

Mariska Nicholson

From: Mariska Nicholson
Sent: Wednesday, 10 April 2024 14:32
To: Eitner, Altus; Jacobs, Rifaad; Westerberg, Shaun
Cc: Cox, Jean; 'Frans van Aardt'; Roux, Jaco
Subject: RE: OPPORTUNITY TO COMMENT ON THE PROPOSED RESIDENTIAL DEVELOPMENT ON REMAINDER OF ERF 2833, GREAT BRAK RIVER, MOSSEL BAY

Hi Altus,

Thank you for your feedback.

We are not appointed as the Environmental Control Officer for the site, and I am not sure who the Engineer is going to be. However, the stormwater management actions (SUDS) and outcomes (impacts & risk avoided) are detailed in an Environmental Management Programme (EMPr). The appointed EAP, Engineer, Contractors and Subcontractors **must** be compliant with this EMPr during **all** stages of development (pre-construction design, construction and operational).

Kind Regards/Vriendelike groete

Mariska Byleveld

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MSc Geology (University of the Free State)
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From: Eitner, Altus <aeitner@mosselbay.gov.za>
Sent: Wednesday, April 10, 2024 12:53 PM
To: Mariska Nicholson <mariska@cape-eaprac.co.za>; Jacobs, Rifaad <rifaad.jacobs@mosselbay.gov.za>; Westerberg, Shaun <swesterberg@mosselbay.gov.za>
Cc: Cox, Jean <jcox@mosselbay.gov.za>; 'Frans van Aardt' <Frans@urbanengineering.co.za>; Roux, Jaco <jroux@mosselbay.gov.za>

Subject: FW: OPPORTUNITY TO COMMENT ON THE PROPOSED RESIDENTIAL DEVELOPMENT ON REMAINDER OF ERF 2833, GREAT BRAK RIVER, MOSSEL BAY

Cape-ea -Prac / Dear Ms Byleveld

Although the Eng. Services Report touches on possible means of managing the steep topography SW by means of SUDS, it remains as such a report & concept. The frustration comes in during development stage with the Main Contractor, the Developer, and subsequently the Home Owners Association. I would expect that the Professional Team appointed by the owner/developer to enforce the SUDS during each stage. In other words, during site cleaning & clearing, construction of bulk services & roads, Building Plan Applications, individual Builders, and ultimately the HOA. There's a long way to go until we can determine if the SUDS is effective or not. Usually after the Development is fully built, then only we see the problems. From our department we maintain Sandhooftge pad and the open SW channel - and again raise our concern w.r.t. erosion, siltation and flooding during all stages as mentioned above. Will Cape-ea-Prac and Urban Engineering oversee this development to the full extent ?

BCO Rifaad/Shاون

Please refer to attached report, to keep in mind during Building Plan Approvals & Building inspectors.

SUDS embraces several options that are arranged in treatment trains, which helps to improve the efficiency and the resiliency of the system. There are three stages in the treatment train, each having slightly different combinations of SUDS options to control the stormwater:

1. "Source Controls" manage stormwater runoff as close to its source as possible, typically on site. Typical SUDS options include green roofs, rainwater harvesting, permeable pavements and soak-aways.
2. "Local Controls" manage stormwater runoff in the local area, typically within the road reserves. Typical SUDS options include bio-retention areas, filter strips, infiltration trenches, sand filters and swales.
3. "Regional Controls" manage the combined stormwater runoff from several developments. Typical SUDS options include constructed wetlands, detention and retention ponds.

The following approach to stormwater management for the proposed development is therefore proposed:

1. "Source Controls" - Reduce runoff by means of rainwater harvesting tanks which collect and store water from building roofs. Emergency overflows will be included in the design to allow controlled discharge of water during major storms. Harvested water can be used for general purposes such as irrigation of landscaped gardens as well as washing and general maintenance of facilities. Harvested water can also be used as part of a dual plumbing system in the water borne Sewer Reticulation Network, greatly reducing the development's potable water demand.
2. "Local controls" – Divert excess water toward the existing grass lined stormwater channel currently situated on the erf. If required, the capacity of the channel can be increased by improving the permeability of the channel. Creation of natural cavities or area of increased permeability created along the drainage channel flow line, will help reduce speeds and improve soil infiltration
3. Reducing the hardened surface area of the development to a maximum of 60% will ensure that the post-development runoff generated is limited and that it can be discharged overland to the natural surroundings without causing erosion and damaging the natural environment. In the case of the proposed development, hardened areas comprise only approximately 20% of the total area of the erf.

STORMWATER

The proposed development will only harden approximately 20% of the total site footprint. 80% of the site will remain undeveloped and permeable, resulting in large areas available for ground water infiltration. The existing main drainage lines will remain unchanged, but it is expected that the introduction of flat lawns, soft landscaped beds, rainwater harvesting tanks and roads that cut across the general fall of the site, will increase the length of the longest water course, which leads to an increase in time of concentration and subsequent reduction in Peak Flow Volumes.

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Altus Eitner

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From: Mariska Nicholson <mariska@cape-eaprac.co.za>

Sent: Wednesday, 10 April 2024 11:12

To: Roux, Jaco <jroux@mosselbay.gov.za>

Cc: Eitner, Altus <aitner@mosselbay.gov.za>

Subject: RE: OPPORTUNITY TO COMMENT ON THE PROPOSED RESIDENTIAL DEVELOPMENT ON REMAINDER OF ERF 2833, GREAT BRAK RIVER, MOSSSEL BAY

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Hi Jaco,

Baie dankie, ek bring dit onder die aandag van die Ingenieur.

@Altus – Tesame met die gedeelte van die pad wat steiler as 1:5 is, laat weet asb. indien jy enige ander kommentaar het rakend die hantering van stormwater soos per jou aanvanklike kommentaar. Frans het my laat weet dat sy opgedateerde dienste verslag al jou kwessies rondom stormwater/erosie aanspreek soos per julle vergadering op 06 November 2024. Sien asb. aangeheg die opgedateerde diensteverslag soos gesirkuleer op 11 Maart 2024.

Ek hoor graag van jou.

Kind Regards/Vriendelike groete

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From: Roux, Jaco <jroux@mosselbay.gov.za>

Sent: Wednesday, April 10, 2024 11:01 AM

To: Mariska Nicholson <mariska@cape-eaprac.co.za>

Cc: Eitner, Altus <aitner@mosselbay.gov.za>

Subject: RE: OPPORTUNITY TO COMMENT ON THE PROPOSED RESIDENTIAL DEVELOPMENT ON REMAINDER OF ERF 2833, GREAT BRAK RIVER, MOSSEL BAY

Hi

Julle sal moet bewys dat die uitleg nie beter gedoen kan word nie en dit dan so probeer motiveer.

Ek stuur ook jou kommentaar aan ons Strate en Stormwater afdeling vir insette. (Altus sien onder – dis privaat strate)



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From: Mariska Nicholson <mariska@cape-eaprac.co.za>
Sent: Wednesday, April 10, 2024 10:32 AM
To: Roux, Jaco <jroux@mosselbay.gov.za>
Subject: RE: OPPORTUNITY TO COMMENT ON THE PROPOSED RESIDENTIAL DEVELOPMENT ON REMAINDER OF ERF 2833, GREAT BRAK RIVER, MOSSSEL BAY

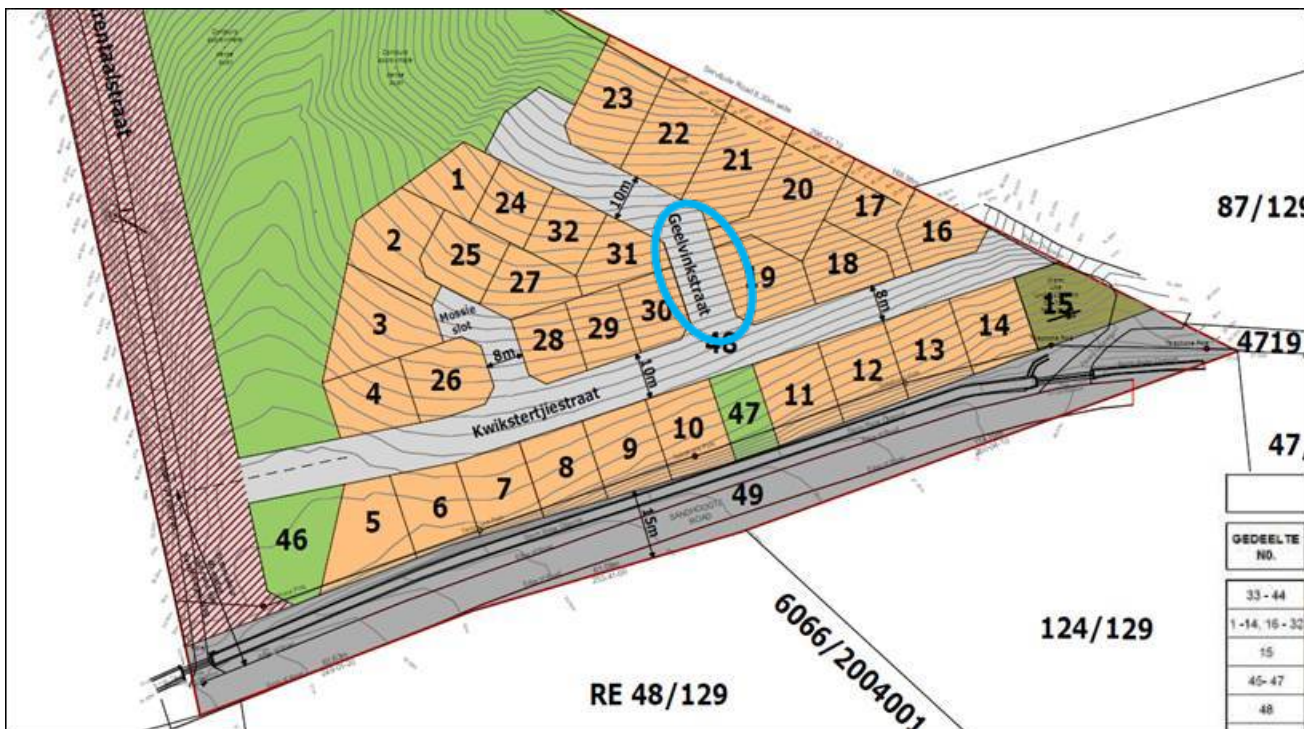
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Hi Jaco,

I trust you are well!

Thank you very much for your comments on the proposed development on RE/2833, Great Brak River.

The proposed erven are not steeper than 1:4. However, a small section of internal road "Geelvinkstraat" is between 1:4 and 1:5 (please see section below – blue outline). Stormwater from this section was also considered by making Erf 47 a Private Open Space Erf rather than a Residential Erf.



Please let me know your thoughts or if we should consult Altus on this matter.

Kind Regards/Vriendelike groete

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From: Roux, Jaco <jroux@mosselbay.gov.za>

Sent: Tuesday, April 2, 2024 1:09 PM

To: Mariska Nicholson <mariska@cape-eaprac.co.za>

Subject: OPPORTUNITY TO COMMENT ON THE PROPOSED RESIDENTIAL DEVELOPMENT ON REMAINDER OF ERF 2833, GREAT BRAK RIVER, MOSSEL BAY

Hi

Spatial Planning Comments:

The property is located within the Urban Edge and earmarked for Urban Expansion in terms of the Mossel Bay Spatial Development Framework/Environmental Management Framework 2022 (SDF/EMF 2022).

The property has several developmental constraints which is clear from the SDF/EMF 2022 Status Quo mapping. The layout of the proposed development should be carefully considered as to address the constraints identified in the SDF/EMF 2022 and the specialist studies. It must be mentioned that there is development pressure in the Great Brak River area with almost no land without any developmental constraints.

The following development Principles amongst other should be applied:

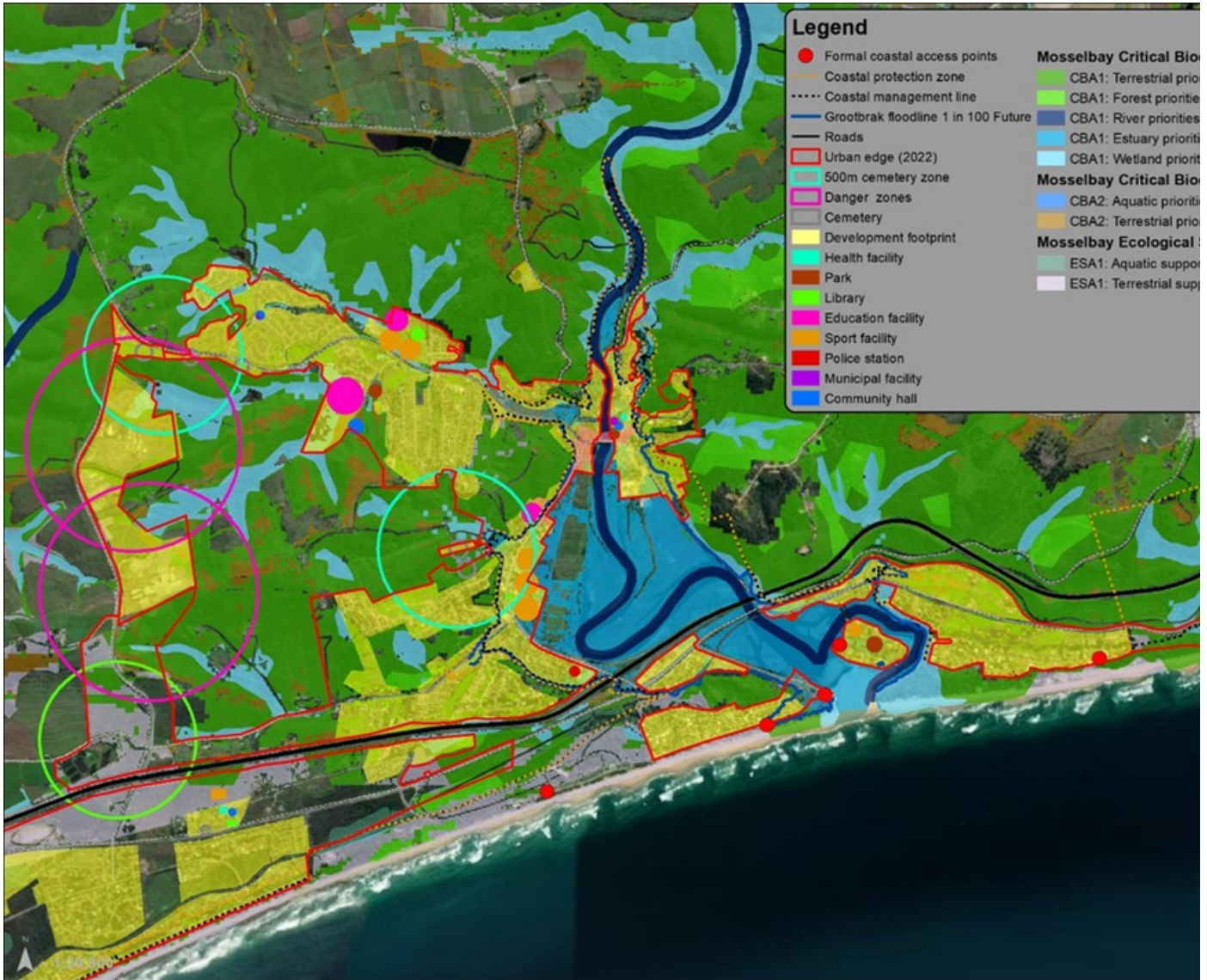
Policy 1(d)(a)

- a) Development on slopes steeper than 1:4 should only be considered in exceptional cases and with caution concerning visual impact, erosion and cut-and-fill scars.

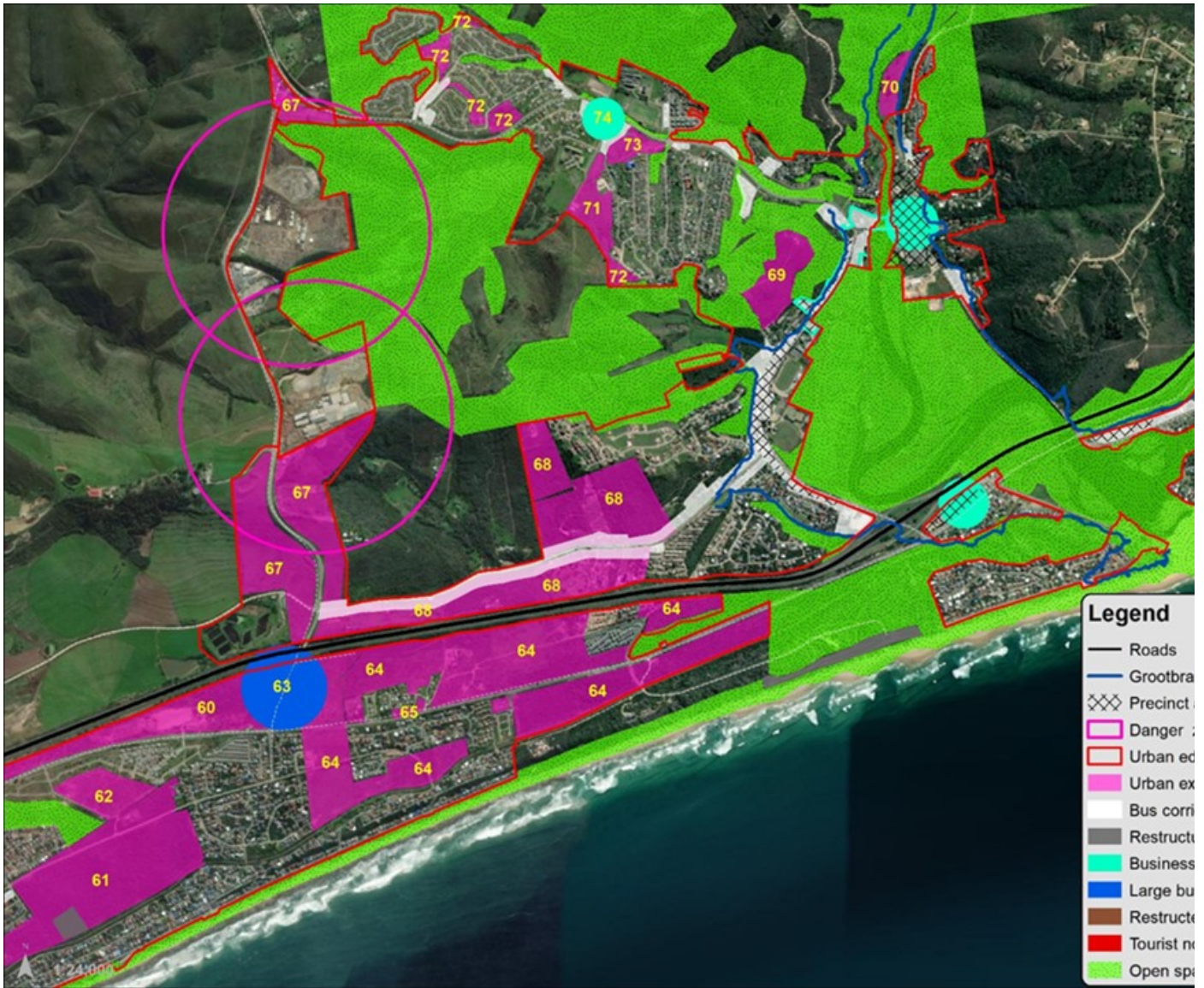
Policy 5(b)(d-f, i)

- d) No new development on sloped steeper than 1:4

- e) The preferred maximum gradient of roads is 1:5.
- f) Footprint development in natural vegetation should take fire risk into account when the application is submitted and evaluated. Such applications can only be approved if acceptable risk mitigation can be proven.
- i) Landslide probability and mitigation should be investigated via expert inputs during land use application evaluation processes.



The subject property is earmarked for Urban Expansion in terms of the SDF/EMF 2022 as Urban Expansion area 68 (see proposal below). The property is also part of the Sandhoogte Road corridor which could accommodate higher residential densities.



Parcel Number	Development Type	Size (ha)	Approximate Yield
68	Medium to High Density Residential, Business along main road	45	600

Spatially the development is supported subject to the application of the SDF/EMF 2022 development policy principles regarding the developmental constraints of the property.

Note:

- It should be considered to make all the residential erven Group Housing properties due to the small size on the erven.
- Clarity must be provided regarding the management and maintenance of infrastructure which will serve more than one development.
- Stormwater management must be very important in the area.

Regards



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