

REF: 15/3/3/23/7  
ENQUIRIES: M Du Plessis



**Ekurhuleni**  
**METROPOLITAN MUNICIPALITY**

25 October 2013

Southern Service Delivery Region  
BOKSBURG CUSTOMER CARE CENTRE

City Planning

Civic Centre  
Trichardts Road

PO Box 215  
Boksburg  
1460

Tel: (011)999-5271  
Fax: (011)917-2188  
www.ekurhuleni.com

Messrs Van Brakel  
Professional Planning and Property Services  
PO Box 3237  
Randburg  
2125

Sir,

**TOWNSHIP ESTABLISHMENT: PROPOSED DELMORE PARK EXTENSION 7 TOWNSHIP**

Kindly note that your application in terms of Section 96(1) of the Town Planning and Townships Ordinance, 15 of 1986, for the establishment of Delmore Park Extension 7 Township was approved by the Head of Department: City Planning: on 21 October 2013.

Please find attached hereto a copy of the said resolution together with the relevant conditions of establishment.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'A Bestbier', written over a dotted line.

**A BESTBIER**  
**AREA M/ANAGER: BOKSBURG CCC**  
**For HOD: CITY PLANNING**

- cc
- Economic Development: Brakpan: Alfred Sapiro
  - Area Planner
  - Infrastructure: Electricity Services
  - Infrastructure Services: R T C W
  - Finance: Mr S Roos  
Sanburn Building, Room 608  
68 Woburn Ave  
Benoni  
1501
  - M du Plessis
  - Infrastructure: Water Services
  - Finance: Boksburg: Mr J P Le Roux
  - The City Valuer  
PO Box 2095  
Edenvale  
1610

## 6. PLANNING EVALUATION OF THE APPLICATION

The applicable site falls within an approved LSDF area. The approved "LSDF Area 80" indicates the site for "low to medium density residential uses", including the rights applied for by the applicant.

The proposed use is in line with the LSDF for the area and therefore is supported.

### RECOMMENDATION

1. **That** by virtue of Mayoral Committee Resolution A-CL05/2007 dated 15 March 2007, and Delegation IV(54) of the Executive Director: City Planning, the application submitted in terms of Section 96 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) for the proposed Delmore Park Extension 7 Township situated on Portion 530 (a portion of Portion 396) of the Farm Driefontein 85 IR for "Residential 1", "Institutional", "Place of Instruction" and Municipal" purposes, **BE APPROVED**, subject to the following Conditions of Establishment:

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY TORTELLO INVESTMENTS 120 (PROPRIETARY) LIMITED REGISTRATION NUMBER 2005/042991/07 (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 530 (A PORTION OF PORTION 396) OF THE FARM DRIEFONTEIN 85 IR HAS BEEN GRANTED**

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

#### 1.1 PROVISION AND INSTALLATION OF SERVICES

The applicant shall make the necessary arrangements with the local authority for the provision and installation/construction of the internal and external water, electricity, sewerage, roads and storm-water drainage engineering services in and for the township.

[THE APPLICANT SHOULD PLEASE NOTE THAT CONDITION 1.1 HAS BEEN IMPOSED AS A PRACTICAL MEASURE AND SAME WILL BE DELETED FORTHWITH ON REQUEST OF ANY APPLICANT WISHING TO MAKE THE NECESSARY ARRANGEMENTS AFTER APPROVAL OF THE TOWNSHIP. IN CERTAIN CASES ENDOWMENTS MIGHT BE IMPOSED AS CONDITIONS OF ESTABLISHMENT]

#### 1.2 GENERAL

The applicant shall satisfy the local authority that:-

- (a) The applicant shall comply with the provisions of sections 72, 75 and 101 of the Town Planning and Townships Ordinance, 1986.

- (b) Payment for the preparation of the relevant amendment scheme has

been made, that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.

- (c) A service connection report is required to be done by a Professional Civil Engineer to determine if sufficient capacity is available on the existing water and sewer network.
- (d) A certificate from Municipal Infrastructure: Electrical and Energy Department confirming that there is capacity available for the necessary development.
- (e) A Traffic Impact Study must be compiled by a Professional Engineer and submitted and approved by Infrastructure Services: Roads and Stormwater.
- (f) The applicant must make suitable arrangements to free the township from all Surface Right Permits as mentioned in Department of Mineral Resources letter dated 16 September 2008, except for Surface Right Permit No A21/14 Diagram No RMT 1606 for Eskom, which must be shown on the General Plan.
- (g) The applicant shall submit to the Ekurhuleni Metropolitan Municipality written proof issued by the Department: Minerals and Energy to the effect that the Minister intended in section 53 of the Mineral and Petroleum Resources Development Act, 2002 has determined that the establishment of the township is not contrary to any object of the said act and is not likely to impede any such object as well as that no mineral right holder or mining right holder is affected.
- (h) Confirmation must be obtained from Department: Mineral Resources that the township is not subject to any buffer zones in respect of mine dumps and / or slimes dams situated in close proximity to this township.
- (i) That applicant shall at its own expense either abandon, modify or suitable protect all rights and / or surface right permits which may affect the township by way of servitudes, to the satisfaction of the Regional Manager: Mineral Regulations, Gauteng Region and shall submit written proof of compliance hereto issued by the Department: Minerals and Energy to the Ekurhuleni Metropolitan Municipality.

### 1.3 AMENDMENT TO THE LAYOUT PLAN

The layout plan must be amended to as follows:

- The line of no access must be extended to include Erven 252 and 249 as well as Erf 1 along Du Preez Street;
- Erven 254, 255, 256 and 257 must be incorporated with the adjacent erven and shown as "Residential 1";
- A servitude for sub-station must be shown on Erf 253 (10m x 6m).
- Erf 252's zoning must be changed from "Place of Instruction" to "Educational" to be in line with the scheme;
- Erf 258 must be renumbered to Erf 254.

- change the heading to reflect the new Portion number of Portion 530 of the Farm Driefontein 85 IR.
- Erf 258 (renumbered to Erf 254) must be reflected as "Private Open Space" and not "Public Open Space".
- All servitudes affecting the township (Erf 254) shall reflect on the layout plan.

## 2. CONDITIONS OF ESTABLISHMENT

### 2.1 NAME

The name of the township shall be Delmore Park Extension 7.

### 2.2 DESIGN

The township shall consist of erven and streets as indicated on Layout Plan 2588/A3 dated February 2009, as well as the following new street names: (previously approved by Council)

- Aphid Road;
  - Scarab Street;
  - Lily Border Street;
  - Tsetse Fly Street;
  - Toktokkie Street;
  - Millipede Street;
  - Honey Bee Street;
  - Lacewing Street, and;
  - Horsefly Street
- (See **Annexure H**)

### 2.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitude's, if any, including the reservation of rights to minerals, but excluding the following which does not affect the township:

Condition 2 in Deed of Transfer T158876/06 which reads as follows:

"The abovementioned property is subject to an expropriation in terms of Section 11(1)(B) of Act 37/1955 of a portion measuring approximately 3073 square metres by the South African Railways and Harbour Administration as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria".

Condition 3 in Deed of Transfer T158876/06 which reads as follows:

"The abovementioned property is subject to an expropriation in terms of Section 11(1)(B) of Act 37/1955 of a portion measuring approximately 758 square metres by the South African Railways and Harbour Administration as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria".

Condition 4 in Deed of Transfer T158876/06 which reads as follows:

"The abovementioned property is subject to an expropriation in terms of Section 11(1)(B) of Act 37/1955 of a portion measuring

approximately 2.1420 hectares by the South African Railways and Harbour Administration as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 46/1967".

Condition 5 in Deed of Transfer T158876/06 which reads as follows:

"The abovementioned property is subject to an expropriation in terms of Section 11(1)(B) of Act 37/1955 of a portion measuring approximately 64 square metres by the South African Railways and Harbour Administration, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 547/1970".

Condition 6 in Deed of Transfer T158876/06 which reads as follows:

"The abovementioned property is subject to an expropriation in terms of Section 11(1)(B) of Act 37/1955 of a portion measuring approximately 600 square metres by the South African Railways and Harbour Administration, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 518/1976".

Condition 7 in Deed of Transfer T158876/06 which reads as follows:

"The abovementioned property is subject to an expropriation of a servitude approximately 1 metre wide by the South African Railways and Harbour Administration, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number EX133/1976".

Condition 8 in Deed of Transfer T158876/06 which reads as follows:

"The abovementioned property is subject to an expropriation of a portion measuring approximately 5680 square metres by the South African Railways and Harbour Administration, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number EX434/1983".

Condition 9 in Deed of Transfer T158876/06 which reads as follows:

"The abovementioned property is subject to an expropriation of a portion measuring approximately 26.3600 hectares by the South African Railways and Harbour Administration, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 345/1984".

Condition 11 in Deed of Transfer T158876/06 which reads as follows:

"The abovementioned property is subject to an expropriation in terms of Act 65/1981 of a portion by Transnet Limited, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 6/1991".

Condition 12 in Deed of Transfer T158876/06 which reads as follows:

"The abovementioned property is subject to an expropriation in terms of Section 18(1)(a) of Act 3/1987 of a portion measuring 10.0782 hectares by Development Board, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 331/1989".

**But include the following which does affect the township**

Condition 13 in Deed of Transfer T158876/06 which reads as follows:

"By virtue of Notarial Deed of Cancellation of Servitude No. K5589/2000S dated 13 August 1998 with diagram 9703/1995 relating thereto, the within within mentioned property is subject to an Electric Powerline Transmission Servitude extending 11.00 metres either side of the centre line represented by the line abc, be and dfg on annexed diagram SG No. 6028/2004, as will more fully appear from the said Notarial Deed".

Condition 14 in Deed of Transfer T158876/06 which reads as follows:

"By virtue of Notarial Deed number K6078/2002S dated 19 July 2002, the within mentioned property is subject to a servitude in perpetuity to convey and transmit water, sewerage, mining by products, effluent, slimes, tailings, rock and sand over the property by means of pipelines already laid in favour of Cape Morgan (Proprietary) Limited".

Condition 15 in Deed of Transfer T158876/06 which reads as follows:

"By virtue of Notarial Deed of servitude K7263/2003S, the within mentioned property is subject to a servitude of right of way in favour of Cape Morgan (Proprietary) Limited as will more fully appear from the said deed".

Condition 10 in Deed of Transfer T158876/06 which reads as follows:

"The former Remaining Extent of the farm Driefontein 85, Registration Division I.R., Province of Gauteng measuring 1282,8256 hectares is subject to a servitude to convey electricity over the property in favour of Eskom as will more fully appear from Notarial Deed No. K2114/1993S".

## 2.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the

satisfaction of the local authority, within a period of six (6) months from the date of publication of this notice.

## 2.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owners.

## 2.6 ACCESS

Ingress to the township and egress from the township shall be from a single point from Du Preez Street to the satisfaction of the Infrastructure Services: Roads, Transport and Civil Works Department. No access will be permitted to the PWV 13 and K110 Roads.

## 2.7 SERVITUDES

- (a) Erf 254 is subject to a Right Of Way servitude, 13m metres wide, to be registered in favour of Portion 395 of the Farm Driefontein 85 IR.
- (b) Erven 253 and 254 are subject to a servitude, in favour of Eskom for powerlines as shown on the General Plan.

## 2.8 PHYSICAL BARRIER

A physical barrier, which is in compliance with the recommendations of Executive Committee Resolution 1112 of 26 June 1978 shall be erected along the K110 and PWV 13.

## 2.9 CONSOLIDATION OF ERVEN

The township owner shall have Erven 249 and 250 in the township consolidated at their own cost within six (6) months of proclamation of the township.

## 2.10 ERVEN FOR MUNICIPAL PURPOSES

Erf 253 shall at the cost of the township owner, be transferred to the local authority, at the expense of the township owner, after proclamation of the township.

## 3. CONDITIONS OF TITLE

- 3.1 All erven shall be subject to the following conditions, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.
  - (a) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the

local authority: Provided that the local authority may dispense with any such servitude.

- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- (d) As this erf forms part of land which is or may be undermined and liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.
- (e) As this erf forms part of land which may be subject to dust pollution and noise due to mining activities past, present or future in the vicinity thereof, the owner thereof accepts all liability for any inconvenience which may be experienced as a result of such mining activities.
- (f) Erf 254

This erf shall be subject to a Right Of Way servitude to be registered in favour of Portion 395 of the Farm Driefontein 85 IR, as indicated on the General Plan.

- (g) Erf 253

The erf is subject to an electrical sub-station, 6m x 8m, to be registered in favour of the Local Authority as shown on the General Plan.

4. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

4.1 GENERAL CONDITIONS (APPLICABLE TO ALL ERVEN)

Clause C.13(5) and (6) of the Boksburg Town Planning Scheme, 1991.

4.2 ERVEN 1 TO 248 AND 257 ARE SUBJECT TO THE FOLLOWING CONDITIONS:

Zoning: "Residential 1".



Density:	N/A
Height:	2 storeys
Coverage:	60%
Floor Area Ratio:	N/A
Access:	Ingress to the township and egress from the township shall be from a single point (Aphid Road) from Du Preez Street to the satisfaction of the Infrastructure Services: Roads, transport and Civil Works.
Parking:	As per scheme
Building Lines:	3 metres along all other roads 16 metres along K 110 Road 20 metres for single storeyed and 30 metres for multiple storeyed buildings along PWV 13 Road.

4.3 ERVEN 249 TO 251 ARE SUBJECT TO THE FOLLOWING CONDITIONS:

Zoning:	"Institutional".
Density:	N/A
Height:	3 storeys
Coverage:	70%
Floor Area Ratio:	2.1
Access:	Ingress and egress to the erven shall be from Horse Fly Street to the satisfaction of the Infrastructure Services: Roads, transport and Civil Works. No access will be permitted from Du Preez or Aphid Streets
Parking:	As per scheme
Building Lines:	3 metres along all other roads

4.4 ERF 252 IS SUBJECT TO THE FOLLOWING CONDITIONS:

Zoning:	"Educational"
Density:	N/A
Height:	3 storeys

Coverage: 70%

Floor Area Ratio: 2.1

Access: Ingress and egress shall be from a single point Aphid Road to the satisfaction of the Infrastructure Services: Roads, transport and Civil Works. No access to Du Preez Street will be permitted.

Parking: As per scheme

Building Lines: 5 metres along all other roads

4.5 ERF 253 IS SUBJECT TO THE FOLLOWING CONDITIONS:

Zoning: "Municipal"

4.6 ERF 258 IS SUBJECT TO THE FOLLOWING CONDITIONS:

Zoning: "Private Open Space"

2. **That** the Head of Department: City Planning **INFORMS** the applicant, Messrs T van Brackel, P. O. Box 3237, Randburg, 2125 of this decision.

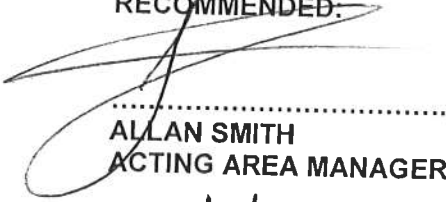
3. **That** the Finance Department **BE NOTIFIED** of this decision.

**ANNEXURES**

ANNEXURE A – Locality Map  
ANNEXURE B – Inspection report  
ANNEXURE C - Declaration form Area Planner  
ANNEXURE D – Applicants motivation  
ANNEXURE E – Township layout plan  
ANNEXURE F – Customer Area Manager's comments  
ANNEXURE G - First English paper advertisement  
ANNEXURE H – Council Resolution for approved Street names

WARD 93 (BOKSBURG): PROPOSED DELMORE PARK EXTENSION 7  
TOWNSHIP: SITUATED ON A PORTION OF PORTION 396 OF THE FARM  
DRIEFONTEIN 85 IR (15/3/3/23/7)

RECOMMENDED:



.....  
ALLAN SMITH  
ACTING AREA MANAGER: (BOKSBURG CCC)

27/8/2013  
.....  
Date

APPROVED



Acting

.....  
D. O. NKOANE M Letsosa  
HEAD OF DEPARTMENT: CITY PLANNING

21/10/2013  
.....  
Date

# Memorandum



**Ekurhuleni**  
METROPOLITAN MUNICIPALITY

**Water and Sanitation**

**To:** AREA MANAGER : DEVELOPMENT  
AND PLANNING:  
(BOKSBURG CCC)

**ATTENTION:** L Gerber

**Your Ref:** TP 15/3/3/23/7  
**Our Ref:** 15/3/6

**Tel:** (011) 999 0970  
**Fax:** (011) 871 7013

**From:** **Mr. B Hlatshwayo**  
Engineer Planning:  
Water and Sanitation

**E-mail:** Bonganih@ekurhuleni.gov.za

**Date:** 19 December 2011

**Tel:** (011) 999 1239  
**Fax:** (011) 874 6673

[www.ekurhuleni.com](http://www.ekurhuleni.com)

Saame Building  
Cnr Spilsbury & Queens Str  
GERMISTON

PO Box 145  
GERMISTON, 1400

**SUBJECT: APPLICATION FOR THE PROPOSED DELMOREPARK EXTENSION 7 TOWNSHIP: SITUATED ON PORTION 396 OF THE FARM DREFONTEIN 85 I-R: SEWER AND WATER ENGINEERING SERVICES: COMMENTS**

Your memorandum dated 16 November 2011 in the above regard refers.

The Department Infrastructure Services, Water Services has no objection against the application.

Our support is subject to the following conditions;

1. This application is subject to contributions in terms of the policy which came into effect on the 1<sup>st</sup> April 2009.

The following contributions are applicable in terms of our policy;

1.1 Water contribution	R1 319 503, 44
1.2 Sewer contribution	R 538 506, 01
1.3 ERWAT contribution	<u>R1 828 888, 34</u>
	<u>R3 686 897, 79</u>

Please be advised that the following vote number should be used for contributions payable in terms of council's policy:

**6206 15 142 5575 WATER AND SEWER**

These figures exclude VAT and will be payable before the amendment scheme is promulgated. Although these figures are reasonably accurate they are still subject to verification.

It must further be understood that due to our procurement policy these contributions may only be utilized for implementation once the works have been placed on the budget and approved by the relevant portfolio and only then can a consultant be appointed for the design, tender, contractor appointment, construction supervision, etc

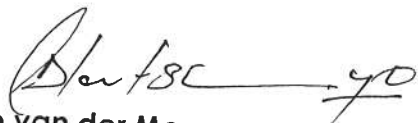
The contributions need to be paid before the amendment is promulgated or before any SDP or building plan may be submitted.

2. Additional comments are as follows:

- The Developer will be responsible for providing internal water and sewer network services to serve the proposed township, to the satisfaction of this Department at their own cost.
- The Developer will be responsible for providing separate water and sewer service connections to serve the newly created portions to the satisfaction of this Department.
- The design and site supervision of the said services has to be done by a registered professional Civil Engineer, and has to be according to this Department's design specifications and requirements.
- The service extensions must be approved in writing by the Water Services Department, prior to the taking over of the works, by the Council. This is a requirement prior to the Section 82 Certificate being released.
- After completion of the construction thereof, the maintenance and operation of the sewer network services will be taken over by this Department.
- The development will be serviced from individual metered water connections, provided (through the normal application process) by the Revenue Services Unit in the road reserve, off the water network.
- The cost of providing water and sewer services to the proposed development (as described above) will be for the account of the applicant.
- Please be advised that the above mentioned comments are only valid for a period twelve months
- Please be advised that a services connection report is required to be done by our master plan consultant's namely GLS consulting at [info@glc.co.za](mailto:info@glc.co.za) to determine if sufficient capacity is available on the existing water and sewer network. All cost's associated herewith will be for the developer's account.
- A signed services agreement must be in place prior to commencement of the installation of the water and sewer services.

For any enquiries, Bongani Hlatshwayo from this department (telephone number 011 999 1239) can be contacted.

pp



**Danie van der Merwe**  
**ACTING DIRECTOR - PLANNING**  
**WATER AND SANITATION**

EXISTING ZONING	LAND USE ALLOWED IN TERMS OF THE ZONING	PROPERTY SIZE	COVERAGE	HEIGHT	FAR
"Undetermined"	N/A	14,6177ha	N/A	N/A	N/A

PROPOSED ZONING	PROPOSED LAND USES	PROPERTY SIZE	COVERAGE	HEIGHT	FAR
<u>Erven 1-248</u> <u>(248 erven)</u>	Residential erven	8,9114ha	50%	2 Storeys	N/A
"Residential 1"					
<u>Erven 249-251:</u> <u>(3 erven)</u>	Institutional facilities	0,3353ha	70%	3 Storeys	-----
"Institution"					
<u>Erf 253:</u> <u>(1 Erf)</u>	Municipal	0,5088ha	-----	-----	-----
"Municipal"					
<u>Erf 252:</u> <u>(1 Erf)</u>	School	0,1000ha	70%	3 Storeys	-----
"Place of Instruction"					
<u>Erven 254-258:</u> <u>(5 erven)</u>	Parks	1,4437ha	-----	-----	-----
"Private Open Space"					

DEPARTMENT: ENERGY  
DIRECTORATE: PLANNING  
NAME: D. FRANSUUS  
DESIGNATION: ACT ENGINEER PLANNING  
SIGNATURE: [Signature] DATE: 2012/3/19  
p 15/3/3/23/7

CONTRIBUTIONS

R 939 200.00 EXC VAT

**EKURHULENI METROPOLITAN MUNICIPALITY**  
**Boksburg CCC - ENERGY**  
**Service Contributions for Essential Electrical Engineering Services**

Township/Sub: **Deilmore Ext 7**  
 Date of estimate: **11-06-08**  
 Estimate done by: **DE**  
 Contribution (Excluding VAT )/kV.A: **R700**  
 Asssume diversity as: **70%**  
 Estimate load of house (kV.A): **5**  
 Credit for existing house connection based  
 on 5 kV.A/stand: **R3,500**

Ver.: 2.11  
 Ver. Date: 05-12-19  
 Prices updated on: 11-01-06  
 Labour costs updated on:

Note: Enter Area of Erf (ha.) or Number of Units in yellow cells below.  
 The road is not counted as an erf for this calculation.

Proposed Zoning	Unspecified number of units			Number of Units Specified	Size of 3 phase Connection (Amps)	Total kV.A @ 5 kV.A/Unit ADMD	Contribution Rounded off	
	Size of Erf in ha.	Maximum Units/ha.	Number of possible units					
"Residential 1"		N/A	250		Not Calculated	1250	R875,000	
"Residential 2"		20					-	
"Residential 3"		44					-	
"Residential 4"		60					-	
"Residential 5"		16					-	
"Clubhouse"		N/A			Not Calculated		-	
<b>Enter the Number of Connections in yellow cells.</b>								
<b>Amps</b>								
	60	80	100	150	300	70% load		
Non-residential	3					92	R64,200	
Enter number for house connections for which credit is given								-
<b>TOTAL (VAT Excluding)</b>								<b>R939,200</b>

Rezoning of a stand	Size of Erf in sq. m	No. of floors	Coverage	Demand at 0,1 kV.A/m2	Contribution	
		1	25%		-	
Credit		1	25%		-	
Enter number for house connections for which credit is given						-
<b>TOTAL (VAT Excluding)</b>						<b>-</b>

Price Valid Until July 2012

Application received before January 2008

  
 \_\_\_\_\_  
 D. Erasmus  
 Acting Engineer:Planning

2012/02/08

\_\_\_\_\_  
 Date