

Alida Calitz - Re: Erf 10558 Eastcliff Hermanus

From: Jamie Klem
To: Charlene Pieters; Alida Calitz
Date: 2016/09/22 08:21 AM
Subject: Re: Erf 10558 Eastcliff Hermanus
Cc: Koos du plessis
Attachments: Golf Course switching Station.PNG

Sir / Madam.

The Electricity department does not have a problem with the above mentioned development. However keep in mind that although the capacity was reserved many years ago no payment was made for the bulk contribution or notified maximum demand. An Application must be made for the required load in writing, to the Electrical department to acquire a Quotation.

The following are also concerns that must be raised.

1. There are a service servitude for 11kV feeder cables running through the premises as on the attached drawing which cannot be moved. Please apply for wayleaves at the Electrical department before any excavation commence.
2. There is a 11kv switching station on the Golf course and Electricians need access through this development 24/7.

If there are any queries please contact the Electricity department.

Regards

Jamie Klem

Snr Superintendent Projekte
Elektrotegniese Dienste
Overstrand Munisipaliteit
Email: jklem@overstrand.gov.za
Tel: 028-316 2630
Faks: 028-316 2632

>>> Charlene Pieters 2016/08/25 09:14 AM >>>

Dear Sir / Madam

Attached please find an Internal Memo for your attention. Kindly provide your department's comments to Alida Calitz alida@overstrand.gov.za on or before 30 September 2016.

NB: Kindly provide all comments in English. Your comments, as received, are copied straight into the Council & Delegated Reports.

Thank You



Telkom

Access Network Engineering

Telkom SA SOC Limited

Erf 10558-HEC

10 Jan Smuts Drive
Pinelands
7404

TP-A Theart
(H Olivier)

Tel : 021 414 5614
Fax : 088 021 414 5614
Email : Petersi2@telkom.co.za
Enquiries : Ihlaam Peters
Our Ref. : WHMN4252_16
Your ref. : 10558 HEC (3368)

03 November 2016

Attention: Ms. Charlene Pieters

OVERSTRAND Municipality
P.O.Box 20,
Hermanus
7200

FILE NO: EL 10558-HEC
SCAN NO:
COLLABORATOR NO:
967219

Dear Madam

APPLICATION FOR TELKOM WAYLEAVES: PROPOSED AMENDMENT OF THE CONDITIONS OF APPROVAL & AMENDMENT OF THE SITE DEVELOPMENT PLAN: PLAN ACTIVE TOWN PLANNERS ON BEHALF OF NMH TRADING 23 PTY LTD

With reference to your Email and dated 21 October 2016.

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 the drawing supplied, 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.

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.

Telkom SA SOC Limited: Reg no 1991/005476/30

Directors: JA Mabuza (Chairman), SN Maseko (Group Chief Executive Officer), DJ Fredericks (Chief Financial Officer), S Botha, Dr. CA Fynn, N Kapila*, I Kgaboesele, K Kweyama, K Mzondeki, F Petersen, LL Von Zeuner.

Company Secretary: X Mpongoshe Makasi

*India



Telkom

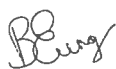
As important cables are affected, please contact our representative **FREDERIK SWART** at telephone number **081 363 7815** at least **48 hours** prior to commencement on construction work.

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.

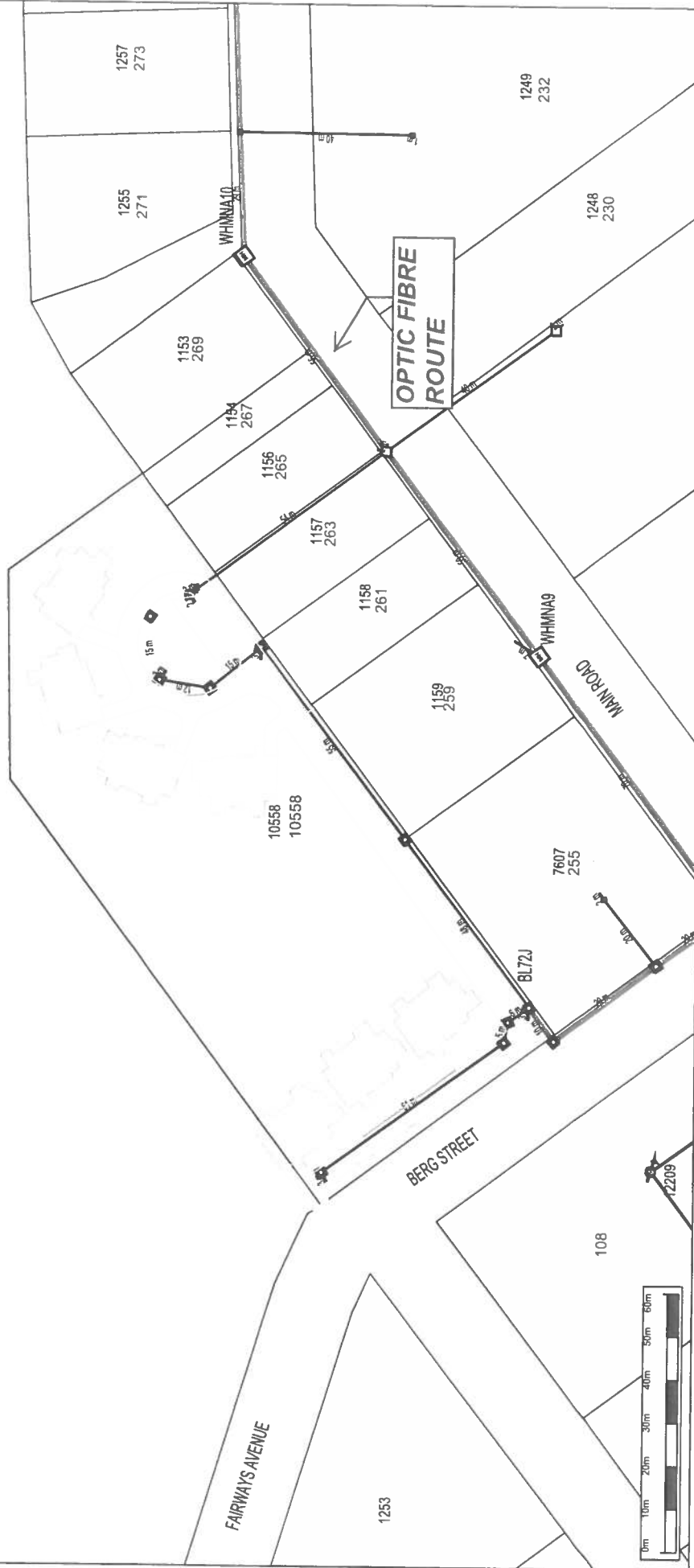
All Telkom SA LTD rights remain reserved.

Yours faithfully

 (pp)

Selwyn Bowers
Operations Manager
Wayleave Management: Western Region

WHMN4252_16



Legend

	Existing Manhole		Existing PJB		Existing DLC		Existing Indoor DP		Existing Pole		Planned Overhead Route		Conduit Terminus (Virtual Element)
	Planned Manhole		Planned PJB		Planned DLC		Planned Indoor DP		Planned Pole		To Be Recovered Overhead Route		
	To Be Recovered Manhole		To Be Recovered PJB		To Be Recovered DLC		To Be Recovered SDC		To Be Recovered Pole		Existing Underground Route		
	Existing Jointing Pit		Existing SDC		Existing Pillar Joint		Existing DP		Strut		Planned Underground Route		
	Planned Jointing Pit		Planned SDC		Planned Pillar Joint		Planned DP		Stay		To Be Recovered Underground Route		
	To Be Recovered Jointing Pit		To Be Recovered SDC		To Be Recovered Pillar Joint		To Be Recovered DP		Access Point (Virtual Element)		Existing Overhead Route		

Scale: 1:1351
Date: 25/10/2016
Created By: Burgej



Wayleave
Telkom S.A Ltd



This wayleave, Ref **WWIP_WHMN4252_16** 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 Telecommunications equipment above or below ground level).
2. The position of our plant affected by the proposal is indicated as approximate and our **FREDERIK SWART** TEL: (028) 514 1199 must be contacted at least 48 hours prior to commencement of the work, upon which the actual location of Telkom Plant will be indicated on-site.
3. A written request must be submitted to Telkom 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 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 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: 11/3/2016

For Regional General Manager
Western Cape

BBing

Telkom 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	

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**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL AND
SITE DEVELOPMENT PLAN: ERF 10558, EASTCLIFF (3368)**

Stormwater (SW)	:	In order
Electricity	:	In order
Sewer	:	According to GLS report
Water	:	According to GLS report
Roads and traffic	:	In order

Conditions:

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of **actual payment**. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.

1.1 Developments containing Sectional Title Units/ Commercial Buildings
(non-free standing properties – property is not to be subdivided)

The BICLs are to be paid in full **prior** to submission of the building plans. Building Plans will not be accepted unless the BICL is paid in full.

1.2 Developments with free standing properties (property that is subdivided and plots to be sold individually).

The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (2016/2017) is as follows:

Water	R 21 500.00 x 8.0	=	R 172 000.00
Sewerage	R 14 496.00 x 6.0	=	R 86 976.00
Roads	R 6 500.00 x 10,06	=	R 65 390.00
Stormwater	R 7 500.00 x 25,63	=	R 192 225.00
Solid Waste	R 1 300.00 x 10.0	=	<u>R 13 000.00</u>
TOTAL (inclusive of VAT)		=	<u>R 529 591.00</u>

Note:

- 1.3 The above figures are estimates
- 1.4 That Overstrand Municipality's Electrical Department be contacted regarding the bulk electricity cost.

2. that the developer at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
 - 2.1 the Director: Infrastructure and Planning may require the developer to construct internal, link, and/or bulk municipal services to a higher capacity than warranted by the development for purposes of allowing other existing or future developments to also utilise such services, provided:
 - 2.2 the rates and prices of such work be established in terms of a system which is fair, equitable, transparent and cost effective;
 - 2.3 if link municipal services have already been provided, the developer to contribute towards the cost thereof, the Director: Infrastructure and Planning to determine the amount of such contribution in terms of a system which is fair and equitable;
3. that servitudes for municipal services be registered in favour of the Council at the developer's cost in respect of all main services to be taken over by the Council and all existing municipal services concerned crossing private property;
4. that the developer indemnifies and keep the Council indemnified against all actions, proceedings, claims and demands, costs, damages and expenses arising out of the establishment of the township, the provision of services to the township or the use of servitude areas or municipal property:
 - 4.1 for a period which shall commence on the date that the installation of the services to the township are commenced with and shall expire after completion of the maintenance period;
 - 4.2 the developer to submit an acceptable public liability insurance policy to the Council and to pay the premium in advance for the period as set out above before any work concerned may commence;
5. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:
 - 5.1 way-leaves must be obtained from the Operational Manager, Hermanus;
 - 5.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;

6. that the developer may enter into an agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:
 - 6.1 such costs to be established in accordance with a system which is fair, equitable, transparent, competitive and cost effective;
 - 6.2 such costs shall be set-off against (part or full) development contributions payable in respect of engineering services;
 - 6.3 to the extent that such costs exceed the development contributions payable, the Council will refund the developer the difference with interest calculated at the prime rate, when funds are available;
7. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
8. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SANS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
9. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
10. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
11. such independent professional civil engineer/technologist to furnish the Director: Infrastructure and Planning with satisfactory proof of his professional indemnity insurance to an amount which shall not be less than that required by the CESA and which insurance shall be valid for the relevant contract and maintenance period;
12. that all municipal civil and electrical services installed or constructed by the developer, be maintained after completion thereof for a maintenance period, as described in the General Condition of Contract for works of Civil Engineering Construction – 2004, of 12 months, and

13. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the Overstrand Municipality. As-built plans to be on quality paper, together with a DXF file thereof;
14. that the developer furnish the Council with a bank guarantee equal to 2.5% of the value of the provided municipal civil and electrical services as certified by the independent professional engineer/technologist. The guarantee shall be to the satisfaction of the Director: Infrastructure and Planning and valid for the 12 months maintenance period which commences from date of the Certificate of Completion;
15. that the Home Owners Association be responsible for the operational costs and maintenance of street lighting, electrical reticulation and metering and all internal services;
16. that the developer provide bulk meters for water and electricity at approved positions as well as individual meters at each consumption point;
17. that the existing capacity at precinct 4 is 100KVA, should additional capacity be required, an investigation be conducted with regard to the capacity required and that available, at the developer's cost;
18. that an approved refuse collection area/room to sufficiently accommodate the refuse generated by the development and which is to be proved with the following:
 - a. properly ventilated;
 - b. a cement floor;
 - c. a tap and running water, as well as a drainage point which is connected to the sewer network;
 - d. is a position nearest to an access road for the development and be accessible for the refuse truck at all times, to the satisfaction of the Director: Infrastructure and Planning;
19. that the refuse room be completed prior to occupation of the first unit, to the satisfaction of the Director: Infrastructure and Planning;
20. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
21. that the above stormwater management plan include the following:
 - 21.1 pre-development run-off from the catchment area;
 - 21.2 post-development run-off from catchment area;

- 21.3 existing stormwater reticulation system and the capacity thereof;
- 21.4 connection of internal stormwater reticulation system;
- 21.5 overland escape routes
22. that the developer apply for a temporary water connection on the prescribed application form at Overstrand Municipality's Finance Department, before commencement of construction;
23. that the developer apply for a bulk water connection on the prescribed application form, at Overstrand Municipality's Finance Department and that the installation of the bulk water meter, by the developer, be done under the supervision of the Operational Manager, Hermanus;
24. that an investigation be conducted, by GLS Consulting Engineers, to determine whether sufficient capacity exist in the existing water & sewer systems, to accommodate the proposed development, at the developer's cost;
25. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer;
26. that full access and a minimum stacking distance of 10m be provided at the entrance of the proposed development;
27. that a passing lane be provided in Fairway Avenue, at the developer's cost.



DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

11/11/2016.

DATE



ROAD NETWORK MANAGEMENT
 Email: Grace.Swanepoel@westerncape.gov.za
 tel: +27 21 483 4669
 Rm 335, 9 Dorp Street, Cape Town, 8001
 PO Box 2603, Cape Town, 8000

P Roux

REFERENCE: 16/9/61-21/101 (Job 24205)
ENQUIRIES: GD Swanepoel
DATE: 7 September 2016

The Municipal Manager
 Overstrand Municipality
 PO Box 20
HERMANUS
 7200

Attention: Mr P Roux

Dear Sir

ERF 10558, EASTCLIFF, HERMANUS: PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL AND AMENDMENT OF SITE DEVELOPMENT PLAN

1. Your letter 10558 HEC (3368) dated 25 August 2016 refers.
2. This Branch is not directly affected by this application and thus has no comment in terms of the Land Use Planning Act, No 3 of 2014.

Yours faithfully

ML WATERS
 For **CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT**

FILE NO:	EL 10558 Hec
SCAN NO:	
COLLABORATOR NO:	935751



N D Martheze

Chief Engineer: Road Network Planning
 Department of Transport and Public Works

Email: Dru.Martheze@westerncape.gov.za

tel: +27 21 483 2177 fax: +27 21 483 2166

Reference No: 16/6/6/1-968
 16/9//61-21/101 (Job 24205)

Municipal Manager

Overstrand Municipality

P O Box 20

HERMANUS

7200

Attention: Mr C Groenewald

RECALL OF LETTER 16/9//61-21/101 (JOB 24205) CONCERNING PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL AND AMENDMENT OF SITE DEVELOPMENT PLAN FOR ERF 10558, EASTCLIFF, HERMANUS

1. This Department wishes to withdraw its letter 16/9//61-21/101 (Job 24205) dated 7 September 2007, (attached), in response to the above amendment to site plan of erf 10558 and its conditions of approval, (Overstrand Municipal Letter 10558 HEC(3368) dated 25 August 2016.
2. The above-mentioned property is within 500m of the current proclaimed Main Road 28 and is affected by the proposed Hermanus Bypass or the re-alignment of proclaimed Main Road 28 or the R43.
3. This Department at the request of your Municipality initiated formal investigation and appointed consultants to look at realigning the proclaimed Main Road 28, or the R43. The re-alignment of proclaimed Main Road 28 or the R43 is a key requirement to achieve the municipality's desired outcomes for its CBD Revitalisation Project. The estimated cost to this Department to re-align a 3 km section of Main Road 28 is approximately R120 million using 2016 rates.
4. The Planning Stage for the above Hermanus By-pass is nearing completion and only the Route Determination authorisation is outstanding after which this Department will formally proclaim the re-alignment Main Road 28 along the preferred Hermanus By-pass route to replace the section of the Main Road 28 through the CBD, i.e. formally hand over the section of road as a municipal street, as agreed in terms of the Roads Ordinance, (Ordinance 19 of 1976).
5. Currently 2 alternative route alignments are being considered for the Hermanus Bypass and both impact erf 10558. Refer to Figure 1 below for the extent of impact of the proposed alternative route alignments:

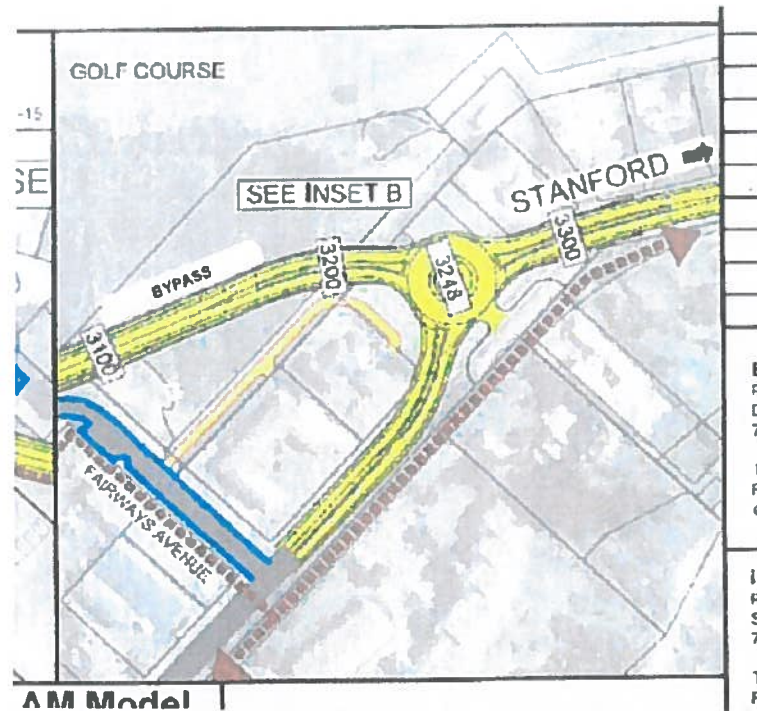


Figure 1: -Extract from Conceptual Design Report for the Hermanus By-Pass

6. This is also to confirm that the owners of erf 10558 were consulted and made aware of the proposed alternatives by SRK Consulting (Pty) Ltd, who were appointed to undertake the formal Environmental Process for Route Determination in terms of the National Environmental Management Act, (Act 7 of 1998, as amended).
7. This Department wishes to draw attention to the fact that the transport component of the Overstrand IDP specifically acknowledges the (long-term) future bypass along the alignment referred to above.
8. Your urgent attention to rectify this matter will be appreciated.

Yours faithfully


EXECUTIVE MANAGER: ROADS INFRASTRUCTURE

Date:

22/12/16

CC: Overstrand Municipality: Director: Infrastructure and Planning
Attention: Mr Stephen Müller (smuller@overstrand.gov.za)

ENDORSEMENTS:

1. WM Silbernagl
2. CS October
3. DRE Paarl: Stewart Bain
4. File: 16/6/6/1 – 964
5. Quads (Room-3-35)