KAAP AGULHAS MUNISIPALITEIT
CAPE AGULHAS MUNICIPALITY
U MASIPALA WASECAPE AGULHAS

SUPPORTING DOCUMENTATION FOR THE DEVELOPMENT CONTROL MEASURES RELATING TO WATER AND ELECTRICITY CAPACITY IN STRUISBAAI, L'AGULHAS AND SUIDERSTRAND

ONDERSTEUNENDE DOKUMENTASIE VIR DIE ONTWIKKELINGSBEHEERMAATREËLS MET BETREKKING TOT WATER- EN ELEKTRISITEITSKAPASITEIT IN STRUISBAAI, L'AGULHAS EN SUIDERSTRAND

COUNCIL RESOLUTION / RAADSBESLUIT 112/2026

28/05/2026

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ENGLISH

1 INTRODUCTION

The Cape Agulhas Municipal Council resolved on 28 May 2026 (Resolution 112/2026) to introduce development control measures relating to water and electricity infrastructure capacity in Struisbaai, L'Agulhas and Suiderstrand to manage the allocation of limited municipal infrastructure capacity.
This supporting document provides additional information on the proposed measures, explains how they will be implemented, and is intended to assist prospective developers and applicants understanding the measures and how they may apply to individual development applications.

The proposed development control measures are driven primarily by constraints in available bulk water infrastructure capacity and, to a lesser extent, electricity infrastructure capacity. Electricity supply is constrained by Eskom's notified maximum demand limits, with these constraints becoming particularly significant during the annual peak demand periods in December and January.

These measures serve as guidelines for assessing development applications against confirmed available infrastructure capacity and do not amend, suspend or revoke existing land use rights, planning scheme provisions, statutory procedures, service agreements, or any other legal rights or obligations.

The Municipality remains obliged to consider and determine each application on its own merits and in accordance with all applicable legislation governing matters within its jurisdiction. Where the measures may materially affect the determination of an application, the applicant will be afforded an opportunity to provide relevant information or representations for consideration before a final decision is taken

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2 APPLICATION OF MEASURES

Applications that will result in additional demand being placed on bulk water or electricity infrastructure will be assessed against confirmed available infrastructure capacity.

Where sufficient capacity is not available, the Municipality may, subject to applicable legislation:

a) approve an application subject to conditions;
b) require the phasing of development;
c) require alternative servicing arrangements;
d) defer the implementation of the development until sufficient capacity becomes available;
e) refuse the application where such refusal is justified having regard to the facts of the case, applicable legislation and all relevant considerations.

2.1 APPLICATIONS TO WHICH THE MEASURES APPLY

The measures apply to applications and requests that may result in additional demand on municipal water or electricity infrastructure, which include but not limited to:

a) applications for subdivision;
b) applications for rezoning;
c) applications for consent use or departures;
d) applications for the removal, amendment or suspension of title deed restrictions where additional demand may be created;

e) applications resulting in the creation of additional dwelling units;
f) engineering services reports, service availability certificates and capacity confirmations;
g) new or amended service level agreements creating additional bulk demand;
h) requests for new bulk or large-volume service connections;
i) applications for increases in existing notified electricity demand; and
a) requests to reserve or allocate infrastructure capacity for future development, subject to applicable municipal policies and available capacity.

2.2 APPLICATIONS TO WHICH THE MEASURES DO NOT APPLY

The measures do not apply to:

a) building plan applications on erven with an existing approved service connection or capacity allocation where no increase in demand is created;
b) alterations, additions, replacement dwellings and outbuildings that do not create additional dwelling units;
c) ordinary domestic service connections to existing serviced erven within approved developments for which capacity has already been allocated;
d) repairs, maintenance, replacement and upgrading of municipal infrastructure;
e) infrastructure projects intended to increase municipal capacity or reduce existing demand; and
f) subsidised housing projects approved in terms of applicable national, provincial or municipal housing programmes and supported by appropriate infrastructure arrangements.

3 EXISTING RIGHTS

Land use rights lawfully granted prior to the implementation date of these measures shall not be revoked, diminished or amended by virtue of this notice. The availability and provision of municipal services in respect of such rights shall remain subject to available infrastructure capacity, approved engineering services arrangements, applicable service agreements and relevant legislation.

4 IMPLEMENTATION DATE, DURATION AND REVIEW

These measures will come into effect on 11 September 2026 and will remain in force until amended or withdrawn by resolution of the Municipal Council, having regard to periodic assessments of available water and electricity infrastructure capacity.

The measures will be reviewed:

a) upon the commissioning of each new municipal water source;
b) upon written confirmation by Eskom of an increase in the notified maximum demand available to the Municipality; and
c) at least annually.

Based on current infrastructure planning, the Municipality does not anticipate that sufficient additional infrastructure capacity to accommodate further development will become available before approximately 2030. This timeframe is indicative only and remains subject to the successful implementation of planned infrastructure projects, the availability of funding, regulatory approvals, confirmation of sustainable water yields, and other relevant factors.

5 STATUS QUO AND IMPLEMENTATION PLAN

Bulk water availability is currently the primary infrastructure constraint and the main driver behind the development control measures, while electricity capacity remains an important secondary consideration.

5.1 WATER CAPACITY

Approximately 954 existing vacant erven in Struisbaai and L'Agulhas must still be serviced. In addition, there are the erven that form part of the approved phase of the Langevlei Development and the Blompark Development. When all these approved developments are considered, the Municipality's infrastructure planning projections for Struisbaai and L'Agulhas are based on approximately 1,075 erven. Once fully developed, these properties are expected to generate peak water demand of approximately 300,000 m³ per annum.

Suiderstrand has approximately 215 vacant erven and is served by its own water supply system. However, the boreholes supplying Suiderstrand and those supplying Struisbaai and L'Agulhas abstract from the same underlying groundwater resource. Increased abstraction in either area may therefore affect the availability and sustainability of this shared resource, which necessitates the inclusion of Suiderstrand in the development control measures. Suiderstrand's development potential will be assessed separately, considering its own water supply system, existing demand and confirmed available capacity.

The Struisbaai Aquifer has approximately 142,000 m³ per annum of unallocated capacity within its sustainable yield. This capacity can, however, only be fully accessed once Borehole SB12 has been refurbished, equipped and brought into operation.

SB12 does not represent a new water source. Rather, it will enable the Municipality to responsibly utilise the remaining sustainable yield already available within the aquifer. Without SB12, the existing boreholes would have to operate at unsustainable abstraction levels to meet increasing demand, creating risks of over-abstraction, deterioration in water quality and saline intrusion. Once SB12 is operational, the Struisbaai Aquifer will effectively have reached its maximum sustainable yield.

SB12 was not previously included in the Municipality's water use licence because the consent of the then landowner could not be obtained. SANParks, who is the current landowner, has since granted access, subject to appropriate monitoring to ensure that abstraction does not exceed the rate at which the aquifer recharges. The borehole must still be inspected, refurbished or re-drilled, tested and licensed before it can supply water.

The remaining available yield from the Struisbaai Aquifer is estimated to be sufficient to accommodate approximately 440 erven and is expected to support the anticipated development rollout through 2028 and into early 2029. Thereafter, an additional water source will be required.

To address this longer-term requirement, the Municipality has identified two new production boreholes within a separate groundwater management unit north of Struisbaai. Geophysical investigations have been completed, and target drilling locations have been identified. These boreholes are expected to provide approximately 190,000 m³ per annum.

Together, the remaining available yield from the Struisbaai Aquifer and the proposed northern boreholes could provide approximately 332,000 m³ per annum, compared with projected additional demand of approximately 300,000 m³ per annum associated with developments that have already been approved or are currently under consideration.

Importantly, these projects are intended primarily to accommodate development rights that have already been granted or under consideration. They do not create meaningful additional capacity for further development, which is the primary reason for the proposed development control measures.

Over the next three years, the Municipality's planned water infrastructure upgrades will focus on bringing SB12 into operation, developing and commissioning two additional production boreholes north of Struisbaai, completing the associated pipeline and rising-main infrastructure, and increasing and upgrading water storage capacity. The programme includes the necessary hydrogeological investigations, testing, environmental and water-use authorisations required to implement these projects. Completion of SB12 and the northern boreholes alone will not create capacity for additional development because the expected yield from these sources has already been allocated to developments approved prior to 2026. Before any relaxation of the development control measures can be considered, an additional sustainable water source would need to be identified, authorised, funded, developed and commissioned, with its sustainable yield confirmed through testing. Thereafter, an updated water balance assessment would need to confirm available surplus capacity

WATER INFRASTRUCTURE IMPLEMENTATION PROGRAMME

The Municipality's planned programme to increase water infrastructure capacity over the next three years is as follows:

2026	2027	BY 30 JUNE 2028
The following actions will be taken - Appointment of a professional hydrogeologist. - Borehole camera inspection of SB12. - Water Use Licence processes relating to SB12. - Environmental authorisation for the remaining pipeline section. - Budget allocation for implementation.	The following actions will be taken - Refurbishment or re-drilling of SB12. - Test pumping and yield confirmation. - Completion of the remaining pipeline connection. - Commissioning of SB12. - Drilling and testing of two boreholes north of Struisbaai.	The following infrastructure should be operational: - Two production boreholes north of Struisbaai. - Associated rising mains. - Additional storage infrastructure. - Reservoir upgrades.

5.2 ELECTRICITY CAPACITY

Electricity infrastructure is particularly constrained during peak holiday periods due to limitations associated with Eskom's notified maximum demand. The Municipality is investigating options to optimise load distribution within the available capacity and will be engaging with Eskom regarding future upgrade requirements. While electricity capacity remains an important consideration bulk water availability is currently the primary infrastructure constraint and the main driver behind the development control measures.

6 ENQUIRIES

Enquiries can be addressed to the Director Infrastructure: Mr Hendrik Kröhn at hendrikk@capeagulhas.gov.za or Tel: 028 425 5500.

AFRIKAANS

1 INLEIDING

Die Raad van die Kaap Agulhas Munisipale het op 28 Mei 2026 (Raadsbesluit 112/2026) besluit om ontwikkelingsbeheermaatreëls met betrekking tot water- en elektrisiteitsinfrastruktuurkapasiteit in Struisbaai, L'Agulhas en Suiderstrand in te stel ten einde die toewysing van beperkte munisipale infrastruktuurkapasiteit te bestuur.

Hierdie ondersteunende dokument verskaf aanvullende inligting oor die voorgestelde maatreëls, verduidelik hoe dit geïmplementeer sal word en het ten doel om voornemende ontwikkelaars en aansoekers te help om die maatreëls te verstaan hoe dit op individuele ontwikkelingsaansoeke van toepassing sal wees.

Die voorgestelde ontwikkelingsbeheermaatreëls word hoofsaaklik gedryf deur beperkings ten opsigte van beskikbare grootmaatwaterinfrastruktuurkapasiteit en, in 'n mindere mate, elektrisiteitsinfrastruktuurkapasiteit. Elektrisiteitsvoorsiening word beperk deur Eskom se aangemelde maksimum aanvraag, met hierdie beperkings wat veral gedurende die jaarlikse spitsaanvraagtydperke in Desember en Januarie beduidend raak.

Hierdie maatreëls dien as riglyne vir die beoordeling van ontwikkelingsaansoeke teen bevestigde beskikbare infrastruktuurkapasiteit en wysig, skraap of herroep nie bestaande grondgebruiksregte, skemabepalings, statutêre prosedures, diensvlakooreenkomste of enige ander wetlike regte of verpligtinge nie.

Die Munisipaliteit bly verplig om elke aansoek op eie meriete te oorweeg en daaroor te besluit, in ooreenstemming met alle toepaslike wetgewing wat aangeleenthede binne die Munisipaliteit se jurisdiksie reguleer. Waar die maatreëls die beoordeling van 'n aansoek wesenlik kan beïnvloed, sal die aansoeker die geleentheid gebied word om tersaaklike inligting of vertoë vir oorweging voor te lê voordat 'n finale besluit geneem word

2 TOEPASSING VAN DIE MAATREËLS

Aansoeke wat tot addisionele aanvraag op grootmaatwater- of elektrisiteitsinfrastruktuur sal lei, sal teen bevestigde beskikbare infrastruktuurkapasiteit beoordeel word.

Waar voldoende kapasiteit nie beskikbaar is nie, kan die Munisipaliteit, onderhewig aan toepaslike wetgewing:

a) die aansoek onderhewig aan voorwaardes goedkeur;
b) die fasering van ontwikkeling vereis;
c) alternatiewe diensreëlings vereis;
d) die implementering van die ontwikkeling uitstel totdat voldoende kapasiteit beskikbaar is; of
e) die aansoek weier waar sodanige weiering geregverdig is met inagneming van die feite van die saak, toepaslike wetgewing en alle tersaaklike oorwegings

Elke aansoek sal op sy eie meriete oorweeg word en skriftelike redes sal vir enige besluit verskaf word.

2.1 AANSOEKE WAAROP DIE MAATREËLS VAN TOEPASSING IS

Die maatreëls is van toepassing op aansoeke en versoeke wat tot addisionele aanvraag op munisipale water- of elektrisiteitsinfrastruktuur kan lei, sluit in maar is nie beperk tot:

a) onderverdelingsaansoeke;
b) hersoneringsaansoeke;
c) vergunningsgebruik- en afwykingsaansoeke;
d) aansoeke vir die opheffing, wysiging of opskorting van titelaktebeperkings waar addisionele aanvraag geskep kan word;
e) aansoeke wat bykomende wooneenhede skep;
f) ingenieursdiensteverslae, diensbeskikbaarheidsertifikate en kapasiteitsbevestigings;
g) nuwe of gewysigde diensvlakooreenkomste wat bykomende grootmaataanvraag skep;
h) versoeke vir nuwe grootmaat- of grootvolume-aansluitings;
i) aansoeke vir verhogings van bestaande aangemelde elektrisiteitsaanvraag; en
j) versoeke om infrastruktuurkapasiteit vir toekomstige ontwikkeling te reserveer of toe te wys, onderhewig aan toepaslike munisipale beleide en beskikbare kapasiteit.
k)

2.1 AANSOEKE WAAROP DIE MAATREËLS NIE VAN TOEPASSING IS

Die maatreëls is nie van toepassing op:

a) bouplanaansoeke op erwe met 'n bestaande goedgekeurde diensaansluiting of kapasiteitstoewysing waar geen addisionele aanvraag geskep word nie;
b) verbouings, aanbouings, vervangingswonings en buitegeboue wat nie bykomende wooneenhede skep nie;
c) gewone huishoudelike diensaansluitings op bestaande erwe met dienste binne goedgekeurde ontwikkelings waarvoor kapasiteit reeds toegeken is;
d) herstelwerk, instandhouding, vervanging en opgradering van munisipale infrastruktuur;
e) infrastruktuurprojekte wat daarop gemik is om munisipale kapasiteit te verhoog of bestaande aanvraag te verminder; en
f) gesubsidieerde behuisingsprojekte wat ingevolge toepaslike nasionale, provinsiale of munisipale behuisingsprogramme goedgekeur is en deur toepaslike infrastruktuurreëlings ondersteun word.

3 BESTAANDE REGTE

Grondgebruiksregte wat regmatig voor die implementeringsdatum van hierdie maatreëls toegestaan is, word nie uit hoofde van hierdie maatreëls herroep, verminder of gewysig nie. Die beskikbaarheid en voorsiening van munisipale dienste ten opsigte van sodanige regte bly egter onderhewig aan beskikbare infrastruktuurkapasiteit, goedgekeurde ingenieursdienstereëlings, toepaslike diensvlakooreenkomste en relevante wetgewing.

4 IMPLEMENTERINGSDATUM, DUUR EN HERSIENING

Hierdie maatreëls tree op 11 September 2026 in werking en sal van krag bly totdat dit by besluit van die Munisipale Raad gewysig of ingetrek word, met inagneming van periodieke assesserings van beskikbare water- en elektrisiteitsinfrastruktuurkapasiteit.

Die maatreëls sal hersien word:

a) met die ingebruikneming van elke nuwe munisipale waterbron;

b) by skriftelike bevestiging deur Eskom van 'n verhoging in die aangemelde maksimum aanvraag wat aan die Munisipaliteit beskikbaar gestel word; en
c) minstens een keer per jaar.

Op grond van die huidige infrastruktuurbeplanning voorsien die Munisipaliteit nie dat voldoende bykomende infrastruktuurkapasiteit voor ongeveer 2030 beskikbaar sal wees nie. Hierdie tydsraamwerk is slegs 'n aanduiding en bly onderhewig aan die suksesvolle implementering van beplande infrastruktuurprojekte, die beskikbaarheid van befondsing, regulatoriese goedkeurings en ander tersaaklike faktore.

5 HUIDIGE SITUASIE EN IMPLEMENTERINGSPLAN

Beskikbaarheid van grootmaatwater is tans die primêre infrastruktuurbeperking en die hoofrede vir die ontwikkelingsbeheermaatreëls, terwyl elektrisiteitskapasiteit 'n belangrike sekondêre oorweging bly.

5.1 WATERKAPASITEIT

Ongeveer 954 bestaande onbeboude erwe in Struisbaai en L'Agulhas moet nog van dienste voorsien word. Addisioneel, is daardie erwe wat deel vorm van die goedgekeurde fase van die Langevlei-ontwikkeling en die Blompark-ontwikkeling. As al hierdie goedgekeurde ontwikkelings in aanmerking geneem word, is die Munisipaliteit se infrastruktuurbeplanningsprojeksies vir Struisbaai en L'Agulhas op ongeveer 1 075 erwe gebaseer. As al hierdie eiendomme ten volle ontwikkel is, sal dit na verwagting 'n spitswateraanvraag van ongeveer 300 000 m³ per jaar tot gevolg hê.

Suiderstrand het ongeveer 215 onbeboude erwe en word deur sy eie watervoorsieningstelsel bedien. Die boorgate wat Suiderstrand voorsien en dié wat Struisbaai en L'Agulhas voorsien, onttrek egter water uit dieselfde grondwaterbron. Verhoogde onttrekking in enige van die gebiede kan gevolglik die beskikbaarheid en volhoubaarheid van hierdie gedeelde waterbron beïnvloed, wat die insluiting van Suiderstrand by die ontwikkelingsbeheermaatreëls noodsaak. Suiderstrand se ontwikkelingspotensiaal sal afsonderlik beoordeel word, met inagneming van sy eie watervoorsieningstelsel, bestaande aanvraag en bevestigde beskikbare kapasiteit.

Die Struisbaai-akwifer het ongeveer 142 000 m³ per jaar se ontoegewysde kapasiteit binne sy volhoubare lewering. Hierdie kapasiteit kan egter eers ten volle benut word sodra Boorgat SB12 opgeknap, toegerus en in bedryf gestel is.

SB12 verteenwoordig nie 'n nuwe waterbron nie. Dit sal die Munisipaliteit eerder in staat stel om die oorblywende volhoubare lewering wat reeds binne die akwifer beskikbaar is, verantwoordelik te benut. Sonder SB12 sal die bestaande boorgate teen onvolhoubare onttrekkingsvlakke moet funksioneer om aan die toenemende aanvraag te voldoen, wat risiko's van ooronttrekking, verswakking van watergehalte en soutwaterindringing kan meebring. Sodra SB12 in werking is, sal die Struisbaai-akwifer effektief sy maksimum volhoubare lewering bereik het.

SB12 is nie voorheen by die Munisipaliteit se watergebruikslisensie ingesluit nie, aangesien die toestemming van die destydse grondeienaar nie verkry kon word nie. SANParke, as die huidige grondeienaar, het sedertdien toegang verleen, onderhewig aan toepaslike monitering om te verseker dat onttrekking nie die tempo waarteen die akwifer herlaai, oorskry nie. Die boorgat moet steeds geïnspekteer, opgeknap of herboor, getoets en gelisensieer word voordat dit water kan lewer.

Die oorblywende beskikbare lewering van die Struisbaai-akwifer sal na raming voldoende wees om ongeveer 440 erwe te akkommodeer en behoort die verwagte uitrol van ontwikkeling tot deur 2028 en tot vroeg in 2029 te ondersteun. Daarna sal 'n addisionele waterbron benodig word.

Om aan hierdie langertermynbehoefte aandag te gee, het die Munisipaliteit twee nuwe produksieboorgate binne 'n afsonderlike grondwaterbestuurseenheid noord van Struisbaai geïdentifiseer. Geofisiese ondersoeke is voltooi en teikenboorplekke is geïdentifiseer. Hierdie boorgate sal na verwagting ongeveer 190 000 m³ per jaar lewer.

Gesamentlik kan die oorblywende beskikbare lewering van die Struisbaai-akwifer en die voorgestelde noordelike boorgate ongeveer 332 000 m³ per jaar lewer, vergeleke met die geprojekteerde addisionele aanvraag van ongeveer 300 000 m³ per jaar wat verband hou met ontwikkelings wat reeds goedgekeur is of tans oorweeg word.

Dit is belangrik om daarop te let dat hierdie projekte hoofsaaklik bedoel is om ontwikkelingsregte wat reeds toegestaan is of tans oorweeg word, te akkommodeer. Dit skep gevolglik nie noemenswaardige addisionele kapasiteit vir verdere ontwikkeling nie, wat die hoofrede vir die voorgestelde ontwikkelingsbeheermaatreëls is.

Oor die volgende drie jaar sal die Munisipaliteit se beplande opgraderings aan waterinfrastruktuur daarop fokus om SB12 in bedryf te stel, twee addisionele produksieboorgate noord van Struisbaai te ontwikkel en in bedryf te stel, die gepaardgaande pypleiding- en stygpypleidinginfrastruktuur te voltooi, en waterbergingskapasiteit te vergroot en op te gradeer. Die program sluit die nodige hidrogeologiese ondersoeke, toetsing, omgewingsmagtigings en watergebruiksmagtigings in wat vir die implementering van hierdie projekte vereis word. Voordat enige verslapping van die ontwikkelingsbeheermaatreëls oorweeg kan word, sal 'n addisionele volhoubare waterbron geïdentifiseer, gemagtig, befonds, ontwikkel en in bedryf gestel moet word, en die volhoubare lewering daarvan sal deur toetsing bevestig moet word. Daarna sal 'n bygewerkte waterbalansassessering moet bevestig dat beskikbare oorskotkapasiteit bestaan.

WATERINFRASTRUKTUUR-IMPLEMENTERINGSPROGRAM

Die Munisipaliteit se beplande program om waterinfrastruktuurkapasiteit oor die volgende drie jaar te verhoog, is soos volg:

2026	**2027**	**TEEN 30 JUNIE 2028**
Die volgende aksies sal uitgevoer word: - Aanstelling van 'n professionele hidrogeoloog. - Kamerainspeksie van boorgat SB12. - Watergebruikslisensieprosesse met betrekking tot SB12. - Omgewingsmagtiging vir die oorblywende gedeelte van die pypleiding. - Begrotingstoewysing vir implementering.	Die volgende aksies sal uitgevoer word: - Opknapping of herboor van SB12. - Toetspompwerk en bevestiging van lewering. - Voltooiing van die oorblywende pypleidingaansluiting. - Inbedryfstelling van SB12. - Boor en toets van twee boorgate noord van Struisbaai	Die volgende infrastruktuur behoort operasioneel te wees: - Twee produksieboorgate noord van Struisbaai. - Gepaardgaande stygpypleidings. - Bykomende - Waterbergings-infrastruktuur - Opgradering van reservoirs

5.2 ELEKTRISITEITSKAPASITEIT

Elektrisiteitsinfrastruktuur is veral gedurende spitsvakansietydperke onder druk weens beperkings wat verband hou met Eskom se aangemelde maksimum aanvraag. Die Munisipaliteit ondersoek moontlikhede om die verspreiding van die elektrisiteitslas binne die beskikbare kapasiteit te optimaliseer en sal met Eskom in gesprek tree oor toekomstige opgraderingsvereistes. Hoewel elektrisiteitskapasiteit 'n belangrike oorweging bly, is beskikbare grootmaatwaterkapasiteit tans die primêre infrastruktuurbeperking en die hoofrede vir die ontwikkelingsbeheermaatreëls.

6 NAVRAE

Navrae kan gerig word aan die Direkteur: Infrastruktuur, mnr. Hendrik Kröhn, by hendrikk@capeagulhas.gov.za of tel. 028 425 5500.

08/09/2026

MUNICIPAL MANAGER / MUNISIPALE BESTUURDER
WESSEL RABBETS

DATUM