

BESWAAR 6

51

+ STANBAARDERIEF. # 17

The Manager
Town Planning
3 Piet Retief Street
Montagu
6720

S J Hyman
49 Piet Retief Street
Montagu
6720

23 February 2021

Dear Sir

Re: Erf 1501 – Free Standing Base Telecommunication Station

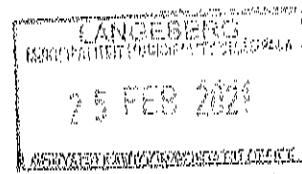
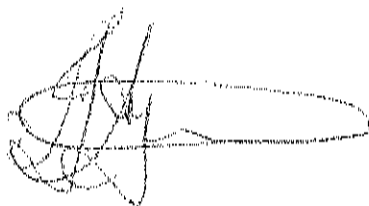
As per letter received dated 16 February 2021, regarding proposed tower, I hereby strongly oppose and do not want the erection of proposed tower.

Health reasons

Value of property will go down

Our property is opposite the proposed tower which will not be a pleasant view.

S J HYMAN



Bestuurder Stadsbeplanning

Montagu

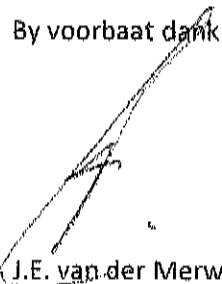
15 Maart 2021

BESWAAR TEEN VOORGESTELDE VERGUNNINGSGEBRUIK VAN ERF 1501, MARKSTRAAT 15 MONTAGU

Hiermee teken ek die eienaar van Piet Retief straat 30A beswaar aan teen die voorgestelde vergunnings gebruik.

1. Die toring kan buite Montagu opgesit word
2. Waarde vermindering van eiendom
3. Storings op elektroniese stelsels
4. Gesondheid

By voorbaat dank

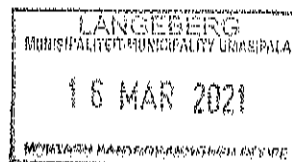


J.E. van der Merwe

Piet Retief Straat 30A

Montagu

Tel no. 0763172064



+ STANDAARD BRIEF #9

BESWAAR 8

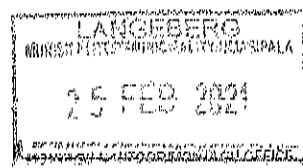
53

Post Rehef straat 32,
Alenlaga
25/2/21.

Bei Bestuurder
Stadsbeplanning

Hiermee wil ons die ondergetekenes
beswaar maak teen die opstig van
LTE Stasie, op perseel 1051- Erf 15.

- ① Ons sig op Beige is weg
- ② Eendrom se waarde val geweldig
- ③ Gesondheids redes
My Vloo Bevoerde gehad en is
nou asemates
My woning is net lang Hoofsentral
Ons is geheel enal gekant teen
die opstgting aan Toegang.
g'n Stassen m'g Stassen



+ STANDARD BRIEF. #10

BESWAAR 9

54

Ronel Ferreira

From: Jack van Zyl
Sent: 10 March 2021 10:17
To: Ronel Ferreira
Subject: FW: Objection MK NR. 6/2021 TELKOM TOWER

Ronel

Beswaar vir lêer en om na aansoeker te stuur asb.

*Jack van Zyl
Professionele Beplanner (A/1170/2000)
Assistent-bestuurder: Stadsbeplanning*



LANGEBERG
MUNISIPALITEIT MUNICIPALITY MAZINGA

Telefoon: 023 614 8000
e-pos: jvzyl@langeberg.gov.za

-----Original Message-----

From: Mike Hammargren <hammargrenmike9@gmail.com>
Sent: 08 March 2021 09:46
To: Jack van Zyl <JvZyl@langeberg.gov.za>
Subject: Fwd: Objection MK NR. 6/2021 TELKOM TOWER

----- Forwarded message -----

From: Mike Hammargren <hammargrenmike9@gmail.com>
Date: Sun, Mar 7, 2021 at 12:26 PM
Subject: Objection MK NR. 6/2021 TELKOM TOWER
To: <dylan@the-academy.co.za>

Good day Mr, Jack van Zyl,
We want to object to the installation of the TELKOM TOWER.
Firstly it will be so obscured having this contraption Towering over our Village, no matter how it's sort of Camouflaged, you can't Hide This Thing!
Secondly the Fibre Optic Cables is in the process of being installed and would be a TOTAL Waste of Taxpayers money erecting the TOWER!
This will be a total waste of Taxpayers money, that could be used for Housing, or Creating Job's for the Unemployed!
Once Fibre Optic is completely installed, there will be no use of the Tower and then it will remain an Eyesore!
Rather continue installing FIBRE OPTIC CABLES this will have all the Speed that we require!
Fibre optic has no threat to the Environment or Humans Health and is Hidden underground!
Please don't Spoil our Village with this UNSIGHTLY TOWER.
Kind regards,
Mike Hamargren
083 320 8911

#1260

STANDARD BRIEF

55

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

I (Name and surname) ~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~ Owner ☒ Tenant ☐

(Please put a cross in one of the above)

Id number ~~XXXXXXXXXX~~

of ~~XXXXXXXXXX~~ (address)

Montagu, 6720

Hereby object to the proposed free standing telecommunications station on erf 1501 on the following grounds:

1. The proximity of the tower in relation to occupied residential properties in a residential area, some as close as 15 meters from a bedroom, is not acceptable. Such close proximity of a tower to a residence is contrary to the Precautionary Principle and the ALARA Principle. This in itself, constitutes sufficient reason to refuse the application.
2. There is no indication in the proposal as to which technologies and modulation types will be used on the proposed tower. There is no EMF data indicated and no mention of how future share will be authorised and what it will comprise of, and the resultant potential impact. There is therefore no information to conclude that the tower is desirable. Section 24 of the RSA Constitution grants everyone the right to an environment that is not harmful to their health or well-being and to have their environment protected. In the absence of such information, the application must be refused.
3. The applicant states that there is a need for the tower. However, no information is provided to substantiate this statement. To the contrary, as residents of the affected area, we do not experience any need for the services of the proposed tower. The application should be refused given the lack of a proven need. The imminent roll-out of fibre networks in Montagu further negates any potential future need for the tower.
4. The applicant states that other sites were identified. However, there is no information provided to prove that any alternative sites were assessed or even identified.
5. There is no indication of noise emission from any electrical/electronics/ cooling equipment or repairs to the tower. There is therefore an absence of proof that any output of noise will not adversely effect the surrounding community. It also stands to reason that the current construction runs on back-up generators in the event of Eskom load reduction, as this is likely to increase in the short / medium term, and this will adversely impact on the neighbourhood.
6. The tower is substantial in height and diameter and will be a disfiguring and an objectionable visual component in a peaceful /tranquil small town setting.
7. The photographs of the site and surrounding areas in the application ignore the residential component of those directly affected by the Base Station. This disingenuously suggests that the use is compatible with the surrounding area, whilst in fact this is not the case. Similarly, the diagrams showing the radiation signals misrepresent the conical shape of emissions which impacts surrounding properties at a much wider range than shown.
8. The resale value of surrounding properties in Montagu Central and the adjacent higher-lying area, will be negatively affected as a result of the erection of such a tower given the adverse impacts identified above. The applicant states "no buildings of heritage value will be affected." However the value of the residential properties, including heritage buildings will be adversely affected. Further, Montagu as a town, has heritage value and a large, industrial-looking tower is inconsistent with this heritage character..

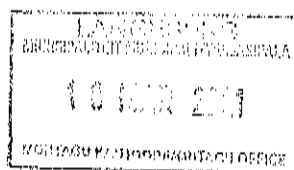
9. Overall, the adverse impact on existing rights of Montagu residents and their health and well-being will be disproportionate to any potential benefit to the town and its residents. The application is very generic, lacks substantive information and the need for and desirability of the tower has not been proven. The application must be refused.

10. Should additional information be provided by the applicant in relation to the above concerns, it is requested that such information be made available for public scrutiny and comment. In addition, a report must be obtained from Mr James Lech in respect of the impact this proposed tower will have on the community. I wish to place on record that Mr Lech is the only independent EMF researcher in South Africa and that his research is recognized by the organs of state. The municipality and/or the applicant is therefore legally obliged to contract Mr Lech to provide an independent assessment of impact.

SIGNED AT Montagu (place)

DATE 11/3/21

SIGNATURE 



Aansoeker se reaksie op besware

From: WeTransfer <noreply@wetransfer.com>
Sent: 21 April 2021 16:25
To: Ronel Ferreira <RFerreira@langeberg.gov.za>
Subject: curt.vanwyk@gmail.com sent you files via WeTransfer

Hi



curt.vanwyk@gmail.com sent you some files

6 items, 3.68 MB in total - Expires on 28 April, 2021

Good day Ronel

Besware : erf 1501, Montagu

Trust that you are well.

Please find attached, comments on objections received.

Also find attached annexure A, B, C and illustrations that form part of the comments as a whole document.

Can you please send as acknowledgement of acceptance of this email and attachments.

Kind Regards

Curt

Ilanga Technologies

Get your files →



Subject: Erf 1501, Montagu

Date of subject letter: 16 March 2021

Received date: 16 March 2021

RESPOND TO COMMENTS RECEIVED FROM SURROUNDING PROPERTY OWNERS IN REGARDS TO THE PROPOSED FREESTANDING TELECOMMUNICATION MAST ON A PORTION OF ERF 1501, Montagu.

COMMENTS RECEIVED	ILANGA TECHNOLOGIES REponce TO COMMENTS
<u>MG Strassen</u>	
1. Ons sig op berge is weg.	The height of the propose freestanding telecommunication base station can be reduced to 25m and be disguised as a tree to mitigate the visual impact as can be seen in Annexure A attached.
2. Eiendom se waarde val geweldig.	At present no confirmed evidence exist that property in close proximity to a freestanding telecommunication base station (tree tower) results in the decrease of the property. In contras it will definitely increase the value of the business properties in the area.
3. Gesondheidsredes	Many people understandably are concerned about whether the RF (Radiofrequency) waves they give off might possibly have health effects. As this time there's no strong evidence that exposure to waves from cell phone towers causes any health effects. Please see letter from the Health Department regarding the risk of cellular mast attached as Annexure B
<u>Mike Hammargen</u>	
1. Firstly, it will be so obscured having this contraption towering over our village, no matter how its's sort of camouflaged.	The proposed freestanding telecommunication base station will actually improve the reception in the Montagu area and will therefore be a beneficial asset for the town.
2. The fiber optic cables are in the process of being installed and would be a total waste of taxpayers' money erecting the tower.	Fiber cables and tower infrastructure are very different to one another. Fiber entails fixed line provisions and 3G/LTE is focused on mobile coverage. While cellular wireless started out as a voice network, text messaging became very popular, eclipsing voice for most users. Smart phones

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

P.O. Box 14273, Bredell, 1623

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	<p>brought the internet to the phone, and soon data became the largest traffic generator for cellular networks.</p> <p>To provide the bandwidth needed to the tower or cell site, fiber is being used to connect the towers to the phone system.</p> <p>It must also be noted that fiber optics will take many years before it will be affordable for most of the population and therefore we have to provide coverage for the population in general and not only for the rich.</p>
3. Waste of taxpayers' money.	No Taxpayers money are involved. In contras telecommunication infrastructure create job opportunities that stimulate the economy and will therefore benefit the taxpayer.
4. Once the Fiber optics is completely installed, there will be no use for the tower.	Please see point 2. above.
5. Fiber optics has no threat to the Environment or human health.	<p>Many people understandably are concerned about whether the RF (Radiofrequency) waves they give off might possibly have health effects.</p> <p>As this time there's no strong evidence that exposure to waves from cell phone towers causes any health effects. Please see letter from the Health Department regarding the risk of cellular mast attached as Annexure B</p>
SJ Hyman	
1. Health reasons.	<p>Many people understandably are concerned about whether the RF (Radiofrequency) waves they give off might possibly have health effects.</p> <p>As this time there's no strong evidence that exposure to waves from cell phone towers causes any health effects. Please see letter from the Health Department regarding the risk of cellular mast attached as Annexure B</p>
2. Value of property will go down.	At present no confirmed evidence exist that property in close proximity to a freestanding telecommunication base station (tree tower) results in the decrease of the property.

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	In contras it will definitely increase the value of the business properties in the area.
3. Our property is opposite the proposed tower which will not be a pleasant view.	The height of the propose freestanding telecommunication base station can be reduced to 25m and be disguised as a tree to mitigate the visual impact as can be seen in Annexure A attached.
Jacques Kriel	
1. 35m Toring sal die beeld van die dorp skade berokken.	The height of the propose freestanding telecommunication base station can be reduced to 25m and be disguised as a tree to mitigate the visual impact as can be seen in Annexure A attached.
2. Die toring val in ons bewaringsgebied.	The Land Use Application for consent use on a business zoned premises in terms of Langeberg Land Use Planning By-law (P.N. 34/2018) was circulated by the municipality to their heritage department and no objections was received. The said application also does not trigger a NID.
3. Wat is die behoefte van die gebruikers in die onmiddellike omgewing van die toring.	Please see section 8.1 in the motivational report- Need and desirability.
4. Daar is geen melding gemaak in die aansoek om die toring te verbloem nie.	The height of the propose freestanding telecommunication base station can be reduced to 25m and be disguised as a tree to mitigate the visual impact as can be seen in Annexure A attached.
5. Daar is nie met besighede en onmiddellike inwoners geskakel nie.	This is part of the public participation process of Langeberg Municipality and letter was sent to all the owners of the surrounding properties.
AE Boyley	
1. Ilanga Technologies state that alternative sites were considered but insufficient information is given as to which sites they referred to.	Three possible site was identified by our site acquisition team within the 500m radius from the nominal point that was given to as by our client which was identified by their radio engineers for maximum coverage. As the proposed site is within the CBD of Montagu (Busiest area in Montagu) and is zoned as Business Zone 1 which allows freestanding telecommunication base station as a consent use. The property is also already owned by Telkom SA, and was identified as the most suitable locations for the proposed freestanding telecommunication base station. Please see Annexure C.

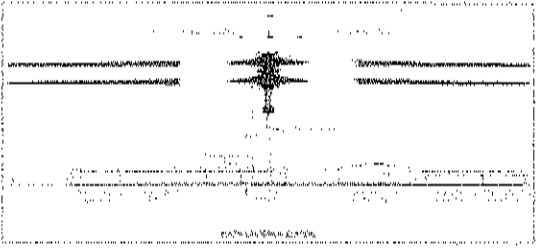
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<p>2. The drawing of the proposed tower in relation to the business premises is depicted out of scale in relation to the business building, leading one to believe that the height of the tower is not as severe as it really is.</p>	<p>The height of the propose freestanding telecommunication base station can be reduced to 25m and be disguised as a tree to mitigate the visual impact as can be seen in Annexure A attached.</p>
<p>3. The drawing on the same page, as well as other pages of the application, does not indicate the radius of the "safety 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 residents.</p>	<p><u>This statement is false.</u> Please see section 8.5 of the motivational report and Annexure B attached.</p> 
<p>4. This application, in my opinion, is purely a business venture to sell as space on the tower as possible with no regard whatsoever for the aesthetics/residents.</p>	<p>Our client Gyro (Telkom SA) has identified the Montagu area as an area with low coverage and because of this need it was proposed to erect the proposed freestanding telecommunication base station.</p>
<p>5. 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. Does 51, 61, 71 or 101 meters also cause potential risks.</p>	<p>Many people understandably are concerned about whether the RF (Radiofrequency) waves they give off might possibly have health effects.</p> <p>As this time there's no strong evidence that exposure to waves from cell phone towers causes any health effects. Please see letter from the Health Department regarding the risk of cellular mast attached as Annexure B</p>
<p>6. Devaluation of the property value. Relating to devaluation of real estate, in March 2014 the National Institute for Science, Law and Public policy's survey, namely "Neighbourhood Cell Towers & Antennas.</p>	<p>At present no confirmed evidence exist that property in close proximity to a freestanding telecommunication base station (tree tower) results in the decrease of the property.</p> <p>In contras it will definitely increase the value of the business properties in the area.</p>
<p>7. 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.</p>	<p>Fiber cables and tower infrastructure are very different to one another. Fiber entails fixed line provisions and 3G/LTE is focused on mobile coverage.</p> <p>While cellular wireless started out as a voice network, text messaging became very popular,</p>

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	<p>eclipsing voice for most users. Smart phones brought the internet to the phone, and soon data became the largest traffic generator for cellular networks.</p> <p>To provide the bandwidth needed to the tower or cell site, fiber is being used to connect the towers to the phone system.</p> <p>It must also be noted that fiber optics will take many years before it will be affordable for most of the population and therefore we have to provide coverage for the population in general and not only for the rich.</p>
Estelle Raymond	
<p>1. Erf 1501, in the middle of town, is not 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 the historic town and negatively impact tourism and property prices of residential properties.</p>	<p>The proposed position is gained from radio engineers from our client Gyro to optimize the coverage potential in the Montagu area.</p> <p>The height of the propose freestanding telecommunication base station can be reduced to 25m and be disguised as a tree to mitigate the visual impact as can be seen in Annexure A attached.</p>
<p>2. There is a widely held public perception (and some research supporting this) that these mast 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 its inhabitants as well as not harming the market value of nearby properties.</p>	<p>Many people understandably is concerned about whether the RF (Radiofrequency) waves they give off might possibly have health effects.</p> <p>As this time there's no strong evidence that exposure to waves from cell phone towers causes any health effects. Please see letter from the Health Department regarding the risk of cellular mast attached as Annexure B</p>
<p>3. In accordance with the precautionary principle, the Municipality should request Telkom to downscale the extent and the height of the mast 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 alternatives sites have been considered. In the absence thereof, believe that this application is premature and incomplete.</p>	<p>The height of the propose freestanding telecommunication base station can be reduced to 25m and be disguised as a tree to mitigate the visual impact as can be seen in Annexure A attached.</p>

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J.E. van der Merwe	
1. Die toring kan buite Montagu opgesit word.	<p>The proposed position is gained from radio engineers from our client Gyro to optimize the coverage potential in the Montagu area.</p> <p>The height of the propose freestanding telecommunication base station can be reduced to 25m and be disguised as a tree to mitigate the visual impact as can be seen in Annexure A attached.</p>
2. Waarde vermindring van eiendom.	<p>At present no confirmed evidence exist that property in close proximity to a freestanding telecommunication base station (tree tower) results in the decrease of the property.</p> <p>In contras it will definitely increase the value of the business properties in the area.</p>
3. Storing op elektroniese stelsels.	This statement is not constructed well therefor no comment can be made.
4. Gesondheid.	<p>The proposed position is gained from radio engineers from our client Gyro to optimize the coverage potential in the Montagu area.</p> <p>The height of the propose freestanding telecommunication base station can be reduced to 25m and be disguised as a tree to mitigate the visual impact as can be seen in Annexure A attached.</p>
Sylvia Theron	
1. Since Montagu relies on income generated through Tourism a 35m mast will be a huge blemish on its quaint character. No doubt that this mast is for the 4G operating system and 5G data collection.	The proposed freestanding telecommunication base station will be a asset for the town of Montagu and it's tourism industry as it will provide the town with much needed coverage that will provide coverage its visitors.
2. Dr Thomas Cowan, a U.S. doctor, lecturer and author, has described 5G as an existential threat to humanity.	<p>Many people understandably are concerned about whether the RF (Radiofrequency) waves they give off might possibly have health effects.</p> <p>As this time there's no strong evidence that exposure to waves from cell phone towers causes any health effects. Please see letter from the Health Department regarding the risk of cellular mast attached as Annexure B</p>

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3. 5G uses pulsed frequencies, wireless, mm waves, which are beam forming, directed, concentrated energy.	Please see above comment.
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.	5G wireless technology is meant to deliver higher multi-Gbps peak data speeds, ultra low latency, more reliability, massive network capacity, increased availability, and a more uniform user experience to more users. Higher performance and improved efficiency empower new user experiences and connects new industries.
5. No Safety standards.	The erection of the proposed freestanding telecommunication base station will adhere to all safety regulation set out for construction of telecommunication infrastructure.
6. The telecommunication industry is a trillion business... yet they piggy back on infrastructure paid by taxpayer, like street lights and fibre.	The proposed freestanding telecommunication base station financed by private companies and no taxpayers money will be involved.
7. Experts are saying that 5G will use an enormous amount of electricity.	This statement is not based on any facts and is therefore irrelevant.
8. We will soon be swimming in a soup of wireless radiation.	Many people understandably are concerned about whether the RF (Radiofrequency) waves they give off might possibly have health effects. As this time there's no strong evidence that exposure to waves from cell phone towers causes any health effects. Please see letter from the Health Department regarding the risk of cellular mast attached as Annexure B
Alleta De Villiers	
1. The proximity of the tower in relation to occupied residential area, some as close as 15 meters from a bedroom, is not acceptable. Such close proximity of a tower to a residence is contrary to the Precautionary Principle ALARA principal.	The proposed tower will be erected on property that is owned by Telkom SA and is zoned as Business Zone 1, and therefore a freestanding telecommunication base station is permitted as a consent use according to the of Langeberg Land Use Planning By-law (P.N. 34/2018) and there a consent use application was submitted to council to make an informed decision.
2. There is no indication in the proposal as to which technologies and modulation types will be used on the proposed tower. There is no EMF data indicated and no mention of how future share will be authorized and what it will comprise of, and the result potential impact. There is therefore no information to conclude that is desirable.	There will be at most two operators on the tower, the first potential customer is rain and the second Vodacom. The Spectrum Allocation and power will be as follows: Rain 1800mhz 40dbm per band

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<p>Section 24 of the RSA Constitution grants the right to an environment that is not harmful to their health or well-being and to have their environment protected. In the absence of such information, the application must be refused.</p>	<p>Rain 3500mhz 40dbm per band Vodacom 900 40dbm per band Vodacom 18000 40dbm per band Vodacom 2100 40dbm per band</p> <p>Outdoor DB levels when on will range from 55-60db, the newer systems are doing away with active cooling and instead going towards passive cooling which will lower the noise level to 35db. Rain will definitely have this and will be located in the tower structure on top so it will be 35 db at 1m but the equipment is actually 12m away.</p>
<p>3. The applicant states that there is a need for the tower. However, no information is provided to substantiate this statement. To the contrary, as resident of the affected area, we do not experience any need any need for the services of the proposed tower. The imminent roll-out of fiber networks in Montagu further negates any potential future need for the tower.</p>	<p>Please see paragraph 8.1 in the motivational report – Need and Desirability, that indicates the lack of coverage in the Montagu area.</p>
<p>4. The applicant states that other sites were identified. However, there is no information provide to prove that any alternatives sites were assessed or even identified.</p>	<p>Three possible site was identified by our site acquisition team within the 500m radius from the nominal point that was given to as by our client which was identified by their radio engineers for maximum coverage. As the proposed site is within the CBD of Montagu (Busiest area in Montagu) and is already owned by Telkom SA, this was identified as the most suitable locations for the proposed freestanding telecommunication base station. Please see Annexure C.</p>
<p>5. There is no indication of noise emissions from any electrical / electronic / cooling equipment or repairs to the tower. There is therefore an absence of proof that any output of noise will not adversely affect the surrounding community also stands to reason that the current construction runs an back-up generators in the event of load shedding.</p>	<p>Please see point 2. above.</p>
<p>6. The tower is substantial in height and diameter and will be a disfiguring and an objectionable visual component.</p>	<p>The proposed position is gained from radio engineers from our client Gyro to optimize the coverage potential in the Montagu area.</p> <p>The height of the propose freestanding telecommunication base station can be reduced to 25m and be disguised as a tree to</p>

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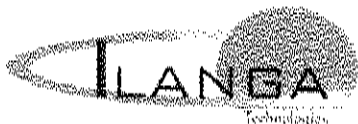
	mitigate the visual impact as can be seen in Annexure A attached.
7. The photographs of the site and surrounding areas in the application ignore the residential component of those directly affected by the base station. This disingenuously suggest that the use is compatible with the surrounding area, whilst in fact this is not the case. Similarly, the diagrams showing the radiation signals misrepresent the conical shape of emissions which impacts surrounding properties at a much at a much wider range than shown.	The residential properties in the area is located in the CBD of Montagu and therefore will always be in close proximity to properties that is zoned for business and had to take in consideration and acknowledge the fact that this part of town will always be more acceptable to change as the time goes on.
8. The resale value of surrounding properties in Montagu Central and the adjacent higher-lying area, will be negatively affected as a result of the erection of such a tower given the adverse impacts identified above. The applicant states "no buildings of heritage value will be affected. "However the value of the residential properties, including heritage buildings will be adversely affected. Montagu as a town, has heritage value and a large, industrial- looking tower is inconsistent with this heritage character.	At present no confirmed evidence exist that property in close proximity to a freestanding telecommunication base station (tree tower) results in the decrease of the property. In contras it will definitely increase the value of the business properties in the area.
9. Overall, the adverse impact on the existing rights of Montagu residents and their health and well-being will be disproportionate to any potential benefit to the town and its residents. The application is very is very generic, lacks substantive information and the need for and desirability of the tower has not been proven.	Please see paragraph 8.1 in the motivational report – Need and Desirability, that indicates the lack of coverage in the Montagu area. The proposed tower will be erected on property that is owned by Telkom SA and is zoned as Business Zone 1, and therefore a freestanding telecommunication base station is permitted as a consent use according to the of Langeberg Land Use Planning By-law (P.N. 34/2018) and there a consent use application was submitted to council to make an informed decision.
10. Should additional information be provided by the applicant in relation to the above concerns, it is requested that such information be made available for scrutiny and comment. In addition, a report must be obtained from Mr. James Lech in respect of the impact this proposed tower will have on the community.	<u>This statement is false</u> – The property does not trigger any heritage or environmental assessment nor an assessment of anybody else. As mentioned the property is zoned as Business Zone 1 and therefore a freestanding telecommunication base station is permitted as a consent use according to the Langeberg Land Use Planning By-law (P.N. 34/2018). Should the municipality to request additional assessments they will contact the applicant.

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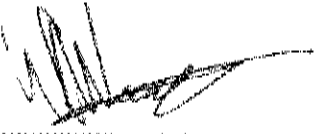
164, 3rd Avenue, Bredell, Kempton Park, Gauteng, South Africa

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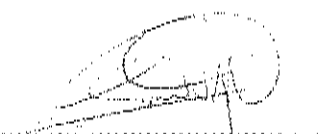
E. info@ilangatech.com T: 0861 111 017



E.H.F Carstens	
1. The village of Montagu has no less than 21 proclaimed National monuments.	The proposed freestanding telecommunication base station will have no impact on the heritage of Montagu.
2. These Gazetted and the declaration notices can be viewed and verified on the SAHRA website.	Noted.
3. Montagu features as one of sixteen most charming towns in South Africa.	Noted.
4. The village of Montagu nestles in the Langeberg Mountain Range and is a picture perfect blend of whitewashed historic buildings and village life.	Noted
5. The steeple of the Dutch Reformed Church, one of the listed buildings, towers above the village as a typical architectural of a Karoo town.	Noted.
6. The area in which it is to be erected will probably or in fact be disfigured thereby.	<p>The proposed position is gained from radio engineers from our client Gyro to optimize the coverage potential in the Montagu area.</p> <p>The height of the propose freestanding telecommunication base station can be reduced to 25m and be disguised as a tree to mitigate the visual impact as can be seen in Annexure A attached.</p>
7. It will probably, or in fact be, unsightly or objectionable in the context of a historic village.	The proposed freestanding telecommunication base station will have no impact on the heritage of Montagu.
8. EIA	An environmental assessment is not required.
Anne Reed	
1. Would you please advise if the Aesthetics Committee in Montagu has discusses this matter and concluded on this matter?	Noted – Please take this up with Mr. Jack van Zyl – we were not informed on any committee meeting.



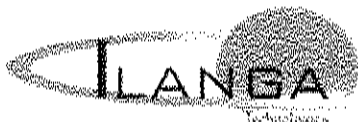
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Department of Health

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Private Bag X62
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7535

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E-mail: Leon.DuToit@health.gov.za

Enquiries: LL du Toit
Date: 11 March 2019

To whom it may concern

HEALTH EFFECTS OF CELLULAR BASE STATIONS AND HANDSETS

The Directorate: Radiation Control is the section within the National Department of Health that is responsible, from the viewpoint of human health, for regulating electronic products producing **non-ionising** electromagnetic fields (EMF), i.e. where the frequency of such EMF is less than 300 GHz. In carrying out this responsibility, the Directorate has been utilising the World Health Organization's (WHO) International EMF Project (www.who.int/peh-emf/en/) as its primary source of information and guidance with respect to the health effects of EMF. The International EMF Project was established by the WHO in 1996 to (i) assess the scientific evidence for possible adverse health effects of non-ionising electromagnetic fields on an on-going basis, (ii) initiate and coordinate new research in this regard, and (iii) compile health risk assessments for different parts of the electromagnetic spectrum. The Department of Health has been a member of the International Advisory Committee of the International EMF Project since 1998.

In June 2005 the International EMF Project hosted a workshop that was specifically aimed at considering the possible health consequences of the emissions from cellular base stations and wireless networks. The findings of this workshop were summarised in a 2-page Fact Sheet (<http://www.who.int/peh-emf/publications/facts/fs304/en/>). The following extract from this Fact Sheet is still considered by the WHO as a summary of the findings to date, i.e. ***"Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects."***

Another WHO Fact Sheet was published in June 2011 and reviewed in October 2014, i.e. *Electromagnetic fields and public health: mobile phones*. This Fact Sheet can be found at <http://www.who.int/mediacentre/factsheets/fs193/en/> and the conclusion is stated as follows:

“A large number of studies have been performed over the last two decades to assess whether mobile phones pose a potential health risk. To date, no adverse health effects have been established as being caused by mobile phone use.”

The WHO recommends utilising internationally recognised exposure guidelines such as those published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and reconfirmed in 2009 for the frequency range 100 kHz – 300 GHz (i.e. including all the frequencies employed by the cellular industry). The Department of Health likewise recommends the use of these ICNIRP guidelines to protect people against the known adverse health effects of EMF.

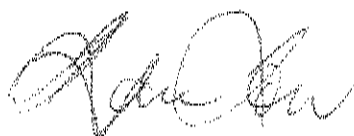
The numerous measurement surveys, which have been conducted around the world and in South Africa, have shown that the actual levels of public exposure as a result of base station emissions invariably are only a fraction of the ICNIRP guidelines, even in instances where members of the public have been really concerned about their exposure to these emissions. At present there is **no** confirmed scientific evidence that points to any health hazard associated with the very low levels of exposure that the general public would typically experience in the vicinity of a cellular base station. The Department is therefore satisfied that the health of the general public is not being compromised by their exposure to the microwave emissions of cellular base stations. This also means that local and other authorities, in considering the environmental impact of any particular base station, do not need to and should not attempt, from a public health point of view, to set any restrictions with respect to parameters such as distance to the mast, duration of exposure, height of the mast, etc.

The Department of Health is not able to make any pronouncements about the specific levels of EMF that a member of the public would experience at any particular base station site when it is in operation. However, generally-speaking unless a person would climb to the top of a mast (or other structure supporting an antenna) and position him/herself not more than a few meters away right in front of the active antenna, such a person would have no real possibility of being exposed to even anywhere near the afore-mentioned ICNIRP guideline limits. Since these base stations are typically cordoned off by means of barbed wire fencing and locked gates/doors in order to protect the sensitive and expensive technology, getting to a mast and actually climbing it despite the afore-mentioned security measures would certainly not be considered responsible behaviour. Even then the only real threat to the health of the person would be falling at any height from the structure in question. Based on the results of numerous global and local surveys, the experience has been that the exposure to base station EMF at ground level is typically in the range of between 0.001 – 1.0 % of the afore-mentioned ICNIRP guideline limits. Against this background of available data, there

would be no scientific grounds to support any allegation that adverse health effects might be suffered by a responsible member of the public due to the EMF emitted by a base station.

Although the Department of Health currently neither prescribes nor enforces any compulsory exposure limits for electromagnetic fields, the Department does advise all concerned (whether they be a government department, the industry or the public) that voluntary compliance with the afore-mentioned ICNIRP exposure guidelines is the recommended and science-based way to deal with any situation involving human exposure to the non-ionising electromagnetic fields emitted by cellular base stations and handsets.

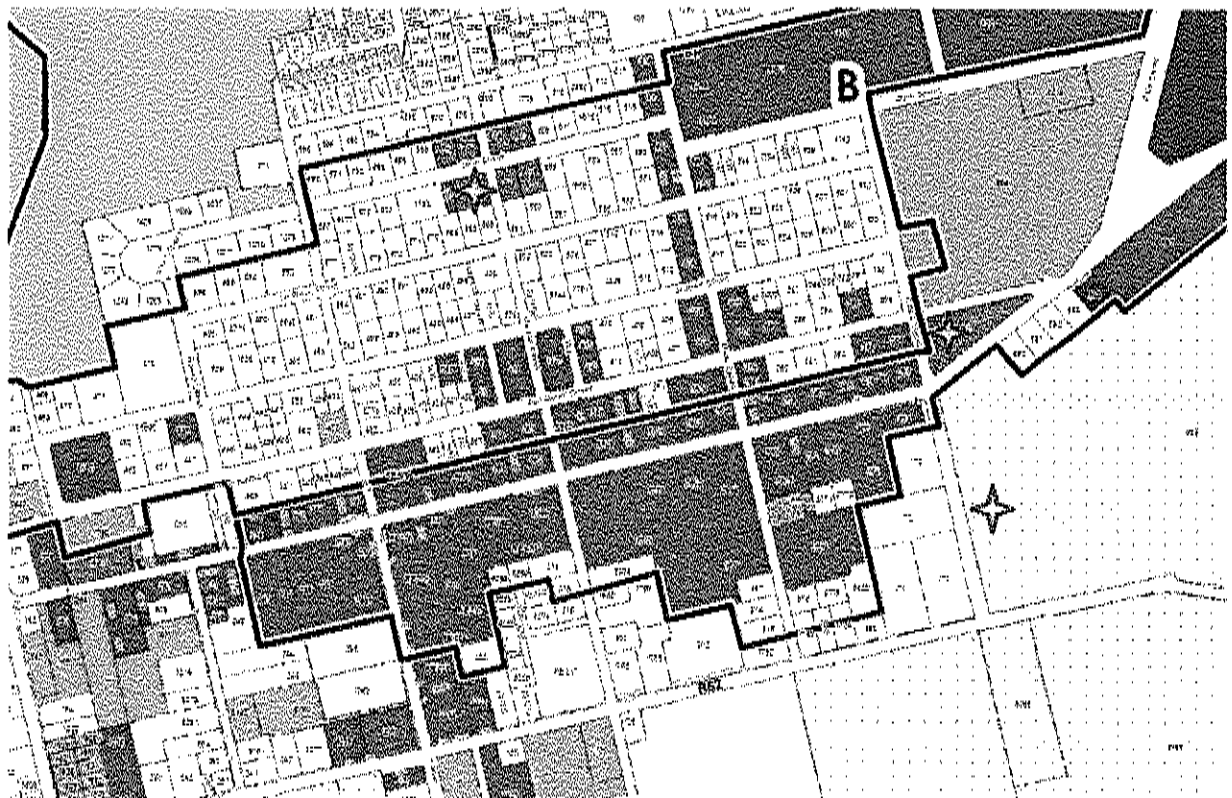
Yours sincerely,



LL du Toit
DEPUTY DIRECTOR: RADIATION CONTROL

Annexure C

Alternative sites identified:



Annexure A

Position of Illustrations

Position of illustrations



Annexure A

Illustration 1:



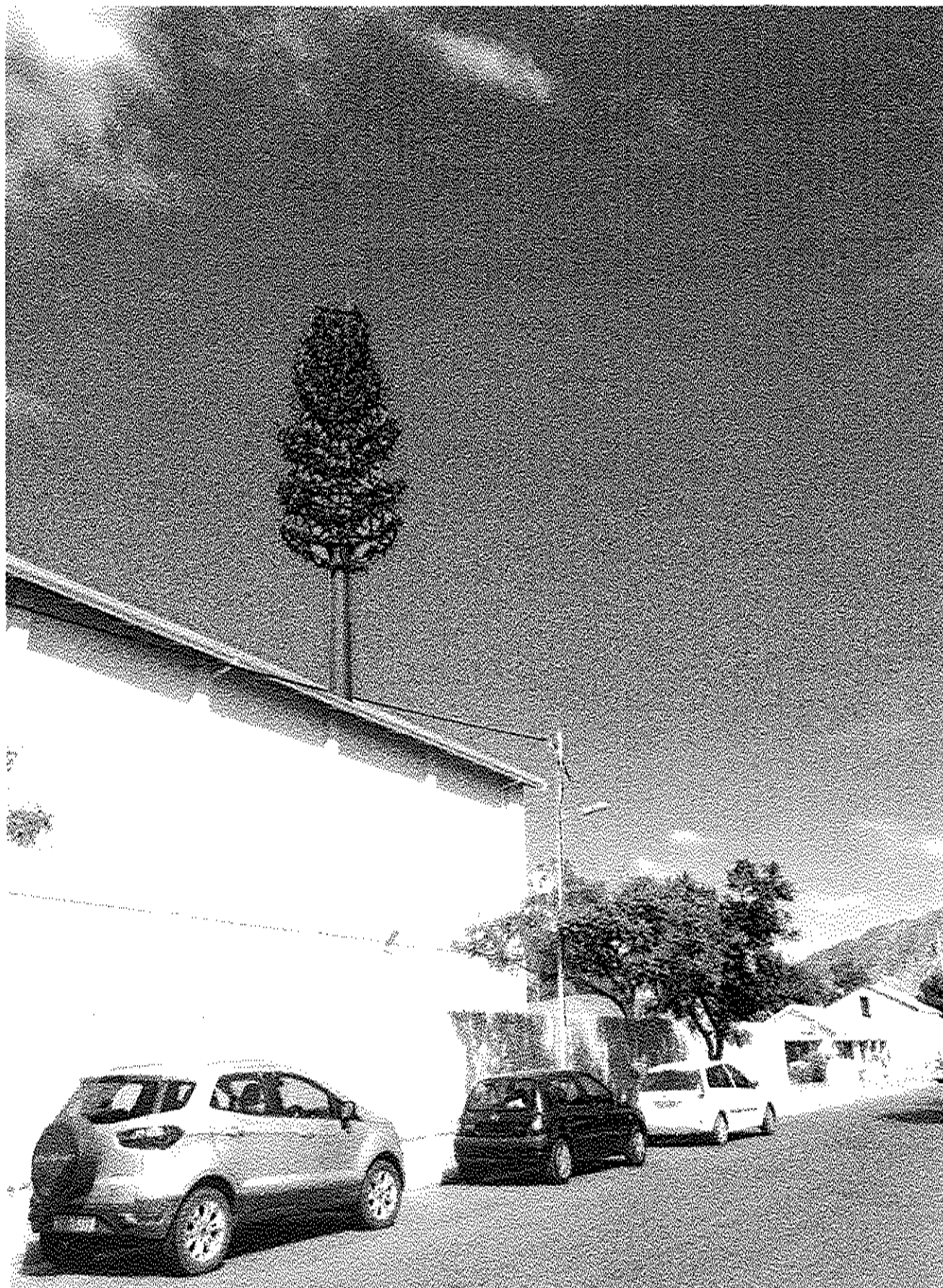
Annexure A

Illustration 2:



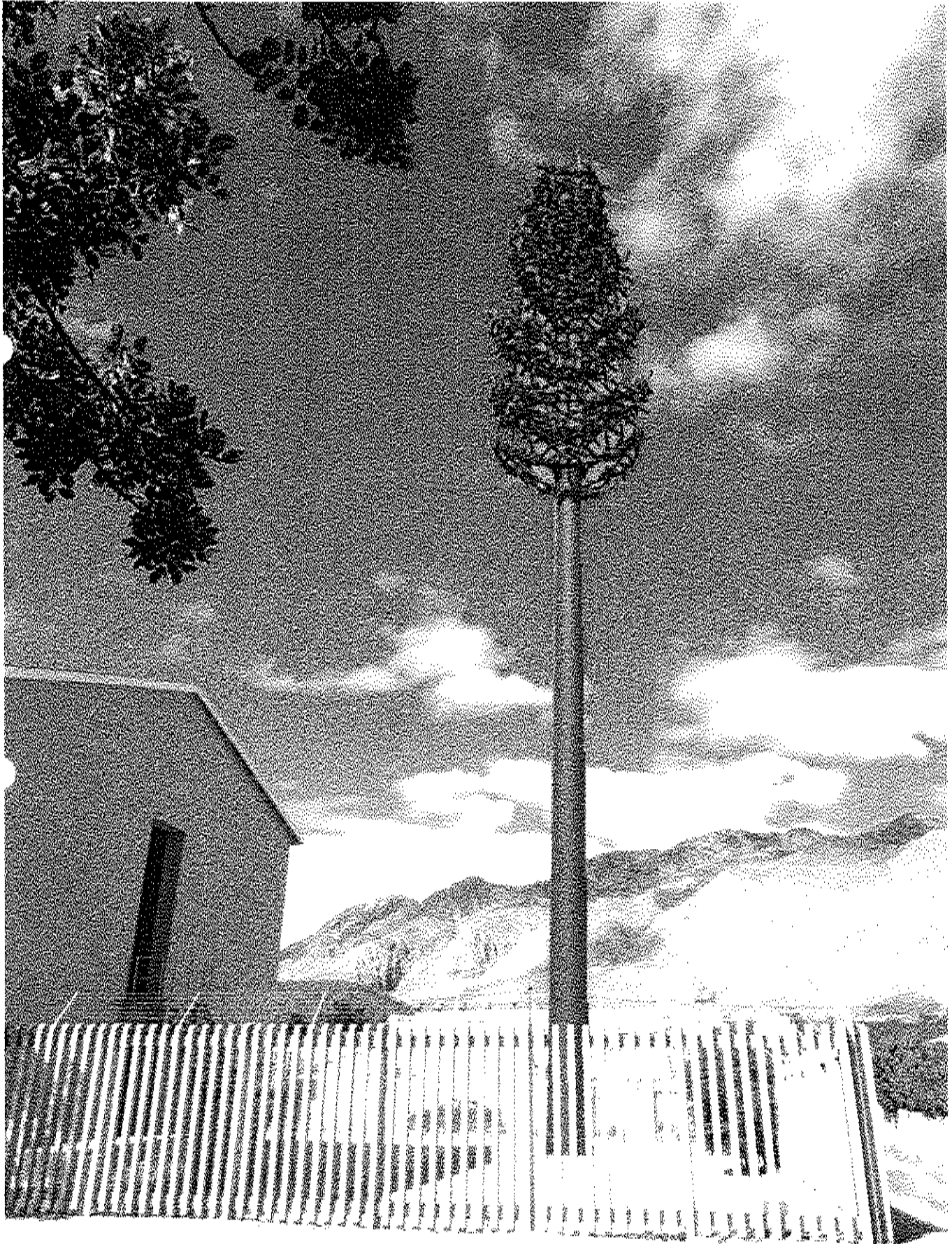
Annexure A

Illustration 3:



Annexure A

Illustration 4:



78

78

Download link

<https://wettransfer.com/downloads/1464e0b91e5779c1fe508df1ab6c5c8c20210421142434/031b7a08e8a89df41f9f077955980fb520210421142434/b06d52>

6 items

Annexture B - Letter - health effects of masts phones - March 2019.pdf
222 KB

Annexture C - Alternative.pdf
590 KB

Annexure A - Posistions of illustrations.pdf
479 KB

Comments on objections.pdf
867 KB

Illustration 1.docx.pdf
428 KB

Illustration 2-4..pdf
779 KB

To make sure our emails arrive, please add expropt@environmentalindia.org to your contacts.

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BYLAE 5

Summary of “Relevant Considerations”

Section 33 of the Constitution requires that organs of state make decisions which are **lawful, reasonable and procedurally fair**. It further provides that national legislation must be enacted which provides that those whose rights have been adversely affected by administrative action, are given an opportunity to have the administrative action reviewed in a court of law (or, where appropriate, an independent and impartial tribunal).

In order to give effect to section 33 of the Constitution, the Promotion of Administrative Justice Act (3 of 2000) (“PAJA”) was promulgated. Section 6(2) of PAJA sets out the reasons why an administrative decision may be reviewed. Section **6(2)(e)(iii) of PAJA** provides that an administrative decision may be reviewed if ***irrelevant considerations were taken into account*** or if ***relevant considerations were not considered by the decision maker***.

When assessing a land use application, there are certain general development principles contained in the Spatial Planning and Land Use Management Act, No 16 of 2013 (SPLUMA) and the Western Cape Land Use Planning Act, No 3 of 2014 (LUPA) that must be taken into account, and which are regarded as relevant considerations for the purpose of PAJA.

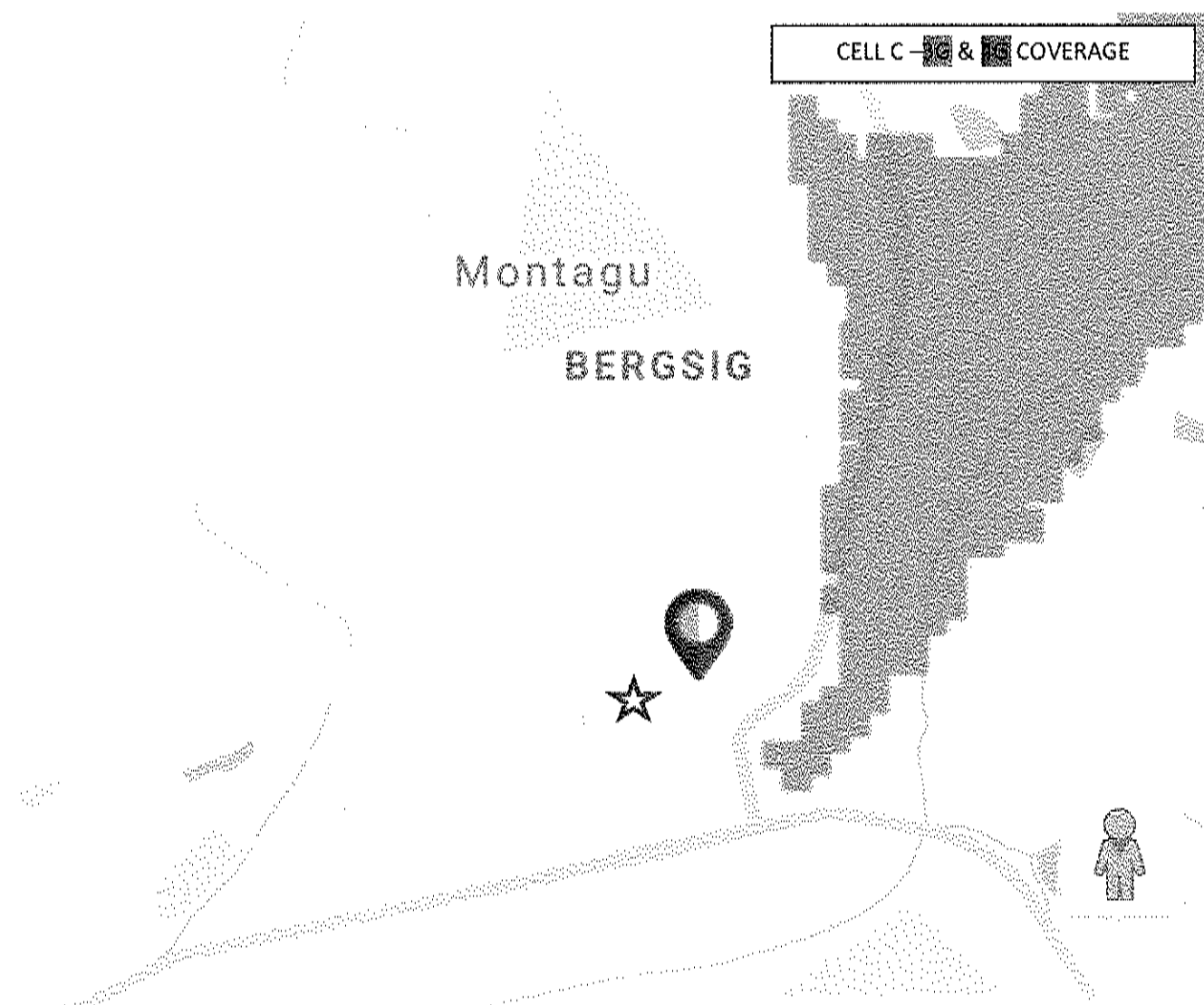
Furthermore, section 2(2)(d) of LUPA states that **a municipality must regulate the criteria for deciding on land use applications**. These are determined in the Langeberg Municipal Land Use Planning Bylaw, 2015 (the bylaw). Chapter V, Section 65 (1) (a) to (s) of the bylaw sets out the general criteria that must be considered when deciding on a land use application.

In terms of the above, in **considering and deciding on an application**, a Municipal Planning Tribunal / Authorised official / Appeal Authority / Official **must** be guided by

- (a) The **development principles of SPLUMA and LUPA**;
- (b) The prescribed **procedure to be followed** in processing the application; (**Bylaw S65(1)(b)**)
- (c) The **comments received in response** to the notice of the application and the **comments received from organs of state and internal departments of the municipality**. (**Bylaw Section 65(1)(d)**)
- (d) The **response by the applicant** to the **comments** referred to above. (**Bylaw Section 65(1)(e)**)

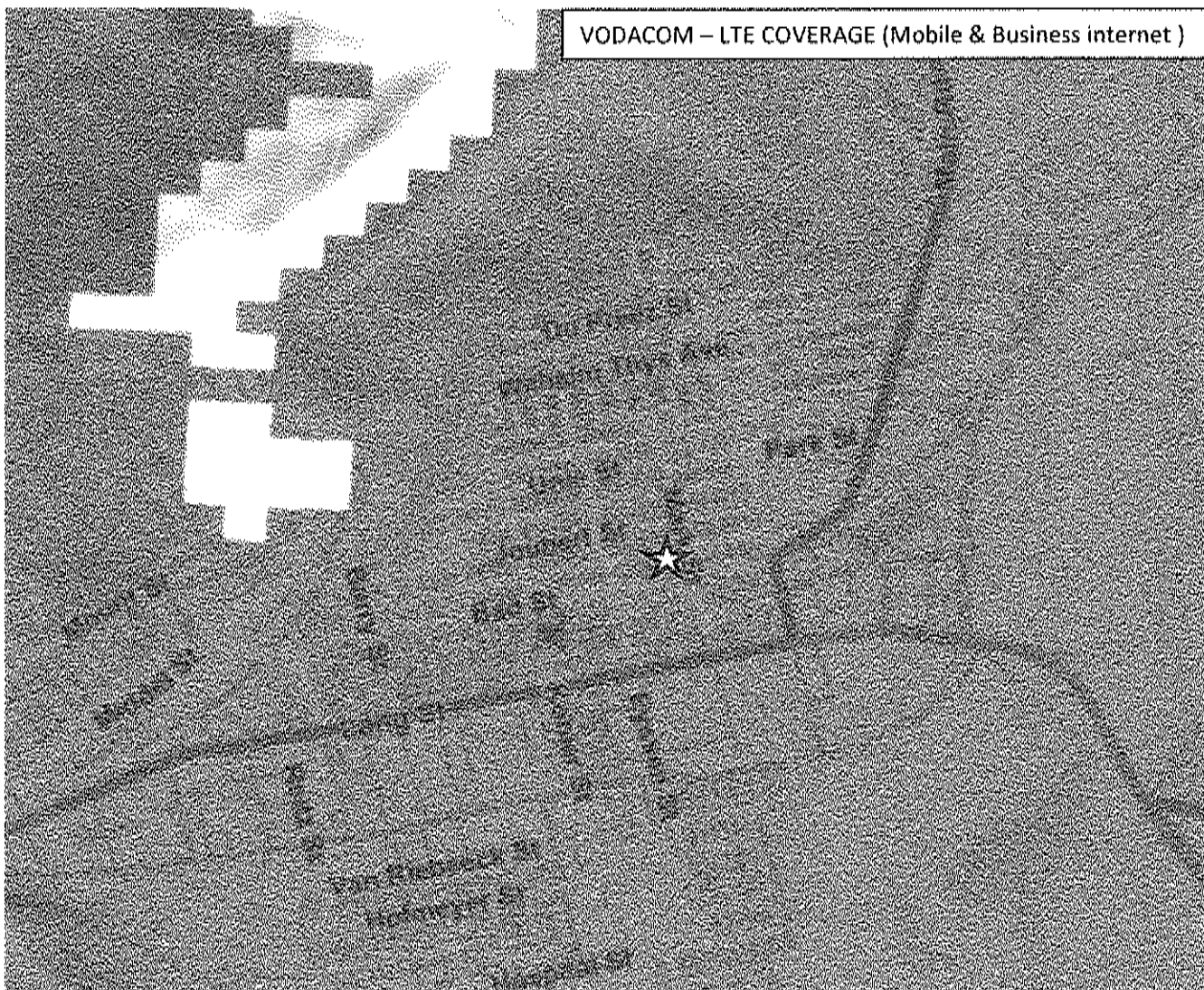
and, when considering land use applications, must take into account the following key aspects, as drawn from various sections of SPLUMA, LUPA and the Langeberg Municipal Land Use Planning Bylaw:

- (a) Must make a **decision which is consistent with:**
 - (i) norms and standards
 - (ii) measures designed to protect and promote the sustainable use of agricultural land
 - (iii) national and provincial
 - (iv) government policies
 - (v) the municipal spatial development **framework (SPLUMA S42(1)(b))**
- (b) May not make a decision which is **inconsistent** with a municipal spatial development framework **(SPLUMA S22(1))**
- (c) May depart from the provisions of the Municipal Spatial Development Framework in **site specific circumstances (SPLUMA S22(2))**
- (d) Must ensure **alignment** with any relevant structure plans, the PSDF and any applicable Regional SDFs; **(Bylaw, S65(1)(l)(n)(o))**
- (e) Must take into account **public interest (SPLUMA 42(1)(c)(i))**
- (f) Must have regard to at least **any guidelines issued by the Provincial Minister** regarding proposed land uses; **(LUPA 49(e))**
- (g) Must take into account **any applicable national or provincial policies** that guide decision making; **(Bylaw, 65 (1) (p))**
- (h) Must take into account the **impact on existing rights and obligations; (SPLUMA 42(c)(iv))**
- (i) Must take into account the **constitutional transformation imperatives; (SPLUMA, S42(1)(c)(i))**
- (j) Must take into account the **state and impact of engineering services, social infrastructure and open space requirements; (SPLUMA S42(1)(c)(v))**
- (k) Must consider any factor that may be prescribed, including timeframes, for making decisions; **(SPLUMA, S42 (1)(c)(**
- (l) Must take into account **investigations carried out in terms of other laws** which are relevant to the consideration of the application; **(Bylaw 65(1)(f))**
- (m) Must take into account the **relevant provisions of the zoning scheme; (Bylaw 65(1)(s))**
- (n) When considering an application affecting the environment, **ensure compliance with environmental legislation; (SPLUMA, 42 (2))**
- (o) Must consider the desirability of the proposed land use **(LUPA, section 49(d) and Bylaw S65(1)(c))**



Bron: cellc.co.za/cellc/coverage-map

VODACOM – LTE COVERAGE (Mobile & Business internet)



Coverage

5G LTE 3G EDGE GPRS

Mobile

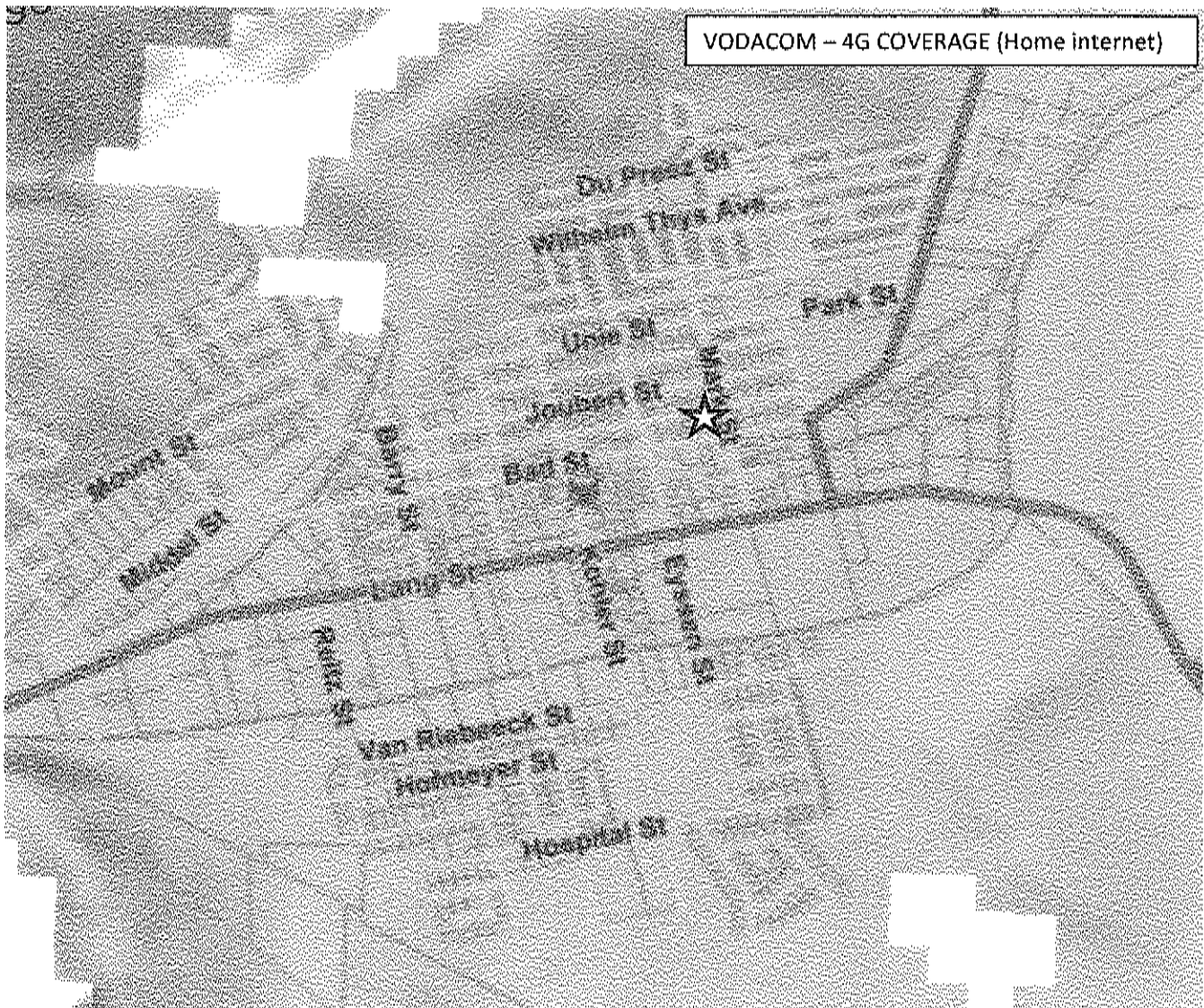
Business
Internet

Home
Internet

LTE is a fast data network.
With devices that support LTE,
you should see data speeds
that are up to 10 times faster
than 3G

Bron:

VODACOM – 4G COVERAGE (Home internet)



Coverage

Fibre Home

Home 4G

Mobile

Business
Internet

Home
Internet

Home 4G is a subset of high speed coverage that works off the 4G technology and can handle very big data packages

