



Enquiries: Jason Daniels  
Contact number: (021) 8074581  
Reference: 15/4/1 (13184 and 13169) W  
Date: 02 April 2025

JD/CS

Willie Steyn  
Land Use Planner  
348 Helderberg Manor  
Asrin drive  
Heritage Park  
**SOMERSET WEST**  
7130

E-mail: [Williesteyn1960@gmail.com](mailto:Williesteyn1960@gmail.com)

## APPLICATION FOR REZONING AND SUBDIVISION: ERVEN 13184 AND 13169 WELLINGTON (DIEMERSFONTEIN)

Your above-mentioned application (Collaborator Reference 2102340) refers.

1. **Approval** has been granted in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for the following:

1.1 **Rezoning** of Erf 13184 Wellington from Neighbourhood Business Zone to a Subdivisional Area Zone, in order to developed at 17 dwelling units/hectare, as indicated on the site development plan drawn by Willie Steyn Land Use Planner, Ref JT1, dated 23/10/2023, (**Annexure B**);

1.2 **Subdivision** of the rezoned property into 38 Conventional Residential Zone and Open Space Zone erven, as indicated on the site development plan drawn by Willie Steyn Land Use Planner, Ref JT1, dated 23/10/2023, (**Annexure B**), which will be developed in phases as follows:

PHASE 1	1 - 16	16	349m <sup>2</sup>	Conventional Housing Zone
	17	1	6436m <sup>2</sup>	Open Space Zone
PHASE 2	18 – 39	22	349m <sup>2</sup>	Conventional Housing Zone
	40	1	2265m <sup>2</sup>	Open Space Zone

- 1.3 **Technical Approval**, in order to install a private utility service (stormwater channel) over Erf 13169 Wellington in favour of Erf 13184 Wellington, as indicated on the subdivision plan drawn by Willie Steyn Land Use Planner, Ref JT1, dated 23/10/2023, (**Annexure C**);
2. **Approval be granted** in terms of the Section 100 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for approval of the street name and numbering of each individual erf, as indicated on the site development plan drawn by Willie Steyn Land Use Planner, Ref JT1, dated 23/10/2023, (**Annexure B**);
3. In terms of Section 24(1)(f) of the Drakenstein Municipality By-law on Municipal Land Use Planning, 2018, it **is certified** herewith that the following servitudes **are exempted** from the provisions of Section 15 and 20 to 23 of the Drakenstein Bylaw on Municipal Land Use Planning, as indicated on the proposed Subdivision Plan, drawn by Willie Steyn Land Use Planner, Ref. JT1, dated 23/10/2023, (**Annexure C**), for:
  - 3.1 A 5.0m wide private stormwater servitude over Erf 13169 Wellington, in favour of Erf 13184 Wellington;
  - 3.2 A 7.0m wide private stormwater servitude over Erf 13169 Wellington, in favour of Erf 13184 Wellington;
  - 3.3 A servitude area measuring  $\pm 1.1097$ ha in extent over a proposed agricultural storage dam, on Erf 13169 Wellington, in favour of Erf 13184 Wellington, for stormwater disposal;
4. The architectural rules for the proposed development on Erf 13184 Wellington, is hereby supported;
5. The approvals mentioned in Paragraphs 1 to 2 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
  - 5.1 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1/ (13184 & 13169) W (1217) dated 22 August 2024, (**Annexure D**);
  - 5.2 The applicant takes note of the conditions set by the Western Cape Department of Infrastructure: Road Planning, as set out in its letter with reference TPW/CFS/RP/LUD/REZ/SUB-10/458 (Application No: 28971-2), dated 14 January 2025 (**Annexure I**);
  - 5.3 The applicant takes note of the conditions set by ESKOM: Distribution, as set out in its letter with reference 13312-24, dated 24 January 2024 (**Annexure J**);

6. Adherence to the following conditions from a town planning point of view:
  - 6.1 An application for the approval of a Homeowners Association Constitution for the proposed development must be submitted to the Manager: Land Development Management, prior to building plan submission stage;
  - 6.2 The Private Road/Private Open Spaces be registered in the name of the Homeowners Association simultaneously with the first registration of any erf;
  - 6.3 The approved Surveyor-General diagrams be submitted to Council before submission of any building plans;
  - 6.4 The approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
  - 6.5 No new buildings or boundary walls are to be erected or existing structures be altered without the approval of building plans by Council;
  - 6.6 Energy-saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;
  - 6.7 Any amendments to the application be subject to the relevant approval;
  - 6.8 The applicant must institute water conservation measure such as rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;
  - 6.9 Any amendments to the application be subject to the relevant approval;
  - 6.10 Should the applicant fail to comply with any of the above conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval;
7. The following be regarded as the reasons for the decision:
  - 7.1 The proposed development will be in keeping with the residential character of the immediate and surrounding residential area;
  - 7.2 The proposal represents a mixture of housing typologies, in terms of the existing land use rights;
  - 7.3 The increase in density will present more residential opportunities in the Paarl/Wellington area, which is currently experiencing a shortage of rental stock;

- 7.4 The property is located within the delineated urban edge, reducing urban sprawl;
- 7.5 No objections were received during the public participation and stakeholder engagement process;
- 7.6 All relevant internal and external departments consented to the proposal; and
- 7.7 The proposal is considered to be consistent with the Drakenstein Spatial Development Framework, as well as other forward planning policies and frameworks.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** of notification of decision.

This provisional approval is therefore suspended until further notice. Please also notify (**email or per hand**) the **surrounding property owners** who were notified of the application during the initial public participation process and **objectors** (if any), of their right of appeal – proof of notification **must** be provided.

Should there be any appeals against the decision, the application title (heading) must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

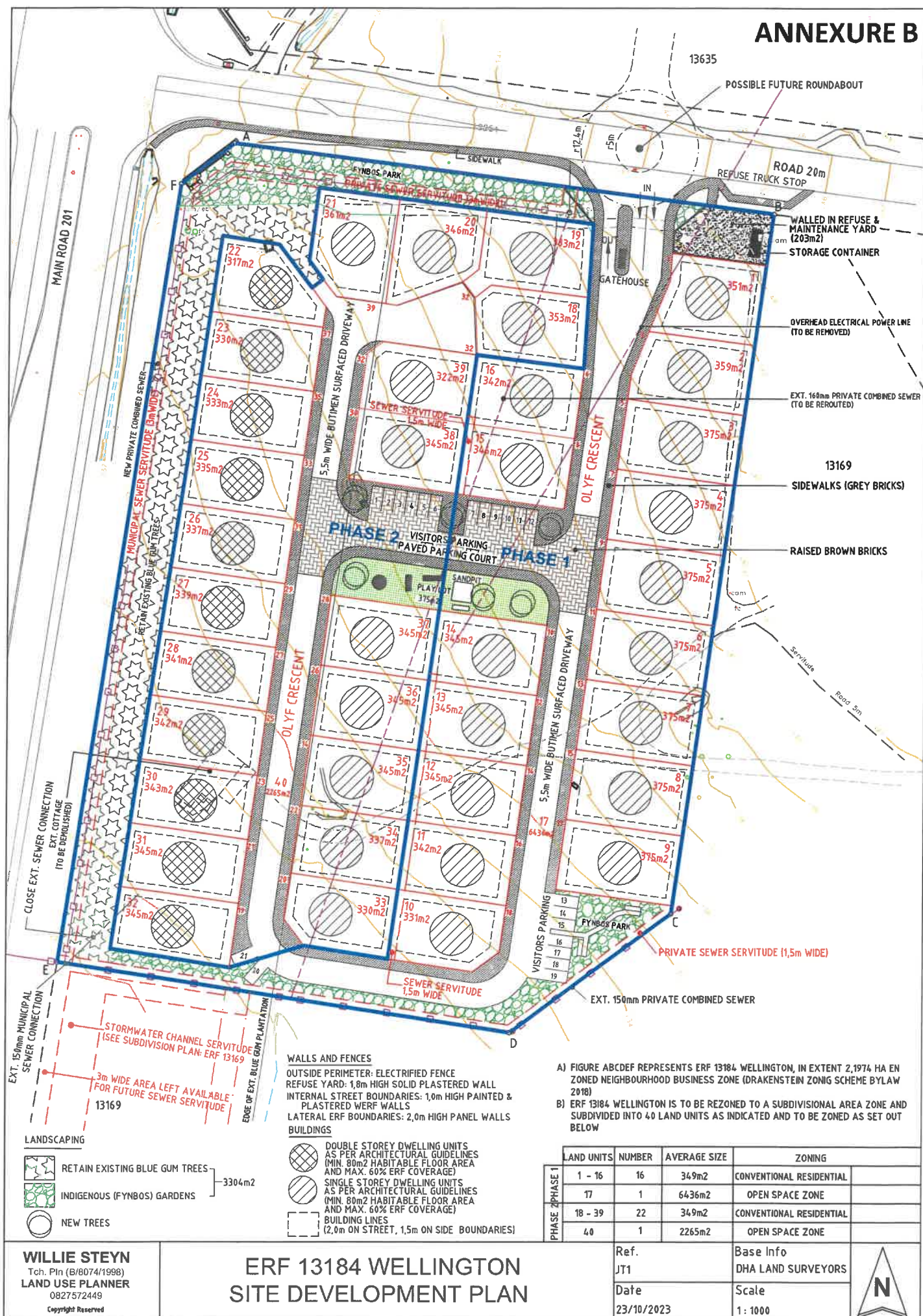


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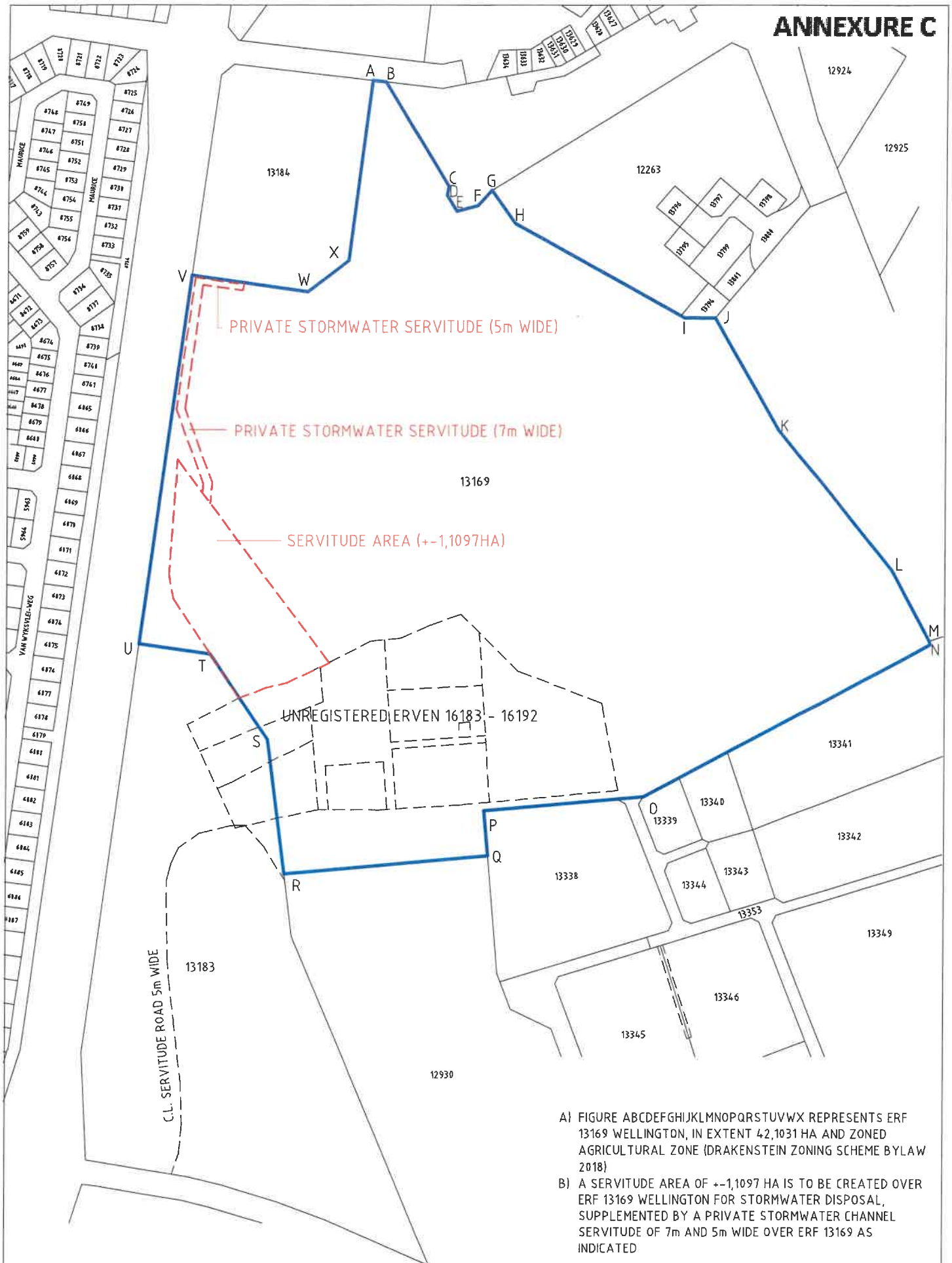
**H. G. STRIJDOM**  
**MANAGER: LAND DEVELOPMENT MANAGEMENT**



## ANNEXURE B



## ANNEXURE C



**WILLIE STEYN**  
Tch. Pln (B/8074/1998)  
**LAND USE PLANNER**  
0827572449

Copyright Reserved

ERVEN 13169 WELLINGTON  
SUBDIVISION PLAN

Ref.
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JT1

Date	23/10/2023
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Base Info
MUN. DKN.

Scale
NTS







**DRAKENSTEIN**

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

## ANNEXURE D

+27 21 807 4500 +27 21 872 8054  
www.drakenstein.gov.za  
customercare@drakenstein.gov.za  
Civic Centre, Berg River Boulevard, Paarl 7646

# Memo

**To:** EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE  
(ATTENTION: C. VAN DER BANK)

**From:** EXECUTIVE DIRECTOR: ENGINEERING SERVICES

**Enquiries:** LH. SMITH

**Collaborator number:** 2102340

**Reference number:** 15/4/1 (13184 & 13169) W (1217)

**Date:** 22 August 2024

**Subject:** APPLICATION FOR PROPOSED REZONING, SUBDIVISION AND TECHNICAL APPROVAL: ERF 13184 & 13169 WELLINGTON.

These conditions will be subject to review by the Engineering Services Department upon receipt of Civil and/or building plans for approval. This may require all the studies carried out for the proposed development to be updated and revised accordingly, which shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

The aforementioned is based on the possibility of changes in the physical environment in respect of engineering infrastructure between date of issuing of conditions and actual building/construction being imminent, which may impact on available relevant infrastructure capacities as at time of initial issuing of conditions.

**NOTE:** This comment covers a number of disciplines and each section needs to be dealt with by a competent specialist in that field co-ordinated by the consultant managing the application. No correspondence will be entered into with individual consultants.

### THE FOLLOWING CONDITIONS WILL APPLY

#### 1 STREETS & TRAFFIC

- 1.1 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors;
- 1.2 *As access is off a proclaimed main road, approval from the Provincial Roads Engineer is required;* and
- 1.3 *Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any additional traffic control and or traffic calming measures as detailed in the Traffic Impact Assessment (TIA) dated February 2023, referenced STUR0381.*

## **2 STORM WATER**

- 2.1 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.2 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 2.3 Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event; and
- 2.4 Provision must be made for an effective rainwater harvesting system to be planned and designed for all roof water. The volume of the storage facilities should be based on 0.02m<sup>3</sup>/m<sup>2</sup> roof area.

## **3 WATER**

- 3.1 The development will be provided with a bulk metered connection at actual cost;
- 3.2 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 3.3 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

## **4 WASTEWATER SERVICES**

- 4.1 ***The applicant shall be responsible for the installation of the infrastructure as detailed in the GLS report dated 23 February 2023;***
- 4.2 All individual portions must be provided with a separate wastewater connection;
- 4.3 All the connections must be installed one meter inside the erf boundary of each portion; and



4.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

## **5 SOLID WASTE**

5.1 The Municipality undertakes, after the proclamation of the township/development, to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of erven/home owner's organisation/body corporate in the township/development, for the removal of such household refuse;

5.2 A waste recovery/recycling initiative has been implemented in Drakenstein and the development will have to be prepared to comply with any requirements as the project is rolled out;

5.3 **Such collection shall be from a single centralised waste collection site for the development a per drawing 230908-VT02 dated 21 May 2024, revision 00;**

5.4 Provision should be made for a waste disposal facility and entrance to the township, with lockable gate for wheelie bins (240l bins) and recyclable bags equal to the number of dwellings per development;

5.5 A key should be provided to Drakenstein Municipality to be able to unlock the door/gate to garbage area on collection days, from the kerbside;

5.6 The garbage area should be enclosed with a 1.8m high fence and need to provided with the following;

- Tap with running water;
- A gully which is connected to an approved sewer connection;
- Concrete floor;

5.7 Municipal refuse trucks will not enter the township (complex) to collect wheelie bins on collection days; and

5.8 The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service.

## **6 DEVELOPMENT CHARGES**

6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R 2 118 705.00(Excl VAT)**. The levy is valid until **30 June 2025** where after a new calculation is required. The value has been calculated as follows:

6.1.1 Water = R 460,118.00

6.1.2 Sewer = R 291,410.00

- 6.1.3 Roads =R 951,585.00
- 6.1.4 Stormwater = R 136,636.00
- 6.1.5 Solid Waste = R 278,955.00

## **7 GENERAL**

- 7.1 *When at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and wastewater connections adhere to municipal standards and by-laws;***
- 7.2 The developer is responsible for the payment of a Developers Charge (water, sewer, stormwater, solid waste and roads) which can be discounted against the bulk service cost needed for the development;**
- 7.3 The developer is responsible for the funding of all connections to the bulk services and all internal works;**
- 7.4 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;**
- 7.5 All of the works, including but not limited to; roads, stormwater, water, sewers, landscaping, irrigation, etc. shall be designed by a suitably registered (ECSA registration for the civil works and SACLAP registration for the landscaping) person and any such works shall be constructed under supervision of such registered person. All such design plans shall be submitted to the Civil Engineering Services Department of Drakenstein Municipality for approval prior to the commencement of construction;**
- 7.6 The whole of the works shall fall under the control of a single project manager;**
- 7.7 The municipality shall be represented at all site meetings for the duration of the construction of the works and to this end timeous notification of such meetings shall be supplied to the Civil Engineering Services Department;**
- 7.8 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;**
- 7.9 Where applicable all water network, (downstream of the valve immediately upstream of the bulk water meter, upstream of the connection to the existing system or intersection point with the existing road), sewer network, stormwater network and road network components shall be a private combined system and shall be indicated as such on all documents and plans;**

- 7.10 All private combined systems (including but not limited to water, sewer, stormwater, roads, irrigation, etc.) shall be the joint and several responsibility (including but not limited to the administration of the joint account and operation and maintenance of the system) of the members of the homeowners association/body corporate and must be noted as such in any constitution of any such body and any such constitution must be submitted for approval by council. This constitution shall be notarially linked to each separate title deed;
- 7.11 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 7.12 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; and
- 7.13 The above conditions are to be complied with in stages.
- 7.13.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.13.2 Requirements associated with the completion of construction, development charges, as-built drawings, maintenance management plans, agreements, etc. These will be complied with prior to the transfer of any subdivided erf within the development property or occupation of any property/building in the phase; and
- 7.13.3 Proof of compliance for the requirements associated with long term operations must be available on request.

GCM



**LP Pienaar Pr Eng,**

**EXECUTIVE DIRECTOR: ENGINEERING SERVICES**

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2024\comments\Erf 13184 & 13169, Wellington - Rezoning, subdivision and technical approval.docx

LP/lb

Erf Number of Development:

Physical Address:

Municipal Area:

Municipal Valuation of Property:

Owner:

Owner ID No:

13184 ;	13159 ;
0	0

**Weltevrede Road** **Wellington** **7655**

Paarl, Mbekwini, Wellington

R 5 175 000

**Slaandaardieslang Pty Ltd**

Land Use	Unit	Usage	Land Area developed with Land Use (m <sup>2</sup> )	CALCULATED EXISTING DEMAND					
				Water (KL/day)	Sanitation (KL/day)	Stormwater (c.ha)	Solid Waste (tonnes/wk)	Roads (trips/pk hr)	Electricity (KVA)
Agricultural small holding	ha	2,1974	21974	3,30	1,76	0,44	0,18	1,10	

Land Use	Unit	Usage	Land Area developed with Land Use (m <sup>2</sup> )	CALCULATED NEW DEMAND					
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c.ha)	Solid Waste (tonnes/wk)	Roads (trips/pk.m)	Electricity (kVA)
Single Residential stand area < 500m2(Med/ High Income)	erf	38	13250	34,20	26,60	0,53	1,90	57,00	
Road Reserves	ha	0,542	5420	0,00	0,00	0,33	0,00	0,00	
Sports, Recreation & Parks	ha	0,3304	3304	4,96	0,27	0,03	0,66	0,00	

New

[illegible]

TOTAL

		DEVELOPMENT CHARGE PER SERVICE
		EXEMPTIONS PER SERVICE (%)
		VALUE APPLICABLE EXEMPTIONS
		DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS
		APPLICABLE CREDITS (%)
		APPLICABLE CREDITS (R)
		TOTAL DEVELOPMENT CHARGE PAYABLE (EXCLUDING VAT)
		VAT (€(RM))
		TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)

Application Processed by:

**Signature:**

**Geraldo Manuel**

	Agricultural small holdings				R 2,430 \$100
Description of	Existing Dwelling & Agriculture				





# ANNEXURE I



**Western Cape  
Government**

Department of Infrastructure

**Vanessa Stoffels**

Chief Directorate: Road Planning

Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

**Ref:** TPW/CFS/RP/LUD/REZ/SUB-10/458 (Application No: 28971-2)

The Municipal Manager  
Drakenstein Municipality  
PO Box 1  
Main Street  
**PAARL**  
7622

Attention: Ms C van der Bank

Dear Madam

## **ERF 13184 AND 13169, WELLINGTON: MAIN ROAD 201: APPLICATION FOR PROPOSED REZONING, SUBDIVISION AND TECHNICAL APPROVAL**

1. The following refer:
  - 1.1. The letter JT1 from Willie Steyn Land Use Planner send via email on 31 August 2013 containing the land use application;
  - 1.2. The Site Development Plan (Ref JT1) for Erf 13184 prepared by Willie Steyn Land Use Planner dated 23 August 2023 also indicating the subdivision and phasing of the development.
  - 1.3. The Subdivision Plan 2 for Erf 13169 prepared by Willie Steyn Land Use Planner dated 5 March 2023 indicating the private stormwater servitude and stormwater dam servitude;
  - 1.4. The Motivation Report JT1 prepared by Willie Steyn Land Use Planner dated August 2023;
  - 1.5. The Traffic Impact Assessment (TIA) prepared by Sturgeon Consulting dated February 2023;
  - 1.6. Your internal Memo (15/4/1 (13184 & 13169) W (1217)) from the Executive Director: Engineering Services to the Executive Director: Corporate & Planning Services dated 22 August 2024 containing conditions from the Engineering Services Department for the development; and
  - 1.7. Our letter TPW/CFS/RP/LUD/REZ/SUB-10/144 (Job 24053) dated 4 September 2019.
2. Main Road 201 (MR201; Piet Retief Street) is affected by this application at the Weltevrede Street intersection on the left-hand side. This Branch is still the Road Authority for MR201 at this location.

3. The application entails the following:
  - 3.1. A site-specific deviation from the Drakenstein Spatial Development Framework to permit a residential development on Erf 13184 Wellington (Erf 13184);
  - 3.2. The rezoning of Erf 13184 from Neighbourhood Business Zone to a Subdivision Area Zone;
  - 3.3. The subdivision and rezoning of Erf 13184 into 38 Conventional Residential Zone and 2 Open Space Zone erven;
  - 3.4. The creation of a servitude for a stormwater discharge channel over Erf 13169 and a stormwater detention servitude area over a proposed irrigation dam on Erf 13169 in favour of the owners' association to be established for the proposed development on Erf 13184;
  - 3.5. The naming and numbering of the internal street to be created by the proposed subdivision; and
  - 3.6. Technical approval to create a private Utility Service (stormwater discharge channel) over Erf 13169.
4. Points 3.4, 3.5 and 3.6 above are for your administration.
5. In Paragraph 4 of our letter TPW/CFS/RP/LUD/REZ/SUB-10/144 (Job 24053) dated 4 September 2019 a 16m wide right of way servitude had to be registered over Erf 13635 in favour of Erf 13722 and Portion 2 of Farm 347 and a 16m wide right of way servitude over Erf 13722 in favour of Portion 2 of Farm 347. These right of way servitudes has since been registered as ID: 2959/202202 and ID: 2958/202202 in February 2022.
6. The primary access to the development is located 120m east of the MR201/Weltevrede Street signalised intersection (measured centreline to centreline) opposite the right of way servitude ID: 2958/202202. The access road will be stop controlled. Access to the development itself will be controlled by an automated gate, featuring two entry lanes and one exit lane. A stacking distance of 12m is provided, accommodating up to two vehicles to queue in the event of delays during entry or exit.
7. The Site Development Plan (Ref JT1) for Erf 13184, prepared by Willie Steyn Land Use Planner and dated 23 August 2023, indicates a potential future roundabout at the proposed access point for both Erf 13184 and Erf 13635, which is not addressed in the TIA. The proposed roundabout may affect the required 12-meter stacking distance at the access to Erf 13184 and Erf 13635.
8. The following aspects in the TIA are highlighted:
  - 8.1. 2023 traffic volumes were analysed, indicating acceptable levels of service (LOS B for AM peak and LOS C for PM peak) for the MR201/Weltevrede Street signalised intersection;
  - 8.2. A 3% annual growth rate was applied to project traffic volumes for 2028;

- 8.3. The proposed residential development is estimated to generate 38 trips during peak hours (AM: 9 inbound, 29 outbound; PM: 27 inbound, 11 outbound);
- 8.4. The MR201/Weltevrede Street intersection will continue to operate at acceptable levels (LOS B and C) even with the additional traffic from the development in 2028; and
- 8.5. It is recommended that a sidewalk be constructed along the northern boundary of the development.
9. This Branch offers no objection to the application for the rezoning of Erf 13184 from Neighbourhood Business Zone to Subdivision Area Zone, as well as the subsequent subdivision and rezoning of Erf 13184 into 38 Conventional Residential Zone erven and 2 Open Space Zone erven, subject to the following conditions:
  - 9.1. A sidewalk with a minimum width of 1.8 meters must be constructed along the southern side of Weltevrede Street, as indicated on the Site Development Plan (Ref JT1).
  - 9.2. The access from Weltevrede Street to Erf 13184 and Erf 13635 must be aligned to accommodate the potential future roundabout, including the required splays on each erf to fit the roundabout, while maintaining a minimum stacking distance of 12 meters in front of the access-controlled gate.
10. Drakenstein Municipality must apply under Section 26 of the Roads Ordinance 19 of 1976 to assume road authority for MR201, between approximately km46.1 and km50.24 (a distance of  $\pm 4.14$ km).
11. Following the subdivision approval granted by the Drakenstein Municipality, the 95-meter building restriction measured from the centreline of MR201, as outlined in Act 21 of 1940, no longer applies to Erf 13184.

Yours Sincerely



**DD FORTUIN**

**For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH**

**DATE: 14 JANUARY 2025**



Slaandaardieslang Pty Ltd

williesteyn1960@gmail.com

Date: 2024/01/24

Enquiries:

WayleavesWesternOU@eskom.co.za

**WAYLEAVE APPLICATION:** Residential estate of 38 conventional residential erven, internal private street and private open spaces

**YOUR REF:** JT1

**ESKOM REF:** 13312-24

## THIS IS NOT AN APPROVAL TO START CONSTRUCTION

I hereby inform you that Eskom has no objection to the proposed work indicated on your drawing in principle. This approval is valid for **12 months** only, after which reapplication must be made if the work has not been completed.

1. **Eskom services are affected by your proposed works and the following must be noted:**

- a) Eskom has no objection to the proposed work and include a drawing indicating Eskom Overhead and underground services in close proximity.
- b) Please note that underground services indicated are only approximate and the onus is on the applicant to verify its location.
- c) There may be LV overhead services / connections not indicated on this drawing.
- d) The successful contractor must apply for the necessary agreement forms and additional cable information not indicated on included drawing, in order to start construction.

Application for Working Permit must be made to:

Customer Network Centre: Malmesbury

Clive Strauss

022 482 6252

StrausC@eskom.co.za

**Include Eskom Wayleave as-built drawings and all documentation, when applying for Working Permit.**

Should it be necessary to move, relocate or support any existing services for possible future needs, it will be at the developer's cost. Application for relocating services must be made to Customer Services on 08600 37566 or customerservices@eskom.co.za



## 2. Underground Services

The following conditions to be adhered to at all times:

- a) Works will be carried out as indicated on plans.
- b) No mechanical plant to be used within 3.0m of Eskom underground cables.
- c) All services to be verified on site.
- d) Cross trenches to be dug by hand to locate all underground services before construction work commences.
- e) If Eskom underground services cannot be located or is grossly misplaced from where the wayleave plan indicates, then all work is to be stopped and Nancy Piliso from the Land Development Office to be contacted at PilisoN@eskom.co.za, to arrange the capturing of such services.
- f) In cases where proposed services run parallel with existing underground power cables the greatest separation as possible should be maintained with a minimum of 1000mm.
- g) Where proposed services cross underground power cables the separation should be a minimum of **300mm** with protection between services and power cables. (Preferably a concrete slab)
- h) No manholes; catch- pits or any structure to be built on top of existing underground services.
- i) Only walk-behind (2 ton Bomac type) compactors to be used when compacting on top of and 1 metre either side of underground cables.
- j) If underground services cannot be located then the Customer Network Centre (CNC) should be consulted before commencement of any work.
- k) **No work can take place within the servitude of a 66kV Cable or 132kV Cable if indicated.** Should you need to undertake any work within the proximity of our 66kV or 132kV Cables please contact Nancy Piliso at PilisoN@eskom.co.za to arrange a site visit.

## 3. O.H. Line Services:

- a) The following building and tree restriction on **either side of centre line** of overhead power line must be observed:

Voltage	Building restriction either side of centre line
11 / 22kV	9.0 m
66kV	11.0 m
132kV	15.5 m

- b) No construction work may be executed closer than **6 (SIX) metres** from any Eskom structure or structure-supporting mechanism.
- c) No work or no machinery nearer than the following **distances from the conductors**:

Voltage	Not closer than:
11 / 22kV	3.0 m
66kV	3.2 m
132kV	3.8 m

- d) Natural ground level must be maintained within Eskom reserve areas and servitudes.
- e) That a **minimum ground clearance** of the overhead power line must be maintained to the following clearances:

Voltage	Safety clearance above road:
11 / 22kV	6.3 m
66kV	6.9 m
132kV	7.5 m

- f) That existing Eskom power lines and infrastructure are acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer.
- g) That Eskom rights or servitudes, including agreements with any of the landowners, obtained for the operation and maintenance of these existing power lines and infrastructure be acknowledged and honoured throughout its lifecycle which include, but are not limited to:
  - i. Having 24 hour access to its infrastructure according to the rights mentioned in (a) above,
  - ii. To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules,
  - iii. To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom,
  - iv. To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure.
- h) Eskom must have at least a 10m obstruction free zone around all pylons (not just a 10m radius from the centre).
- i) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignee.
- j) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise.
- k) Eskom shall at all times have unobstructed access to and egress from its services.
- l) Any development which necessitates the relocation of Eskom's services will be to the account of the developer.
- m) Lungile Motsisi MotsisiL@eskom.co.za. Eskom: Transmission must be contacted on 011 800 5734 to comment on behalf of the 400 kV OVERHEAD POWERLINES. NO WORK WITHIN THIS SERVITUDE OR UNDERNEATH POWERLINES IS ALLOWED until comment from Eskom Transmission has been obtained.

#### 4. **NOTE**

Wayleaves, Indemnity form (working permit) and all as-built drawings issued by Eskom to be kept on site at all times during construction period.

Yours faithfully

**LAND DEVELOPMENT (BRACKENFELL)**

