



Buro Tech Consulting Engineers CC
141 Main Street Heatherdale
PO Box 59887 Karenpark 0118

Tel: (012) 542 1010/2090
Int: (+27 12) 542 1010
Fax: (012) 542 2097/ 086 516 4024
▶
E-mail: burotech@burotech.co.za

To: **Korsman & Associates**
Fax No: (013) 650 0408
For Attention: Me Laurette Swarts
Email: laurette@korsman.co.za
Date: 8 May 2014

From: Nico van Wyk
Fax No: (012) 542 2097
Cell No: 082 600 8328
Email: NicovW@burotech.co.za
Page: 1 of 3
Ref: PE13/DSN

RE: **PROPOSED APPLICATION FOR TOWNSHIP ESTABLISHMENT
PINE RIDGE X 1 TO 4 ON PORTION 79 OF THE FARM BLESBOKLAAGTE, 296-JS
ELECTRICAL SERVICES – BASIC OUTLINE SERVICES REPORT**

Dear Laurette,

Enclosed please find for your information and attention the basic outline services report for the electrical services as requested.

Kindly contact us should any additional information be required.

Yours Faithfully

NJS VAN WYK (Pr Eng)

Copies: Nil

Enclosed: - Basic Outline Services Report

**PROPOSED TOWNSHIP DEVELOPMENT
OF PINE RIDGE X 1 TO 4
ON PORTION 79 OF THE FARM BLESBOKLAAGTE, 296-JS
ELECTRICITY BULK SUPPLY – BASIC OUTLINE SERVICES REPORT**

Date: 2014-05-08, Version 1

1. Introduction

The proposed township development of Pine Ridge extensions 1 to 4 will be located on Portion 79 of the farm Blesboklaagte, 296-JS. Me Laurette Swarts representing Korsman & Associates, on behalf of the developer Sarovic Investments CC, has appointed Buro Tech Consulting Engineers, as the Electrical Engineers (Refer to Letter of appointment dated 17 January 2014).

This report is based on the township layout plan as provided by Korsman & Associates.

2. Brief on Existing Networks

Emalahleni Municipality is the licensed supplier of Electricity to the property and all adjacent properties in the area. Certain Areas within the Jurisdiction of the Emalahleni Municipality, is supplied by Eskom.

3. Available capacity

Preliminary electricity input requests were lodged with the Emalahleni Municipality during October of 2011. Due to the magnitude of the capacities required (approximately 6,5 MVA) an application for an electricity supply input has not yet been submitted. Meetings were held with representatives of the Electrical Department of Emalahleni Municipality on 26 March 2014 and again on 15 April 2014. During these meetings Buro Tech were informed that capacities are not yet available. This is due to the fact that only one supply overhead line has been constructed from Eskom's Hlalanikahle Substation to Klarinet substation which feeds the Blesboklaagte Development Areas. This capacity is already reserved for, and consumed by, the adjacent Absa Housing Development. A second line will also be constructed in the near future with a capacity of 16-18MVA, but is also be reserved for the second Phase of the Absa Development.

The new Empumelelweni Development will consume all spare capacity that may be still available at Eskom's Hlalanikahle Substation.

In view of the above circumstances Emalahleni Municipality will not be able to supply the required capacity for Blesboklaagte (and or Leeuwpoot) presently, or in the near future. Buro Tech was advised to inform the Developer that Eskom must be approached for the electrical supply required for the development.

A discussion was held on site with the Eskom representative for the Area. It could not be firmly concluded that Eskom will be able to fulfill the supply requirements. The process is now initiated to obtain a Letter from the Emalahleni Municipality, providing official permission to Eskom to supply electricity in their area of Jurisdiction and Supply License.

Thus, to conclude, it is not a certainty that power is available at this stage in the short term. If and when it becomes available, it will have to be applied for in Phases, to limit the magnitude and to prevent putting the existing (and future) networks under pressure. Adequate power should be available with the new primary substation to be built by Eskom.

Estimated Electricity Demand

The proposed township land measures approximately 47,1090ha, and will consist of Mixed Zoning. Based on the aforesaid zoning, the estimated bulk power required for the proposed rezoning development has been calculated as follows:

**PORTION 79 OF THE FARM BLESBOKLAAGTE 296-JS
ELECTRICAL LOAD ESTIMATE**

Proposed uses	Area	Units	Loading
Residential 1	254 798m ²	778	2 700kVA
Residential 3	8 227m ²		100kVA
Residential 4	15 420m ²	571	1 400kVA
Community Facility	12 516m ²		450kVA
Industrial "2"	15 491m ²		550kVA
Business 3	14 648m ²		500kVA
Park	20 435m ²		600kVA
Road	129 555m ²		200kVA
TOTAL	471 090m²		6500kVA

4. Point of Connection and Proposed Reticulation Services

- 4.1** The point of connection must still be confirmed but will most probably from the new Eskom substation to be constructed.

5. Financial Implications

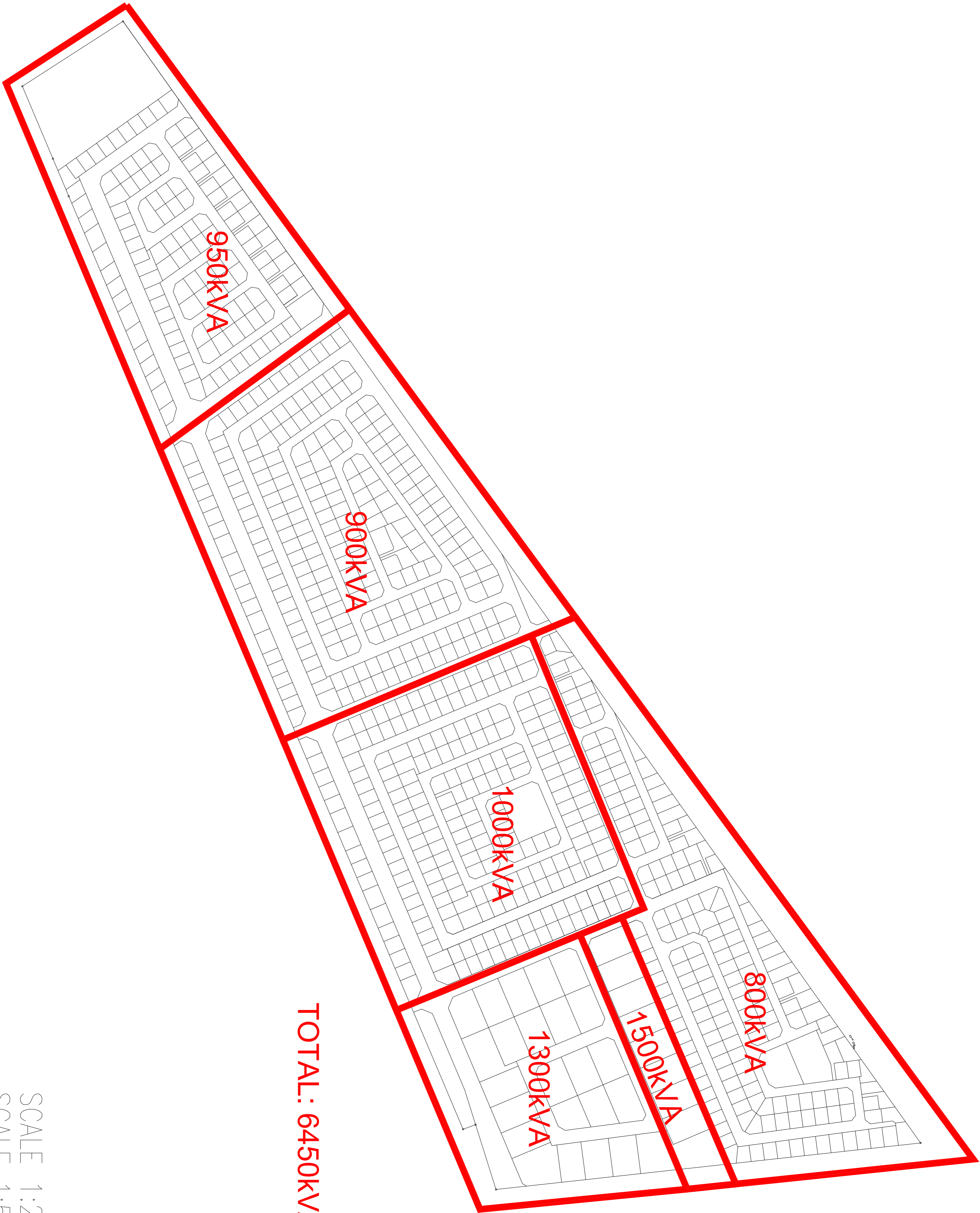
The applicable costs will be calculated when capacity is confirmed and all the relevant information becomes available.

6. Conclusion

The bulk electricity cannot currently be provided, but it is recommended that all application processes be exercised nevertheless, in tandem with the Town Planning processes. Adequate power should be available with the new primary substation to be built by Eskom.

Once the township is approved, a services report will be prepared in order to allow the finalisation of the services agreement. Electrical Contractors will then be appointed to supply and install the municipal and consumer's electrical networks.

Enclosure: Map Image of Proposed Areas and Applicable calculated electrical requirements.




TOTAL: 6450kVA

SCALE 1:2500 (A1)
SCALE 1:5000 (A3)
FOR INFORMATION PURPOSE

KIND/CLASSE									
A						Verification of Capacity by Specialist Engineering PRIMARY		Verification of Electrical Design by Specialist Engineering DEVELOPMENT	
B						Date:	Signature:	Date:	Signature:
C						Verification of Connection point by Specialist Engineering 11kV or LV		Electrical Development	
D						Date:	Signature:	Date:	Signature:
E									
No.									
Sarovic Investments cc PO BOX 7352 WITBANK 1035 Tel no : (013) 656 6789 Faks no: (013) 656 6512									

COPY RIGHT RESERVED
DRAWING TITLE

PROJECT TITLE
BLESBOK LAAGTE



Buro Tech CC

Consulting Engineers
Roadgewende Ingenieurs.
TEL: (012) 542 1010
542 2090
FAX: +27 (0)86 516 4024
E-mail: burotech@burotech.co.za.

SCALE	DATE	DESIGNED	DRAWN	APPROVED
see dwg	2014/05/05	P.P	L.N.R. B.	

DRAWING NO. DRAWING NR.
PE13-01

PRELIMINARY
ELECTRICAL DESIGN
BLESBOK LAAGTE