

Infrastructure & Engineering

Your ref:

Our ref: 16/6/3/26; 18/1/1/8/4

Date: 12 June 2026

Who deals with this: MR K.J. SALSONE/ZM

Tel: +27 (0) 41 506 2156

Fax: +27 (0) 41 506 2180

PO Box 7, Port Elizabeth, 6000
Republic of South Africa

e-Mail: ksalsone@mandelametro.gov.za

Attention: Renier Basson

KLS CONSULTING ENGINEERS
13 Pasita Street
Rosen Park
CAPE TOWN
7550

Dear Sir,

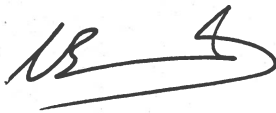
WATER AVAILABILITY CONFIRMATION LETTER – ERF 10301, WELLS ESTATE

We confirm that a water connection can be supplied from the existing Ø375 mm diameter water main located on Old Grahamstown Road. Please note that the connection size will be limited.

We further confirm that the property will be supplied from the Motherwell Reservoir, which has a top water level of 109 m above sea level.

If you require the flow and pressure readings for the existing pipeline, a two-point flow and pressure test can be conducted at R3,799.71 (including VAT).

Yours faithfully,



**MR N. BARNARD ON BEHALF OF
ACTING EXECUTIVE DIRECTOR:
INFRASTRUCTURE AND ENGINEERING DIRECTORATE**

Electricity & Energy

Your ref:

Our ref: 18/2/3/2/3/1/14

Date: 06 March 2026

Who deals with this: Mr N. K. Beme

Tel: +27 (0) 41 392 4111

Fax: +27 (0) 41 374 3789

PO Box 369, Port Elizabeth, 6000
Republic of South Africa

e-Mail: electricity@mandelametro.gov.za

CONFIRMATION OF AVAILABILITY OF NETWORK CAPACITY TO INCREASE ELECTRICITY SUPPLY FROM 2MVA TO 4MVA – ERF NO. 10301, WELLS ESTATE

We confirm that a supply from 2MVA to 4MVA in electricity capacity to Erf 10301, Wells Estate can be made available for use within 6 months to 12 months once an application has been received, quotation and its associated conditions accepted, and paid for.

Yours faithfully



BERNHARDT LAMOUR
ACTING EXECUTIVE DIRECTOR
ELECTRICITY AND ENERGY DIRECTORATE

BL/NW/RP

Infrastructure & Engineering

Your ref:

Our ref: 20260306/26/8471/PC

Date: 13 May 2026

Who deals with this: **Mr. C. Tetyana**

Tel: +27 (0) 41 506 2439

e-Mail: ctetyane@mandelametro.gov.za

PO Box 7, Port Elizabeth, 6000
Republic of South Africa

KLS Consulting Engineers
13 Pasita Street,
Rosenpark
7536

Attention: Mr. H. Kotze

PRINCIPLE CONFIRMATION OF CAPACITIES WITHIN THE SEWER LINES AND AT WASTEWATER TREATMENT WORKS (WWTW): PROPOSED INDUSTRIAL PARK ON ERF 10301, WELLS ESTATE

The purpose of this letter is to confirm, in principle, the capacities within the bulk sanitation system that serves the Proposed Industrial Park on Erf 10301, Wells Estate. The Nelson Mandela Bay Municipality ("NMBM") acknowledges that the conditions of the bulk sanitation system are subject to continuous changes as the NMBM supports additional developments in accordance with the provisions of the Municipal Systems Act No. 32 of 2000, Section 73.

The NMBM has reviewed the Civil Engineering Services report dated 20 April 2026, submitted by KLS Consulting Engineers ("the Consulting Engineer") on behalf of Equites Property Fund (EPF) ("the Developer"), in relation to the proposed Industrial Park on Erf 10301, Wells Estate. The proposed development consists of the following development types and densities:

- Warehouse Plot Area/ Floor Area : 60 181/ 54 163 m²
- Offices Area : 6 879 m²

Accordingly, the following comment(s) are provided in relation to the capacities of the bulk sanitation system:

1. BULK SANITATION PRINCIPLE CONFIRMATION

- 1.1. The Proposed Industrial Park on Erf 10301, Wells Estate has been estimated to generate additional sewage flows of 504.58kl/day at peak wet weather flows.
- 1.2. Based on these flows, the NMBM shall provisionally support the implementation that shall contribute additional sewage flows to the limit of 504.58kl/day (PWWF), only.
- 1.3. The proposed sewer tie-in to the existing on-site pumpstation on Erf 8741 shall be approved by the NMBM, based on the fulfilment of the terms and conditions provided in **SECTION 2**.
- 1.4. As such, the NMBM hereby confirms in principle that the:
 - 1.4.1. Fishwater Flats Wastewater Treatment Works shall have sufficient capacity to facilitate the treatment of the limited additional sewage flows equating to 504.58kl/day (PWWF).

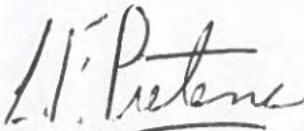
2. TERMS AND CONDITIONS

- 2.1. Prior to the NMBM issuing a firm confirmation letter, the Developer must submit an approved NMBM Human Settlements Directorate - Subdivision and Land Transactions Process to the NMBM.
- 2.2. The submission of this process should include supporting documentation and a technical report containing approved water and sanitation layout designs.

3. CONCLUSION

- 3.1. To ensure uninterrupted development within the NMBM, and in accordance with the Municipal Systems Act, Act No. 32 of 2000, Section 73, this in-principle confirmation letter shall remain provisionally valid for one (1) year from the date of issue and may be renewed upon expiry, on resubmission by the Developer and subject to the NMBM's approval.
- 3.2. During this period, the commencement of construction works shall not be permitted by the NMBM unless a final approval letter has been issued; and
- 3.3. Failure to comply with these conditions will result in applicable fines being imposed on the Developer.

Yours faithfully,



MR. L. PIETERSE

PLANNING & RESEARCH DIVISION

WATER & SANITATION SUB-DIRECTORATE

INFRASTRUCTURE & ENGINEERING DIRECTORATE

From: Clinton Plaatjies <cplaatjies@mandelametro.gov.za>
Sent: Tuesday, 19 May 2026 15:10
To: Renier Basson; Alan de Vries
Subject: RE: Erf 10301, Wells Estate South, Gqeberha | Confirmation of Sewer and Water Capacity

Hi All

Renier, this correspondence is conforming that the Nelson Mandela Bay Municipality do have airspace available at our two operating landfill sites; namely: Koedoeskloof and Arlington. In your case Koedoeskloof will be the closest one.

Regards
Clint

Public

From: Renier Basson <Renier@kls.co.za>
Sent: Tuesday, 19 May 2026 14:44
To: Alan de Vries <adevries@mandelametro.gov.za>; Clinton Plaatjies <cplaatjies@mandelametro.gov.za>
Subject: FW: Erf 10301, Wells Estate South, Gqeberha | Confirmation of Sewer and Water Capacity

You don't often get email from renier@kls.co.za. [Learn why this is important](#)

Thank you for your response, Alan de Vries.

[@cplaatjies@mandelametro.gov.za](mailto:cplaatjies@mandelametro.gov.za) could you please assist with the below request (i.o.w. written confirmation from the NMBM confirming that there is solid waste capacity for the proposed development).

Kind Regards, Vriendelike Groete

Renier Basson Pr Tech Eng, Pr CPM
Director, Civil | renier@kls.co.za | 082 804 1633 | 021 812 5339



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Contact: Cape Town: +27 (0)21 812 5300 | info@kls.co.za
Head Office: 13 Pasita Street, Rosenpark, Cape Town, 7550
Gauteng Office: Office Suite 1, 660 Makou Street, Monument Park, Pretoria, 0105
Website: www.kls.co.za



BBBEE CONTRIBUTOR



From: Alan de Vries <adevries@mandelametro.gov.za>
Sent: Tuesday, 19 May 2026 14:18
To: Clinton Plaatjies <cplaatjies@mandelametro.gov.za>
Cc: Renier Basson <Renier@kls.co.za>
Subject: FW: Erf 10301, Wells Estate South, Gqeberha | Confirmation of Sewer and Water Capacity

Hi Renier, thanks for your patience,
I am not the right guy for your query but have forward it to Mr Clinton Plaatjies at Public Health (Waste Management). You may contact him at 041-5062021.
Trust he will be able to assist .
Regards
Alan de Vries

Public

From: Renier Basson <Renier@kls.co.za>
Sent: Friday, 15 May 2026 12:02
To: Alan de Vries <adevries@mandelametro.gov.za>
Cc: Hannes Kotze <Hannes@kls.co.za>; Martin Spangenberg <martin@equites.co.za>; Heinrich Schippers <heinrich@espaces.co.za>; Sven Muller <sven@espaces.co.za>; jt@phsconsulting.co.za; Paul Slabbert <paul@phsconsulting.co.za>; Neil Wolter <Neil@kls.co.za>
Subject: FW: Erf 10301, Wells Estate South, Gqeberha | Confirmation of Sewer and Water Capacity

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Good day Alan de Vries.

We are currently busy with the EIA process for the SDP application for development on Erf 10301, Wells Estate South, Gqeberha (See google placemark attached). The proposed development is situated on the R102 (Old Grahamstown Road) opposite the Shoprite Checkers Distribution Centre, Wells Estate.

As part of the EIA process for the SDP application, we require written confirmation from the NMBM confirming that there is solid waste capacity for the proposed development.

See attached the proposed SDP as reference.

Could you kindly assist with the required capacity confirmation/letter or alternative direct us to the relevant official whom can assist in this regard.



Kind Regards, Vriendelike Groete

Renier Basson Pr Tech Eng, Pr CPM
Director, Civil | renier@kls.co.za | 082 804 1633 | 021 812 5339



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