SALDANHA BAAI BAY
MUNISIPALITEIT | MUNICIPALITY | uMASIPALA

REF NO:
325/JAC
IMIS: TP/2026/1170
ENQUIRIES:
Ruan Fourie
022-701 6969
Ruan.Fourie@sbm.gov.za

26 October 2026

REGISTERED MAIL

Dear Sir/Madam; *Geagte Meneer/Dame*

NOTICE OF LAND USE APPLICATION / *KENNISGEWING VAN GRONDGEBRUIKSAANSOEK*: ERF 325, OFF MAIN ROAD, JACOBS BAY - APPLICANT/*APPLIKANT*: CONRADIE GOODWIN & ASSOCIATES (JACO GOODWIN) ON BEHALF OF/NAMENS FORELLENDAM (PTY) LTD - CONTACT DETAILS/KONTAK BESONDERHEDE: congood@mweb.co.za & 082 440 2103

Notice is hereby given in terms of Section 46 of the Saldanha Bay Municipal Land Use Planning By-law that Saldanha Bay Municipality is considering the following:

a) Amendment and deletion of conditions in terms of section 15(2)(h) in respect of an existing approval, being the rezoning and subdivision of Erf 325, Jacobs Bay as approved on appeal by the Appeal Authority on 14 May 2026 (outcome letter dated 8 June 2026, ref. ERF 325/JAC Collab 4512/2022), as follows:
   - Correction of item 6 of the approval to reflect 4 (instead of 3) Open Space Zone II erven in Phase 2.
   - Correction of item 8 of the approval to reflect 15 (instead of 14) Residential Zone I erven in Phase 4.
   - Amendment of condition (g) and the related conditions (d), (i), (cc), (dd), (ff) and (oo) to require a Homeowners' Association for the entire development (single residential and group housing erven) instead of only the group housing (Residential Zone II) erven.
   - Amendment of condition (ee) to replace the developer's obligation to provide the water reservoir with an engineering services agreement for additional water storage capacity proportional to the demand of this development only, the cost of which shall not exceed the applicable capital contributions.
   - Amendment or deletion of condition (rr) relating to the capital levy (development charge) for sewer services.
   - Amendment or deletion of conditions (vv) and (ww) relating to the installation and valuation of external services and the crediting thereof against development charges.
   - Amendment of conditions (jj), (nn) and (xx) so that clearance is linked to the installation of services per phase instead of for the entire development.

Kennis word hiermee gegee, ingevolge Artikel 46 van die Saldanhabaai Munisipale Grondgebruik beplanningsverordening dat Saldanhabaai Munisipaliteit die volgende oorweeg:

a) Wysiging en skrapping van voorwaardes in terme van artikel 15(2)(h) ten opsigte van 'n bestaande goedkeuring, synde die hersonering en onderverdeling van Erf 325, Jacobsbaai soos op appèl deur die Appèlowerheid op 14 Mei 2026 goedgekeur (uitkomsbrief gedateer 8 Junie 2026, verw. ERF 325/JAC Collab 4512/2022), soos volg:
   - Regstelling van item 6 van die goedkeuring om 4 (in plaas van 3) Oopruimtesone II erwe in Fase 2 te weerspieël.
   - Regstelling van item 8 van die goedkeuring om 15 (in plaas van 14) Residensiële Sone I erwe in Fase 4 te weerspieël.
   - Wysiging van voorwaarde (g) en die verwante voorwaardes (d), (i), (cc), (dd), (ff) en (oo) om 'n Huiseienaarsvereniging vir die hele ontwikkeling (enkelresidensiële en groepbehuisingserwe) te vereis in plaas van slegs vir die groepbehuisingserwe (Residensiële Sone II).
   - Wysiging van voorwaarde (ee) om die ontwikkelaar se verpligting om die waterreservoir te voorsien te vervang met 'n ingenieursdiensteooreenkoms vir addisionele wateropbergingskapasiteit in verhouding tot die aanvraag van slegs hierdie ontwikkeling, waarvan die koste nie die toepaslike kapitaalbydraes mag oorskry nie.
   - Wysiging of skrapping van voorwaarde (rr) rakende die kapitaalheffing (ontwikkelingsbydrae) vir rioleringsdienste.
   - Wysiging of skrapping van voorwaardes (vv) en (ww) rakende die installering en waardasie van eksterne dienste en die krediet daarvan teen ontwikkelingsbydraes.

- Wysiging van voorwaardes (jj), (nn) en (xx) sodat klaring gekoppel word aan die installering van dienste per fase in plaas van vir die hele ontwikkeling.

The above application is available for inspection during weekdays between 08:30 and 16:30 at the Town Planning Department, 17 Main Street, Vredenburg, and can also be viewed online at https://sbm.gov.za/notices/. Any **written comments** may be addressed in accordance with Section 50 of the said legislation to the Municipal Manager, Private Bag X12 / 17 Main Street, Vredenburg, 7380 / amanda.meyer@sbm.gov.za on or **before 30 days from the date of registration of this notice,** quoting your, name, address, contact details, interest in the application and reasons for your comments. Enquiries can be made to Ruan Fourie at Tel: 022-701-6969 or ruan.fourie@sbm.gov.za The Municipality may refuse to accept any comments received after the closing date. Any person who cannot write will be assisted by a Municipal official by transcribing their comments. Comments/objections will be forwarded to the applicant for his/her response.

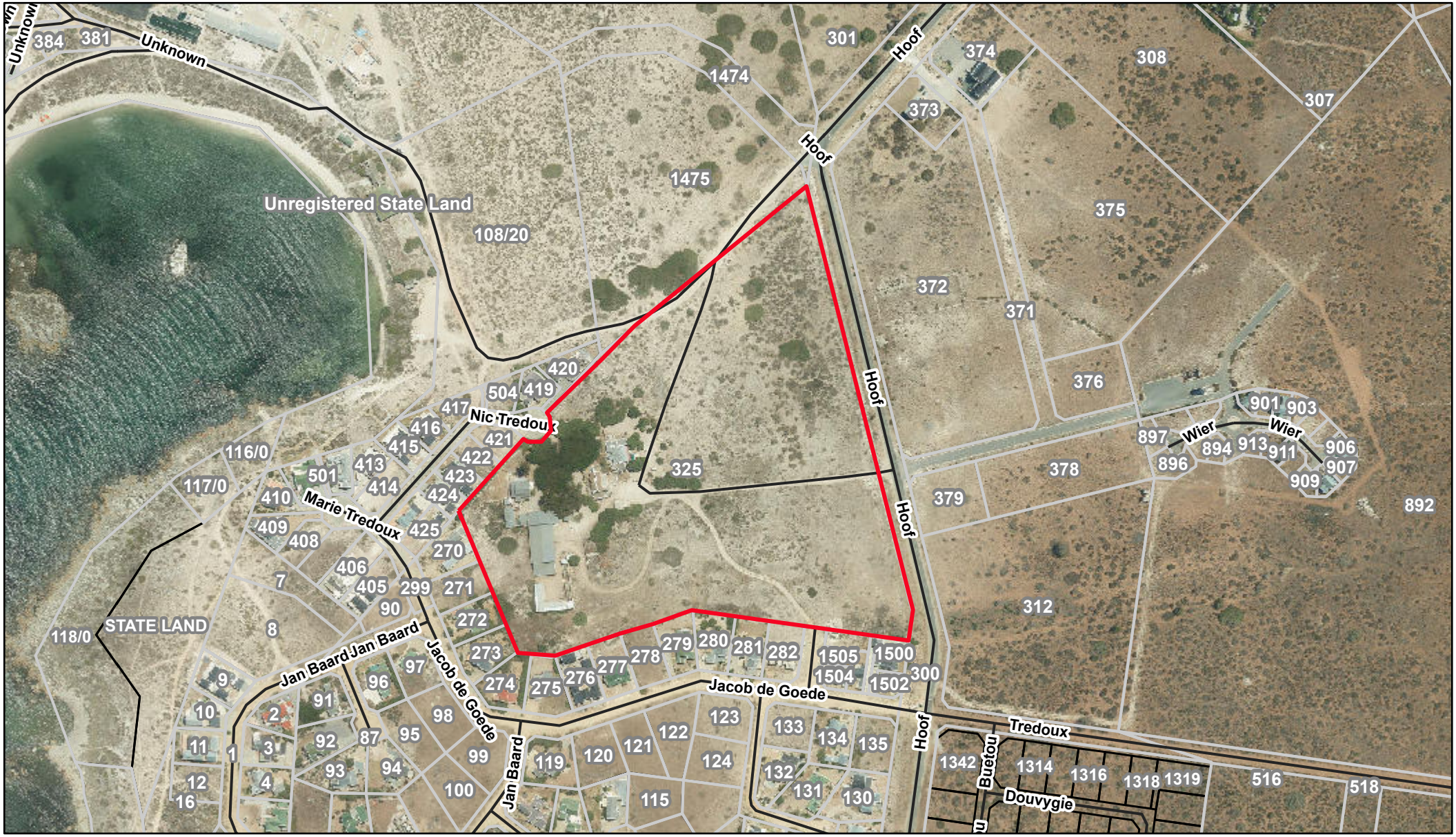
*Die bogenoemde aansoek is ter insae beskikbaar gedurende weeksdae tussen 08:30 and 16:30 by die Departement Stadsbeplanning, Hoofstraat 17, Vredenburg, en kan ook aanlyn besigtig word by https://sbm.gov.za/notices/. Enige **skriftelike kommentaar** kan ooreenkomstig Artikel 50 van die genoemde wetgewing gerig word aan die Munisipale Bestuurder, Privaatsak x 12 / Hoofstraat 17, Vredenburg / amanda.meyer@sbm.gov.za op of **voor 30 dae vanaf die datum van registrasie van hierdie kennisgewing**, met vermelding van u naam, adres of kontakbesonderhede, belang in die aansoek en redes vir kommentaar. Navrae kan gerig word aan Ruan Fourie by Tel: 022-701-6969 of ruan.fourie@sbm.gov.za Die Munisipaliteit mag weier om kommentaar te aanvaar wat na die sluitingsdatum ontvang word. Enige persoon wat nie kan skryf sal bygestaan word deur 'n munisipale amptenaar vir transkribering van hul kommentaar. Besware sal aan die applikant gestuur word vir sy/haar repliek.*

Regards / Die Uwe



pp MUNICIPAL MANAGER / MUNISIPALE BESTUURDER

Locality Erf 325 JB



9/21/2022, 6:54:35 AM

Registered Property

SG Approved Property

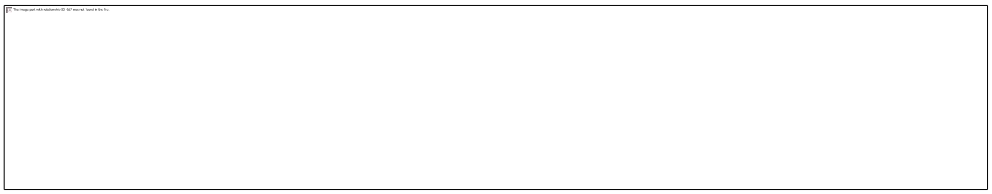
1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Saldanhabay Municipality

Esri Community Maps Contributors, Esri South Africa, Esri, HERE, Garmin, Foursquare, METI/NASA, USGS | Esri, NASA, NGA, USGS | Saldanhabay Municipality | Esri South Africa | GISCOE |



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LAND USE PLANNING APPLICATION FORM

(for applications in terms of Section 15 of the Saldanha Bay Municipal Land Use Planning By-law)

KINDLY NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS					
First name(s)	**Jaco**				
Surname	**Goodwin**				
South African Council for Planners (SACPLAN) registration number *(if applicable)*					
Company name *(if applicable)*	**CONRADIE GOODWIN & ASS**				
Postal Address	**33 Primula Ave,**				
	Durbanville		Postal Code	**7550**	
Email	**congood@mweb.co.za**				
Tel	**0824402103**	Fax	**0866716091**	Cell	**0824402103**

PART B: REGISTERED OWNER(S) DETAILS *(If different from applicant)*					
Registered owner(s)	**Forellendam Pty Ltd**				
Physical address	**c/o 33 Primula Ave**				
	Durbanville		Postal code	**7550**	
E-mail	**pieter@ppsmit.co.za**				
Tel	**021 913 2840**	Fax		Cell	**0833217400**

PART C: PROPERTY DETAILS									
Property description as per title deed *[Erf Number(s)/ Farm portion(s) & allotment area.]*	**Erf 325, Jacobs Bay**								
Physical Address	**Off Main Rd Jacobs Bay**								
GPS Coordinates	**32°57'51.60"S 17°53'21.60"E**				Town/City	**Jacobs Bay**			
Current Zoning	**Small Holdingl**		Extent	**6,5162ha**	Are there existing buildings?		**Y**	N	
Applicable Zoning Scheme	**Saldanha Bay Integrated Zoning Scheme**								
Current Land Use	**Developed**								
Title Deed number and date	T	**69343/1998**							
Are there any restrictive conditions of title?	Y	N	If Yes, list the condition(s) (page and paragraph number)						
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies)						
Is the property encumbered by a bond?	Y	N	If Yes, list bondholder(s)						
Are there any existing unauthorized buildings and/or land use on the subject property(ies)?			Y	N	If yes, is this application to legalize the building / land use?		Y	N	
Are there any pending liquidation /court case(s) / court order(s) relating to the subject property(ies)?			Y	N	Are there any land claim(s) registered on the subject property(ies)?		Y	N	

PART D: PRE-APPLICATION CONSULTATION					
Has there been any pre-application consultation?	Y		If Yes, complete the information below and attach the minutes of the pre-application consultation.		
Name of Official consulted			Date of consultation		

PART E: TYPE OF LAND USE PLANNING APPLICATION IN TERMS OF SECTION 15 OF THE SALDANHA BAY MUNICIPAL LAND USE PLANNING BY-LAW AND APPLICATION FEES PAYABLE			
Tick	**Section**	**Type of application**	**Cost**
	15(2)(a)	a rezoning of land;	R
	15(2)(b)	a permanent departure from the development parameters of the zoning scheme;	R
	15(2)(c)	a temporary departure to utilise land for a purpose not permitted in terms of the primary rights of the zoning of the land;	R
	15(2)(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	15(2)(e)	a consolidation of land that is not exempted in terms of section 24;	R
	15(2)(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	15(2)(g)	a permission required in terms of the zoning scheme;	R
X	15(2)(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	15(2)(i)	an extension of the validity period of an approval;	R
	15(2)(j)/(t)	an approval of an overlay zone as contemplated in the zoning scheme; or approval of architectural/development guidelines	R
	15(2)(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	15(2)(l)	a permission required in terms of a condition of approval;	R
	15(2)(m)	a determination of a zoning;	R
	15(2)(n)	a closure of a public place or part thereof;	R
	15(2)(o)	a consent use contemplated in the zoning scheme;	R
	15(2)(p)	an occasional use of land;	R
	15(2)(q)	to disestablish a home owner's association;	R
	15(2)(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	15(2)(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R
		TOTAL A:	**R**

PRESCRIBED NOTICE AND FEES** *(for completion and use by official)*			
Tick	**Notification of application in media**	**Type of procedure (strike through which not applicable)**	**Cost**
	SERVING OF NOTICES	Delivering by hand; registered post; data messages	**R**
	PUBLICATION OF NOTICES	Local Newspaper(s); *Provincial Gazette*; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	*Provincial Gazette*	R
	INTEGRATED PROCEDURES	To be calculated separately	R
		TOTAL B:	**R**
		TOTAL APPLICATION FEES* (A + B)	**R**

* ***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.***

***** The applicant is liable for the cost of publishing and serving notice of an application.***

BANKING DETAILS FOR PAYMENT OF FEES

Name:	Saldanha Bay Municipality
Bank:	Standard bank
Branch no.:	05051100
Account no.:	083290044
Payment reference: (if applicable)	……

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Proposed Amendment to Conditions of Approval with Rezoning and Subdivision of Erf 325 Jacobs Bay

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Please note that failure to submit all information and documentation required will result in the application being deemed incomplete and acceptance may be refused.

Compulsory information and documentation required:

Y	N	Power of attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent (if applicable)
Y	N	Resolution or authorisation that applicant can act on behalf of a juristic entity (e.g. company resolution)	Y	N	Proof of registered ownership or any other relevant right held in the land concerned
Y	N	Written motivation	Y	N	S.G. diagram / General plan extract
Y	N	Locality plan	Y	N	Site development plan or conceptual layout plan
Y	N	Proposed subdivision plan	Y	N	Proof of agreement or permission for required servitude
Y	N	Proof of payment of application fees	Y	N	Full copy of the title deed
Y	N	Conveyancer's certificate	Y	N	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:

Y	N	N/A	Consolidation plan		Y	N	N/A	Land use plan / Zoning plan
Y	N	N/A	Street name and numbering plan					
Y	N	N/A	Landscaping / Tree plan		Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Abutting owner's consent		Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA)		Y	N	N/A	Abutting owner's consent
Y	N	N/A	Copy of Heritage Impact Assessment (HIA)		Y	N	N/A	Proof of lawful use right
Y	N	N/A	Copy of Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS)		Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Major Hazard Impact Assessment (MHIA)		Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Copy of Environmental Authorisation(EA) / Record of Decision (ROD)		Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Copy of original/previous approval and conditions of approval		Y	N	N/A	Other (specify)
Y	N	N/A	Required number of documentation copies					

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A	National Water Act, 1998 (Act 36 of 1998)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)		Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)		Y	N/A	National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)		Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		Y	N/A	Environmental Conservation Act, 1989 (Act 73 of 1989)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.				
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Saldanha Bay Municipal Land Use Planning By-law? If yes, please attach motivation.				

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.

2. I'm aware that it is an offense in terms of section 86(1)(d) of the Saldanha Bay Municipal Land Use Planning By-law to supply particulars, information or answers knowing it to be false, incorrect or misleading or not believing them to be correct, and that I can be held liable on conviction to a fine or imprisonment not exceeding 20 years or to both such fine and imprisonment.

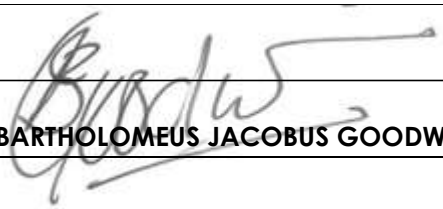
3. I am properly authorized to make this application on behalf of the registered land owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.

4. Where an agent is appointed to submit this application on the land owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the applicant as indicated on this application form.

5. That this submission includes all necessary land use planning applications required to enable the development proposed herein and that the municipality cannot be held responsible for the omission of use rights not applied for herein.

6. I confirm that the relevant title deed(s) have been investigated and that there are no restrictive title deed restrictions which impact on this application, or alternatively that an application for removal/suspension or amendment of such title deed restrictions forms part of this submission.

7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the land owner/developer as a result of the proposed development, as determined in terms of Council policy.

Applicant's signature:		Date:	**08 September 2026**
Full name:	**BARTHOLOMEUS JACOBUS GOODWIN**		
Capacity in which application is being made:	**PLANNER**		

FOR OFFICE USE ONLY

Municipal Date Stamp	Received by: Name:

conradie goodwin & associates
URBAN PLANNERS

33 PRIMULA AVENUE, DURBANVILLE, 7550 TEL 082 440 2103
FAX: 086 671 6091 EMAIL: conradiegoodwinassoc@gmail.com

Our ref.: Erf 325 JB – Amend Appr
28 August 2026

The Municipal Manager
Saldanha Bay Municipality
Private Bag X12
VREDENBURG,
7380

Attention: Mr Gaffley

ERF 325 JACOBS BAY

APPLICATION FOR AMENDMENT OF LETTER OF APPROVAL (APPEAL OUTCOME)

1. Council's approval of the rezoning and subdivision of Erf 325 Jacobs Bay, dated 06 June 2026 under reference: ERF 325 JAC_ COLLAB 4512/2022, as appeal outcome letter, refers - please refer to **ANNEXURE A.**

2. While our client, Forellendam Pty Ltd is grateful for the aforementioned approval, they require clarification and correction regarding certain conditions of this approval.

3. Our client had no prior knowledge of these conditions of approval since the conditions were only formulated when our appeal against the refusal of the initial development proposal, and subsequent minor adjustments, was upheld by the Appeal Authority.

4. The approval of 08 June 2026 was an appeal decision, and no further appeal is possible in terms of the Saldanha Bay Municipal Planning By-law and a review of this decision will be a court application.

5. The purpose of this application is to establish a clear understanding of what SBM reasonably expects from Forellendam Pty Ltd ("the developer") regarding the execution of this approval.

6. Forellendam Pty Ltd appointed Conradie Goodwin and Associates (see **ANNEXURE B**) to apply for the following approval to the Saldanha Bay Municipality (please refer to **ANNEXURE C**):

   a. **Approval in terms of Section 15 (2)(h)** of the Saldanha Bay Municipal Land Use Planning By-law (2015) for the proposed ***amendment, deletion or imposition of conditions in respect of an existing approval***.

7. In view of the aforementioned paragraphs 4 and 5 above, we wish to submit the following proposed amendments and corrections to SBM, for consideration:

   a) We have scrutinized the approval dated 08 June 2026 and respectfully request SBM's consideration of the following proposed amendments:
      a. (8.) The number of Residential Zone I erven approved for Phase 4 is incorrect and should be ***15*** and not ~~1~~4.

      b. (6.) The number of Open Space Zone II erven approved for Phase 2 is incorrect and should be ***4*** and not ~~3~~.

      c. **Condition (g)** requires a Homeowners' Association (HOA) for only the group housing (Residential Zone II), erven.

It is our submission that ***HOA's should be established for the entire development*** – both for the two Group Housing developments, as well as the remainder Single Residential erven for the following reasons:

i) Without HOA's there can be ***no mechanism to enforce building guidelines***. In all the other developments in Jacobs Bay, especially the later ones, the municipality made a HOA compulsory specifically to enforce building guidelines.

   In addition to the above, the municipality states in **condition (e)** that separate or combined building guidelines must be submitted for approval. What's the point of combined guidelines or any guidelines if there's no mechanism like an HOA, to enforce them?

ii) Moreover, the ***stormwater services, sewer, and roads serve the entire development, not just the group housing***.

   Condition (cc), requires that the ***'attenuation facility'*** must remain private and be maintained by the developer or HOA as stipulated in clause 6.9 of the 'stormwater management plan'. ***This facility serves the entire development***. It is unsustainable that only the owners of the group housing should bear this responsibility and not also the owners of the single-residential erven. The same argument applies to the

requirements for maintenance of services as set out in ***conditions (dd), (ff), and (oo)***.

Condition (i) also requires by implication, that the erven accommodating the stormwater, water and sewer infrastructure to remain private (as per **Conditions (g) and (ff)**), be maintained by, and transferred to the HOA of the group housing. This compulsory HOA membership to be entrenched in the title deeds of (only) the respective group housing developments. Once again, this requirement for a HOA should be compulsory for the entire development.

iii) **Condition (d)** provides for an agreement with the municipality for the ***management of the open space areas***. How can any agreement be reached for managing the open space areas if there's no legal entity to enter into such agreement with reference to the open space area between the single residential erven. The open space in-between the single residential erven are characterised by the mature trees (especially wild figs) that need regular pruning. The municipality is certainly not going to do that.

d. **Condition (ee)** states that the developer must provide the water reservoir as per the GLS report. This is an unfair requirement. The reservoir is an external service and the municipality's responsibility. Moreover, the size of the reservoir is way more than what Erf 325 Jacobs Bay, requires. To be exact, the reservoir is

95% bigger than what this development requires – please refer also to Mr Gerrit Smith's calculation attached. This requirement is therefore completely out of proportion to the needs of the development. The capital levies for Erf 325 Jacobs Bay are simply not enough to cover this anticipated cost. The total capital levy calculated for this development is approx. R3.5 million and the cost of the reservoir is approx. R12.5 million.

It is recorded that the reservoir or an interim solution, is not presently provided for in the Municipality's approved budget. Accordingly, before any clearance certificate is issued, any erf is transferred, or any building plan is approved, the developer shall conclude a written engineering services agreement with the Municipality to accommodate additional water storage capacity proportional to the demand generated by this specific development only and the cost thereof, not exceed the capital contributions.

Any credit, set off, or reimbursement shall be dealt with strictly in accordance with the Municipality's applicable development charges framework and the concluded agreement. The developer shall provide all design reports and related information required by the Municipality for purposes of evaluating and concluding the agreement.

We are of the opinion that alternative interim solutions exists, that will allow Council to budget for this new reservoir, while allowing for the development to continue, without this unreasonable financial burden being placed on the developer.

e. **Condition (rr)** makes provision for capital levies with regard to a sewer system, this is incorrect. In the absence of any sewer system, the developer cannot be responsible for a R 26,837 sewage levy, per erf. This amount represents a substantial increase from what was presented in the AOD for this development.

   In addition to this, the sewage is pumped from the central conservancy tank and owners pay for this monthly service via their municipal accounts.

f. **Conditions (vv) and (ww)** are deemed unreasonable. The developer is expected to finance external services on behalf of the municipality and then the municipality decides what their value is. Capital levies escalate every year, but the asset is depreciated at the discretion of the municipality. This means that the capital levy credit that the developer receives depreciates (no interest or growth, actually negative depreciation) while the capital levies that the municipality passes on against it appreciate in value. The developer therefore loses on two fronts while acting as the municipality's financier.

g. Furthermore, the municipality interprets the SBM By-Law in such a manner that approval of the phases not serviced within 5 years, lapse. Along with that, the developer's right to claim back future capital levies, also expires.

h. **Conditions (jj), (nn) and (xx)** states that no clearance will be issued until the services for the entire development are installed. This is clearly incorrect and should refer to services per phase.

8. Given the above we respectfully request **approval in terms of Section 15 (2)(h)** of the Saldanha Bay Municipal Land Use Planning By-law (2015) for the **proposed amendment or deletion of conditions** in respect of the existing approval for Erf 325 Jacobs Bay, dated 06 June 2026 under reference: ERF 325 JAC_ COLLAB 4512/2022.

9. Attached please find:

A. Letter of Approval (06 June 2026), Plan of Subdivision and Phasing
B. Power of Attorney and Resolution
C. Application Form
D. Title Deed, Diagram and Zoning
E. Calculation by Mr Gerrit Smith (Siroccon)
F. Service Report

Kind regards



Jaco Goodwin

CONRADIE GOODWIN & ASSOCIATES

All correspondence to be addressed to:

CONRADIE GOODWIN AND ASSOCIATES

c/o Jaco Goodwin

33 Primula Ave

DURBANVILLE

7550

Contact no. 0824402103

SPECIAL POWER OF ATTORNEY

I, the undersigned, Pieter Philip Smit
Representing the lawful owner of:

Erven 325 & 1475 Jacobs Bay

Do hereby nominate, constitute and appoint

CONRADIE GOODWIN & ASSOCIATES
(B J Goodwin 6703085186081)

With the power of substitution, to be our lawful Planner in our name, place and stead,

To apply to the relevant authorities:

1. for the amendment, departure, consent use, rezoning, subdivision and/or consolidation in terms of the relevant Section 15 of the Saldanha Bay Municipal Planning By-Law, 2015 for the development of Een325 and 1475 Jacobs Bay to allow for a Residential development,

and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as we might or could do if personally present and acting herein – hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever our said Planner shall lawfully do, or cause to be done, by virtue of these presents.

Signed at Langebaan

This 17 th day of May 2023

Duly Authorised

Print Name: Pieter Philip Smit

In the presence of the undersigned witnesses.

1. _____ Print Name: NADIA VAN ZYL

2. _____ Print Name: Karen Snyman

RESOLUTION

It is hereby confirmed that at a meeting of **FORELLENDAM PTY LTD** held on 17 March 2022,

Mr Pieter Philip Smit

was granted the power of attorney to represent the Company in all matters regarding the development and use of Erven 325 and 1475 Jacobs Bay situated in the Saldanha Bay Municipality, Division Malmesbury.

Signed at Bellville on this 17 th day of March 2022

DIRECTOR:

Name: Hendrik Johannes Petrus Smit

Name: Petrus Johannes Badenhorst

Name: Johannes Dawid van Wyk

Name: Pieter Philip Smit

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20100607 TIME : 11:43:35.6 PAGE : 1
PREPARED BY : LARS08042 - INFORMATION 1

PROPERTY DETAILS PRINT FOR PORTION 0 (R/E)
ERF NO 325
TOWNSHIP JACOBSBAAI
REG DIV MALMESBURY RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T69343/1998
EXTENT 6.5162 H
CLEARANCE VREDENBURG-SALDANHA MUN

FIRM NR : 999
FIRM NAME : AKTEKANTOOR KAAPSTAD
FILE NR : PREP
FEE AMOUNT: R .00

ORIGIN REASON ORIGIN PROPERTY
SUBDIVISION FROM JACOBSBAAI , 299 , 0 (R/E)

SUBDIVISION TO TOWN JACOBSBAAI , ERF 427 , PRTN 0

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	MICROFILM REF
FORELLENDAM PTY LTD		CRT		199802453607	T69343/1998	0724	2005 0315 0811

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

151.
MARAIS MÜLLER ING.

OPGESTEL DEUR MY:

TRANSPORTBESORGER
STOFBERG K

SEËLS
STAMPS
R 55,00

FOR FURTHER ENDORSEMENT / VIR VERDERE ENDOSSEMENT BLS

3476
T 69343 98

SERTIFIKAAT VAN GEREGISTREERDE TITEL

Uitgereik kragtens die bepalings van Artikel 43 van die Registrasie van Akteswet 1937 (Nr 47 van 1937)

UITSLUITLIK VIR INFORMASIE DOELEINDES

NADEMAAL

FORELLENDAM BK
CK 88/12952/23

aansoek gedoen het vir die uitreiking aan Forellendam BK van 'n Sertifikaat van Geregistreerde Titel kragtens Artikel 43 van die Registrasie van Akteswet, 1937, ten opsigte van die hierondergemelde grond, synde gedeelte van die grond geregistreer op die maatskappy se naam kragtens Sertifikaat van Verenigde Titel Nr T95202/1994.

SO IS DIT DAT ingevolge die bepalings van die genoemde Wet, ek, die Registrateur van Aktes te Kaapstad, hierby sertifiseer dat

FORELLENDAM BK
CK 88/12952/23

of sy gemagtigdes, die geregistreerde eienaar is van

ERF 325 ('n Gedeelte van Erf 299) JACOBSBAAI, geleë in die gebied van die Weskus Skiereiland Oorgangsraad, Afdeling Malmesbury, Provinsie Wes-Kaap;

GROOT: 6,5380 (Ses Komma Vyf Drie Agt Nul) hektaar;

SOOS blyk uit aangehegte Kaart L.G. Nr 5553/1996 en gehou kragtens Sertifikaat van Verenigde Titel Nr T95202/1994.

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr T2661/1966 en aan die volgende spesiale voorwaarde vervat in Transportakte Nr T9246/1921, naamlik:

"The Transferee, their Heirs, Executors, Administrators, Assigns and Successors in title, shall have the right of way or road or access to or over the dominant tenement except at such places as may be agreed between the transferee and the transferor or their respective successors in title and then only for the personal use of the transferees or such their successors or their families, but not for use for purpose of or connected with the conduct of any trading, fishing or canning business or of the purpose of a fishery. No accretion, natural or artificial to or diminution caused by attrition or advance of the dea on the dominant tenement shall give the transferees, their heirs, executors, administrators or assigns or successors in title to the land hereby transferred any greater right to, over or upon the dominant tenement when so added to or diminished than those acquired by the transferees at the date of the passing of this deed."

ISSUED FOR INFORMATION ONLY
ALLEEN VIR INFORMASIEDOELEINDES UITGEREIK

B. VERDER ONDERHEWIG aan die terme van 'n serwituut aantekening gedateer 5 September 1924 gemaak op Transportakte Nr T2241/1924, welke aantekening as volg lui:

"By Deed of Transfer No T8094 d.d 5th September 1924 the owners of the land hereby conveyed acquire the right to cart water to the said land from the nearest spring on the remainder of the land hereby transferred, subject to conditions as will more fully appear on reference to the said Transfer."

C. VERDER ONDERHEWIG aan die spesiale voorwaarde vervat in Transportakte Nr T4928/1926, naamlik:

"That the Appearer's Principal, the said Seller reserves to himself and his successors in title as owners of the remaining extent of Jacobs Bay J (hereinafter called the Seller's land) the right to use the wells situate near the north western boundary of the above land Jacobs Bay M and indicated on the diagram thereof as blue dots on either side of the road from Lot N.P. to the above land, and the right to erect a windmill there and to pump water therefrom to the Seller's land, and the right to cart water therefrom to the Seller's land, and the right to water cattle thereat; and the right to use a trekpath 94,46 metres wide over the above land to enable him and his successors to drive cattle from the Seller's land to the said well and back and to drive carts thereover for the purpose of carting water as aforesaid."

D. VERDER ONDERHEWIG aan die terme van 'n Serwituutaantekening gedateer 29 Maart 1971 gemaak op Transportakte Nr T8144/1971, welke aantekening as volg lui:

"By Notarial Deed No 115/1971 dated 18th December 1970 the within property Paragraph 1 is subject to conditions relating to carrying on of business connected with buying, selling, freezing, storing or conveyance thereon of rock lobster in favour of Stephan Holdings (Proprietary) Limited. As will more fully appear from said Notarial Deed."

ISSUED FOR INFORMATION ONLY
ALLEEN UIT INFORMATIEVOORDELENDES UITGEREIK

EN dat kragtens hierdie Sertifikaat, genoemde

FORELLENDAM BK
CK 88/12952/23

of sy gemagtigdes, nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik maar behoudens die regte van die Staat.

TEN BEWYSE waarvan ek, die voornoemde Registrateur, hierdie Akte onderteken en met die Ampseël bekragtig het.

ALDUS GEDOEN en GETEKEN op die kantoor van die Registrateur van Aktes

te KAAPSTAD

op 24 June 1998.

REGISTRATEUR VAN AKTES

ISSUED FOR INFORMATION ONLY
ALLEEN VIR INFORMASIEDOELEINDES UITGEREIK

BORG VERBIND

ARTIKEL 43 WET 47 VAN 1937 SECTION ACT 47 OF 1937

VERBIND MORTGAGED

B 3718/98

R 5 700 000,00

BC 43480/2001

GEKANSELLEER
CANCELLED

REGISTRATEUR/REGISTRAR

2001-08-08

BC (2) 43130 98

24 7 98

REGISTRATEUR/REGISTRAR

ENDOSSEMENT KRAGTENS ARTIKEL 27D VAN WET 61 VAN 1973

ENDORSEMENT BY VIRTUE OF SECTION 27D OF ACT 61 OF 1973

WITH/UNMENTIONED

CLOSE CORPORATION HAS BEEN CONVERTED TO A COMPANY AND IS NOW

KS

FOREKENDAM (Gardams)

Beperk

NO 1998/024536/07

BC 000043481 *2001

2001-08-08

REGISTRATEUR/REGISTRAR

ISSUED FOR INFORMATION ONLY
ALLEEN VIR INLIGTINGSDOELEINDES UITGEREIK

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN
IN RESPECT OF ERF 427 = 218 m²

RESTANT
REMAINDER 6,5162

T 000118291/2004

01 DEC 2004

REGISTRATEUR/REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY 6
FOR ENDORSEMENTS SEE PAGE

-6-

Registrateur

IDENTITEITSNOMMER VAN DIE THE IDENTITY NUMBER OF THE

Transferor

IS VERANDER NA HAS BEEN CHANGED TO

1998/024536/07

REGISTRATEUR/REGISTRAR

01 DEC 2004

ISSUED FOR INFORMATION ONLY
ALLEEN VIR INLIGTING UITGEREIK

KANTOORAFSKRIF

SYE METER		RIGTINGS-HOEKE	KOÖRDINATE	Y Stelsel Lo 19°	X
		KONSTANTE		+100 000,00	+3600 000,00
AB	192,62	230 38 40	A	+ 3 757,11	+ 49 163,68
BC	317,70	345 25 30	B	+ 3 608,17	+ 49 041,53
CD	20,38	7 24 10	C	+ 3 528,22	+ 49 349,01
DE	158,55	97 24 10	D	+ 3 530,85	+ 49 369,22
EF	108,47	71 06 00	E	+ 3 688,08	+ 49 348,79
FG	24,38	97 35 40	F	+ 3 790,70	+ 49 383,92
GH	111,39	156 30 00	G	+ 3 814,86	+ 49 380,70
HA	153,73	221 39 10	H	+ 3 859,28	+ 49 278,55
	(8)	Kliprug	△	+ 1 410,05	+ 50 151,73
	(451)	Danger Bay	△	+ 2 594,32	+ 53 429,44

L.G. Nr.

5553/1996

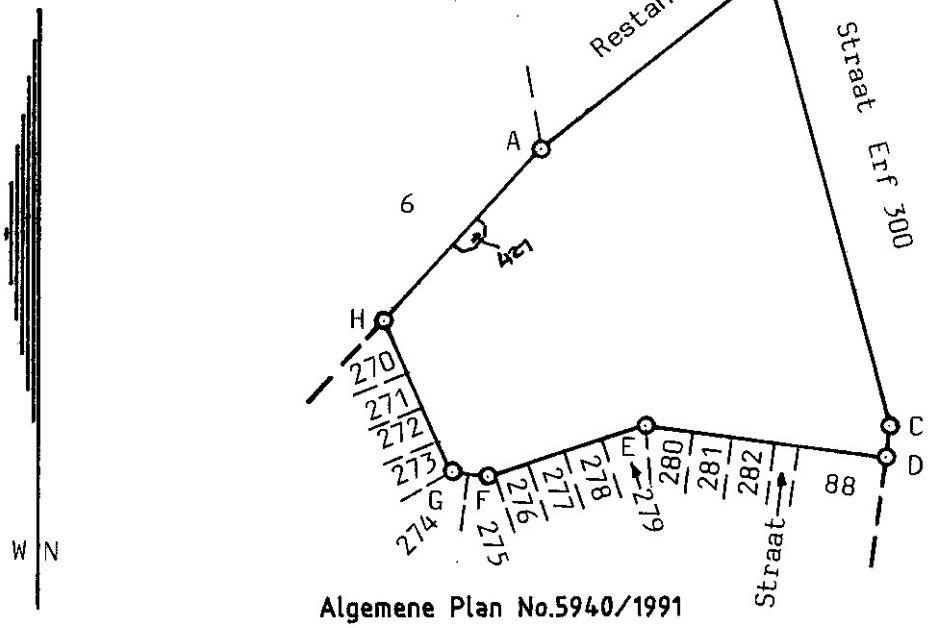
Goedgekeur

Landmeter-generaal

1996-08-13

BESKRYWING VAN BAKENS

A : Pyp in vierkantige beton baken
B C : 16mm Ronde ysterpen in klipstapel
D E F G H : 12mm Ronde ysterpen



Algemene Plan No.5940/1991

Skaal 1:5000

Die figuur A B C D E F G H

stel voor 6,5380 Hektaar grond, synde

ERF 325 ('n Gedeelte van Erf 299) JACOBSBAAI

geleë in die Weskus Skiereiland Oorgangsraad Malmesbury

Administratiewe Distrik Weskaap

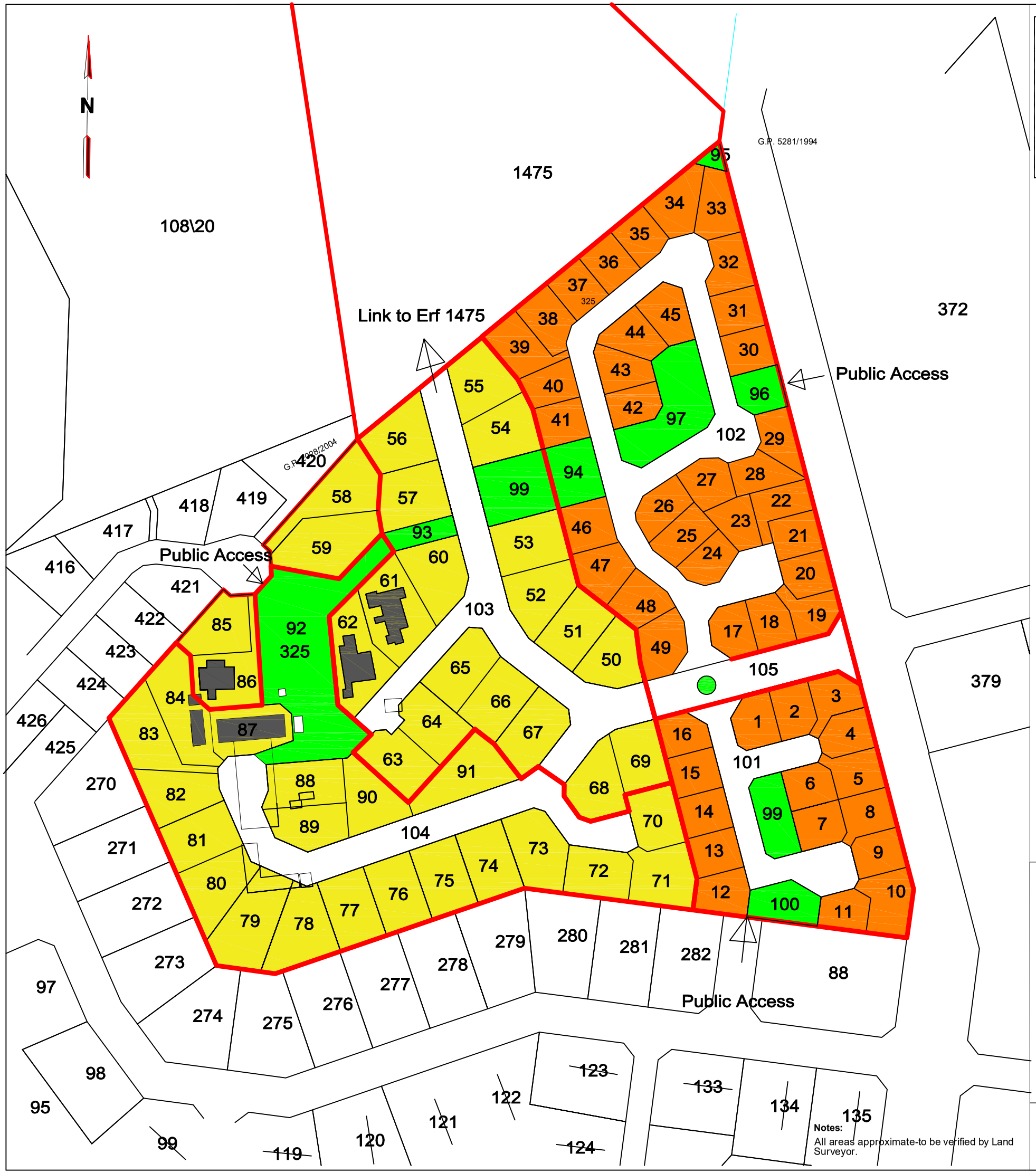
Provinsie ~~Kaap die Goeie Hoop~~.

Opgemeet in April-Julie 1990, Maart-April 1991, Julie 1991 en Februarie 1994,

deur my, 0357 H. LOUW Professionele Landmeter

Hierdie kaart is geheg aan	Die oorspronklike kaart is.	Lêer Nr. Malm. 109
Nr. gedateer T69343/98	Nr. 5274/1994 geheg aan	M.S. Nr. E. 1739/94
t.g.v.	Transport/Grondbrief Nr. 1994- -95202	Komp. CG-8DD (4458)
Registrateur van Aktes	Gebêre as Plan No. 5274/94	

VIR ENDOSSEMENTE SIEN KEERSY VAN KAART



JACOBSBAAI

PROPOSED REZONING,
SUBDIVISION & DEPARTURES

ERF 325

Portions 1-49	- 18302m2	
Residential II		28.1%
Group Housing 23 u/ha		
Portions 50-91	- 26843m2	
Residential I		41.2%
Dwelling House 11.0 u/ha		
Portions 92 -100	- 6590m2	
Open Space III		10.1%
Public Open Space		
Portions 101 -105	- 13427m2	
Transport II		20.6%
Public Road		
TOTAL	65162m2	
		100%

Notes:

Provision of Open Space
Res I (10%)

Required	3693m2
Provided	3710m2

Res II	16 x 50m2	33 x 50m2
Required	800m2	1650m2
Provided	915m2	1965m2

All areas approximate-to be verified by Land Surveyor.

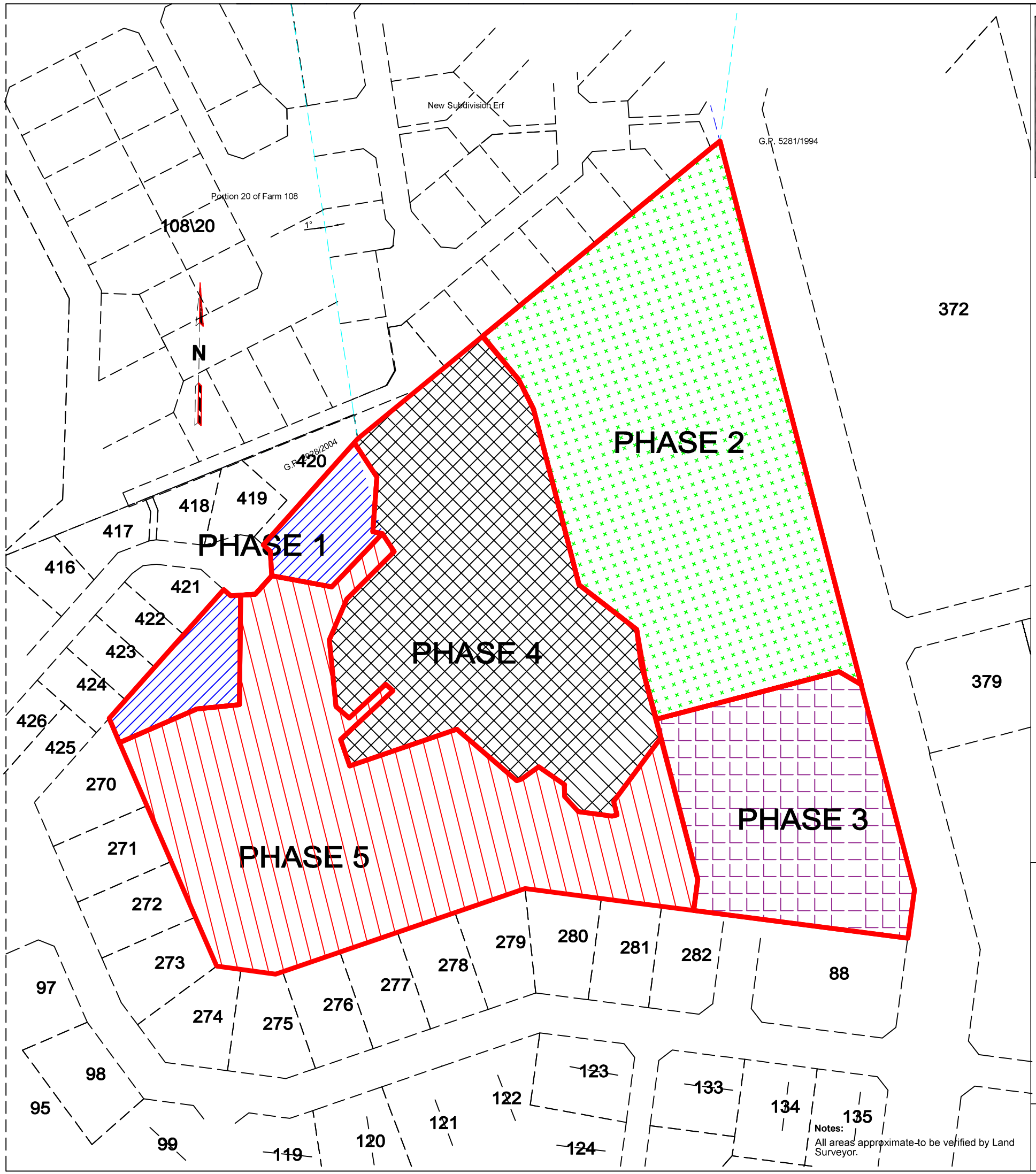
conradie goodwin & associates
URBAN PLANNERS

33 Primula Ave
Durbanville
7550
Sel.: 082 440 2103
Faks: 086 671 9071
email: congood @mweb.co.za

Client:
Forellendam Pty Ltd

CGA ERF 325 JB - 8(Appeal)
Plan of Subdivision
JULY 2024 (ALT 3)

NTS



JACOBSBAAI

PROPOSED REZONING,
SUBDIVISION & DEPARTURES

ERF 325

Phase 1 - 3234m2 (5.2%)
Zoning: Smallholding

Phase 2 - 19475m2 (28.1%)
Zoning: Smallholding

Phase 3 - 8494m2 (15.1%)
Zoning: Smallholding

Phase 4 - 15414m2 (23.4%)
Zoning: Smallholding

Phase 5 - 18344m2 (28.2%)
Zoning: Smallholding

TOTAL	65162m2
	100%

Notes:

All areas approximate-to be verified by Land Surveyor.

conradie goodwin & associates
URBAN PLANNERS

33 Primula Ave
Durbanville
7550
Sel.: 082 440 2103
Faks: 086 671 9071
email: congood @mweb.co.za

Client:
Forellendam Pty Ltd

CGA ERF 325 JB - 8
PHASING
November 2025

NTS

SALDANHA BAAI BAY
MUNISIPALITEIT | MUNICIPALITY | uMASIPALA

REF NO:
ERF 325/JAC
COLLAB#: 4512/2022
ENQUIRIES:
Mr Ruan Fourie
022 701 6969
Ruan.fourie@sbm.gov.za
www.saldanhabay.co.za

8 June 2026

FOR ATTENTION: Mr Jaco Goodwin
CONRADIE GOODWIN & ASS

PER EMAIL: congood@mweb.co.za

Dear appellant,

APPEAL IN TERMS OF SECTION 79 OF THE SALDANHA BAY MUNICIPAL LAND USE PLANNING BY- LAW: REZONING & SUBDIVISION ERF 325, JACOBSBAAI

Your appeal in the above-mentioned regard refers.

You are hereby informed that the Appeal Authority on 14 May 2026 resolved the abovementioned appeal (Item APP 18/5-26) as follows:

1. That the report be noted;

2. That the appeal dated 19 May 2025, against the decision of the Authorized Official in terms of his delegated authority (R61/6-15), **BE UPHELD as follows:**

3. That the Phasing Plan for reconsideration, compiled by Conradie Goodwin and Associated (reference: CGA ERF 325 JB – 8 (Phasing), dated November 2025 be approved to permit five (5) development phases.

4. That the amended subdivision plan for reconsideration, compiled by Conradie Goodwin and Associated (reference: CGA ERF 325 JB – 8 (APPEAL), dated November 2025 (Alt 4) be approved to permit five (5) portions as follows:

    a. Proposed portion 1 : Smallholding Zone
    b. Proposed portion 2 : Smallholding Zone
    c. Proposed portion 3 : Smallholding Zone
    d. Proposed portion 4 : Smallholding Zone
    e. Proposed portion 5 : Smallholding Zone

5. That the proposed Subdivision of proposed Portion 1 (proposed Phase 1) be permitted as follows:

    a. Residential Zone I : 4 portions

6. That the proposed Subdivision of proposed Portion 2 (proposed Phase 2) be permitted as follows:

    a. Residential Zone II : 34 portions

S.M.A.R.T
Future through Excellence

b. Open Space Zone I : 3 portions
c. Transport Zone II : 2 portions

7. That the proposed Subdivision of proposed Portion 3 (proposed Phase 3) be permitted as follows:

a. Residential Zone II : 16 portions
b. Open Space Zone I : 2 portions
c. Transport Zone II : 1 portion

8. That the proposed Subdivision of proposed Portion 4 (proposed Phase 4) as follows:

a. Residential Zone I : 14 portions
b. Open Space Zone I : 2 portions
c. Transport Zone II : 1 portion

9. That the proposed Subdivision of proposed Portion 5 (proposed Phase 5) as follows:

a. Residential Zone I : 18 portions
b. Open Space Zone I : 1 portion
c. Transport Zone II : 1 portion

10. That the approval of the subdivision is subject to the following conditions:

Town Planning:

a) The subdivision is approved as per the proposed phasing plan (reference: CGA ERF 325 – JB -8 Phasing and dated November 2025) and compiled by Conradie Goodwin and associates.

b) That the applicant/developer submit a subdivision plan reflecting the initial subdivision of Erf 325 Jacobsbaai into five (5) portions, in accordance with the approved phasing plan referenced CGA ERF 325 – JB – 8 Phasing, dated November 2025, prepared by Conradie Goodwin and Associates, whereafter each resultant portion shall be further subdivided in accordance with the approved subdivision plan.

c) The development shall be implemented in phases as indicated on the approved phasing plan.

d) That the open space erven in the development must remain undeveloped in their natural state unless the permission of the Municipality through the Senior Manager Land Use Planning & Development Control and Senior Manager Administration has been obtained for an alternative arrangement with regard to a specific erf or erven.

e) That the developer shall submit separate or combined Architectural Design Guidelines for the Single Residential Dwelling development and for the Group Housing development. These guidelines must be

referred to the Municipality's Aesthetics Committee, which will provide input and recommendations to the Municipality on the proposed architectural design. The guidelines must, at a minimum, take into account and draw reference from the existing architectural character of Jacobsbaai, ensure that the proposed development is aesthetically pleasing, and be designed in a manner that is compatible with and fitting within the existing architecture of the area. Approval of the Architectural Design Guidelines shall be required prior to the submission and approval of any building plans.

f) That a Site Development Plan (SDP) shall be submitted for approval for the group housing development phases and must clearly indicate all applicable development parameters, including but not limited to building lines, coverage, and height. Alternatively, the developer may submit Architectural Design Guidelines to the Municipality's Senior Manager: Land Use Management and Development Control for consideration and decision making, provided that such guidelines comprehensively prescribe all relevant development parameters, including building lines, coverage, and height.

g) The developer shall establish a Homeowners' Association (HOA) for the group housing development area, which must function as a juristic person upon the registration of the first land unit in the Deeds Office, as a standalone property. The HOA must be responsible for the management, maintenance, and enforcement of all common property and shared infrastructure. A constitution governing the HOA must be drafted by the developer and submitted to the Municipality for approval prior to the transfer of any land unit. The constitution must include provisions for compulsory membership, design guidelines, financial responsibilities, and governance procedures in accordance with the Municipality's Land Use Planning By-law.

h) That all public erven shall be transferred to the Municipality simultaneously with, or prior to, the transfer of any other erf created as a result of the subdivision approval.

i) That the developer shall ensure that all erven forming part of the Group Housing development are transferred with a title deed condition stipulating compulsory membership of the Homeowners' Association and compliance with the approved Architectural Design Guidelines, as approved by the Municipality.

j) In accordance with the subdivision plan referenced, CGA ERF 325 JB – 8 (APPEAL), dated November 2025 (Alt 4), all roads shall be constructed with an exposed aggregate finish, in accordance with plans and specifications to be submitted to and approved by the Municipality.

Electro Technical

k) The maximum supply current is limited to 40 Amps single phase to newly erven.

l) Capital contributions are payable for electricity before clearance for transfer of any portion will be issued or before building plan approval, whichever comes first.

m) The developer is responsible for all direct costs for the supply of all internal, external and bulk electrical services as well as any upgrades that are required.

n) The developer must appoint an Electrical Consulting Engineer to do the electrical design for the proposed development.

o) All electrical services must be designed in accordance with council standards.

p) The Manager: Electrotechnical Services or his delegate must be invited to all site meetings.

q) Where necessary, the applicant must move existing services and own costs and/or register servitudes.

r) The Department Electrotechnical Services must be informed before any work or construction commences, so that services can be pointed out.

s) Detail of all electrical services required by the development must be approved by the Manager: Electrotechnical Services before tenders are requested.

t) Final and complete 'As Built' detail of all electrical services must be provided to council in both Sepia hard copy and council's accepted digital format (dwg).

u) Single Line Diagrams must be submitted with 'As Build' drawings and must include inter alia the projected fault levels for phase and earth faults at the transformers, kiosks and consumer points.

v) Existing service must not be adversely affected by this development.

w) All road crossings must be in a 110mm sleeve.

x) Provision must be made for a Load Control Unit in every home for every geyser.

y) Only Prepaid connections. We do not except any private metering.

z) If gated we, Electro Technical Services must have 24/7 access to metering either by remotely/card or fingerprint for every electrical person.

Engineering

Manager: Roads and Stormwater

aa) The developer shall, at own cost, revise the stormwater design and Stormwater Management Plan, as the current design does not adequately provide for the stormwater relationship between Erf 325 and Erf 372. The owner of Erf 372 shall be consulted regarding the proposed arrangement, and the revised design shall provide for the reversal of the pipes from Erf 372 to accommodate excess stormwater flow from Erf 325 to Erf 372, and if so required, the enlargement of the stormwater attenuation facility on Erf 372. Discharge of stormwater from Erf 325 must not negatively affect the Main Road. All costs arising from this requirement, including design amendments, construction works, legal agreements, servitudes,

subdivision amendments, approvals and implementation, shall be the sole account of the developer. Should an agreement with the owner of Erf 372 not be reached, the developer shall provide an alternative stormwater solution to the satisfactory of the Municipality and entirely at the developer's cost. This requirement must be completed before the municipality will consider approval of construction drawings.

bb) Prior to approval of the subdivision plan, the subdivision plan shall be amended to reflect the correct dimensions of the proposed attenuation facility, as indicated in Figure 6 of the Stormwater Management Plan dated October 2023.

cc) The proposed attenuation facility shall remain private as per Section 6.9 of the Stormwater Management Plan dated October 2023 and all future operation, maintenance, repair, and upkeep thereof shall be for the sole account of the owner, developer, Homeowners' Association, or successor in title. No clearance certificate shall be issued and no building plan shall be approved until the required servitudes for the attenuation facility have been registered over the relevant portion to the satisfaction of the Municipality.

dd) All roads and stormwater engineering services required to serve the development are classified as internal engineering services and shall be provided and installed at the sole cost of the owner or developer in terms of section 49(1) of SPLUMA. Such services shall remain private infrastructure unless and until formally taken over by the Municipality in writing. Until such written takeover, all ownership, operation, administration, maintenance, repair, replacement and upgrading thereof shall remain the sole responsibility of the owner, developer, homeowners' association and or successor in title, at their sole cost.

Manager: Water and Sanitation

ee) The GLS report submitted dated 10 December 2021 by the applicant indicates that a new bulk storage reservoir is required to accommodate the additional demand generated by the approved development. Such reservoir constitutes an external engineering service as contemplated in section 49 of SPLUMA. It is recorded that the reservoir is not presently provided for in the Municipality's approved budget. Accordingly, before any clearance certificate is issued, any erf is transferred, or any building plan is approved, the developer shall conclude a written engineering services agreement with the Municipality regulating the design, construction, commissioning, handover and cost treatment of the reservoir. No clearance certificate, transfer, or building plan approval shall be granted until the reservoir has been completed and commissioned, or its provision has otherwise been lawfully secured, to the satisfaction of the Municipality. Any credit, set-off, or reimbursement shall be dealt with strictly in accordance with the Municipality's applicable development charges framework and the concluded agreement, and any amount not lawfully recoverable or creditable shall remain for the sole account of the developer or successor in title. The developer shall provide all design reports and related information required by the Municipality for purposes of evaluating and concluding the agreement.

ff) All other water and sanitation engineering services required to serve the development are classified as

internal engineering services and shall be provided and installed at the sole cost of the owner or developer in terms of section 49(1) of SPLUMA. Such services shall remain private infrastructure unless and until formally taken over by the Municipality in writing. Until such written takeover, all ownership, operation, administration, maintenance, repair, replacement and upgrading thereof shall remain the sole responsibility of the owner, developer, homeowners' association and or successor in title, at their sole cost.

Engineering Surveyor

gg) The approved phasing sequence shall be adhered to and may not be altered without the prior written approval of the Municipality.

hh) No subdivision plan shall be approved unless and until the panhandle access to Unit 22 has been widened to a minimum width of 6 metres.

ii) If, during the engineering approval process, it is found that any municipal service traverses private property, the necessary servitudes shall be registered to the satisfaction of the Municipal Engineers before any clearance for the development is granted.

jj) No clearance for the development shall be granted unless as-built plans have been submitted in accordance with the IPS (Infrastructure Planning Services) protocol document, which may be obtained from the IPS Support Department.

Manager: Support Services

kk) The owner or developer shall, at own cost, provide, install and complete all internal engineering services required for the approved development, to the satisfaction of the Municipality, in accordance with section 82 of the Saldanha Bay Municipal Land Use Planning By-law, read with section 49(1) of the Spatial Planning and Land Use Management Act 16 of 2013.

ll) The Municipality shall be responsible for external engineering services, subject to applicable law, municipal standards, available capacity, budgetary provision, programming and any lawful financial contribution or agreement applicable to the development, in accordance with section 82 of the said By-law, read with section 49(2) of SPLUMA.

mm) Where the Municipality is not the provider of a required engineering service, the owner or developer shall satisfy the Municipality that adequate arrangements have been made with the relevant service provider as contemplated in section 49(3) of SPLUMA.

nn) The approved rights shall not be exercised until the required engineering services have been made available, installed or otherwise lawfully secured to the satisfaction of the Municipality. No clearance shall be issued until the Municipality is satisfied that all requirements relating to engineering services in terms of SPLUMA, the Saldanha Bay Municipal Land Use Planning By-law and these conditions of approval have been fully complied with, including the completion of internal engineering services, compliance with any external engineering services

requirements applicable to the development, payment of all applicable development charges or other lawful contributions, conclusion of any required engineering services or bulk services agreement, and registration of any required servitudes.

oo) Any engineering infrastructure not formally taken over by the Municipality shall remain private and shall be operated, repaired, maintained and replaced at the sole cost of the owner, developer, Homeowners Association or successors in title.

pp) Where necessary the developer shall also relocate existing services at his cost or register servitudes for them in the name of the service owner. All servitudes must have sufficient width and space to inter alia protect the service and to allow sufficient access to the service. The relocation of any service, or the registration of a servitude for it, for whatever reason, irrespective of whether the service has legal standing or not, will be considered an internal matter to the development and will be for the account of the developer.

qq) All services shall be designed in accordance with standards approved of by Council. The Director: Infrastructure and Planning Services must approve of all the details of all civil engineering services for this development prior to any tenders being called as well as before the work is carried out. The Director: Infrastructure and Planning Services or his representative must be invited to all the site meetings.

Development Charges

rr) Development charges for water, sewer, roads, solid waste and West Coast District water shall be payable by the owner or developer in respect of this application, in accordance with the approved Council policy. For the 2025/2026 financial year, the applicable development charge unit rates, exclusive of VAT, are R 21,676.00 for water, R 26,837.00 for sewer, R 8,581.00 for roads, R 7,771.00 for solid waste, and R 23,038.00 for West Coast District water, which rates shall be applied according to the impact associated with the relevant portion sizes.

ss) The owner or developer shall submit a revised subdivision plan to the satisfaction of the Manager: Roads and Stormwater and the Engineering Surveyor. Upon confirmation that the revised subdivision plan complies with their requirements, an Acknowledgement of Debt shall be entered into between the developer and the Municipality based on that approved revised subdivision plan. The development charges shall be reassessed and recalculated with reference to the financial year in which such revised subdivision plan is received, applying the tariffs, indices, service assumptions, demand factors and all other relevant variables in force at that time.

tt) The trigger date for payment of the development charges shall be the earlier of:

i) the date on which any building plan relating to the development is submitted for approval, or

ii) the date on which any application for transfer arising from this approval is submitted to the Municipality.

uu) The owner or applicant shall pay development charges before approval of the building plan or before the Municipality processes the application for transfer, whichever occurs first.

vv) The development charges shall be escalated annually on 1 July every year using the applicable 2008:100 index for the Cape Peninsula, with the May index value serving as the basis for such escalation. The amount payable shall be the amount applicable on the trigger date for payment.

ww) Any asset constructed in lieu of Development Charges shall, once officially commissioned by the developer and accepted by the Municipality, be recognised at a value determined by the Municipality and shall thereafter be subject to depreciation in accordance with generally accepted accounting practices and the Municipality's applicable financial policies and requirements, as amended from time to time. From the date of commissioning and acceptance, the value of the asset shall not escalate, while the Development Charges shall continue to escalate in accordance with the approved applicable indices until the relevant payment trigger date.

Property Clearance and Building Plans

xx) No municipal clearance (including property clearance certificates or building plan approvals) shall be granted until all the following have been complied with:

i) All engineering services for the entire development must be fully installed, fully operational, and certified by a professionally registered engineer or technologist as compliant with municipal standards, to the satisfaction and approval of the Municipality.

ii) Payment of applicable development charges.

iii) As-built drawings and compliance documentation for the entire development must be submitted and accepted by the Municipality, including confirmation of all registered service servitudes and service connection points.

Reasons for Appeal Authority decision

1. The proposed subdivision was amended to address compliance with the outcome of the Appeal, decision dated 13 November 2025 (Item APP 7/11-25). The proposed subdivision complied with the statutory requirements of the Appeal Authority.

Yours faithfully

Senior Manager: Land Use and Development Control

/sw

Subject: FW: ERF 325 JAC_ 4512/2022_ Appeal outcome letter

gerrit.s@siroccon.co.za
to Flip du Plessis, pieter, Ettienne Swanepoel, john.r

Flip

Vertrou dit gaan goed.

Sien meegaande GLS verslag en ook die email van Gavin Williams hier onder.

Jul verslag, 2021, wys ‘n AADD van 440 kl/dag, gebaseer op 2019 syfers terwyl Gavin aandui dat

Jul verslag dui ook aan dat ‘n reservoir benodig word vir Jacobsbaai, 27 uur kapasiteit indien total

Vanuit die SBM goedkeuring van die ontwikkeling word aangedui dat 87 nuwe erwe geskep word
83 x 0,6 kl/dag = 49,8 kl/dag.

Die ontwikkelaar wil graag die ontwikkeling faseer en afhangend van die mark, sal fases 1 (4 erwe
word.

1. Indien die verbruike van fase 2 dus in aanmerking geneem word, kan u bevestig of voldoen
2. Kan slegs ‘n ondergrondse water tenk(spesifikasies voorstel?) addisioneel deur die ontwikk
   sy verbruike van slegs 49,8 kl/dag (4,98% van totale 48 uur voorsiening) terwyl die kapitaal
   2024. Grootmaat riool is afgetrek aangesien verwag word dat ontwikkelaar eie riool aanleg
3. Voorsiening kan dus gemaak word vir ‘n 100 kl addisionele water tenk.

Flip, kan jy vorige verslag hersien en bogenoemde vrae in ag neem.

Groete

Regards,
Gerrit Smith
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PROFESSIONAL ENGINEERING TECHNOLOGIST
GERRIT SMITH
14:51 PM (Africa/Johannesburg) on 13 Oct 2025

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INTERNAL ENGINEERING SERVICES REPORT

FOR THE PROPOSED

FORELLENDAM HOUSING ESTATE

ERF 325, JACOBSBAAI

(SBM Pre-consultation Submission)

Report compiled for:

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October 2021

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1 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This Engineering Services Report has the aim of briefly setting out a philosophy for the design of the internal engineering services for the proposed Development of Erf 325, Jacobsbaai.

1.2 REFERENCES FOR DESIGN CRITERIA

Various recognised design standard documents and guidelines have been used as the basis for the design criteria and standards for the provision of the internal engineering infrastructure.

1.3 GENERAL BACKGROUND

The site of the proposed Development is situated in Jacobsbaai and is in the administrative district of the Saldanha Bay Municipality. The site comprises Erf 325 and measures approximately 6,5 hectares in extent. The land is currently zoned for single residential use, but is set to be rezoned to sub divisional area.

It is the intention to develop a total of 48 general residential opportunities, and 45 single residential (Residential Zone 1) erven.

A topographical survey of the site was undertaken by Messrs CB Surveys in order to model the site topography and to verify the positions and levels of all existing buildings and services on and adjacent to the site.

A geotechnical inspection of the site was undertaken by the Engineers. The inspection indicated that the site consisted predominantly of sandy topsoil with calcrete / limestone outcrops in places. From past experience on an adjacent site it can be expected to encounter hard subsurface limestone boulders and lenses in the trench excavations.

1.4 POTABLE WATER

The water supply system will be designed as a conventional medium pressure, gravity reticulation network and will be connected into the existing municipal infrastructure. General service standards will be as explained in detail in the report and as agreed with the Local Authority.

1.5 FOUL SEWER

The foul sewer system will be designed as a conventional waterborne, gravity reticulation network and will be connected into a conservancy tank, designed appropriately for conversion to a pump station at a later stage. General service standards will be as explained in detail in the report and as agreed with the Local Authority.

1.6 STORMWATER

The calculation of design storms will be based on recognised deterministic hydrological methods.

Provision will be made for a minor and a major system, as well as an emergency system as part of the design of the internal stormwater management system.

Stormwater will be routed to a scrubbing / detention facility with due consideration to sustainable urban drainage system practices. An emergency overflow with regulated discharge rates for various storm recurrence intervals will pass overflow water to the natural drainage routes around the site. General service standards will be as explained in detail in the report and as agreed with the Local Authority.

1.7 ROADS

The road pavements will be structurally designed with due consideration of the site specific geotechnical conditions and appropriate traffic loads.

Internal roads will be asphalt surfaced, while interlocking segmented paving may be used in areas for aesthetic purposes.

1.8 ELECTRICAL ENGINEERING

There is adequate 11 kV bulk supply available in the area surrounding the development and no problems are foreseen to have an 11 kV supply made available to the development.

Street lighting will be supplied and a pre-paid metering system will be used throughout.

1.9 TELECOMMUNICATION

Telecommunication ducts and appropriate associated structures will be installed throughout the Development in order to ensure an “optic fibre ready” state.

1.10 SOLID WASTE

The Saldanha Bay Municipality will collect waste from the Development.

2 INTRODUCTION

This Engineering Services Report has the aim of briefly setting out a philosophy for the design of the internal engineering services for the proposed Forellendam Housing Estate development on Erf 325, Jacobsbaai.

Each one of the civil engineering services will be dealt with individually.

Liaison with the relevant engineering departments of the Local Authority will be undertaken prior to finalising this report in order to:

- Establish the status of bulk engineering services infrastructure in the vicinity of the proposed Development.
- Establish the availability of spare capacity in the existing infrastructure to accommodate the requirements of the proposed Development.
- Agree services standards, materials to be used on the proposed Development etc.

The agreed standards will be carried through to the final services design.

3 REFERENCES FOR DESIGN CRITERIA & STANDARDS

The following documents have been used as the basis for the design criteria and standards for the provision of the internal civil engineering services:

i. *"Guidelines for the Provision of Engineering Services in Residential Townships"* (Blue Book).
ii. *"Toward Guidelines for Services and Amenities in Developing Communities"* (Red Book).
iii. *"Guidelines for Urban Stormwater Management"*, UTG4.
iv. *"Structural design of Urban Roads"*, UTG3.
v. *"Guidelines for road construction materials"*, TRH14.
vi. *"The Wiring of Premises. Part 1: Low Voltage Installations"* as published by the SABS.
vii. *"Electrical Distribution – Guidelines for the Provision of Electrical Distribution Networks in Residential Areas. Part 1: Planning and Design of Distribution Systems"* including Table 3a as modified for City of Cape Town.
viii. Preliminary discussions held with officials from the Saldanha Bay Municipality.

All materials and construction techniques are to comply with the relevant SANS Standardised Specifications as well as the latest best practice principals for Sustainable Urban Drainage Systems (SUDS).

4 GENERAL BACKGROUND

4.1 LOCATION OF PREMISES

The site of the proposed Development is situated in Jacobsbaai and is in the administrative district of the Saldanha Bay Municipality. The site comprises Erf 325 and measures approximately 6,5 hectares in extent. The land is currently zoned for single residential use, but is set to be rezoned to sub divisional area.

It is the intention to develop a total of 48 general residential opportunities, and 45 single residential (Residential Zone 1) erven. There will be 7 public open spaces provided with the balance of the site taken up by public roads.

The site location is indicated on the attached Locality Plan in Appendix A.

4.2 TOPOGRAPHY

A topographical survey of the site was undertaken by Messrs CB Surveys (Mr Christopher Bezuidenhout).

The survey indicated a site with grades ranging from 3,5% in the north west to less than 0,5% in the south east. The survey further served to verify the existence, positions and levels of existing engineering services, roads and building structures on the site.

There are no natural streams or water courses that have flood lines that will impact on the subject site.

The site survey drawing is attached as Appendix B.

4.3 EXISTING STRUCTURES ON PREMISES

There are a number of existing structures with outbuildings on the site at present. Some of these will be retained on the new erf subdivision layout, while others are set to be demolished.

4.4 EXISTING SERVICES ON PREMISES

Engineering services are currently supplied to the area by the Saldanha Bay Municipality.

Availability of these services together with spare capacities to accommodate the proposed Development will be discussed in the sections that follow.

4.5 SOIL & GEOTECHNICAL CONDITIONS

A geotechnical inspection of the site was undertaken by the Engineers.

The inspection indicated that the site consisted predominantly of sandy topsoil with calcrete / limestone outcrops in places. From past experience on an adjacent site it can be expected to encounter hard subsurface limestone boulders and lenses in the trench excavations.

The geotechnical conditions will have little or no impact on the services design and no portion of the site was found to be problematic or un-developable.

5 POTABLE WATER

The internal water supply system will be designed as a conventional medium pressure, gravity reticulation network and will be connected into the existing municipal infrastructure.

The internal potable water reticulation network will be designed based on the following criteria:

5.1 MUNICIPAL BULK SUPPLY SYSTEM

- The municipal water reticulation network is in place and currently already services the surrounding developments.
- Suitable connection points to the municipal system have been identified based on information supplied by the Local Authority regarding the existing services in the area.
- According to the Local Authority engineering department, there is sufficient spare capacity available in the bulk reticulation system to accommodate the proposed Development.
- According to a report compiled by Messrs GLS Consulting Engineers, there is insufficient storage capacity in the existing service reservoir supplying the area where the proposed development is situated. The GLS report is attached in Appendix E.

5.2 POTABLE WATER CONSUMPTION & FLOW

- The following average daily consumption rates will be used for the design of the internal reticulation network:
  - 45 Single residential erven (4 persons / erf) 600 litres / erf / day (27.0 kilolitres per day)
  - 48 Group housing erven (3 persons / erf) 600 litres / erf / day (28.8 kilolitres per day)

  (Refer to Appendix D for detailed consumption calculations).
- Erf connections shall be able to deliver 45 litres / minute minimum.
- A Peak Factor of 11.6 will be used for the calculation of the instantaneous peak demand.
- A Summer Season Peak Factor of 1.5 will also be applied.
- Maximum head of 90 m under zero flow conditions.
- Minimum head of 24 m under instantaneous peak demand conditions.
- Maximum velocity allowed of 1.5 metres / second under peak flow conditions.
- Consumption metering will be done at the erf boundary with individual 20 mm diameter domestic meters for the single residential properties (Kent meters or similar approved).
- Metering and billing will be the responsibility of the Local Authority.

5.3 FIRE WATER FLOW

- Fire risk is set as Low Risk Group II (Residential Zone 1 with building gross floor area varies between 100m² and 200m²) with fire flows of 8.3 litres / second / hydrant.
- Hydrants spaced at 240m (max) intervals.
- Minimum residual head of 6 m at peak demand with a superimposed fire flow demand.
- Maximum velocity allowed of 3.0 metres / second under fire flow conditions.

5.4 POTABLE WATER SYSTEM MATERIALS

- Minimum pipe diameter of 110 mm external to buildings.
- Potable water reticulation pipes are to be SABS approved, standard length, Class 12 uPVC pipes on a bed suitable for flexible pipes.
- All uPVC pipes to utilise standard uPVC Z-lock couplings.
- Bends to be uPVC Class 12, but tees and crosses shall be ductile iron to EN12842.
- Erf connections to single residential erven to be 25 millimetre diameter PN16 PE100 HDPE or similar. All consumption meters to be Kent or similar approved (meters installed by Local Authority).

- Erf connections shall come off ductile iron saddles on the water main line.
- Specifications for valves are as follows:
  - AVK or similar approved Class 16, left-hand closing isolation valves with non-rising spindles in brick built chambers with ductile iron covers and frames, painted blue.
  - Underground Ainsworth type fire hydrants with London round screw thread in brick built chambers with ductile iron Type 5 FH box, covers and frames painted yellow.
- Minimum cover on water pipes to be 0.8 metres.
- Pipes under roadways shall be bedded and backfilled with clean imported sand, compacted to 100% Mod AASHTO.
- Pipes outside of roadways shall be bedded with clean imported sand, but backfilled with approved backfill material compacted to 95% Mod AASHTO.
- All thrust blocks shall be cast using Class 20/19 concrete throughout.

5.5 LAYOUT

- Main line pipes shall not have a longitudinal grade of less than 0.5%.
- Pipes shall generally be located in the road reserves and then 1.2 metres off the cadastral erf boundaries with erf connections marked on the road kerbs.
- Isolation valves shall be located such that not more than four valves are to be closed to isolate a section of pipeline for maintenance and repair functions and shall be located opposite cadastral erf boundaries or cadastral splays as applicable.
- Fire hydrants shall be located not more than 240 metres apart and shall also be located opposite cadastral erf boundaries or splays. Fire hydrants shall also be located to double as air release points or scour valves as required.
- The positions of all valves and hydrants shall be marked on the road kerbs opposite the valves.
- Only single erf connections to be constructed.
- Erf connections shall be situated 1.0 metres off the lateral cadastral erf boundary of the erf and shall terminate 1.0 metres inside the erf.
- The minimum depth to invert on reticulation mains shall not be less than 900 millimetres and the minimum cover over house connections shall not be less than 800 millimetres.

5.6 GENERAL

- Messrs GLS Consulting Engineers compiled a report on behalf of Saldanha Bay Municipality Engineering Department on the availability of spare capacity in the bulk water supply network to allow the proposed Development to go ahead.
- The report stipulated that:
  - There is sufficient capacity available in the potable water reticulation system, but
  - There is insufficient emergency storage capacity in the service reservoir and that additional storage needs to be created.
- On completion, hydraulic testing of the system will be carried out in the presence of the Engineer and representatives of the Municipality.

6 FOUL SEWER

The sewer system will be designed as a conventional waterborne, gravity reticulation network and will be terminated in a strategically located conservancy tank.

The design of the sewer system is based on the following:

6.1 MUNICIPAL BULK SUPPLY SYSTEM

- There is no municipal sewer reticulation network in place currently.
- A conservancy tank shall be installed to service the Development.
- The tank shall be sized to allow for a 7 day storage volume (275 cubic metres effective storage).
- The tank shall be designed such that it can be converted to a sewer pump station in future.

6.2 FOUL SEWER DISCHARGE & FLOW

- The internal sewer network is being designed based on an expected discharge flow equal to 70% of the potable water demand for the Development.
- The following average daily flow rates will be used for the design of the foul sewer network:
  - 45 Single residential erven: 420 litres / erf / day (70% of water usage = 18.9 kilolitres per day)
  - 48 Group housing erven: 420 litres / erf / day (70% of water usage = 20.2 kilolitres per day)

  (Refer to Appendix D for detailed consumption calculations).
- An un-attenuated Peak Factor of 2.5 will be used.
- An allowance for extraneous flows of 15% is catered for.
- Pipes will be graded for a minimum flow velocity of 0.7 metres / second achieved at least once per day.

6.3 FOUL SEWER SYSTEM MATERIALS

- Minimum pipe diameter of 160 millimetres for all network lines and 110 millimetres for all erf connections.
- Foul sewer pipes to be standard length, Class 34 heavy duty, solid wall uPVC pipes for both the main lines and the individual erf connections, both on a bed suitable for flexible pipes.
- A minimum cover of 600 millimetres over all pipes outside trafficked areas and 800 millimetres elsewhere.
- Pipes under roadways shall be bedded and backfilled with clean imported sand, compacted to 100% Mod AASHTO.
- Pipes outside of roadways shall be bedded with clean imported sand, but backfilled with approved backfill material compacted to 95% Mod AASHTO.
- Precast concrete ring manholes (suitably waterproofed at the joints and top slabs) with flexible pipe connections will be used. Covers and frames shall be Type 2A (modified) hinged ductile iron throughout.

6.4 LAYOUT

- Main lines to be located on the centreline of the cadastral road reserves, or 1.5 metres inside the cadastral erf boundary of the row of erven it services in the case of mid-blocks, depending on the topography of the site.
- Minimum grade on main lines of 1:120 and minimum grade on erf connections of 1:60 with at least 75% of the erf able to drain to the erf connection.
- A maximum distance between manholes of 80 metres will be allowed.

- There shall be no change in flow direction where the internal angle of change is less than 90°.
- Only single erf connections will be constructed. Erf connections shall be situated 1.5 metres off the lateral cadastral erf boundary of the erf.
- Erf connections will terminate and be fitted with a rodding eye 1.0 metre inside the cadastral erf boundary. Where applicable, erf connections will be marked on the road kerbs.

6.5 GENERAL

- Representatives of Saldanha Bay Municipality Engineering Department have confirmed verbally that the use of a sewerage conservancy tank with a storage capacity of minimum seven days is acceptable.
- On completion, air pressure testing and mirror testing of the system will be carried out in the presence of the Engineer and representatives of the Municipality.

7 STORMWATER

Provision will be made for a minor and a major system, as well as an emergency system as part of the design of the internal stormwater management system.

7.1 MUNICIPAL BULK STORMWATER SYSTEM

- There is no municipal stormwater management system in place currently.
- An attenuation facility (stormwater / evaporation pond) shall be constructed to service the Development.
- The pond shall be sized to allow ensure that the post-development runoff volumes do not exceed the pre-development runoff volumes.
- The pond shall be designed such that it doubles as a ground water recharge facility.

7.2 STORMWATER RUN-OFF & FLOW

The design criteria are as follows (read in conjunction with Section 8: Roads):

- The Mean Annual Precipitation (MAP) for the region is taken as 319 millimetres per annum (Rainfall gauging station No 20864, Vredenburg) and runoff will be calculated using the Rational Method with appropriate catchment and site specific factors.
- Stormwater flow velocities in roadways and side channels will be kept as low as possible and related to the surface finish utilised to prevent scour and erosion.
- The estimated run-off volumes for various return periods that are to be attenuated on site (pond volumes) are as follows:
  - 1:2-year 165m³
  - 1:5-year 220m³
  - 1:10-year 270m³
  - 1:20-year 365m³
  - 1:50-year 525m³
- Discharge rates from the detention facility will be regulated to correspond to pre-development run-off rates for all return periods up to the 1:50 year storm event.

7.3 FLOOD LINES

- There are no flood lines applicable to this Development.

7.4 STORMWATER SYSTEM MATERIALS

- Stormwater pipes will generally be Class 100D pre-cast concrete pipes with spigot and socket joints, laid on a Class B bed.
- Minimum pipe diameters on main lines are 375 millimetres.
- Pipe diameter of catchpit links to be 300 millimetres.
- The minimum cover on stormwater pipes is generally 750 millimetres outside road reserves and 1,000 millimetres underneath trafficable areas.
- Pipes under roadways shall be bedded and backfilled with clean imported sand, compacted to 100% Mod AASHTO.
- Pre-cast concrete ring manholes with flexible pipe connections will be used. Covers and frames shall be Type 2A (modified) hinged ductile iron throughout.
- Catchpits shall be brick built with double pre-cast concrete kerb inlets and pre-cast concrete top slabs with suitably sized ductile iron covers and frames.

7.5 LAYOUT

- The minor stormwater system is designed as an underground pipe network to cater for a 2-year return period with a maximum overland flow distance of approximately 75 metres.
- Maximum distance between manholes of 50 metres.
- Catchpits will be located appropriately at road intersections in order to minimise surface flow through the intersections.
- The piped stormwater system will be discharged into a detention dam (suitably sized to attenuate up to the 50-year storm event), located at the low point of the eastern boundary of the site.
- The road network acts as the major system when the minor system capacities are exceeded and routes runoff above ground within the road prism.
- Roads will be graded to ensure a free and continuous flow of stormwater towards the main drainage routes as well as to prevent the ponding of water or trapped low points.
- The emergency system recognises exceedance of both the minor and major systems and consists of managed overland flow which is directed towards and allowed to overflow into the detention facility.
- An emergency overflow from the proposed detention dam will be constructed and allow the attenuated flow, not more than the pre-developed flow, to discharge into the natural overland water courses adjacent to the existing Jacobsbaai Main Road to the east of the proposed development.

7.6 GENERAL

- Representatives of the Saldanha Bay Municipality Engineering Department have confirmed verbally that there is no existing municipal infrastructure to which the proposed development can tie into. Further to this it was confirmed that a stormwater pipe network with manholes and catchpits must be provided for the minor storm and a detention facility for the major storm. The discharge rate (post-developed flow rate) from the detention facility into the natural overland drainage water course may not exceed the pre-developed flow rate determined from the hydraulic calculations.
- On completion, mirror testing of the piped system and inspection of the detention facility will be carried out in the presence of the Engineer and representatives of the Municipality.

8 ROADS & PARKING

The design criteria for roads within the Development are as follows:

8.1 ACCESS TO THE SITE

- The existing adjacent road infrastructure is sufficient to allow the proposed Development to proceed.
- Eastern access to the site will be off the Jacobsbaai Main Road and there will also be a southern access point off Jacob De Goede Street. Three erven on the north western cadastral boundary of the Development will take access off the turning circle in Jan Tredoux Close.

8.2 ROADS MATERIALS

- Subgrade CBR - 7 to 15 minimum (in-situ sand / soil of G7 to G10 quality).
- Basecourse CBR - 80 minimum at 98% Mod AASHTO (G4 quality).
- Asphalt surface treatment to all roads.
- In addition 80 millimetre pre-cast interlocking concrete pavers on suitably designed layerworks may be used for architectural and aesthetic reasons in selected areas.
- Precast concrete kerbs and channels used throughout.
- All road construction materials to be specified with due consideration for the site geotechnical conditions, intended application, traffic loadings, climatic conditions, level of stormwater system incorporated etc.

8.3 ROADS STRUCTURAL DESIGN & FINISHES

The road pavement will be structurally designed for the appropriate site specific conditions and traffic loads (Category UC structural design for 20 year design life and E1 traffic class loading for Class 5 Roads):

Asphalt Roads		
Trafficked Width	**Structural Layers**	**Surfacing**
5.5m min	300mm thick Subgrade (G7) 150mm thick Base (G4)	40mm Asphalt
Segmented Paving Roads (internal to Development)		
Trafficked Width	**Structural Layers**	**Surfacing**
Varies (depending on location)	300mm thick Subgrade (G7) 150mm thick Subbase (G5)	80mm Interlocking paver on 20mm sand blinding

8.4 LAYOUT

All Roads (Asphalt & Paving)					
Road Res Width	**Road Width**	**Min Hor Curve Radius**	**Min Vert Curve Length**	**Min K Value**	**Bellmouth Radii**
>10.0m	Depending on traffic lanes	15.0m on CL	20.0m	1.0	12.0m
10.0m	5.5m (X-fall)	15.0m on CL	20.0m	1.0	6.0m

- Pre-cast barrier kerb and channel units will be used (BK2 & C1) on all bellmouths.
- Pre-cast mountable kerb and channel units will be used (CK5 & MK10) on all internal roads.
- Minimum longitudinal grade on roads is 0.5%.
- Minimum cross fall on roads is 2% for asphalt surfaced roads and 3% for segmented paving.

8.5 GENERAL

- Material quality control tests and workmanship will be monitored and tested throughout the construction period in terms of the standard SANS test procedures for compliance with the specifications.

9 ELECTRICITY

9.1 MUNICIPAL BULK ELECTRICITY SYSTEM

There is adequate 11 kV bulk supply available in the area surrounding the development and no problems are foreseen to have an 11 kV supply made available to the development.

9.2 MAXIMUM DEMAND

The maximum demand is calculated according to the following criteria:

- A design ADMD (After Diversity Maximum Demand) of 4,04 kVA per erf in accordance with SANS 507-1:2007 (NRS 034-1:2007) Table 3 will be used, after consultation with the local authority.
- All 93 erven will each be provided with a 60A single phase supply in the dwellings, resulting in a BDMD (Before Diversity Maximum Demand) of 13,8 kVA per erf. Street kiosks will be supplied with 63A slow tripping circuit breakers to provide the necessary protection discrimination during overload and fault conditions.

9.3 RETICULATION SYSTEM

- The total estimated maximum demand is calculated at 375 kVA. A single 400 kVA mini-substation will amply provide in the demand. The overhead 11 kV supply to Jacobsbaai was recently upgraded by the Local Authority. An 11 kV supply point will be made available by the Local Authority to the developer from the 11 kV overhead line to feed the aforementioned mini-substation.
- The low voltage system shall consist of feeder cables between the mini-substation and the distribution kiosks. The distribution kiosks will be the source of supply to the individual erven. The network will be taken over by the Local Authority after completion.

9.4 STREET LIGHTING

- Street lighting will be designed according to SANS 10098-1: 1998 for class B2 roads using 70W high pressure sodium post top luminaires mounted on fibre glass poles.

9.5 METERING

- Metering of individual dwellings shall be of the prepayment type according to the Local Authority's specifications. Meters will be installed inside each dwelling.

10 TELECOMMUNICATION

Telecommunication ducts and appropriate associated structures will be installed throughout the Development in order to ensure an “optic fibre ready” state.

The fibre network will be installed by others.

11 SOLID WASTE

The Local Authority will service the Development as far as solid waste is concerned and will collect refuse at each erf (single residential) and from allocated collection areas at the larger buildings.

12 CONCLUSION

From the information on hand it appears that all the necessary engineering municipal services infrastructure exists in the vicinity of the proposed “Forellendam Housing Estate” Development and that the internal engineering services of the Development will be able to connect.

The provision of additional reservoir storage capacity remains an item to be discussed with the Municipality.

Completed designs will be submitted to the relevant Municipal Service Departments for final design approvals. On-going liaison with the Municipality during the planning stage of the Development will ensure that the final approval process will not be unduly delayed.

- APPENDIX A -

Site Locality Plan
and
Site Development Plan



“Forellendam Housing Estate” Site Locality Plan



JACOBSBAAI

PROPOSED REZONING & SUBDIVISION

ERF 325, JACOBS BAY

ZONING

- Residential 1
- General Residential
- Transport
- Public Open Space

LAND USE	m²	(%)
Erven 1-48 General Residential		
Erf 49 -93\ Residential Zone 1		
Public Road		
Public Open Space		
Total		

NOTES

1. Erf 325 zoned as Single Residential
2. Roads = min 16m, Internal Public Roads = 10m & 13m
3. Erf to accommodate retention pond
4. Access points to Rem Erf 299, Jacobsbaai
5. All Areas are Approximate – to be verified by registered land surveyor

conradie goodwin & associates
URBAN PLANNERS

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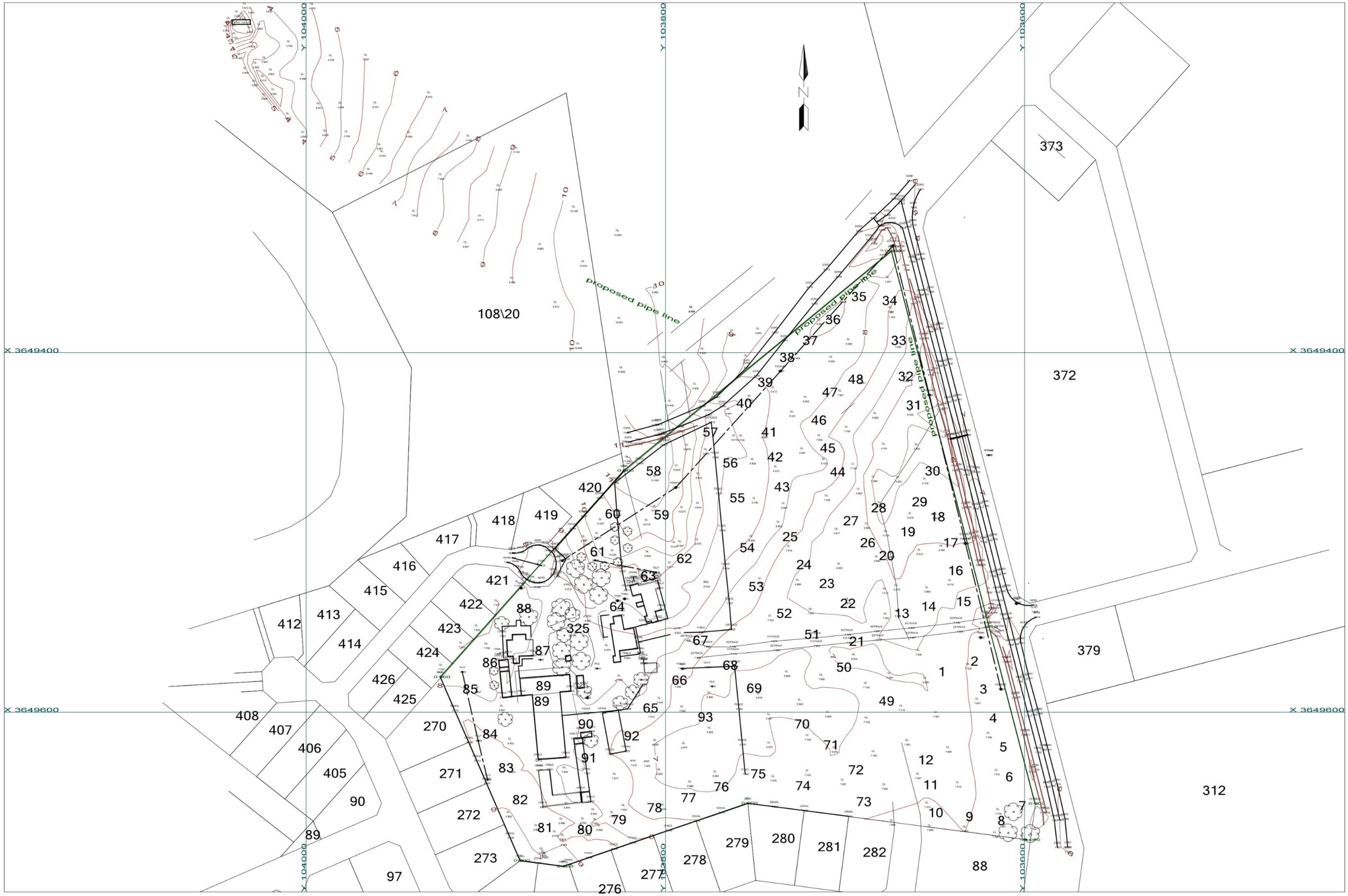
Client:
Forrellendam Pty Ltd

Plan no. CGA325JB-SB-4

June 2015 **NTS**

- APPENDIX B -

Survey Information


Y 104000
Y 103800
Y 103600
X 3649400
X 3649600
N
proposed pipe line
108\20
373
372
379
312
325
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- APPENDIX C -

Proposed Services Connection Locations


Proposed Stormwater Detention Facility
Proposed Sewer Conservancy Tank
Proposed Water Connection Point
Proposed Water Connection Point
200 Ø UPVC
150 Ø UNK
150 Ø UNK
100 Ø UNK
100 Ø UNK
100 Ø UNK
100 Ø UNK
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- APPENDIX D -

Potable Water and Foul Sewer Demand Calculations

ERF 325 - POTABLE WATER DEMAND ESTIMATION

Summary	
Annual Ave Daily Water Demand (AADWD)	55.800 kl/day
Daily Peak Factor	11.30
Summer Peak Factor	1.50
Peak Summer Water Demand (PSWD)	10.95 l/s

Development Type	Unit	Qty			Ave (l/day)	AADWD (kl/day)
Dwelling houses (Res Zone I)	Erven (No)	45	Ave erf area	620m²	600	27.000
Dwelling houses (Gen Res)	Erven (No)	48	Ave erf area	400m²	600	28.800

FOUL SEWER EFFLUENT ESTIMATION

Summary	
Annual Ave Dry Weather Flow (AADWF)	39.060 kl/day
Extraneous Flows	15%
Peak Factor	2.5
Peak Daily Wet Weather Flow (PDWWF)	1.300 l/s

% of Pot Water	Persons per Erf	Population (No)	Ave (l/day)	AADWF (kl/day)
70%	4	180	420	18.900
70%	3	144	420	20.160

- APPENDIX E -

GLS Report - Capacity Analysis of the Bulk Water Services

10 December 2021

NWE Consulting Engineers
1st Floor Plattekloof House
163 uys Krige Drive
Plattekloof
7500

Attention: Mr Michael Smuts

Dear Sir,

PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 325, JACOBS BAY: CAPACITY ANALYSIS OF THE BULK WATER SERVICES

The request for GLS Consulting (Pty) Ltd to investigate and comment on the bulk water supply of the proposed development (proposed residential development on Erf 325 located in Jacobs Bay, refers.

This document should inter alia be read in conjunction with the Water Master Plan (performed for the Saldanha Bay Municipality (SBM)) dated June 2019.

The proposed development was not taken into consideration for the June 2019 master plan for the water network.

1. WATER DISTRIBUTION SYSTEM

1.1 Distribution zone

The master plan indicated that the proposed development area should be accommodated in the existing Jacobs Bay reservoir water distribution zone. The proposed water connections to the existing Jacobs Bay water system are to the existing 100 mm Ø in Jacob de Goede Street and the 150 mm Ø in Main Road, as shown on Figure 1 attached.

The proposed development is situated inside the water priority area.

1.2 Water demand

No allowance was made for additional development on Erf 325 in the original water analysis for the master plan.

For this re-analysis of the master plan, the average annual daily demand (AADD) for the proposed development and fire flow criteria was calculated and classified as follows:

- 93 Residential units @ 0,6 kL/d/unit = 55,8 kL/d
- Fire flow criteria (Moderate risk 2) = 15 L/s @ 10 m

GLS Consulting (Pty) Ltd
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Stellenpark, Block D North, Cnr of R44 and School Rd, Jamestown, Stellenbosch, 7600, ZA | PO Box 814, Stellenbosch, 7599, ZA
Reg no: 2007/003039/07
www.gls.co.za

Directors: HA Baartman, AG Hingeston

1.3 Present situation

1.3.1 Reticulation network

The Jacobs Bay reservoir zone is supplied from the Jacobs Bay reservoir from a Top Water Level (TWL) of 78,5 metres above mean sea level (m a.s.l.) via a 200 mm Ø network supply pipeline. The existing water reticulation system of the Jacobs Bay reservoir network has sufficient capacity to accommodate the proposed development to comply with the pressure and fire flow criteria as set out in the master plan.

1.3.2 Bulk supply

The Jacobs Bay reservoir is supplied with bulk water from the Hospital reservoir in Vredenburg through a 200 mm Ø bulk pipeline. The bulk supply system between Vredenburg and Jacobs Bay has sufficient capacity to accommodate the proposed development.

1.3.3 Reservoir capacity

The criteria for total reservoir volume used in the Saldanha Bay Water Master Plan is 48 hours of the AADD (of the reservoir supply zone).

According to the water master plan the Jacobs Bay reservoir water supply area has a water demand of approximately 440 kL/d (based on the 2019 Water Master Plan water demand figures). The capacity of the existing Jacobs Bay reservoir is 1 000 kL, which results in a current reservoir storage capacity of 54 hours of the AADD.

For the fully occupied scenario where all existing erven with development rights in Jacobs Bay are fully developed the water demand increases significantly to approximately 880 kL/d. For this scenario, the capacity of the existing Jacobs Bay reservoir results in a reservoir storage capacity of 27 hours x AADD supplied and could result in significant operational issues in future. This implies that the Jacobs Bay reservoir could already be operating under capacity during holiday seasons.

There is therefore insufficient capacity in the existing Jacobs Bay reservoir to accommodate the proposed development.

1.3.4 WCDM bulk supply

Jacobs Bay is supplied with water from the SBM's Jacobs Bay reservoir, which in turn is supplied with bulk water from the Hospital reservoir in Vredenburg. The Hospital reservoir in Vredenburg is supplied with bulk water from the Vredenburg reservoirs in Vredenburg, which in turn is supplied with bulk water from the West Coast District Municipality's (WCDM's) Besaansklip reservoir via the SBM's Vredenburg-Besaansklip pump station (PS).

The analysis of the capacity of the WCDM system in order to accommodate the proposed development is discussed in a separate report, addressed to WCDM, dated 10 December 2021.

1.4 Implementation of the master plan

The following master plan item is required to augment the Jacobs Bay reservoir storage capacity in order to accommodate the proposed development together with other future development areas within the existing Jacobs Bay water system, as shown on Figure 2 attached:

- JBW.B1: Install new 2,0 ML Jacobs Bay reservoir no. 2 = R 8 530 000 *

(* Including P & G, Contingencies and Fees, but excluding VAT - Year 2021/22 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

1.5 Minimum items required

The minimum item required to accommodate the proposed development within the existing Jacobs Bay water system is master plan item JBW.B1 in order to augment reservoir storage capacity.

2. CONCLUSION

The developer of Erf 325 in Jacobs Bay may be liable for the payment of a Development Contribution (as calculated by the Saldanha Bay Municipality) for bulk water infrastructure as per Council Policy.

The master planning indicated that the development area should be accommodated in the existing Jacobs Bay reservoir water distribution zone. The proposed water connections to the existing Jacobs Bay water system are to the existing 100 mm Ø in Jacob de Goede Street and the 150 mm Ø in Main Road, as shown on Figure 1 attached.

The existing bulk and reticulation water networks of the Jacobs Bay water system have sufficient capacity to accommodate the proposed development to comply with the pressure and fire flow criteria as set out in the master plan. There is however insufficient spare capacity in the existing Jacobs Bay reservoir to accommodate the proposed development.

The minimum item required to accommodate the proposed development within the existing Jacobs Bay water system is master plan item JBW.B1 in order to augment reservoir storage capacity.

We trust that you find this of value.

Yours sincerely,

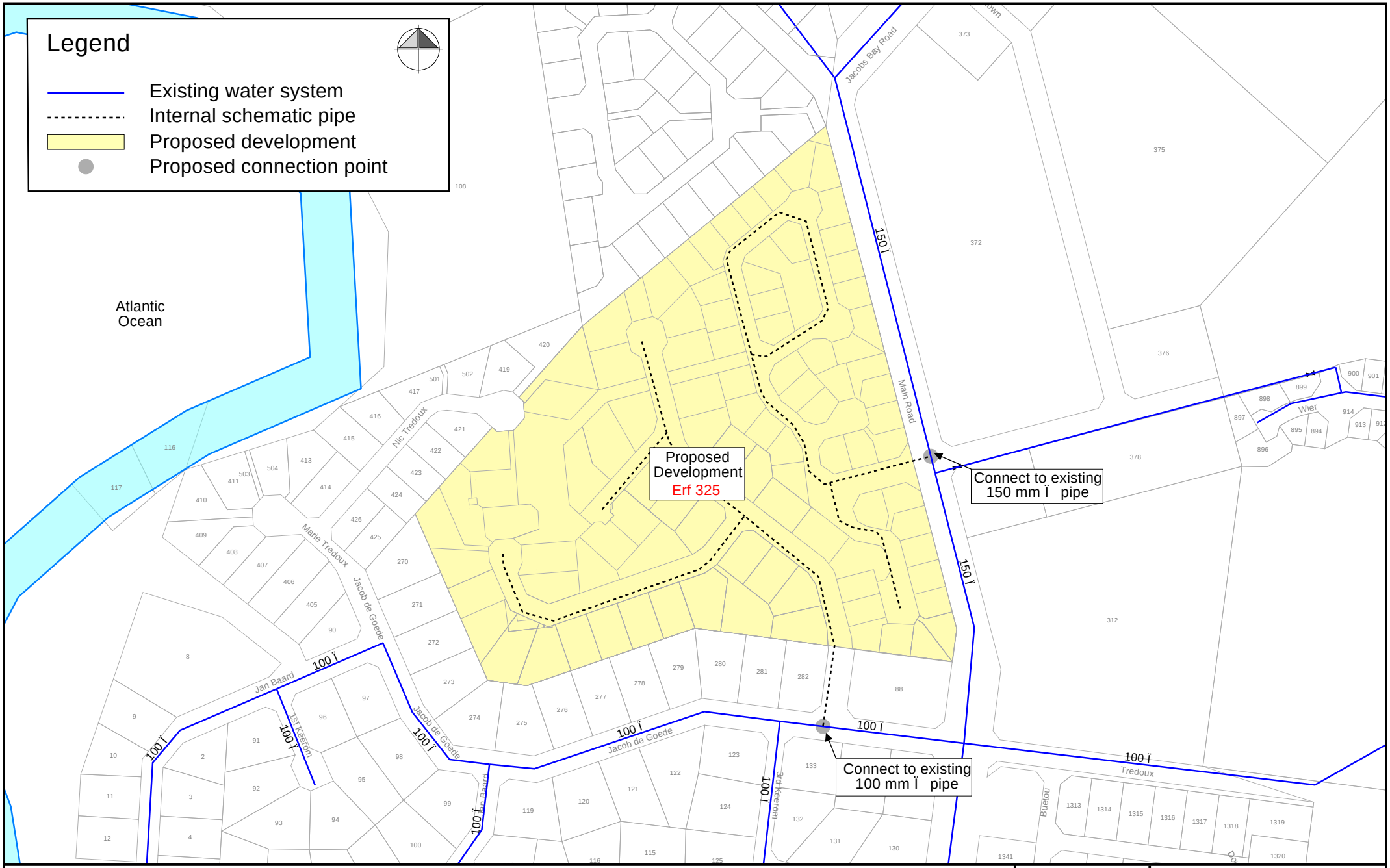
GLS CONSULTING (PTY) LTD
REG. NO.: 2007/003039/07



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Per: PC DU PLESSIS

cc. The Director: Technical Engineering Services
Saldanha Bay Municipality
Private Bag X12
Vredenburg
7380

Attention: Mr Gavin Williams

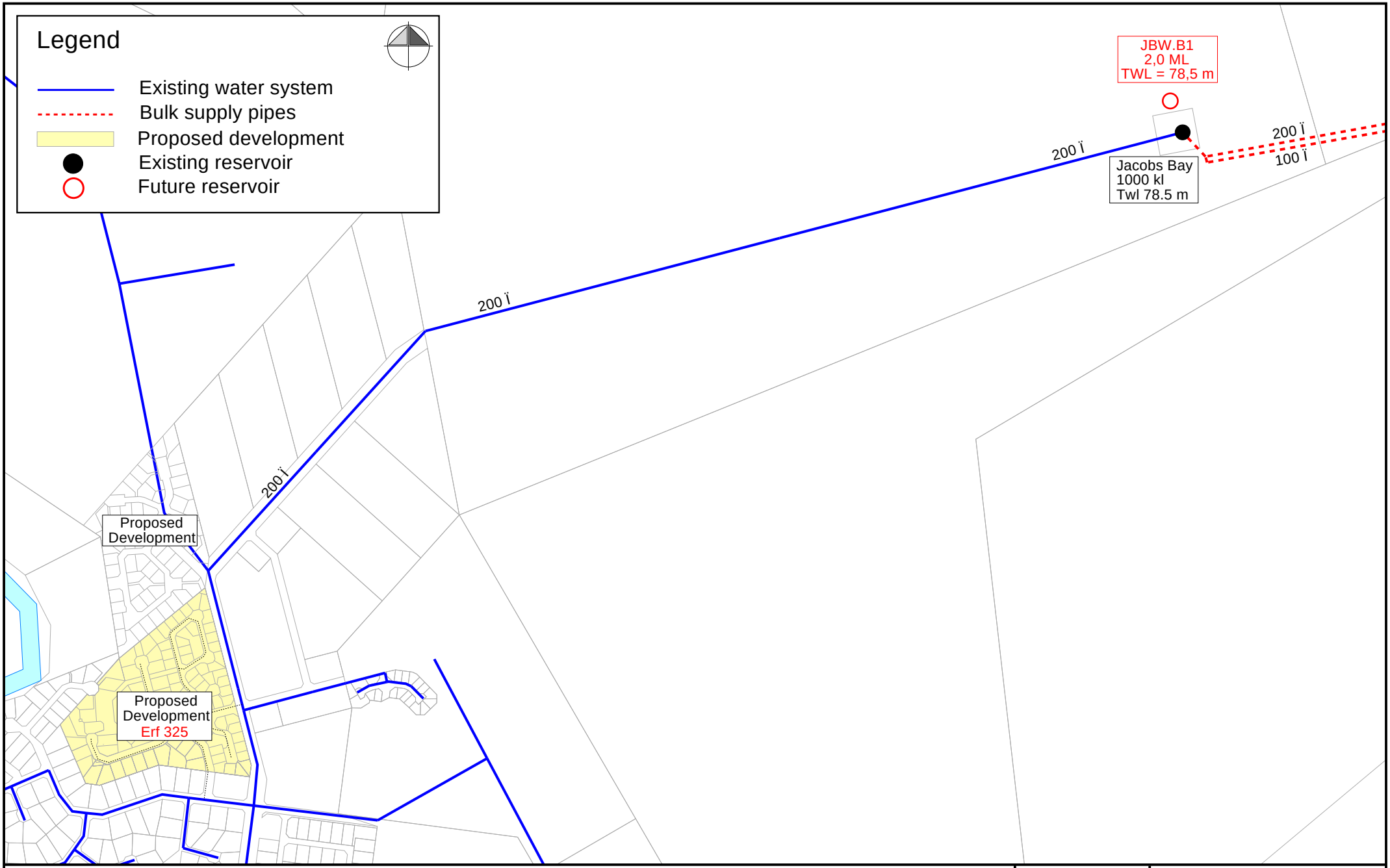


December 2021

Jacobs Bay - Proposed Development of Erf 325

Figure 1

Proposed Development
Erf 325 - Jacobs Bay
Existing Water System



December 2021

Jacobs Bay - Proposed Development of Erf 325

Figure 2

Proposed Development
Erf 325 - Jacobs Bay
Bulk Water Upgrades