

STORMWATER AND CIVIL SERVICES

REDEVELOPMENT OF THE KING DAVID MOWBRAY GOLF COURSE AND SURROUNDS



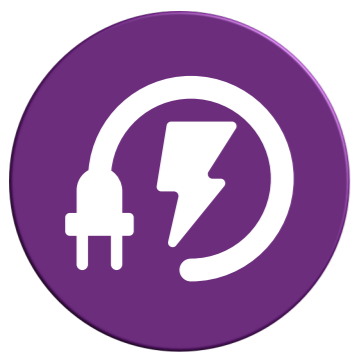
The existing **golf course ponds** are entirely **artificial waterbodies** and some of these will be retained for **stormwater management**, along with the addition of new ponds to support water control and water quality. Development **avoids the 1:100-year floodline and existing wetland**, with the Elsieskraal River canal integrated into the public open space network.



Existing pipes surrounding the development **lack capacity and will be upgraded** where required. Development sewage will be routed via two pump stations to the Langa Sewer Pumpstation which presently pumps sewage to the Athlone WWTW, with **delivery phased to align with treatment capacity upgrades**. The **sewer demand** as the average daily weather flow was calculated as **3751.2 kl/day**.



Sufficient bulk supply is available, with connection points on Alexandra Road, Links Road and Ringwood Drive. The estimated total average annual daily **water demand is 4689 kl/day**, with sufficient bulk supply available. However, existing reticulation pipes surrounding the development will be upgraded where connection points are required to maintain acceptable pressures, flow conditions and ensure operational efficiency throughout all Phases. A treated effluent main near the site also offers opportunities for non-potable reuse in landscaping and irrigation.



Network upgrades are required and feasible. Existing 33kV and 11kV infrastructure traverses the site and provides the basis for integration into Cape Town's bulk electricity network.

