APPENDIX E16 – CITY OF CAPE TOWN CONFIRMATION OF WATER AND SANITATION CAPACITY

Pre-Application Draft Basic Assessment Report

Basic Assessment for Mixed-Use Development on Project Parcels O, P, A1, And A2 on Erven 158570 RE, 149294 RE, 177854 and 179076, Breakwater Precinct, V&A Waterfront, Cape Town by the V&A Waterfront

2026

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Reference: 20260220_T

Date: 2026/04/15 Rev 2

Attention: Andrew Erlangsen
Company: NadesoN consulting services
Email: aerlangsen@nadeson.net

COMMENT ON WATER AND SANITATION CAPACITY AND DEVELOPMENT CONDITIONS FOR THE PROPOSED GRANGER BAY DEVELOPMENT, ERVEN 158570-RE, CAPE TOWN

Background

Your email request for information on capacity on water and sanitation services and whether the proposal is viable, refers.
Nadeson consulting services has been requested by their client to report on the civil engineering infrastructure requirements necessary to service a proposed Mix-Use development on Granger Bay Precinct.

This letter provides an overview of the existing water and sewer infrastructure near the development, the capacity of both complete systems to service it as well as associated conditions that would apply. The information provided is based on City of Cape Town master plan model as well as comments from relevant branches of the department.

Table 1: Estimated water demand and sewer flow anticipated for the proposed development as provided by you:

Description	Potable Water Demand[1]				Sewer Flow[2]	
	Quantity (Units/Area/ No. people)	Total AADD (kℓ/d)	Peak Flow (ℓ/s) (PF = 3.0)	Fire Flow (ℓ/s)	Total ADWF (kℓ/d)	Peak Flow (Dry weather) (ℓ/s) (PF = 2.5)
Block P-Hotel	80 units	72	2.50	15	64.80	1.88
Block P - Retail	600 m² GLA	1.50	0.05		1.20	0.02
a1&a2- Cultural	3000 m² GLA	4.50	0.16		3.60	0.10
a1&a2- Retail	400 m² GLA	1.00	0.03		0.80	0.01
Block O- Residential	100 units	52.00	1.81		46.80	1.35
Block O- Retail	600 m² GLA	1.50	0.05		1.20	0.02
Total		**132.50**	**4.60**	**15**	**118.40**	**3.39**

Notes:

[1] Based on unit water demand provided by consultants

[2] Based on 90% sewer flows according to the design criterion (as per the W&S Tariff Policy)

Water Reticulation

Distribution zone

The proposed development is situated in the Molteno water distribution zone within the Cape Town CBD network.

Present situation

According to the latest GIS data (indicating the existing municipal infrastructure), there is an existing 305mm diameter water reticulation line along Portswood Road has an average static and head pressure of 88.59m and 81.61m respectively. There is sufficient pressure and flow capacity within the surrounding water network to supply the proposed development.
See figure 1 for water reticulation layout.

Bulk Water

No bulk water pipelines or infrastructure under the control of the City of Cape Town's Bulk Water Branch exist in the immediate vicinity of this land.

The bulk supply system has sufficient water resource, treatment, bulk storage and conveyance capacity to supply the estimated annual average daily demand of **132.50 kℓ/d** of the proposed development.

Sewer Reticulation

Drainage area

The proposed development falls within the existing Green Point Outfall drainage area.

Present situation

According to the latest GIS, the existing sewer connection for proposed development will be at the existing 500 DN mm sewer line that runs along Beach Road, which later drains to a 600 DN mm bulk main along Beach Road. There is sufficient relative spare capacity in the downstream sewer network to serve the development as per the demand calculations reflected in the table above.
Please See Figure 2 attached for existing sewer network layout.

Wastewater

The anticipated wastewater flow from this proposed development has been calculated to be **118.40 kℓ/d.**
This proposed development is situated within the catchment of the Green Point Outfall drainage area, which has sufficient unallocated spare capacity to handle the anticipated wastewater from this development.

Conclusion

There is sufficient capacity in the existing water and sewer network to accommodate the proposed development.

Conditions

The Water and Sanitation Department has no objection to the proposed development provided the following conditions be met:

1. Development contributions are payable as per the Development Contribution Policy, to be quantified by the Reticulation District Head. The amount payable escalates annually and will be the value determined at the time of payment.
2. All costs, relating to alterations to the existing water and sewerage systems on or near the site and the provision of new water and sewer connections to the site, will be for the account of the applicant.
3. Proof of water saving measures must be provided.
4. All link services are to be installed prior to occupation.

Additional Technical Requirements

5. The water and sewer capacities that may be allocated according to this document shall not be reserved if not taken up before the lesser of 5 years or the approved development period.
6. Water and Sanitation municipal service plans to be designed according to Departmental Service Standards and be approved prior to construction.
7. The owner is responsible for application for the new water metered connection at the standard tariff to the Reticulation District Head. If an existing water meter is not accessible, this will include for the repositioning of the meter.
8. As built drawings of installed water and sewer services to be submitted to the City before transfer of erven will be allowed.
9. All services must be inspected and approved on completion, at which time a completion certificate will be issued, before transfer of erven will be allowed.
10. Water pipelines are to be disinfected as per Policy No EH 04/06 (copy available on request). A Health Clearance Certificate will be required prior to final approval of the water installation.
11. The results of all applicable tests on water and sewer pipelines must be made available, which must include a full CCTV report on sewer networks, prior to services handover.

General/ Disclaimer

Information provided is based on best available data. The infrastructure as-built information referred to and used in the analysis is based on the GIS asset records, while modelled pressures, flows, velocities, capacities and volumes are based on hydraulic models of the current land use and demands. Where appropriate, future land use and demands are considered. The flows and pressures provided are theoretical and not measured. All levels provided to be verified on site.

Yours faithfully

On behalf of
Zolile Basholo
DIRECTOR: TECHNICAL SERVICES, WATER AND SANITATION DIRECTORATE

Table 2: For Internal use only

BRANCH	CONTACT PERSON	INPUT PROVIDED
Integrated Planning	Thandolwethu Mcinga	2026/04/15 Rev 2
Bulk Water	Bulk water info	2026/03/19
Reticulation	Rahima Noordien	2026/03/17
Wastewater Treatment	Wastewater Info	2026/03/15