

Erf 15712  
Hermon Road, Wellington

## Electrical Services Report

Revision 3  
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Prepared for:

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Est. 2004

CIVIL ■ STRUCTURAL ■ ELECTRICAL



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## 1. INTRODUCTION

The purpose of this report will be to address the availability of electrical supply in the area to accommodate the new development on erf 15712, situated on Hermon Road, Wellington, as discussed with the local supply authority, Eskom.

## 2 LOCALITY OF THE SITE

The proposed development is situated on erf 15712, Hermon Road, Wellington. The Google earth image below indicates the location for ease of reference:



## 3 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development will be the establishment of commercial, retail and light industrial business park. A portion is also earmarked to be a hospital.

More details of the proposed development, if required, can be found on the town planning layouts, which will form part of the SDP submission.

## 4 EXISTING ELECTRICAL INFRASTRUCTURE

There is an existing 11kV rural line running across the property. No further electrical infrastructure is currently installed.

## 5 NEW ELECTRICAL DEMAND

For the proposed development, a supply of 3,665 MVA would be required based on the current floor area ratios, even coverage and town planning layouts. Eskom has a firm supply

currently available of 5 MVA at the Wellington Substation, but indicated that it would be possible to negotiate for a portion of non-firm supply, if additional supply is required.

As there is currently, no infrastructure in the area, to supply this load or the expected loads of the adjoining erven. A new brick build medium voltage substation would be required in the area. This substation would then be fed from the main Wellington substation, 3km away.

A possible position has been identified for the substation. Eskom would require that the substation be situated on one of the erven and it will require an 18m x 18m piece of land.

From the new brick build substation two MV ring networks would be required to supply the development and the adjoining erven this will enable Eskom to service each of the opportunities within the development and the adjoining erven.

No low voltage supplies are required to service the precinct.

When each individual opportunity is developed, the developer of that specific opportunity will be required to apply for a low voltage connection from Eskom, this application will require each individual erven to pay proportionally for its shared network contribution costs.

The client has the option to enter into a self-build agreement with Eskom for the MV work required to service the area, this will allow the client to be exempted from the medium voltage shared network contribution costs and install the infrastructure himself.