

**PEARL VALLEY GOLF & COUNTRY ESTATE
HOMEOWNERS' ASSOCIATION
WATER MANAGEMENT PLAN**

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1. PURPOSE, STATUS AND SCOPE

- 1.1 The purpose of this Water Management Plan (“WMP”) is to establish the framework within which Pearl Valley Golf & Country Estate Homeowners’ Association (“PVHOA” or “the Association”) manages, conserves, monitors and administers water resources and water infrastructure on Pearl Valley Estate.
- 1.2 The WMP is adopted pursuant to and in furtherance of the water-management responsibilities of the Association under its Constitution, including section 32.
- 1.3 The WMP applies to water resources and water infrastructure falling within the administration or control of PVHOA, and to the Association’s management of water-use arrangements on Pearl Valley Estate, subject to applicable Water Use Rights and other Governing Documents.
- 1.4 The WMP establishes objectives, principles, responsibilities and management requirements at a policy level. Detailed technical procedures may be adopted separately.
- 1.5 Nothing in this WMP creates, transfers, assigns, enlarges, limits, amends or extinguishes any statutory water-use entitlement, water-use licence, BRIB entitlement, environmental authorisation, servitude or other registered real right.
- 1.6 The WMP shall be implemented consistently with applicable law and, to the extent of any inconsistency, applicable law, Water Use Rights and registered real rights shall prevail.
- 1.7 The WMP shall be reviewed periodically and may be amended in accordance with section 14.

2. LEGAL AND GOVERNANCE FRAMEWORK

- 2.1 The Association shall manage water on Pearl Valley Estate within the following framework:
 - the PVHOA Constitution, including section 32 (Water);
 - the National Water Act, 1998 (Act No. 36 of 1998) (“NWA”) and other applicable legislation;
 - Water Use Licences (“WULs”), BRIB Certificates and other applicable Water Use Rights;
 - Environmental Authorisations (“EAs”), Environmental Management Programmes (“EMPrs”) and other environmental approvals;
 - the Notarial Deed of Servitude registered as K7660/2024, insofar as applicable;
 - the Water Management Agreement between PVHOA and PVI, once concluded and effective;
 - this WMP; and
 - technical, operational and asset-management procedures adopted pursuant to this WMP.
- 2.2 The Association shall not rely on this WMP as authority for any water use which is not otherwise lawfully authorized.
- 2.3 Where a Responsible Authority requires a water management plan, monitoring programme, reporting arrangement or other management measure as a condition of a Water Use Right, PVHOA shall take reasonable steps to incorporate and implement that requirement through this WMP or an appropriate supporting procedure.
- 2.4 Section 29(1)(b)(iii) of the NWA permits a responsible authority to require preparation, approval and adherence to a water management plan as a licence condition. This WMP is intended to be capable of accommodating such requirements if they apply.

3. OBJECTIVES AND WATER MANAGEMENT PRINCIPLES

- 3.1 Compliance: Water shall be used, stored, conveyed and managed in accordance with applicable law, Water Use Rights, environmental approvals and registered rights.
- 3.2 Conservation and efficient use: Water shall be used efficiently and unnecessary loss, waste and leakage shall be minimised.
- 3.3 Integrated management: The Association shall recognise the interconnected nature of the Estate's water system, including lawful abstraction, rainfall and stormwater, storage, conveyance and irrigation.
- 3.4 Protection of resources: The quality and ecological integrity of water resources shall be protected against pollution, degradation, erosion, excessive sedimentation and other avoidable impacts.
- 3.5 Resilience: The Association shall plan for drought, water restrictions, infrastructure failure and other circumstances that may reduce water availability.
- 3.6 Transparency and accountability: Material water-management decisions should, where reasonably practicable, be based on reliable information and capable of being explained, recorded and audited.
- 3.7 Risk-based management: Water infrastructure and water-management risks shall be prioritised having regard to consequence, likelihood, statutory obligations and available resources.
- 3.8 Fairness and cost consciousness: Water-management expenditure shall be managed responsibly and, where appropriate, costs attributable to specific uses or users shall be identified and allocated in accordance with applicable agreements and policies.
- 3.9 Co-operation: PVHOA shall co-operate with PVI, residents, contractors, consultants, authorities and other relevant stakeholders.
- 3.10 Continuous improvement: The Association shall periodically review performance and improve its policies, procedures and infrastructure wherever reasonably practicable.

4. PEARL VALLEY WATER RESOURCES AND WATER SYSTEM

- 4.1 The Estate's water system is regarded as an integrated system comprising water entering the system, water storage and conveyance, and subsequent irrigation use.
- 4.2 Principal sources of water:
 - water lawfully abstracted from the Berg River;
 - water lawfully abstracted from boreholes;
 - rainfall and stormwater runoff captured, conveyed or stored within the Estate;
 - any other lawful source approved for use on the Estate.
- 4.3 Water entering the interconnected storage system from different sources shall not, merely by being stored together, be regarded as having the same legal entitlement or source allocation.
- 4.4 The Estate's water storage and conveyance system includes interconnected lakes and dams, artificial channels, pipelines, pumps and associated infrastructure.
- 4.5 Dam 11 is the principal storage facility from which irrigation water is currently abstracted for both the PVI Irrigation Area and the PVHOA Irrigation Area.
- 4.6 The current working classification of the Estate's principal waterbodies is reflected in Annexure A. Historical water-use documentation contains discrepancies and the current physical and cadastral configuration has changed over time.

- 4.7 PVHOA shall maintain an appropriate register of material water resources and water infrastructure, subject to the limitations of available information and periodic verification.

5. WATER USE AND ALLOCATION FRAMEWORK

- 5.1 All water use administered or controlled by PVHOA shall be undertaken within the applicable Water Use Rights and in accordance with their conditions.
- 5.2 PVHOA shall not permit or facilitate unauthorised abstraction, storage, diversion or use of water.
- 5.3 The Association shall maintain appropriate controls over boreholes, pumps, abstraction points and other facilities under its control.
- 5.4 Where water is available for irrigation through the interconnected storage system, practical allocation and use shall be managed in accordance with applicable Water Use Rights, this WMP and, where applicable, the Water Management Agreement with PVI.
- 5.5 An entitlement to abstract water from a particular source shall not, without more, be treated as equivalent to an entitlement to extract water from a particular lake, dam or storage facility.
- 5.6 PVHOA shall promote water conservation through appropriate irrigation practices, leak detection, maintenance, monitoring, landscaping practices and, where appropriate, restrictions on non-essential water use.
- 5.7 The Association may adopt more detailed water-use rules, procedures or restrictions from time to time where reasonably required to implement this WMP.
- 5.8 No abstraction or extraction of water from any Water Resource or Water Infrastructure under the administration or control of PVHOA shall be permitted unless such abstraction or extraction is appropriately metered. PVHOA shall take reasonable steps to prevent and address any unauthorised or unmetered abstraction or extraction of water by any member, resident, employee, contractor, service provider or other person.

6. WATER INFRASTRUCTURE MANAGEMENT

6.1 Infrastructure categories

- storage infrastructure, including dams, embankments, outlets and related structures;
- stormwater infrastructure, including channels, drains, attenuation and conveyance structures;
- water conveyance infrastructure, including channels, pipelines, pumps and transfer facilities;
- irrigation distribution infrastructure serving areas for which PVHOA is responsible;
- monitoring, measurement and control equipment.

6.2 Maintenance

- PVHOA shall implement planned and preventative maintenance appropriate to the condition and risk profile of material water infrastructure.
- Material defects and failures shall be recorded and addressed according to urgency and potential consequence.
- Emergency repairs may be undertaken where reasonably necessary to protect persons, property, the environment or continued system functioning.

- Material capital works shall be subject to applicable budgeting, procurement and asset-management governance.
- 6.3 PVHOA shall, where reasonably practicable, maintain sufficient information to identify material water infrastructure, its condition, maintenance history and anticipated capital requirements.
- 6.4 Detailed technical operating procedures, maintenance schedules and engineering standards may be adopted separately and shall not form part of this WMP unless expressly incorporated.

7. ENVIRONMENTAL AND WATER QUALITY MANAGEMENT

- 7.1 PVHOA shall manage water resources and infrastructure with due regard to environmental protection and its environmental obligations.
- 7.2 The Association shall seek to prevent pollution, contamination, erosion, excessive sedimentation and avoidable deterioration of water resources.
- 7.3 Where material water-quality risks are identified, PVHOA shall assess the risk and, where reasonably necessary, obtain specialist advice, undertake monitoring or implement corrective measures.
- 7.4 PVHOA shall comply with applicable EAs, EMPs and other environmental requirements insofar as they fall within its powers and responsibilities.
- 7.5 Environmental incidents that may materially affect a water resource shall be escalated promptly and reported where legally required.

8. MONITORING, MEASUREMENT AND REPORTING

- 8.1 PVHOA shall maintain a proportionate monitoring and record-keeping framework sufficient to support lawful, transparent and informed water management.
- 8.2 Depending on availability and relevance, monitoring may include:
- abstraction volumes from facilities under PVHOA control;
 - water levels in material storage facilities;
 - material water transfers within the system;
 - irrigation consumption for PVHOA-controlled areas;
 - rainfall and stormwater information where relevant;
 - water-quality information where monitoring is required or reasonably necessary;
 - material infrastructure failures and repairs;
 - water restrictions, drought conditions and material compliance incidents.
- 8.3 Where measurement equipment is installed, PVHOA shall maintain it in reasonable working order and retain relevant records.
- 8.4 Material water-management information shall be made available to the Board and, where appropriate, to PVI or relevant authorities.
- 8.5 PVHOA should prepare an annual high-level water-management report for Board oversight.

9. WATER SHORTAGES, DROUGHT AND WATER RESTRICTIONS

- 9.1 PVHOA shall maintain a framework for responding to reduced water availability, drought, Water Restrictions, infrastructure constraints and other circumstances that materially affect irrigation water.
- 9.2 The response framework shall, where appropriate, include:
- assessment of available water and anticipated demand;
 - identification of conservation measures;
 - prioritisation of essential water uses;
 - implementation of reasonable irrigation restrictions;
 - communication of restrictions to affected users;
 - co-ordination with PVI in accordance with the Water Management Agreement;
 - engagement with the relevant authority where regulatory restrictions apply.
- 9.3 Nothing in this WMP alters rights or priorities established by an applicable WUL, other Water Use Right, the PVHOA Constitution or the Water Management Agreement.
- 9.4 Drought responses should be proportionate, transparent and based on available information.

10. ROLES AND GOVERNANCE

10.1 PVHOA Board

- approve this WMP and material amendments;
- provide strategic oversight;
- approve material water-related policies and capital programmes;
- receive periodic reports on compliance, risks, infrastructure and expenditure;
- ensure material water-management risks are appropriately addressed.

10.2 Estate Management

- implement the WMP and approved policies;
- coordinate operational water-management activities;
- maintain appropriate records and registers;
- escalate material risks, failures and compliance issues;
- coordinate with PVI, consultants and authorities where required.

10.3 Technical and specialist support

PVHOA may appoint suitably qualified engineers, environmental specialists, hydrologists, water-management consultants or other professionals where specialist advice is reasonably required.

10.4 Finance and asset management

Water-related expenditure shall be incorporated into the Association's financial planning, procurement, asset-management and capital-planning frameworks.

10.5 Members and residents

Members and residents shall comply with applicable water-management rules, restrictions and conservation measures and shall not undertake unauthorised water abstraction or interfere with Water Infrastructure.

10.6 PVI and other stakeholders

PVHOA shall co-operate with PVI and other stakeholders in accordance with their respective lawful rights and obligations. The Water Management Agreement shall govern the detailed bilateral relationship between PVHOA and PVI.

11. FINANCIAL AND ASSET MANAGEMENT

- 11.1 PVHOA shall provide appropriately for operation, maintenance, repair, renewal and replacement of Water Infrastructure under its responsibility.
- 11.2 Material water-related capital expenditure shall be assessed within the Association's asset-management and capital-planning process.
- 11.3 Where costs can reasonably be attributed to a specific water use, user or infrastructure function, PVHOA shall seek to identify and allocate such costs in accordance with applicable agreements, policies and cost causation.
- 11.4 Shared infrastructure and water use involving PVI shall be governed by the Water Management Agreement and any approved cost-allocation methodology.
- 11.5 This WMP does not itself establish a tariff, levy or contractual debt obligation.

12. RECORDS, INFORMATION AND CONTINUOUS IMPROVEMENT

- 12.1 PVHOA shall maintain an appropriate water-management record comprising, to the extent reasonably available:
 - current Water Use Rights and related correspondence;
 - environmental approvals relevant to water management;
 - material water infrastructure records and plans;
 - monitoring and measurement records;
 - material maintenance and incident records;
 - water restrictions and drought-response records;
 - material water-related expenditure and capital plans;
 - material agreements relating to water management.
- 12.2 The Association shall seek to improve the accuracy of water-resource and infrastructure records as better information becomes available.
- 12.3 Historical discrepancies in water-use documentation shall be recorded and managed without creating unintended admissions or alterations of statutory or registered rights.
- 12.4 The WMP shall be reviewed at least every three years, or earlier if there is a material change in legislation, Water Use Rights, water availability, infrastructure, Estate development or Association responsibilities.

13. RELATIONSHIP WITH THE WATER MANAGEMENT AGREEMENT

- 13.1 The Water Management Agreement between PVHOA and PVI establishes the respective rights and responsibilities concerning practical management, storage, distribution and use of irrigation water.

- 13.2 This WMP establishes PVHOA's broader governance framework and shall, insofar as applicable, be implemented consistently with the WMA.
- 13.3 Nothing in this WMP shall amend, vary, limit, extinguish or constitute a waiver of any provision of the WMA, any Water Use Right or the Notarial Deed of Servitude.
- 13.4 If an apparent inconsistency arises between this WMP and the WMA, PVHOA shall consult with PVI in good faith where the matter affects PVI's rights or obligations.
- 13.5 If an inconsistency with applicable law or a binding requirement of a Responsible Authority is identified, PVHOA shall take reasonable steps to amend or supplement this WMP as necessary.

14. APPROVAL, AMENDMENT AND REVIEW

- 14.1 This WMP shall become effective on the date approved by the PVHOA Board, subject to any further approval required under the Constitution or applicable law.
- 14.2 Amendments shall be approved in accordance with the Association's governance requirements.
- 14.3 Material amendments affecting PVI's rights or obligations under the WMA shall be discussed with PVI before implementation, without limiting PVHOA's constitutional or statutory powers.
- 14.4 The Association shall maintain a current approved version and record the date and nature of material amendments.

Version: August 2026

Approved by the Board of Trustees



Ivan van Niekerk
Chairman

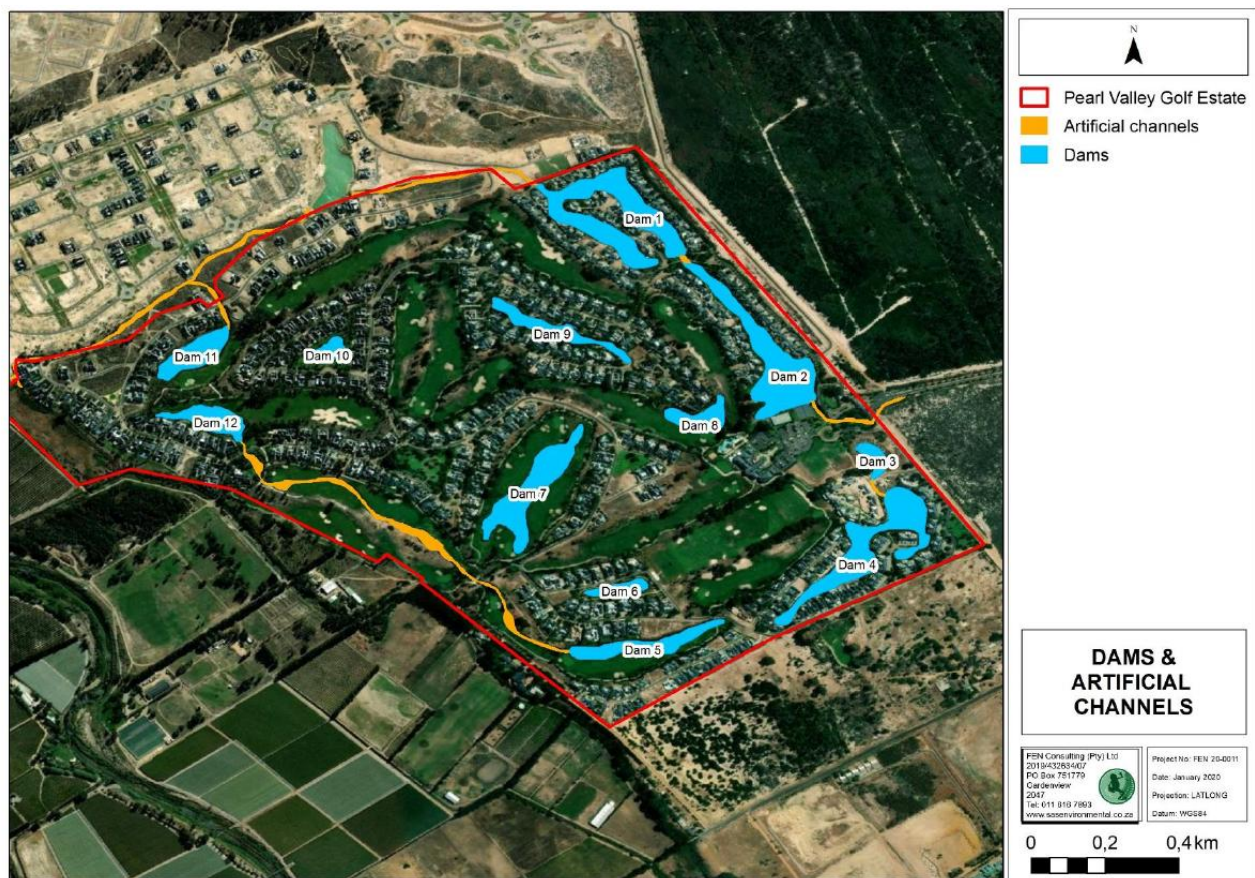


Greg van Heerden
Estate Manager

ANNEXURE A – WATER SYSTEM FRAMEWORK

This Annexure refers to the waterbodies identified and numbered in the diagram below and should be read with current cadastral information, Water Use Rights and the WMA.

Waterbody	Classification	Working status
Dam 1 (Erf 29)	Servient Tenement Dam	PVHOA waterbody; subject to PVI rights under the Notarial Deed of Servitude
Dam 2	Other HOA Dam	Part of subdivision of former Erf 87
Dam 3	Other HOA Dam	Part of subdivision of former Erf 829
Dam 4	Other HOA Dam	Part of subdivision of former Erf 829
Dam 5	Golf Course Lake	On original erf 493; part of Golf Course property
Dam 6 (Erf 374)	Servient Tenement Dam	PVHOA waterbody; subject to PVI rights under the Notarial Deed of Servitude
Dam 7	Golf Course Lake	On original erf 493; part of Golf Course property
Dam 8	Golf Course Lake	On original erf 493; part of Golf Course property
Dam 9 (Erf 200)	Servient Tenement Dam	PVHOA waterbody; subject to PVI rights under the Notarial Deed of Servitude
Dam 10 (Erf 258)	Servient Tenement Dam	PVHOA waterbody; subject to PVI rights under the Notarial Deed of Servitude
Dam 11	Main Irrigation Dam / Golf Course Lake	On original erf 493; principal irrigation abstraction point for PVI and PVHOA
Dam 12	Golf Course Lake	On original erf 493; part of Golf Course property
Clay Borrow Pit Dam	Excluded	Situated on Val de Vie; excluded from Pearl Valley WMP framework pending/formalising licensing transfer



ANNEXURE B – WATER USE RIGHTS REGISTER

Holder / administrator	Source / use	Document	Current working position	Status / note
PVI	Golf Course groundwater abstraction	Pearl Valley Golf Course WUL	Four borehole allocations; historical total 530,000 m ³ /a	Verify current documentary position
PVI	Berg River abstraction	Golf Course WUL / BRIB	WUL reflects higher entitlement; BRIB reflects 100 ha / 400,000 m ³ /a	WMA interim operating ceiling: 400,000 m ³ /a
PVI	Storage / use of relevant waterbodies	Golf Course WUL and related records	Historical schedule contains inconsistencies	Do not rely on aggregate capacity without verification
PVHOA	Acres Precinct water uses	Acres WUL / BRIB	Administered by PVHOA	Maintain supporting documents
Watervliet / PVI	Berg River rights	BRIB documentation	32 ha / 128,000 m ³ /a reflected in available records	Maintain separately

ANNEXURE C – MATTERS FOR FUTURE CLARIFICATION / REVIEW

No.	Issue	Current position	Further action
1	WUL / BRIB Berg River discrepancy	WUL reflects higher entitlement than 400,000 m ³ /a BRIB position	PVI / DWS / Scheme clarification; WMA interim position
2	Clay Borrow Pit Dam	Historical Pearl Valley WUL entry; physically on Val de Vie	Confirm DWS amendment when available
3	Historical WUL dam schedule	Entries contain apparent errors/inconsistencies; aggregate does not reconcile	Retain as historical record; verify if required
4	Current dam capacities	Not all current capacities independently verified	Engineering verification if required
5	Inter-dam conveyance infrastructure	Detailed engineering information incomplete	Confirm through WMA / technical records
6	Dam 11 operations	Common irrigation abstraction point	Confirm metering, operating protocols and cost allocation in WMA
7	Shared infrastructure and expenditure	Some infrastructure serves both parties	Agree detailed cost methodology in WMA
8	Drought response triggers	High-level framework only	Develop supporting procedure if required
9	Annexure A spatial information	Working representation, not survey/engineering plan	Update as reliable information becomes available