

**AGENDA of the
Portfolio Committee: Infrastructure and Planning
22 May 2017
(Also the agenda for the Mayoral Committee Meeting: 31 May 2017)**

15.

**ERF 8183, 1 SANDPIPER STREET, HEMEL-EN-AARDE ESTATE, OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : RM AND GM LOUW**

8183 HMS (2869)

H Olivier

(028) 313 8900

Hermanus Administration

28 February 2017

1. Executive Summary

Application has been received on 26 March 2015 from RM and GM Louw on Erf 8183, Hemel-en-Aarde Estate for a departure from the relevant Scheme Regulations in order to relax the 4m western street building line to 1,5m in order to accommodate a new workshop/store and open balcony on first floor level.

A Locality Plan of the property concerned is attached as Annexure A. The proposed Site Development Plan is attached as Annexure B, while the Motivation Report in support of the proposal is attached as Annexure C.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town- and Spatial Planning

3. Compliance with Strategic Priority

Provision of democratic, accountable and ethical governance

4. Delegated Authority

Executive Mayor

5. Legal Requirements

- Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)

6. Background/Discussion/Evaluation/Conclusion

Background/Discussion

Erf 8183, Hemel-en-Aarde Estate measures approximately 449m² in extend. The erf is zoned Residential Zone I and developed with a double storey dwelling.

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The property owner wants to construct a workshop/store and a balcony above it which encroach the 4m street building line up to 1,5m from the street boundary line.

Notices were sent to surrounding property owners and no objections were received.

The application was also circulated to all relevant municipal departments and State Departments. The Building Department indicated that the balcony portion over the street building line is not supported.

The property is situated within the Hemel-en-Aarde Estate and therefore the comments of the Home Owners' Association had to be obtained, as no plans can be considered by the Municipality if not signed off by the HOA. The HOA do not support the application. (See Annexure D)

Evaluation

To evaluate the desirability of this application, it will be considered in terms of the criteria to determine desirability in terms of Section 36 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).

Erf 8183 is situated in the Hemel-en-Aarde Estate. It is situated in an area that was planned for smaller erven, which is more to the size of group housing plots, but it is however zoned Residential Zone I. The erf measures 449m² in extend.

With the development phase of the estate application was made on most of the smaller erven for relaxations of the street building lines to 3m, to make the erven more developable. Even the southern street building line on Erf 8183 was relaxed in 2010 to accommodate an existing dwelling 3m from the street boundary.

The proposal is now to construct a new store room 1,5m from the western street boundary, with a balcony on the store.

The proposed store/workshop will be constructed in a position where the property has been cut below the natural ground level, and a high stabilizing wall has been constructed. The workshop/store and balcony will not impede on views over the sea, but will be relatively close to the street.

The applicant proposes to construct a balcony on top of the store/workshop. The Building Department is of the opinion that the balustrade on the deck should be set back to the existing building line, which is 4m. This is an indication that they are concerned about the street ambience and privacy of neighbours in the street.

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The HOA of the Hemel-en-Aarde Estate indicated that they do not support the application. The applicant was also granted sufficient time to consult with the HOA to try to obtain their support, but it was not provided to this office.

It is a privilege to build over building lines. If such an application is in the area controlled by a HOA, serious consideration must also be given to a HOA comments. The HOA must also ultimately sign off building plans before the Building Department can consider it.

Considering the above and also the fact that the proposed extensions could impact on privacy and the street ambiance, the application is not supported.

Conclusion

No objections were received against the application of neighbours.

The HOA does not support the application.

Most municipal departments support the application, but the Building Department indicated that the balustrade on the balcony be set back to the street building line.

The application could have a negative effect on the character of the area and is not desirable.

7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

Engineering Services

Attached as Annexure E.

Fire Department

No objection – Application does not affect Fire Protection Regulations.

Building Department

Storeroom supported. Set balustrade back to building line on first floor.

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District Health

Application approved.

10. Annexures

Annexure A: Locality Plan
Annexure B: Site Development Plan
Annexure C: Motivation Report
Annexure D: Letter of no support : Home Owners Association
Annexure E: Services Report
Annexure F: Comments: Eskom
Annexure G: Comments: Telkom

RECOMMENDATION:

1. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), application for departure on Erf 8183, Hemel-en-Aarde to relax the 4m western street building line to 1,5m to accommodate a portion of a proposed store/workshop and a balcony, **not be approved**, for to the following reasons:
 - (a) the Hemel-en-Aarde Estate Home Owners Association (HOA) does not support the application;
 - (b) the Building Control Department does not support the balcony on first floor level;
 - (c) the new proposed structures could negatively impact the street ambiance and the balcony could impact on the privacy of neighbours who resides in Sandpiper Street; and
 - (d) the application could impact on the character of the area.
2. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

RESPONSIBLE OFFICIAL :	H OLIVIER
TARGET DATE FOR IMPLEMENTATION :	14 JUNE 2017
TARGET DATE TO INFORM APPLICANT :	14 JUNE 2017
TARGET DATE TO INFORM OBJECTOR :	N/A

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**ERF 8183, 1 SANDPIPER STREET, HEMEL-EN-AARDE ESTATE, OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : RM AND GM LOUW**

8183 HMS (2869)

H Olivier

(028) 313 8900

Hermanus Administration

28 February 2017

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
22 MAY 2017, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

RESPONSIBLE OFFICIAL :

H OLIVIER

TARGET DATE FOR IMPLEMENTATION :

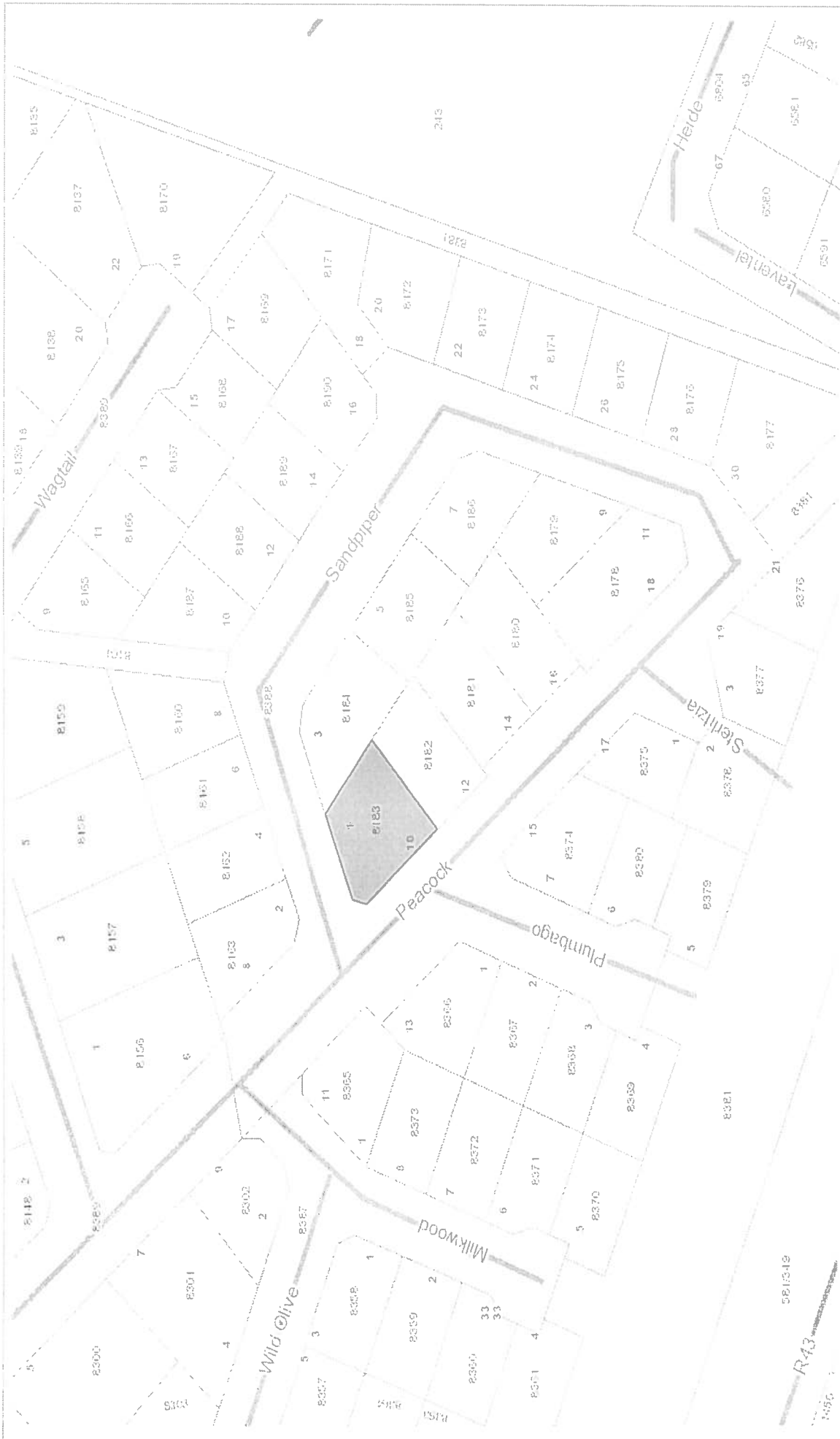
10 MAY 2017

TARGET DATE TO INFORM APPLICANT :

10 MAY 2017

TARGET DATE TO INFORM OBJECTOR :

N/A



**LOCALITY PLAN
ERF 8183
HEMEL-EN-AARDE ESTATE**



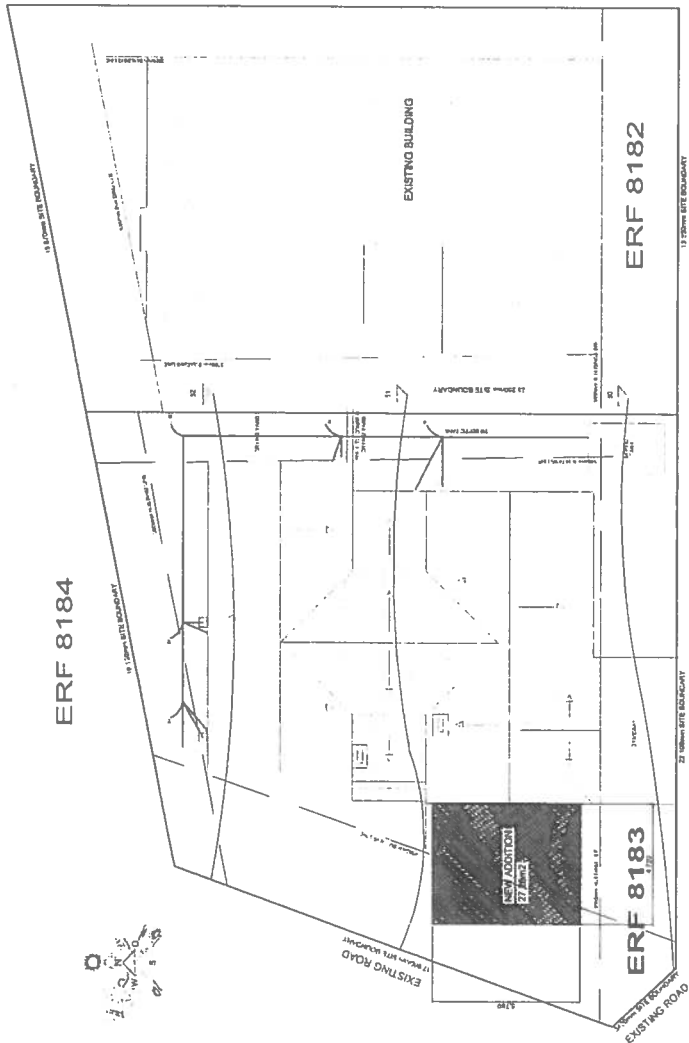
ERF 8183 HERMANUS - AREA SCHEDULE

EXISTING LOWER STOREY	80.56m ²
EXISTING UPPER STOREY	174.72m ²
ADDITION TO LOWER STOREY	27.28m ²
NEW UPPER STOREY BALCONY	27.28m ²
TOTAL NEW LOWER STOREY AREA	107.84m ²
EXISTING UPPER STOREY AREA	174.72m ²
TOTAL REVISED FLOOR AREA	282.56m ²
STAND AREA	449m ²
PERMISSIBLE COVERAGE 45%	208.05m ²
TOTAL COVERAGE	202.00m ²
	44.99%

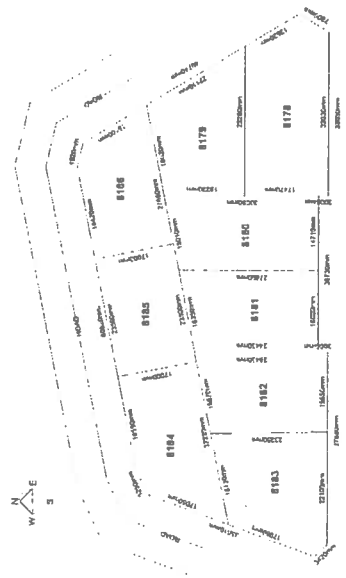
ERF 8181

ELECTRICAL LEGEND

	DISTRIBUTION BOARD
	LED FLOOD ON PHOTOCELL
	LED LOW BAY FITTING
	CHEESECAKE
	FLUORESCENT
	EMERGENCY EXIT
	LIGHT OVER ESCAPE DOOR
	230V 15 AMP WALL SOCKET
	230V 15 AMP DEDICATED SOCKET
	380V 3 PHASE WELDING POINT
	LIGHT SWITCH
	2 COMPARTMENT POWER SKIRTING



SITE PLAN
(SCALE 1:100)



SITE LOCALITY PLAN
(SCALE 1:500)

- GENERAL NOTES:**
- 1) ALL WORK TO COMPLY WITH N.B.E.C. CODES ON THE DATE OF ISSUANCE OF THIS DRAWING.
 - 2) WORKERS TO BE AWARE OF ALL UTILITIES AND TO BE PROTECTED.
 - 3) ALL WORK TO BE DONE IN ACCORDANCE WITH THE N.B.E.C. CODES.
 - 4) ALL WORK TO BE DONE IN ACCORDANCE WITH THE N.B.E.C. CODES.
 - 5) DO NOT SCALE DRAWING, USE PROVIDED DIMENSIONS.
- DRAINAGE:**
- 1) ALL DRAINAGE ON SITE TO COMPLY WITH N.B.E.C. CODES.
 - 2) ALL DRAINAGE TO BE PROVIDED IN ACCORDANCE WITH THE N.B.E.C. CODES.
 - 3) ALL DRAINAGE TO BE PROVIDED IN ACCORDANCE WITH THE N.B.E.C. CODES.
 - 4) DRAINAGE TO BE PROVIDED IN ACCORDANCE WITH THE N.B.E.C. CODES.
 - 5) ALL DRAINAGE TO BE PROVIDED IN ACCORDANCE WITH THE N.B.E.C. CODES.
- START NOTES:**
- 1) ALL WORK TO COMPLY WITH N.B.E.C. CODES.
 - 2) ALL WORK TO BE DONE IN ACCORDANCE WITH THE N.B.E.C. CODES.
 - 3) ALL WORK TO BE DONE IN ACCORDANCE WITH THE N.B.E.C. CODES.
 - 4) ALL WORK TO BE DONE IN ACCORDANCE WITH THE N.B.E.C. CODES.
 - 5) ALL WORK TO BE DONE IN ACCORDANCE WITH THE N.B.E.C. CODES.

- 180 ROOF NOTES:**
- 1) 180 ROOF SHEETING ON 75x50 PURLINS @ 1.200 c/c.
 - 2) 25x50 BEAMS @ 1.200 c/c.
 - 3) 11x10 WALLS.
 - 4) 11x10 WALLS.
 - 5) ROOF PITCH TO BE 5°.
 - 6) BRICK BOND CORNICES.
 - 7) GUTTERS AND DOWN PIPES TO BE 75x100mm.
- STRUCTURE:**
- 75mm PRECAST CONCRETE LINTLS OVER ALL OPENINGS ON ALL STOREYS.
- 75mm PRECAST CONCRETE LINTLS OVER ALL OPENINGS ON ALL STOREYS.
- 75mm PRECAST CONCRETE LINTLS OVER ALL OPENINGS ON ALL STOREYS.
- 75mm PRECAST CONCRETE LINTLS OVER ALL OPENINGS ON ALL STOREYS.
- 75mm PRECAST CONCRETE LINTLS OVER ALL OPENINGS ON ALL STOREYS.

- ERE NOTES:**
- 1) ALL ELECTRICALS TO BE PROVIDED IN ACCORDANCE WITH N.B.E.C. CODES.
 - 2) ALL ELECTRICALS TO BE PROVIDED IN ACCORDANCE WITH N.B.E.C. CODES.
 - 3) ALL ELECTRICALS TO BE PROVIDED IN ACCORDANCE WITH N.B.E.C. CODES.
 - 4) ALL ELECTRICALS TO BE PROVIDED IN ACCORDANCE WITH N.B.E.C. CODES.
 - 5) ALL ELECTRICALS TO BE PROVIDED IN ACCORDANCE WITH N.B.E.C. CODES.

REV.	DESCRIPTION	DATE
02	REVISED TO SUIT CLIENT	15/09/2015
01	ISSUED FOR COUNCIL APPROVAL	15/09/2015

PROJECT MANAGERS & CONSULTING ENGINEERS
PROJECT MANAGERS & CONSULTING ENGINEERS
 40 Dorset Estate, Somerset Street, Durbanville, 7174
 1481-673-6273 Fax: 021-932-8288 E-Mail: info@pmg.co.za

PROJECT:
 RESIDENCE MR. RALPH LOUW
 MODIFICATIONS TO EXISTING DWELLING
 ERF 8183 HERMANUS

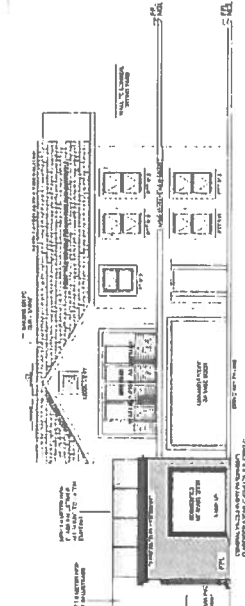
TITLE:
 ARCHITECTURAL LAYOUTS
 GENERAL ARRANGEMENTS
 AND DETAILS
 SITE PLAN LAYOUT

DESIGNED BY	A/WARD	DRAWING NO.	REV.
DRAWN BY	A/WARD	SCALE	DATE
DATE	FEB 2015	NOTED	15-09-01 02

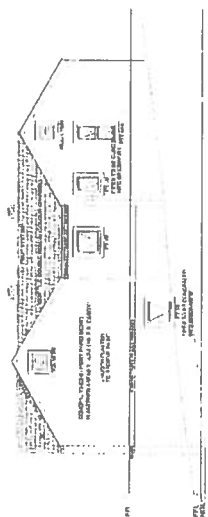
OWNER SIGN _____
 ARCHITECT SIGN _____

ERF 8183 HERMANUS - AREA SCHEDULE

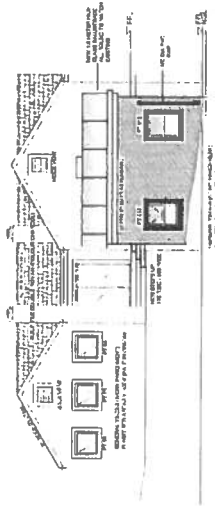
EXISTING LOWER STOREY	80 56m ²
EXISTING UPPER STOREY	174 72m ²
ADDITION TO LOWER STOREY	27 28m ²
NEW UPPER STOREY BALCONY	27 28m ²
TOTAL NEW LOWER STOREY AREA	107 84m ²
EXISTING UPPER STOREY AREA	174 72m ²
TOTAL REVISED FLOOR AREA	282 56m ²
STAND AREA	449m ²
PERMISSIBLE COVERAGE 45%	202 05m ²
TOTAL COVERAGE	202 00m ²
	44 99%



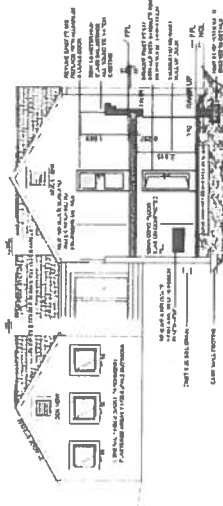
SOUTH ELEVATION
(SCALE 1:100)



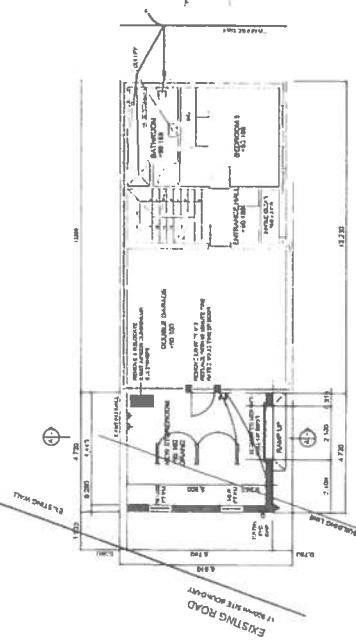
EAST ELEVATION
(SCALE 1:100)
(NO CHANGE)



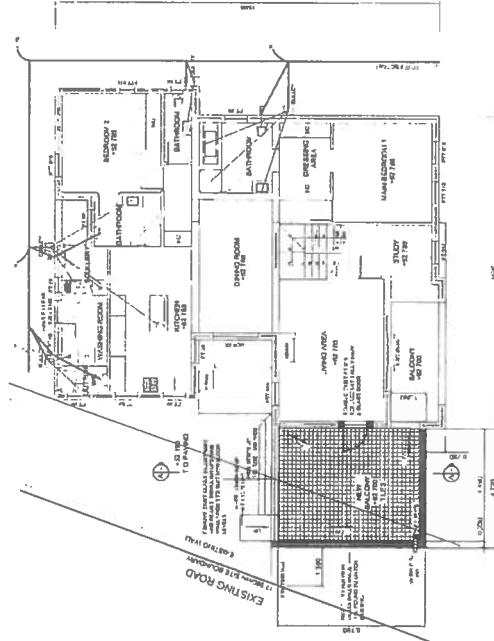
WEST ELEVATION
(SCALE 1:100)



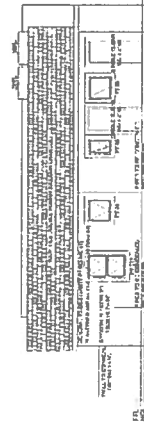
SECTION ON ARROW "A"
(SCALE 1:100)



LOWER STOREY PLAN
(SCALE 1:100)



UPPER STOREY PLAN
(SCALE 1:100)



NORTH ELEVATION
(SCALE 1:100)
(NO CHANGE)

GENERAL NOTES:

- 1) ALL DIMENSIONS AND LEVELS TO BE OBTAINED ON SITE.
- 2) DIMENSIONS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.
- 3) ALL DIMENSIONS AND LEVELS TO BE OBTAINED ON SITE.
- 4) DO NOT SCALE DRAWINGS FOR DIMENSIONS.

DRAINAGE:

- 1) ALL DRAINAGE TO BE TO THE FRONT YARD.
- 2) ALL DRAINAGE TO BE TO THE FRONT YARD.
- 3) ALL DRAINAGE TO BE TO THE FRONT YARD.
- 4) ALL DRAINAGE TO BE TO THE FRONT YARD.
- 5) ALL DRAINAGE TO BE TO THE FRONT YARD.
- 6) ALL DRAINAGE TO BE TO THE FRONT YARD.
- 7) ALL DRAINAGE TO BE TO THE FRONT YARD.
- 8) ALL DRAINAGE TO BE TO THE FRONT YARD.
- 9) ALL DRAINAGE TO BE TO THE FRONT YARD.
- 10) ALL DRAINAGE TO BE TO THE FRONT YARD.

START NOTES:

- 1) ALL STARTS TO COMPLY WITH N.B.A.
- 2) ALL STARTS TO COMPLY WITH N.B.A.
- 3) ALL STARTS TO COMPLY WITH N.B.A.
- 4) ALL STARTS TO COMPLY WITH N.B.A.
- 5) ALL STARTS TO COMPLY WITH N.B.A.
- 6) ALL STARTS TO COMPLY WITH N.B.A.
- 7) ALL STARTS TO COMPLY WITH N.B.A.
- 8) ALL STARTS TO COMPLY WITH N.B.A.
- 9) ALL STARTS TO COMPLY WITH N.B.A.
- 10) ALL STARTS TO COMPLY WITH N.B.A.

DECK ROOF NOTES:

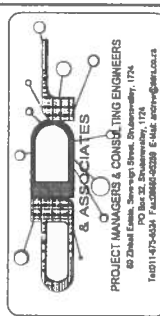
- 1) ALL DECK ROOF TO BE 125mm POLYURETHANE INSULATION.
- 2) ALL DECK ROOF TO BE 125mm POLYURETHANE INSULATION.
- 3) ALL DECK ROOF TO BE 125mm POLYURETHANE INSULATION.
- 4) ALL DECK ROOF TO BE 125mm POLYURETHANE INSULATION.
- 5) ALL DECK ROOF TO BE 125mm POLYURETHANE INSULATION.
- 6) ALL DECK ROOF TO BE 125mm POLYURETHANE INSULATION.
- 7) ALL DECK ROOF TO BE 125mm POLYURETHANE INSULATION.
- 8) ALL DECK ROOF TO BE 125mm POLYURETHANE INSULATION.
- 9) ALL DECK ROOF TO BE 125mm POLYURETHANE INSULATION.
- 10) ALL DECK ROOF TO BE 125mm POLYURETHANE INSULATION.

STRUCTURE:

- 1) ALL STRUCTURE TO BE IN ACCORDANCE WITH SANS 10400.
- 2) ALL STRUCTURE TO BE IN ACCORDANCE WITH SANS 10400.
- 3) ALL STRUCTURE TO BE IN ACCORDANCE WITH SANS 10400.
- 4) ALL STRUCTURE TO BE IN ACCORDANCE WITH SANS 10400.
- 5) ALL STRUCTURE TO BE IN ACCORDANCE WITH SANS 10400.
- 6) ALL STRUCTURE TO BE IN ACCORDANCE WITH SANS 10400.
- 7) ALL STRUCTURE TO BE IN ACCORDANCE WITH SANS 10400.
- 8) ALL STRUCTURE TO BE IN ACCORDANCE WITH SANS 10400.
- 9) ALL STRUCTURE TO BE IN ACCORDANCE WITH SANS 10400.
- 10) ALL STRUCTURE TO BE IN ACCORDANCE WITH SANS 10400.

FINISHES:

- 1) ALL FINISHES TO BE IN ACCORDANCE WITH SANS 10400.
- 2) ALL FINISHES TO BE IN ACCORDANCE WITH SANS 10400.
- 3) ALL FINISHES TO BE IN ACCORDANCE WITH SANS 10400.
- 4) ALL FINISHES TO BE IN ACCORDANCE WITH SANS 10400.
- 5) ALL FINISHES TO BE IN ACCORDANCE WITH SANS 10400.
- 6) ALL FINISHES TO BE IN ACCORDANCE WITH SANS 10400.
- 7) ALL FINISHES TO BE IN ACCORDANCE WITH SANS 10400.
- 8) ALL FINISHES TO BE IN ACCORDANCE WITH SANS 10400.
- 9) ALL FINISHES TO BE IN ACCORDANCE WITH SANS 10400.
- 10) ALL FINISHES TO BE IN ACCORDANCE WITH SANS 10400.



PROJECT:
RESIDENCE MR. RALPH LOUW
MODIFICATIONS TO EXISTING
DIMELLING
ERF 8183 HERMANUS

TITLE	ARCHITECTURAL LAYOUTS GENERAL ARRANGEMENTS AND DETAILS WORKING LAYOUTS
DESIGNED BY	A WARD
DRAWN BY	A WARD
DATE	15-09-02
SCALE	NOTED
NOTED	02

REV	DESCRIPTION	APP.	DATE
02	REVISED TO SUIT CLIENT	AW	25/02/15
01	ISSUED FOR COUNCIL APPROVAL	AW	22/02/15

OWNER SIGN _____
ARCHITECT SIGN _____

TP- A Theart
(C H Olivier)



The Building Control Officer/Town Planner
Hermanus Municipality
27th May 2015

Re: Relaxation of Building Line – Erf 8183 Hermanus

Dear Sir.

My recent building plan submission to affect extensions my property on Erf 8183 Hermanus refers.

The stand in question is subject to a 4.0 meter building line on the Western Street facing boundary over which I wish to encroach for the purposes of constructing a new workshop/storeroom area.

I respectfully request that the existing 4.0 meter building line be relaxed to 1.5 meters for the sole purpose of accommodating the extension. I fully understand that this relaxation is subject to the current proposal only and will not be applicable for any future proposal to extend the dwelling further.

I await your favourable response.

Yours Faithfully.

Ralph Louw

FILE NO:	EL 8183-Herm
SCAN NO:	13
COLLABORATOR NO:	787347

TP 27 MAY 2015

27 MAY 2015



29 October 2015

TR- A Theart
(CH Olivier)

Overstrand Municipality
Town Planning Department
HERMANUS
7200

YOUR REF: 8183 HMS (2869)

BY HAND

Dear Sir/Madam

ERF 8183, 1 SANDPIPER STREET, HEMEL-EN-AARDE ESTATE, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: RM & GM LOUW

After consultation with the members of the Hemel and Aarde Estate Architectural Review Committee and considering objections received from Residents approval from the estate will not be forthcoming.

Yours Faithfully

PEJ VAN ROMBURGH
ESTATE MANAGER

FILE NO:	EL 8183-HM
SCAN NO:	45
COLLABORATOR NO:	852004

TR 29 OCT 2015

30 OCT 2015 ✓

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 8183, HEMEL – EN – AARDE ESTATE
(2869)**

Water : In order
Electricity : Eskom
Stormwater : In order
Roads & Traffic : In order
Sewer : In order

Conditions:

1. that stormwater be allowed to discharge through Erf 8183, Hemel – en – Aarde Estate, unobstructed.



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

30/6/2015
DATE



TP- A Theart
(H Olivier)

OVERSTRAND MUNICIPALITY
P.O. Box 20
HERMANUS
7200

Date:
08.07.2015

Enquiries:
Mr David Williams
Tel: 021 980 3102
Fax: 021 980 3053

Attention: Loriaan Isaacs

PROPOSED DEPARTURE: ERF 8183 – HEMEL & AARDE ESTATE – ONRUSRIVIER – CALEDON.

YOUR REF: ERF 8183

OUR REF: 01728/15

I refer to your letter dated 25 June 2015.

Eskom has no objection to the proposal provided that the following requests are adhere to:

1. Should it be necessary to relocate / support any of the existing services, at least 3 months notice in writing is required and the cost will be entirely for the account of the Developer / Applicant.
2. Eskom's right on the properties not to be affected.
3. All services indicated on included drawing to be verified on site (by Applicant)
4. Enclosed find a copy of the **Occupational Health and Safety Act (Act No. 85 of 1993)**
5. (i) Included drawing indicates existing Eskom services in the vicinity and is for information / planning only and should not be issued.
(ii)(a) This is not an approval for applicant to undertake any work in close proximity of Eskom's services in proposed area as indicated on included drawing.
(b) Formal application must be made to Eskom, Land Development, P.O.Box 222, Brackenfell, 7561 – Esack Daware.

Yours faithfully


David Williams
LAND DEVELOPMENT (BRACKENFELL)

FILE NO:	EL 8183-01
SCAN NO:	25
COLLABORATOR NO:	821911

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 2002/015527/06



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”.

Telkom

Access Network Engineering

Telkom SA SOC Limited

10 Jan Smuts Drive

Pinelands

7404



TP- A Theart
(H Olivier)

Tel : 021 414 5614
Fax : 088 021 414 5616
Email : Petersi2@telkom.co.za

Enquiries : Ilhaam Peters
Our Ref. : WHMN2415/15
Your ref. :

02 October 2015

Attention : L Page
OVERSTRAND MUNICIPALITY
Hermanus Town: Planning
P O BOX 20
HERMANUS

FILE NO:	EL 8183-HM
SCAN NO:	15
COLLABORATOR NO:	845201

Dear Sir/Madam

APPLICATION FOR TELKOM WAYLEAVES: ERF 8183, 1 SANDPIPER STREET, HEMEL-EN-AARDE ESTATE: PROPOSED DEPARTURE

With reference to your letter and dated 07 September 2015

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

As important cables are affected, please contact our representative **FREDERIK SWART** at telephone number **081 363 7815** 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



Daniel Cornelius
Operations Manager
Wayleave Management: Western Region

Telkom

Wayleave
Telkom S.A Ltd

Telkom
















This wayleave, Ref **WWIP_WHMN2415_15** 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.

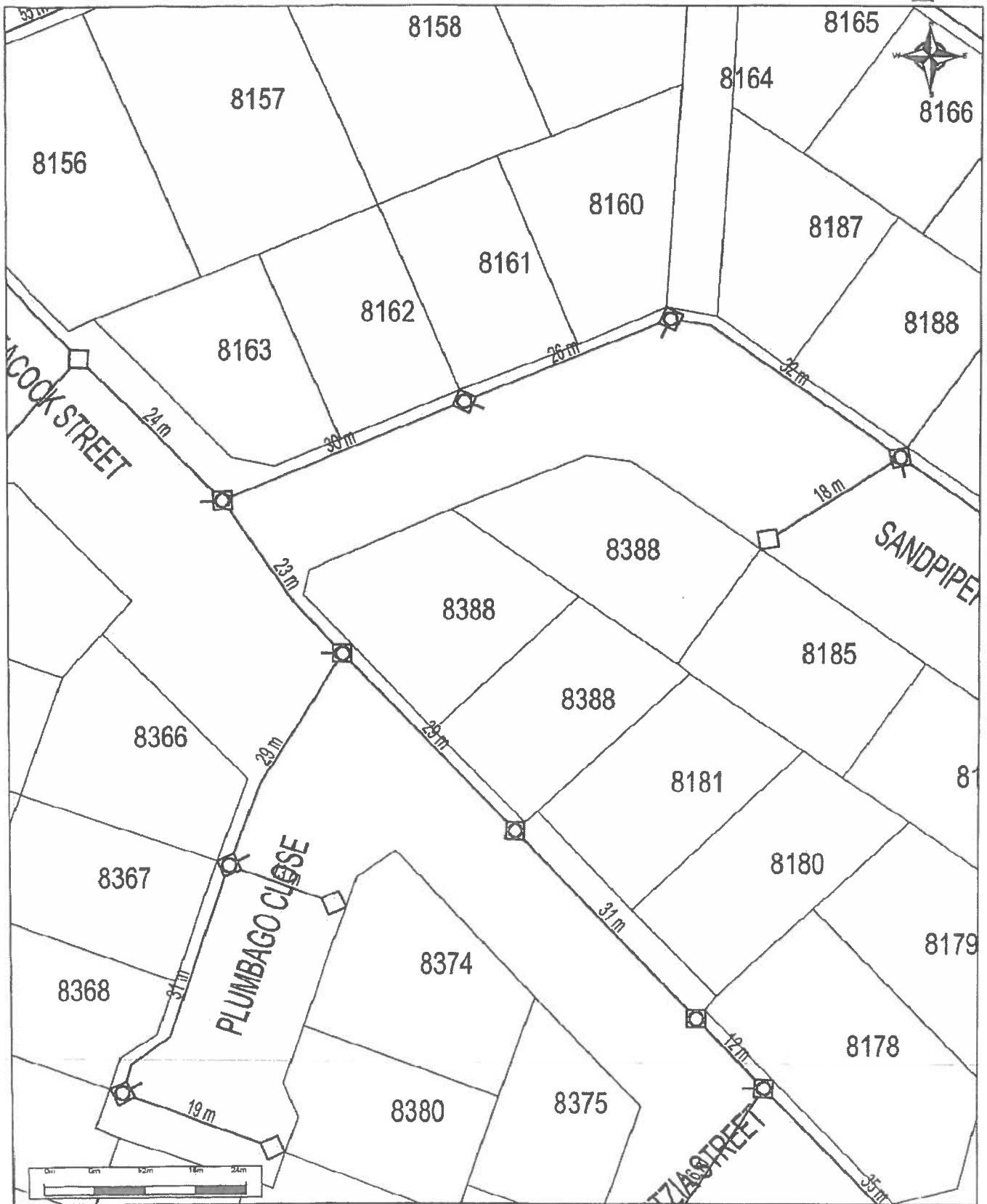
Date: 8/31/2015

For Regional General Manager
Western Cape

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	

WHMN2415_15



Legend

Existing Manhole	Existing PJB	Existing DLC	Existing Indoor DP	Existing Pole	Planned Overhead Route
Planned Manhole	Planned PJB	Planned DLC	Planned Indoor DP	Planned Pole	
To Be Recovered PJB	To Be Recovered PJB	To Be Recovered DLC	To Be Recovered SDC	To Be Recovered Pole	
Existing Jointing Pit	Existing SDC	Existing Pillar Joint	Existing DP	Strut	Scale: 1:500
Planned Jointing Pit	Planned SDC	Planned Pillar Joint	Planned DP	Slay	Date: 31/08/2015
To Be Recovered SDC	To Be Recovered SDC	To Be Recovered DP	To Be Recovered DP	Existing Overhead Route	Created By: Burgej