

## George Goodey

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**From:** Tiaan Wright <Tiaan.Wright@capetown.gov.za>  
**Sent:** Tuesday, August 13, 2019 10:06 PM  
**To:** George Goodey  
**Subject:** FW: Request for comments on 4th Draft BAR for the assisted living residential development on Erven 4144, 4145, 15763, 10853 and Re Erf 56 Durbanville  
**Attachments:** D'Urbanvale wetland\_upsizing of sewer (Combined Dev).pdf

Hi George,

Sien e-pos hier onder vir jou voorlopige kennisname, die boodskap sal seker mettertyd na jou toe sirkuleer word.

Groete

**Tiaan Wright PrEng MScEng**

Principal Professional Officer: Reticulation - Water & Sanitation Department  
Water & Waste Directorate

1<sup>st</sup> Floor, Kraaifontein Civic Municipal Offices, Brighton Road, Kraaifontein

**Tel:** 021 444 4922 | **Cell:** 082 838 1527 | **E-mail:** [tiaan.wright@capetown.gov.za](mailto:tiaan.wright@capetown.gov.za)

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**From:** Tiaan Wright  
**Sent:** 13 August 2019 04:03 PM  
**To:** Katy Spalding; Ashiekah Salie; Clarissa Fransman  
**Cc:** Shamile Manie; Jaco de Bruyn; Pat Titmuss; Eduaan Albertyn  
**Subject:** RE: Request for comments on 4th Draft BAR for the assisted living residential development on Erven 4144, 4145, 15763, 10853 and Re Erf 56 Durbanville

Dear Katy,

Thanks for your e-mail. Collated comments on DBARs on behalf of the Water & Sanitation department are provided by our "Integrated Master Planning" office during which process I am also asked for input on behalf of the district office (of the Reticulation branch). I received such a request earlier today from Ashiekah Salie (see attached e-mail) to which I will reply in order for her to compile our department's updated comments in this regard but I will try to summarize what my feedback to her will be below:

Briefly, the status quo of the downstream sewer line have slightly changed over the past 12-18 months during which time we have experienced some blocked/surcharging sewer manholes in the Uitkamp wetland area where the existing sewer network makes 4 sharp ( $\pm 90$  degree) bends as part of an old sewer pump station that was made redundant many years ago (see below) – this is the exact same complaint that the Meerenbosch HOA refers to in their correspondence but which is something that we never experienced prior to the recent water crisis/drought. The reason being previously frequent sewer blockages along this sewer system did not occur because the base and peak flows in the sewer main was significantly more before the recent water crisis/drought meaning the downstream sewer system was "cleaned" under self-scouring high flows during peak periods which basically means that most solids and organic matter got flushed down the line at least twice a day (i.e. during peak morning and peak afternoon/night times).

However with the "new normal" operating conditions that we experience since the water crisis, the actual sewage flows in our sewer systems are considerably less compared to what it was before the recent drought (e.g. the City's water consumption is still around 600 million litres/day which is almost half what the demand was 2 years ago). This has a negative effect on flat sewer lines because the concentration of solids and organic matter in sewage (per volume) increased significantly as the hydraulic load decreased (due to much lower water consumption) which in many cases then result in solids settling in flat sections or sewer manholes that slowly builds up until it clogs up the system. Therefore the reasons for the recent problems on the sewer system just downstream of the Willow Wood development is not due to insufficient capacity of the downstream sewer system but as a result of lower peak flows with higher concentration of solids which,

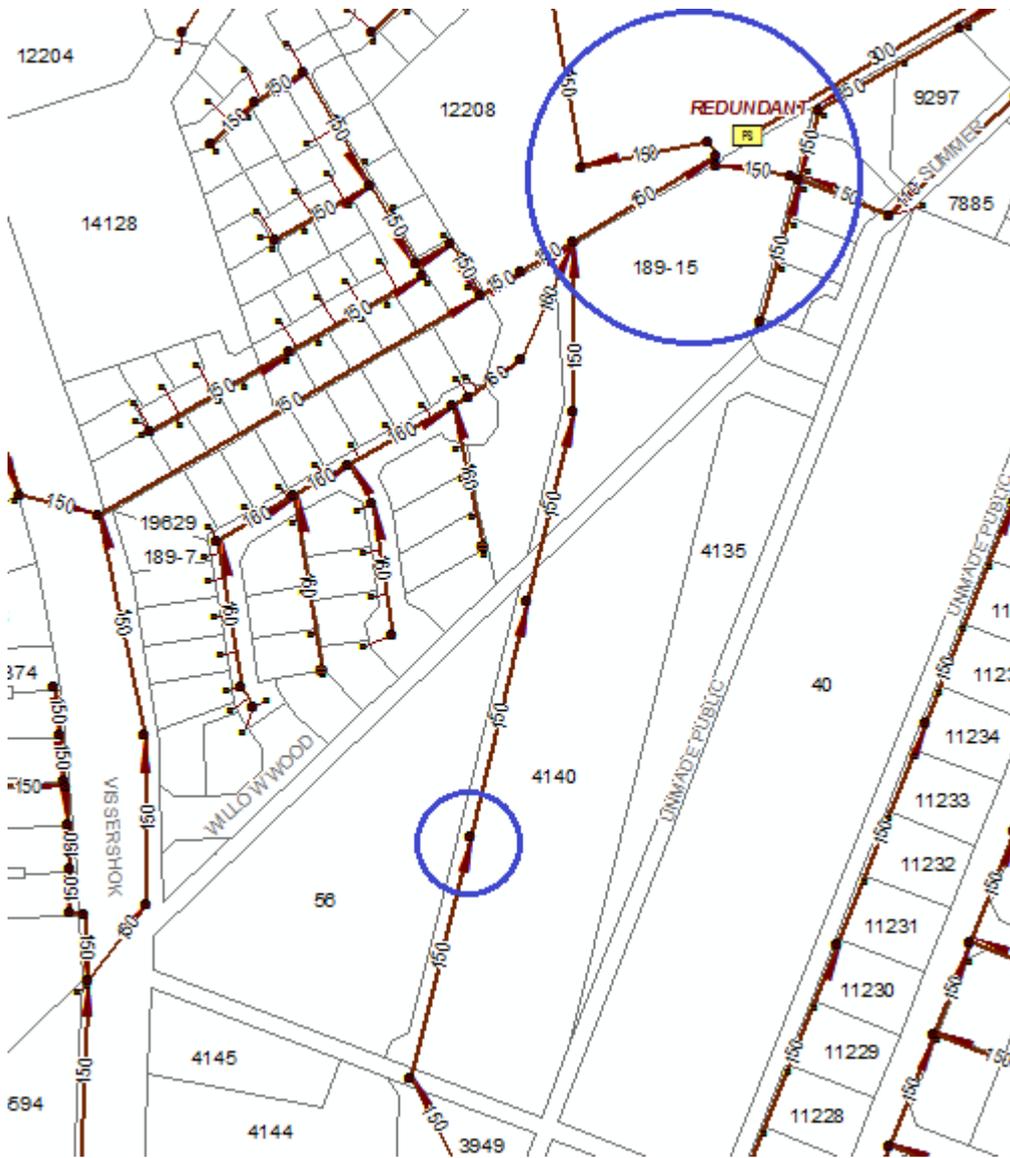
combined with flat sections along the sewer system, then frequently causes one of the abovementioned 4 manholes to block and surcharge. The upgrading of the existing sewer downstream of Willow Wood Estate (see plan attached) is a condition for that development, currently clearance of 2 units are being withheld until the developer has finished the upgrading, the last I heard (about 2 months ago) they were busy with the EIA, Tersia Venter of Combined Developments can confirm the latest status/progress. Unfortunately I don't know when the actual upgrading work will be done and neither does my department have any guarantee that the developer will ever do the upgrading although it seems to be their intent.

However, the last time I had any liaison with the consultant engineer (Aurecon) about this development was in May 2017. Unfortunately in this case much have changed since then in terms of the status quo of the operational conditions of our sewer systems including this specific sewer main. As mentioned I have no guarantee that the upgrading of the downstream sewer line will in fact be done by Combined Developments (although it appears to be their intent) but as a result our department's feedback cannot be that the downstream sewer system currently has sufficient spare capacity. Although the upgrading of the downstream sewer is not due to capacity constraints but rather due to operational issues (as mentioned above) I have to insist that the developer of Durbanville Gardens at least installs the first section of sewer shown on the attached plan (±25m length between manholes EXIST. DU52 and EXIST. DU63) which will serve as a straight sewer link to eliminate 2 of the 4 problematic manholes mentioned above while also addressing the other 2 manholes by making their bends smoother. The rest of the upgrading downstream of that can be left to the developer of Willow Wood because the capacity of the rest of the sewer line is sufficient in terms of flow (hydraulic) capacity.

In terms of the alternatives/options with regards to the sewer connections we definitely cannot support making use of the existing 100mm sewer erf connections of the existing single residential erven. We also prefer that only a single 160mm sewer connection for the entire development is used. In order to prevent the new sewer connection from having to cross the "intact deep wetland" as marked in the freshwater study report, the development can connect to the existing sewer manhole directly east of Cottages 2 and 3 shown on the site plan (outside the centre of the eastern erf boundary line of Erf 56) instead of connecting to the existing sewer manhole outside the most northern corner of the development (i.e. outside the top corner of Erf 56) – see below.

I therefor suggest the consultant engineer makes an appointment with me to briefly discuss the above feedback and requirements in order for the Draft Bar to be amended accordingly.

Regards



**Tiaan Wright PrEng MScEng**

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Water & Waste Directorate

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**Tel:** 021 444 4922 | **Cell:** 082 838 1527 | **E-mail:** [tiaan.wright@capetown.gov.za](mailto:tiaan.wright@capetown.gov.za)

**From:** Katy Spalding

**Sent:** 13 August 2019 11:12 AM

**To:** Tiaan Wright

**Cc:** Shamile Manie; Jaco de Bruyn; Water Info; Pat Titmuss

**Subject:** FW: Request for comments on 4th Draft BAR for the assisted living residential development on Erven 4144, 4145, 15763, 10853 and Re Erf 56 Durbanville

**Importance:** High

Dear Tiaan

This Department received the Services Confirmation Letter from Water & Sanitation Department on 24<sup>th</sup> July 2018 confirming availability of services for the proposed assisted living residential development on Erven 4144, 4145, 15763, 10853 and Re Erf 56 Durbanville. The application is still in the EIA phase (Draft Basic Assessment Report). Previous comment was raised by this Department that the proposed sewer connection will impact on an existing seep wetland located on the site. In order to avoid impacting the seep wetland the engineers from Aurecon have investigated using the existing sewer connections. Kindly refer to Page 7 – 9 of the attached Civil Services Report and confirm whether your Branch will accept the proposal to use the existing sewer connection in order to avoid impacting the wetland.

In addition, please note the attached Comments & Response Report, particularly page 161 to 163 with a complaint raised by the Meerenbosch Home Owners Association to the environmental consultants stating the existing sewer line is under considerable pressure and sewage spills are experienced in at least 3 manholes in the wetland alongside the Meerenbosch property resulting in contamination of the Uitkamp wetlands. Kindly confirm whether this information is correct and what measures need to be put in place by this development to ensure no sewer spills are experienced in the Uitkamp wetlands.

This Department requires an urgent response from your Branch regarding the new information relating to the sewer reticulation. Your response will inform the application and decision making to be made by the Department of Environmental Affairs and Development Planning (DEA&DP).

The revised City comments to the Environmental Consultant are overdue and urgently need to be submitted to meet the DEA&DP timeframes.

Regards

**Katy Spalding**

Environmental Professional: Environment & Heritage Management  
Environmental Management Department

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**From:** Katy Spalding

**Sent:** 08 August 2019 10:38 AM

**To:** Water Info; Jaco de Bruyn; Shamile Manie; Johann Terblanche; Alistair Lee; Bronwen Jillings; Vibeke Maass; Willie Liebenberg; Phila Nkosinkulu; Daniel Potgieter; Vincent Harris

**Cc:** Pat Titmuss; Clarissa Fransman; Bongani Mnisi

**Subject:** RE: Request for comments on 4th Draft BAR for the assisted living residential development on Erven 4144, 4145, 15763, 10853 and Re Erf 56 Durbanville

Dear Colleagues

No comment has been received from your Departments on the 4<sup>th</sup> Draft BAR for the proposed assisted living residential development on Erven 4144, 4145, 15763, 10853 and Re Erf 56 Durbanville within the deadline provided.

The application does however require an updated comment from the following Departments:

- Water & Sanitation Department regarding the revised Civil Services Report – particularly the sewer connection proposals that requires confirmation
- Catchment Management Branch regarding the revised Stormwater Management Plan
- Biodiversity Management Branch regarding the Wetland Rehabilitation Plan & revised Freshwater Impact Assessment
- Urban Design to confirm whether the previous comments raised have been addressed adequately.

No comment has previously been received from Transport Department and the Recreation & Parks Department. It is therefore assumed your Department has no comment on the application.

Today is the last opportunity for comments to be received as the City's consolidated comment must be submitted to the EAP on Monday 12 August 2019.

Regards

**Katy Spalding**

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**From:** Katy Spalding  
**Sent:** 06 August 2019 08:33 AM  
**To:** Water Info; Jaco de Bruyn; Shamile Manie; Johann Terblanche; Alistair Lee; Bronwen Jillings; Sean Van rensburg; Werner Geldenhuys; Sonja Warnich Stemmet; Vibeke Maass; Erika Foot; Willie Liebenberg; Phila Nkosinkulu; Daniel Potgieter; Vincent Harris  
**Cc:** Pat Titmuss; Clarissa Fransman  
**Subject:** RE: Request for comments on 4th Draft BAR for the assisted living residential development on Erven 4144, 4145, 15763, 10853 and Re Erf 56 Durbanville

Good Morning All

Please be reminded that internal comment is due tomorrow on the 4<sup>TH</sup> Draft BAR for the proposed assisted living residential development on Erven 4144, 4145, 15763, 10853 and Re Erf 56 Durbanville.

Regards

**Katy Spalding**

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**From:** Katy Spalding  
**Sent:** 11 July 2019 03:27 PM  
**To:** Water Info; Jaco de Bruyn; Shamile Manie; Johann Terblanche; Alistair Lee; Bronwen Jillings; Sean Van rensburg; Werner Geldenhuys; Sonja Warnich Stemmet; Vibeke Maass; Erika Foot; Lumko Vazi; Anne Smit; Willie Liebenberg; Phila Nkosinkulu; Gerrit van Wyk; Jackie Hintenaus; Daniel Potgieter; Vincent Harris  
**Cc:** Pat Titmuss; Clarissa Fransman  
**Subject:** Request for comments on 4th Draft BAR for the assisted living residential development on Erven 4144, 4145, 15763, 10853 and Re Erf 56 Durbanville

Dear Colleagues

**4<sup>TH</sup> BASIC ASSESSMENT REPORT (BAR) FOR THE PROPOSED ASSISTED LIVING RESIDENTIAL DEVELOPMENT ON ERVEN 4144, 4145, 15763, 10853 AND REMAINDER ERF 56 DURBANVILLE**

The EAP, *Gillaume Nel Environmental Consultants (Pty) Ltd* has released the 4<sup>TH</sup> Draft BAR for comment for the proposed assisted living residential development on Erven 4144, 4145, 15763, 10853 and Re Erf 56 Durbanville.

The City of Cape Town has issued numerous previous comments on this application (see attached comment submitted to the EAP for the 3<sup>rd</sup> Draft BAR). A meeting was held with the EAP and City Departments on 13 March 2019 to address the previous comments. The minutes of the meeting have been included in the documentation, however it is noted that not all attendees have been captured in the minutes of the meeting.

The purpose of this email is to request your input on the 4<sup>th</sup> Draft BAR and to confirm whether your previous comments have been adequately addressed.

The relevant documentation can be found at the following hyperlink: [4th Draft BAR Durbanville Assisted Living Residential Development](#)

A written response by **Wednesday, 7 August 2019** will be appreciated.

Should there be no comment from your particular line function by 16:00 on the day of the specified deadline, it will be assumed that you have no objection to the proposed development or activity.

If you have any queries or difficulties accessing the site please do not hesitate to contact me. Should you be forwarding this e-mail to others to comment on your behalf please inform me in order to allow them access to the documentation on SharePoint.

Regards

**Katy Spalding**

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