



**TDA**  
CAPE TOWN

*The City of Cape Town's Transport  
and Urban Development Authority*

**DEVELOPMENT MANAGEMENT**

**LLEWELLYN VAN BLERK**  
Professional Officer

T: 021 444 1062 F: 021 444 1062  
E: LLEWELLYN.VANBLERK@CAPETOWN.GOV.ZA  
Case ID: 70315535

BLUM022

23 MAY 2017

**WARREN LEIGH PETTERSON**  
PO BOX 44512  
CLAREMONT  
7735

**FINAL NOTIFICATION LETTER**

Dear Sir / Madam

**PROPOSED APPLICATION FOR CONSENT USE AND REGULATION DEPARTURE, IN ORDER TO ERECT  
A FREESTANDING BASE TELECOMMUNICATION STATION IN RESPECT OF ERF 222 PORTION 47,  
BOTFONTEIN SMALLHOLDINGS**

My previous correspondence dated 19/05/2017 refers.

I wish to advise that the appeal process has now been concluded and that the decision as per the City's previous letter of approval is therefore now considered final. Accordingly, the decision may now be acted upon, subject to compliance with the conditions detailed in the letter dated 19/05/2017.

Yours faithfully

L van Blerk

for **DIRECTOR : DEVELOPMENT MANAGEMENT**

cc GIS officer  
Director : Valuations

**19 May 2017**

Dear Applicant

**PROPOSED APPLICATION FOR CONSENT USE AND REGULATION DEPARTURE, IN ORDER TO ERECT A FREESTANDING BASE TELECOMMUNICATION STATION IN RESPECT OF ERF 222 PORTION 47, BOTFONTEIN SMALLHOLDINGS**

With reference to your application in the above regard, and in terms of delegated powers of authority, it has been resolved by the authorised official as follows:

That in terms of **Section 98(b) of the City of Cape Town Municipal Planning By-Law (2015)** your application involving the following:

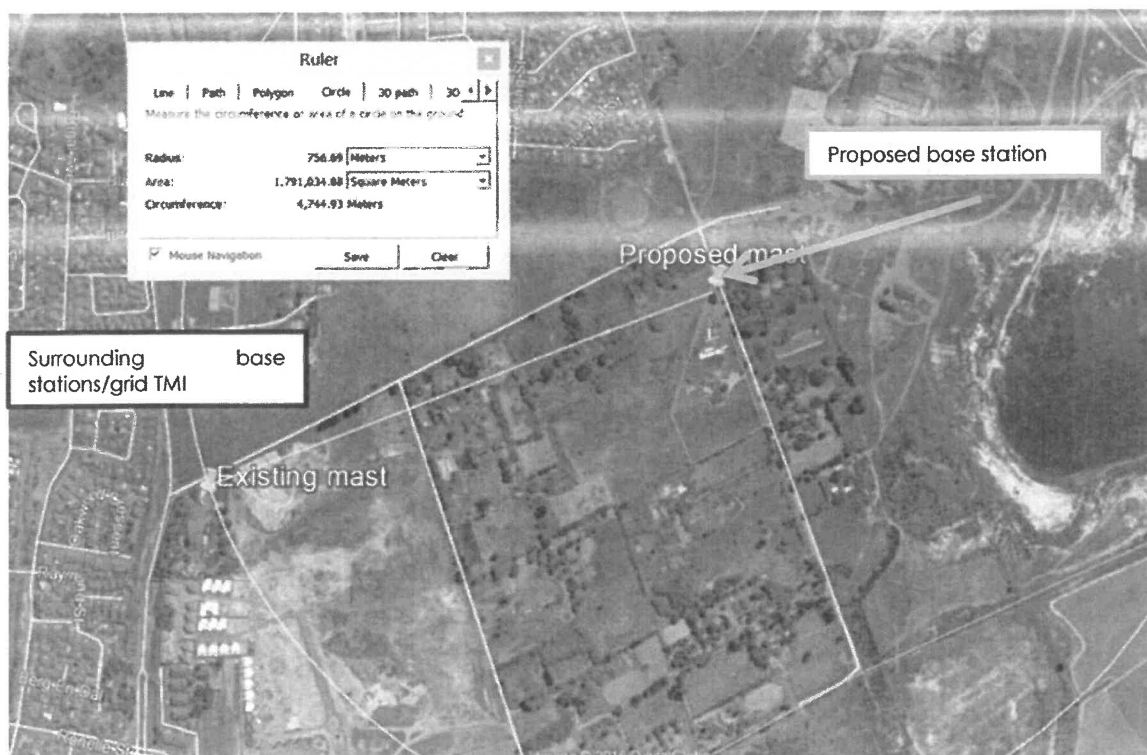
- **Application for Council's Consent in terms of section 42(i) of the Municipal Planning By-law, 2015 to permit a 25m Freestanding Base Telecommunication Station on Erf 222 portion 47, Botfontein Smallholdings**
- **Application for a regulation departure in terms of section 42(b) of the Municipal Planning By-law, 2015 to permit the Freestanding Base Telecommunication Station at 0.0m in lieu of 5.0m from the common boundary on Erf 222 portion 47, Botfontein Smallholdings**

be	<b>APPROVED</b>	X	<b>REFUSED</b>	in accordance with attached	<b>Plan Ref</b>	<b>Sheet A01-05 / PRO/ rev B dated 12/04/2017 attached as Annexure C.</b>
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Based on the assessment checklist below:

<b>SITE CHARACTERISTICS</b>						
Site extent	17228.99 m <sup>2</sup>					
Applicable Zoning Scheme	Development Management Scheme Regulations					
Current zoning	Agricultural					
Current land use	Agriculture/Residential					
Title deed restrictions	Yes		No		✓	
Submission/complete date	05/10/2016					
Public participation outcome summary	No objection lodged by any interested and affected parties.					
Policies / plans applicable	Telecommunication Mast Infrastructure Policy (2015), Economic Growth Strategy (2013), Northern District Plan (2012)					
Policy compliant	Yes	✓	No			
Previous approvals	Yes		No		✓	
AOD applicable / signed	Yes		No		✓	
<b>MITIGATION ASSESSMENT:</b>						
Adequate setbacks?	Yes	✓	No		N/a	
Negative impact on services?	Yes		No	✓	N/a	
Adequate access and parking?	Yes	✓	No		N/a	
Negative impact on traffic flow?	Yes		No	✓	N/a	
Negative visual impact?	Yes		No	✓	N/a	
Negative noise impact?	Yes		No	✓	N/a	

Adequate indoor/outdoor space?	Yes		No		N/a	✓
Departmental support?	Yes	✓	No		N/a	
Is dominant use still residential?	Yes		No		N/a	✓
Operator residing on premises?	Yes		No		N/a	✓
Subdivision compatible with area?	Yes		No		N/a	✓
Temporary departure criteria complied with:	Yes		No		N/a	✓
- No large capital investments required?						
- Easily revertible back to residential?						
- Will it be temporary in nature?						
Other?	Yes		No		N/a	✓



**Based on the above, the following reasons for decision:**

- Impacts are mitigated by the conditions of approval hereby attached as **Annexure A**.
- The design of the FBTS with its supporting TMI will retain the existing visual integrity & land use character of the existing area.
- The proposed application is considered to be compatible with the City's Telecommunication Mast Infrastructure Policy, with specific reference to sensitive siting of masts and to minimise negative visual impact on its surroundings.
- There are no restrictive title deed conditions that prohibit the proposal.
- The proposed development will form the basis of a grid of telecommunications infrastructure in an area which is currently sparsely serviced by such infrastructure.
- The proposed development would not result in any health or safety risks to the surrounding community.
- The mast height will not trigger any environmental authorisation in terms of the National Environmental Management Act No.107 of 1998 and is in keeping with the relevant zoning scheme.
- The building line departure is deemed to be small-scaled and will have minimal impact.
- The proposal is not considered to have any detrimental noise or traffic implications.
- The nature of the proposal is considered to be in line with the Northern District Plan 2012 and the overall vision of Council's Economic Growth Strategy (EGS) 2013.
- Based on the above, the proposal is not regarded to negatively impact on the health, safety, privacy, views, well-being, security or usage and enjoyment of any of surrounding community's internal and external living spaces hence, desirable in terms of Chapter 7 Part 3 Section 99(1-3) of the Municipal By-Law 2015.

**Kindly note, this approval does not guarantee approval of any related building plan application in terms of the National Building Regulations and Building Standards Act, No 103 of 1977 and that building work may therefore only commence once such plans are formally passed.**

**In terms of section 108(1) of the City of Cape Town Municipal Planning By-Law, 2015, you may appeal to the Appeal Authority against the above decision (including any conditions imposed in case of approval) by giving written notice of such appeal, in which case you may upon request be given the opportunity to appear in person before the Appeal Authority to state your case.**

**A detailed motivated appeal with reasons therefore (and not only the intention to appeal), clearly stating in terms of which legislation it is made, should be directed to and received by TBC, within 21 days of the date of notification of the decision.**

**Failure to comply with the above requirements may result in the appeal being ruled invalid by the Appeal Authority.**

Kindly note the above decision is suspended [and may therefore not be acted on] (delete this phrase if decision was refusal) until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours faithfully



**APPROVAL VERIFIED BY SECTION HEAD ON DAMS**  
**for DIRECTOR : DEVELOPMENT MANAGEMENT**

**LIST OF ANNEXURES:**

Annexure A: Conditions of approval  
Annexure B: Locality Map  
Annexure C: Site Development Plans  
Annexure D: Departmental comments

**TO BE COMPLETED BY APPLICANT / OWNER**

**DECLARATION**

I, ..... (full name), properly authorised in such respect, herewith wish to acknowledge receipt of this decision letter and confirm that I accept the decision and do not wish to appeal against this outcome. As such, I thus hereby relinquish any right to appeal in this regard.

.....  
**OWNER**

.....  
Date

**FOR OFFICE USE ONLY**

**CONFIRMATION & FINAL NOTIFICATION**

In respect of the above decision, it is herewith confirmed that **NO** appeals have been received against it within 21 days of the date of the above decision letter, which decision is therefore now considered final. Accordingly, you may now act thereon, subject to compliance with any conditions (if applicable).

.....  
**DELEGATED OFFICIAL**

.....  
Date

# ANNEXURE A

Case id: 70315535

In this Annexure

"Council" means the City of Cape Town,

"Owner" means the registered owner of the property,

"the property" means Erf 222 portion 47, Botfontein Smallholdings and

"Bylaw" & "Development Management Scheme" has the meaning assigned thereto by the City of Cape Town Municipal Planning Bylaw, 2015

"Item" refers to the relevant section in the Development Management Scheme

"ED: TDA" means Executive Director: Transport and Urban Development Authority

## **CONDITIONS IMPOSED IN TERMS OF SECTION 100(1) OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW 2015, RELATING TO THE APPLICATION FOR COUNCIL'S CONSENT IN RESPECT OF ERF 222 PORTION 47, BOTFONTEIN SMALLHOLDINGS**

### **1 COUNCIL'S APPROVAL GRANTED IN TERMS OF SECTION 98 OF THE BY-LAW**

- 1.1 That consent is granted for a Freestanding Base telecommunication station (FBTS) on a portion of the property.

### **2 THE DEPARTURES ARE LINKED TO THE PLAN, NUMBER: SHEET A01-05 / PRO/ REV B DATED 12/04/2017**

- 2.1 Departures from the Development Management Scheme approved in terms of Section 98(b) of the Municipal Planning By-Law, 2015;

- 1.1.1 Item 75(d) (i): To permit a common boundary building line departure from 5.0m to 0.0m, to accommodate the Freestanding Base Telecommunication Station.

### **3 CONDITIONS IMPOSED IN TERMS OF SECTION 100 CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015:**

#### **DEVELOPMENT MANAGEMENT**

- 3.1 The freestanding base telecommunication station shall be constructed in accordance with the Site Development Plans drawn by Warren Petterson Planning with plan nr **A01-05 / PRO/ REV B DATED 12/04/2017**.

#### **UTILITY SERVICE – ESKOM**

- 3.2 The following building and tree restriction on either side of the centre line of overhead power line must be observed:

- 11kV – 9.0m
- 66kV – 11.0m
- 132kV – 15.5m

- 3.3 No construction or work may be executed closer than 10 (Ten) meters from any Eskom structure or supporting mechanism.

- 3.4 No work or machinery nearer than the following distances from the conductors:

- 11kV – 3.0m

- 66kV – 3.2m
- 3.5 Natural ground level must be maintained within the Eskom reserve areas and servitudes.
- 3.6 That a minimum ground clearance of the overhead power line must be maintained to the following clearances:
  - 11kV – 6.3m
  - 66kV – 6.9m
  - 132kV – 7.5m
- 3.7 Eskom shall at all times have unobstructed access to and egress from its service.
- 3.8 Kobus Lamprecht, Kraaifontein CNC must be contacted on 0833904522, before working in close proximity to the overhead power lines.

#### **UTILITY SERVICE – ELECTRICITY**

- 3.9 Any alterations or deviations to electricity services necessary as a consequence of the proposal, or requested by the applicant, will be carried out at the applicant's cost.
- 3.10 Separate, completely independent points of supply must be taken to each erf if subdivided and shall be routed clear of all other private property.
- 3.11 In accordance with policy and tariffs approved by Council, a development capital tariff and a connection fee, as published in the standard tariffs, shall be paid before clearance of the subdivision will be granted.
- 3.12 A quote for the development capital tariff and connection fee, as well as conditions of supply, will be provided upon formal application. Such application must be submitted prior to application for Section 31 clearance.
- 3.13 All points of supply shall be consolidated to a single supply per erf.
- 3.14 Electricity distribution and street lighting infrastructure in private roads will not be taken over by the City but will remain the responsibility of the property owner.
- 3.15 Electrical infrastructure may exist on the property or in its vicinity. A wayleave shall be obtained from the Electricity Services Department before any excavation work may commence. In this regard, please contact the Drawing and Record Centre Office East (telephone 021 444 8340).
- 3.16 Full-title properties served by public road:
  - a) The electricity distribution infrastructure shall be installed in the public road reserve.
  - b) Each property shall be metered individually by the City.
- 3.17 Full-title properties served by private road:
  - a) These will be treated the same as sectional-title properties.
- 3.18 Sectional title properties:

- a) All metering equipment shall be accommodated in a single location directly accessible from public road, i.e. on the erf boundary adjacent to the road reserve and at street level, subject to departmental requirements.
- b) Separate connection cables from the meter location directly to each unit shall be provided by the developer.
- c) Units shall be individually metered by the City. A separate meter shall be required as a general supply to shared services.
- d) Only where the complex is of such a size that the above arrangement is not physically possible, and distributed metering points within the complex are required from a technical design point of view, shall a bulk metering system be installed.
- e) For bulk-metered developments that include a section of low cost housing, the low cost housing component should be situated close enough to the bulk metering location that these units can be individually metered by the City.

3.19 General:

- a) Metering requirements must be resolved in consultation with the Electricity Services Department, prior to commencing construction.
- 3.20 A minimum clearance of 3 metres between any structure and the overhead mains conductors must be maintained.
- 3.21 Depending on the power requirement, substations may be required. These substations shall be directly accessible from public road, i.e. on the erf boundary adjacent to the road reserve, at street level and free from any traversing services, subject to departmental requirements. Depending on requirements this can take the form of any combination of the following:
- a) Outdoor substation on 6 m x 4 m site;
  - b) Substation building on 20 m x 14 m site; or
- 3.22 Subdivision of such substation sites will be required.
- 3.23 The property owner is required to include in the development measures to improve energy efficiency to reduce the consumption of electricity.
- 3.24 Owners will have to conform to any conservation and/or rationing programme or scheme introduced, adopted or implemented by a sphere of government or relevant regulating body by reducing their electricity consumption as required in terms of such programme or scheme.
- 3.25 Installations with a new or upgraded authorised capacity of more than 100 kVA will have to meet certain energy efficiency requirements. These requirements are subject to change. A set of applicable requirements will be made available as part of the quotation process.



## **OPENSERVE**

- 3.26 As per sketch attached, Telkom SA LTD infrastructure will be affected, consequently the conditions below and on the attached legend will apply.
- 3.27 Telecommunication services position is shown as accurately as possible but should be regarded as approximate only.
- 3.28 Should alterations or relocation of existing infrastructure be required, such work will be done at the request and cost of the applicant.
- 3.29 As important cables are affected, please contact our representative Marius Makier at telephone number 021 981 3399 / 081 348 2317 at least 48 hours prior of commencement on construction work.
- 3.30 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.
- 3.31 Should Telkom SA infrastructure be damaged while work is undertaken, kindly contact our representative immediately.

## **ENVIRONMENTAL HEALTH**

- 3.32 The base station infrastructure (or any future combination of such infrastructures) shall not at any time cause the public to be exposed to RF levels that exceed the ICNIRP public exposure guideline.
- 3.33 The projected RF exposure levels within the area to which the public has reasonable access to, must be determined and certified by a qualified person and supplied to Council's Director Health Services, prior to the erection of the cell mast infrastructure. Such qualified person must provide a certified statement that the projected RF exposure levels are within the ICNIRP public exposure guidelines.
- 3.34 Appropriate steps must be taken by the applicant, to the satisfaction of Council, to ensure that:
  - a) The public exclusion zone is determined by a qualified person and forwarded to Council prior to the erection of the infrastructure. Such exclusion zone must thereafter be adequately sign posted with the appropriate health warning signs in accordance with international best practice.
  - b) Access control measures must be implemented to ensure that unauthorized persons do not gain access to the public exclusion zone.
  - c) The applicant must ensure that regular measurements are taken to ensure that the cell base station and related infrastructure meet the ICNIRP public exposure guidelines. Such measurements are to be at the cost of the applicant and made available to the Executive Director Health Services.

- d) In the event of such measurements showing that the ICNIRP public exposure guidelines are being exceeded, Council reserves the right to withdraw the LUPO and NBR permission and cause the cellular telecommunication infrastructure to be decommissioned at the cost of the applicant.
- 3.35 Health standards are to be reviewed periodically based on ongoing scientific research, The applicant will be required to decommission (including site rehabilitation) or upgrade any communication structure that does not meet the most recently publish health standards of the World Health Organisation, the International Committee on Non-Ionising Radiation Protection (which have been adopted by the National Department of Health) and the Independent Communication Authority of South Africa.
- 3.36 Should the health Department determine that the current limits of the electromagnetic radiation pose a significant health risk, decommissioning shall be required and the site be rehabilitated to the satisfaction of this Department.

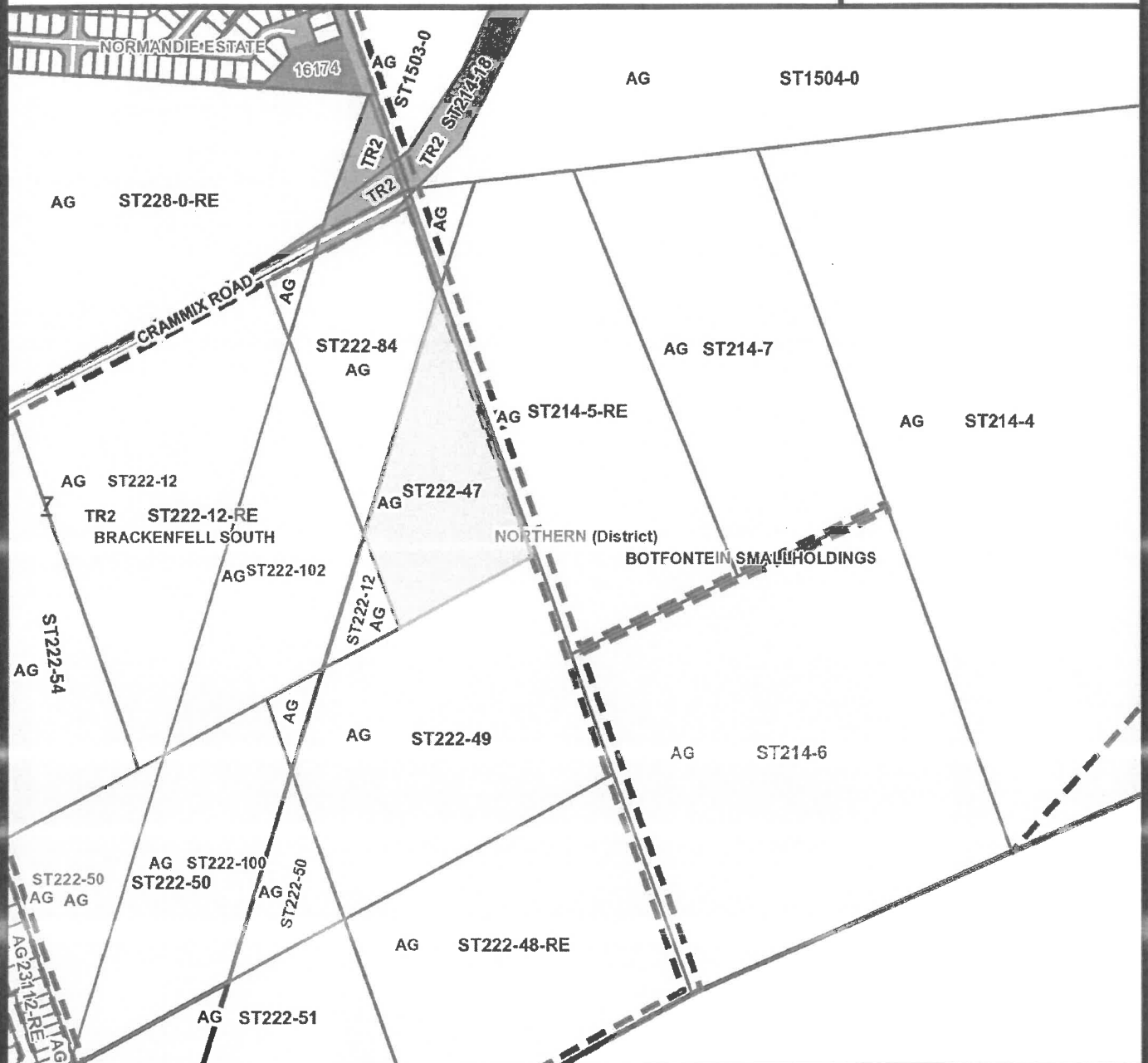
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#### **4 STANDARD REQUIREMENTS**

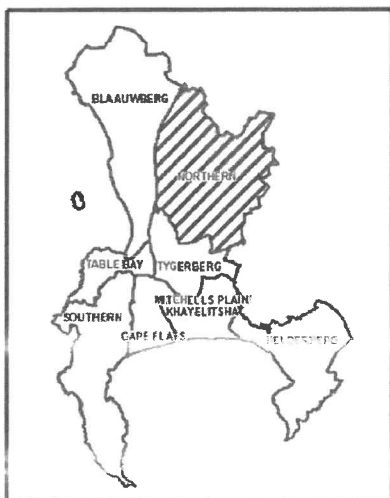
- 4.1 That access to the telecommunication infrastructure and associated equipment must be strictly controlled at all times by means of a fence or wall with a locked door or gate and adequate warning signs in the three official languages must be displayed on the access door or gate.
- 4.2 That the service provider / operator / lessee are responsible for ongoing maintenance of the entire installation as well as all costs with respect to such maintenance or future decommissioning of the telecommunication infrastructure.
- 4.3 That the service provider / operator / lessee shall remove all decommissioned infrastructure, and where the site has been disturbed, shall rehabilitate the site to its original state or a state acceptable to the ED: EESP of his/her delegatee.
- 4.4 That the combined / weighted radiofrequency (RF) exposure emanating from the telecommunication infrastructure to humans may not exceed the public exposure guidelines as set by the International Commission on Non-ionizing Radiation Protection (ICNIRP).
- 4.5 The owner / developer shall be responsible for all costs incurred in respect of the upgrading, extension, deviation, connection or removal of any existing storm water, sewerage, electricity, roads or other service or work arising from the development.

# PLANNING AND BUILDING DEVELOPMENT MANAGEMENT LOCALITY MAP

ANNEXURE : B



## Overview



Erf: 222-47

District: NORTHERN

Allotment: STELLENBOSCH FARMS

Suburb: BOTFONTEIN SMALLHOLDINGS

Ward: 7

Sub Council: Subcouncil 2



1:4 498

Notices Served



Support  
Received



Petition  
Signatory



Objections  
Received



Generated by:

Date: 18 May 2017

File Reference:



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

Making progress possible. Together.

ATLAS  
TOWER

SITE DETAIL

SITE NAME - NO

Atlas Brackenfell Crammix

SITE ADDRESS

Off Crammix Road,  
Portion 47 of Farm 222,  
Brackenfell,  
Western Cape

LATITUDE  
-33.890686°

LONGITUDE  
18.721309°

ASL  
122m

APPROVAL

RADIO ENGINEER

NAME

SIGN

PLANNER

NAME

SIGN

ENGINEER

NAME

ECSA No.

WPP

TOWN AND REGIONAL PLANNING CONSULTANTS

Warren Peterson Planning

P.O. Box 44512

Claremont, Cape Town

Tel: (+27 021) 552 5255

Email: dloots@wpplanning.co.za

OFFICE

DRAWN BY

NAME

D.Loots

CHECKED BY

NAME

W. Peterson

DATE

12-04-2017

REVISION

NO.

REVISION

DATE

PROPOSED DRAWING

FILE

12-04-2017

AERIAL MAP

SCALE: NTS

DRAWING NUMBER

SHEET No.

A01/05

TYPE

PRO

REV

B

Aerial Photo

Atlas Brackenfell Crammix

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ATLAS  
TOWER

## SITE NAME - NO.

## Atlas Brackenfell Crammix

## SITE ADDRESS

Off Crammox Road,  
Portion 47 of Farm 222,  
Brackenfell,

LATITUDE	LONGITUDE	ASI
-33.890686°	18.721309°	122m

## APPROVAL

## RADIO ENGINEER

NAME	SIG
------	-----

## PLANNER

NAME	SK
------	----

## ENGINEER

NAME	ECS
------	-----



Warren Petterson Planning  
P.O. Box 44512  
Claremont, Cape Town  
Tel: (+27 021) 552 5255  
Email: dloots@wpplanning.co.za

## OFFICE

DRAWN BY	CHECKED BY
NAME D. Loots	NAME W. Patterson
DATE 12-04-2017	DATE 12-04-2017

## REVISION

[illegible]

## LOCALITY MAP

SCALE: NTS

## DRAWING NUMBER

SITE No.	SHEET No.	TYPE	REV.
	A02/05	PRO	B

## SITE DETAIL

Atlas Brackenfell Crammix

SITE ADDRESS

Off Crammish Road,  
Portion 47 of Farm 222,  
Brackenfell,  
Western Cape

LATITUDE	LONGITUDE	ASL
-33.890686°	18.721309°	122m

**APPROVAL**

NAME	SIGN
RADIO ENGINEER	

PLANNER

NAME	SIGN
------	------

NAME	ECSA No.
ENGINEER	



**Warren Petterson Planning**  
P.O. Box 44512  
Claremont, Cape Town  
Tel: (+27 021) 552 5255  
Email: [dloots@wpplanning.co.za](mailto:dloots@wpplanning.co.za)

## OFFICE

DRAWN BY	CHECKED BY
NAME	NAME

NAME	NAME
D.Loots	W. Petterson

DATE	DATE
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## REVISION

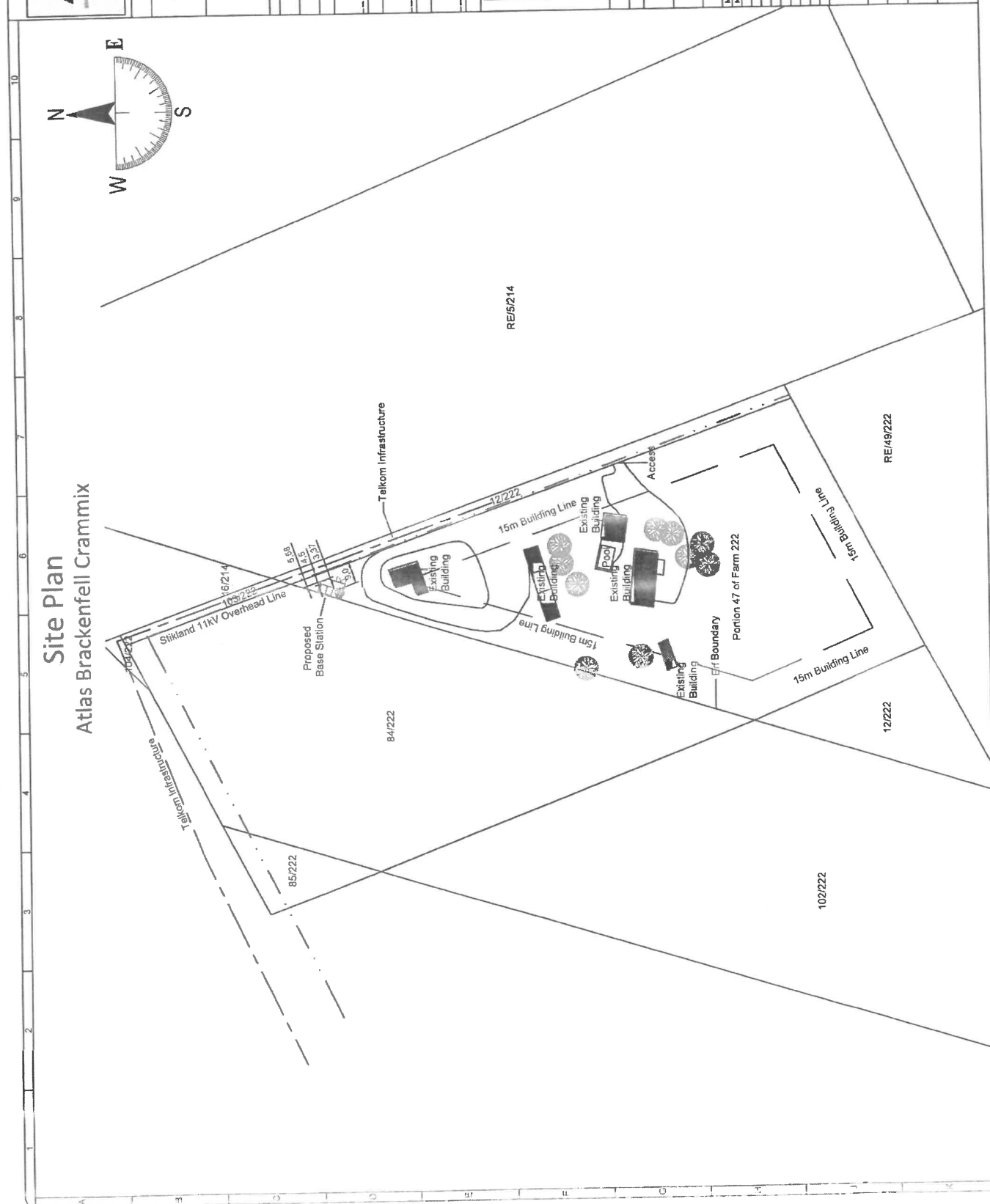
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	PROPOSED DRAWING	HL	12-04-2017

## SITE PLAN

SCALE - 1:2000

## DRAWING NUMBER

DATE	SHEET No.	TYPE	REV.
	A03/05	PRO	B



# ATLAS TOWER

## SITE DETAIL

SITE NAME - NO.  
Atlas Brackenfell Crammix

SITE ADDRESS  
Off Crammix Road,  
Portion 47 of Farm 222,  
Brackenfell,  
Western Cape

LATITUDE: -33.890686°  
LONGITUDE: 18.721309°  
ASL: 122m

## APPROVAL

RADIO ENGINEER  
NAME: SIGN:  
PLANNER  
NAME: SIGN:  
ENGINEER  
NAME: SIGN:  
ECSA No.:



Warren Petterson Planning  
P.O. Box 44512  
Claremont, Cape Town  
Tel: (+27 021) 552 5255  
Email: dloote@wpplanning.co.za

## OFFICE

DRAWN BY: D.L. Loois  
CHECKED BY: W. Petterson  
DATE: 12-04-2017

## REVISION

NO.	REVISION	CAD	DATE
1	PROPOSED DRAWING	IL	12-04-2017

## SITE PLAN

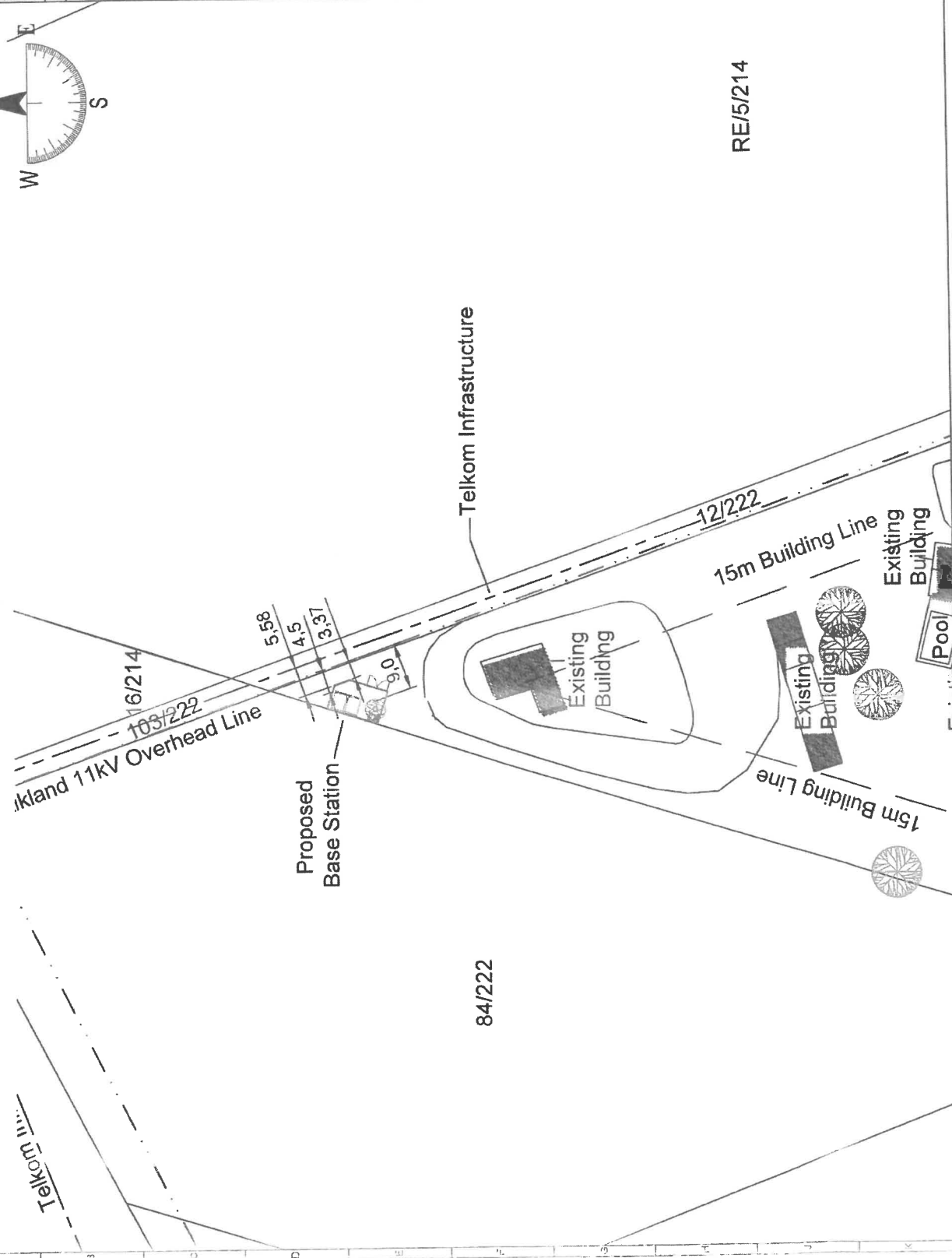
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TYPE PRO  
REV. B

## Site Plan

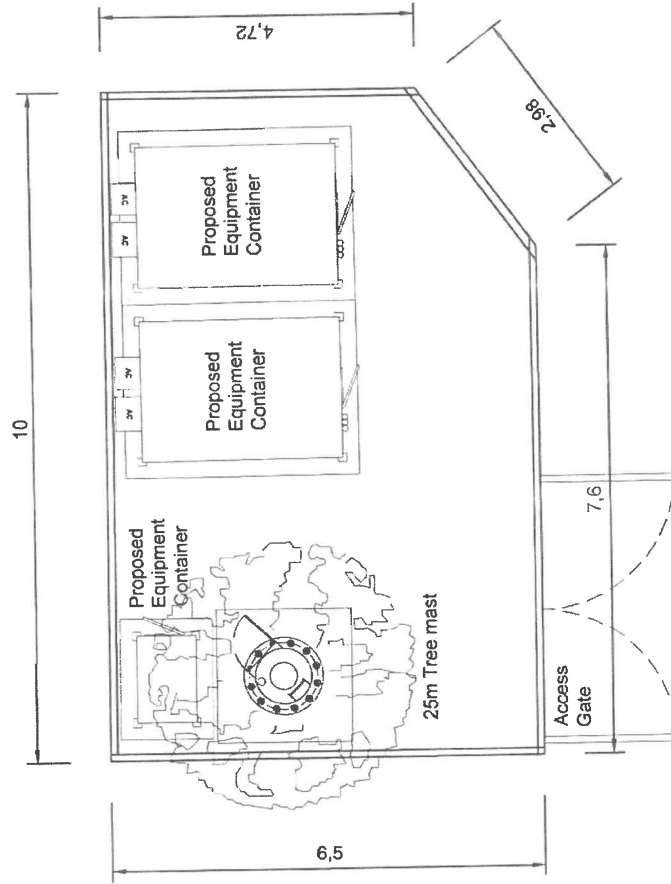
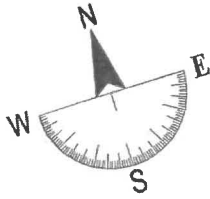
Atlas Brackenfell Crammix



RE/5/214

# Top View

## Atlas Brackenfell Crammix



### SITE DETAIL

SITE NAME - INC.  
Atlas Brackenfell Crammix

SITE ADDRESS  
Off Crammix Road,  
Portion 47 of Farm 222,  
Brackenfell,  
Western Cape

LATITUDE  
-33.890586°

LONGITUDE  
18.721309°

ASL  
122m

### APPROVAL

RADIO ENGINEER

NAME

SIGN

PLANNER

NAME

SIGN

ENGINEER

NAME

ECG No.

WPP

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OFFICE

DRAWN BY

CHECKED BY

NAME

D.L. Loois

W. Peterson

DATE

12-04-2017

REVISION

REV. NO.

REVISED DRAWING

DATE

12-04-2017

TOP VIEW

SCALE: 1 : 100

DRAWING NUMBER

SHEET No.

TYPE

PRO

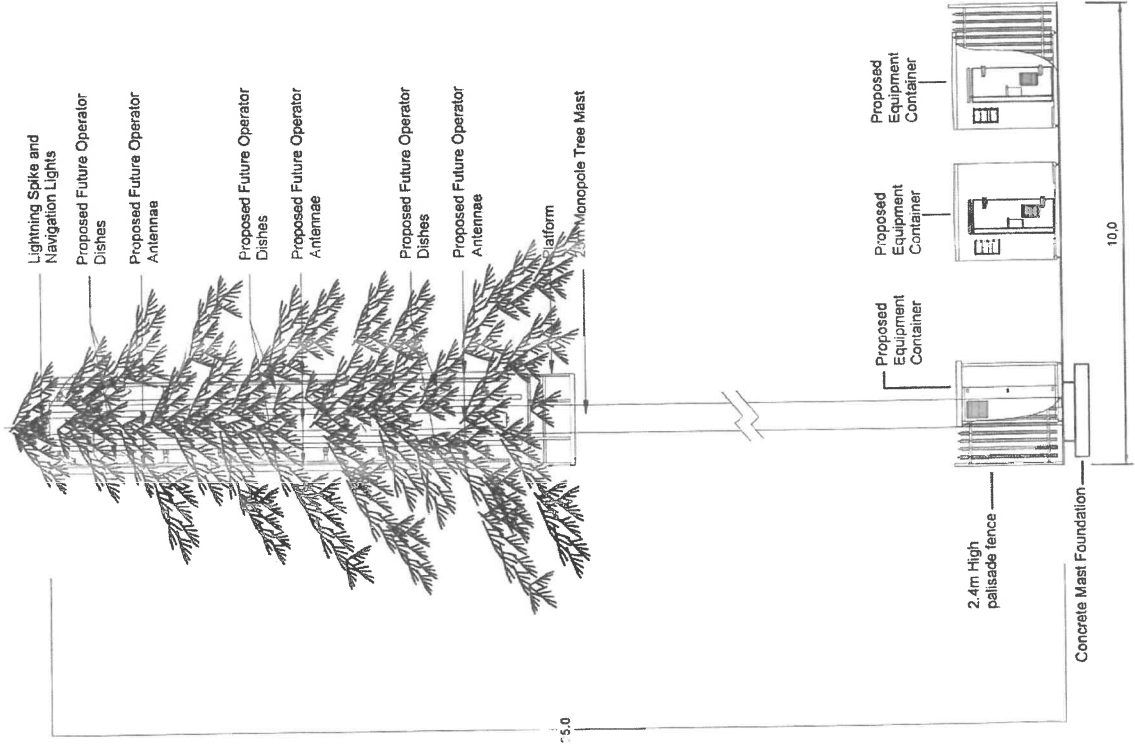
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B



# Elevation

## Atlas Brackenfell Crammix



### SITE DETAIL

SITE NAME - NO.  
Atlas Brackenfell Crammix

SITE ADDRESS  
Off Crammix Road,  
Portion 47 of Farm 222,  
Brackenfell,  
Western Cape

LATITUDE LONGITUDE ASL  
-33.890686° 18.721309° 122m

### APPROVAL

RADIO ENGINEER  
NAME SIGN

PLANNER  
NAME SIGN

ENGINEER  
NAME ECSA No.



TOWN AND REGIONAL PLANNING CONSULTANTS  
Warren Petterson Planning  
P.O. Box 44512  
Claremont, Cape Town  
Tel: (+27 021) 552 5535  
Email: diods@wpplanning.co.za

### OFFICE

DRAWN BY  
NAME

CHECKED BY  
NAME

D.Loots W. Petterson

DATE DATE  
12-04-2017 12-04-2017

### REVISION

NO.	REVISION	CAD	DATE
1.	PROPOSED DRAWING	HL	12-04-2017

### ELEVATION

SCALE: NTS

### DRAWING NUMBER

SHEET NO. TYPE REV.  
A05/05 PRO B



CITY OF CAPE TOWN  
P.O. Box 25  
KRAAIFONTEIN  
7579

Date:  
27.01.2017

Enquires:  
Mr. Shaun Swanepoel  
Tel: 021 980 3913  
Fax: 021 980 3053

**Attention: Annaleze van der Westhuizen**

Dear Madame

**PLEASE NOTE: THIS IS NOT A WORKING PERMIT. OBTAIN WORKING PERMIT FROM CUSTOMER NETWORK CENTRE – KRAAIFONTEIN CNC**

**REQUEST FOR COMMENT: PORTION 47 OF FARM 222, BOTFONTEIN SMALLHOLDINGS, BRACKENFELL.**

**YOUR REF: CASE ID 70315535**

**OUR REF: 0161/17**

I refer to your email dated 24 January 2017.

This application affects the following Eskom power lines

• **STIKLAND 11 kV OVERHEAD POWERLINE**

I hereby inform you that Eskom approves the proposed work indicated on your drawing in principle subject to the following. This approval is valid for **12 months** only, after which reapplication must be made if the work has not yet commenced.

- 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
11kV	9.0 m
66 kV	11.0 m
132 kV	15.5 m

- b) No construction work may be executed closer than **10 (TEN) 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:
11kV	3.0 m
66kV	3.2 m

Distribution Division - Western Region [Land Development]  
Western Region  
Eskom Road Brackenfell 7560 PO Box 222 Brackenfell 7561 SA  
Tel +27 86 003 7566 www.eskom.co.za

Eskom Holdings SOC Limited Reg No 2002/015527/30



132kV	3.8 m
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- 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:
11kV	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:
- Having 24 hour access to its infrastructure according to the rights mentioned in (a) above,
  - To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules,
  - To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom,
  - To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure.
- h) 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.
- i) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise.
- j) Eskom shall at all times have unobstructed access to and egress from its services.
- k) Any development which necessitates the relocation of Eskom's services will be to the account of the developer.
- l) **Kobus Lamprecht, KRAAIFONTEIN CNC** must be contacted on **083 390 4522**, before working in close proximity to the overhead power lines.

Kindly contact **Shaun Swanepoel** at Tel: 021 980 3913, should you require any further information.

Yours sincerely



**Shaun Swanepoel**  
**LAND DEVELOPMENT (BRACKENFELL)**

# **ESKOM (WESTERN REGION)**

## **OCCUPATIONAL HEALTH AND SAFETY ACT (Act No 85 of 1993) WITH REGULATIONS**

### **D16 (7) Excavations**

"The builder or excavator shall ascertain as far as possible the location and nature of underground services likely to be affected by the excavation and take such steps as may be necessary to prevent danger to persons".

## **THE ELECTRICITY ACT (Act No 41 of 1987)**

### **Section 27 (3) : Offences and Penalties**

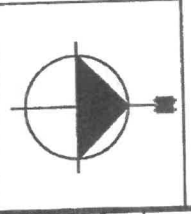
"Any person who without legal right (the proof of which shall be upon him) cuts or damages or interferes with any apparatus for generating, transmitting or distributing electricity, shall be guilty of an offence and liable on conviction to a fine not exceeding R2 000,00 or to imprisonment for a period not exceeding twelve months".





**LEGEND**

- CADASTRAL BOUNDARY
- AREA OF INTEREST
- ESKOM MV 11KV U/G CABLE
- ESKOM MV 11KV O/H LINE
- ESKOM HV 132KV O/H LINE
- ESKOM HV 400KV O/H LINE
- HV SERVITUDE EXTENT



SCALE 1:3 000

ALL CABLE POSITIONS ARE APPROXIMATE  
AND SHOULD BE VERIFIED ON SITE  
**LAND DEVELOPMENT SECTION**  
TEL 021-980 3129 FAX 021-980 3053

THIS DRAWING IS THE  
PROPERTY OF ESKOM



AUTH:  
DATE:

CHKD: N.R.O.J.I  
DATE:

DRAWN: O.M.P.A.M.B.A.N.I

DATE: 25-01-2017

REV	REVISION DESCRIPTION	BY	CHKD	AUTH	DATE

**KRAAIFONTEIN CNC  
BRACKENFELL  
PORTION 47 OF FARM 222, BOTFONTEIN SMALLHOLINGS  
APPLICATION FOR CONSENT USE & REGULATION DEPARTURES  
CITY OF CAPE TOWN  
WAYLEAVE REQUEST**

SET	SHEET	REVISION

00161/17

0





CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

UTILITY SERVICES  
ELECTRICITY

Bonginkosi Malawu  
Principal Technician

## MEMORANDUM

T: 021 444 8360  
E: Bonginkosi.malawu@capetown.gov.za  
Ref: Eng16-5923 DSD/bm Your Ref: 70315535

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DATE	2016-10-18
To	PLANNING & BUILDING DEVELOPMENT MANAGEMENT
ATTENTION	GERRIT FOURIE

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### PERMANENT DEPARTURE AND REZONING: FARM 222 PORTION 47

1. Any alterations or deviations to electricity services necessary as a consequence of the proposal, or requested by the applicant, will be carried out at the applicant's cost.
2. Separate, completely independent points of supply must be taken to each erf if subdivided and shall be routed clear of all other private property.
3. In accordance with policy and tariffs approved by Council, a development capital tariff and a connection fee, as published in the standard tariffs, shall be paid before clearance of the subdivision will be granted.
4. A quote for the development capital tariff and connection fee, as well as conditions of supply, will be provided upon formal application. Such application must be submitted prior to application for Section 31 clearance.
5. All points of supply shall be consolidated to a single supply per erf.
6. Electricity distribution and street lighting infrastructure in private roads will not be taken over by the City but will remain the responsibility of the property owner.
7. Electrical infrastructure may exist on the property or in its vicinity. A wayleave shall be obtained from the Electricity Services Department before any excavation work may commence. In this regard, please contact the Drawing and Record Centre Office East (telephone 021 444 8340)
8. Full-title properties served by public road:
  - a) The electricity distribution infrastructure shall be installed in the public road reserve.
  - b) Each property shall be metered individually by the City.
9. Full-title properties served by private road:
  - a) These will be treated the same as sectional-title properties.
10. Sectional title properties:
  - a) All metering equipment shall be accommodated in a single location directly accessible from public road, i.e. on the erf boundary adjacent to the road reserve and at street level, subject to departmental requirements.
  - b) Separate connection cables from the meter location directly to each unit shall be provided by the developer.
  - c) Units shall be individually metered by the City. A separate meter shall be required as a general supply to shared services.

- d) Only where the complex is of such a size that the above arrangement is not physically possible, and distributed metering points within the complex are required from a technical design point of view, shall a bulk metering system be installed.
- e) For bulk-metered developments that include a section of low cost housing, the low cost housing component should be situated close enough to the bulk metering location that these units can be individually metered by the City.

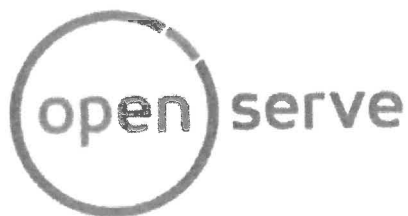
11. General:

- a) Metering requirements must be resolved in consultation with the Electricity Services Department, prior to commencing construction.
12. A minimum clearance of 3 metres between any structure and the overhead mains conductors must be maintained.
13. Depending on the power requirement, substations may be required. These substations shall be directly accessible from public road, i.e. on the erf boundary adjacent to the road reserve, at street level and free from any traversing services, subject to departmental requirements. Depending on requirements this can take the form of any combination of the following:
- a) Outdoor substation on 6 m x 4 m site;
  - b) Substation building on 20 m x 14 m site; or
14. Subdivision of such substation sites will be required.
15. The property owner is required to include in the development measures to improve energy efficiency to reduce the consumption of electricity.
16. Owners will have to conform to any conservation and/or rationing programme or scheme introduced, adopted or implemented by a sphere of government or relevant regulating body by reducing their electricity consumption as required in terms of such programme or scheme.
17. Installations with a new or upgraded authorised capacity of more than 100 kVA will have to meet certain energy efficiency requirements. These requirements are subject to change. A set of applicable requirements will be made available as part of the quotation process.

Yours faithfully

  
PP DIRECTOR: ELECTRICITY





**Division of Telkom SA SOC Ltd**

10 Jan Smuts Drive  
Pinelands  
7404

**Candice Spammer**  
Tel: 021 414 5582  
Fax: 086 480 0617  
Email: spammec1@telkom.co.za

**Our Ref.:** WWIP\_WBCF0338\_17  
**Your Ref.:** 70315535

14 February 2017

**Attention: Annaleze van der Westhuizen**

**City of Cape Town**  
**Development Management**  
**CAPE TOWN**

**WAYLEAVE: APPLICATION FOR CONSENT USE AND REGULATION DEPARTURES: PORTION 47 OF FARM 222, BOTFONTEIN SMALLHOLDINGS, BRACKENFELL**

With reference to your application received 20 January 2017.

I hereby inform you that Telkom approves 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.

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.

As per sketch attached, Telkom SA LTD 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.

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

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.

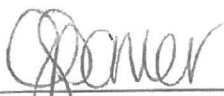
As important cables are affected, please contact our representative **Marius Makier** at telephone number 021 981 3399 / 081 348 2317 at least 48 hours prior of commencement on construction work.

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 Telkom SA infrastructure be damaged while work is undertaken, kindly contact our representative immediately.

All Telkom SA LTD rights remain reserved.

Yours faithfully



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Selwyn Bowers

Operations Manager

Wayleave Management: Western Region

This wayleave, Reference Number **WWIP WBCF0338 17** is valid for 12 months from date hereof and is subject to the following conditions:

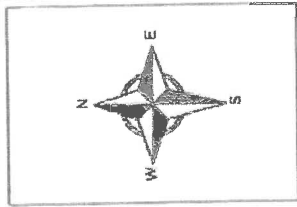
1. No mechanical plant or vibrator type compactors may be used within three meters of any Telkom Plant (I.E. any Telecommunication equipment above or below ground level).
2. The position of our plant affected by the proposal is indicated as approximate and **Marius Makier** at Telephone No **081 348 2317** must be contacted at least 48 hours prior to commencement of the work, upon which the actual location of the Telkom Plant will be indicated on site.
3. A written request must be submitted to Telkom for consideration, should the of the work, upon which the actual location of Telkom Plant will be applicant require our plant to be relocated. The cost of such a relocation will be recoverable from the applicant.
4. It is the responsibility of the applicant to verify the existance of the indicated plant and to notify Telkom immediately, should the applicant locate any Telkom Plant which is not indicated on the plans.
5. Should the applicant expose any Telkom plant, the safeguard thereof will be the applicant's full responsibilty.
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 any damage or loss as a result thereof.

Date: 2017/02/14

By: C Spammer  
For Regional General Manager  
Western Cape

Telkom Symbol Legend	Green
1. Underground Pipe	
2. Underground Cable	
3. Manhole	
4. Street Distributio Cabinet (SDC)	
5. Jointing Pit / AJB	
6. Jointing Pillar ( PJ )	
7. Pipe Junction Box ( B/S )	
8. Robot Control	
9. Pole	
10. Stay	
11. Strut	
12. Aerial Cable ( A/C )	





WWIP\_WBCF0338\_17  
Plant Affected

2167

2145

22247

22312

22392