



## Croydon Vineyard Estate Water Status Update

Dear Croydonites

Wishing you a year filled with water solutions and water. HOA Management and Water Committee Members have been hard at work finding ways of making water available to residents. Outlined in this newsletter are actions taken and to be taken in future.

### 1. Clarification from the City of Cape Town (COCT)

A meeting took place on the 11 January 2018 between CVE and COCT representatives. The key points of the discussion are set out below, see attached the minutes which were verified by CVE and COCT.

1. CVE must apply to COCT to become an intermediate supplier of domestic use water before we can connect the estate water source to COCT/Estate water supply (reticulation). The water quality must adhere to the standards of drinking water contained in SANS241. The water from the plant must be tested on a continuous basis and results supplied to COCT to ensure adherence to SANS241 requirements.
2. The brine from the reverse osmosis (water cleaning) plant must be tested to ensure the brine can be disposed via the sewerage system.
3. The estate to install a meter at the outflow of the sewerage from the estate. Based on these readings the sewerage will be calculated as to what HOA has to pay COCT.
4. The guidelines the COCT has provided on boreholes must be interpreted as a plea towards responsible usage of water from boreholes. CVE may supply borehole water to residents any time of the day. Watering of gardens with borehole water to take place between 18:00 and 06:00 to eliminate evaporation and only on a Tuesday and Saturday.
5. CVE is allowed to charge a service fee for delivering borehole water to cover the costs of this service.
6. COCT is placing no restrictions on the sinking of boreholes. Each successful borehole must be tested for production and quality and authorization and registration must be done with the National Department of Water and Sanitation.
7. According to level 6 water restrictions each household may use 10,500L per month. This figure makes provision for 4 inhabitants. If you have **more than 4 people** living in your home an application must be lodged by the home owner for an increased usage of 87 litres of water per day for each additional person. COCT requested **CVE to report any transgressors** of water utilization under level 6. If bulk usage limit is exceeded, CVE will be instructed by COCT to **fit a specified water restriction meter on behalf of the Council** at a cost of approximately R4700 plus installation for the transgressors account.

Note:

From 1 February 2018 level 6b restrictions will be implemented with a limit of 6,000L per month per household of 4 occupants.



## 2. Survey Results

Thank you to the 112 respondents to the water survey conducted at the end of last year / start of this year, over 50% responses received. The results of the survey are as follows:

<b>Proposed Solutions</b>	<b>% Voted for the different solutions</b>
<b>Option 1:</b> Clean the existing Estate dams to increase holding capacity to irrigate the vineyards and landscaping	18.75%
<b>Option 2:</b> Implement a processing treatment plan (reverse osmosis) to irrigate the vineyards and landscape	16.07%
<b>Option 3:</b> Lay a pipeline from the Macassar Effluent Plant to the Estate to irrigate the vineyards and landscaping	4.46%
<b>Option 4:</b> Implement a processing treatment plant (reverse osmosis) and bladder with adequate capacity to service the vineyards, landscaping and domestic use (not drinking water)	38.39%
<b>Alternative Option:</b> Implement a PTH water treatment system to treat the borehole water which is then pumped back into the dam to irrigate the vineyards and landscaping	4.46%
<b>None: No option to be investigated</b>	6.25%
<b>Other: Provide suggestions</b>	11.61%

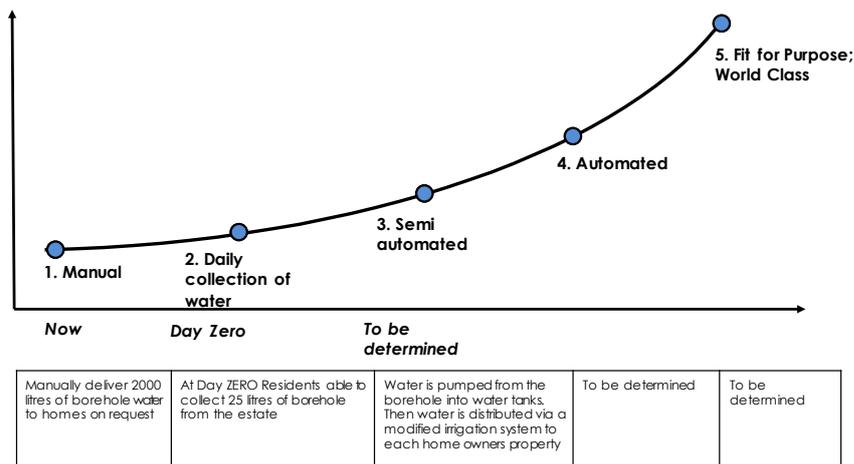
<b>Funding of Solutions</b>	<b>% Votes for different funding options</b>
Special Levy	14.14%
Combination of Special Levy and Reserve Funds	85.85%

According to the above results a high percentage home owners want non drinking water supplied to their homes. According to the COCT we can only connect to the COCT system if the water quality meets the SANS241 requirements. Taking CVE home owners feedback into account and outputs from the COCT meeting the HOA have come up with the following implementation solutions.

### 3. Solution Implementation

As a result of the water crises urgency, availability of expertise, equipment and funds the HOA have adopted the following journey to implement different water solutions.

## CVE water supply journey



#### 3.1 Manual Delivery of Borehole Water

- HOA will deliver up to 2000 litres of water to your home. For this we have acquired extra piping and a pump to pump the water from CVE container into whatever container you have. In order to receive this service you need to logon to the CVE website, <http://croydonvineyardestate.com/>, click on Lifestyle and then Water Order Form. Orders will only be taken via this method.
- Orders received on a first come, first serve basis and the order schedule will be updated daily and uploaded onto the website so you can view your order sequence.  
Orders of a maximum of 2 000 litres per erf to give everyone a fair opportunity.

#### 3.2 Day Zero Borehole Water Collection

- Water will be pumped from the borehole into 2 water tanks to enable each house to collect 25 litres of borehole water per household member, near the Life Style Centre. To enable this solution we are in the process of ordering 2x tanks and the piping required.

#### 3.3 Semi-Automated Borehole Water Delivery

- We are currently investigating and very close to finalizing a solution based on a system viewed at Boskloof estate. The solution is to pump the borehole water into water tanks, then distribute the water via a modified irrigation system to each property on a specified day and time.

- We are currently looking at supplying 2000 litres at a time, depending on the availability of underground water. Each property wanting to participate will be fitted with a meter to monitor the water usage.
- Participating home owners will be responsible to pay a connection fee (for the stop valve and a meter). The responsibility of distributing the water from the HOA delivery point to your home and garden will be for your responsibility and account. To participate in this solution you will be required to have a 2000 liter water tank to receive the allocated quota. Please place order for tanks as soon as possible, if you don't already have water tanks, i.e. Benbel, Builders Warehouse, Nel Tanks, BUCO etc.
- Further details will be provided as soon as the solution and costs are finalised.

**Note:** The borehole water is for domestic use only (washing dishes, flushing toilets and body wash) and the water is not suitable for drinking. The water is also corrosive (salty). If homeowners want to convert the borehole water to drinking water they need to consult a supplier who can guarantee this outcome.

#### 4. Additional Sources of Water

- According to the volume test conducted on the current 2<sup>nd</sup> borehole next to Olive Estate recently, the pump throughput is 5400 litres per hour. To sustain the borehole pump we can only pump for 10 hours per day. To try and secure a continuous borehole water supply we have determined that for 205 homes we need to bring on line another borehole. GEOSS, a water sourcing and drilling company has been engaged to determine whether or not there is another area on the estate where we can drill for a borehole.
- A SGM will be called in the last week of February to seek home owners to approve capex to drill for another borehole, should the GEOSS report be positive. Please, **please attend** or give someone your **proxy** so that we can know your vote and not delay the decision making process by another week.

#### 5. Conclusion

We are all on a learning curve in terms of providing water, so please bear with us and we thank you for your patient support. If there are any issues that need to be dealt with, or if you have any concerns or learnings we can share, please email, [estatemanager@croydon-estate.co.za](mailto:estatemanager@croydon-estate.co.za) so we can continually improve our offering.

To lessen the burden on the HOA office an update on the water solution implementation will be provided every Monday, including questions and answers. An information session will also be scheduled before the SGM so that you can raise any further questions or concerns.

**Note:** every personal email relating to water will therefore not be responded to.



Continue to use water more sparingly and work together to address the water crises and still remain a sought after lifestyle estate.

Teamwork is dream work.

Regards,

Elaine Harris

Chairperson CroYdon Vineyard Estate Home Owners Association