



PORTION 2/49 AND 708

C/O FURROW ROAD AND OUKLIPMUUR, THE WILLOWS 340 JR

KUYPER ELECTRICAL SERVICES

PRELIMINARY REPORT – DUE DILIGENCE REPORT



OCTOBER 2021 - VERSION 0.1

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A. DOCUMENT INFORMATION

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D. REVISION GRID

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1 GENERAL INFORMATION

KES was asked to do a due diligence on the property Portion 2/49 and 708 of the farm, The Willows 340 JR.

1.1 ELECTRICAL CAPACITY AVAILABLE

1.1.1 CONFIRMATION OF POWER AVAILABILITY TO THE SITE FOR DEVELOPMENT

Tshwane Electricity department confirmed that power is available to a capacity of 880kVA. Please see the copy below.

APPLICATION FOR A POINT OF SUPPLY											
TSHWANE ENERGY & ELECTRICITY DIVISION											
TOWNSHIP DEVELOPMENT / CONNECTIONS											
FOR ENQUIRIES THE COMMENTS ONLY VALID FOR A PERIOD OF 1 YEAR FROM DATE COMPLETED BUY INFRASTRUCTURE DEVELOPMENT	TYPE OF APPLICATION <i>DECLINED</i>		Mark appropriated with an X								
	Township / Development Name		<table border="1"> <tr><td>Township</td><td></td></tr> <tr><td>Connection</td><td></td></tr> <tr><td>Enquiry</td><td>X</td></tr> <tr><td>Scheme Amendment</td><td></td></tr> </table>	Township		Connection		Enquiry	X	Scheme Amendment	
	Township										
	Connection										
	Enquiry	X									
	Scheme Amendment										
	Farm / Holding Name		EQUESTRIA								
	Portion		THE WILLOWS 340-JR								
	Demanded / Connection Applied For		PTN 2 OF PTN 49								
	Special Residential (Res1)		Tot Units								
Group housing (Res. 5)		Tot Units 176									
Business		kVA									
Industrial		880									
Undetermined / Access Gate / Security											
Connection applied for											
MINUS - Zoning Credit / or Existing Connection											
EXTRA kVA REQUIRED		880									
RESPONSIBLE PERSON		RIAAN BREYTENBACH	TEL NR. X84475								
SIGNATURE			DATE COMPILED 18/5/2021								
INFRASTRUCTURE DEVELOPMENT: PLANNING AND DESIGN											
INFORMATION											
Distance to nearest connection point			m / Km								
Is a substation terrain needed?		YES	NO								
If Yes, Where?											
Will mainfeeder cables be provided?		YES	NO								
If Yes, in what financial year?											
SUPPLY & DISTRIBUTION AREA (MUST BE COMPLETED)											
Supply Area		WAPADRAND 132/11KV SUBSTATION									
Distribution Area		Future Equestria Sub									
COMMENTS											
Secondary Distribution											
<i>over to Future Equestria Sub to be swung over to WPR sub supply area.</i>											
RESPONSIBLE PERSON		<i>Riaan Breytenbach</i>									
SIGNATURE		DATE COMPLETED 22/6/21									
Primary Distribution											
<i>CAPACITY WILL BE AVAILABLE ONCE WAPADRAND PRIMARY SUBSTATION IS RESTORED TO ORIGINAL CAPACITY AS PERFORM FIRE DAMAGE.</i>											
RESPONSIBLE PERSON		<i>Edwin Lebeque</i>									
SIGNATURE		DATE COMPLETED 22/10/21									

NOT TO BE USED FOR OFFICIAL PURPOSES

Figure 1 – Tshwane Council confirmation document page 1

APPLICATION FOR A POINT OF SUPPLY				
TSHWANE ENERGY & ELECTRICITY DIVISION			78/21	
TOWNSHIP DEVELOPMENT / CONNECTIONS:				
FOR ENQUIRIES THE COMMENTS ONLY VALID FOR A PERIOD OF 1 YEAR FROM DATE COMPLETED BUY INFRASTRUCTURE DEVELOPMENT	TYPE OF APPLICATION		Mark appropriated with an X	
			Township	
			Connection	
			Enquiry X	
			Scheme Amendment	
	Township / Development Name		EQUESTRIA	
	Farm / Holding Name		THE WILLOWS 340-JR	
	Portion		PTN 2 OF PTN 49	
	DEMAND / CONNECTION APPLIED FOR		kVA	
	Special Residential (Res1)		Tot Units	
Group housing (Res. 5)		Tot Units	176	
Business			880	
Industrial				
Undetermined / Access Gate / Security				
Connection applied for				
		MINUS - Zoning Credit / or Existing Connection		
		EXTRA kVA REQUIRED		
		880		
RESPONSIBLE PERSON	RIAAAN BREYTENBACH	TEL NR.	X34475	
SIGNATURE		DATE COMPILED	18/5/2021	
INFRASTRUCTURE DEVELOPMENT: PLANNING AND DESIGN				
INFORMATION				
Distance to nearest connection point		m / Km		
Is a substation terrain needed?	YES	NO		
If Yes, Where?				
Will mainfeeder cables be provided?	YES	NO		
If Yes, in what financial year?				
SUPPLY & DISTRIBUTION AREA (MUST BE COMPLETED)				
Supply Area	Wapadrand	WILLOWS 132/11KV SUBSTATION		
Distribution Area	Equestria Sub			
COMMENTS				
Secondary Distribution	Future Equestria Sub to be moved to WPR sub.			
RESPONSIBLE PERSON	R. Breytenbach			
SIGNATURE		DATE COMPLETED	7/6/21	
Primary Distribution	THE REQUIRED CAPACITY IS AVAILABLE AT WILLOWS PRIMARY SUBSTATION			
RESPONSIBLE PERSON	Edward Lebunze			
SIGNATURE		DATE COMPLETED	26/05/2021	

NOT TO BE USED FOR OFFICIAL PURPOSES

Figure 2 - Tshwane Council confirmation document page 2

1.1.2 ESTIMATED BULK CONTRIBUTIONS

According to Tshwane Electricity the contribution will be calculated as:

For 1.1854ha + 0.9508ha = 2.1362ha

For 50 units per hectare = 2.1362 x 50 = 106.81 units say 107.

The number of units used = 98

Current Credit: 60A Single phase = 13.8 kVA x 3 = 41.4kVA

Maximum demand required = $3 \times 98(98+4)/(98+1) = 302.91\text{kVA}$ Plus 5kVA for guardhouse. Total is 307.91kVA

Capacity payable = $307.91 - 41.4 = 266.51\text{kVA}$ @ R3268.18/kVA = R 871 002.65 excl. VAT.

1.1.3 ESTIMATED UPGRADES

Tshwane indicated 176 units with a capacity of 880kVA available, which is denser than required. The current supply will be from an existing 11kV cable ring as noted in the abovementioned document from Tshwane. Other network costs are not available for confirmation at this point and time. It will only be available once the Tshwane official design is completed with Tshwane Electrical Department.

1.2 NEW TARIFFS

Please note that the new Bulk Contribution tariff will be R 3,268.18/kVA from 1 July 2021 until 30 June 2022.

