



Mossel Bay

M U N I C I P A L I T Y

MOSSSEL BAY | HARTENBOS | GREAT BRAK RIVER | HERBERTSDALE



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15/4/43/4

In antwoord verwys na nommer
In reply quote number Collab No 9710922
Xa Uphendula chaza Le Nombolo

CAPE EAPRAC

PO BOX 2070

George

6530

044 574 0365

044 874 0432

Dear: Sir/Madam

PROPOSED RESIDENTIAL DEVELOPMENT AT PORTION 31 OF THE FARM BUFFELSFONTEIN 250 BOGGOMS BAY, MOSSSEL BAY, WESTERN CAPE PROVINCE

Comments;

Sewer Reticulation Network:

The proposal for sewer reticulation is accepted by the Mossel Bay Municipality. The Mossel Bay Municipality confirms that the above-mentioned development has sufficient sewage capacity.

Water Reticulation Network :

The Mossel Bay municipality is comfortable with the proposal of 25000l/erf capacity of rain water tanks as fire flow. We recommend that the bulk water connection be made on the outlet side of the reservoir as there is more than enough capacity in the reservoir to meet the water demand of the proposed development. The Mossel Bay Municipality accept the findings of Cobus Louw Engineering Services Report and confirm water reticulation network has sufficient water capacity.



S.NAIDOO
Date 12/04/2023

MOSSSEL BAY | HARTENBOS | GREAT BRAK RIVER | HERBERTSDALE

101 Marshstraat Street Sitalato 101
Privaatsak Private Bag Ingxowa Yeposi Ngu X29
Mosselbaai Mossel Bay Bayi 6500

Mariska Nicholson

From: Manuel, Warren <warren.manuel@mosselbay.gov.za>
Sent: Tuesday, 22 November 2022 15:41
To: Cobus Louw
Subject: RE: PROPOSED LOW DENSITY RESIDENTIAL HOUSE DEVELOPMENT AT PORTION 31 OF THE FARM BUFFELSFONTEIN 250 BOGGOMS BAY, MOSSEL BAY, WESTERN CAPE

Afternoon,

No objections. Refuse must be brought to the drop off site before 7am on the day of refuse collection which is on a Friday.

Regards



Warren Manuel

Senior Manager (Waste Management and Pollution Control)

101 Marsh Street, Mossel Bay
Email: warren.manuel@mosselbay.gov.za
Web: <https://www.mosselbay.gov.za>
Tel: +27 44 606-5151



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Anti-Fraud Hotline: 0800 333 466

From: Cobus Louw <clouw@clconsult.co.za>
Sent: Tuesday, November 22, 2022 12:36 PM
To: Manuel, Warren <warren.manuel@mosselbay.gov.za>
Subject: FW: PROPOSED LOW DENSITY RESIDENTIAL HOUSE DEVELOPMENT AT PORTION 31 OF THE FARM BUFFELSFONTEIN 250 BOGGOMS BAY, MOSSEL BAY, WESTERN CAPE

Warren,

Could you pls comment on the items mentioned in e-mail below.

Regards,



Cobus Louw Pr. Eng.
Professional Engineer
Tel: 044 – 692 0441

Fax: 086 6192 839
Cell: 072 4233 208
e-mail: clouw@clconsult.co.za

From: Cobus Louw <clouw@clconsult.co.za>
Sent: Friday, 11 November 2022 4:03 PM
To: 'warren.manuel@mosselbay.gov.za' <warren.manuel@mosselbay.gov.za>
Subject: FW: PROPOSED LOW DENSITY RESIDENTIAL HOUSE DEVELOPMENT AT PORTION 31 OF THE FARM BUFFELSFONTEIN 250 BOGGOMS BAY, MOSSEL BAY, WESTERN CAPE

Warren,

Could you please give some comments on Par 5.6 page 15 of the report regarding the waste management.

Regards,



Cobus Louw Pr. Eng.

Professional Engineer

Tel: 044 – 692 0441

Fax: 086 6192 839

Cell: 072 4233 208

e-mail: clouw@clconsult.co.za

From: Cobus Louw <clouw@clconsult.co.za>
Sent: Monday, 24 October 2022 11:48 AM
To: 'Manuel, Warren' <wmanuel@mosselbay.gov.za>
Subject: FW: PROPOSED LOW DENSITY RESIDENTIAL HOUSE DEVELOPMENT AT PORTION 31 OF THE FARM BUFFELSFONTEIN 250 BOGGOMS BAY, MOSSEL BAY, WESTERN CAPE

Warren,

Could you please give some comments on Par 5.6 page 15 of the report regarding the waste management.

Regards,



Cobus Louw Pr. Eng.

Professional Engineer

Tel: 044 – 692 0441

Fax: 086 6192 839

Cell: 072 4233 208

e-mail: clouw@clconsult.co.za

From: Cobus Louw <clouw@clconsult.co.za>

Sent: Monday, 26 September 2022 5:15 PM

To: 'wmanuel@mosselbay.gov.za' <wmanuel@mosselbay.gov.za>

Cc: 'Beyi, Solly' <sbeyi@mosselbay.gov.za>; 'Cox, Jean' <jcox@mosselbay.gov.za>; 'Louw, Eric' <elouw@mosselbay.gov.za>; 'Koelman, Catherine' <ckoelman@mosselbay.gov.za>

Subject: PROPOSED LOW DENSITY RESIDENTIAL HOUSE DEVELOPMENT AT PORTION 31 OF THE FARM BUFFELSFONTEIN 250 BOGGOMS BAY, MOSSEL BAY, WESTERN CAPE

Warren / Jean / Eric / Solly / Catherine

Please find attached a services report for the proposed development at portion 31 of the Farm Buffelsfontein 250 Boggoms Bay.

This is a low-density development consisting of

Erf No.	Extent (±)	Proposed Zoning
1 - 13	0.984ha	Single Residential Zone I with 13 erven of ±757m ² each
14	0.292ha	Business Zone III (neighbourhood shop) with flats above ground floor and consent use for restaurant
15	0.853ha	General Residential Zone V (hotel) – 4-bedroom boutique hotel with the existing Sandpiper Leisure Centre
16	2.602ha	Open Space Zone II – Private Open Space
17	0.230ha	Utility Zone - municipal reservoir
Remainder	18.813ha	Agriculture Zone I Status quo remains
TOTAL	23.774ha	

After your consideration of the attached report could you give your feedback on the availability of engineering services.

- Water will be utilized from the existing Municipal reservoir on the property
- Sewerage will be on site treatment via a Bio-Gas Digester System
- Roads will be constructed as low impact roads
- Stormwater management via a variety of above ground and below ground infiltration chamber combinations
- Solid waste to be collected at a central collection point

Your input and feedback will be appreciated to form part of the environmental approval process.

Regards,



Cobus Louw Pr. Eng.

Professional Engineer

Tel: 044 – 692 0441

Fax: 086 6192 839

Cell: 072 4233 208

e-mail: clouw@clconsult.co.za