

4.3

PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV (PTY) LTD.

231/575 HBENG (4327/2023)

H Olivier

29 April 2024

(028) 313 8900

Hermanus Administration

1. EXECUTIVE SUMMARY

An application was received on 23 January 2023 from Messrs Highwave Consultants (Pty) Ltd on behalf of Benguela Cove Inv (Pty) Ltd, applicable to Portion 231 of the Farm Afdaksrivier No. 575, Division Caledon for the following:

- ❖ **consent use** in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to erect a transmission apparatus on the above property.
- ❖ **departure** in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to exceed the applicable 12m height restriction to accommodate the proposed 15m high transmission apparatus.

A Locality Plan of the property concerned is attached as Annexure A. Motivation Report from the applicant in support of the proposal is attached as Annexure B and the Site Development Plan is attached as Annexure C.

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

Portion 231 of the Farm Afdaksrivier No. 575 is zoned Agricultural Zone 1 and measures approximately 45,96ha in extent.

The property is developed with agricultural buildings and dam on the southern side, with vineyards on the northern side. The proposal is to place a transmission tower and apparatus southeast of the existing agricultural buildings within an area with existing large trees.

4. SUMMARY OF APPLICANT'S MOTIVATION

Only the key points of the Motivation Report are summarised as follows (the detailed report is attached as Annexure B):

- ❖ Application is made for consent use in terms of Section 16(2)(o) for the purpose of erecting a transmission apparatus on the above property.
- ❖ Application is also made for a departure in terms of Section 16(2)(b) for the purpose of the relaxation of the height restriction from 12m to 15m accommodate transmission apparatus (mast).

- ❖ The application comprises of the following parameters:
 - a 15m tree mast;
 - installation of 12 triband antennae to the mast;
 - installation of 3 transmission dishes to the mast;
 - 4 x equipment containers; and
 - Lightning spike and navigation lights etc.
- ❖ The site is in Benguela Cove adjacent to the R43 provincial road.
- ❖ There is an art gallery and restaurant southeast of the proposed site, and vineyards to the north.
- ❖ Access to the site will be off the existing entrance off the R43 road.
- ❖ A proposed tower with a height of 15m is proposed to ensure it can be shared by multiple network operators.
- ❖ There are no restrictive conditions in the Title Deed prohibiting the application.
- ❖ For security purposes the apparatuses will be placed behind a 2,1m high palisade fence and equipment locked away inside alarm monitored containers.
- ❖ Electricity will be obtained from the existing on-site supply.
- ❖ Even though the site falls outside of an urban area, it is inside the community of Benguela Cove and not in an area designated for conservation use as prescribed in the Spatial Development Framework adopted by the competent authority or zoned for conservation purposes. DEADP confirmed the application trigger no listed activity.
- ❖ A Visual Impact Assessment was prepared by a specialist. The findings were that the visual impact of the mast would be low. Security lighting should be directed downward and away from the tourism precinct. No other mitigation measures are proposed.
- ❖ Data usage on mobile networks is now more affordable doubling the need for data usage every year. The current cellular infrastructure cannot handle this high demand. New technology like LTE provides faster internet, but its range is very limited. Distance between base stations must therefore be shorter distances.
- ❖ Physical characteristics
The site has the optimal position due to its proximity to the R43 and Benguela Cove estate, it will have minimal physical, natural, and visual impact and there is sufficient space to erect a freestanding base telecommunication station.
- ❖ Health
 - Scientists are satisfied that base stations do not pose a health risk.
 - The World Health Organisation (WHO) stated that effects from base stations and wireless networks are so low that that the temperature increases are insignificant and do not affect human or animal health.
 - South Africa's Department of Health has also published EMF exposure limit guidelines.
 - These are based on guidelines endorsed by the ICNIRP.
 - Emissions from all existing and proposed base stations are following these guidelines and area far below international standards.
- ❖ The closest masts will be in Fisherhaven and Arabella which are both between 2000m and 3000m away from Benguela Cove.
- ❖ In line with Western Cape Integrated Development Plan and Western Cape Economic Development Strategy (2009).
- ❖ Electricity will be obtained via underground cables from either Eskom or the Municipality.

- ❖ Visual impact
 - Placement of the apparatus has carefully considered placing it between existing trees and the footprint of the apparatus was also made smaller (approximately 65m²).
 - A tree type mast will be used to ensure less of an impact on the character of the area, and antennae can be hidden among the branches.
- ❖ Alternative site
Portion 229 of Farm 575 – Will have a higher visual impact than the chosen site.
- ❖ The proposed application is motivated in terms of the planning principles of SPLUMA and LUPA.

PLANNING PRINCIPLES

- ❖ Spatial Justice
Excellent communication services will be provided to the inhabitants of the area.
- ❖ Spatial Sustainability
Economically businesses will benefit from improved connectivity, socially more people will be able to enjoy better access to emergency services, and from an environmental point of view the proposal make provision for co-location, therefore less land-based transmission apparatus would be required in the area.
- ❖ Spatial Efficiency
Will make use of existing local resources and contribute to specialised skill development within the local municipality.
- ❖ Spatial Resilience
Communication plays an integral role in times of crises.
- ❖ Good administration
A fair public participation process is followed by the Municipality.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Local newspaper	Yes	27 October 2023	1 December 2023
Registered Notices	Yes	27 October 2023	1 December 2023
Internal departments	Yes	27 October 2023	1 December 2023
Ward councillor	Yes	27 October 2023	1 December 2023
Total objections	SEVEN (7)		
Total support letters	TWENTY-FIVE (25)		
Was public participation undertaken in accordance with Section 46 - 50 of the By-Law on Municipal Land Use Planning?			Yes

Was the application processed correctly?	Yes
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA? (can be elaborated further below)	Yes

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

Name	Date received	Summary of comments
Fire Department	08/03/2022	No objection.
Building Control	7/03/2022	No objection.
Environmental Management Services	19/12/2023	No objection.
Engineering Services	07/11/2023	See Annexure F.
Telkom	13/11/2023	See Annexure G.
BOCMA	14/03/2024	See Annexure H.
Western Cape Government: Department of Agriculture	05/02/2024	See Annexure I.
Western Cape Government: Infrastructure (Transport)	19/12/2023	See Annexure J.
Cape Nature	14/12/2023	See Annexure K.
Western Cape Government: EADP (Environmental)	14/12/2023	See Annexure L.

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

The application was duly advertised, and 7 letters of objection and 25 support letters were received. See Annexure D.

The applicant was provided with an opportunity to respond to the objections. See Annexure E.

See below a summary of the objections and applicant's response thereon, and also the Municipal Town Planners comments thereon.

OBJECTION 1 (ENVIRONMENTAL – VISUAL, NOISE, PROTECTED AREAS)

OBJECTION 1(A)

"We are concerned about the appearance to our estate..."

APPLICANT'S RESPONSE

The objector's opinion is noted.

However, there will not be a visual impact. Elements of the visual impact assessment can be incorporated: *"The assessment of the receptors indicates the overall visual impact of the proposed cellular mast is low. The most significant impact is from the terrace of the tasting venue but even this impact is within acceptable levels of change. Security lighting may cause some disturbance and therefore such lighting should be directed downward and away from the tourism precinct. Because of the low impact rating no other mitigation measures are required. This mast can be regarded as within acceptable levels of change and should not be detrimental to the visual value of the area."*

The visual impact is also reduced by trees around it. The mast location is determined not only by the impact it will have visually, but also its functionality

TOWN PLANNER'S RESPONSE

An independent specialist was appointed to do a Visual Impact Assessment (VIA). As mentioned above by the applicant it was found that the impact would be low, and that it would not have a negative impact on the surrounding area.

Mitigation measures recommended is that all security lights shine downwards and not towards residences and the restaurant, and that a type of tree must be used that would fit in with surrounding vegetation. This would ensure that impact on the surrounding area is minimal.

The comments about the construction of a mast close to the entrance of the Estate on the hill will negatively impact the character is noted. It must however be noted that there is existing vegetation of approximately 4m to 8m high and large agricultural buildings near the position of the mast, that would help to reduce the visual impact. The agricultural buildings are shed-like structures, and it did not necessarily impact the character of the estate. The estate is a wine estate, and other type of buildings and structures other than dwellings do fit in with the wine estate character.

The applicant's response is supported.

OBJECTION 1(B)

It will be built adjacent to the Benguela Nature Reserve and Botriver Estuary, which is a protected area of "international importance". This is an area of "high ecological sensitivity." The Blue Crane has been breeding here for the past eight years.

APPLICANT'S RESPONSE

The visual impact is reduced by trees around it. Infrastructure is required to provide users in the area with sufficient network coverage. Albeit for work or personal use.

The property in question was selected based on the following selection criteria:

- Height above sea level.
- Proximity to larger transmission towers outside of town.

- Location with relation to network users.

TOWN PLANNER'S RESPONSE

The application was circulated to the Municipal Environmental Branch, BOCMA, Cape Nature and DEADP: Environmental Section. No negative comments were received.

It is also to be noted that the proposed telecommunication infrastructure will be situated on a portion of land zoned and developed for agricultural purposes. There are also existing agricultural buildings and trees in the area where the mast will be constructed, minimizing the impact on the surrounding area.

If there were any concerns regarding the possible impact on the lagoon areas status as RAMSAR site, this would have been identified by Cape Nature and DEADP: Environmental Section, but no negative comments were received by such departments.

The concerns that in the original approval of Benguela Cove an EIA ROD was approved and that such ROD is impacted by this application, is noted. Also, the opinion that such approval placed a moral and legal responsibility on the landowner to protect the natural environment is also noted. The application was sent to DEADP: Environmental Section, the relevant Provincial Department that deals with EIA ROD's and identify if applications trigger environmental processes. That Department requested no further environmental processes, and therefore it is interpreted that the proposals does not require an amendment of the previously approved EIA ROD or is considered to have an impact on the natural environment.

Considering the above, the objectors' comments that the construction, operation, and maintenance will impact negatively on the natural environment, can therefore also not be supported.

The site is approximately 600m from the lagoon and at a much higher elevation than the lagoon and it is therefore highly unlikely that this application will negatively impact the Botriver Estuary.

OBJECTION 1(C)

The fact that the antenna is going to be disguised as a tree makes it visually even worse.

APPLICANT'S RESPONSE

The objector's opinion is noted.

TOWN PLANNER'S RESPONSE

It is the specialist who prepared the Visual Impact Assessment who recommended that a tree must be constructed. This is a specialist in the field and the opinion is therefore supported.

The Local Heritage Committee also recommended that a tree must be constructed.

OBJECTION 1(D)

The need for such facility for the residents of Benguela Cove is marginal. Our cell phone coverage is more than adequate.

APPLICANT'S RESPONSE

The applicant provides infrastructure that service providers such as MTN, Vodacom, Cell C and Telkom can utilise collectively, reducing the amount of infrastructure required. In the case of Portion 231 of Farm 575, Benguela Cove the applicant aims to provide a collective service.

Additional infrastructure will reduce the strain and upkeep on the existing infrastructure and make provision for more users in Benguela Cove. If more users are accommodated the overall service provision cost can be reduced.

Please note the importance and need for this proposed mast (telecommunication infrastructure) to improve network coverage in this area where the mast is proposed, and it is also where our client received complaints of poor network coverage. In order to achieve the optimal data and voice coverage objectives base stations in this specific area needs to be approximately 500m apart on average in an urban setting, this is due to the density of the surrounding areas as well as geographical and physical features. The fresnaye effect also influences the quality of the voice and data coverage caused by the amount of steel and concrete of the buildings in the surrounding area, this results in a reduced coverage area.

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

f.1 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 1 – 3 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area.

f.2 Cellular infrastructure explained:

Figure 1 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 (Figure 2). 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 3). If a need for coverage does not exist in a specific area, no company would invest capital to build a freestanding base telecommunication station in the said area. The fact that there are only a few a freestanding base telecommunication stations in the surrounding area supports the statement that there is a clear need for coverage in the area. Cognizance needs to be taken that the images below is just for illustration purposes and does not reflect the area surrounding the application property even though the same principles apply.

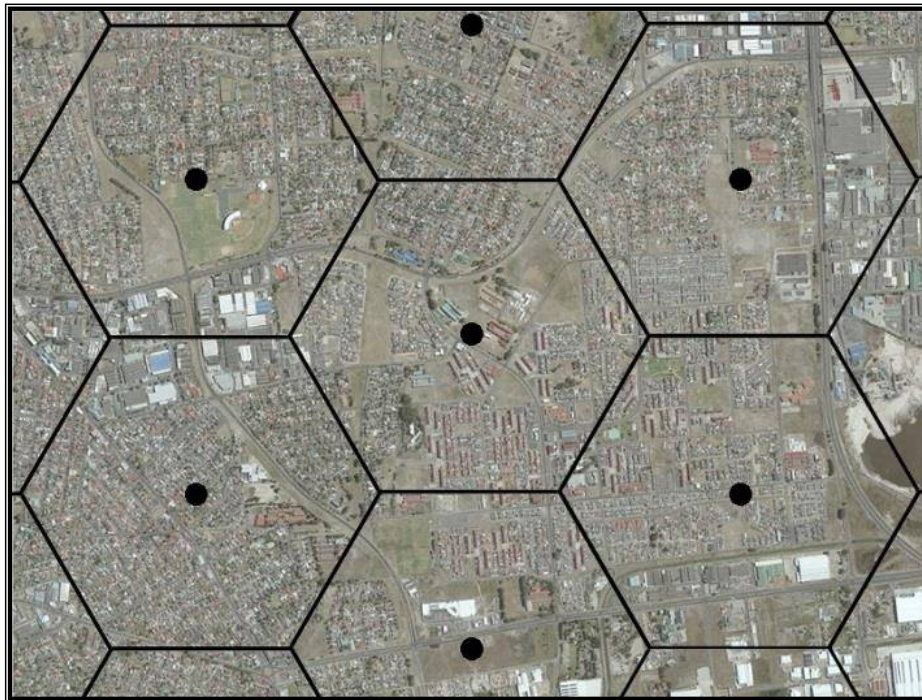


Figure 1 - Initial coverage (cell) provided by a freestanding base telecommunication station

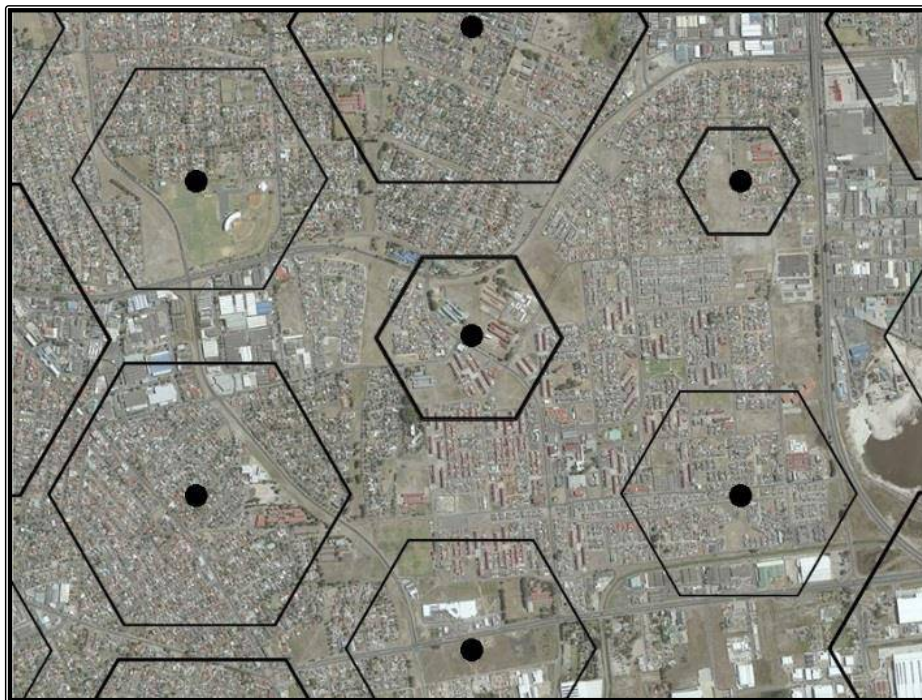


Figure 2 - Coverage decreases due to increase in network users – cell size decrease

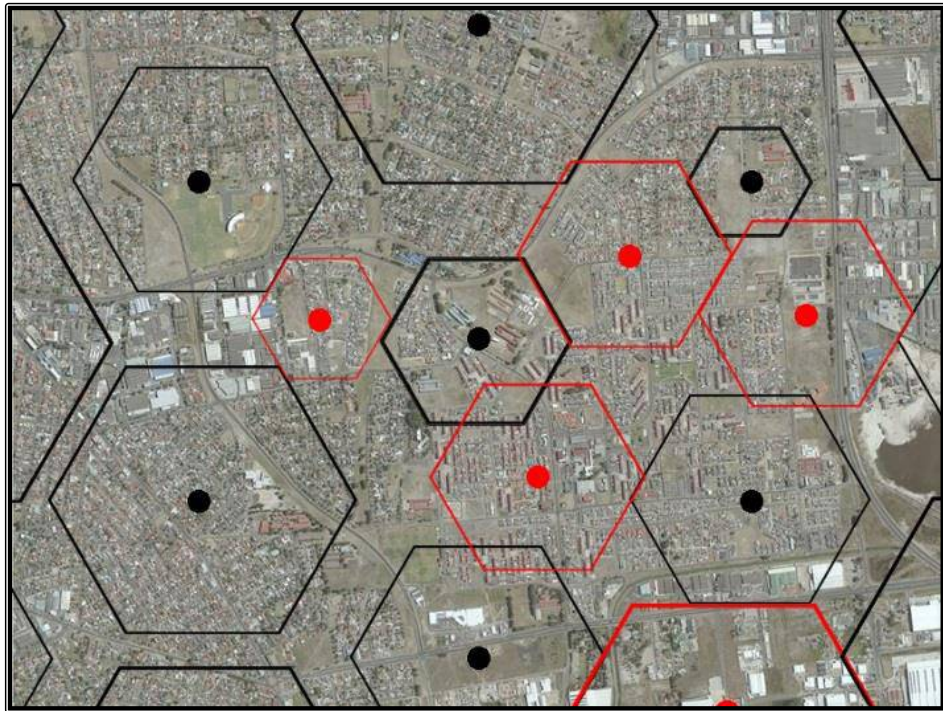
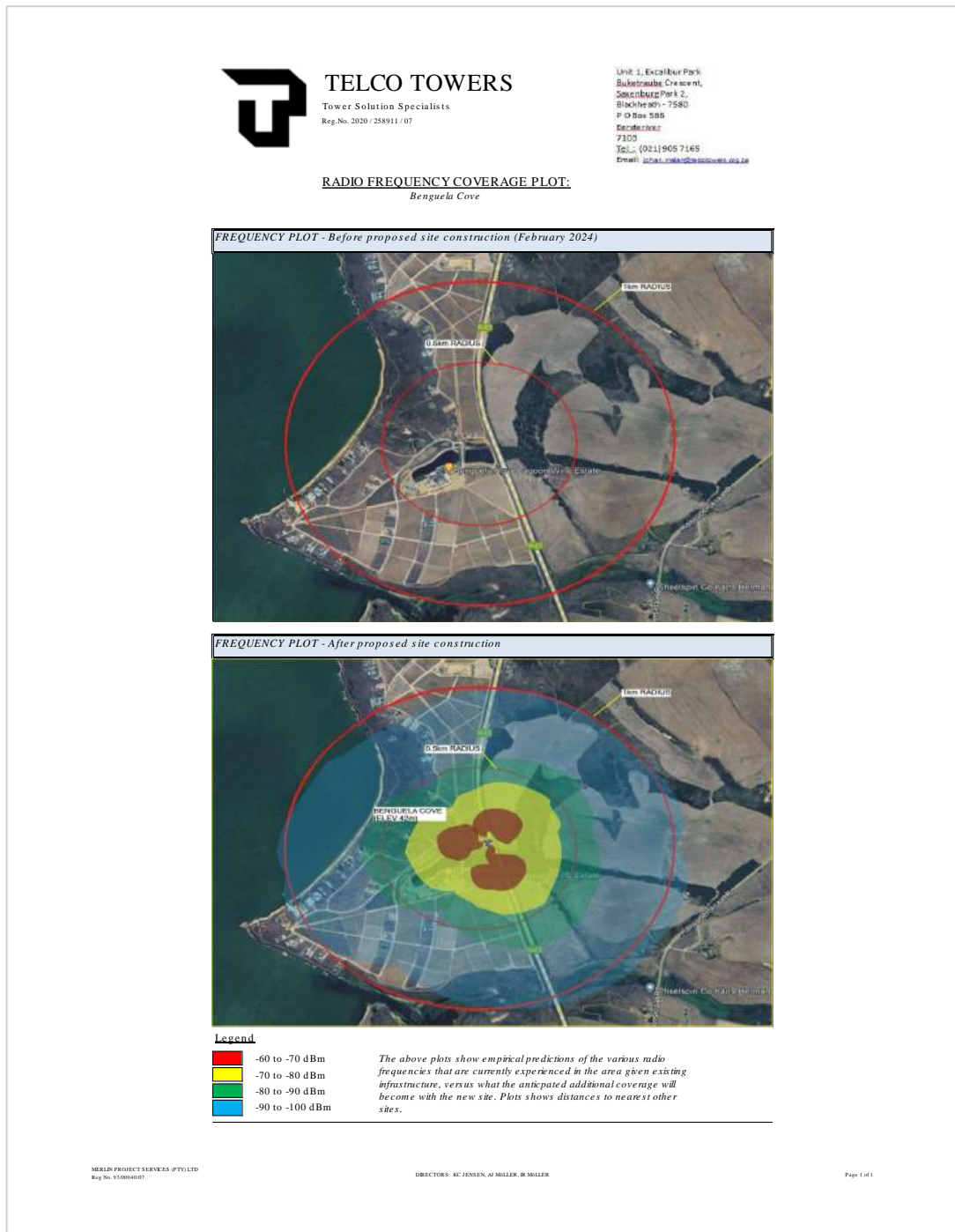


Figure 3 - Additional freestanding base telecommunication stations are required to fill these gaps

The placement of the mast is strategic in the sense that it serves as a connection waypoint and to advance the current network in the area surrounding the application property. The position of the mast was tactically placed to supply effective network coverage for the existing developed area and for future developments in the area. The proposed mast can definitely improve network coverage in the area

The following insert illustrate the proposed mast in relation to the existing infrastructure in the vicinity:



As seen above, there is not an existing mast within 1km which creates an opportunity for an additional mast to assist in covering Klaasvoogd and future developments in the surrounding areas. The above snippet proves that the proposed mast enhances connectivity for the town and future developments in the surrounding areas.

TOWN PLANNER'S RESPONSE

The applicant did indicate that as more users use cell phones for voice and data coverage the radius of transmission mast decrease, creating dropped calls, etc.

The applicant also indicates that their clients have received complaints of bad coverage, and the applicant also state that no company would invest capital to build a freestanding base telecommunication station in the said area if there is no need for such infrastructure.

Based on the applicant's comments, the need for an additional base telecommunication station is duly motivated.

OBJECTION 1(E)

The importance of preserving the unique biodiversity of natural fauna and flora was emphasized during the initial development process. Elim Ferricrete Fynbos covers 50% of the estate.

APPLICANT'S RESPONSE

The proposed mast is ideally placed in terms of height above sea level, proximity to larger transmission towers outside of town, location with relation to network users.

Providing a mast will alleviate pressure on the existing telecommunications infrastructure.

Kindly refer to the attached letter from the Western Cape Government Department of Environmental Affairs and Development Planning as a reply to our application for NEMA Delisting which states that it is not necessary to apply for Environmental Authorisation which implies that there will not be an impact on the environment.

Furthermore, it should be noted that the Overstrand SDF 2020 includes Environmental Overlay Zones regulations that specifically exclude areas of development that are considered to of high biodiversity significance. Portion 231 of Farm 575 is not affected by these overlay zones and therefore does not directly impact on protected areas as set out in the Environmental Overlay Zones.

The uses proposed does not deviate from the permissible rights as set out in zoning scheme. The zoning scheme was approved to include these provisions and should have been disputed during the commenting period for the Overstrand Municipality Zoning Scheme.

The provisions of the Overstrand Municipality Zoning Scheme allow for transmission towers to be erected on Portion 231 of Farm 575, with consent from the municipality.

TOWN PLANNER'S RESPONSE

As indicated under Objection 1(B), all relevant state departments and Municipal Branches that deal with environmental legislation support the application, and this includes Cape Nature who indicated the application will have no impact on biodiversity.

The comments from Western Cape Government: EADP (Environmental) are attached to this report. See Annexure L.

OBJECTION 2 (SERVICES PROVISION)

High speed internet connectivity service can be achieved by connecting to the existing fibre optic.

APPLICANT'S RESPONSE

The purpose of a cell phone tower is to provide improved voice and data coverage for Mobile Network Operators. In this regard the applicant submits that all network providers will be able to make use of the proposed infrastructure.

TOWN PLANNER'S RESPONSE

Residents also indicate that local Wi-Fi providers and fibre can provide the service. Various clients have different requirements, and the service providers try to fill the gap to cater for those needs.

OBJECTION 3 (HEALTH)

These towers will emit electro smog.

APPLICANT'S RESPONSE

We wish to confirm that our client's intention is to provide sharable infrastructure for at least three of the four Mobile Network Operators (MNO) e.g. Vodacom, Cell C, MTN and Telkom Mobile. These MNOs are well established in South Africa and intend providing fast and reliable voice and data connectivity.

This development complies with the required Health and Safety regulations as stipulated by ICNIRP.

Current research on freestanding base telecommunication stations has reached a point whereby scientists are satisfied that freestanding base telecommunication stations do not pose a health threat. Research on handsets is however ongoing, as it is deemed that placing the handset against your head could pose a greater threat to health. Mobile phones are low powered radiofrequency transmitters. They operate at frequencies between 450 and 2700 MHz. The handset only transmits power when turned on. Using the phone in areas of good reception decreases exposure as it allows the phone to transmit at reduced power.

Radio waves are emitted by numerous instruments including microwave ovens and television screens inside our households. Walking along any street exposes us to RF emissions. RF emissions are part of modern-day society and scientists continuously monitor the impacts of these.

ICNIRP (International Commission on Non-Ionizing Radiation Protection), an independent scientific organization established in 1992 published guidelines providing a means of limiting and guiding human exposure to electromagnetic fields. These guidelines have become the world standard for human exposure to electromagnetic fields. ICNIRP considers both the thermal and non-thermal effects of RF exposures as well as all other identified hazards of RF exposure. Cellular equipment needs to comply with all the regulations of ICNIRP as well as the WHO and also National Legislation governing the use of this equipment and the emissions of radio waves. ICNIRP allows for an exposure measurement level of 41.000 (v/m) within a distance of 15m from the antennae. Cellular operator antennae operate at a level of not more than 0.04 (v/m) within a distance of 15m, in laymen's terms the levels are approximately 1/1000th of the prescribed exposure levels. It is therefore clear that the installation of these antennae does not pose a health risk. Cellular companies monitor the health impact of their freestanding base telecommunication stations carefully and spend large sums of money researching this topic annually.

South Africa's Department of Health has also published EMF exposure limit guidelines. These are based on guidelines endorsed by the ICNIRP. Emissions from all existing and proposed base stations are following these guidelines and are far below international standards.

A statement made by the Department of Health dated 19 January 2018 on the Health Effects of cellular communications base stations states the following (see letter attached in application).

"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".

Also mentioned in the statement of the Department of Health another WHO fact sheet was published in June 2011 and reviewed in October 2014 (i.e. Electromagnetic fields and public health: mobile phones viewable online at <http://www.who.int/mediacentre/factsheets/fs193/en/>) and subsequently concluded the following:

"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."

Further on in the document (attached in application), the Department of Health goes on to say that:

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

- **Ionising Radiation**

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

- **Non-Ionising Radiation**

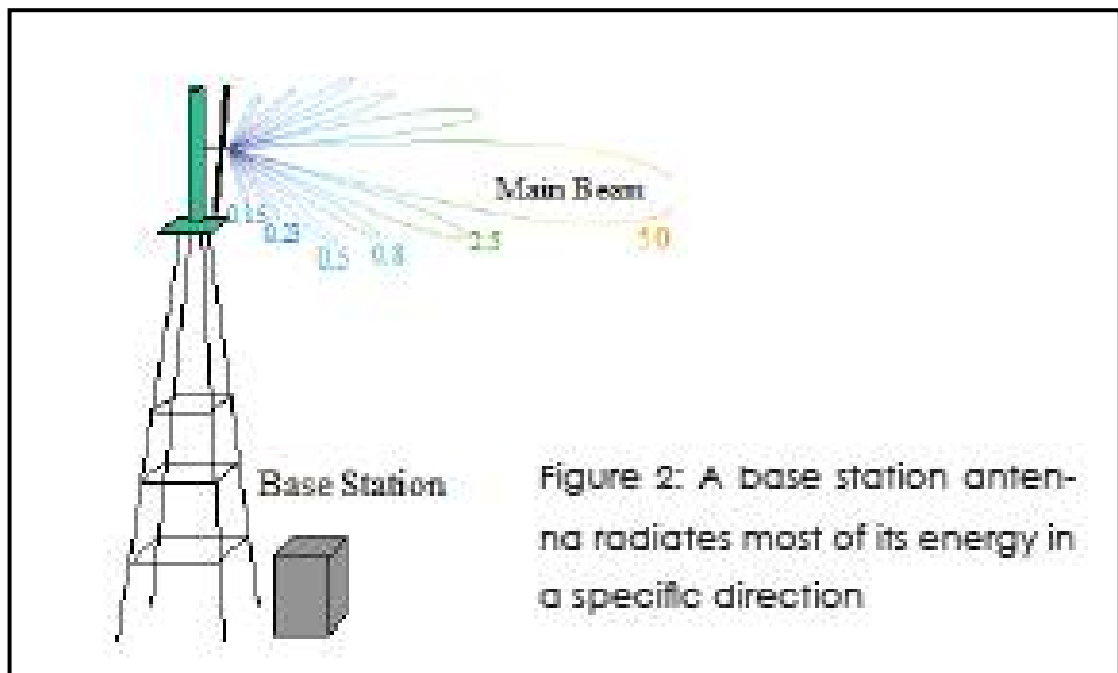
This type of radiation refers to types of radiation that do not have enough energy to cause ionisation of the atoms. These types of radiation are the “every day” radiation that everyone experience such as infrared, microwaves and do not have enough energy to cause harm.

It is proven that the proposed cell mast development and every other freestanding base telecommunication station utilise non-ionising radiation.

5G and the concerns related to it:

Some of the objections received raised their concern with regards to health and the impact of 5G on the community.

A telecommunication tower antenna radiates most of its energy in a specific direction which is called the main beam. This main beam typically points in the direction of the horizon. The result is that only a very small percentage of the radiated energy will be present in the regions outside the main beam in areas accessible to the general public. (BSID, 2009)



Research regarding prolonged exposure has to date come to the conclusion that what matters the most is the intensity of exposure and not the duration of exposure.

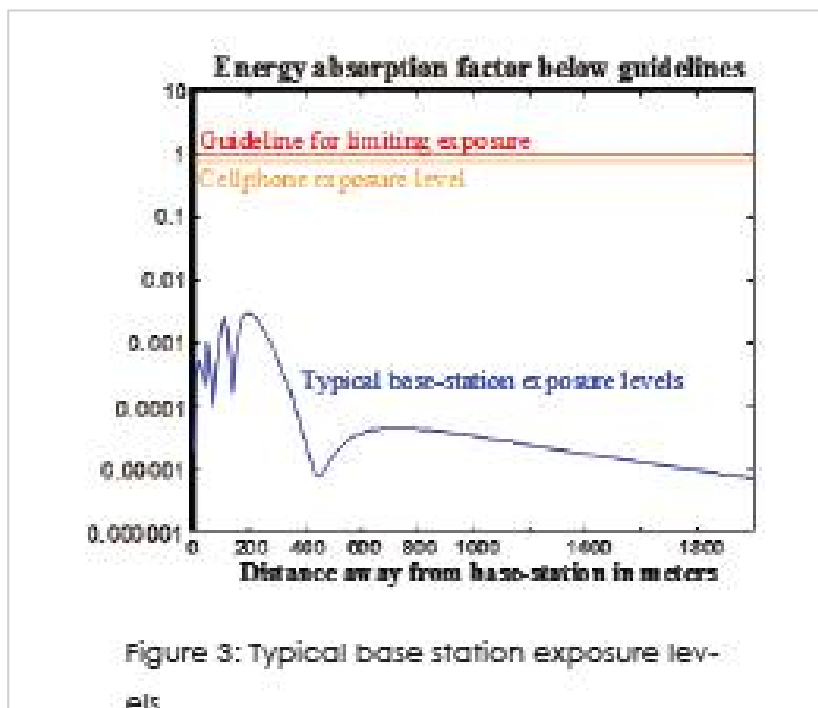
These reports have been established on lifelong exposure of military personnel who have worked close to communication antennas and radars for years. The guidelines have thus been set accordingly.

The American Cancer Association asks the question “*Do cellular phone towers cause cancer?*” and answers the question with the following points:

- The energy level of the radiofrequency waves is relatively low especially compared to radiation that are known to increase cancer risk like gamma rays, x-rays etc.
- The second part of the answer is wavelengths. Radiofrequency waves are known to have long wavelengths, which can only be concentrated to about 2.5cm or 5cm in size. This makes it impossible to be concentrated enough to affect body tissue.
- Thirdly, even if the radiofrequency waves were able to affect human cells in the body at higher doses, the levels of radiofrequency waves present on ground level is very low and well below the recommended levels.

In short, the answer is **NO** and inconclusive to whether cellphone towers cause cancer.

Energy absorption in a human exposed to RF radiation from base stations is typically **hundreds to thousands of times below** the international safety guidelines (ICNIRP). The figure below illustrates the energy absorption rates.



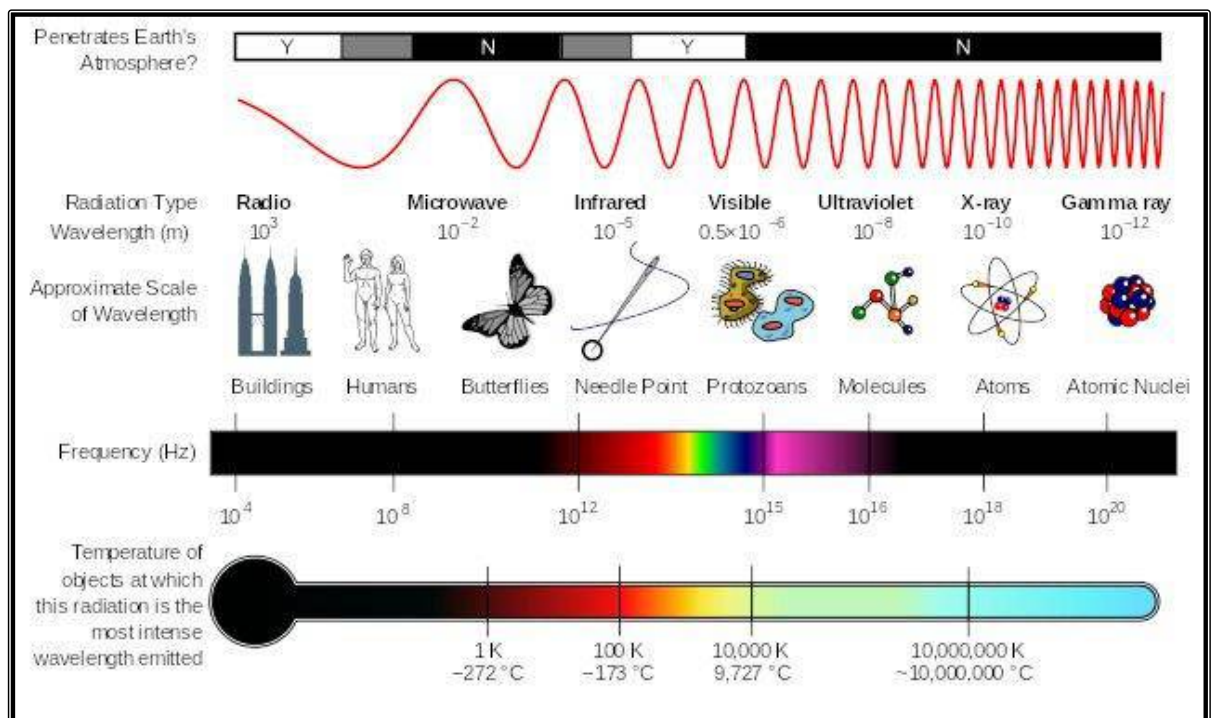
This also includes being on the ground close to the base station or in a close proximity of the base station. Energy levels in front of the antennas will usually approach the energy absorption guidelines levels. The exposure in the immediate vicinity of these equipment boxes **are thousands of times below** the international safety guidelines as seen in the figure above. Access to the areas in front of the antennas are closed off because these are the areas that approach the safety guidelines.

The following was a study that was conducted in South Africa and published on the 6th of September 2021 on My Broadband. (The source is below)

“The electromagnetic radiation you are exposed to when standing close to an active microwave oven is much higher than a 5G cellular tower, a My Broadband investigation has shown.

Even though the radiation from the microwave was much higher, it remained within the safety thresholds of the International Commission on Non-Ionizing Radiation Protection (ICNIRP). My Broadband sent a researcher to several cellular masts around the Gauteng area to see if the electromagnetic radiation they emit present any danger to the people living around them. For points of comparison, he also measured the radiation emitted from a microwave oven and Wi-Fi router.

All testing was performed using an [RS Pro IM-195 RF Field Strength Meter](#).



A diagram of the electromagnetic spectrum, showing various properties across the range of frequencies and wavelengths ([Wikipedia](#)).

The current scientific understanding is that electromagnetic waves up to the visible light spectrum are unlikely to be harmful to human health below certain power thresholds.

Electromagnetic fields that run at frequencies higher than that of ultraviolet light are known as ionising. Ionising electromagnetic radiation, such as that caused by x-rays and gamma rays, can damage DNA and are known to cause cancers. Non-ionising radiation does not cause DNA damage as ionising radiation does, but it may be harmful to human health at high enough power levels.

For example, microwave ovens use electromagnetic waves with frequencies around 2.45 gigahertz (GHz). This is in the same vicinity as technologies like Wi-Fi and Bluetooth.

The difference is that microwave ovens emit these waves at a much higher power level, measured in Watt (W), compared to Wi-Fi and Bluetooth devices. Hertz is a measurement of how many times a wave oscillates every second, whereas Watt is a measure of the wave's power.

The ICNIRP defines safe reference levels for the general public at the following power densities. As the frequency of the electromagnetic wave increases, the safe power density increases:

- 900MHz – 4.5W/m²
- 1.8MHz – 9W/m²
- 1.9MHz – 9.5W/m²
- 2.0MHz+ – 10W/m²

To get a sense of the ambient electromagnetic radiation we are exposed to, we took a baseline reading outside, in a suburban neighbourhood. The measurement varied from about 0.002W/m² to 0.004W/m². We then took measurements at varying distances from a cellphone tower, and the highest reading we got was 0.004W/m² — entirely within what is considered normal.

Our researcher said it wasn't possible to get a proper reading from the tower due to the inverse-square law."

As seen above and recently proven, there are no reasons to be concerned with regards to 5G cellular infrastructure.

Source:

https://mybroadband.co.za/news/science/412846-we-measured-the-radiation-from-a-microwave-and-compared-it-to-a-5g-tower.html?utm_source=newsletter

Kindly find attached in support a letter from the South African Health Products Regulatory Authority.

TOWN PLANNER'S RESPONSE

The applicant responded to the health concerns in detail.

The opinion of the objectors that various research show that telecommunications infrastructure has a negative impact on health is noted.

In terms of legislation the Department of Health is responsible to deal with any possible health risk of Transmission Towers, and they do not consider it to be a health risk. Any operator must also comply with strict guidelines to ensure good health and safety.

The concerns regarding possible health impact can therefore not be supported.

OBJECTION 4 (GENERAL)

OBJECTION 4(A)

"I was not given a satisfactory reason on how this will benefit me..."

APPLICANT'S RESPONSE

It should be noted that telecommunications service provision, like electricity provision is a general public service. The infrastructure proposed is not to "impose" a mast on the residents of Benguela Cove but is a required service that is necessary to upgrade and maintain existing telecommunications networks.

For the telecommunications infrastructure to function efficiently for the surrounding commercial and business community upgrades as proposed in this application is required.

As previously stated, the applicant is a third-party infrastructure provider that provides infrastructure for all service providers wanting to improve coverage in the area. Eliminating the need for service providers to each erect their own infrastructure, but rather provide a mast that collectively hosts interested providers.

TOWN PLANNER'S RESPONSE

The applicant sufficiently addressed this point.

OBJECTION 4(B)

The residents of Benguela Cove Estate were not informed in any way in advance about the project and the associated risks and possible benefits.

APPLICANT'S RESPONSE

Please be advised that due course was followed in notifying the public as per the requirements of the Overstrand Amended By-Law on Land Use Planning 2020.

TOWN PLANNER'S RESPONSE

Residents of Benguela Cove should direct their concerns regarding not being informed of the application in advance to their Homeowners Association, as this is considered an in-house matter.

The property is however a private property within Benguela Cove Estate. The application in terms of the planning by-law was send out to all residents in the development, the Homeowners Association and surrounding property owners. The application was also advertised in the Local Newspaper. The correct public participation process was therefore followed with this application.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

See Point 7 above.

9. MUNICIPAL ASSESSMENT OF COMMENTS

It is noted that all relevant Municipal and Government Departments were positive regarding the proposed application.

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

10.1 Background

N/A

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

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

The objectives relating to:

Spatial Justice

The application will not further perpetuate spatial injustices. It will be aimed to provide an equal opportunity to communication services for tourists visiting the area and road users of the R43 Provincial Road.

Spatial sustainability

The subject property is located within the urban edge thus no urban sprawl will occur. No natural habitat will be impacted upon, and it will thus have no negative impact on the environment.

Efficiency

The telecommunication infrastructure will be situated optimally in the area in terms of the need of the surrounding community and users.

Spatial resilience

The application will ensure that the existing resource (land) is used to its maximum in an affordable manner, and it is in line with the Overstrand Municipality's forward planning documents.

Good administration

The application followed the required planning procedures, and a good public participation process has been followed.

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

Same as Point 10.2 above.

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

The proposal aligns itself with the IDP due to Telecommunication Infrastructure being a benefit to tourism in the area and in turn to provide easy access to services to the surrounding area. A network of Telecommunication Infrastructure can aid disaster management co-ordination.

A VIA was submitted, and with mitigation measures proposed, can adequately address the impact of the proposed mast on the scenic links as contained in the SDF and Growth Management Strategy.

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

N/A

10.6 Impact on Municipal engineering services

The existing services are available and the application has been viewed positively by the Engineering Services Department.

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

N/A

10.8 Existing and proposed zoning comparisons and considerations

The Overstrand Land Use Scheme Regulations provide for telecommunication installations as a consent use on the subject property, subject to compliance with the applicable development parameters. The proposed transmission tower will exceed the prescribed 12m height restriction in terms of the zoning of the property, to construct a telecommunication mast of 15m in height. It is considered as a minor encroachment above the existing height restriction.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

12. THE DESIRABILITY OF THE PROPOSAL

Portion 231 of the Farm Afdakrivier No. 575 is situated in the Benguela Cove Estate, situated outside Hermanus on the R43 provincial road towards Botriver. The property is zoned Agriculture Zone I and is developed with agricultural buildings, a dam, and vineyards.

The property is situated west of the R43 Provincial Road and can obtain access from this road via the estate entrance and internal roads.

The application is to construct a transmission apparatus with a 15m high mast on the property, hence the application for a consent use, and a further departure application to construct a 15m high mast instead of the 12m height restriction applicable to the site.

The transmission apparatus will be situated near the agricultural buildings and some existing vegetation.

The applicant's main motivation is that due to the additional demand for voice and data coverage the radius of service provision of transmission apparatus has become smaller, and for that reason transmission apparatus must be placed closer to each other to provide good coverage.

It was indicated that alternative sites close to Arabella and Fisherhaven were considered, but because it was between 2 to 3km away, it could not be considered. An additional site Portion 229 of the Farm Afdaks River No. 575, which is the commercial site in Benguela Cove Estate, was also considered. It was however, felt that the transmission apparatus could more easily be hidden on Portion 231 of farm 575, the site being applied for.

Alternative design masts were also considered in the form of a slimline monopole design and a water tank design. It was however found that the tree type mast will be the least imposing mast, as it could be placed between existing vegetation.

Seven (7) objections and twenty-five (25) letters of support were received during the public participation process. The main objections relate to health concerns, environmental concerns, and the visual impact with ultimate impact on the character of the area. These concerns were discussed in detail under point 7 above. However, to consider the desirability of the application, the main points of objection will again be discussed.

THE VISUAL IMPACT (IMPACT ON CHARACTER OF THE AREA)

A Visual Impact Assessment was prepared for the proposed transmission apparatus, and the finding is the visual impact will be low. It was found that it would even have less of an impact than the existing terraced commercial site.

Mitigation measures were proposed that all lighting should be directed downwards and that the type of tree mast to be erected must fit in with the existing vegetation.

Considering the above the visual impact will be low, the objectors' concern that the placement of a mast relatively close to the entrance to the estate will have a negative impact on the character of the area is noted. However, there is vegetation on the chosen site and also large agricultural buildings and the impact should therefore not be so extreme to impact the character of the Estate. The chosen site and the existing commercial site with major scaled buildings are both situated a fair distance from residences, which all mostly face towards the lagoon. It is therefore the opinion that the transmission apparatus and mast will not impact the character of the Estate negatively.

The application for departure to relax the height restriction from 12m to 15m for the mast will also have no major additional impact considering the mast position away from surrounding residences and homesteads, and can be supported.

HEALTH CONCERNS

In terms of legislation the Department of Health is responsible to deal with any possible health risk of Transmission Towers, and they do not consider it to be a health risk. Any operator must also comply with strict guidelines to ensure good health and safety.

The concerns regarding possible health impact can therefore not be supported.

ENVIRONMENTAL CONCERNS

To help evaluate if an application will not have a negative environmental impact the comments of the Municipal Environmental Branch, BOCMA, Cape Nature and DEADP: Environmental Section was requested. No negative comments were received from these departments/branches.

If there were any concerns regarding the possible impact on the lagoon areas status as RAMSAR site, this would have been identified by Cape Nature and Western Cape Government: EADP (Environmental).

The concerns that in the original approval of Benguela Cove an EIA ROD was approved and that such ROD is impacted by this application, is noted. Also, the opinion that such approval placed a moral and legal responsibility on the landowner to protect the natural environment is also noted. The application was sent to Western Cape Government: EADP (Environmental), the relevant Provincial Department that deals with EIA ROD's and identify if applications trigger environmental processes. The latter Department requested no further environmental processes, and therefore it is interpreted that the proposal does not require an amendment of the previously approved EIA ROD or is considered to have an impact on the natural environment.

Considering the above, the objectors' concerns regarding the environmental impact of the application cannot be supported.

The application is supported by all relevant municipal departments/branches and state or other institutions.

The application will not have a negative impact on the character of this area or surrounding property owners, and is desirable.

13. RECOMMENDATION

1. that the objections be noted;
2. that the application in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 on Portion 231 of the Farm Afdaks Rivier No. 575, Division of Caledon for a consent use to erect a transmission apparatus, **be approved** in terms of the provisions of Section 61 of the By-Law,

3. that the application in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 on Portion 231 of the Farm Afdaks Rivier No 575, Division of Caledon for a departure to exceed the applicable 12m height restriction to accommodate the proposed 15m high transmission apparatus, **be approved**, in terms of the provisions of Section 61 of the By-Law.
4. that the approvals in Points 2 and 3 above be subject to the following conditions:
 - (a) that a tree mast be erected as recommended in the Visual Impact Assessment, and that the Municipal Environmental Branch will have to support the specific tree type for the tree mast;
 - (b) that the transmission apparatus be restricted to the development indicated on Plan 05185-P1 and that an amended elevation plan showing the 15m height tree mast be submitted;
 - (c) that any lighting at the transmission apparatus must shine directly downward to the ground;
 - (d) that all the conditions in the Service Report (attached as Annexure F), be complied with;
 - (e) that the conditions in the letter from Telkom (attached as Annexure G), be complied with;
 - (f) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (g) that all other development parameters as prescribed in the relevant Land Use Scheme be complied with;
 - (h) that the conditions in the letter from Cape Nature (attached as Annexure K), be complied with, and
 - (i) that the conditions in the letter from Western Cape Government: EADP (Environmental) (attached as Annexure L), be complied with.
5. that the applicant and objectors be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 with regard to the above decision.

14. REASONS FOR RECOMMENDATION

- ❖ A Visual Impact Assessment was done for the proposed transmission apparatus with proposed 15m mast, and it was found that the visual impact would be low.
- ❖ The mitigation measures to put up a tree mast and that all lights must shine towards the ground would ensure limited impact on the surrounding area.

- ❖ The chosen site is zoned for agricultural purposes and is developed with agricultural buildings. There is some existing vegetation on the site where the proposed mast will be placed. The site is a fair distance from existing residences in Benguela Cove and it should thus not impact the character of the area.
- ❖ With an increased demand for coverage more communication infrastructure will have to be placed closer to each other as their radius for coverage gets smaller. This site can serve Benguela Cove and users of the R43 Provincial Road.
- ❖ The Department of Health is the responsible institution to consider the health impact of transmission apparatus, and they support the construction of transmission apparatus.
- ❖ The application is supported in terms of an environmental perspective by the Municipal Environmental Branch, BOCMA, Cape Nature and Western Cape Government: EADP (Environmental).
- ❖ The objections relating to health concerns, environmental impact, visual impact and impact on the character of Benguela Cove Estate have duly been addressed and does not prove the application not to be desirable.

15. ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Motivation Report and Visual Impact Assessment
Annexure C:	Site Development Plan
Annexure D:	Objections
Annexure E:	Applicants comment on objections.
Annexure F:	Comment: Engineering Services
Annexure G:	Comment: Telkom
Annexure H:	Comments: BGCMA
Annexure I:	Comments: Department of Agriculture: Western Cape
Annexure J:	Comments: Department of Transport
Annexure K:	Comments: Cape Nature
Annexure L:	Comment: Department of Environmental Affairs and Development Planning: Environmental Branch

SIGNATURES:

AUTHOR

Name: **H OLIVIER**

SACPLAN Reg No: **B/8128/2004**

Signature: _____

Date: _____

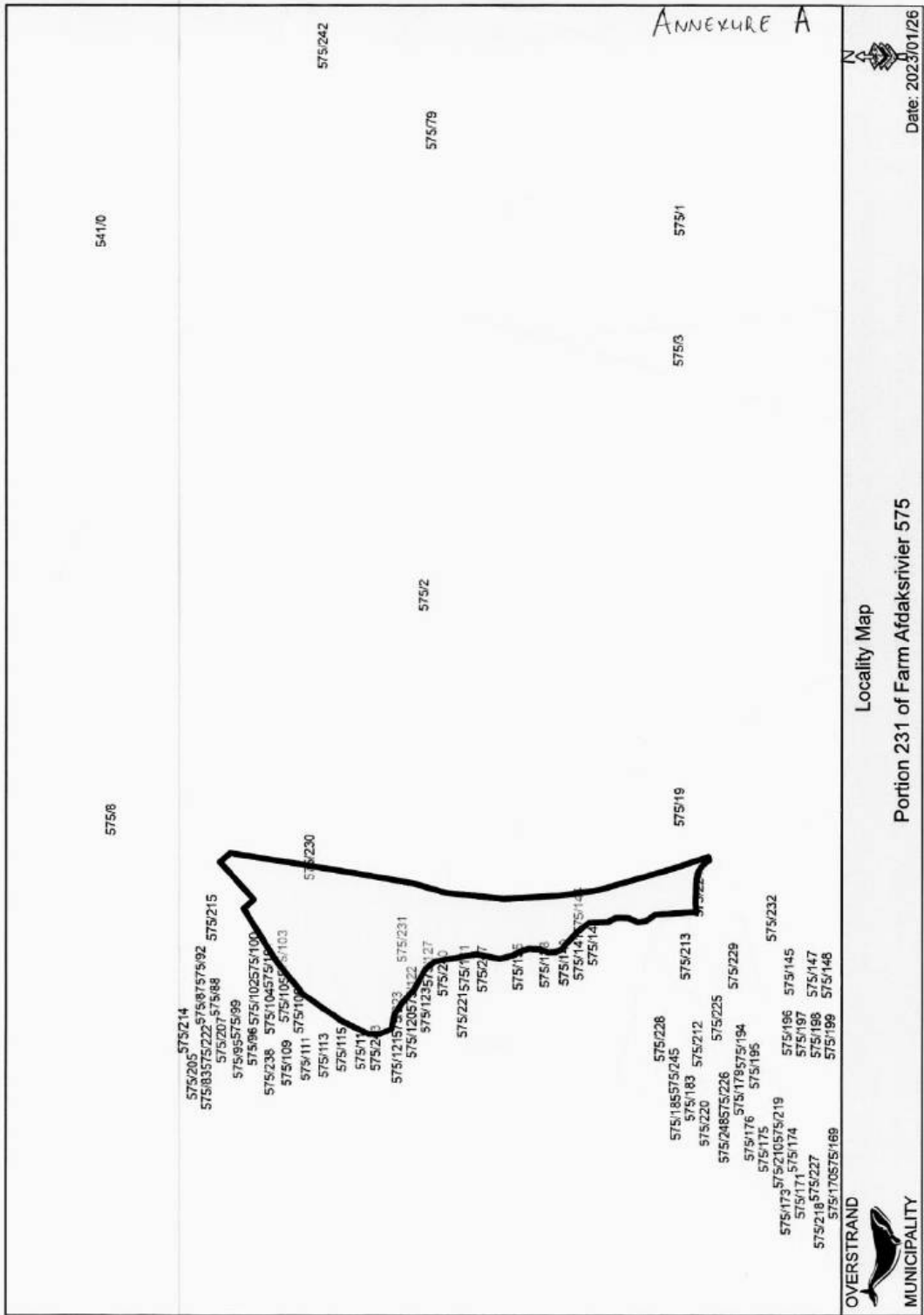
REGISTERED PLANNER

Name: **H VAN DER STOEP**

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

Signature: _____

Date: _____



ANNEXURE A

Date: 2023/01/26

Locality Map
Portion 231 of Farm Afdaksvier 575



CONTENTS

1. THE APPLICATION.....3

2. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP.....3

3. CONTEXTUAL INFORMANTS.....4

 a. Locality.....4

 b. Surrounding Area.....4

 c. Land Use.....4

4. DEVELOPMENT PROPOSAL.....7

 a. Development.....7

 b. Access.....7

 a. Permanent Departure: Height Restriction relaxation.....8

 b. Title deed conditions.....8

 c. Security.....8

 d. Electricity Requirements.....9

 e. Environmental.....9

5. MOTIVATION.....10

 a. Background.....10

 b. Proposed Development Parameters.....12

 c. Physical Characteristics.....13

 d. Title Deed Restrictions.....14

 e. Health.....14

 f. Need & Desirability.....16

 g. Existing Infrastructure.....20

 h. Existing Policy Frameworks.....21

 i. Electricity.....24

 j. Visual Impact.....25

 k. Access & Traffic considerations.....27

 l. Alternative candidates.....28

6. CONSISTENCY WITH SPLUMA AND LUPA PRINCIPLES.....29

7. CONCLUSION.....31

PORTION 231 OF THE FARM AFDAKS RIVER NO. 575 CALEDONI: CONSENT USE AND PERMANENT DEPARTURE APPLICATION

HIGH WAVE
CONSULTANTS

8. ANNEXURES..... 33

DEFINITIONS:

FOR THE PURPOSE OF THIS APPLICATION, AND UNLESS IT APPEARS OTHERWISE IN THE TEXT, THE TERMS USED HEREIN ARE AS FOLLOWS:

PROPERTY:

PORTION 231 OF THE FARM AFDAKS RIVER NO. 575, CALEDON IN THE OVERSTRAND MUNICIPALITY, DIVISION CALEDON, PROVINCE OF THE WESTERN CAPE.

CLIENT:

TELCO TOWERS (Pty) Ltd.

APPLICANT:

HIGHWAVE CONSULTANTS (PTY) LTD

OWNER:

BENGUELA COVE INVESTMENTS (PTY) LTD

ABBREVIATIONS:

FOR THE PURPOSE OF THIS APPLICATION, AND UNLESS IT APPEARS OTHERWISE IN THE TEXT, THE TERMS USED HEREIN ARE AS FOLLOWS:

ABOVE GROUND LEVEL:

Referred to as (AGL)

SCHEME:

Overstrand Zoning Scheme Regulations

BY-LAW:

Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020

LUPA:

Land Use Planning Act (Act 3 of 2014)

FBTS:

Freestanding Base Telecommunications Station.

RBTS:

Rooftop Base Telecommunications Station.

TI

Telecommunication Infrastructure

TOA

Top of Antenna

1. THE APPLICATION

Application is hereby made on behalf of our client Telco Towers (Pty) Ltd to allow the following on Portion 231 of the Farm Afdaks River No. 575, Caledon:

- **Consent use application** in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the purpose of erecting a 15m land-based transmission apparatus disguised as a tree mast.
- **Permanent departure application** in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the purpose of erecting a 15m land-based transmission apparatus disguised as a tree. The departure includes the following:
 - o Relaxation of the height restriction from 12m to 15m

This consent use and permanent departure application will allow for the installation of 15m land-based transmission apparatus which is a permitted by means of a consent use for 'Agricultural Zone 1: Agriculture' zoned properties in terms of the Overstrand Zoning Scheme Regulations.

2. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

The subject property relating to the application is identified as Portion 231 of the Farm Afdaks River No. 575, Caledon with an extent 45,9617ha (Forty-five comma nine six one seven hectares). The property is situated in Benguela Cove. The subject property is located at Benguela Cove, Hermanus. There are no title deed conditions contained in the title deed no. T32226/2006 that restrict or prevent the installation of a land-based transmission apparatus on the subject property. A copy of the Title Deed for Portion 231 of the Farm Afdaks River No. 575, Caledon containing the details outlined below is contained in Annexure D. *(Please refer to Annexure D: Title Deed)*

TITLE DEED DESCRIPTION: PORTION 231 OF THE FARM AFDAKS RIVER NO. 575, CALEDON IN THE
OVERSTRAND MUNICIPALITY, DIVISION CALEDON, PROVINCE OF THE
WESTERN CAPE

TITLE DEED NUMBER: T32226/2006

TITLE DEED RESTRICTIONS: None.

**PORTION 231 OF THE FARM AFDAKS RIVER NO. 575 CALEDON: CONSENT USE AND
PERMANENT DEPARTURE APPLICATION**

HIGHWAVE
CONSULTANTS

PROPERTY SIZE:	45,9617Ha (Forty-five comma nine six one seven hectares).
ZONING:	Agricultural Zone 1: Agriculture
PROPERTY OWNER:	Benguela Cove Investments (Pty) LTD
SERVITUDES:	The proposed development does not encroach or have an impact on the Registered servitude.

3. CONTEXTUAL INFORMANTS

a. Locality

The concerned property is identified as the Portion 231 of the Farm Afdaks River No. 575, Caledon located within the Overberg Region. The property is located at Benguela Cove off the R43 road connecting Hermanus and Bot River.

b. Surrounding Area

The Art Gallery is directly north of the proposed development with the Moody Lagoon Restaurant located to the south west of the proposed development.

c. Land Use

The proposal entails the erection of a land-based transmission apparatus on Portion 231 of the Farm Afdaks River No. 575, Caledon. The property is currently zoned "Agricultural Zone 1" and is currently used as an art gallery and vineyards to the north.

5/32

PORTION 231 OF THE FARM AFDAKS RIVER NO. 575 CALEDONI: CONSENT USE AND PERMANENT DEPARTURE APPLICATION



Fig. 1 – Aerial photo of development area with the red outlining of the proposed area of intervention

6/32

PORTION 231 OF THE FARM AFDAKS RIVER NO. 575 CALEDONI: CONSENT USE AND
PERMANENT DEPARTURE APPLICATION

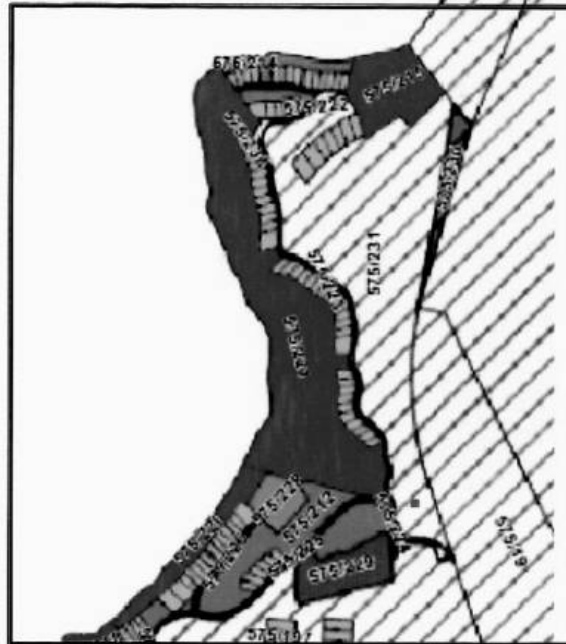


Fig. 2 – Zoning of compliant area (adapted from the Overstrand Zoning Scheme Regulations, 2014 – Kleinmond Area)

7/32

PORTION 231 OF THE FARM AFDAKS RIVER NO. 575 CALEDON: CONSENT USE AND PERMANENT DEPARTURE APPLICATION

HIGHWAVE
CONSULTANTS

4. DEVELOPMENT PROPOSAL

a. Development

It is the intention of our client to apply for a consent use and permanent departure application to allow for the installation of a 15m land-based transmission apparatus disguised as a tree on the Portion 231 of the Farm Afdaks River No. 575, Caledon. The application entails the following proposed development parameters:

- Erection of a 15m land-based transmission apparatus disguised as a tree situated in the southern portion of the property.
- Installation of 12 triband antennae hidden between the fake branches proposed at a height between 9m and 15m of the tree type land-based transmission apparatus.
- Installation of 3 transmission dishes on the proposed 15m tree type land-based transmission apparatus.
- Construction of 4 x telecommunications equipment containers at ground level.
- Lightning spike and Navigation lights.
- Portable fire extinguishers (3 x 9kg portable fire extinguishers); and
- The mast & equipment containers will be placed inside a +/-40m² compound enclosed off by a 2.1m high palisade fence.
- Optic Fibre route in 110mm underground nextube sleeve (underground) to the nearest connection point.

(Please refer to attached Annexure F – Plans)

b. Access

Access to the proposed freestanding base station will be obtained from the existing entrance of the property located on the R43 road.

8/32

PORTION 231 OF THE FARM AFDAKS RIVER NO. 575 CALEDON: CONSENT USE AND PERMANENT DEPARTURE APPLICATION

HIGH WAVE
CONSULTANTS

a. Permanent Departure: Height Restriction relaxation

According to the Overstrand Zoning Scheme Regulations a height restriction of 12m exist on a property zoned "Agricultural Zone 1". This application aims at obtaining the Overstrand Municipality's permission to relax the restriction from 12m to 15m in order to install a land-based transmission apparatus. With reference to section 5(f) of this motivational report, a great need for coverage exists in the compliant area. A mast of 12m will not be able to provide effective voice- and data coverage to the surrounding area. Our client, Telco Towers, provides telecommunication infrastructure to multiple mobile network operators (e.g. Vodacom, MTN, Cell C and Telkom Mobile). The idea is that these network operators should collocate and share infrastructure. A land-based transmission apparatus lower than 15m will not be able to provide sufficient space for potentially four mobile network operators.

b. Title deed conditions

As mentioned above, there are no restrictive title deed conditions contained in the said Title Deed.

c. Security

The proposed tree type land-based transmission apparatus will be constructed on Portion 231 of the Farm Afdaks River No. 575, Caledon. Extra security will be added to the actual land-based transmission apparatus through a 2.1m high palisade fence. The telecommunications radio and transmission equipment will be installed inside alarm monitored containers; these containers are secure as they are locked at all times. The antennae will be located 19-15m above ground level, at the top of the tower and are inaccessible to the public. Only authorised personnel will have access to the antennae. A mast gate with a high security lock will be installed ensuring increased security to mast. Access to the equipment and antennae will be limited to registered and qualified personnel only. Health and safety legislation also require restrictive security signage (0, 4 x 0,5m) to be attached to access gate, containers and mast door. The above safety and security measures have been put in place by telecommunication operators and legal entities to prevent access to the public and greatly reduce vandalism of the equipment. It should be noted that no cameras will be installed which may compromise any surrounding neighbour's privacy.

d. Electricity Requirements

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

e. Environmental

Environmental and social sustainability are regulated by *The National Environmental Management Act (Act 107 OF 1998) (NEMA)* - published in Government Notice No. R324. When read together with the National Environmental Management Act Regulations Listing Notice 3 of 2017 (promulgated April 2017), an Environmental Impact Assessment (EIA) or Environmental Authorization (EA) is only applicable in the following circumstances:

The development of masts or towers of any material or type used for telecommunication broadcasting or radio transmission purposes where the mast or tower:

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

But excluding attachments to existing buildings and masts on rooftops.

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

(f) In Western Cape:

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

Even though this site falls outside of an urban area, it is inside the community of Benguela Cove and not in an area designated for conservation use as prescribed in the Spatial Development Framework adopted by the competent authority or zoned for conservation purposes. Therefore, in our opinion, that the intended development does not trigger a listed activity in terms of the 2017 NEMA regulations and therefore no environmental impact assessment or ROD (Record of Decision) is required. However, we have requested the input from the relevant Environmental Department and we got a response on the 8th of May 2023 confirming that the proposed development will in fact not trigger a listed activity. The official

who dealt with the proposed submission contacted us during this process and discussed the height of the mast.

The initial proposed development was for a 25m tree mast, and the official confirmed that this development will trigger a listed activity should we proceed with this height. We can confirm that we had discussions with our client, and we decided to lower the height of the mast to 15m in order to ensure we do not trigger a listed activity.

The Municipality also advised us that we need to conduct a Visual Impact Assessment (VIA). A specialist was appointed, and she conducted the VIA on the said 15m mast in the Benguela Cove vicinity.

The findings of the specialist was that the assessment of the receptors indicates the overall visual impact of the proposed cellular mast is low. The most significant impact is from the terrace of the tasting venue but even this impact is within acceptable levels of change.

Security lighting may cause some disturbance and therefore such lighting should be directed downward and away from the tourism precinct. Because of the low impact rating no other mitigation measures are required. This mast can be regarded as within acceptable levels of change and should not be detrimental to the visual value of the area.

Please see attached the full VIA report together with the NEMA Applicability checklist outcome.

5. MOTIVATION

a. Background

Over recent years' cellular communication in South Africa has evolved from merely a means of convenience to an essential business tool, means of communication and safety measure. Initial high tariff rates limited the accessibility of the product and its service. However, over time more reasonable consumer tariffs and packages have been introduced, making cellular communications more accessible to a much larger sector of the population.

With the recent outbreak of the COVID-19 pandemic and subsequent lockdown, many people in South Africa were ordered to remain at their places of residence. This increased the pressure

on the telecommunication network grid as more people depends on fast and effective voice- and data coverage in order to work from home, conduct schoolwork and studies and remain connected with loved ones over social media. Therefore, telecommunication services were further realised as an essential service.

Data usage on the mobile networks is also becoming faster, more affordable, and more accessible. User behaviour patterns are continuously changing in reaction to cheap internet, new data intensive smartphones, data intensive applications and websites, and an increasingly social-media-driven society. These factors resulted in the average consumer data usage doubling every year.

The current cellular infrastructure is not equipped to handle this level of high demand. As a result, the networks become congested with connection problems and dropped calls on the voice network and limited or unstable internet connections on the data network.

Cellular service providers are taking steps to improve their network by keeping abreast with the advances in communication technology and providing increased capacity in terms of coverage in the areas where there is an increased demand. Telco Towers (Pty) strives to make this technology available to a wider spectrum of the population.

Newer technology such as LTE provides faster internet to more users which alleviates the pressure on the base station, however its range is very limited. A single old generation GSM voice based base station could cover dozens of kilometres. The new LTE base stations have a maximum coverage range of 500m depending on the number of users.

The congestion of existing sites together with the decrease in its coverage range necessitates that the distance between base stations decreases, resulting in the need for construction of new freestanding and rooftop cellular base stations.

It is estimated that cellular network operators in South Africa will build more than 4000 new base stations over the next 5 years. The proposed site is located at a nominal point as identified by Telco Towers (Pty) Ltd network planners. By utilizing sites located at the networks' nominal points the number of future base stations is limited and an effective service network can be developed.

12/32

PORTION 231 OF THE FARM AFDAKS RIVER NO. 575 CALEDON: CONSENT USE AND PERMANENT DEPARTURE APPLICATION

HIGH WAVE
CONSULTANTS

The following information is provided to provide clarity on some of the telecommunication terminology. For ease of reference, kindly refer below to an extract from the Overstrand Municipality Land Use Scheme (2020):

"transmission apparatus" means any land- and roof-based support structure and associated infrastructure that is used for the transmission and/or reception of electromagnetic waves and includes telecommunication, cellular telecommunication, radio, television and satellite transmission that is used for commercial purposes;

b. Proposed Development Parameters

The current and proposed allowable development parameters as per the Overstrand Municipality Land Use Scheme (2020) are indicated in the tables below:

Development Parameters	Overstrand Municipality Land Use Scheme (2020) (Agricultural Zone 1)	Proposed Development on Portion 231 of the Farm Afdaks River No. 575, Caledon
Building Lines	Street Building Lines: 30m	COMPLY
	Common building line:30m	COMPLY
Parking		COMPLY: No parking spaces will be affected by this development
Height	12m	DEPART: RELAX FROM 12M TO 15M to allow for a land-based transmission apparatus

The proposed erection of a land-based transmission apparatus will **NOT** have an impact on parking, building lines, coverage or floor factor as described in the Overstrand Zoning Scheme Regulations.

PART 2: USE ZONES

CHAPTER 5: AGRICULTURAL AND RURAL ZONES

5.1 AGRICULTURE ZONE 1: AGRICULTURE (AGR1)

Use of the property

5.1.1 The following use restrictions apply to property in this zone:

- a) Primary uses are agriculture, crèche, dwelling house, guest rooms and home occupation.
- b) Consent uses are additional dwelling units, agricultural industry, animal care centre, aquaculture, day care centre, farm shop/stall, fertiliser plant, guest house, hotel, institution, intensive animal farming, intensive horticulture, lodge, mining, place of assembly, place of entertainment, place of instruction, plant nursery, riding stables, service trade, tourist accommodation, tourist facilities, transmission apparatus, utility services, wellness centre and 4x4 trail.

Fig. 3 – Development parameters for Agricultural Zone 1

c. Physical Characteristics

RF Engineers are subject matter experts and identify sites by utilizing a specific set of engineering rules and principles, Portion 231 of the Farm Afdaks River No. 575, Caledon was identified as a prime position on the following premise:

- Property offers the optimal position situated between existing and planned base stations to provide efficient data and voice coverage.
- Proximity to the R43 road for passing tourists and also for the community of Benguela Cove which will benefit from more effective voice- and data coverage (e.g. access to WIFI).
- Surrounding geographical aspects are in line with the requirements.
- Minimized physical, natural and visual impact due to vegetation in compliant area.
- Ability to reduce the number of base stations in the surrounding areas.

- Ability to provide sufficient security to the equipment.
- Capacity to share infrastructure with majority of the operators.
- Sufficient space to erect a freestanding base telecommunications station.

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

d. Title Deed Restrictions

In respect of Portion 231 of the Farm Afdaks River No. 575, Caledon it was found that there are no restrictive title deed conditions. *(Please refer to the attached Annexure D: Title Deed)*

e. Health

Current research on telecommunications base stations has reached a point whereby scientists are satisfied that base stations do not pose a health threat. Research on handsets is however ongoing, as it is deemed that placing the handset against your head could pose a greater threat to health. Mobile phones are low powered radiofrequency transmitters. They operate at frequencies between 450 and 2700 MHz. The handset only transmits power when turned on. Using the phone in areas of good reception decreases exposure as it allows the phone to transmit at reduced power.

In a statement made by the World Health Organisation (WHO) it is stated that effects from base stations and wireless networks are so low that the temperature increases are insignificant and do not affect human or animal health.

The WHO in 2004 said:

"In the area of biological effects and medical applications of non-ionizing radiation approximately 25,000 articles have been published over the past 30 years. Despite the feeling of some people that more research needs to be done, scientific knowledge in this area is now more extensive than for most chemicals. Based on a recent in-depth review of the scientific literature, the WHO concluded that current evidence does not confirm the existence of any

health consequences from exposure to low level electromagnetic fields." – World Health Organization (WHO) – website: <http://www.who.int/peh-emf/research/database/en/>

Radio waves are emitted by numerous instruments including microwave ovens and television screens inside our households. Walking along any street exposes us to RF emissions. RF emissions are part of modern-day society and scientists continuously monitor the impacts of these.

ICNIRP (International Commission on Non-Ionizing Radiation Protection), an independent scientific organization established in 1992 published guidelines providing a means of limiting and guiding human exposure to electromagnetic fields. These guidelines have become the world standard for human exposure to electromagnetic fields. ICNIRP considers both the thermal and non-thermal effects of RF exposures as well as all other identified hazards of RF exposure. Cellular equipment needs to comply with all the regulations of ICNIRP as well as the WHO and also National Legislation governing the use of this equipment and the emissions of radio waves. ICNIRP allows for an exposure measurement level of 41.000 (v/m) within a distance of 15m from the antennae. Cellular operator antennae operate at a level of not more than 0.04 (v/m) within a distance of 15m, in laymen's terms the levels are approximately 1/1000th of the prescribed exposure levels. It is therefore clear that the installation of these antennae does not pose a health risk. Cellular companies monitor the health impact of their base stations carefully, and spend large sums of money researching this topic annually.

South Africa's Department of Health has also published EMF exposure limit guidelines. These are based on guidelines endorsed by the ICNIRP. Emissions from all existing and proposed base stations are following these guidelines and are far below international standards.

A statement made by the Department of Health dated 19 January 2018 on the Health Effects of cellular communications base stations states the following (see letter attached in application):

" 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".

Also mentioned in the statement of the Department of Health another WHO fact sheet was published in June 2011 and reviewed in October 2014 (i.e. *Electromagnetic fields and public*

health: mobile phones viewable online at <http://www.who.int/mediacentre/factsheets/fs193/en/>) and subsequently concluded the following:

"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."

Further on in the document (attached in application), the Department of Health goes on to say that:

"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."

f. Need & Desirability

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

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

Our client Telco Towers (Pty) pride themselves in ensuring that a positive impact is created in terms of the social, environmental and economic wellbeing of the area. Since the introduction of LTE in South Africa in 2012 there has been greater need for access to faster data, due to the higher penetration of LTE data in the communal areas, this has led to lower subscription fees which in itself provide economic sustainability and development. LTE will ultimately

address high data traffic requirements and the surrounding community will be the main beneficiary.

The erection of a telecommunication base station does not impact on the current or surrounding land uses of the property. The construction and maintenance phase of the proposal will provide a positive economic & social impact by ensuring job creation effecting the surrounding community in a positive way.

Due to the nation-wide lockdown, curfew and stay-at-home regulations, more people were confined to their places of residence. In a bid to alleviate the pressure on telecommunication infrastructure, an additional land-based transmission apparatus in the area will bring significant relief. Telecommunication infrastructure were proclaimed as essential services by the National Government. Therefore, residential areas depend on these services to continue working-from-home, educating children and staying connected with loved ones. A mast at this location will reduce the pressure on the existing network grid. 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.

f.1 Choice of site

These nominal points are informed by radio planners that specialise development and expansion of MNOs. With the current lockdown experienced in South Africa, more people work from home and depend on fast and reliable voice- and data coverage. This increases the pressure experienced by telecommunication infrastructure. 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 4 - 10 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area.

f.2 Cellular infrastructure explained:

Figure 4 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 (Figure 5). 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 5). 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.

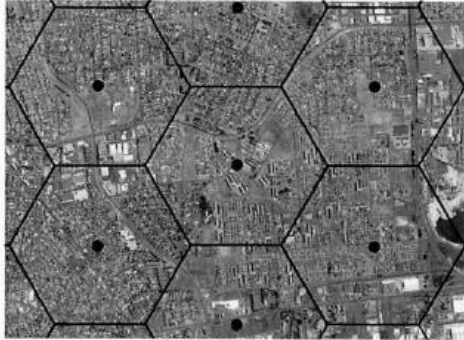


Fig 4 - Initial coverage (cell) provided by Telecommunication Base Stations

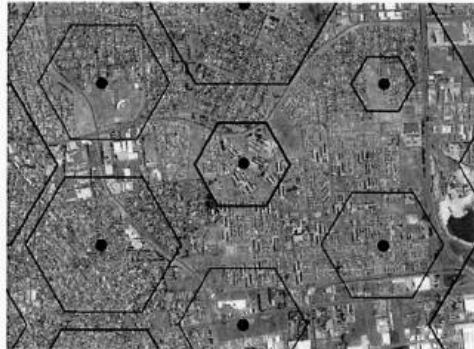


Fig 5 - Coverage decreases due to increase in network users – cell size decreases

PORTION 231 OF THE FARM AFDAKS RIVER NO. 575 CALEDONI; CONSENT USE AND PERMANENT DEPARTURE APPLICATION

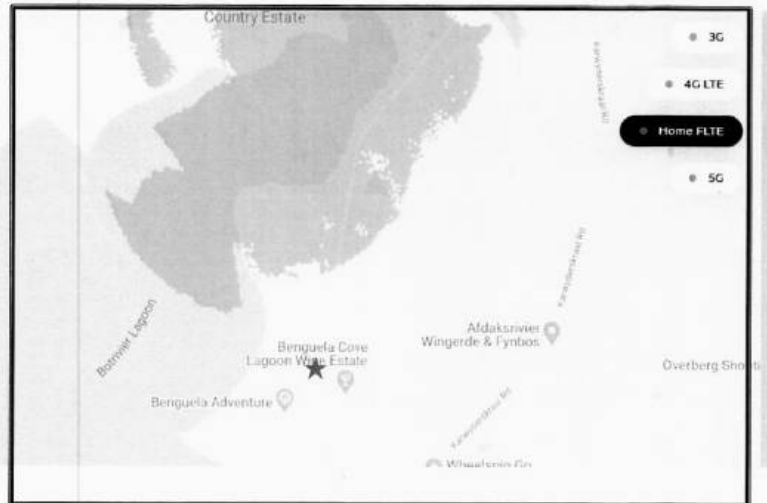
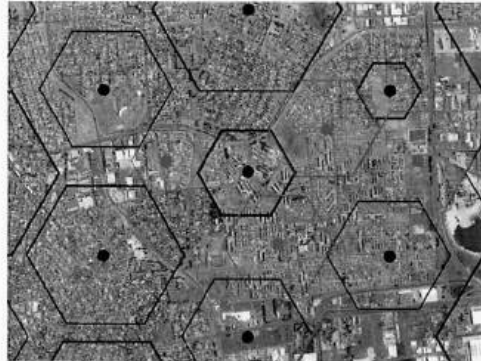


Fig 7 – MTN Home LTE connectivity in the area of Benguela Cove – Red star indicates the location of the site (Source: https://www.mtn.co.za/Pages/Coverage_Map.aspx)

20/32

PORTION 231 OF THE FARM AFDAKS RIVER NO. 575 CALEDONI: CONSENT USE AND PERMANENT DEPARTURE APPLICATION

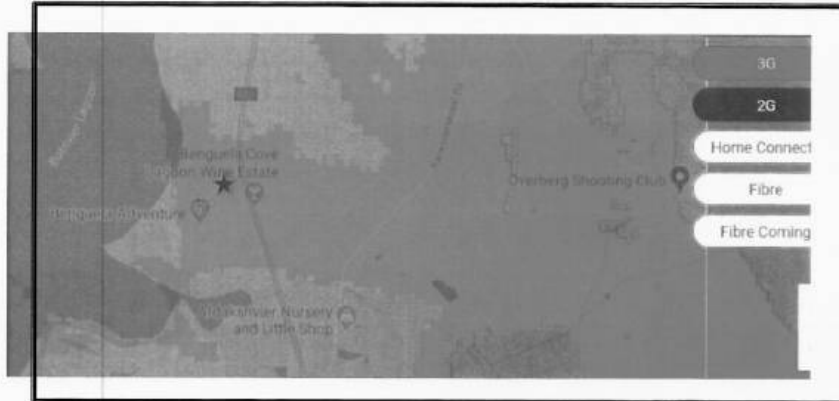


Fig 8 – Cell C LTE connectivity in the area of Benguela Cove – Red star indicates the location of the site (Source: <https://www.cellc.co.za/cellc/coverage-map>)

Figure 7 and 8 illustrates the current MTN Home LTE and Cell C LTE coverage in Benguela Cove. It should be noted that some areas have very limited LTE and 4G technology (especially Cell C). Therefore, a land-based transmission apparatus as proposed in this application will increase the amount of coverage in this area.

g. Existing Infrastructure

The closest masts in the area would be in Fisherhaven and in Arabella which are both between 2000m and 3000m away from Benguela Cove.

h. Existing Policy Frameworks

Overstrand Municipality Land Use Scheme, 2020 (Schedule 2)

Chapter 16.10.23 of the Overstrand Municipality Land Use Scheme, 2020 (page 152) provides a standard list of criteria for the assessment of applications related to the erection of transmission apparatus. For ease of reference, this criterion is presented in a tabular fashion coupled with the manner in which our proposal addresses each point.

CRITERIA	PROPOSAL ON PTN 231 ON THE FARM 575 CALEDON
(a) Site Development Plan which clearly illustrates the proposal in the context of the existing landscape and receiving environment, with reference to application guidelines as may be incorporated in the application form;	Please refer to submitted building plans and supporting documents that addresses this criterion.
(b) Transmission Apparatus Infrastructure Plan (indicating but not limited to the following, namely dimensioned plans showing detail of TA, graphic illustration of the proposed facility, elevation details, proposed materials and colours, screening or fencing);	Please refer to submitted building plans and supporting documents that addresses this criterion.
(c) Site Development Plan and Transmission Apparatus Infrastructure Plan to be accompanied by a report detailing the motivation for the selected site, how the siting	With reference to accompanying development plans, this report aims to confirm that the TA is presented in an unused portion of the Property between the highest trees on the property. Visual sensitivity is usually determined by the context and type of viewers in the immediate area. Being largely a rural "farm-land" area means that the visual impact

<p>and design of the facility responds to the SDP;</p>	<p>will be much higher than normal. Our client took this into account when choosing the position on the property. It was decided to place the tree mast between the existing trees which are between 15m – 20m tall. Mitigation measures are presented in this report. It should be noted that the design in itself is already far less visually obtrusive than a standard 15m Monopole or Lattice type masts.</p> <p>The TA at this position holds the ability to accommodate at least three of the four MNOs operating in SA. The design is carefully selected as it will accommodate the most operators while limiting the number of future base stations. The position will be hidden between the trees which will have a minimal effect on the passing R43 road.</p>
<p>(d) Motivation report to be accompanied by relevant proof pertaining to need and desirability (demand & technical requirements);</p>	<p>Figures 7 and 8 reflects the current coverage in the area. During the National State of Disaster issued by the National Government during the COVID-19 pandemic, telecommunication services were realised as essential. These services allowed people to work-from-home, educate children and staying connected with loved ones. As more people depend on these services during these uncertain times, the pressure on existing infrastructure and the general coverage increases. Additionally, this development will be able to provide optic fibre connectivity to the community of Benguela Cove. This development will provide sharable infrastructure for multiple MNOs.</p>
<p>(e) Application to satisfactorily demonstrate to the AO / MPT that all alternatives to the site itself have been explored within a 1km radius of the subject property;</p>	<p>My client went out to the site to find the best suited location. It is challenging as the area is predominantly rural and there are no other masts within 1Km from this site. The closest masts are between 2Km and 3Km north (Arabella) and south (Fisherhaven).</p>
<p>(f) Minimum of two alternative sites and design options to be considered;</p>	<p>As discussed under criterion (e), limited alternative sites in the surrounding area exist that may act as alternative sites. No buildings exist that may present a rooftop-based TA as</p>

	alternative. Two design alternatives are presented in this motivation and include an 15m slimline monopole with covered antennae and a 15m Water Tower type TA (refer to Section 5.j.)
(g) Zoning and land use map to accompany application, that shall also indicate all areas of heritage or environmental significance, if applicable;	Accompanying drawings aligns with this criterion. No heritage or environmentally significant sites are located in close proximity to the site.
(h) Visual Impact Assessment prepared by a suitably qualified professional, if required by the municipality, that shall incorporate mitigation measures limiting visual impact;	A VIA will be conducted should the Municipality request it.
(i) Landscaping plan to accompany application, if required by the municipality, and	A landscaping plan will be provided should the municipality request it.
(j) Statement demonstrating that the installation complies with the applicable health and safety standards.	Telco Towners only uses competent contractors for the installation of TA. Merlin Projects manages its Tower build operations in line with the Occupational Health and Safety (OHS) Act, 1993 (Act No. 85 of 1993) and the applicable sub-regulations, in particular the Construction Regulation (CR) 2014.

Western Cape Integrated Development Plan

As depicted in the Western Cape IDP, a change in intensified land use and form is anticipated. Benguela Cove and surroundings has been identified as an easily accessible activity corridor where increased public movement and transportation is both being expected and supported by the district municipality. The positioning of the base station will be in close proximity of the district restructuring routes. This will lead to an increase in tourism, commercial and business activities and would require the need to erect a base station which in turn will address the increased communication needs of the surrounding community.

Western Cape Economic Development Strategy (2009)

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

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

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

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

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

i. Electricity

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

j. Visual Impact

Special consideration has been given to the placement of the proposed land-based transmission apparatus in order to minimize the visual impact as far as possible however this is challenging at times. The proposed erection of an 15m tree type land-based transmission apparatus between the existing trees will offer the opportunity for operators to collocate resulting in the reduction of future land-based transmission apparatus (refer to Figure 11). The mast compound is also smaller (+/- 64m²) than the typical mast compounds (standard 100m²).

Our client Telco Towers (Pty) has selected to erect a tree type land-based transmission apparatus design in order to be sympathetic to the character of the area and blend with the activities found on the property (existing company practicing from the property). This design, height and position is also preferred by the property owner. Antennae on this structure will be hidden among the branches of the tree. Existing trees in the area will assist the development to blend with the area. No existing trees will be affected.

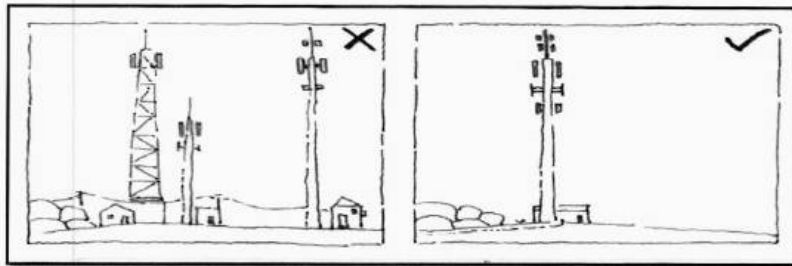


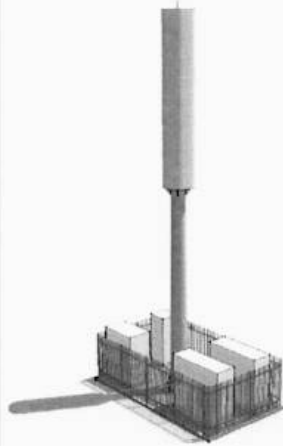
Fig.11- Sharing of Infrastructure



Fig. 12 – Example of tree type land-based transmission apparatus built by our client

Alternative designs:

OPTION 1 : 16m High 'Sensitiv' Tower



OPTION 2 : 19m High 'Water Tank' Tower

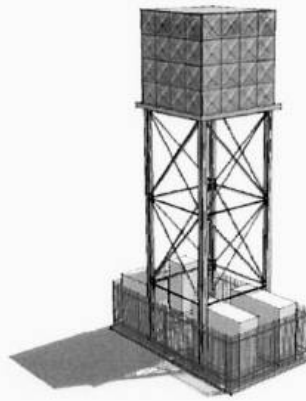


Fig. 13 – Option 1: 15m high Slimline TA (left) and Option 2: 15m high Water Tower TA (right)

The tree-type tower would blend in with the general surroundings, although a 'tree' of that height would be an unusual feature. The slimline tower would be noticeable on the skyline but has the advantage of being a neat, minimal structure. The water tank-type tower has an industrial look, which would be out of character with the predominantly rural area and is therefore not recommended.

Provided the visual mitigations are implemented, either the tree-type or slimline tower as proposed, would not constitute a fatal flaw in visual terms, and could be approved.

k. Access & Traffic considerations

Portion 231 of the Farm Afdaks River No. 575, Caledon is easily accessible, and access will be obtained from the R43 Road. This road has a seasonal traffic volume thus it is in our clients best interest to hide the mast as best as possible.

PORTION 231 OF THE FARM AFDAKS RIVER NO. 575 CALEDONI: CONSENT USE AND PERMANENT DEPARTURE APPLICATION

I. Alternative candidates

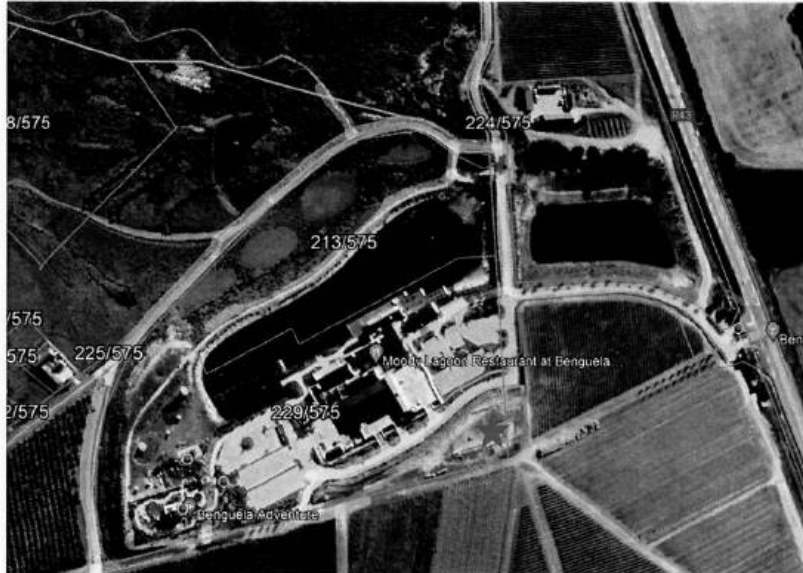


Fig. 13 – Alternative sites

Portion 231 of the Farm Afdaks River No. 575, Caledon: Preferred site. Zoned "Agricultural Zone 1". A land-based transmission apparatus is permitted as a consent use. Due to the current practiced activity on the property, the earmarked area is unused and holds limited development potential. The development is positioned on the property in such a manner that no parking bays will be affected by the compound and the base station will be hidden.

Alternative 1: Portion 229 of the Farm Afdaks River No. 575, Caledon: Zoned "Community Zone 1". This zoning will allow for the development in question by means of a consent use. However, the property owner is the same as where the mast is currently placed, and it was decided that this proposed position will have a bigger effect on the visual impact.

It should be noted that our client and the property owner have studied the above-mentioned positions extensively and even though a communal zoned property might be an "easier" property to propose a cell mast, it is not necessary the best possible location. The best possible location in this regard will be a hidden position hence the current position was chosen

ALTERNATIVE DESIGNS: Kindly refer to alternative discussed under section 5.j. of this motivation report, coupled with the VIA conducted by Bernard Oberholzer and Quinton Lawson.

6. CONSISTENCY WITH SPLUMA AND LUPA PRINCIPLES

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) and (Chapter VI, LUPA, 2014) as referred to in section 59 of the *Western Cape Land Use Planning Act, 2014*:

HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE?	
Spatial Justice	<p>In a broader sense, spatial justice refers to an intentional incorporation of spatial (geographical) aspects. This refers to the fair and equally distributed services and enhanced accessibility of these services.</p> <p>The aim of this proposal is to provide excellent communication service to the inhabitants of an area.</p>
Spatial Sustainability	<p>Spatial sustainability is an explicit concept which describe the relations between environmental, economic and socio-cultural facets related to a societal environment.</p> <p>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 land-based transmission apparatus and the possibility of co-location will limit the number of base stations should there be sufficient signal in an area. This development will create a co-location opportunity for two/ three of the four Mobile Network Operators.</p>

Spatial Efficiency	<p>Spatial efficiency relates to the concept of minimum distance to be travelled between a specific location and intended destination. Telecommunication Infrastructure is placed in an area (optimally situated between planned and existing stations) with a reason. This reason is to incorporate various factors (e.g., number of users, quality of service etc.) when considering the placement in order to promote effectiveness and is not merely placed by random.</p> <p>This development will make use of existing local resources and contribute to specialised skill development within the local municipality.</p>
Spatial Resilience	<p>Spatial resilience can be defined as the ability of a region to withstand possible arising shocks (e.g., economic crisis, social disruptions etc.). However, Telecommunication Infrastructure will be a service that will always be necessary. In a state of crisis, communication plays an integral role in a societal environment.</p>
Good administratio	<p>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. The Overstrand Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the Municipal Planning By-Law.</p>

7. CONCLUSION

This application for consent use and permanent departure (height restriction relaxation) application aims to obtain council's permission to install a proposed 15m tree type land-based transmission apparatus on Portion 231 of the Farm Afdaks River No. 575, Caledon. We would like to emphasise the positive contribution this land-based transmission apparatus will have on the immediate area, as well as the surrounding community and passing commuters:


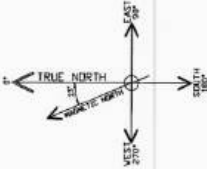

- During the ongoing lockdown, curfew and government-ordered regulations to combat the COVID-19 pandemic, the pressure on existing mobile networks increased. This essential service will alleviate this pressure and continue to assist people to work
- This proposed development comprises an 15m tree type land-based transmission apparatus (south-western portion of property), triband antennae (9 antennae hidden between the fake branches), Transmission Dishes, 4 x concrete plinths and 4 x equipment containers within an 80m² compound, surrounded by a 2.1m palisade fence and underground optic fibre route.
- Access to the compound will be obtained through the existing point-of-entry of the property;
- The base station will be surrounded by a 2.1m palisade fence and antennae will be securely positioned at the top of the mast (hidden among the fake branches).
- This application is also supported by a Health Statement made by the Department of Health on 19 January 2018 which reads as follow: *"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 proposed installation complies with the Spatial Planning and Land Use Management Act (SPLUMA), 2013 and Western Cape Land Use Planning Act (LUPA), 2014.
- Eradication of poor network coverage three of the four major Mobile Network Operators (MTN, Vodacom, Cell C and/ or Telkom Mobile). Due to the height of the proposed mast, various Mobile Network Operators may co-locate and share infrastructure. Figures 4 – 10 strive to illustrate the need and desirability for enhanced voice- and data coverage in the subject area.
- Alternative sites where considered, however this site posed as the best option in terms of mobile coverage.

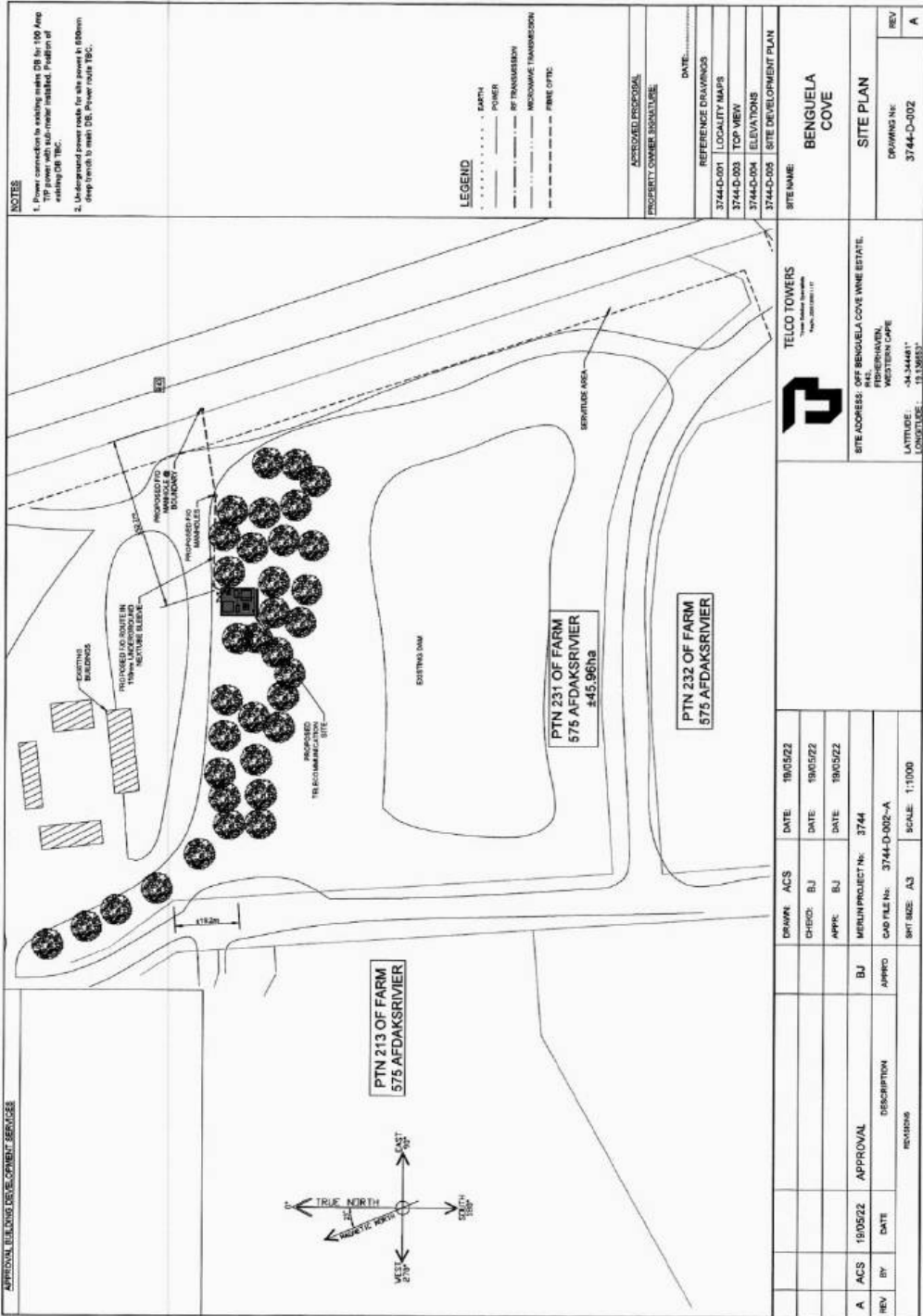
- Enhanced voice and data coverage will assist to combat crime and life-threatening emergencies. This installation will promote accessibility to emergency services (e.g. Ambulances, Police- and Fire departments etc.). Mobile communication has become an important safety and security element in modern society. In an emergency, such as housebreaking, medical alert or fire, a member of a household can quickly and easily contact the emergency services for help.
- Social integration will be promoted by this installation. Most households in the surrounding area depend on the services of the cellular telecommunications providers, including internet and social networking media (Facebook, Twitter etc.). With such a high demand for their products, it follows that service providers are responsible for supplying a high level of network coverage.

Finally, we would like to emphasize that communications companies deliver an important service to the wider public, and in terms of their license with ICASA they have to meet certain standards in order to retain their licenses. One of these standards is to supply adequate network coverage to their demanding customers. The proposal also allows for all other service providers to share this installation and refrain from constructing another base station in this area.

The application has been proven to be desirable and it is hereby kindly requested that the Overstrand Local Municipality provide their full support with regards to this application.

ANNEXURE C 1/5

<p>APPROVAL BUILDING DEVELOPMENT SERVICES</p>	<p>NOTES 1.</p>		<p>APPROVED PROPOSAL PROPERTY OWNER SIGNATURE</p> <p>DATE</p>	<p>REFERENCE DRAWINGS 3744-D-002 ERF PLAN 3744-D-003 TOP VIEW 3744-D-004 ELEVATIONS 3744-D-005 SITE DEVELOPMENT PLAN</p>	<p>SITE NAME BENGUELA COVE</p>	<p>LOCALITY MAPS DRAWING No: 3744-D-001 REV A</p>																															
				<p>TELCO TOWERS 100% OWNED BY TELCO</p> <p>TELCO TOWERS 100% OWNED BY TELCO</p> <p>SITE ADDRESS: OFF BENGUELA COVE WINE ESTATE, 100% OWNED BY TELCO, WESTERBOSCH LATITUDE: -31.34481° LONGITUDE: 18.12822°</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DATE</td> <td>19/05/22</td> </tr> <tr> <td>DATE</td> <td>19/05/22</td> </tr> <tr> <td>DATE</td> <td>19/05/22</td> </tr> <tr> <td>DATE</td> <td>3744</td> </tr> <tr> <td>DATE</td> <td>3744-D-001-A</td> </tr> <tr> <td>DATE</td> <td>SCALE: NTS</td> </tr> </table>	DATE	19/05/22	DATE	19/05/22	DATE	19/05/22	DATE	3744	DATE	3744-D-001-A	DATE	SCALE: NTS																			
DATE	19/05/22																																				
DATE	19/05/22																																				
DATE	19/05/22																																				
DATE	3744																																				
DATE	3744-D-001-A																																				
DATE	SCALE: NTS																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DRAWN</td> <td>ACS</td> <td>DATE</td> <td>19/05/22</td> </tr> <tr> <td>CHECKED</td> <td>BJ</td> <td>DATE</td> <td>19/05/22</td> </tr> <tr> <td>APPR</td> <td>BJ</td> <td>DATE</td> <td>19/05/22</td> </tr> <tr> <td>MEMO PROJECT No:</td> <td>3744</td> <td></td> <td></td> </tr> <tr> <td>CAD FILE No:</td> <td>3744-D-001-A</td> <td></td> <td></td> </tr> <tr> <td>SHT SIZE:</td> <td>A3</td> <td>SCALE:</td> <td>NTS</td> </tr> </table>		DRAWN	ACS	DATE	19/05/22	CHECKED	BJ	DATE	19/05/22	APPR	BJ	DATE	19/05/22	MEMO PROJECT No:	3744			CAD FILE No:	3744-D-001-A			SHT SIZE:	A3	SCALE:	NTS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>REV</td> <td>BY</td> <td>DATE</td> <td>DESCRIPTION</td> <td>APPROD</td> </tr> <tr> <td>A</td> <td>ACS</td> <td>19/05/22</td> <td>APPROVAL</td> <td>BJ</td> </tr> </table>		REV	BY	DATE	DESCRIPTION	APPROD	A	ACS	19/05/22	APPROVAL	BJ
DRAWN	ACS	DATE	19/05/22																																		
CHECKED	BJ	DATE	19/05/22																																		
APPR	BJ	DATE	19/05/22																																		
MEMO PROJECT No:	3744																																				
CAD FILE No:	3744-D-001-A																																				
SHT SIZE:	A3	SCALE:	NTS																																		
REV	BY	DATE	DESCRIPTION	APPROD																																	
A	ACS	19/05/22	APPROVAL	BJ																																	





NOTES

- LEGEND**
- EARTH
 - POWER
 - BY TRANSMISSION
 - MICROWAVE TRANSMISSION
 - FIBRE OPTIC

APPROVED PROPOSAL	DATE
PROJECT OWNER RESOLUTION	
REFERENCE DRAWINGS	
3744-D-001 LOCALITY MAPS	
3744-D-002 SITE PLAN	
3744-D-003 TOP VIEW	
3744-D-004 ELEVATIONS	
SITE NAME:	BENGUELA COVE
SITE DEVELOPMENT PLAN	
DRAWING No:	3744-D-005
REV:	A

TELCO TOWERS
 Two towers located adjacent to the site.

B

SITE ADDRESS: 247 BENGUELA COVE WIRE ESTATE, FISHERHAVEN, WESTERN CAPE
 LATITUDE: -34.344481°
 LONGITUDE: 18.13853°

DRAWN:	ACS	DATE:	19/05/22
CHECKED:	BJ	DATE:	19/05/22
APPR:	BJ	DATE:	19/05/22
MDLN/PROJECT No.:	3744		
CAD FILE No.:	3744-D-005-A		
SHT SIZE:	A3	SCALE:	1:1000

REV	BY	DATE	DESCRIPTION	APPROVAL
A	ACS	19/05/22	APPROVAL	BJ

REVISIONS

APPROVAL BUILDING DEVELOPMENT BEANPIES

ANNEXURE D 1/81

Loretta Gillion

From: Richard <>
Sent: Friday, 01 December 2023 14:47
To: Loriaan Isaacs
Cc: Loretta Gillion
Subject: FW: Portion 231 of Farm 575, Benguela Cove: Public Participation Process, Notices to Affected Persons, closing date 1 December 2023

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
04 DEC 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

TP- A Theart (Hollivier)

Hi Loretta

House 147 Benguela Cove wine estate

Objection too establishment of a 5G Tower at Benguela Cove lagoon wine estate

I was not given a satisfactory reason on how this will benefit me and for that reason would like to object to this tower.

Thanking you

Regards
 Richard Southin
 Leyson Construction

From: Richard <>
Sent: Monday, October 30, 2023 1:06 PM
To: 'Loriaan Isaacs' <loriaanisaacs@overstrand.gov.za>
Cc: 'loretta@overstrand.gov.za' <loretta@overstrand.gov.za>
Subject: RE: Portion 231 of Farm 575, Benguela Cove: Public Participation Process, Notices to Affected Persons, closing date 1 December 2023

Good Afternoon Loretta

We are concerned about the appearance to our estate. Further we do not see what benefit we will be getting from this tower. Do you have any reasons to convince me that this is a good idea?
 Lastly do you know who the service provider is going to be ie: MTN or Vodacom?

Thanking you

Regards
 Richard

FILE NO. Ptn 231/575
Afdaks Rivier
SCAN NO.
COLLABORATOR NO.
1961709

2/81

Loretta Gillion

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
31 OCT 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

From: Richard <[redacted]>
Sent: Monday, 30 October 2023 13:06
To: Loriaan Isaacs
Cc: Loretta Gillion
Subject: RE: Portion 231 of Farm 575, Benguela Cove: Public Participation Process, Notices to Affected Persons, closing date 1 December 2023

Good Afternoon Loretta

We are concerned about the appearance to our estate. Further we do not see what benefit we will be getting from this tower. Do you have any reasons to convince me that this is a good idea? Lastly do you know who the service provider is going to be ie: MTN or Vodacom?

Thanking you

Regards
Richard

FILE NO.	<input type="text"/>
SCAN NO.	<input type="text"/>
COLLABORATOR NO.	<input type="text"/>

From: Loriaan Isaacs <loriaanisaacs@overstrand.gov.za>
Sent: Friday, October 27, 2023 10:23 AM
To: Loretta Gillion <loretta@overstrand.gov.za>
Subject: Portion 231 of Farm 575, Benguela Cove: Public Participation Process, Notices to Affected Persons, closing date 1 December 2023

Dear Interested and Affected Person(s)

PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV (PTY) LTD

Attached please find a self-explanatory notice for your attention.

Kindly provide your comments directly to Loretta Gillion (loretta@overstrand.gov.za) on or before **1 December 2023**.

Also note that the notice will be available at the Hermanus Town Planning Department, and on the municipal webpage at the following link: <https://www.overstrand.gov.za/en/documents/town-planning/land-use-planning-applications>

[Reason for e-mail communication: Due to difficulties with the SA Postal Services which is beyond our control, we are currently exploring alternative methods in aid of the required public participation process.]

Regards

Loriaan Isaacs

TP 30 OCT 2023

3/81

TP- A Theart
(Hollivier)

Loriaan Isaacs	
From:	Richard < >
Sent:	Monday, 30 October 2023 13:06
To:	Loriaan Isaacs
Cc:	Loretta Gillion
Subject:	RE: Portion 231 of Farm 575, Benguela Cove: Public Participation Process, Notices to Affected Persons, closing date 1 December 2023

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER

31 OCT 2023

DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

Good Afternoon Loretta

We are concerned about the appearance to our estate. Further we do not see what benefit we will be getting from this tower. Do you have any reasons to convince me that this is a good idea? Lastly do you know who the service provider is going to be ie: MTN or Vodacom?

Thanking you

Regards
Richard

FILE NO. Ptn 231/575
Afdaks Rivier

SCAN NO.
[]

COLLABORATOR NO.
1938196

From: Loriaan Isaacs <loriaanisaacs@overstrand.gov.za>
Sent: Friday, October 27, 2023 10:23 AM
To: Loretta Gillion <loretta@overstrand.gov.za>
Subject: Portion 231 of Farm 575, Benguela Cove: Public Participation Process, Notices to Affected Persons, closing date 1 December 2023

Dear Interested and Affected Person(s)

PORTION 231 OF THE FARM AFDAPS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV (PTY) LTD

Attached please find a self-explanatory notice for your attention.

Kindly provide your comments directly to Loretta Gillion (loretta@overstrand.gov.za) on or before **1 December 2023**.

Also note that the notice will be available at the Hermanus Town Planning Department, and on the municipal webpage at the following link: <https://www.overstrand.gov.za/en/documents/town-planning/land-use-planning-applications>

[Reason for e-mail communication: Due to difficulties with the SA Postal Services which is beyond our control, we are currently exploring alternative methods in aid of the required public participation process.]

Regards

Loriaan Isaacs

1

TP 30 OCT 2023

TP-A Theart 4/81
(Holwer)

Loretta Gillion

From: Rikus Roos <rikus@highwave.co.za>
Sent: Thursday, 02 November 2023 22:09
To: Loretta Gillion
Subject: Re: PTN 231/575 Benguela Cove

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
03 NOV 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

Hi Loretta

It is for all the providers. We do not have a preference. My client advertises these mast to all and the antennas will be installed on a first come first serve basis.

Regards

Rikus Roos

Director

Pr. PIn A/2085/2015

083 785 1434 | rikus@highwave.co.za | www.highwave.co.za | PO Box 2773, Durbanville,

HIGH WAVE
CONSULTANTS

Town & Regional Planner

Project Managers

Telecommunications
Specialists

From: Loretta Gillion <loretta@overstrand.gov.za>
Date: Monday, 30 October 2023 at 13:55
To: Rikus Roos <rikus@highwave.co.za>
Subject: PTN 231/575 Benguela Cove

FILE NO. Ptn 231/575
Afdaks Rivier
SCAN NO.
COLLABORATOR NO.
1940761

Dear Rikus

Question from I & A party:

Lastly do you know who the service provider is going to be ie: MTN or Vodacom?

Kindly confirm.

Regards

Loretta Gillion

Administrator : Town & Spatial Planning
Overstrand Municipality

- 3 NOV 2023

5/81

Volkhard & Ilse Buchholz

30-11-2023

Overstrand Municipality
Town Planning Section
loretta@overstrand.gov.za

TP - A Theart
(Hollivier)

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
04 DEC 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

**Ref.: PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON:
APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF
BENGUELA COVE INV (PTY) LTD**

Dear Sir or Madam,

We are writing to you regarding the above subject, the installation of a land-based transmission apparatus intended for transmitting cell phone signals. **The purpose of this letter is to object to the application for departure.**

We are the home owner of plot 182 – Benguela Cove and a member of the HOA. Our house is approx. 500m from the proposed site.

With regard to the proposed installation of a mobile radio antenna system, I hereby inform you that I strictly reject such a system and am therefore **objecting to the application.**

Preliminary remark:

The facility will be built in an area adjacent to the Benguela Nature Reserve and Botriver Estuary, which is a RAMSAR accredited protected area of international importance, particularly in terms of diverse bird habitat.

The residents of the Benguela Cove Estate were not informed in any way in advance about the project and the associated risks and possible benefits. However, this has a painful tradition in Benguela Cove, in which the developer (Benguela Cove Investments - BCI) tries to achieve his economic goals without considering the residents.

Reason for the objection:

1. There are significant potential health risks associated with exposure to electromagnetic non-ionizing radiation (EMF) emitted by this base station and tower that should not be imposed on residents.

There is plenty of research on either side of the argument. However, it should be particularly

182 Benguela Cove
Hermanus, 7200
Mobil:
E-Mail: \

FILE NO. Ptn 231/575
Afdaks Rivier
SCAN NO.
COLLABORATOR NO.
1961524

DEC 2023

6/81

noted that the nearest building is only approx. 200 m away from this facility and the residents would be exposed to constant radiation.

In this context I refer to the following publications:

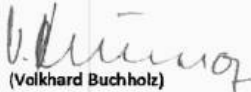
<https://childrenshealthdefense.org/defender/radiofrequency-radiation-brain-damage-dementia-alzheimers/>

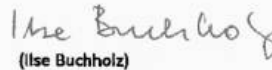
<https://ehtrust.org/scientific-research-on-5g-and-health/>

<https://pubmed.ncbi.nlm.nih.gov/31991167/>

2. The proposed mast site is located on an area of high ecological sensitivity. It is home to a wide variety of bird species, including the Blue Crane, which has been breeding on site for the past eight years. Additionally, the site hosts other special bird life. The installation of a high transmission apparatus has the potential to disrupt these habitats.
3. From an aesthetic point of view, this system is more than questionable. It would be built at one of the highest points of Benguela Cove, visible from afar. The fact that the antenna is supposed to be disguised as a tree makes it visually even worse, as there are no such natural trees anywhere.
4. The need for such a facility for the residents of Benguela Cove is marginal. Benguela Cove has a working fiber optic network and reception of 4G signals is excellent and no problem. In addition, the company Sonic Wifi from Kleinmond offers an excellent service for connecting to all networks. We ourselves have been using Sonic Wifi for more than 10 years without ever having any serious problems.
In this context, it is also important to us personally that local companies that have created jobs in the region are supported.

Overall, for the reasons mentioned above, we are strictly against the construction of the requested facility and ask that the application be rejected.


(Volkhard Buchholz)


(Ilse Buchholz)

182 Benguela Cove
Hermanus, 7200

Mobil:

E-Mail:

7/81

Loretta Gillion

From: VC Buchholz <
Sent: Friday, 01 December 2023 19:13
To: Loretta Gillion; Enquiries
Subject: OBJECTION Portion 231/575
Attachments: 2023-11-30 Objection transmission mast.pdf

Good day,
please find attached our objection against the erection of a transmitting mast at Benguela Cove.

Best regards
Ilse & Volkhard Buchholz
182 Benguela Cove
Hermanus, 7200

18/81

HBENG 231/575

Loretta Gillion

From: Jeanne Wellner < >
Sent: Friday, 01 December 2023 10:01
To: Loretta Gillion
Subject: Objection to Cell phone tower Benguela Cove Estate

Hi Loretta,

I, Jeanne Wellner, resident at Benguela Cove Estate, House 119, would like to lodge my objection to the proposed cell phone tower. Apart from the electro smog issues these towers emit there is also an aesthetic problem here as our luxury estate will certainly not be beautified by a huge plastic tree near the entrance to this luxury estate. Our cell phone coverage is more than adequate on the entirety of the estate as we have a consistent 5 G signal.

Best regards

Jeanne Wellner

HBENG 243/575



TP-A Theart (H Olivier)

FILE NO. Ptn 231/575
Afdaks Rivier
SCAN NO.
COLLABORATOR NO.
1960101

01 DEC 2023

Loretta GillionJP - A Theart
(Holivier)

9/81

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
24 NOV 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

From: Sean Mac Dermott <
Sent: Friday, 24 November 2023 08:24
To: Loretta Gillion
Cc: Kim Mac Dermott
Subject: Portion 231 of Farm 575, Benguela Cove: - Objection to Cell Phone Mast

Good day,

Please find my objection to the proposed cell phone mast at Portion 231 of the farm Afdaks Rivier no 575, Benguela Cove.

I strongly agree with my neighbour Mr Rodney Anderson and wish to add my support to his very well-researched objection. Please find his objection below.

Kind Regards,

Sean Mac Dermott
 Erf 245 (188+189)
 Pumatech Properties (Pty) Ltd

FILE NO. Ptn 231/575
Afdaks Rivier
SCAN NO.
COLLABORATOR NO.
1954870

PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV (PTY) LTD

To Whom It may Concern: Town Planning Department Overstrand Municipality,

Note: Benguela Cove as private Property is chosen by the proposer to avoid the strictures and cost of executing an Environmental Impact Study EIA.

The proposer is seeking to use a departure and consent use to change the 12meter height restriction to accommodate the 15 meter Mast height.

We have until 1 December 2023 to comment on this proposal to loretta@overstrand.gov.za

Objection to the Installation of a 15m land-based transmission apparatus intended for transmitting cell phone signals. The proposed site for this installation is situated near to the Benguela Cove Private Nature Reserve and adjacent to the Botriver Estuary, which is a RAMSAR accredited waterbody. This accreditation certifies its protection an internationally important habitat for a rich diversity of bird life.

Benguela Cove is home to a world class winery and commercial precinct and a residential housing estate with houses and a winery/ business premises located close to the proposed site. One of the most significant concerns with this proposed installation is the site's ecological sensitivity and its role in preserving birdlife, flora, fauna, residents, staff, and the natural surroundings. When approving the initial development plan, the developer was specifically obliged to preserve as much of the local ecology and pristine natural assets as is possible. This was not only a legal requirement but a moral commitment to manage and protect the unique environment in terms of a stewardship* role. The above facts are glossed over in the applicant's proposal .

We would emphasize the following points to underline reasons for our strong objection to the proposed installation of said land-based transmission apparatus:

10/81

1. Health Concerns:

The proximity of the proposed installation to the residences, winery, and commercial aspects of the estate is of significant concern for the well-being and safety of the residents, visitors, and staff. There are significant potential health risks associated with exposure to electromagnetic non-ionising radiation (EMF) emitted by this base station and Tower that should not be imposed on residents et.al without their being well informed.

2. Health Effects:

Negative effects from exposure to Non-ionising RF frequency emissions called EMF:

This quote from the proposal runs contrary to the information below, quote:

"current research on telecommunications base stations have reached a point whereby scientists are satisfied that base stations do not pose a health threat"

The statement is not true as can be shown by the following reports and research:

<https://childrenshealthdefense.org/defender/radiofrequency-radiation-brain-damage-dementia-alzheimers/>

(9 leading experts peer review article: Brain damage hazard)

<https://ehtrust.org/scientific-research-on-5g-and-health/>

<https://pubmed.ncbi.nlm.nih.gov/31991167/>

3. Residential Concerns:

The proximity of the proposed installation to the residential erven is of significant concern for the well-being and safety of the residents. There are potential health risks associated with exposure to electromagnetic non-ionising radiation emitted by this equipment. These risks should not be imposed on residents (and others) without meaningful information provided to enable their informed comment . The conspicuous absence renders the proposal void ab initio.

4. Environmental Impact:

The construction, operation, and maintenance of a transmission apparatus of this scale leads to environmental disruption, pollution, EMF contamination, and damage to local ecosystems. Such activities are at odds with the commitment to preserve the site's flora and fauna and to maintain the natural ecosystem.

5. Ecological Sensitivity:

The proposed Mast site is located on an area of high ecological sensitivity. It is home to a wide variety of bird species, including the Blue Crane, which has been breeding on site for the past eight years. Additionally, the site hosts other special birdlife, including the endangered Black Harrier and the majestic Fish Eagle. The installation of a 15m high transmission apparatus has the potential to disrupt these habitats and endanger flight paths and the well-being of local birdlife.

6. Aesthetics:

First impressions are lasting, and this, ugly installation of apparatus will not do justice to the estate or drive tourism and custom to the facilities therein.

The apparatus will be obtrusive and an eyesore at the entrance gate. The visual impact of the mast (disguised as a tree) and the equipment containers cannot but despoil the sense of place and natural charm created at Benguela Cove. See photo attached of a mast.

7. Commitment to Preservation:

The commitment made during the initial development approval process which emphasized the importance of preserving the natural biodiversity of fauna and flora also the unique and endangered Elim Ferricrete Fynbos covering 50% of the estate. The installation of a mast and transmission apparatus contradicts this commitment and raises questions about the integrity and commitment to the stewardship* obligations as required by the original Record Of Decision (ROD).

8. Preservation Commitment:

The commitment made during the initial development approval process emphasized the importance of preserving the natural surroundings and the unique biodiversity of the area. Approval of the development was granted subject to this imposed condition.

9. Ready Alternative

High speed internet connectivity service can be achieved by simply connecting to the existing estate fibre optic backbone available to all the erven.

10. Conclusion

We are confident that, the proposers can find another solution elsewhere, that does not compromise the ecological integrity, natural beauty, and health of the locals. We respectfully urge all concerned to carefully consider the wide ranging, and irreversible, long-term impacts of the proposal.

11/8/1

The standing height restriction which they want to vary at Benguela Cove was well reasoned and should not be tampered with.

We implore you to explore the alternative solutions that respect and uphold the ecological sensitivity of the site and the well-being of all at Benguela Cove.

Thank you for your consideration and your commitment to preserving this unique environment and the special sense of place that many of us have invested in.

Some decisions need to be made eschewing the attraction of pecuniary gain (rent seeking) for the sake of a healthy environment and the broad public interest.

Thank you also for your consideration and your commitment to preserving the up-market aesthetic and the integrity of the uniquely, valuable, ecological environment.

Yours Sincerely,

Rodney Anderson 135

P.S. Kindly acknowledge receipt.

*Stewardship definition & meaning: Merriman-Webster Dictionary. The conducting, supervising, or managing of something especially the careful and responsible management of something entrusted to one's care as in stewardship of natural resources

Please find below pertinent research and articles and to assist with making an informed decision.

Environmental health trust

<https://ehtrust.org/scientific-research-on-5g-and-health/>

Adverse health effects:

<https://pubmed.ncbi.nlm.nih.gov/31991167/>

Is public participation required for cell mast installation?

<https://randburgsun.co.za/331073/public-participation-required-cell-mast-installation/>

12/81

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
21 NOV 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

TP-A Theart
(H Olivier)

Nico Boris Buchholz

Tel. (home):

e-mail:

House 130
Benguela Cove
Hermanus
South Africa

Overstrand Municipality
Town Planning Section
loretta@overstrand.gov.za

November 21, 2023

FILE NO. Ptn 231/575
Afdaks Rivier
SCAN NO. Nico
COLLABORATOR NO.
1953324

Ref.: PORTION 231 OF THE FARM AFDKAS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON:
APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF
BENGUELA COVE INV (PTY) LTD

Dear Sir or Madam,

I am writing to you regarding the above subject, the installation of a land-based transmission apparatus intended for transmitting cell phone signals. The purpose of this letter is to **object to the application for departure.**

I am the home owner of plot 130 – Benguela Cove and a member of the HOA. My house is approx. 600m from the proposed site

Background:

The proposed site for the mast installation is situated near to the Benguela Cove Private Nature Reserve and adjacent to the Botriver Estuary, which is a RAMSAR accredited waterbody. This accreditation certifies its protection an internationally important habitat for a rich diversity of bird life.

One of the most significant concerns with this proposed installation is the site's ecological sensitivity and its role in preserving birdlife, flora, fauna, residents, staff, and the natural surroundings. When approving the initial development plan, the developer was specifically obliged to preserve as much of the local ecology and pristine natural assets as is possible.

Objections:

1. Health Concerns:

There are significant potential health risks associated with exposure to electromagnetic non-ionising radiation (EMF) emitted by this base station and Tower that should not be imposed on residents. There is plenty of research on either side of the argument. In my opinion a precautionary approach should be used.

The nearest building plot is < 200m away from the proposed site.

21 NOV 2023

13/81

2. **Environmental Impact of Construction, Operation and Maintenance:**
The construction, operation, and maintenance of a transmission apparatus of this scale leads to environmental disruption, pollution and damage to local ecosystems. Such activities are at odds with the commitment to preserve the site's flora and fauna and to maintain the natural ecosystem.
3. **Ecological Sensitivity:**
The proposed mast site is located on an area of high ecological sensitivity. It is home to a wide variety of bird species, including the Blue Crane, which has been breeding on site for the past eight years. Additionally, the site hosts other special birdlife.
The installation of a high transmission apparatus has the potential to disrupt these habitats and endanger flight paths and the well-being of local birdlife.
4. **Aesthetics:**
I personally find such an apparatus aesthetically displeasing and devaluing the visual appeal of Benguela Cove.
5. **Alternatives:**
For residents there are alternatives that make the installation of such a mast at best redundant.
 - a. I have no problems receiving a 4G signal reliably at my plot
 - b. The existing fiber optic cable infrastructure can be used alternatively by residents.
 - c. Sonic Wifi provides a reliable alternative for residentsIn terms of sites for such a mast, there are other alternatives nearby that are more suited by being in located in less sensitive areas.

In summary, I object to the commercial exploitation of this private, residential estate and due to the reasons outlined above I am strongly opposed to the proposed changes contained in the application.

Please contact me if I can be of assistance to you.

Best regards



14/81

Loretta Gillion

From: Nico Buchholz < >
Sent: Tuesday, 21 November 2023 08:30
To: Loretta Gillion
Subject: Objection Mast - Portion 231 of 575 (Benguela Cove)
Attachments: 2023-11-21 - Objection Mast - Portion 231 of Afdaks Rivier No 575 Benguela Cove..pdf

Dear Sir or Madam,
Please find attached my objection to
PORTION 231 OF THE FARM AFDKAS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON:
APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF
BENGUELA COVE INV (PTY) LTD.
Best regards
Nico Buchholz

15/81

TP-A Theart
(Hollivier)

OVERSTRAND MUNISIPALITEIT REKORDBEHEER 21 NOV 2023 DOCUMENT CONTROL OVERSTRAND MUNICIPALITY

Loretta Gillion

From: Karin Hope < >
Sent: Monday, 20 November 2023 14:42
To: Loretta Gillion
Subject: Objection to the Installation of a 15m Land-Based Transmission Apparatus. PORTION 231 OF THE FARM AFDACS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA

Importance: High

PORTION 231 OF THE FARM AFDACS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV (PTY) LTD

To Whom it may Concern: Town Planning Department Overstrand Municipality

RE: OBJECTION TO THE INSTALLATION OF A 15M LAND-BASED TRANSMISSION APPARATUS

I am writing to formally express our strong objection to the proposed installation of a 15m land-based transmission apparatus intended for transmitting cell phone signals. The proposed site, situated near the Benguela Cove Private Nature Reserve and adjacent to the Botriver Estuary, raises significant concerns that must be carefully considered before any decision is made regarding its approval.

We want to make clear why we strongly disagree with the idea of putting up the land-based transmission device and below are the main reasons for our objection:

- Ecological Sensitivity and Legal/Moral Commitments:** The proposed site's ecological sensitivity, certified by its RAMSAR accreditation, and its role in preserving bird life and other natural assets were obligations explicitly outlined during the initial development plan. This commitment was not only a legal requirement but also a moral pledge to act as stewards of the unique environment. Unfortunately, these crucial aspects seem to be overlooked in the applicant's proposal.
- Health Concerns:** Proximity to residential areas, a world-class winery, and commercial precincts raises concerns for the well-being and safety of residents, visitors, and staff. The potential health risks associated with exposure to electromagnetic non-ionizing radiation (EMF) emitted by the proposed base station and tower should not be imposed without thorough information and informed consent.
- Contrary Health Effects Claims:** The assertion in the proposal that current research deems base stations safe contradicts numerous reports and research indicating potential negative health effects associated with exposure to non-ionizing RF frequency emissions. Please see the following reports and research:
<https://childrenshealthdefense.org/defender/radiofrequency-radiation-brain-damage-dementia-alzheimers/>
 (9 leading experts peer review article: Brain damage hazard)
<https://ehtrust.org/scientific-research-on-5g-and-health/>
<https://pubmed.ncbi.nlm.nih.gov/31991167/>
- Environmental Impact:** Implementation of such a transmission apparatus on this scale would inevitably result in environmental disruption, pollution, and EMF contamination, posing significant threats to the local ecosystem. These adverse activities stand in direct contradiction to the commitment to preserving the site's rich flora and fauna.

21 NOV 2023

FILE NO. Ptn 231/575 ✓ Afdaks Rivier SCAN NO. Hope 1953205
--

16/81

- **Ecological Sensitivity (Birdlife):** The proposed Mast site's location is home to diverse bird species, including endangered ones such as the Black Harrier and the Blue Crane. The installation of a 15m high transmission apparatus has the potential to disrupt these habitats and endanger local birdlife.
- **Aesthetics:** The proposed installation's visual impact, especially at the entrance gate, will be obtrusive and negatively affect the estate's aesthetic appeal, potentially impacting tourism and the overall sense of place.
- **Commitment to Preservation:** The installation of a mast and transmission apparatus contradicts the commitment made during the initial development approval process, raising questions about the integrity and commitment to stewardship obligations as required by the original Record of Decision (ROD).
- **Preservation Commitment:** The dedication articulated during the initial approval of the development process highlighted the crucial need to safeguard the natural biodiversity, encompassing both fauna and flora, along with the unique and endangered Fynbos that blankets half of the estate. The proposed installation of a mast and transmission apparatus directly undermines this commitment, casting doubt on the integrity and adherence to the stewardship obligations mandated by the original Record of Decision (ROD).
- **Ready Alternative:** High-speed internet connectivity can be achieved through existing estate fiber optic infrastructure, rendering the proposed transmission apparatus unnecessary.
- **Conclusion:** It is imperative that thorough examination be given to alternative remedies that honor the ecological sensitivity, innate beauty, and health of the community. The established standing height limitation at Benguela Cove was meticulously justified and should remain unchanged.

In summary, we earnestly urge you to investigate alternative measures that prioritize the ecological sensitivity of the location and the overall well-being of the Benguela Cove residents. Your meticulous evaluation of the far-reaching and irreversible consequences of the proposal holds significant weight. We acknowledge and value your unwavering commitment to preserving the distinct environment and the unique atmosphere that holds significant investment for numerous individuals.

Sincerely,

Karin Hope
 Sent on behalf of:
Cormack Sean McCarthy
 Trustee: **Iris McCarthy Family Trust**
 House 179, Benguela Cove
 Mobile:
 Email:

P.S. Please confirm receipt of the above objection.

Loretta Gillion

From:
Sent:
To:
Subject:

Sunday, 12 November 2023 15:21

Loretta Gillion

Objection to the Installation of a 15m Land-Based Transmission Apparatus.
PORTION 231 OF THE FARM AFDACS RIVIER NO. 575, BENGUELA COVE, A
DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE:
HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA

17/81
OVERSTRAND MUNISIPALITEIT

REKORDBEHEER
16 Nov 2023
16 NOV 2023

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

**PORTION 231 OF THE FARM AFDACS RIVIER NO. 575,
BENGUELA COVE, A DIVISION OF CALEDON:
APPLICATION FOR CONSENT USE AND DEPARTURE:
HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF
BENGUELA COVE INV (PTY) LTD**

**To Whom it may Concern: Town Planning
Department Overstrand Municipality,**

Note: Benguela Cove as private Property is chosen by the proposer to avoid the strictures and cost of executing an Environmental Impact Study EIA.

The proposer is seeking to use a departure and consent use to change the 12metre height restriction to accommodate the 15metre Mast height (Tower) See photo

We have until 1 November to comment on this proposal to loretta@overstrand.gov.za

16 NOV 2023

1

FILE NO.	Ptn 231, 575
	Afdaks Rivier -
SCAN NO.	
	PTN 231
COLLABORATOR NO.	
	1951623

Objection to the Installation of a 15m land-based transmission apparatus intended for transmitting cell phone signals. The proposed site for this installation is situated near to the Benguela Cove Private Nature Reserve and adjacent to the Botriver Estuary, which is a RAMSAR accredited waterbody. This accreditation certifies its protection an internationally important habitat for a rich diversity of bird life.

Benguela Cove is home to a world class winery and commercial precinct and a residential housing estate with houses and a winery/ business premises located close to the proposed site. One of the most significant concerns with this proposed installation is the site's ecological sensitivity and its role in preserving birdlife, flora, fauna, residents, staff, and the natural surroundings. When approving the initial development plan, the developer was specifically obliged to preserve as much of the local ecology and pristine natural assets as is possible. This was not only a legal requirement but a moral commitment to manage and protect the unique environment in terms of a stewardship* role. The above facts are glossed over in the applicant's proposal .

19/81

We would emphasize the following points to underline reasons for our strong objection to the proposed installation of said land-based transmission apparatus:

1. Health Concerns:

The proximity of the proposed installation to the residences, winery, and commercial aspects of the estate is of significant concern for the well-being and safety of the residents, visitors, and staff. There are significant potential health risks associated with exposure to electromagnetic non-ionising radiation (EMF) emitted by this base station and Tower that should not be imposed on residents et.al without their being well informed.

2. Health Effects:

Negative effects from exposure to Non-Ionising RF frequency emissions called EMF:

This quote from the proposal runs contrary to the information below, quote:

“current research on telecommunications base stations have reached a point whereby scientists are

20/81

satisfied that base stations do not pose a health threat”

The statement is not true as can be shown by the following reports and research:

<https://childrenshealthdefense.org/defender/radiofrequency-radiation-brain-damage-dementia-alzheimers/>

(9 leading experts peer review article: Brain damage hazard)

<https://ehtrust.org/scientific-research-on-5g-and-health/>

<https://pubmed.ncbi.nlm.nih.gov/31991167/>

3. Residential Concerns:

The proximity of the proposed installation to the residential erven is of significant concern for the well-being and safety of the residents. There are potential health risks associated with exposure to electromagnetic non-ionising radiation emitted by this equipment. These risks should not be imposed on residents (and others) without meaningful information provided to enable their informed comment . The conspicuous absence renders the proposal void ab initio.

4. Environmental Impact:

21/81

The construction, operation, and maintenance of a transmission apparatus of this scale leads to environmental disruption, pollution, EMF contamination, and damage to local ecosystems. Such activities are at odds with the commitment to preserve the site's flora and fauna and to maintain the natural ecosystem.

5. Ecological Sensitivity:

The proposed Mast site is located on an area of high ecological sensitivity. It is home to a wide variety of bird species, including the Blue Crane, which has been breeding on site for the past eight years. Additionally, the site hosts other special birdlife, including the endangered Black Harrier and the majestic Fish Eagle. The installation of a 15m high transmission apparatus has the potential to disrupt these habitats and endanger flight paths and the well-being of local birdlife.

6. Aesthetics:

First impressions are lasting, and this, ugly installation of apparatus will not do justice to the estate or drive tourism and custom to the facilities therein.

The apparatus will be obtrusive and an eyesore at the entrance gate. The visual impact of the mast

22/81

(disguised as a tree!) and the equipment containers cannot but despoil the sense of place and natural charm created at Benguela Cove. See photo attached of a mast.

7. Commitment to Preservation:

The commitment made during the initial development approval process which emphasized the importance of preserving the natural biodiversity of fauna and flora also the unique and endangered Elim Ferricrete Fynbos covering 50% of the estate. The installation of a mast and transmission apparatus contradicts this commitment and raises questions about the integrity and commitment to the stewardship* obligations as required by the original Record Of Decision (ROD).

8. Preservation Commitment:

The commitment made during the initial development approval process emphasized the importance of preserving the natural surroundings and the unique biodiversity of the area. Approval of the development was granted subject to this imposed condition.

9. Ready Alternative

23/81

High speed internet connectivity service can be achieved by simply connecting to the existing estate fibre optic backbone available to all the erven.

10. Conclusion

We are confident that, the proposers can find another solution elsewhere, that does not compromise the ecological integrity, natural beauty, and health of the locals. We respectfully urge all concerned to carefully consider the wide ranging, and irreversible, long-term impacts of the proposal. The standing height restriction which they want to vary at Benguela Cove was well reasoned and should not be tampered with.

We implore you to explore the alternative solutions that respect and uphold the ecological sensitivity of the site and the well-being of all at Benguela Cove.

Thank you for your consideration and your commitment to preserving this unique environment and the special sense of place that many of us have invested in.

Some decisions need to be made eschewing the attraction of pecuniary gain (rent seeking) for the sake of a healthy environment and the broad public interest.

24/81

Thank you also for your consideration and your commitment to preserving the up-market aesthetic and the integrity of the uniquely, valuable, ecological environment.

Yours Sincerely,
Rodney Anderson 135
P.S. Kindly acknowledge receipt.

***Stewardship definition & meaning: Merriman-Webster Dictionary. The conducting, supervising, or managing of something especially the careful and responsible management of something entrusted to one's care as in stewardship of natural resources**

Please find below pertinent research and articles and to assist with making an informed decision.

Environmental health trust

<https://ehtrust.org/scientific-research-on-5g-and-health/>

Adverse health effects:

<https://pubmed.ncbi.nlm.nih.gov/31991167/>

Is public participation required for cell mast installation?

25/81

<https://randburgsun.co.za/331073/public-participation-required-cell-mast-installation/>

26/81

Loriaan Isaacs

From: shantel.kent@benguelacove.co.za
Sent: Thursday, 30 November 2023 17:31
To: Loriaan Isaacs
Subject: Benguela Cove - PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV (PTY) LTD

Attachments: Letters of Support Marion.pdf

Dear Loriaan

Attached please find a letter of support for the application.

Regards

Shantel Kent
Financial Controller

Office: +27 21 944 1245
 Ext: 1245
 E-Mail: shantel.kent@benguelacove.co.za
 Web: www.benguelacove.co.za



TP - A Theart (H Olivier)



IMPORTANT:

THIS E-MAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.

If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this e-mail and its attachments belong to Benguela Cove Investments.

FILE NO. Ptn 231 / 575
Afdaks Rivier
SCAN NO.
COLLABORATOR NO.
1961542

TP 01 DEC 2023

27/81

30th October 2023
Singabase PTY Ltd
Marion Hewson
House 126, Benguela Cove Lagoon Wine Estate
Hermanus
7200

To,
The Planning Department
Overstrand Municipality
Municipality Notice No. 161/2023

Subject: Support for Transmission Apparatus Proposal

Dear Sir/Madam,

Being the owner of **House 126** in Benguela Cove, I express my full support for the installation of the transmission apparatus on Portion 231. I am confident that due diligence has been carried out and the project will be advantageous for our area.

Warm Regards,

MW Hewson

Marion Hewson

01 DEC 2023

28/81

Loretta Gillion

From: Siobain Prew < >
Sent: Friday, 01 December 2023 14:38
To: Loretta Gillion
Subject: Telecoms mast -Benguela Cove

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
04 DEC 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

Dear Loretta

We would like to lend our support to the above.

Kind regards.

Siobain and Mike Prew - 176 Benguela Cove

TP - A Theart
(Hollivier)

FILE NO. Pth 231/575
Afdaks Rivier
SCAN NO.
COLLABORATOR NO.
1961743

- 1 DEC 2023

29/81

Loretta Gillion

From: John Oxley <n>
Sent: Friday, 01 December 2023 14:28
To: Loretta Gillion
Subject: Telephone Tower at Benguela Cove

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
04 DEC 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

Loretta

Please register our support for the proposed tower and hope it is approved.

John and Marisol Oxley
185 Benguela Cove

TP- A Theart
(Holivier)

Sent from [Outlook for Android](#)

FILE NO. Pen 231/575
Afdaks Rivier
SCAN NO.
COLLABORATOR NO.
1961744

- 1 DEC 2023

30/81

Loretta Gillion

HBENG 231/575

From: Penny Streeter <penny.streeter@a24group.com>
Sent: Tuesday, 31 October 2023 10:01
To: Loretta Gillion
Subject: Municipality Notice No 161/2023 - Transmission Tower

Dear Loretta,

I am the owner of Houses 238, 111 and erf 120, Benguela Cove and confirm that I fully support the installation of the transmission tower on erf 238 Benguela Cove. The connectivity boost that this will provide is of importance to me as someone that works from home and needs constant connectivity.

If you need anything further from me please do not hesitate to contact me.

Regards

Penny Streeter
 Cell



TP-A Theart
 (H Olivier)

FILE NO. Ptn 231/575
Afdaks Rivier
SCAN NO.
COLLABORATOR NO.
1937632

TP 31 OCT 2023

Loretta Gillion

31/81
TP-A Theart
(Holivier)

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
30 OCT 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

From: Harry Elcock < >
Sent: Saturday, 28 October 2023 07:41
To: Loretta Gillion
Subject: Fwd: Portion 231 of Farm 575, Benguela Cove: Public Participation Process, Notices to Affected Persons, closing date 1 December 2023

Dear Loretta

Please place on record that I am 100% in favour of this application and the improved cellular and network services that this will provide me as a permanent resident on the estate.

It will be hugely beneficial to everyone on the estate whether they live here permanently, whether they have a holiday house here, or whether they are visiting the estate. Also to people that just drive past and enjoy better cellular reception in their vehicle when they do so.

This is of course none of your business, but I am becoming extremely frustrated by homeowners who seem to oppose things just on principle. Frequently people who are not even South African residents and only come here for a few months of the year.

Data services on this side of the mountain are not nearly as good as on the Hermanus side. This tower will contribute to improving this situation for everyone in the broader area.

I can't see how anyone can put forward a valid objection to this tower that could result in the Municipality not granting this application, especially since the tower will be well concealed by high trees and out of sight of all residents, even if they climb onto the roof of their house.

Regards
Harry Elcock
186 Benguela Cove (on behalf of The Elcock Family Trust)

Begin forwarded message:

From: Loriaan Isaacs <loriaanisaacs@overstrand.gov.za>
Date: 27 October 2023 at 10:23:22 SAST
To: Loretta Gillion <loretta@overstrand.gov.za>
Subject: Portion 231 of Farm 575, Benguela Cove: Public Participation Process, Notices to Affected Persons, closing date 1 December 2023

Dear Interested and Affected Person(s)

**PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON:
APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON
BEHALF OF BENGUELA COVE INV (PTY) LTD**

Attached please find a self-explanatory notice for your attention.

Kindly provide your comments directly to Loretta Gillion (loretta@overstrand.gov.za) on or before **1 December 2023**.

TP 30 OCT 2023

FILE NO. Ptn 231, 575
Afdaks River
SCAN NO.
1937168
COLLABORATOR NO.

Loretta Gillion

32/81
TP-A Theart
(Holiver)

REKORDBEHEER

30 NOV 2023

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

From: Harry Elcock < >
Sent: Wednesday, 29 November 2023 15:02
To: Loretta Gillion
Subject: Fwd: Objection to the Installation of a 15m Land-Based Transmission Apparatus. PORTION 231 OF THE FARM AFDKAS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF B...

Dear Loretta

I am writing to provide a rebuttal to the concerns raised in the objection below regarding the installation of a 15m land-based transmission apparatus at Benguela Cove. While acknowledging the importance of preserving the ecological integrity of the area, I would like to offer additional insights to address the highlighted issues.

Before delving into the specifics, I would like to express my appreciation for the opportunity to engage in a constructive dialogue concerning the proposed installation. However, I would like to point out that the objection below was completely unsolicited and was not communicated through official homeowner channels. As per the Protection of Personal Information Act (POPIA) requirements in South Africa, I kindly urge that you take this into consideration and that future communications adhere to the stipulated protocols for homeowner notifications and do not breach POPIA requirements.

1. Cellular Coverage and Health Concerns:

- The proposed tower aims to address the inferior cellular coverage in the area, providing improved communication for residents and businesses.
- The objection cites potential health risks associated with electromagnetic non-ionising radiation (EMF). However, current research suggests that base stations do not pose a significant health threat, as indicated in the proposal.

2. Environmental Impact and Ecological Sensitivity:

- The tower will be erected in the estate's rubbish collection area, ensuring minimal disruption to the fynbos compared to the construction of new houses. Each new housing unit introduces far more significant disturbance to the natural habitat.
- Furthermore, the estate's rubbish collection area, is 50 meters from a busy road with carbon monoxide emissions and noise pollution. These factors may pose greater environmental risks than potential radiation.
- The site selection demonstrates a commitment to preserving the local ecology and pristine natural assets.

3. Alternative Solutions and Technological Progress:

- The objection suggests the use of existing estate fiber optic backbone for high-speed internet connectivity. However, it's essential to note that the proposed tower is not just for internet connectivity but also aims to enhance overall cellular coverage.
- In addition to improved communication, the proposed tower opens avenues for future security solutions on the estate, contributing to the well-being of residents. Laying fiber to achieve such security points would not only be impractical, but also disrupt the fynbos and compromise the ecological balance.
- Standing against the proposed tower may hinder the community's access to essential communication services and the implementation of essential security measures, which can be seamlessly integrated with the proposed infrastructure.

4. Aesthetics:

- While aesthetics is subjective, the proposed mast has been designed to minimize visual impact, disguised as a tree. The potential benefits to communication infrastructure may outweigh the visual concerns.

30 NOV 2023

1

FILE NO. Pbn 231
 Farm 575
 SCAN NO.
 11957209

33/81

In conclusion, I believe that the proposed installation, considering its location and design, strikes a balance between addressing communication needs, preserving the ecological and aesthetic aspects of Benguela Cove, and providing additional future benefits such as enhanced security. We appreciate your commitment to environmental stewardship, while at the same time being pragmatic about technology development in an area that badly requires such a facility.

Thank you for your time and consideration.

Yours sincerely,
Harry Elcock
186 Benguela Cove

From: Rodney Anderson < >
Date: 12 November 2023 at 16:19:11 SAST
To: Ebeline De Villiers <
Subject: Fwd: Objection to the Installation of a 15m Land-Based Transmission Apparatus.
PORTION 231 OF THE FARM AFDACS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON:
APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON
BEHALF OF BENGU

Dear Neighbour

Herewith our objection to the cell phone tower proposed for a site close to the Benguela cove entrance gate.

We trust you will find it helpful if you will care to object.

Kind regards
Rodney Anderson 135

From:
Sent: Sunday, November 12, 2023 3:21 PM
To: 'loretta@overstrand.gov.za' <loretta@overstrand.gov.za>
Subject: Objection to the Installation of a 15m Land-Based Transmission Apparatus.
PORTION 231 OF THE FARM AFDACS RIVIER NO. 575, BENGUELA COVE, A DIVISION
OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE
CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA

**PORTION 231 OF THE FARM AFDACS
RIVIER NO. 575, BENGUELA COVE, A
DIVISION OF CALEDON: APPLICATION
FOR CONSENT USE AND DEPARTURE:
HIGHWAVE CONSULTANTS (PTY) LTD ON**

**BEHALF OF BENGUELA COVE INV (PTY)
LTD**

**To Whom it may Concern: Town
Planning Department Overstrand
Municipality,**

Note: Benguela Cove as private Property is chosen by the proposer to avoid the strictures and cost of executing an Environmental Impact Study EIA.

The proposer is seeking to use a departure and consent use to change the 12meter height restriction to accommodate the 15 meter Mast height.

We have until 1 December 2023 to comment on this proposal to loretta@overstrand.gov.za

Objection to the Installation of a 15m land-based transmission apparatus intended for transmitting cell phone signals. The proposed site for this installation is situated near to the Benguela Cove Private Nature Reserve and adjacent to the Botriver Estuary,

which is a RAMSAR accredited waterbody. This accreditation certifies its protection an internationally important habitat for a rich diversity of bird life.

Benguela Cove is home to a world class winery and commercial precinct and a residential housing estate with houses and a winery/ business premises located close to the proposed site. One of the most significant concerns with this proposed installation is the site's ecological sensitivity and its role in preserving birdlife, flora, fauna, residents, staff, and the natural surroundings. When approving the initial development plan, the developer was specifically obliged to preserve as much of the local ecology and pristine natural assets as is possible. This was not only a legal requirement but a moral commitment to manage and protect the unique

environment in terms of a stewardship* role. The above facts are glossed over in the applicant's proposal .

We would emphasize the following points to underline reasons for our strong objection to the proposed installation of said land-based transmission apparatus:

1. Health Concerns:

The proximity of the proposed installation to the residences, winery, and commercial aspects of the estate is of significant concern for the well-being and safety of the residents, visitors, and staff. There are significant potential health risks associated with exposure to electromagnetic non-ionising radiation (EMF) emitted by this base station and Tower that should not be imposed on residents et.al without their being well informed.

2. Health Effects:

Negative effects from exposure to Non-Ionising RF frequency emissions called EMF:

This quote from the proposal runs contrary to the information below, quote:

“current research on telecommunications base stations have reached a point whereby scientists are satisfied that base stations do not pose a health threat”

The statement is not true as can be shown by the following reports and research:

<https://childrenshealthdefense.org/defender/radiofrequency-radiation-brain-damage-dementia-alzheimers/>

(9 leading experts peer review article: Brain damage hazard)

<https://ehtrust.org/scientific-research-on-5g-and-health/>

<https://pubmed.ncbi.nlm.nih.gov/31991167/>

3. Residential Concerns:

The proximity of the proposed installation to the residential erven is of significant concern for the well-being and safety of the residents. There are potential health risks associated with exposure to electromagnetic non-ionising radiation emitted by this equipment. These risks should not be imposed on residents (and others) without meaningful information provided to enable their informed comment . The conspicuous absence renders the proposal void ab initio.

4. Environmental Impact:

The construction, operation, and maintenance of a transmission apparatus of this scale leads to environmental disruption, pollution, EMF contamination, and damage to local ecosystems. Such activities are at odds with the commitment to

preserve the site's flora and fauna and to maintain the natural ecosystem.

5. Ecological Sensitivity:

The proposed Mast site is located on an area of high ecological sensitivity. It is home to a wide variety of bird species, including the Blue Crane, which has been breeding on site for the past eight years. Additionally, the site hosts other special birdlife, including the endangered Black Harrier and the majestic Fish Eagle. The installation of a 15m high transmission apparatus has the potential to disrupt these habitats and endanger flight paths and the well-being of local birdlife.

6. Aesthetics:

First impressions are lasting, and this, ugly installation of apparatus will not do justice to the estate or drive tourism and custom to the facilities therein.

The apparatus will be obtrusive and an eyesore at the entrance gate. The

visual impact of the mast (disguised as a tree!) and the equipment containers cannot but despoil the sense of place and natural charm created at Benguela Cove. See photo attached of a mast.

7. Commitment to Preservation:

The commitment made during the initial development approval process which emphasized the importance of preserving the natural biodiversity of fauna and flora also the unique and endangered Elim Ferricrete Fynbos covering 50% of the estate. The installation of a mast and transmission apparatus contradicts this commitment and raises questions about the integrity and commitment to the stewardship* obligations as required by the original Record Of Decision (ROD).

8. Preservation Commitment:

The commitment made during the initial development approval process emphasized the importance of

preserving the natural surroundings and the unique biodiversity of the area. Approval of the development was granted subject to this imposed condition.

9. Ready Alternative

High speed internet connectivity service can be achieved by simply connecting to the existing estate fibre optic backbone available to all the erven.

10. Conclusion

We are confident that, the proposers can find another solution elsewhere, that does not compromise the ecological integrity, natural beauty, and health of the locals. We respectfully urge all concerned to carefully consider the wide ranging, and irreversible, long-term impacts of the proposal.

The standing height restriction which they want to vary at Benguela Cove was well reasoned and should not be tampered with.

We implore you to explore the alternative solutions that respect and uphold the ecological sensitivity of the site and the well-being of all at Benguela Cove.

Thank you for your consideration and your commitment to preserving this unique environment and the special sense of place that many of us have invested in.

Some decisions need to be made eschewing the attraction of pecuniary gain (rent seeking) for the sake of a healthy environment and the broad public interest.

Thank you also for your consideration and your commitment to preserving the up-market aesthetic and the integrity of the uniquely, valuable, ecological environment.

Yours Sincerely,
Rodney Anderson 135
P.S. Kindly acknowledge receipt.

*Stewardship definition & meaning:
Merriman-Webster Dictionary. The
conducting, supervising, or managing
of something especially the careful
and responsible management of
something entrusted to one's care as
in stewardship of natural resources

Please find below pertinent research
and articles and to assist with making
an informed decision.

Environmental health trust

[https://ehtrust.org/scientific-
research-on-5g-and-health/](https://ehtrust.org/scientific-research-on-5g-and-health/)

Adverse health effects:

[https://pubmed.ncbi.nlm.nih.gov/319
91167/](https://pubmed.ncbi.nlm.nih.gov/31991167/)

Is public participation required for cell
mast installation?

[https://randburgsun.co.za/331073/pu
blic-participation-required-cell-mast-
installation/](https://randburgsun.co.za/331073/public-participation-required-cell-mast-installation/)

44/81

Loriaan Isaacs

From: shantel.kent@benguelacove.co.za
Sent: Thursday, 30 November 2023 17:32
To: Loriaan Isaacs
Subject: Benguela Cove - PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV (PTY) LTD

Attachments: Letters of Support Penny.pdf

Dear Loriaan

Attached please find letter for the above application.

Regards

Shantel Kent
Financial Controller

Office: +27 21 944 1245
Ext: 1245
E-Mail: shantel.kent@benguelacove.co.za
Web: www.benguelacove.co.za



TP - A Theart (H Olivier)



IMPORTANT:

THIS E-MAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.

If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this e-mail and its attachments belong to Benguela Cove Investments.

TP 01 DEC 2023

FILE NO. Ptn 231/575
Afdaks Rivier
SCAN NO.
COLLABORATOR NO.
1961702

45/81

SHUMABTRITE (PTY) LTD30th October 2023

Shumbarite PTY Ltd
Erf 104 Benguela Cove
Hermanus, 7200

To,

The Planning Department
Overstrand Municipality
16 Paterson Street
Hermanus

Email: loretta@overstrand.gov.za

Municipality Notice No. 161/2023

Subject: Support for the Application for Consent Use and Departure

Dear Sir/Madam,

I, P Streeter, owner of Plot 161 in Benguela Cove, write in support of the Application for Consent Use and Departure for the proposed transmission apparatus on Portion 231 of the Farm Afdaks River No 575. As a local resident and stakeholder, I believe that this development will benefit our community and I have no objections.

Yours Faithfully

PM Streeter

01 DEC 2023

46/81

#BENG 231/575

Loretta Gillion

From: Andre Loedolff <a>
Sent: Friday, 01 December 2023 09:34
To: Loretta Gillion
Cc: My Self
Subject: Tower approval at Benguela

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
01 DEC 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

Morning Loretta
 I am owner plot 169 Benguela and would like to give approval of this tower proposal

Kind Regards

Andre Loedolff
 Tel:
 Cell:

TP-A Theart (Hollivier)

FILE NO. Ptn 231/575
Afdaks Rivier
SCAN NO.
COLLABORATOR NO.
1960117

01 DEC 2023

47/81

HBENG 231/575

Loretta Gillion

From: Concha Botes <
Sent: Friday, 01 December 2023 09:58
To: Loretta Gillion
Subject: Support for proposed cellular tower at Benguela Cove Estate

Dear Loretta

RE: Proposed cellular tower at Benguela Cove Estate

Please take note that as a home owner at Benguela Cove Estate, we support the proposed installation of a cellular tower in the rubbish bin area of the Estate.

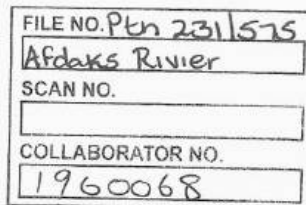
Let me know if you need additional comments/information.

Kind regards

Concha Botes
House number 156
 Tel:



TP- A Theart
(Holivier)



01 DEC 2023

48/81

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:15
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV Singacept ERF153.pdf

Attachments:

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Singacept (Pty) Ltd, ERF 153 as per accordance with the provisions of Sections 51 and 52 of the By-law.

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com

TP-A Theont
(H Olivier)



IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Ptn 231/575
Afdaks Rivier
SCAN NO.
02
COLLABORATOR NO.
1949847

TP 13 NOV 2023

49/87

SINGACEPT (Pty) LTD

REG NO: 2021/728409/07

Singacept PTY LTD
Benguela Cove
Hermanus
Erf 153

Overstrand Municipality
Planning Department

Dear Sir/Madam,

Subject: My Vote for the Transmission Apparatus

I am writing from Plot 153, Benguela Cove. Having witnessed the evolution of our community, I'm convinced that the transmission apparatus is another positive step. I extend my full support.

Regards



**DIRECTORS:
LEON HATTINGH
SHANTEL KENT**

50/81

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:16
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV Singacap ERF154.pdf

Attachments:

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Singacap (Pty) Ltd, ERF 154 as per accordance with the provisions of Sections 51 and 52 of the By-law.

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com

TP - A Theart
(H Olivier)



GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic | Get Shifts | Be a Vax Champ
 Vaccinate Today



REFER A FRIEND:
 Earn up to R1500 for You
 & R750 for your referral



IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
 If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Ptn 231/575
Afdaks Rivier
SCAN NO.
03
COLLABORATOR NO.
1949850

TP 13 NOV 2023

SINGACAP (Pty) LTD

REG NO: 2021/727166/07

31st October 2023
154 Singacap PTY Ltd
Benguela Cove Lagoon Wine Estate
Hermanus
7200

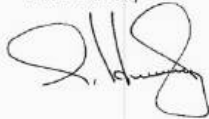
Overstrand Municipality
Planning Department
Municipality Notice No. 161/2023

Dear Sir/Madam

Subject: Embracing the Transmission Apparatus Proposal

From Plot 154, Benguela Cove, I eagerly embrace the proposal for the transmission apparatus. I see a brighter future with such advancements in our community.

Yours faithfully



DIRECTORS:
LEON HATTINGH
SHANTEL KENT

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:14
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDACS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV Singabix ERF152.pdf

Attachments:

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Singabix (Pty) Ltd, ERF 152 as per accordance with the provisions of Sections 51 and 52 of the By-law.

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com

TP - A Theart
(H Olivier)



GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic | Get Shifts | Be a Vax Champ
 Vaccinate Today



REFER A FRIEND:
 Earn up to R1500 for You & R750 for your referral

Write a review

IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
 If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Ptn 231/575
Afdaks Rivier
SCAN NO.
04
COLLABORATOR NO.
1949853

13 NOV 2023

53/81

SINGABIX (Pty) LTD

REG NO: 2021/703527/07

Singabix PTY LTD

Erf 152

Benguela Cove Lagoon Wine Estate

Hermanus

Overstrand Municipality

Planning Department


Subject: Unwavering Support for the Project

Dear Sir/Madam,

Subject: Unwavering Support for the Project

Being deeply connected to this community from Plot 152, Benguela Cove, I stand unwavering in my support for the transmission apparatus on Portion 231. I am convinced this will benefit us greatly.

Regards



DIRECTORS:
LEON HATTINGH
SHANTEL KENT

54/81

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:09
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV Shumbabex ERF140.pdf

Attachments:

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Shumbabex (Pty) Ltd, ERF 140 as per accordance with the provisions of Sections 51 and 52 of the By-law.

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com

TP-A Theart (Holvier)

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
13 NOV 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY



GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic | Get Shifts | Be a Vax Champ
 Vaccinate Today



REFER A FRIEND:
 Earn up to R1500 for You & R750 for your referral

IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
 If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Pbn 231/575
Afdaks Rivier
SCAN NO.
05
COLLABORATOR NO.
1949856

TP

13 NOV 2023

SHUMBABEX (Pty) LTD

REG NO: 2021/702620/07

30th October 2023**Municipality Notice No. 161/2023**

Shumbabex PTY Ltd

House 140

Benguela Cove

Hermanus, 7200

Overstrand Municipality

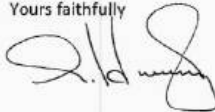
Planning Officer

Subject: Solidarity with the Transmission Apparatus Project

Dear Sir/Madam,

As the owner of House 140, Benguela Cove, I wish to communicate my unreserved support for the transmission apparatus on Portion 231. This endeavor will surely enhance our locality and its facilities.

Yours faithfully



DIRECTORS:
LEON HATTINGH
SHANTEL KENT

56/81

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:13
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV Singacel ERF151.pdf

Attachments:

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Singacel (Pty) Ltd, ERF 151 as per accordance with the provisions of Sections 51 and 52 of the By-law.

FP - A Theart (Hollivier)

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
13 NOV 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

A24group
MEDICAL STAFFING

GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic. | Get Shifts | Be a Vax Champ
 Vaccinate Today

REFER A FRIEND:
Earn up to R1500 for You & R750 for your referral

Write a review

IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Ptn 231/575
Afdaks Rivier
SCAN NO.
COLLABORATOR NO.
1949831

13 NOV 2023

57/81

SINGACEL (Pty) LTD

REG NO: 2021/728322/07

31/10/2023

Singacel PTY LTD

Erf 151

Benguela Cove

Hermanus

7200

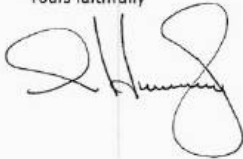
Overstrand Municipality Planning Department

Dear Sir/Madam,

Subject: In Agreement with the Transmission Apparatus Proposal

Hailing from Plot 151, Benguela Cove, I express my agreement with the proposed installation. This represents a forward-thinking move, and I am all for it.

Yours faithfully



DIRECTORS:
LEON HATTINGH
SHANTEL KENT

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:06
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV
Attachments: Texaliworx ERF150.pdf

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Texaliworx (Pty) Ltd, ERF 150 as per accordance with the provisions of Sections 51 and 52 of the By-law.

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com

TP - A Theart
(H Olivier)

OVERSTRAND MUNISIPALITEIT
 REKORDBEHEER
 13 NOV 2023
 DOCUMENT CONTROL
 OVERSTRAND MUNICIPALITY



GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic | Get Shifts | Be a Vax Champ
 Vaccinate Today



REFER A FRIEND:
 Earn up to R1500 for You
 & R750 for your referral



IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
 If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person. Use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Ptn 231/575
 Afdaks Rivier
 SCAN NO.
 COLLABORATOR NO.
 1949928

59/81

TEXALIWORX (Pty) LTD

REG NO: 2021/727120/07

30th October 2023

Texaliworx PTY Ltd

Erf 150

Benguela Cove

Hermanus

Overstrand Municipality – Planning Dept


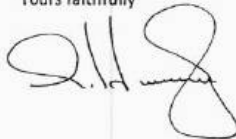
Hermanus

Subject: An Affirmative Stand on the Transmission Apparatus Project

Dear Sir/Madam,

From the vantage point of Plot 150 in Benguela Cove, I've seen our community grow. I firmly believe that the transmission apparatus on Portion 231 will be another valuable addition. I give it my full endorsement.

Yours faithfully



DIRECTORS:
LEON HATTINGH
SHANTEL KENT

60/81

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:17
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV Singacode ERF157.pdf

Attachments:

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Singacode (Pty) Ltd, ERF 157 as per accordance with the provisions of Sections 51 and 52 of the By-law.

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com

TP-A Theart
(H Olivier)



GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic | Get Shifts | Be a Vax Champ
 Vaccinate Today



REFER A FRIEND:
 Earn Up to R1500 for You
 & R750 for your referral

Write a review

IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
 If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Ptn 231 / 575
Afdaks Rivier ✓
SCAN NO.
Singacode
COLLABORATOR NO.
1950120

13 NOV 2023

61/81

SINGACODE (Pty) LTD

REG NO: 2021/728481/07

31st October 2023
157 Singacode PTY Ltd
Benguela Cove
Hermanus, 7200

Overstrand Municipality
Planning Department
Municipality Notice No. 161/2023

Dear Sir/Madam

As the proud owner of Plot 17, Benguela Cove, I welcome initiatives that promise to enhance our community. The transmission apparatus on Portion 231 fits this description, and I am happy to support it.

Yours faithfully



DIRECTORS:
LEON HATTINGH
SHANTEL KENT

62/81

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:08
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDACS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV Shumbabyte ERF148.pdf

Attachments:

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Shumbabyte (Pty) Ltd, ERF 148 as per accordance with the provisions of Sections 51 and 52 of the By-law.

TP - A Theart
(H Olivier)

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
13 NOV 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com



GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic | Get Shifts | Be a Vax Champ
 Vaccinate Today



REFER A FRIEND:
 Earn up to R1500 for You & R750 for your referral

Write a review

IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
 If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Ptn 231/575
Afdaks Rivier ✓
SCAN NO.
Shumbabyte
COLLABORATOR NO.
1950239

13 NOV 2023

TP

63/81

SHUMBABYTE (Pty) LTD

REG NO: 2021/703490/07

30th October 2023

Shumbabyte PTY LTD

ERF 148

Benguela Cove

Hermanus 7200

Overstrand Municipality

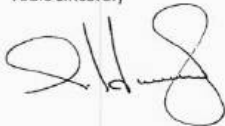
Planning Department

Municipality Notice No. 161/2023

Dear Sir

With this letter, I, the occupant of Plot 148, Benguela Cove, want to express my backing for the proposed transmission apparatus. I trust the professionals in charge and believe that this is a step in the right direction for our community.

Yours sincerely



DIRECTORS:
LEON HATTINGH
SHANTEL KENT

64/81

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:07
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDKAS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV
Attachments: Texalizone ERF149.pdf

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Texalizone (Pty) Ltd, ERF 149 as per accordance with the provisions of Sections 51 and 52 of the By-law.

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com

JP - A Theart
(Holivier)

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
13 NOV 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY



GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic | Get Shifts | Be a Vax Champ
Vaccinate Today



REFER A FRIEND:
 Earn up to R1500 for You & R750 for your referral

IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
 If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Ptn 231/575
Afdaks Rivier
SCAN NO.
Texalizone
COLLABORATOR NO.
1950203

13 NOV 2023

65/81

TEXALIZONE (Pty) LTD

REG NO: 2021/727143/07

31st October 2023

Texalizone PTY LTD

ERF 149

Benguela Cove

Hermanus 7200

Overstrand Municipality

Planning Department

Hermanus, 7200

Subject: Enthusiastic Support for the Transmission Apparatus Initiative

Dear Sir/Madam,

I am elated about the potential benefits the transmission apparatus will bring to our community. As the owner of Plot 149, Benguela Cove, I offer my wholehearted support for this project.

Yours faithfully



DIRECTORS:
LEON HATTINGH
SHANTEL KENT

66/81

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:10
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV Shumbablox ERF138.pdf

Attachments:

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Shumbablox (Pty) Ltd, ERF 138 as per accordance with the provisions of Sections 51 and 52 of the By-law.

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com

TP-A Theart
(H Olivier)

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
13 NOV 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY



GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic | Get Shifts | Be a Vax Champ
 Vaccinate Today



REFER A FRIEND:
 Earn up to R1500 for You & R750 for your referral

★ Write a review

IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED. If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Pbn 2311575
Afdaks Rivier ✓
SCAN NO.
Shumbablox
COLLABORATOR NO.
1950147

67/81

SHUMBABLOX (Pty) LTD

REG NO: 2021/703470/07

30/10/2023

Shumbablox Pty Ltd

House 138

Benguela Cove

Hermanus

7200

Planning Department

Overstrand Municipality

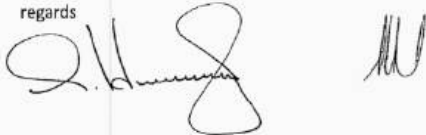
Municipality Notice No. 161/2023

Subject: Advocating for the Transmission Apparatus Installation

Dear Sir/Madam,

I am writing from **Plot 138**, Benguela Cove, to express my endorsement of the transmission apparatus project. I am of the opinion that this initiative will bolster our community's infrastructure and overall development.

regards



**DIRECTORS:
LEON HATTINGH
SHANTEL KENT**

68/81

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:20
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV Singacol ERF192.pdf

Attachments:

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Singacol (Pty) Ltd, ERF 192 as per accordance with the provisions of Sections 51 and 52 of the By-law.

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com

TP- A theart
(H Olivier)



GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic | Get Shifts | Be a Vax Champ
Vaccinate Today



REFER A FRIEND:
 Earn up to R1500 for You & R750 for your referral

Write a review

IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
 If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Ptn 231/575
 Benguela Cove
 SCAN NO.
 COLLABORATOR NO.
 1949820

TP 13 NOV 2023

69/81

SINGACOL (Pty) LTD

REG NO: 2021/728653/07

31st October 2023

House 192 Singacol PTY Ltd

Benguela Cove

Hermanus, 7200

Overstrand Municipality

Planning Dept

Dear Sir or Madam

I own House 192 in Benguela Cove. I back the proposal for the transmission apparatus on Portion 231.

Yours faithfully



**DIRECTORS:
LEON HATTINGH
SHANTEL KENT**

70/81

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:22
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON; APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV
Attachments: Texalizest ERF144.pdf

OVERSTRAND MUNISIPALITEIT
 OVERSTRAND MUNISIPALITEIT
 REKORDBEHEER
 13 NOV 2023
 DOCUMENT CONTROL
 OVERSTRAND MUNICIPALITY

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Texalizest (Pty) Ltd, ERF 144 as per accordance with the provisions of Sections 51 and 52 of the By-law.

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com

TP - A Theart
(Hollivier)

OVERSTRAND MUNISIPALITEIT
 REKORDBEHEER
 13 NOV 2023
 DOCUMENT CONTROL
 OVERSTRAND MUNICIPALITY



GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic | Get Shifts | Be a Vax Champ
 Vaccinate Today



REFER A FRIEND:
 Earn up to R1500 for You
 & R750 for your referral



IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
 If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Ptn 2311575
 Afdaks Rivier
 SCAN NO.
 COLLABORATOR NO.
 1949868

TP 13 NOV 2023

71/81

TEXLIZEST (Pty) LTD

REG NO: 2021/727132/07

144 Texlizest PTY Ltd
Benguela Cove
Hermanus 7200

Overstrand Planning Dept
Hermanus

Dear Sirs

Subject: In Agreement with the Project

I own house 144 and I agree with the proposal for the transmission apparatus on Portion 231.

Yours sincerely



**DIRECTORS:
LEON HATTINGH
SHANTEL KENT**

72/81

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:11
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDACS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV Singabex ERF136.pdf

Attachments:

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Singabex (Pty) Ltd, ERF 136 as per accordance with the provisions of Sections 51 and 52 of the By-law.

TP - A Theart
(Hollivier)



Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com



GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic | Get Shifts | Be a Vax Champ
 Vaccinate Today



REFER A FRIEND:
 Earn up to R1500 for You & R750 for your referral

★ Write a review

IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
 If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Ptn 231/575
Afdaks Rivier
SCAN NO.
COLLABORATOR NO.
1949933

TP 13 NOV 2023

73/81

SINGABEX (Pty) LTD

REG NO: 2021/703514/07

30th October 2023

Singabex PTY Ltd

136 Benguela Cove

Hermanus

7200

Planning Department

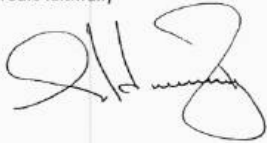
Overstrand Municipality

Dear Sir/Madam,

Subject: In Favour of the Proposed Transmission Apparatus

As an invested member of this community and the owner of Plot 136, Benguela Cove, I wish to voice my support for the proposed transmission apparatus on Portion 231. I believe that this development represents progress and modernization for our area.

Yours faithfully



DIRECTORS:
LEON HATTINGH
SHANTEL KENT

74/81

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:21
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV Singaclox ERF193.pdf

Attachments:

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Singaclox (Pty) Ltd, ERF 193 as per accordance with the provisions of Sections 51 and 52 of the By-law.

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com

TP-A Theart
(Hollivier)

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
13 NOV 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY



GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic | Get Shifts | Be a Vax Champ
 Vaccinate Today



REFER A FRIEND.
 Earn up to R1500 for you
 & R750 for your referral



IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
 If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Ptn 231/575
Benguela Cove
SCAN NO. Afdaks Rivier
COLLABORATOR NO.
1949865

TP 13 NOV 2023

75/81

SINGACLOX (Pty) LTD

REG NO: 2021/728445/07

31.10.23

Singaclox Pty Ltd Erf 193

Benguela Cove

Hermanus, 7200

Overstrand Planning Department

Hermanus

Dear Sir

From Plot 193, Benguela Cove: I support the transmission apparatus project for Portion 231.

Yours faithfully



**DIRECTORS:
LEON HATTINGH
SHANTEL KENT**

76/81

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:19
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDACS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV Singacare ERF173.pdf

Attachments:

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Singacare (Pty) Ltd, ERF 173 as per accordance with the provisions of Sections 51 and 52 of the By-law.

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com

TP-A Theart
(H Olivier)

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
13 NOV 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY



GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic | Get Shifts | Be a Vax Champ
Vaccinate Today



REFER A FRIEND:
 Earn up to R1500 for You
 & R750 for your referral



IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
 If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. <i>Pen 231/575</i>
<i>Afdaks Rivier</i>
SCAN NO.
COLLABORATOR NO.
<i>1949857</i>

TP 13 NOV 2023

.77/81

SINGACARE (Pty) LTD

REG NO: 2021/728318/07

31st October 2023
173 Singacare PTY Ltd
Benguela Cove
Hermanus, 7200

Overstrand Municipality
Planning Dept
Hermanus,

Dear Sir or madam

I live in Plot 173 and would like to express my support for the transmission apparatus project on Portion 231.

Regards Penny



**DIRECTORS:
LEON HATTINGH
SHANTEL KENT**

78/81

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:19
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV Singacron ERF159.pdf

Attachments:

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Singacron (Pty) Ltd, ERF 159 as per accordance with the provisions of Sections 51 and 52 of the By-law.

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com

TP- A Theart
(Holivier)

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
13 NOV 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY



GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic | Get Shifts | Be a Vax Champ
Vaccinate Today



REFER A FRIEND:
 Earn up to R1500 for You
 & R750 for your referral



IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
 If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Pbn 2311575
Afdaks Rivier
SCAN NO.
COLLABORATOR NO.
194985

13 NOV 2023

79/81

SINGACRON (Pty) LTD

REG NO: 2021/728434/07

31/10/2023

159 Singacron PTY Ltd

Benguela Cove

Hermanus, 7200

Overstrand Municipality

Planning Department

Municipality Notice No. 161/2023

Dear Sirs

From Plot 159, Benguela Cove: I'm in favor of the transmission apparatus on Portion 231.

regards



**DIRECTORS:
LEON HATTINGH
SHANTEL KENT**

80/81

Loretta Gillion

From: accounts.sa@a24group.com
Sent: Friday, 10 November 2023 16:18
To: Loretta Gillion
Subject: PORTION 231 OF THE FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS (PTY) LTD ON BEHALF OF BENGUELA COVE INV
Attachments: Texaliwell ERF158.pdf

Good Afternoon Loretta,

I trust you are well.

Please find attached written comments for Texaliwell (Pty) Ltd, ERF 158 as per accordance with the provisions of Sections 51 and 52 of the By-law.

Demi Smith
Junior Finance Clerk

Tel: 021 944 1218
Email: demi.smith@a24group.com
Web: www.a24group.com

TP-A Theart
(H Olivier)

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
13 NOV 2023
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY



GET VACCINATED | GET YOUR PROOF OF VACCINATION | SEND IT TO US
 Help control the pandemic | Get Shifts | Be a Vax Champ
 Vaccinate Today



REFER A FRIEND:
 Earn up to R1500 for You
 & R750 for your referral



IMPORTANT: THIS EMAIL AND THE INFORMATION THAT IT CONTAINS, MAY BE CONFIDENTIAL, LEGALLY PRIVILEGED, AND PROTECTED BY LAW. ACCESS BY THE INTENDED RECIPIENT ONLY IS AUTHORISED.
 If you are not the intended recipient, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information onto any medium. Delete this email if received in error. Copyright in this email and its attachments belongs to the A24Group.

FILE NO. Pbn 231/575
Benguela Cove
SCAN NO. (Afdaks)
COLLABORATOR NO.
1949846

TP 13 NOV 2023

TEXALIWELL (Pty) LTD
REG NO: 2021/727040/07

31st October 2023
158 Texaliwell PTY Ltd
Benguela Cove
Hermanus, 7200

Overstrand Municipality
Planning Department
Municipality Notice No. 161/2023

Dear Sirs

I own Plot 158 at Benguela Cove. I support the proposed transmission apparatus on Portion 231.

Regards



DIRECTORS:
LEON HATTINGH
SHANTEL KENT

ANNEXURE E. 1/20

HIGH WAVE
CONSULTANTS8 Duthie Street
Malmesbury
7300**5 February 2024**DIRECTOR: INFRASTRUCTURE AND PLANNING
OVERSTRAND MUNICIPALITY
PO BOX 20,
HERMANUS,
7200

Dear Sir/ Madam

RE: RESPONSE TO OBJECTIONS RECEIVED ON THE APPLICATION FOR CONSENT USE AND DEPARTURE TO PERMIT A FREESTANDING COMMUNICATION BASE STATION ON PORTION 231 OF THE FARM AFDAKS RIVER NO 575, BENGUELA COVE, CALEDON

This letter serves as a response to communication dated 4 December 2023.

In terms of sections 47, 48 or 50 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020, members of the general public and various departments were invited to share any comments/ objections regarding this application. During this public participation phase, seven (7) letters/ emails of objection was received from the general public and (twenty-five 25) emails/letters of support was noted.

The objections from the general public mainly refer to (i) *Environmental impacts (Visual, Geographic etc.)*, (ii) *Health*, and (iii) *other related objections*. This document aims to address these concerns accordingly.

LIST EIGHT OF OBJECTORS:

1. R. Southin
2. V. & I. Buchholtz
3. J. Wellner

HIGH WAVE

CONSULTANTS

4. S.M Dermott
5. R. Anderson
6. N.B. Buchholtz
7. K. Hope for C.S. McCarthy

LIST OF TWENTY-FIVE IN SUPPORT OF THE APPLICATION

1. M. Hewson
2. S. & M. Prew
3. J. & M. Oxley
4. P. Streeter
5. H. Elcock
6. P. M. Streeter
7. A. Loedolff
8. C. Botes
9. Directors (L. Hattingh & S. Kent) of Singacept (Pty) (LTD)
10. Directors (L. Hattingh & S. Kent) of Singabix (Pty) (LTD)
11. Directors (L. Hattingh & S. Kent) of Shumbabex (Pty) (LTD)
12. Directors (L. Hattingh & S. Kent) of Singacel (Pty) (LTD)
13. Directors (L. Hattingh & S. Kent) of Texaliworx (Pty) (LTD)
14. Directors (L. Hattingh & S. Kent) of Singacode (Pty) (LTD)
15. Directors (L. Hattingh & S. Kent) of Shumbabyte(Pty) (LTD)
16. Directors (L. Hattingh & S. Kent) of Singacept (Pty) (LTD)
17. Directors (L. Hattingh & S. Kent) of Texalizone (Pty) (LTD)
18. Directors (L. Hattingh & S. Kent) of Shumbablox (Pty) (LTD)
19. Directors (L. Hattingh & S. Kent) of Singacol (Pty) (LTD)
20. Directors (L. Hattingh & S. Kent) of Texlizest (Pty) (LTD)
21. Directors (L. Hattingh & S. Kent) of Singabex (Pty) (LTD)
22. Directors (L. Hattingh & S. Kent) of Singadox (Pty) (LTD)
23. Directors (L. Hattingh & S. Kent) of Singacare (Pty) (LTD)
24. Directors (L. Hattingh & S. Kent) of Singacron (Pty) (LTD)
25. Directors (L. Hattingh & S. Kent) of Texaliwell (Pty) (LTD)

A Trustee Resolution is attached to this motivation.

Objectors	Objection	Response / Resolution
1, 4, 5	<p><i>"We are concerned about the appearance to our estate ..."</i></p>	<p>Environmental (Visual, noise, protected areas) The objector's opinion is noted. However, there will not be a visual impact. Elements of the visual impact assessment can be incorporated. "The assessment of the receptors indicates the overall visual impact of the proposed cellular mast is low. The most significant impact is from the terrace of the tasting venue but even this impact is within acceptable levels of change. Security lighting may cause some disturbance and therefore such lighting should be directed downward and away from the tourism precinct. Because of the low impact rating no other mitigation measures are required. This mast can be regarded as within acceptable levels of change and should not be detrimental to the visual value of the area."</p> <p>The visual impact is also reduced by trees around it. The mast location is determined not only by the impact it will have visually, but also its functionality.</p>
2, 4, 5, 6, 7	<p><i>It will be built adjacent to the Benguela Nature Reserve and Botrivier Estuary, which is a protected area of "international importance". This is an area of "high ecological sensitivity." The Blue Crane has been breeding here for the past eight years.</i></p>	<p>The visual impact is reduced by trees around it. Infrastructure is required to provide users in the area with sufficient network coverage. Albeit for work or personal use. The property in question was selected based on the following selective criteria:</p> <ul style="list-style-type: none"> - Height above sea level. - Proximity to larger transmission towers outside of town. - Location with relation to network users. - Availability of property.
2, 3	<p><i>The fact that the antenna is going to be disguised as a tree makes it visually even worse.</i></p>	<p>The objector's opinion is noted.</p>
2, 3, 7	<p><i>The need for such facility for the residents of Benguela Cove is marginal. Our cell phone coverage is more than adequate.</i></p>	<p>The applicant provides infrastructure that service providers such as MTN, Vodacom, Cell C and Telkom can utilise collectively, reducing the amount of infrastructure required. In the case of Portion 231 of Farm 575, Benguela Cove the applicant aims to provide a collective service.</p> <p>Additional infrastructure will reduce the strain and upkeep on the existing infrastructure, and make provision for more users in Benguela Cove. If more users are accommodated the overall service provision cost can be reduced.</p> <p>Please note the importance and need for this proposed mast (telecommunication infrastructure) to improve network coverage in this area where the mast is proposed and it is also where our client received complaints of poor network coverage in order to achieve the optimal data and voice coverage objectives base stations in this specific area needs to be approximately 500m apart on average in an urban setting, this is due to the density of the surrounding areas as well as geographical and physical features. The fresnaye effect also influences the quality of the voice and data coverage caused by the amount of steel and concrete of the buildings in the surrounding area, this results in a reduced coverage area.</p>

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

f.1 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 1 – 3 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area.

f.2 Cellular infrastructure explained:

Figure 1 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 (Figure 2). 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 3). If a need for coverage does not exist in a specific area, no company would invest capital to build a freestanding base telecommunication station in the said area. The fact that there are only a few freestanding base telecommunication stations in the surrounding area supports the statement that there is a clear need for coverage in the area. Cognizance needs to be taken that the images below is just for illustration purposes and does not reflect the area surrounding the application property even though the same principles apply.

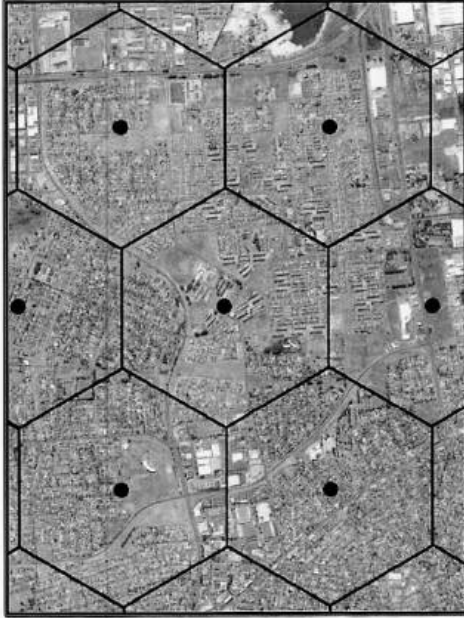


Figure 1 - Initial coverage (cell) provided by a freestanding base telecommunication station

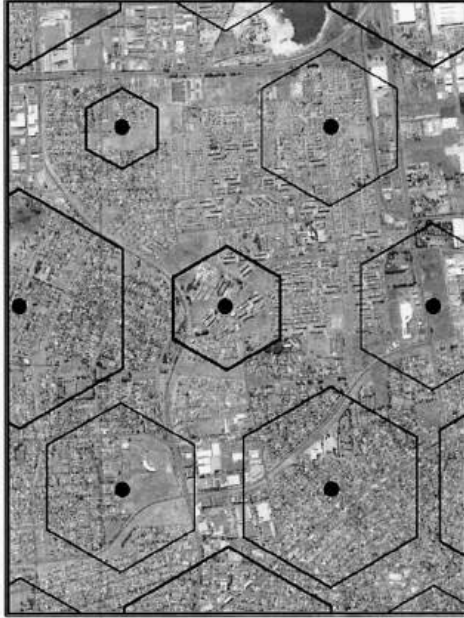


Figure 2 - Coverage decreases due to increase in network users - cell size decrease

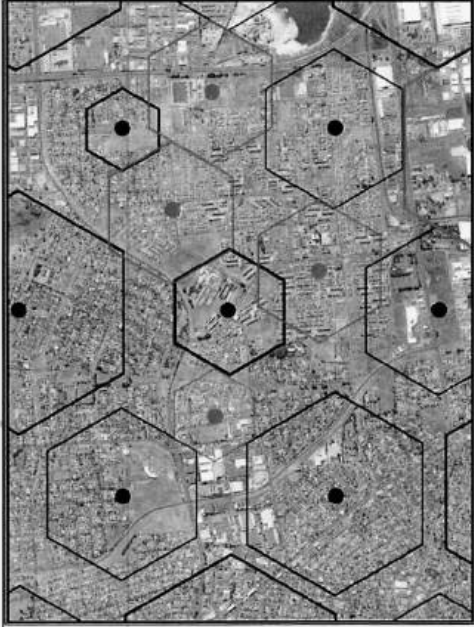


Figure 3 - Additional freestanding base telecommunication stations are required to fill these gaps.

The placement of the mast is strategic in the sense that it serves as a connection waypoint and to advance the current network in the area surrounding the application property. The position of the mast was tactically placed to supply effective network coverage for the existing developed area and for future developments in the area. The proposed mast can definitely improve network coverage in the area.

The following insert illustrate the proposed mast in relation to the existing infrastructure in the vicinity:



107 S. State St.
Merced, CA 95354
TEL: 209.385.1100
FAX: 209.385.1101
WWW: TELCO-TOWERS.COM

RADIO FREQUENCY COVERAGE PLOT
#107076-Cover

PRELIMINARY PLOT - Tower proposed site construction February 2020



PRELIMINARY PLOT - Tower proposed site construction



LEGEND

- 400 to 450 MHz
 - 450 to 499 MHz
 - 500 to 549 MHz
 - 550 to 599 MHz
- The above plots show estimated predictions of the maximum field strength for the radio frequency coverage of the proposed tower. The actual coverage may vary due to terrain, obstructions, and other factors. The tower is located near the intersection of State St and 10th St.

8

10/1/20

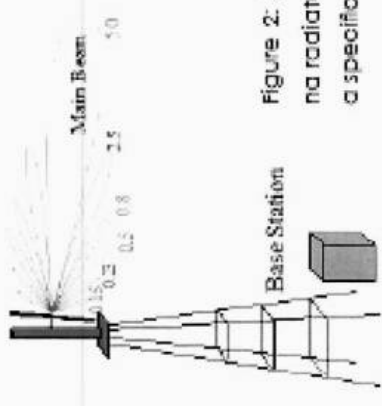
9/20.

		<p>As seen above, there is not an existing mast within 1km which creates an opportunity for an additional mast to assist in covering Klaasvoogd and future developments in the surrounding areas. The above snippet proves that the proposed mast enhances connectivity for the town and future developments in the surrounding areas.</p>
<p>4, 5, 6, 7</p>	<p><i>The importance of preserving the unique biodiversity of natural fauna and flora was emphasized during the initial development process. Elim Ferricrete Fynbos covers 50% of the estate.</i></p>	<p>The proposed mast is ideally placed in terms (Height above sea level, Proximity to larger transmission towers outside of town, Location with relation to network users). Providing a mast will alleviate pressure on the existing telecommunications infrastructure.</p> <p>Kindly refer to the attached letter from the Western Cape Government Department of Environmental Affairs and Development Planning as a reply to our application for NEMA Delisting which states that it is not necessary to apply for Environmental Authorisation which implies that there will not be an impact on the environment.</p> <p>Furthermore, it should be noted that the Overstrand SDF 2020 includes Environmental Overlay Zones regulations that specifically exclude areas of development that are considered to of high biodiversity significance. Portion 231 of Farm 575 is not affected by these overlay zones and therefore does not directly impact on protected areas as set out in the Environmental Overlay Zones.</p> <p>The uses proposed does not deviate from the permissible rights as set out in zoning scheme. The zoning scheme was approved to include these provisions and should have been disputed during the commenting period for the Overstrand Municipality Zoning Scheme.</p> <p>The provisions of the Overstrand Municipality Zoning Scheme allow for transmission towers to be erected on Portion 231 of Farm 575, with consent from the municipality.</p>
<p>Services Provision</p>		
<p>4, 7</p>	<p><i>High speed internet connectivity service can be achieved by connecting to the existing fibre optic.</i></p>	<p>The purpose of a cell phone tower is to provide improved voice and data coverage for Mobile Network Operators. In this regard the applicant submits that all network providers will be able to make use of the proposed infrastructure.</p>
<p>Health</p>		
<p>3</p>	<p><i>These towers emit electro smog.</i></p>	<p>We wish to confirm that our client's intention is to provide sharable infrastructure for at least three of the four Mobile Network Operators (MNO) e.g. Vodacom, Cell C, MTN and Telkom</p>

<p>Mobile. These MNOs are well established in South Africa and intend providing fast and reliable voice and data connectivity.</p> <p>This development complies with the required Health and Safety regulations as stipulated by ICNIRP.</p>	<p>Current research on freestanding base telecommunication stations has reached a point whereby scientists are satisfied that freestanding base telecommunication stations do not pose a health threat. Research on handsets is however ongoing, as it is deemed that placing the handset against your head could pose a greater threat to health. Mobile phones are low powered radiofrequency transmitters. They operate at frequencies between 450 and 2700 MHz. The handset only transmits power when turned on. Using the phone in areas of good reception decreases exposure as it allows the phone to transmit at reduced power.</p> <p>Radio waves are emitted by numerous instruments including microwave ovens and television screens inside our households. Walking along any street exposes us to RF emissions. RF emissions are part of modern-day society and scientists continuously monitor the impacts of these.</p> <p>ICNIRP (International Commission on Non-Ionizing Radiation Protection), an independent scientific organization established in 1992 published guidelines providing a means of limiting and guiding human exposure to electromagnetic fields. These guidelines have become the world standard for human exposure to electromagnetic fields. ICNIRP considers both the thermal and non-thermal effects of RF exposures as well as all other identified hazards of RF exposure. Cellular equipment needs to comply with all the regulations of ICNIRP as well as the WHO and also National Legislation governing the use of this equipment and the emissions of radio waves. ICNIRP allows for an exposure measurement level of 41,000 (v/m) within a distance of 15m from the antennae. Cellular operator antennae operate at a level of not more than 0.04 (v/m) within a distance of 15m, in laymen's terms the levels are approximately 1/1000th of the prescribed exposure levels. It is therefore clear that the installation of these antennae does not pose a health risk. Cellular companies monitor the health impact of their freestanding base telecommunication stations carefully and spend large sums of money researching this topic annually.</p>
--	---

	<p>South Africa's Department of Health has also published EMF exposure limit guidelines. These are based on guidelines endorsed by the ICNIRP. Emissions from all existing and proposed base stations are following these guidelines and are far below international standards.</p> <p>A statement made by the Department of Health dated 19 January 2018 on the Health Effects of cellular communications base stations states the following (see letter attached in application):</p> <p><i>" 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".</i></p> <p>Also mentioned in the statement of the Department of Health another WHO fact sheet was published in June 2011 and reviewed in October 2014 (i.e. <i>Electromagnetic fields and public health: mobile phones</i> viewable online at http://www.who.int/mediacentre/factsheets/fs193/en/) and subsequently concluded the following:</p> <p><i>"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."</i></p> <p>Further on in the document (attached in application), the Department of Health goes on to say that:</p> <p><i>"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."</i></p>
--	---

	<p>The following is an extract from www.arpansa.gov.au and clearly differentiate between two types of radiation, one can cause harm to the human body and the other one pose no threat to the human health. The name of the two are:</p> <ul style="list-style-type: none"> • Ionising Radiation This type of radiation refers to the type that carries enough energy to cause ionisations in atoms. This is a much stronger type of radiation compared to non-ionising radiation. This is the dangerous type that you typically will find in gamma rays, x-rays, etc. • Non-Ionising Radiation This type of radiation refers to types of radiation that do not have enough energy to cause ionisation of the atoms. These types of radiation are the "every day" radiation that everyone experience such as infrared, microwaves and do not have enough energy to cause harm. <p>It is proven that the proposed cell mast development and every other freestanding base telecommunication station utilise non-ionising radiation.</p> <p>5G and the concerns related to it:</p> <p>Some of the objections received raised their concern with regards to health and the impact of 5G on the community.</p> <p>A telecommunication tower antenna radiates most of its energy in a specific direction which is called the main beam. This main beam typically points in the direction of the horizon. The result is that only a very small percentage of the radiated energy will be present in the regions outside the main beam in areas accessible to the general public. (BSID, 2009)</p>
--	---

 <p data-bbox="622 380 734 761">Figure 2: A base station antenna radiates most of its energy in a specific direction</p>	<p data-bbox="774 291 877 1108">Research regarding prolonged exposure has to date come to the conclusion that what matters the most is the intensity of exposure and not the duration of exposure. These reports have been established on lifelong exposure of military personnel who have worked close to communication antennas and radars for years. The guidelines have thus been set accordingly.</p> <p data-bbox="901 291 957 1108">The American Cancer Association asks the question "Do cellular phone towers cause cancer?" and answers the question with the following points:</p> <ul data-bbox="981 291 1109 1108" style="list-style-type: none"> • The energy level of the radiofrequency waves is relatively low especially compared to radiation that are known to increase cancer risk like gamma rays, x-rays etc. • The second part of the answer is wavelengths. Radiofrequency waves are known to have long wavelengths, which can only be concentrated to about 2.5cm or 5cm in size. This makes it impossible to be concentrated enough to affect body tissue.

- Thirdly, even if the radiofrequency waves were able to affect human cells in the body at higher doses, the levels of radiofrequency waves present on ground level is very low and well below the recommended levels.

In short, the answer is **NO** and inconclusive to whether cellphone towers cause cancer. Energy absorption in a human exposed to RF radiation from base stations is typically **hundreds to thousands of times below** the international safety guidelines (ICNIRP). The figure below illustrates the energy absorption rates.

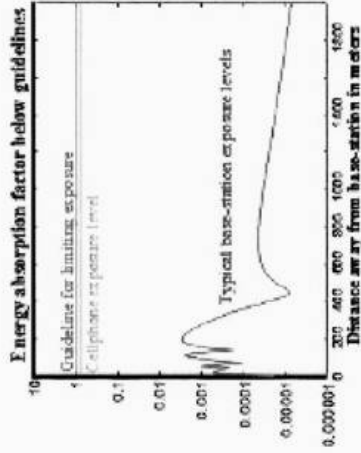


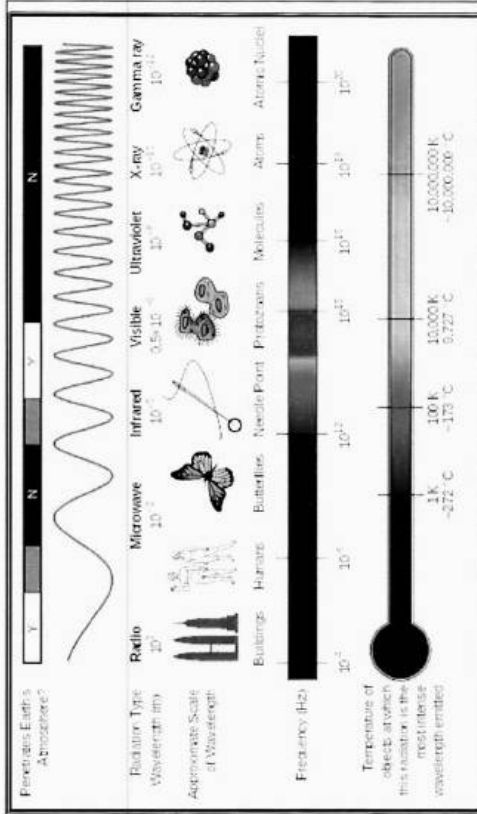
Figure 3: Typical base station exposure levels

This also on the base station or in a close proximity of the base station. Energy levels in front of the antennas will usually approach the energy absorption guidelines levels. The exposure in the immediate vicinity of these equipment boxes are **thousands of times below** the international safety guidelines as seen in the figure above. Access to the areas in front of the antennas are closed off because these are the areas that approach the safety guidelines.

The following was a study that was conducted in South Africa and published on the 6th of September 2021 on My Broadband. (The source is below)
"The electromagnetic radiation you are exposed to when standing close to an active microwave oven is much higher than a 5G cellular tower, a MyBroadband investigation has shown.

Even though the radiation from the microwave was much higher, it remained within the safety thresholds of the International Commission on Non-Ionizing Radiation Protection (ICNIRP). MyBroadband sent a researcher to several cellular masts around the Gauteng area to see if the electromagnetic radiation they emit present any danger to the people living around them. For points of comparison, he also measured the radiation emitted from a microwave oven and Wi-Fi router.

All testing was performed using an [RS Pro IM-195 RF Field Strength Meter](#).



A diagram of the electromagnetic spectrum, showing various properties across the range of frequencies and wavelengths (Wikipedia).

The current scientific understanding is that electromagnetic waves up to the visible light spectrum are unlikely to be harmful to human health below certain power thresholds.

Electromagnetic fields that run at frequencies higher than that of ultraviolet light are known as ionising. Ionising electromagnetic radiation, such as that caused by x-rays and gamma rays, can damage DNA and are known to cause cancers. Non-ionising radiation does not cause DNA damage as ionising radiation does, but it may be harmful to human health at high enough power levels.

<p>For example, microwave ovens use electromagnetic waves with frequencies around 2.45 gigahertz (GHz). This is in the same vicinity as technologies like Wi-Fi and Bluetooth.</p> <p>The difference is that microwave ovens emit these waves at a much higher power level, measured in Watt (W), compared to Wi-Fi and Bluetooth devices. Hertz is a measurement of how many times a wave oscillates every second, whereas Watt is a measure of the wave's power.</p> <p>The ICNIRP defines safe reference levels for the general public at the following power densities. As the frequency of the electromagnetic wave increases, the safe power density increases:</p> <ul style="list-style-type: none"> • 900MHz — 4.5 W/m² • 1.8GHz — 9 W/m² • 1.9GHz — 9.5 W/m² • 2.0GHz+ — 10 W/m² <p>To get a sense of the ambient electromagnetic radiation we are exposed to, we took a baseline reading outside, in a suburban neighbourhood. The measurement varied from about 0.002W/m² to 0.004W/m². We then took measurements at varying distances from a cellphone tower, and the highest reading we got was 0.004W/m² — entirely within what is considered normal.</p> <p>Our researcher said it wasn't possible to get a proper reading from the tower due to the inverse-square law."</p> <p>As seen above and recently proven, there are no reasons to be concerned with regards to 5G cellular infrastructure.</p> <p>Source: https://mybroadband.co.za/news/science/412846-we-measured-the-radiation-from-a-microwave-and-compared-it-to-a-5g-tower.html?utm_source=newsletter</p>	
--	--

<p>Kindly find attached in support a letter from the South African Health Products Regulatory Authority.</p>	
<p>Other</p>	
<p>1</p> <p><i>"I was not given a satisfactory reason on how this will benefit me..."</i></p>	<p>It should be noted that telecommunications service provision, like electricity provision is a general public service. The infrastructure proposed is not to "impose" a mast on the residents of Benguela Cove but is a required service that is necessary to upgrade and maintain existing telecommunications networks.</p> <p>For the telecommunications infrastructure to function efficiently for the surrounding commercial and business community upgrades as proposed in this application is required.</p> <p>As previously stated, the applicant is a third-party infrastructure provider that provides infrastructure for all service providers wanting to improve coverage in the area. Eliminating the need for service providers to each erect their own infrastructure, but rather provide a mast that collectively hosts interested providers.</p>
<p>2</p> <p><i>"The residents of Benguela Cove Estate were not informed in any way in advance about the project and the associated risks and possible benefits."</i></p>	<p>Please be advised that due course was followed in notifying the public as per the requirements of the Overstrand Amended By-Law on Land Use Planning 2020.</p>

CONCLUSION:

We would like to emphasise the positive contribution this base station will have on the immediate area of Klaasvoogd's, commuters, visitors as well as the surrounding community:

- *This application is by no means a careless act as health and environmental aspects are taken into consideration with associated proof that this development holds no threat for inhabitants and/or commuters.*
- *Most households in the surrounding area depend on the services of the cellular telecommunications providers, including internet and social networking media (Facebook, Twitter etc.). With such a high demand for their products, it follows that service providers are responsible for supplying a high level of network coverage.*
- *Please note that the residents in the area are not the only ones being provided with these services. Visitors to the area, businesses and daily commuters will benefit by having access to improved communication facilities.*
- *Mobile communication has become an important safety and security element in modern society. In an emergency, such as housebreaking, medical alert or fire, a member of a household can quickly and easily contact the emergency services for help. However, if the coverage of mobile service providers' is poor, then contacting emergency services becomes a difficult task.*

Finally, we would like to emphasize that communications companies deliver an important service to the wider public, and in terms of their license with ICASA they have to meet certain standards in order to retain their licenses. One of these standards is to supply adequate network coverage to their demanding customers. The proposal also allows for all other service providers to share this installation and refrain from constructing another base station in this area.

It is clear that the proposed application meets the applicable desirability criteria and precedents set and it is therefore recommended that the application be supported by the relevant authorities.

Constitution of the Republic of South Africa, 1996

In dealing with these objections, the provisions set out in the Constitution of South Africa which place an emphasis on Local Authorities to promote social and economic development must be taken into consideration.

Section 152(1)(c) & 153(a) both deals with the objects of local government and place emphasis on the promotion of social and economic development. Refer to extracts of the Constitution below:

Objects of local government

152. (1) The objects of local government are—
- (a) to provide democratic and accountable government for local communities;
 - (b) to ensure the provision of services to communities in a sustainable manner;
 - (c) to promote social and economic development;
 - (d) to promote a safe and healthy environment; and
 - (e) to encourage the involvement of communities and community organisations in the matters of local government.
- (2) A municipality must strive, within its financial and administrative capacity, to achieve the objects set out in subsection (1).
-

153. A municipality must—
- (a) structure and manage its administration and budgeting and planning processes to give priority to the basic needs of the community, and to promote the social and economic development of the community; and
 - (b) participate in national and provincial development programmes.
-

These sections refer to the broader community. If municipalities allow themselves that comments during the public participation process dissuade them from complying with this responsibility by considering the need of the minority over the larger need for optimal data and network coverage they are not aligned with the constitution and are not promoting social and economic development in the community. It should be noted that the proposed development will definitely promote social and economic development in the community.

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE & DEPARTURE: PORTION 231 OF
THE FARM AFDAKS RIVIER NO.575, BENGUELA COVE, A DIVISION OF
CALEDON (4327/2023)**

Electricity	:	Eskom area
Stormwater	:	Refer to Conditions
Water	:	Refer to Conditions
Sewer	:	Refer to Conditions
Roads and traffic	:	Refer to Conditions

Conditions:

1. that the developer arrange with ESKOM for the provision of electricity and that he complies with all conditions as may be set by ESKOM;
2. that no water from Overstrand Municipality is available and the developer will be responsible to obtain the necessary approval, licence and permits from the applicable authorities (Water and Sanitation, Health, BOCMA etc.) for the use of any other water resources and the extraction thereof;
3. that, as there is currently no municipal sewer network in the vicinity, Portion 231 of Farm 575 must be provided with adequate sewer conservancy tanks, which must comply with the standards of the Department: Operational Services (Hermanus), and to which the sewer services on the development must connect to;
4. that stormwater discharged from higher lying properties and generated in the catchment area of Portion 231 of Farm 575 be allowed to drain freely through the property;
5. that, as no municipal refuse removal services are rendered in the area, the owner is responsible for removal of all refuse generated on the property, and disposal thereof at a registered municipal waste transfer station or waste disposal facility.
6. that access can be obtained via the existing access routes(s) to Portion 231 of Farm 575. No additional and / or extended vehicle entrances may be created without approval of the Provincial Roads Engineer.

D.P. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

01/11/2023
DATE

ANNEXURE G 1/4



Maitland Exchange
41 Koeberg Rd
Maitland
7405

TP - A Theart
(Hollivier)

Mrs. Erica Burg
Email: EricaB@openserve.co.za

Our Ref.: WWIP_WHWS4482_23
Your Ref.: Ptn 231 of farm 575, HBENG

13 November 2023

For attention: Loriaan Isaacs
Email: loriaanisaacs@overstrand.gov.za

OVERSTRAND Municipality
P.O. Box 20,
Hermanus
7200

FILE NO. Ptn 231 / 575
AfdaKS Rivier ✓
SCAN NO
PTN 231
COLLABORATOR NO.
1950544

SERVICES AFFECTED

Dear Sir / Madam

APPLICATION FOR OPENSERVE WAYLEAVE: - THE PROPOSED APPLICATION FOR CONSENT USE AND DEPARTURE OF PORTION 231 OF FARM No. 575, AFDKRS RIVIER, BENGUELA COVE.

With reference to your application received and dated October 2023.

As important OPTIC CABLES are affected, please contact our representative **MELT VAN AS** at telephone number (021) 852 1717 / 081 363 7873 or Email: MeltVA@openserve.co.za **at least 48 hours prior of commencement on construction work.**

I hereby inform you that OpenServe approves the proposed work indicated on your drawing in principle.

This approval is valid for 6 months only, after which reapplication must be made if the work has not been completed.

Any changes or deviations from the original planning during or prior to construction must immediately be communicated to this office.

Approval is granted, subject to the following conditions.

TP 14 NOV 2023

61 Oak Avenue, Highveld, Techno Park, Centurion 0157,
Private Bag X881, Pretoria, Gauteng, 0001

Internal Use

2/4

As per sketch attached, OpenServe infrastructure will be affected, consequently the conditions below and on the attached legend will apply.

Telecommunication services position is shown as accurately as possible but should be regarded as approximate only.

Should alterations or relocation of existing infrastructure be required, such work will be done at the request and cost of the applicant.

Please notify this office within 21 working days from this letter of acceptance and if any alternative proposal is available or if a recoverable work should commence.

It would be appreciated if this office can be notified within 30 days of completion of the construction work. Confirmation is required on completion of construction as per agreed requirements.

Should OpenServe infrastructure be damaged while work is undertaken, kindly contact our representative immediately.

All OpenServe rights remain reserved.

Yours faithfully,

 (pp)

Selwyn Bowers (Operations Manager)
Wayleave Management: Western Region

4/4



Wayleave
OPENSERVE

This wayleave, Ref **WWIP_WHWS4482_23** is valid for 6 months from date hereof and is subject to the following conditions.

1. No mechanical plant or vibrator type compactors may be used within three meters of any OpenServe plant (i.e. any Telecommunications equipment above or below ground level)
2. The position of our plant affected by the proposal is indicated as approximate and our **MELT van AS at Ph. (021) 852 1717 / 081 363 7873** must be contacted at least 48 hours prior to commencement of the work, upon which the actual location of OpenServe plant will be indicated on-site.
3. A written request must be submitted to OpenServe for consideration should the applicant require our plant to be relocated. The cost of such relocation will be recoverable from the applicant.
4. It is the responsibility of the applicant to verify the existence of the indicated plant and to notify OpenServe immediately should the applicant locate any OpenServe plant which is not indicated on the plans.
5. Should the applicant expose any OpenServe, the safeguard thereof will be the applicants full responsibility.
6. Failing to comply with the above conditions or any special conditions addendum hereto will be regarded as gross negligence and the applicant will be held responsible for and damage or loss as a result thereof.

Date: **2023/11/13** For Regional General Manager *J. King*
Western Cape

OPENSERVE Symbol Legend

1. Underground Pipe Route	
2. Underground Buried cable	
3. Pipe Junction Boxes	
4. Street Distribution Cabinet (SDC)	
5. Jointing Pillar (PJ) Above Ground	
6. Pole	
7. Robot Control	
8. Aerial Route	
9. Stay	
10. Strut	
11. Call Office	
12. OPTIC FIBRE Equipment	

The pipelines indicated contain FIBRE OPTIC cables.
Email: MeltVA@openserve.co.za

ANNEXURE H

TP n. Alheat
(M. Alivio)
cc: H. Blignard



OVERSTRAND MUNISIPALITEIT REKORDBEHEER 14 MAR 2024 DOCUMENT CONTROL OVERSTRAND MUNICIPALITY

BREEDE-OLIFANTS

Cnr Mountain Mill & East Lake Road, Worcester 6850, Private Bag X3055 Worcester 6849

Enquiries: Vhengezi Ligudu Tel: +27 23 346 8000 Fax: +27 23 347 2012 E-mail: vligudu@bocma.co.za

REFERENCE NO: 4/10/1/G40G/FARM 575/231 BENGUELA COVE, CALEDON
Date: 14/03/2024

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

Attention Loretta Gillion

FILE NO. FN 231/575 Kam Alivio
SCAN NO.
COLLABORATOR NO. 2014845

RE: APPLICATION FOR CONSENT USE AND DEPARTURE: PORTION 231 OF FARM NO. 575, CALEDON DISTRICT.

With reference to the above-mentioned document received by this office on the 08/02/2024, requesting comments.

This office has reviewed the report and has no objections on the application subject to the following comments:

1. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered.
2. No permanent structures maybe constructed within the 100-year flood line of any watercourse (seasonal or permanent river, stream, etc.).
3. No pollution of surface water or groundwater may occur due to any activity on the property.
4. The minimisation of waste must be promoted and alternative methods for waste management must be investigated.

This office reserves the right to revise initial comments and request further information based on any additional information that may be received. The onus remains with the registered property owner to confirm adherence to any other relevant legislation that any activities might trigger and/or need authorization.

Please do not hesitate to contact the above official should there be any queries.

Yours faithfully

Liguduvc
MR JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (Acting)

ANNEXURE I



Western Cape Government

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
09 FEB 2024
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

Cor Van Der Wall
LandUse Management

Email: Cor.VanderWall@westerncape.gov.za
Tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/4/2/785
YOUR REFERENCE : 4327/2023
ENQUIRIES : Cor van der Wall

Overstrand Municipality
PO Box 20
HERMANUS
7200

*TR A. Theat
(L. Olivia)*

FILE NO. <i>PN 231/575</i>
<i>Kim Afdaks</i>
SCAN NO.
<i>PN 231</i>
COLLABORATOR NO.
<i>1995444</i>

Att: Mr. H Olivier

**APPLICATION FOR CONSENT USE AND DEPARTURE: DIVISION CALEDON
PORTION 231 OF THE FARM AFDACS RIVIER NO 575**

Your application of 27 October 2023 has reference.

The Western Cape Department of Agriculture: Land Use Management has no objection to the proposed application.

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely

Mr. CJ van der Wall

LANDUSE MANAGER: LANDUSE MANAGEMENT

2024-02-05

ANNEXURE J.



Western Cape
Government

Infrastructure
Vanessa Stoffels
Chief Directorate: Road Planning
Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: 16/9/6/1-21/28 (Job 22610)

The Municipal Manager
Overstrand Municipality
PO Box 20
HERMANUS
7200

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
09 JAN 2024
Original
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

FILE NO. PIN 231/575
Farm Afdaks
SCAN NO.
COLLABORATOR NO.
1970962

Attention: Ms L Gillion

Dear Madam

PORTION 231 OF FARM AFDKAS RIVIER NO. 575, CALEDON: APPLICATION FOR CONSENT USE AND DEPARTURE

1. Letter 4327/2023 to this Branch dated 27 October 2023.
2. The subject property is located 19km east of Kleinmond and takes access off Trunk Road 28 Section 1 at km14.75.
3. The application is for the following:
 - 3.1. Consent use to accommodate a transmission apparatus disguised as a tree.
 - 3.2. Departure to exceed the permissible 12m height restriction.
4. This Branch offers no objection to the proposal in terms of the Land Use Planning Act 3 of 2014.

Yours Sincerely

pp

SW CARSTENS
For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE
DATE: 19 DECEMBER 2023

1

ANNEXURE K



CONSERVATION INTELLIGENCE

postal 16 17th Avenue, Voëlkop, Hermanus, 7200
 physical 16 17th Avenue, Voëlkop, Hermanus, 7200
 website www.capenature.co.za
 enquiries Rhett Smart
 telephone 087 087 8017
 email rsmart@capenature.co.za
 reference LS14/26/1172/575-231_consent&dep_Fisherhaven
 date 14 December 2023

Overstrand Municipality
 P.O. Box 20
 Hermanus
 7200

Attention: Henk Oliver
 By email: loretta@overstrand.gov.za

Dear Mr Olivier

TP- A Theart
 (H Olivier)



Application for Consent Use and Departure for a Telecommunication Structure on Portion 231 of Farm Afdaks Rivier 575, Benguela Cove Estate, Fisherhaven (Overstrand Municipality ref. no.: Ptn 231 of Farm 575/12 HBENG, 4327/2023)

CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.

The application is for a telecommunication mast within a transformed footprint which is accordingly classified as No Natural. There are no natural freshwater features in the vicinity. The proposal will not result in any impacts on biodiversity and therefore we do not object to the application.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely

Rhett Smart
For: Manager (Landscape Conservation Intelligence)

FILE NO.	Ptn 231/575
	Afdaks Rivier
SCAN NO.	
	04
COLLABORATOR NO.	
	1968919

The Western Cape Nature Conservation Board trading as CapeNature
 Board Members: Associate Prof Denver Hendricks (Chairperson), Prof Gavin Maravelitz (Vice Chairperson), Ms Marguerite Leubser, Mr Mervyn Burton, Dr Colin Johnson, Prof Aubrey Reddingius, Mr Paul Slack

TP

ANNEXURE L 1/2



Western Cape
Government

Department of Environmental Affairs and Development Planning
D'mitri Matthews
Directorate: Development Management, Region 1
D'mitri.Matthews@westerncape.gov.za | Tel: 021 483 8350

REFERENCE: 16/3/3/6/6/E2/15/1590/23
DATE: 14 December 2023

The Municipal Manager
Overstrand Municipality
PO Box 20
HERMANUS
7200

FILE NO. Pen 231 1575 Afdaks Rivier)
SCAN NO. 05
COLLABORATOR NO. 1968938

OVERSTRAND MUNISIPALITEIT REKORDBEHEER 14 DEC 2023 DOCUMENT CONTROL OVERSTRAND MUNICIPALITY

Attention: Ms. L Isaacs

TP - A Theart
(Hollivier)

Email: loriaanisaacs@overstrand.gov.za

Dear Madam

APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED), WITH RESPECT TO THE CONSTRUCTION OF A LAND-BASED TRANSMISSION APPARATUS (MAST) ON PORTION 231 OF FARM NO. 575, BENGUELA COVE, HERMANUS

1. The electronic correspondences and document, as received by the Directorate: Development Management Region 1 (hereinafter referred to as "this Directorate") on 27 October 2023, refer.
2. This Directorate acknowledges receipt of the documentation as submitted.
3. Following the review of the information, this Directorate notes the following:
 - 3.1.1 The proposal entails:
 - The erection of a 15m mast disguised as a tree in the southern portion of the property amongst other trees.
 - The installation of 12 triband antennae hidden between the fake branches proposed at the height between 9m and 15m of the tree type mast.
 - The installation of 3 transmission dishes on the proposed 15m tree type mast.
 - Construction of 4 telecommunication equipment containers at ground level.
 - Installation of lightening spike and navigation lights.
 - 3.1.2 The mast and equipment container will be placed inside an approximate 40m² compound enclosed by a 2.1m high palisade fence.
 - 3.1.3 An optic fibre route in 110mm underground nextube sleeve to the nearest connection point.
 - 3.1.4 Access is existing.
 - 3.1.5 Electricity will be obtained from the available on-site supply.
 - 3.1.6 The site is not designated for conservation use or zoned for conservation purposes.
 - 3.1.7 The site is zoned Agricultural 1.
4. Your attention is therefore drawn to the listed activities in terms of the NEMA EIA Regulations 2014 (as amended) as defined in Listing Notices ("LN") 1, 2 and 3 of 7 April 2017. Be advised that, based on the information provided, **the proposed mast** on the abovementioned property, **does not** constitute any listed activities as defined in terms of the NEMA EIA Regulations 2014 (as amended). Environmental Authorisation is therefore not required prior to the proposed development.

www.westerncape.gov.za

Department of Environmental Affairs and Development Planning

5. The above-mentioned is based on the following:
 - 5.1 The mast will not exceed 15m in high.
 - 5.2 The development will not take place on land designated for conservation use or zoned for conservation purposes.
 - 5.3 No more than 300m² of endangered vegetation will be removed as part of the development.
 - 5.4 The site is not located within or within 32m of a watercourse.
6. It is however unclear where the optic fibre route will be located and whether it will entail any vegetation clearance. Please note should the route establishment entail the clearance of 300m² or more of indigenous vegetation and/or will be located in or within 32m of a watercourse, then application will need to be made for the entire development, prior to the commencement of construction activities.
7. In addition to the above, should any changes to the scope of the project listed in point 3 above take place and it triggers any listed activity in terms of the EIA Regulations, 2014 (as amended), an application form for Environmental Authorisation must be submitted to the Competent Authority and the Environmental Authorisation obtained prior to the development proposal being commenced with on the proposed site. The relevant application forms are available on this Department's website: www.westerncape.gov.za/eadp.
8. You are further reminded of your general duty of care towards the environment in terms of section 28(1) of NEMA which states:
"Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment."
9. Please note that the applicant must comply with any other statutory requirements that may be applicable to the undertaking of the activity.
10. Kindly quote the abovementioned reference number in any future correspondence concerning the proposed development.
11. This Department reserves the right to revise or withdraw its comments and request further information based on any information received.

Yours faithfully

Marbe
ppCoetzee

Digitaal getuigede handtekening
Op 2018/07/16 11:28:41 (UTC+2)

**HEAD OF COMPONENT
ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

Copy to: [1] P. Aplon (Overstrand Municipality)

Email: paplon@overstrand.gov.za