



OUR REF: 1885/1

22 July 2009

20090722_avianto_electrical_dfa

Dolveira Developments (Pty) Ltd
PO Box 1197
Muldersdrift
1747

Suite 2, Highveld Office Park
Charles de Gaulle Crescent, Centurion
PO Box 68041, Highveld, 0169
Tel: (012) 665-3494; Fax: (012) 665-3435
Email: centurion@elr.co.za

Office in Randburg
Tel: (011) 886-1940

By email: suzan@avianto.co.za (original by hand)

FOR THE ATTENTION OF MR. TREVOR D'OLIVEIRA

Dear sir,

AVIANTO INTEGRATED LAND DEVELOPMENT – REPORT ON ELECTRICAL CAPACITY

1. Eksteen & Le Roux Electrical Engineers has been commissioned by Dolveira Developments to investigate and report on the electrical requirements for the proposed development at Avianto (“**THE DEVELOPMENT**”), as well as the feasibility of providing sufficient electrical capacity.
2. The supply authority for **THE DEVELOPMENT** is Mogale City Local Municipality. There is an informal arrangement between ESKOM and the Municipality that electrical services to end-users in this area will be provided by ESKOM as a service provider. The reason is that the municipality owns no electrical networks that can be utilized to supply new developments in the area. It is, however, the prerogative of any municipality to service its residents with all basic services and Mogale City has indicated that they will apply to ESKOM for a bulk supply point to service the said development.
3. The final outcome of who will be the ultimate supply authority for **THE DEVELOPMENT**, should not be the subject of the DFA Tribunal hearing as the engineering solution, in all likelihood, will be the same regardless of who the supplier of electricity will be.
4. It is highly unlikely that any project of this nature and extent will have sufficient electrical capacity available on “day one” without a major planning process and the construction of engineering solutions to sustain the development over the long term. It is therefore important that a process be followed to

establish electricity supply solutions on a phased basis to allow the development to mature over time and to provide planning opportunities for creating the longer term capacity.

5. In this regard we can report that application has been made for 1MVA for The Drift Extension 6 & 7 development (also known as "The Drift Extension 5", prior to the subdivision), bordering **THE DEVELOPMENT** and co-owned by the same legal property. ESKOM has already quoted the developer for this connection (Refer to Addendum 1). A similar approach will be followed on a phased basis for **THE DEVELOPMENT**, should interim connections be required prior to the completion and commissioning of the final bulk supply point.
6. Furthermore, Eksteen & Le Roux has engaged in planning discussions with the property owner of **THE DEVELOPMENT** and ESKOM. A very useful planning meeting was held on 8 April 2009 and the minutes of this meeting are attached as Addendum 2.
7. We have followed-up on the planning meeting by applying to Mogale City for a 12.5MVA bulk connection as per our letter dated 20 April 2009, and by submitting the following detailed annexures applicable to **THE DEVELOPMENT**:
 - a. Annexure A: Property description
 - b. Annexure B: Estimated maximum demand
 - c. Annexure C: Service connection schedule
 - d. Annexure D: Accumulated diversified electrical load in kVA
 - e. Annexure E: ESKOM customer application supplementary information request sheet
 - f. Drawing 1760/1/ES

A copy of the letter with its annexures is attached as Addendum 3.

8. Mogale City has responded by applying to ESKOM for the said bulk connection on 23 April 2009 and a copy of their cover letter is attached as Addendum 4.
9. ESKOM's reply is awaited and the application will be handled in line with ESKOM's standard policies and procedures.

10. We can state that sufficient planning activities and formal applications are underway by all the relevant parties to ensure that a quotation and services agreement (if applicable) will be issued for a 12.5MVA bulk connection point to supply sufficient and sustainable electrical capacity for **THE DEVELOPMENT**.

11. Kindly refer any queries to our Mr. Andre van der Elst, fax 012 665 3435, tel 012 665 3494, cell 082 578 2535.

Yours faithfully,

EKSTEEN & LE ROUX CC

A handwritten signature in black ink, appearing to read 'A. van der Elst', with a period at the end.

.....
AJ VAN DER ELST Pr Eng

ADDENDUM 1

ESKOM QUOTATION FOR THE DRIFT EXTENSION 5

ADDENDUM 2

MINUTES OF THE PLANNING MEETING HELD WITH ESKOM ON 8 APRIL 2009

ADDENDUM 3

APPLICATION TO MOGALE CITY FOR BULK SUPPLY POINT

ADDENDUM 4

APPLICATION BY MOGALE CITY TO ESKOM FOR BULK SUPPLY POINT