

ANNEXURE E15: COMMENT FROM THE LOCAL AUTHORITY



Virdus Works Environmental (Pty) Ltd.

3rd Floor, Time Square

Elektron Street, Techno Park

Stellenbosch

7600

Att: Mr Dupré Lombaard

E MAIL: dupre.lombaard@virdus.com

Dear Sir

RE: DBAR: THE DECOMMISSIONING OF AN AQUACULTURE FACILITY AND REDEVELOPMENT OF A PORTION OF FARM 1259, MALMESBURY RD AT PATERNOSTER

1. The DBAR: The Decommissioning Of An Aquaculture Facility And Redevelopment Of A Portion Of Farm 1259, Malmesbury Rd At Paternoster received by the Saldanha Bay Municipality ("SBM") 11 February 2026 refers.
2. Please advise if the Khoi and San representatives were included for public participation as advised 27 September 2024.
3. Please include the Environment & Heritage Section of the Saldanha Bay Municipality on the list of contacts for any Paleontological and Archaeological findings for our records.
4. Saldanha Bay Municipality has a recycling facility and implements a two bag system. Please contact david.wright@sbm.gov.za or 0227016988 for further information.
5. Please contact gavin.williams@sbm.gov.za 0227017047 wrt to use of alternative water.

pp **L GAFFLEY**

SENIOR MANAGER: LAND USE PLANNING AND DEVELOPMENT CONTROL

Date: 26 March 2026

T: (022) 701 7000 • F: (022) 715 1518
mun@sbm.gov.za • www.sbm.gov.za
Private Bag X12 • Vredenburg • 7380

Dupré Lombaard (Virdus Works)

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: 31 March 2026 04:50
To: 'Duarte, Nazeema'
Cc: 'Gaffley, Lindsey'; 'Mun'; kobus@paternostergroep.co.za; david.wright@sbm.gov.za; gavin.williams@sbm.gov.za
Subject: RE: 12/1/2/71; Farm 1259, Paternoster

Dear Nazeema

We acknowledge receipt of the comment letter and confirm that Messrs David Wright and Gavin Williams have been added to the list of interested and affected parties respectively for waste and water management matters.

We further confirm that the indigenous groups were included in the notices as per the previous comment of 27 September 2024.

Regards / Groete / Saludos

DUPRÉ LOMBAARD

(SACPLAN B/8076/1998 / EAPASA 2019/304)

Mobile: South Africa +27 82 895 6362 (WhatsApp only)

Móvil: España +34 660 48 24 46

Address / Dirección: Avenida do Malecón 25, Piso 8 E, Santa Uxia de Ribeira, 15960, La Coruña, Spain

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)

Development Management Consultants and Environmental Assessment Practitioners

Address: 11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa

Web: www.virdus.com

From: Duarte, Nazeema <Nazeema.Duarte@sbm.gov.za>
Sent: 26 March 2026 14:06
To: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Cc: Gaffley, Lindsey <Lindsey.Gaffley@sbm.gov.za>; Mun <Mun@sbm.gov.za>
Subject: 12/1/2/71; Farm 1259, Paternoster

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: Wednesday, 11 February 2026 15:09
To: Duarte, Nazeema <Nazeema.Duarte@sbm.gov.za>
Subject: NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF DRAFT BASIC ASSESSMENT REPORT (DEA&DP Ref. 16/3/3/6/7/1/F4/15/3229/25)

12 February 2026

The Saldanha Bay Municipality
12 Main Road



Dupré Lombaard <dupre.lombaard@virdus.com>

MEMO VERGADERING 2023.05.12 - PATERNOSTER WATERFRONT

Alvin Roon <alvin.roon@gmail.com>

12 May 2023 at 17:23

To: "Jarvis, Jeremy" <jeremy.jarvis@sbm.gov.za>, "Lindsey, Gaffley" <Lindsey.Gaffley@sbm.gov.za>, "Tomlinson, Gary" <Gary.Tomlinson@sbm.gov.za>, "Moheng, Carmen" <Carmen.Moheng@sbm.gov.za>, Yolandi Obermeyer <yolandi@udsafrika.co.za>, Kobus Pienaar | Paternoster Groep <kobus@paternostergroep.co.za>
Cc: "Dupré Lombaard (Virdus Works)" <dupre.lombaard@virdus.com>, Ludwig van der Merwe <ludwig.vdmerwe@virdus.com>, Piet van Blerk <piet@udsafrika.co.za>

Teewoordig:

Jeremy Jarvis (verkeer SBM)
Lindsey Gaffley (Stadsbeplanning SBM)
Gary Tomlinson (Stadsbeplanning SBM)
Carmen Moheng (Stadsbeplanning SBM)
Yolandi Obermeyer (USD verkeer konsultante)
Kobus Pienaar (Paternoster Groepbelange)
Alvin Roon (Roon Argitekte)

Verdere verspreiding:

Dupre Lombaard (Virdus Consulting)
Piet v Blerk (USD verkeer konsultante)
Ludwig vd Merwe (Virdus Consulting)

'n Opsomming van voorstelle tydens bogenoemde vergadering;

- Met dien verstande dat die aansoek om verbreding van Kreeftegang toegelaat word, sal aansoek gedoen word dat die **Bitou Straat toegang** (ingang 3) weggelaat en moontlik vervang word met 'n pypsteel na Erf 1759 - konsolidering en onderverdeling van die padreserwe en erf 1613 is hiervoor noodsaaklik asook die sluiting van die draaisirkel wat erwe 1605 tot 1610 bedien.
- Die **Kreeftegang toegang** word met 'n ekstra laan spesifiek vir toegang na die parkeerarea van die Waterfront verbreed - konsolidering en onderverdeling van die padreserwe en Erwe 1751 en 1753 is hiervoor noodsaaklik. Die grond wat afgestaan word om die derde laan in Kreeftegang moontlik te maak, kan dalk uitgeruil word vir die reg om in die toekoms, as toestemming verleen word vir die sluiting van Bitou Straat, erf 1613 te vergroot.
- Addisionele **toegang 3 (voorheen ingang 4)** op die draai van St Augustine word vir toekomstige tweede vlak parkering voorsien.
- Die **TOP vir Erf 2063** word eers teruggehou tot duidelikheid van die Kreeftegang toegang.
- Die **hersonering aansoek vir Erf 1259** word eers teruggehou tot duidelikheid van die Kreeftegang toegang.
- 'n **Kort termyn bouplan** (wysiging van gebruik van bestaande perlemoenstore ea) vir Erf 1259 kan eers na goedgekeurde hersonering van Erf 1259 ingedien word.
- Die **langtermyn beplanning** gaan Erwe 1259, 2063, 1605-1610, 1751-1753, 583 en 1613 betrek.
- Yolandi (UDS) sal nav ons gesprek 'n **voorgestelde pad uitleg** opstel vir die kort termyn, maar wat tov die hoof toegang ook toelaat vir die langtermyn hersonering plan (van Virdus Works)
- Ondersoek moet ingestel word of die **valhek by die ingang** van die Waterfront nie nader aan St Augustine weg opgerig kan word nie.

Groete

Alvin Roon

www.roonargitekteamarchitects.com



Dupré Lombaard <dupre.lombaard@virdus.com>

Paternoster Toegang

Yolandi Obermeyer <yolandi@udsafrika.co.za>

16 May 2023 at 16:29

To: Kobus Pienaar Paternoster Groep <kobus@paternostergroep.co.za>, Alvin Roon <alvin.roon@gmail.com>

Cc: "Dupré Lombaard (Virdus Works)" <dupre.lombaard@virdus.com>

Middag Kobus & Alvin,

Vergadering laasweek verwys.

Hiermee 'n eerste rondte/gedeeltelike uitleg baseer op beskikbare inligting. Bietjie moeilik om die oorkantste rand van Kreeftegang St op te tel van die lugfoto (lyk nie of hy deel van die opmeting is wat ons het nie – tensy daar dalk 'n ander opmeting is wat dit insluit?). So ek het daar 'n aanname gemaak dat die rand 2m van die grens af is. As ons aanvaar ons voorsien 3,4m lane en 2m sypaadjies, lyk die verbreding rofweg soos hier onder gewys. Die geel dui die deel van daardie erwe aan wat benodig sal word vir pad doeleindes. Die een voorsien die minimum en die ander een voorsien 'n ekstra laan wat die verkeersvloei nog meer sal uithelp, veral as ons dit moontlik as die enigste toegang in die toekoms sou wou gebruik.



Laatweet gerus indien julle wil bespreek. As julle gemaklik is hiermee, kan ons die beginsel gebaseer hierop met Jeremy probeer vasmaak sodat almal op dieselfde bladsy is voordat Alvin sy planne begin opdateer en ons in meer detail hierna kyk? Laatweet gerus.

Groete,

**Yolandi Obermeyer B Eng (Civil)**

Tel: +27 (0)21 880 0443

Cell: +27 (0)78 450 1511

yolandi@udsafrika.co.za*PO Box 50487**V&A Waterfront**Cape Town**8002**South Africa**Time Square Building**9 Electron Street**Techno Park, Stellenbosch**7600**South Africa*

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Paternoster Groepbelange Ltd.

Reg #: 1984/009223/06

KREEFTEGANG, PATERNOSTER. 7381

POSBUS 1, PATERNOSTER, 7381

Tel: (022) 7522 616

kobus@paternostergroep.co.za

12 July 2023

The Manager

Saldanha Bay Municipality

Dear Sir

MOTIVATION FOR TEMPORARY ACCESS TO ERF 2063 AND REMAINDER FARM 1259 PATERNOSTER

Application has been made for the rezoning of the Remainder of Farm 1259, Paternoster. The application has been held in abeyance until a solution can be found for road access to the said property as well as erf 2063, Paternoster ("the properties"). A discussion with officials from the Saldanha Bay Municipality took place on 12 May 2023 at which time options to gain access to the properties were discussed. It was proposed that an additional lane be created in Kreefte Ave.

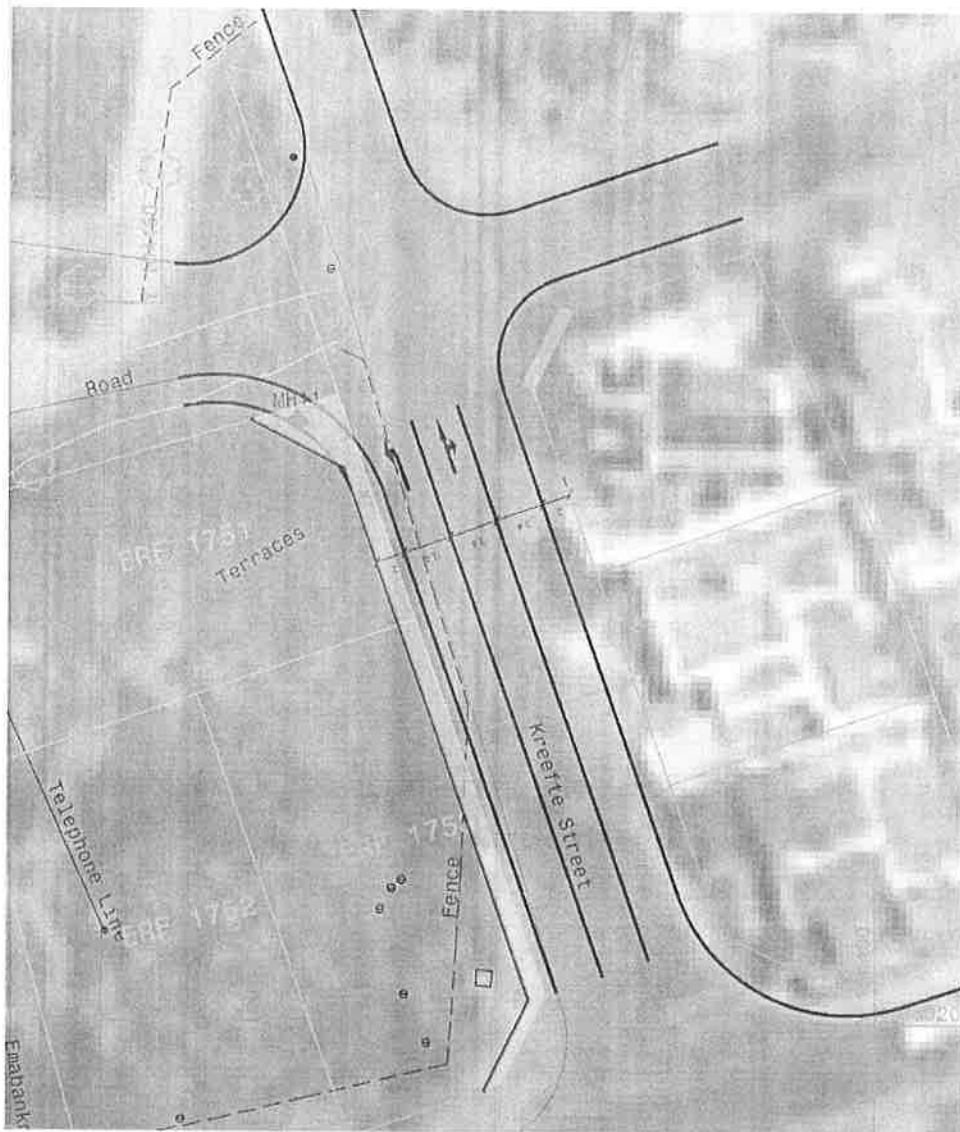
Our consultant, Yolandi Obermeyer, of UDS Africa wrote the following note to me on 31 May 2023:

Middag Kobus,

Ek het met Jeremy gesels – hy is in beginsel aan boord met ons voorstel soos hier onder getoon. Die voorstel op die oomblik is om die verwagte probleme aan te spreek deur dit so eenvoudig as moontlik te hou. Die punte wat hy genoem het was 1) dat hy net sal wil sien wat ons met die stormwater van die publieke pad gaan doen, maar dit sal ons aanspreek in ons ontwerp, en 2) dat ons net sal moet sekermaak oor daardie bestaande erwe aan die oorkant se opritte en hoe almal inpas by die voorstel. Op daardie noot, ons sal 'n opmeting van Kreefte St moet laat doen vir ontwerpdoeleindes – het ons 'n opmeter op die projekspan wie ons kan kontak daarvoor, of kry ons kwotasies?

Directors: JF Pienaar (Chairman), AJF Eigelaar, CJH Mienie, P van E Marais

Die ontwerp van Kreefte St sal die onderverdelingslyn aan ons kant bevestig (maw die area wat nodig is vir die padverbreding), wat, soos ek die span by die Munisipaliteit by ons vorige vergadering verstaan het, deel moet vorm van ons huidige aansoek (omdat die padverbreding 'n goedkeuringvoorwaarde sal wees vir die ontwikkeling, en die onderverdeling nodig is om die padverbreding moontlik te maak). Ons behoort die pad se plangoedkeuring parallel met die ander aansoek(e) te kan hardloop, maar die plangoedkeuring vir die padverbreding mag moontlik gegee word op voorwaarde dat die onderverdeling goedgekeur word (maw ons sal waarskynlik konstruksie op Kreefte St eers kan begin sodra die aansoek goedgekeur is).



Groete,

Directors: JF Pienaar (Chairman), AJF Eigelaar, CJH Mienie, P van E Marais



Yolandi Obermeyer B Eng (Civil)

Tel: +27 (0)21 880 0443

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yolandi@uds-engineering.co.za

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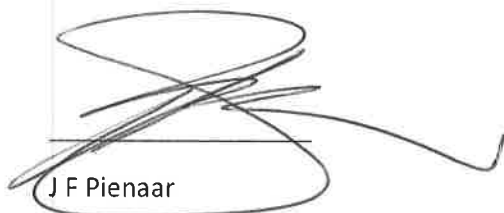
South Africa

The implementation of the above will entail the consolidation of erven 1751, 1752 and 1753 and the subsequent subdivision thereof to make provision for the extra lane in Kreefte Ave as well as the consolidation of erven 1605, 1606, 1607, 1608, 1609 and 1610 and the rezoning thereof to provide for parking (hereafter jointly referred to as the "consolidation and subdivision"). The process could take two to three years. As a result the rezoning of Remainder Farm 1259 will also have to stand over.

The larger part of the buildings on Remainder Farm 1259 is currently unused and can very easily be converted into residential units for which there is a continuously growing need in Paternoster. This will improve the economic wellbeing of businesses in Paternoster and create job opportunities, both in the short and the long term.

To avoid the need to wait for the approval of the consolidation and subdivision we request that the municipality consider granting temporary access to the properties via Bitou street. We request that this access be granted until the consolidation and subdivision has taken place. The opening of the gate at Bitou street is not our preferred option as it will involve the appointment of additional security personnel. Should our request be granted the gate in Bitou street will only be used on days when there is a risk of bottlenecks in Kreefte Avenue. The granting of our request will also afford us the opportunity to establish whether the owner of erven 1759 and 1760 has a valid complaint.

We shall appreciate your favourable consideration of the abovementioned request.



J F Pienaar

For Paternoster Groepbelange Ltd



Dupré Lombaard <dupre.lombaard@virdus.com>

RE: PATERNOSTER WATERFRONT TOEGANG

Yolandi Obermeyer <yolandi@udsafrika.co.za>

31 May 2023 at 14:09

To: Kobus Pienaar | Paternoster Groep <kobus@paternostergroep.co.za>, Alvin Roon <alvin.roon@gmail.com>, "Dupré Lombaard (Virdus Works)" <dupre.lombaard@virdus.com>

Middag Kobus,

Ek het met Jeremy gesels – hy is in beginsel aan boord met ons voorstel soos hier onder getoon. Die voorstel op die oomblik is om die verwagte probleme aan te spreek deur dit so eenvoudig as moontlik te hou. Die punte wat hy genoem het was 1) dat hy net sal wil sien wat ons met die stormwater van die publieke pad gaan doen, maar dit sal ons aanspreek in ons ontwerp, en 2) dat ons net sal moet sekermaak oor daardie bestaande erwe aan die oorkant se opritte en hoe almal inpas by die voorstel. Op daardie noot, ons sal 'n opmeting van Kreefte St moet laat doen vir ontwerpdoeleindes – het ons 'n opmeter op die projekspan wie ons kan kontak daaroor, of kry ons kwotasies?

Die ontwerp van Kreefte St sal die onderverdelingslyn aan ons kant bevestig (maw die area wat nodig is vir die padverbreding), wat, soos ek die span by die Munisipaliteit by ons vorige vergadering verstaan het, deel moet vorm van ons huidige aansoek (omdat die padverbreding 'n goedkeuringvoorwaarde sal wees vir die ontwikkeling, en die onderverdeling nodig is om die padverbreding moontlik te maak). Ons behoort die pad se plangoedkeuring parallel met die ander aansoek(e) te kan hardloop, maar die plangoedkeuring vir die padverbreding mag moontlik gegee word op voorwaarde dat die onderverdeling goedgekeur word (maw ons sal waarskynlik konstruksie op Kreefte St eers kan begin sodra die aansoek goedgekeur is).



Groete,



Yolandi Obermeyer B Eng (Civil)

Tel: +27 (0)21 880 0443

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yolandi@udsafrika.co.za

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From: Kobus Pienaar | Paternoster Groep <kobus@paternostergroep.co.za>

Sent: Monday, May 29, 2023 2:16 PM

To: Yolandi Obermeyer <yolandi@udsafrika.co.za>; Alvin Roon <alvin.roon@gmail.com>; Dupré Lombaard (Virdus

Works) <dupre.lombaard@virdus.com>

Subject: RE: PATERNOSTER WATERFRONT TOEGANG

Dag Yolandi

Ek stem saam dat die straat so smal moontlik gehou word. Ons kan moontlik 'n randsteen tussen die twee af-bane plaas om voertuie te dwing om links te draai in die parkeerterrein. Daar sal wel voorsiening gemaak moet word vir 'n sypaadjie vir voetgangers. Hoe vorder jy met die munisipaliteit? Vir ons is dit belangrik om so gou moontlik die terrein-ontwikkelingsplan vir die Waterfront goedgekeur te kry en natuurlik die hersonering van die Skiereilandperseel. Ek sou steeds die moontlikheid wou ondersoek of ons nie met 'n onderneming teenoor die munisipaliteti dat die pad verbreed sal word, nou reeds goedkeuring kan kry vir die terrein-ontwikkelingsplan en die hersonering nie. Indien ons nie altwee kan regkry nie, sal die hersonering van die Skiereilandperseel tweede prys wees. Indien dit sal help, sal ons van ons kant af 'n poging kan aanwend om die huiseienaars in Kreeftegang en Hoge Slot se toestemming te kry vir die verbreding van die pad.

Groete

Kobus

From: Yolandi Obermeyer <yolandi@udsafrika.co.za>

Sent: Monday, May 22, 2023 11:25 AM

To: Alvin Roon <alvin.roon@gmail.com>; Kobus Pienaar | Paternoster Groep <kobus@paternostergroep.co.za>;

Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>

Subject: RE: PATERNOSTER WATERFRONT TOEGANG

Hi Alvin,

As ons 'n bollard tussen die bane wil sit, sal ons hulle wyer moet maak, so verkieslik is die borde en aanwysing buite die ryvlak. Ek bevestig dit ook met die Munisipaliteit.

Groete,



Yolandi Obermeyer B Eng (Civil)

Tel: +27 (0)21 880 0443

Cell: +27 (0)78 450 1511

yolandi@udsafrika.co.za

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South Africa

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From: Alvin Roon <alvin.roon@gmail.com>

Sent: Monday, May 22, 2023 8:46 AM

To: Kobus Pienaar | Paternoster Groep <kobus@paternostergroep.co.za>; Yolandi Obermeyer <yolandi@udsafrika.co.za>; Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>

Subject: PATERNOSTER WATERFRONT TOEGANG

Kobus en Yolandi

Ek het 'n groot deel van die gesprek verloor, maar noem die volgende punte nav wat ek wel gehoor het;

- Die **3-baan opsie** lyk vir my die duidelikste vir besoekers
- 3-baan pyle eerder **net links** met middel **reguit en regs**
- **Geen valhek by St Augustine nie** - dit gaan opeenhoping verder vererger omdat dit nie eers die Bekbaai, Tieiesbaai en Kliprug verkeer van die Waterfront skei nie.
- Verkieslik vanaf St Augustine 'n veranderde padoppervlak in die middelbaan as waarskuwing, maar laat toe dat verkeerde besluit kan reggestel word voor die kruising onder.
- 'n **2m Bollard** tussen linker- en middelbaan met aanduiding links ***besoekers, visitor*** en middelbaan met aanduiding regs ***aflewering en inwoners, delivery and residents.***
- Slegs 'n **valhek by die ingang** soos wat dit nou bestaan sonder enige verdere obstruksies.
- Aangesien 'n baie **groot aantal voetgangers** daarlangs beweeg kan hierdie voetganger wydte heelwat eerder 3m wees - NB daar is tans geen sygaardjie aan die regterkantste UIT-baan nie

As julle saamstem kan ek 'n voorstel van so'n bollard (5de punt hierbo) skets.

Groete

Alvin Roon

www.roonargitektearchitects.com

ANNEXURE E16: CONFIRMATION OF ALL SERVICES (WATER, ELECTRICITY, SEWAGE, SOLID WASTE MANAGEMENT)



SALDANHA BAAI BAY
MUNISIPALITEIT | MUNICIPALITY | uMASIPALA

REF NO:
16/2/6

ENQUIRIES:
022 701 7062
R Theart

15 April 2026

The Developer/Owner: ERVEN 1259/0 & 2063 [Dupré Lombaard]
(SACPLAN B/8076/1998 / EAPASA 2019/304)

Mobile: +27 82 895 6362 (WhatsApp only) [España +34 660 48 2446]
Dirección: Avenida do Malecón 25,
Piso 8 E, Santa Uxia de Ribeira,
15960, La Coruña, Spain

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)

Development Management Consultants and Environmental Assessment Practitioners
11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa
Email: dupre.lombaard@virdus.com

Dear Mr Lombaard

**ESSENTIAL SERVICES: ELECTRICITY: AVAILABLE CAPACITY & BULK SERVICES:
ERF 1259/0 AND ERF 2063, PATERNOSTER: CONFORMATION**

Your previous emails refer.

It is hereby confirmed that the current contracted electrical capacity for Erf 1259/0 is 200kVA and Erf 2063 is 400kVA with a total of 600kVA if developed as one consolidated erf **and are still available**. This capacity, the bulk services of which has already been installed, would be available till a formal disconnection is received.

Please note that all domestic energy savings methods must be applied to the design of the buildings and homes as far as economically possible. For further enquiries, please email:

rico.theart@sbm.gov.za or andre.mostert@sbm.gov.za.

Yours in Service Delivery

**Manager: Operations
ELECTRICAL DEPARTMENT**

T: (022) 701 7000 • F: (022) 715 1518
mun@sbm.gov.za • www.sbm.gov.za
Private Bag X12 • Vredenburg • 7380

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



To whom it may concern,

**ENGINEERING AND PLANNING SERVICES: SOLID WASTE MANAGEMENT: CONFIRMATION OF CAPACITY
SOLID WASTE COLLECTIONS AND DISPOSAL: PATERNOSTER FARM 1259 AND ERVEN 583, 1613, 1751,
1752 AND 1753: PROPOSED TOURIST COMPLEX.**

Your recent query regarding the solid waste capacity for the proposed redevelopment of the aquaculture facility and surrounding erven into a tourist complex on the remaining extent of Farm 1259 and erven 583, 1613, 1751, 1752 and 1753 Paternoster has reference.

I hereby confirm that the necessary available landfill airspace exists to accept and dispose of general solid waste for the proposed development.

Please note that no hazardous waste will be accommodated at Saldanha Bay Municipalities waste management facilities or within collection receptacles.

Should you require additional information please contact me on 022 701 6988 or David.wright@sbm.gov.za

Yours sincerely,

.....
D WRIGHT
SNR MANAGER SOLID WASTE AND BULK WATER SUPPLY

04-11-2024
DATE

/dw

13 August 2024

UDS Africa
9 Electron Road
Techno Park
Stellenbosch
7600

Dear Ruan Siebrits

**ENGINEERING AND PLANNING SERVICES: WATER AND SANITATION:
CONFIRMATION OF CAPACITY BULK WATER AND SEWER: PATERNOSTER FARM 1259
AND ERVEN 583,1613,1751,1752 AND 1753 : PROPOSED TOURIST COMPLEX**

Your recent query regarding the bulk water and sewer capacity for the proposed redevelopment of the aquaculture facility and surrounding erven into a tourist complex on the remaining extent of Farm 1259 and erven 583,1613,1751,1752 and 1753 Paternoster has reference.

I hereby confirm that there is sufficient spare unallocated Bulk Water and Sewer capacity to service the proposed development.

Should you require additional information please contact G Williams 022 701 7113.

Yours sincerely,



.....
MUNICIPAL MANAGER

/gw

27 September 2021

UDS Africa
V&A Waterfront
Cape Town
PO Box 50487
8002

Attention: Mr Cobus Louw

Dear Sir,

PROPOSED MIXED-USE DEVELOPMENT ON ERVEN 1605-1610, 1613, 1751-1753 & FARM 1259, PATERNOSTER: CAPACITY ANALYSIS OF THE BULK WATER AND SEWER SERVICES

The request by Cobus Louw of UDS Africa regarding comments on the bulk water supply and sewer discharge of the proposed development (mixed-use development on erven 1605-1610, 1613, 1751-1753 & Farm 1259, Paternoster) 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 and the Sewer Master Plan dated June 2019.

The proposed development was not taken into consideration for the June 2019 master plans for the water and sewer networks.

1. WATER DISTRIBUTION SYSTEM

1.1 Distribution zone

The water master plan indicated that the proposed development should be accommodated in the existing Paternoster reservoir zone. The connection to the existing water system should be made to the existing 110 mm Ø pipe in Bietou Street, as shown on Figure 1 attached.

The development is situated inside the water priority area.

1.2 Water demand

No allowance was made for additional development on erven 1605-1610, 1613, 1751-1753 & Farm 1259 in the original water analysis for the master plan.

For this re-analysis of the water master plan, the total annual average daily demand (AADD) of the proposed development was calculated according to the latest site development plan (dated June 2021, provided by UDS Africa) and the fire flow criteria was classified accordingly:

• 63 Flats @ 0,45 kL/d	= 28,4 kL/d
• 2 209m ² Hotel @ 0,9 kL/d/100m ²	= 19,9 kL/d
• 3 388m ² Institutional @ 0,4 kL/d/100m ²	= 13,6 kL/d
• 4 684m ² Business/commercial @ 0,4 kL/d/100m ²	= 18,7 kL/d
• 602 m ² Industrial @ 0,4 kL/d/100m ²	= <u>2,4 kL/d</u>
Total	= 83,0 kL/d
• Fire flow criteria (Moderate risk 1)	= 25 L/s @ 10 m

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1.3. Present situation

1.3.1 Reticulation network

The existing water reticulation system of Paternoster is supplied by the Paternoster reservoir from a Top Water Level (T.W.L.) of 46,5 metres above mean sea level (m.a.s.l.) via a 200 mm Ø supply pipe. From the 200 mm Ø supply pipe from the reservoir the proposed development area is supplied with water through 75 mm Ø and 100 mm Ø reticulation pipes. The existing Paternoster reservoir water reticulation network has sufficient capacity in order to supply the domestic water demand the proposed development.

The hydraulic water analysis however indicated that the existing network can only provide a maximum fire flow of 20 L/s @ 10 m at the proposed connection point. In order to provide fire flow in excess of the 25 L/s @ 10m fire flow criteria, the Paternoster water reticulation network should be upgraded as per Figure 1 attached.

Alternatively, on-site storage for fire flow conditions should be provided.

1.3.2 Bulk supply

The existing bulk supply system from Vredenburg supplying bulk water to Paternoster has recently been upgraded and has sufficient capacity to accommodate the proposed development.

1.3.3 Reservoir capacity

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

The capacity of the existing Paternoster reservoirs is 4 300 kL. According to the water master plan the AADD of the Paternoster reservoir water distribution zone is currently approximately 650 kL/d (based on the 2019 Water Master Plan water figures), which results in a current reservoir storage capacity of approximately **160** hours of the AADD.

There is therefore sufficient capacity in the existing Paternoster reservoir to accommodate the proposed development.

2. SEWER NETWORK

2.1 Drainage area

The master plan indicated that the proposed development should be accommodated within the existing Begraafplaas PS drainage area. The proposed sewer connection for the proposed development is to the existing 160 mm Ø gravity sewer running parallel to Sonkwas Street, as shown on Figure 2 attached.

The development is inside the sewer priority area.

2.2 Sewer flow

No allowance was made for the proposed development on erven 1605-1610, 1613, 1751-1753 & Farm 1259 in the original sewer analysis of the master plan.

For this re-analysis, the peak daily dry weather flow (PDDWF) for the proposed development was calculated as 58,1 kL/d.

2.3 Present situation

2.3.1 Gravity sewers

The existing Paternoster sewer reticulation system has insufficient capacity in order to accommodate the proposed development in the existing sewer system.

The following gravity sewers have insufficient capacity to accommodate the proposed development and should be upgraded according to the sewer master plan:

- A short section of 110 mm Ø sewer outfall downstream of the Begraafplaas PS
- The existing 160 mm Ø outfall sewer in St Augustine Street gravitating towards the Paternoster Main PS

The capacity of the existing 160 mm Ø outfall sewer in St Augustine Street gravitating towards the Paternoster Main PS is directly influenced by the duty points of the respective upstream pumping stations (Begraafplaas PS, Fabriek PS, Die Kom PS1 & the Hotel PS) and the slope of the existing outfall sewer.

It is proposed that the capacities of the upstream Begraafplaas PS of 4 L/s, the Fabriek PS of 2 L/s, Die Kom PS1 of 5 L/s and the Hotel PS of 3 L/s, and the slope of the abovementioned outfall sewer are verified by SBM in order to confirm the sewer flows and existing capacity used in the sewer master plan.

2.3.2 Pumping stations & rising mains

Begraafplaas PS:

The existing Begraafplaas PS and accompanying 75 mm Ø rising main have insufficient capacity in order to accommodate the proposed development and should be upgraded to a capacity of 7 L/s and a diameter of 110 mm Ø respectively in order to accommodate the proposed development within the existing Paternoster sewer system.

Paternoster Main PS:

The existing Paternoster Main PS and accompanying 250 mm diameter rising main have sufficient capacity to accommodate the proposed development.

2.4 Implementation of the master plan

The following master plan items will be required in order to accommodate the proposed development together with other future development areas.

Network upgrade

• SPS3.1 : Upgrade existing Begraafplaas PS to 7 L/s	= R	440 000 *
• SPS3.2 : 270 m x 110 mm Ø replace existing 75 mm Ø rising main	= R	310 000 *
• SPS2.1 : 470 m x 315 mm Ø upgrade existing gravity sewer	= R	1 650 000 *
• SPS2.3 : 90 m x 160 mm Ø upgrade existing gravity sewer	= R	290 000 *
Total		= R 1 940 000 *

Notes:

- (* Including P & G, Contingencies and Fees, but excluding VAT – Year 2020/21 Rand Value. This is a rough estimate, which does not include major unforeseen costs).
- Take note that the routes of the proposed outfall sewers & rising main are schematically shown on Figure 2 attached, but have to be finalised subsequent to detail pipeline route investigations.

2.5 Alternative solution

An alternative connection point for the proposed development is at the existing Fabriek PS. For this scenario the Fabriek PS and accompanying rising main should be upgraded to 7 L/s and 110 mm Ø respectively and the existing 110 mm Ø outfall sewer in St Augustine Street (from Kreefte to Sampson Streets) should be upgraded to a 160 mm Ø outfall sewer.

In the sewer master plan for Paternoster provision is however made for potential developments within the existing Begraafplaas PS drainage area (Future areas P1 and P8) and accommodation of the proposed development within the Begraafplaas PS drainage area (and the accompanying reinforcements to the Begraafplaas PS and downstream infrastructure) will be in line with the sewer master plan for the larger area.

It is therefore recommended that the connection for the proposed development is made to the existing reticulation network of the Begraafplaas PS drainage area.

2.6 Minimum items required

The minimum items required in order to accommodate the proposed development area within the existing Paternoster sewer system are master plan items SPS2.1, SPS2.3, SPS3.1 & SPS3.2.

3. CONCLUSION

The developer of erven 1605-1610, 1613, 1751-1753 & Farm 1259 in Paternoster may be liable for the payment of a Development Contribution (as calculated by the Saldanha Bay Municipality) for bulk water and sewer infrastructure as per Council Policy.

The existing Paternoster reservoir water reticulation network has sufficient capacity in order to supply the domestic water demand of the proposed development. Upgrading of the existing 75 mm Ø and 100 mm Ø reticulation pipes will however be required if a fire flow of more than 25 L/s is required for the development.

The existing bulk supply system from Vredenburg to Paternoster and the existing Paternoster reservoirs have sufficient capacity to accommodate the proposed development.

The existing Paternoster sewer reticulation system has insufficient capacity in order to accommodate the proposed development in the existing sewer system.

The minimum items required in order to accommodate the proposed development area within the existing Paternoster sewer system are master plan items SPS2.1, SPS2.3, SPS3.1 & SPS3.2.

We trust that you find this of value.

Yours sincerely,

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Per: PC DU PLESSIS

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