

# THE PROPOSED MIXED-USE DEVELOPMENT ON ERF 2187, THREE ANCHOR BAY CIVIL SERVICES

## Foul sewer demand

- The anticipated sewer flow of the proposed development is 949.94kl/day
- The proposed development can potentially be served by the following mains:
  - 150 mm Ø sewer main along Helen Suzman Road feeding into a 225 mm Ø along Bay Road
  - 150 mm Ø sewer along Three Anchor Bay Road feeding into a 900 mm Ø bulk sewer collector along Beach Road
- As confirmed by the City, no on-site sewer treatment facility is required for this development
- No need for bulk upgrades is expected, if the demand load is distributed across the two separate mains, only localised upgrades (e.g. smaller pipe upsizing)
- The sewage in the site's immediate vicinity gravitates to the Green Point Marine Outfall and the City has confirmed sufficient capacity

## Stormwater

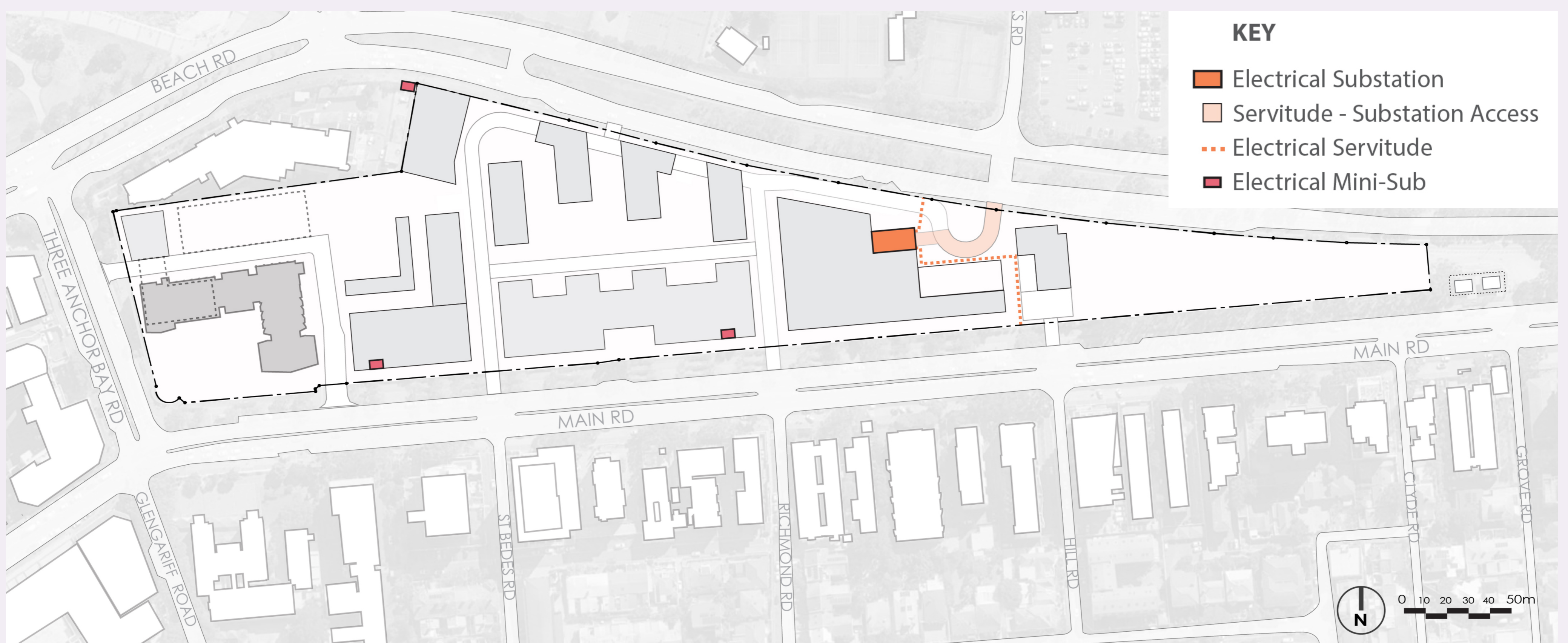
- A stormwater management plan has been prepared, confirming that due to the proximity of the development to the ocean, the attenuation of large storms greater than a 1 in 1 year storm are not required, and a treatment-focused approach is required
- The proposed development will incorporate WSUD measures, including podium biotention systems and grass-lined swales to improve quality of stormwater
- The proposed development will require the relocation of existing municipal stormwater infrastructure which will be realigned and reconstructed to ensure that the capacity, functionality and downstream conveyance remains preserved

## Potable water demand

- Bulk water supply system has sufficient capacity available to accommodate the development demand of approximately 1045kl/day
- The reticulation network has sufficient pressure and flow capacity to supply the development
- The nearby 225 mm reticulation main operates within acceptable hydraulic limits
- The 600 mm diameter bulk main must not be directly connected to
- No bulk water upgrades are required to accommodate this development

## Electricity demand

- The proposed development has an estimated demand of 6.7 MVA
- Bulk and electrical infrastructure upgrades will be required to adequately service the development
- A new substation and three new mini-substations are proposed
- New 3-feeder group of underground cables from Mouille Point 132/11kV substation
- Relocation and/or protection of existing buried services including medium and high voltage cables and dedicated feeds to the SABC studios
- Internal medium- and low- voltage reticulation systems



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