Bella Vista
Erf 3495 Struisbaai

Electrical Installation :
Electrical Engineering Report

October 2026

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

CONVERGE CONSULTING ENGINEERS

info@ceng.co.za

TABLE OF CONTENTS

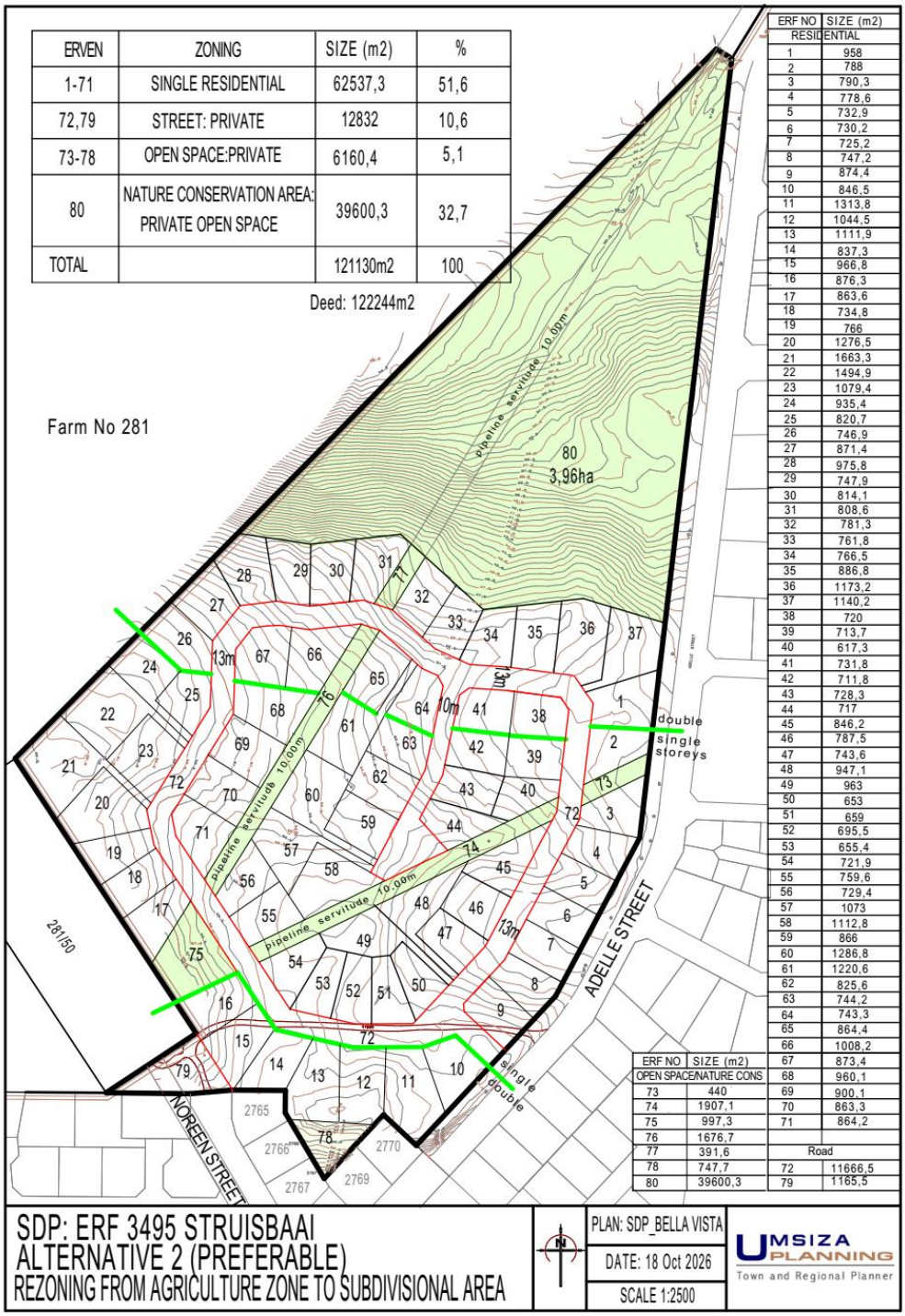
		Page No
1.	Brief	3
2.	Development and Infrastructure Description	3
3.	Supply Authority Confirmation	4
4.	Infrastructure Requirements	4
5.	Shared Network Costs	4
6.	Conclusion	4
7.	Annexure A	5

1. Brief

The brief for this report is to describe the electrical infrastructure requirements for the proposed Bella Vista Estate, erf 3495 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 71 high-end residential units, accessed of Adelle Street with large Nature Conservation and Open Space portions.



The existing electrical infrastructure in the vicinity is currently managed and maintained by the Cape Agulhas 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 227kVA will be made available to the development. Please refer to Annexure A.

4. Infrastructure Requirements

All upgrades to Municipal infrastructure including 11kV cabling and 11kV transformers and metering equipment will be for the developer's account, and all cabling from the substation to the site and all other work on site must be done by the developer's contractors.

As the Bella Vista development contains Private streets, the Municipality will provide a bulk supply point on the boundary of the development. All internal infrastructure will be installed and maintained by the developer and Homeowner's association.

5. Shared Network Costs

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

227kVA @ R3 950.00 totalling R896 650.00

6. Conclusion

The current load requirement for the residential development is 227kVA. This supply is currently available and can be provided on the existing network after the required upgrades have been undertaken. All external works and internal works will be for the developer's account. All external works will be handed-over to the Municipality upon completion.

Annexure A

MELD ASSEBLIEF / PLEASE QUOTE

ONS VERWYSING:
OUR REFERENCE: S3495

VRA VIR:
ASK FOR: Mr D Wasserman

DATUM:
DATE: 03 October 2025

KAAP AGULHAS MUNISIPALITEIT
CAPE AGULHAS MUNICIPALITY
U MASIPALA WASECAPE AGULHAS

TO WHOM IT MAY CONCERN

Sir/Madam

INFRASTRUCTURE SERVICES: ERF 3495 (71 RESIDENTIAL ERVEN), STRUISBAAI

The above-mentioned has reference.

Herewith confirmation that adequate bulk services capacity exists in respect of the following municipal services:

- Water sources and storage.
- Sewerage purification.
- Electricity supply.

A service level agreement will be entered into between Cape Agulhas Municipality and the developer to set out the responsibilities for the provision of internal and connection services to the development.

Trust you find this in order.

Yours faithfully

MR H KRöHN
ACTING MUNICIPAL MANAGER

1 Dirkie Uys Street, Bredasdorp, 7280
Tel: 028 425 5500
Email: info@capeagulhas.gov.za
Website: www.capeagulhas.gov.za

Cape Agulhas Municipality incorporates Bredasdorp, Napier, Struisbaai, Elim, L'Agulhas, Waenhuiskrans / Arniston

