

**Skoopdraai Estate
Remainder 281 Struisbaai**

**Electrical Installation :
Electrical Engineering Report**

September 2025

**Prepared for
Mr Michael Wurbach**

By Mr Dominic Bright *Pr Eng (20080191) MSc (Eng) BSc (Eng) (Hons)*

dominicb@ceng.co.za



CONVERGE CONSULTING
BUILDING SERVICES ENGINEERS

PostNet Suite 312 Private Bag X16, Constantia 7848
e : info@ceng.co.za
t : +27 21 012 5062
www.ceng.co.za



TABLE OF CONTENTS

	Page No
1. Brief	3
2. Development and Infrastructure Description	3
3. Supply Authority Confirmation	3
4. Infrastructure Requirements	3
5. Shared Network Costs	4
6. Conclusion	4

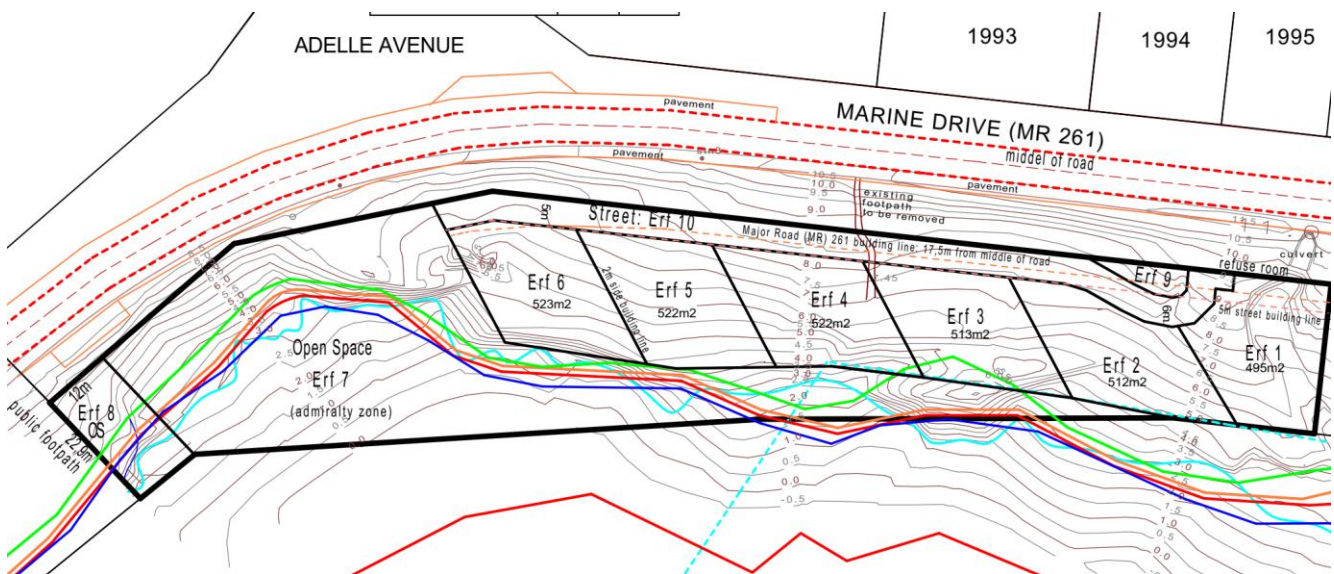


1. Brief

The brief for this report is to describe the electrical infrastructure requirements for the proposed Skoopdraai Estate, the subdivision of Remainder 281 of Farm Paapekuilfontein in Struisbaai, and the availability of this supply from the Supply Authority, Cape Agulhas Municipality.

2. Development and Infrastructure Description

The proposed development is for 6 high-end residential units with a large private open space portion located on Marine Drive.



The existing electrical infrastructure in the vicinity is currently managed and maintained by the Municipality.

3. Supply Authority Confirmation

Converge Consulting has engaged with Cape Agulhas Municipality and have received feedback that the proposed anticipated maximum demand of approximately 67kVA is available from an existing nearby 250kVA miniature substation, However, as this minisub was manufactured in 1960, it will have to be replaced.

4. Infrastructure Requirements

All upgrades to infrastructure including minisub, LV main and distribution breakers in the substation will be for the developer account, and all cabling from the substation to the site and all other work on site must be done by the developer's contractors.



Marine Drive is a provincial road and permission to do road crossings must be obtained from province. The metering to the development can either be a maximum demand meter (78KVA) with private metering, or each erf can have a municipal prepaid meter.

5. Shared Network Costs

Shared Network Costs (SNC's) are applicable on the Municipality's 400V network, estimated as below:

67kVA @ R2 950.00 totalling R197 650.00

For municipal prepaid metering, each erf will be required to pay a property connection charge of approximately R14 500.00 per erf as well as the charge of the pre-paid meter, which will be provided upon quotation.

6. Conclusion

The current load requirement for the residential development is 67kVA. This supply is currently available and can be provided on the existing network after the required upgrades have been undertaken.