
FW: 1323 - Mossel Bay Housing Toekoms - Refuse and Storm water

From dale@vreken.co.za <dale@vreken.co.za>

Date Thu 7/16/2026 10:36 AM

To Inge Delpont <environmental2@hilland.co.za>

Kind Regards

Dale

 Marike Vreken Urban & Environmental Planners	Stads & Omgewingsbeplanners	Dale Bastian C/8341/2017 Marike Vreken Town Planners CC PO Box 2180, Knysna, 6570 tel. +27 (0)44 382 0420 cell. +27 (0)81 480 9640 fax. +27 (0)86 459 2987
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From: Dean Jacobs <dean.jacobs@v3consulting.co.za>

Sent: Thursday, 16 July 2026 10:21 AM

To: Cox, Jean <jcox@mosselbay.gov.za>

Cc: Cathy Avierinos <cathy@hilland.co.za>; Human, Susan <shuman@mosselbay.gov.za>; Marike Vreken <marike@vreken.co.za>; Dale Bastian <dale@vreken.co.za>; Roux, Jaco <jroux@mosselbay.gov.za>; admin <admin@mosselbay.gov.za>

Subject: RE: 1323 - Mossel Bay Housing Toekoms - Refuse and Storm water

Hi Jean,

Noted and agreed.

We have recently received a Phase 1 Geotechnical investigation of the site confirming a "Soft-FINE SAND" material in excess of 3m deep with moderate permeability between the existing outlet and the proposed outlet in the P.O.S.

We will update the services report to incorporate the geotechnical findings regarding stormwater management.

Regards,



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From: Cox, Jean <jcox@mosselbay.gov.za>

Sent: 16 July 2026 09:31

To: Dean Jacobs <dean.jacobs@v3consulting.co.za>

Cc: Cathy Avierinos <cathy@hilland.co.za>; Human, Susan <shuman@mosselbay.gov.za>; Marike Vreken <marike@vreken.co.za>; Dale

Bastian <dale@vrekco.co.za>; Roux, Jaco <jroux@mosselbay.gov.za>; admin <admin@mosselbay.gov.za>

Subject: RE: 1323 - Mossel Bay Housing Toekoms - Refuse and Storm water

Good day Dean;

I take note of the amendments and the coinciding reports must thus be revised accordingly. As also discussed, detail of stormwater management must be sorted during the design considerations insofar that:

1. With the proposed implementation of a soakaway system, infiltration rates and permeability of the groundwater conditions must be determined so that run-off just not accumulate and lay or pond and in turn causing risk and hygienic issues, but does however “soak-away”;
2. Surrounding properties must not be affected since currently the outlet is located further Northeast, discharging Northwest. With the outlet no proposed to shift further West and not knowing the permeability of the soil, that possible ponding will not encroach the adjacent properties.

Hope this provides further clarity.

Kind regards and many thanks.



Jean Cox

Senior Manager: Roads, Transport and Stormwater

101 Marsh Street, Mossel Bay

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From: Dean Jacobs <dean.jacobs@v3consulting.co.za>

Sent: Thursday, 16 July 2026 09:05

To: Human, Susan <shuman@mosselbay.gov.za>; Cathy Avierinos <cathy@hilland.co.za>; Cox, Jean <jcox@mosselbay.gov.za>

Cc: Marike Vreken <marike@vrekco.co.za>; Dale Bastian <dale@vrekco.co.za>; Roux, Jaco <jroux@mosselbay.gov.za>

Subject: RE: 1323 - Mossel Bay Housing Toekoms - Refuse and Storm water

Good morning all,

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I had a conversation with Jean regarding the correspondence below.

We have discussed the stormwater control of the site.

The existing status quo is maintained with the extension of one of the stormwater outlets, with the addition of the soakaway pond (the wording "detention pond" will be substituted) on the Public open space.

I have updated our infrastructure proposal and it is herewith attached.

Jean, please confirm that you agree with the proposal as discussed.

Regards,



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From: Human, Susan <shuman@mosselbay.gov.za>

Sent: 16 July 2026 07:57

To: Cathy Avierinos <cathy@hilland.co.za>; Dean Jacobs <dean.jacobs@v3consulting.co.za>

Cc: Marike Vreken <marike@vreken.co.za>; Dale Bastian <dale@vreken.co.za>; Roux, Jaco <jroux@mosselbay.gov.za>

Subject: FW: 1323 - Mossel Bay Housing Toekoms - Refuse and Storm water

Importance: High

Good day,

@dean.jacobs@v3consulting.co.za and @Cathy Avierinos kindly see below comments as received. Please provide urgent feedback to enable a response that can be included in the Final Basic Assessment Report.

Kind regards,



Susan Human

Senior Town Planner: Spatial Planning

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From: Cox, Jean <jcox@mosselbay.gov.za>

Sent: Wednesday, 15 July 2026 16:25

To: Human, Susan <shuman@mosselbay.gov.za>

Cc: Roux, Jaco <jroux@mosselbay.gov.za>; Beyi, Solly <sbeyi@mosselbay.gov.za>; Eitner, Altus <aeitner@mosselbay.gov.za>; admin <admin@mosselbay.gov.za>

Subject: RE: 1323 - Mossel Bay Housing Toekoms - Refuse and Storm water

Good afternoon Susan;

Just a comment/question or point of interest, what the intention or intended use of the proposed pond will be, i.e. attenuation, retention or detention? A permanent pond to store and attenuate run-off, reducing peak flows. attenuation cell, run-off, sustainable drainage systems. A retention pond holds a pool of water all year round and holds stormwater runoff after a storm. A detention pond on the other hand holds water for a shorter period and therefore temporarily holds stormwater before entering a stream or system.

Be it as it may, it is however clear from the Civil Infrastructure Services Report, dated May 2025 that the intention is to detain stormwater run-off in a pond on the POS with no indication as to where and how it will be released afterwards. Just take note of the following:

1. Stormwater run-off calculation for the development, including any additional run-off from the catchment area must be established in order to determine the size and volume of the stormwater storage facility;
2. The Red Book Guidelines further stipulates the following that must be provided with the proposed SDP:
 - Relevant hydrographs for highest peak flow rate and largest volume of flow for each of the range of inflows of post-development design floods must be provided, i.e. 1:2, 1:10, 1:50, 1:100;
 - Outlet design calculations;
 - Embankment computations including seepage control, bank protection and freeboard calculations;
 - The effect of the storage facility on established flood-plains and surrounding areas;
 - Furthermore, stormwater storage facilities are an important element in the on-site management of stormwater and must be operational at all times. If they are neglected they can become overgrown and clogged which could lead to them failing in extreme weather conditions.

Pertaining the refuse collection, Waste Management must comment hereon because I take it since this is open and municipal and not a closed development, collecting of waste will be kerb side?

Kind regards and many thanks.



Jean Cox

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From: Human, Susan <shuman@mosselbay.gov.za>

Sent: Wednesday, 15 July 2026 13:21

To: Beyi, Solly <sbeyi@mosselbay.gov.za>; Cox, Jean <jcox@mosselbay.gov.za>

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

Subject: RE: 1323 - Mossel Bay Housing Toekoms - Refuse and Storm water

Good day Jean,

Kindly advise on the Stormwater Management Plan and if it is in order. The Final Basic Assessment Report (BAR) is due to DEADP on 16 July (tomorrow). Your formal response will assist this housing project immensely.

Kind regards,



Susan Human

Senior Town Planner: Spatial Planning

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From: Beyi, Solly <sbeyi@mosselbay.gov.za>

Sent: Monday, 13 July 2026 10:08

To: Cathy Avierinos <cathy@hilland.co.za>

Cc: Dale Bastian <dale@vrekens.co.za>; 'Dean Jacobs' <dean.jacobs@v3consulting.co.za>; Marike Vreken <marike@vrekens.co.za>; Human, Susan <shuman@mosselbay.gov.za>; Louw, Eric <elouw@mosselbay.gov.za>; Cox, Jean <jcox@mosselbay.gov.za>; Altus Eitner <altuse@gr.kanteys.co.za>; Manuel, Warren <wmanuel@MosselBayMunicipality.onmicrosoft.com>

Subject: RE: 1323 - Mossel Bay Housing Toekoms - Refuse and Storm water

Good morning.

Thank you very much for the email below. I am going to refer the request below to Mr Cox and Mr Manuel so that feedback can be provided.

Mr Cox & Mr Manuel

Please see email below regarding the above development in Toekoms.



Solly Beyi

PRINCIPAL ENGINEERS TECHNICIAN

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From: Cathy Avierinos <cathy@hilland.co.za>

Sent: Monday, 13 July 2026 08:29

To: Louw, Eric <elouw@mosselbay.gov.za>; Cox, Jean <jcox@mosselbay.gov.za>; Altus Eitner <altuse@gr.kanteys.co.za>; Beyi, Solly <sbeyi@mosselbay.gov.za>

Cc: Dale Bastian <dale@vreken.co.za>; 'Dean Jacobs' <dean.jacobs@v3consulting.co.za>; Marike Vreken <marike@vreken.co.za>; Human, Susan <shuman@mosselbay.gov.za>

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Importance: High

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Hi Eric, Jean, Solly and Altus

For the Toekoms Social Housing Project we **urgently need to submit the Final Basic Assessment Report (BAR) to DEADP and they are asking for confirmation capacity for kerbside refuse collection for the proposed social housing and that the Stormwater Management Plan is approved.**

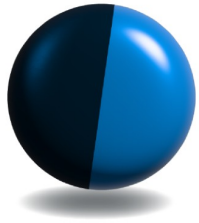
Our deadline for submission is Thursday 16th July 2026.

Could you please confirm by return email that the municipality refuse collection has the capacity to service the Toekoms Housing project and that the Storm Water Management for the property is approved.

See blow the Storm water management plan from V3 and extract from the Mossel Bay Public Viewer that shows that the property is within the refuse removal routes – if these help.



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