, biophysical and social influences **of any suggested project**"

An environmental impact study would support transparency, enable recommendations and ensure that residents and stakeholders have access to an independent, structured report to adequately evaluate outcomes and make informed decisions.

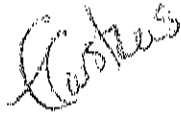
As such an assessment was **not** done, the proposal lacks recommendations for management and monitoring and monitoring programmes.

An impact assessment would also have provided fair alternatives as to the location of this tower as the proposed site will derogate from the value of adjoining or neighbouring properties.



I believe it to be a gross injustice to the village of Montagu to pursue this project without a professional assessment to mitigate or avoid negative impacts.

Yours faithfully



E.H.F Carstens
082 569 6306
Email: elsje@r62mail.co.za

BESWAAR 5

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Anne Reed
Montagu

18 March 2021

The Manager : Town Planning
3 Piet Retief Street
MONTAGU
6720

Langeberg Municipality
Montagu Office

For Attention: Mr Jack van Zyl

Dear Mr van Zyl

PROPOSED CONSENT USE FOR A TELECOMMUNICATIONS BASE STATION ERF 1501, 15 MARK STREET, MONTAGU, MK NUMBER 6/2021

With reference to the above.

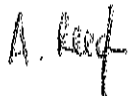
Would you please advise if the Aesthetics Committee in Montagu has discussed this matter and concluded on this matter?

If so, may I please have a copy of the relevant Committee Meeting Minutes?

My email address is - areed@montagubookshop.co.za

Thank you.

Yours faithfully



ANNE REED

Reference

Montagu: Urban Conservation in a Small Town, Frederik Saaiman Vermeulen, October 2011, pages 2, 25, 50 and 69

