
Appendix B: City of Cape Town - Electrical Supply Availability E-mail

From: Michael Schmidt <Michael.Schmidt@capetown.gov.za>
Sent: 28 July 2020 5:35 PM
To: Edward Hawkesley <ehawkesley@gibb.co.za>
Subject: RE: Azalea Development - Residential Apartments - Clifton Erven 46 and 47 - Electrical Bulk Supply Availability

Hi Edward

Correct !

Please note that the connection will comprise of: (1) electricity meters, (2) cable from Clifton Terraces substation to the meter board including excavation and reinstatement, termination at both ends and the MCCB in the transformer, (3) SNC at the MV/LV rate for capacity uprate from the authorised ADMD capacity of the 2 single-residential erven to the final supply requirement. At R 2 151,05/increase of kVA (2020/2021 rate) this is likely to be the largest cost component – refer to 1st attachment.

The tariff applicable to the apartments is Home User and the for the general supply it would be SPU1 – refer to 2nd attachment.

Also find attached the City's general tariff policies of 2019/2020 and the PPM policy. In particular, section 9 is applicable to residential sectional title buildings.

Kind regards,

Michael Schmidt (PrEng)
Electricity and Climate Change
Service Connection Planning - Area North

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From: Edward Hawkesley <ehawkesley@gibb.co.za>
Sent: Tuesday, 28 July 2020 11:54 AM
To: Michael Schmidt <Michael.Schmidt@capetown.gov.za>
Subject: RE: Azalea Development - Residential Apartments - Clifton Erven 46 and 47 - Electrical Bulk Supply Availability

Hi Michael

As discussed, please confirm the following:

- There is no available space on erven 46 & 47 to place a mini-sub or transformer, thus
- The client will be liable for the cost to upgrade the supply to site (e.g. metering, supply cable, point of source circuit breaker)
- The point of source/metering must be accessible for COCT electrical staff from street access without and security barrier.
- The Azalea Development - Residential Apartments - Clifton Erven 46 & 47 will be supplied from Clifton Terraces Substation.
- Clifton Terraces Substation currently have an estimated 200A three phase space capacity.
- Should the development require more than the available spare capacity the Clifton Terraces Substation will be upgraded by COCT at their own cost.

Could you please send me the COCT Electricity Services Directive.

Kind Regards
Edward Hawkesley



24 November 2020

Reference : 20200729 - Y

Amina Waggie
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Amina.Waggie@wsp.com

COMMENT ON WATER AND SANITATION INFRASTRUCTURE CAPACITY FOR THE NEW DEVELOPMENT OF ERVEN 46 AND 47 CLIFTON.

Background

This letter serves as comment on water and sewer network and bulk services capacity for the proposed development.

The information provided in this report is based on City of Cape Town master plan model and infrastructure model data. as well as comments from relevant branches of the department. The report provides an overview of the existing water and sewer infrastructure near the development, associated conditions and technical requirements to be implemented with respect to this application.

Table 1.1: Water and Sewer demands flow provided by the consultant

Land Use		Potable Water Demand			Sewer Flow*
Erven 46 & 47	Development Type	Annual Average Daily Demand (kl/d)	Peak Flow (l/s) (PF= 3.5)	Annual Average Daily Flow (kl/d)	Peak Flow (Dry weather) (l/s) (PF=2.5)
		Residential	14.30	0.6	12.87
Total		14.30	0.6	12.87	0.4

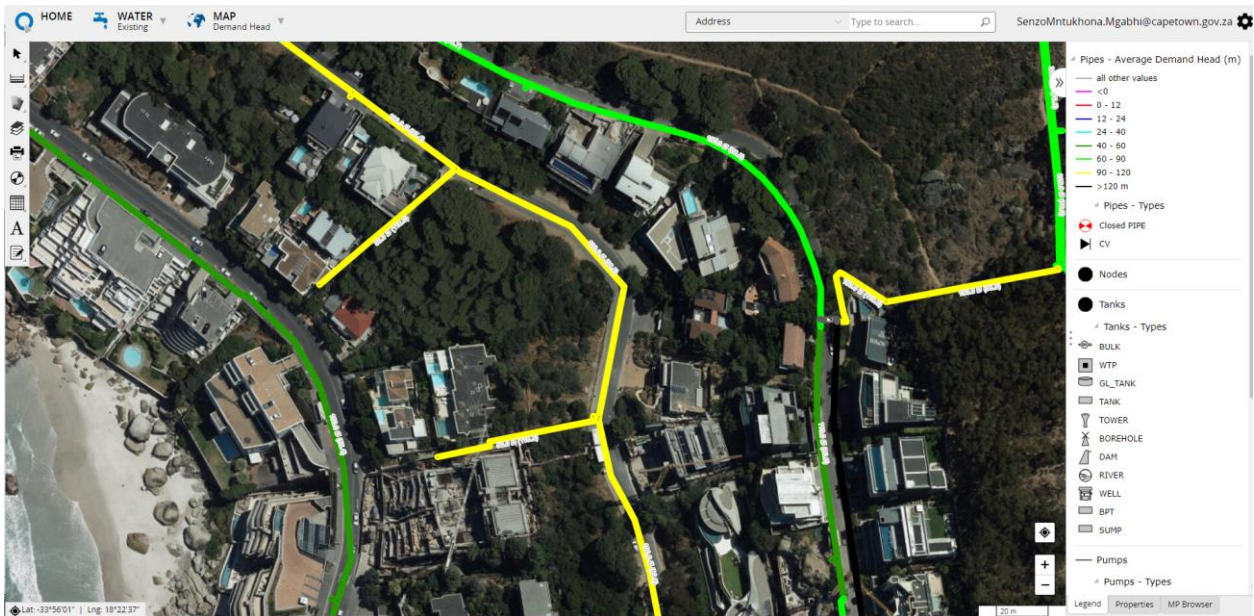
Assume 700l/d/unit

**Based on a 90% sewer flow design criterion*

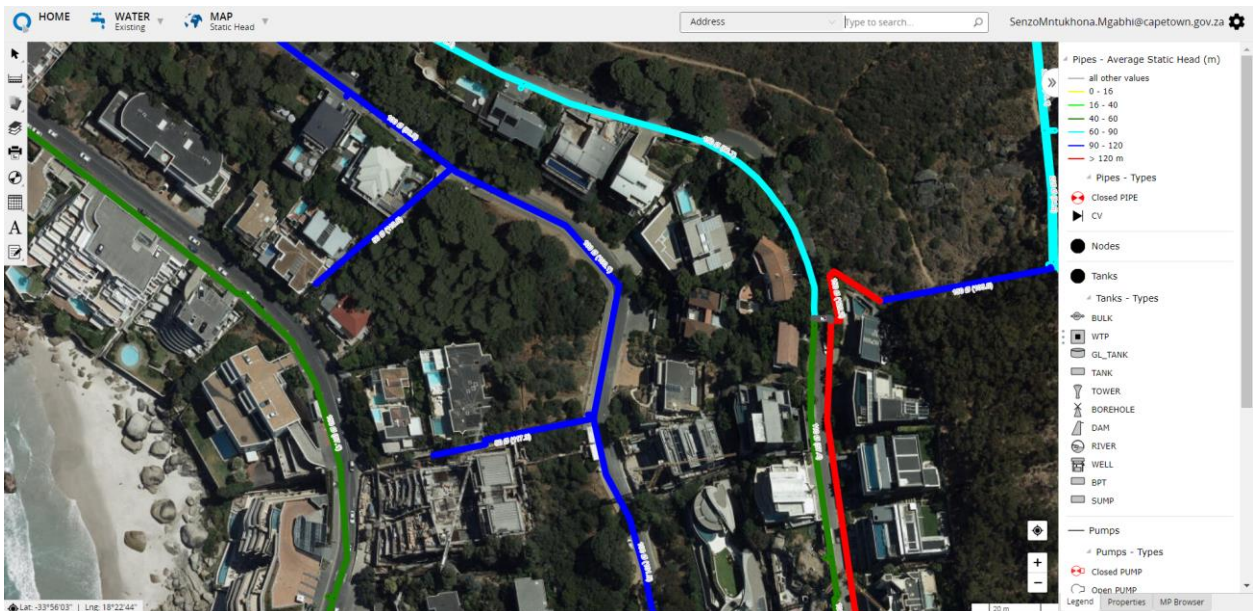
Water Reticulation

The proposed development will be supplied by a 100mm water main that has a pressure range between 90 and 120m, this main appears to have sufficient capacity and residual pressure to supply the development. Refer to existing water network layout below.

Existing Water Network with Peak Demand Head



Static head



Bulk Water

No infrastructure under the control of the City of Cape Town's Bulk Water Branch exists in the immediate vicinity of the proposed development shown in the application. The City of Cape Town's bulk supply system has sufficient water resource, treatment, bulk storage and conveyance capacity to supply the estimated annual average daily demand of 14.3 kl/day of the proposed development.

Sewer Reticulation

The proposed development is situated within the catchment of Camps Bay Outfall (WWTW). The existing sewer network downstream of the development to the Outfall appears to have segments of limited capacity. There is a master plan items identified for the line to be

upgraded. Due to the low flow expected from the development and the long distance to the constraints segments the development is not expected to have a major negative impact on the constraint segments. There may be surcharge in the line under peak and rain conditions.

The Regional Reticulation operational officials will have to be consulted for confirmation of the budgeting and timing of the reticulation upgrades to be implemented. Refer to the layout below for identified future master plan item.



The identification capacity constraint and future location of Master Plan Item

Wastewater treatment

The sewer network falls within the Camps Bay Outfall (WWTW); the plant has sufficient capacity to accommodate the proposed development.

Conclusion

Sewer network appears to have constrained segments but will be able to accommodate the proposed estimated flow from this development. District Head Reticulation needs to be contacted to agree and confirm the budgeting and timing of the master plan reticulation upgrades.

Conditions

The following conditions need to be implemented:

1. Development contributions will be payable as per the DC policy, to be quantified by the Reticulation District Head.
2. All costs relating to connection, alterations to or provision of new water and sewerage services will be for the account of the applicant.
3. The developer will have to show evidence of water saving measure in the development.

Technical Requirements

4. All water and sanitation services are to be designed as per city standards, submitted and approved prior to construction.
5. Application must be made for any new water metered connections to the Reticulation District Head.
6. Water and Sanitation municipal service designs to be designed according to Departmental Service Standards and be approved prior to construction.
7. All Infrastructure installation is subject to supervision, inspection and testing prior to approval and certification

General/ Disclaimer

1. Information provided is based on best available data.
2. The flows and pressures provided in this comment are theoretical and not measured.

Yours Faithfully

2020/11/24

X 

Signed by: Shamile Manie

On behalf of

Zolile Basholo

DIRECTOR: WATER & SANITATION DEPARTMENT, TECHNICAL SERVICES