RE/2833 GREAT BRAK RIVER – COMMENTS & RESPONSE TABLE

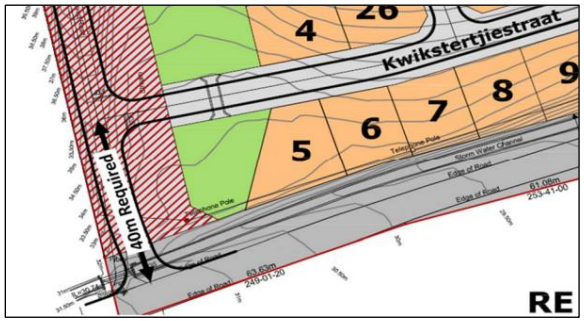
Mossel Bay Municipality – Water & Sanitation, 12 October 2023

Comments	Response
We accept the suggestion of conservancy tank for the internal sewer for the development. We are in the process of attending to the challenges at the Cricket Field pumpstation. The Great Brak Water Treatment Plant is current being upgraded and there is sufficient capacity to deal with the sewage volumes from this development.	Noted. The Utility Zone will be transferred to the Homeowners Association who will be responsible for the administration, management and maintenance of the conservancy tank. A private contractor will be contracted by the Homeowners Association to service the conservancy tank. The Homeowner's Association can connect the internal sewer network to the municipal sewer network in the future when the municipal pumping station has the necessary capacity.
We accept you suggestion with regards to the internal water reticulation for the development.	Noted.
The available storage capacity of the water reservoir must be determined by GLS. The developer will be responsible for the cost for the report from GLS.	GLS Consulting (Pty) Ltd was appointed to conduct a capacity analysis of the bulk municipal water services for the proposed development. It was confirmed that the existing Sandhoogte water reticulation system has sufficient capacity to accommodate the proposed development and that no additional reservoir storage capacity is required for firefighting volumes

Mossel Bay Municipality – Stormwater, 12 October 2023

Punt 5, Terloops, ek onthou nie dat iemand vir my gevra het hieroor nie? Die inligting is mos standaard Siviele berekeninge, itv ''Rational Method'', die totale opvang gebied van Sandhoogtepad ens. Die kanaal se dwarssnit is min of meer uniform, daar is n helling, dws jul Siviele Ingenieur kan die SW afloop en konsentrasie bepaal, gegewe die helling, en kanaal snit.  Figure 5-1: Existing stormwater infrastructure There is no information available regarding the spare capacity of the existing stormwa channel.	The SUDS Principle is practical and will be included in the detailed design of the internal roads. The HOA will maintain it. Based on comments received from Mossel Bay Municipality, Urban Engineering arranged a meeting with the Mossel Bay Municipality on **06 November 2023** to discuss the stormwater detail as previously requested (left). The following points were agreed to:

• Verder, die SUDS teorie is oulik en als, maar is dit prakties tydens konstruksie, tydens huis verkope, tydens lock & go persele ?
• Gaan die HEV/HOA dit onderhou, gaan daar gereelde onderhoud wees ? Ek sal graag meer detail wou sien rondom die aflope en beheer.
• Stormwater vanaf die 31 Algemene Residensiële Sone I erwe sal suidwaarts na die bestaande stormwaterkanaal aan die suidelike grens van die eiendom dreineer - *Soek berekening, en uitlegte agv topografie.*
• Stormwater vanaf die 12 Enkel Residensiële Sone I erwe sal natuurlik na die laagte punt op die eiendom dreineer - En dan ? groot gat en donga erodeer.
• So gegewe die styl topografie, wil ek graag baie meer detail sien rondom SW beheer, die opvang gebied in geheel van Sandhoote pad versus die bestaande kanaal,
• die bydra van hierdie ontwikkeling, die erosie beheer ens.
• Alle toegang sal wees vanaf die een pad aan die Weste kant, geen 2de ingang nie. Slegs 1 aansluitng by Sandhoogtepad. Indien hierdie n veiligheid
	• Only one access into the site will be allowed.
	• Due to the steep road gradient, the weight of construction vehicles to be restricted.
	• GLS to provide a report pertaining to the Water reticulation to the site.
	• The rational method must be used to determine the pre- and post-development stormwater run-off volumes.
	  ○ Urban Engineering determined a high-level estimate of the expected stormwater run-off for minor (1:5 Year) and major (1:50 Year) storms for the expected catchment area. Based on Urban Engineering's calculations, the introduction of lawns, soft landscaped beds, rainwater harvesting tanks and roads that cut across the general fall of the site, will lead to an increase in time of concentration and subsequent reduction in Peak Flow Volumes (Rational Method)
	• To limit stormwater runoff, surface hardening should be restricted to 60% of the erf footprint.
	  ○ The proposed development makes provision for 43 residential units, comprising of a mixture of 2- and 3-bedroom units. The two 2-bedroom unit has a floor area (including garage & patio) of approx.

kompleks gaan wees met hek, moet daar genoeg tou lengte toegelaat word vir 3 / 4 voertuie asook besoeker parkering.	141m^2 while the 3-bedroom unit has a footprint of approx. 163m^2. It can be argued that the total proposed development has the potential to create ~11700m^2 hard surfaces (dwellings, patios, driveways, garages and internal roads). Since the size of RE/2833 is ~60 400m2, it follows that ~20% of RE/2833 will be hardened. • The position of Kwikstertjiestraat is situated approximately 40m away from Sandhoogte road edge, ensuring that the two intersections are not situated within each other's envelope (Traffic Impact Assessment, 2024).  After the meeting the shortcomings were addressed and included in the Civil Services Report (2024).