



Reference Number:

Date:	07 OCTOBER 2023
Subject:	PROPOSED SHOPPING CENTRE – 8 SAXONWOLD ATLANTIS
Attention:	EMMANUEL AKAMPURIRA

The council wishes to ensure that all new developments, require planning permission, contain suitable accommodation for the storage and disposal of waste to a licenced landfill site.

Council reserves the right to service all residential properties that falls within its boundaries for refuse removal services. In terms of the Waste Management Tariff Policy, Section 18.2.1 all residential properties are compelled to use council refuse removal services and may not use private contractors directly. Please refer to the attached Waste management tariff policy for more information. **Non-residential properties may opt to use either Council services or a private contractor directly.**

ENVIRONMENTAL IMPACT ASSESSMENTS (EIA) – PROPOSED SHOPPING CENTRE 8 SAXONWOLD ATLANTIS

WITH REFERENCE TO YOUR EMAIL 15 SEPTEMBER 2023 FROM EMMANUEL AKAMPURIRA, PLEASE SEE COMMENTS HEREUNDER:

In connection with the above proposal / development, I confirm that Waste Services (Collections) as the Service Provider in the Atlantis Area has **NO OBJECTION** to the Proposed Shopping Centre and has sufficient unallocated capacity to accept and collect and dispose of all types of waste to a designated licence landfill site. A good waste management system must be in place to handle all waste generated by the activities and to mitigate against negative impact on the environment. The generation of construction waste and waste during the operation phases should be recycled on site or re used to fill up other sites and clean builder's rubble can be disposed of at the nearest licenced under the guidance of the City of cape Town. Please refer to the attached disposal tariff list for more information. The waste generated by the construction personnel e.g. lunch remains and packaging etc. must be placed in approved refuse bins on site during the construction phases. The proposed development will not have any implications on the infrastructure of the area provided that the contractors identify a permitted refuse disposal site for various categories of waste, provided that a refuse room is included in the planning stages of the development for the storage of waste to the satisfaction of the Director: Solid Waste Management.

A. STANDARD BUILDING REGULATIONS: CONDITIONS FOR REMOVAL / COLLECTION OF REFUSE

Applicable to sectional title or cluster development, secured complexes, flat complex, shopping mall/centre (retail) or office complexes, factories and warehousing.

U1 - PROVISION OF AREAS

Any building, excluding a dwelling house, in which refuse will be generated, shall be provided with an adequate centralised refuse room (which comply with the attached standards and guidelines for refuse storage areas). That the refuse room be provided in a position nearest to an access road (public road) and be accessible for the Council's refuse collection vehicles at all times as this vehicle and/ its crew members (Council staff) will not enter onto private property. Premises such as Places of Worship (churches, mosques and temples) and vacant land units do not require a refuse room however if the complex is large with function halls and large volumes of waste is generated or the vacant land is earmarked for (depending on the land use/zoning status) then a refuse room may be considered at the discretion of the Director: Solid Waste Management.

Should there be an existing refuse area in use to accommodate the changes, alterations or additions to the building for the storage of bins, then this area should be utilised for any for any additional bins required for this development, or provision should be made for added space.

U2 – ACCESS TO AREA

Council's refuse collection vehicles or its staff will not enter private property, therefore the removal of domestic solid waste is effected from the kerbside of a public street. The location of any area contemplated in regulation U1 shall be of such access thereto from any street for the purpose of removing the refuse is of the satisfaction of the local authority.

B. HAZARDOUS BIOLOGICAL OR CHEMICAL WASTE

No hazardous, chemical or medical waste enters the general waste stream. Solid waste (collections) does not remove hazardous, chemical or medical waste. A private specialised waste company must be engaged for this purpose. These types of waste must be disposed of by a private specialised waste company in accordance with the minimum requirements for the handling classification and disposal of Hazardous waste (DWAR 1998) with the approval by the department of Health. The installation of cellular communications base stations does not require a refuse removal service and does not pose a health risk to the environment.


C. MINIMUM REQUIREMENTS FOR SINGLE RESIDENTIAL/RURAL UNITS – ACCESS FROM PUBLIC ROADS

- 1) **Council departmental or contracted waste collection teams will not enter private property;** therefore the removal of domestic solid waste (general waste) is effected from the kerbside of a public street. Residential units located near mountain areas or areas frequented by baboons will be issued with baboon proof bins for the storage of waste at an additional cost as determined by the Solid Waste Management. The owner/s will have to place the refuse bins on the side walk (kerbside) of a public street on the scheduled day of refuse collection. In some instances a hardened washable surface, in the road reserve, must be provided for bins depending on the number of units situated in a cull-de-sacks that exceeds 20 metres and that does not have direct access for refuse collection vehicles or flat units that have no ground floor storage facilities for the tenants located on an upper level in the building. **Please refer to the attached minimum requirements for vehicular access.**
- 2) Where the internal roads are developed as private roads and the development is designed for the purpose as private residential town house complexes, a refuse room with an embayment for refuse vehicles will have to be provided. **Please refer to the attached requirements for refuse storage areas.**
- 3) Applications by the owner/s to operate from residential existing dwelling units must make sure of all Solid Waste Services. The owner/tenant are required to place the refuse bin/s on the Kerbside (Sidewalk) of a Public Street on the Scheduled Day of Refuse Collection.
- 4) Should the owner/s make alterations or additions to the Residential Property or Subdivide the Property into 2 or more portions for residential purposes and require Additional Refuse Containers / Bins, the owner/s must liaise with the Corporate Call Centre for Solid Waste Management Enquiries on 086 010 3089 to make the necessary arrangements and place the container/s nearest to an Access Road (Public Road) on the Scheduled Day of Collection.

D. SUBDIVISION CONDITION COMPLIANCE ITO SECTION 31:

Solid Waste Conditions must be clearly stated with the Attached "Annexure A" forms to avoid delays with the clearances given by Solid Waste Management.

Yours Faithfully,



Gévarnia Petersen:
For the Director: Waste Services

20231004 – X

24 November 2023

Emmanuel Akampurira
SKYSOL Consulting Engineers
emmanuel@aceconsulting.co.za
(021) 825 0230

BULK INFRASTRUCTURE SUPPLY CAPACITY FOR WATER AND SEWAGE SERVICES: ERF CA20-16_ 08 SAXONWOLD ATLANTIS

Background

Skysol consulting Engineers is currently appointed by their client for the provision of professional services. Provision was made for potential future development and was taken into account in the W&S draft Master Plan (2023).

This letter provides an overview of the existing water and sewer infrastructure near the development. The information provided is based on City of Cape Town master plan model as well as comments from relevant branches of the department.

Table 1: Estimated Water Demand and Sewer Flow for the Proposed Development

Description	Potable Water Demand*				Sewer Flow**	
	Quantity (Units/Area/ No. people)	Total AADD (kℓ/d)	Peak Flow (ℓ/s) 3.6	Fire Flow (ℓ/s)	Total ADWF (kℓ/d)	Peak Flow (Dry weather) (ℓ/s) (PF=2.5)
Retail Centre Bus/Com(UH7)	7974 m²	79.74	3.33	50	71.76	2.08

Notes:

* Water : Based on AADD of 100 Kilo litres/day/100sqm

** Sewer (Unit Hydrograph profile): Based on 90% Sewer according to CoCT design criteria

Water Reticulation

Distribution zone

The nearest water network is existing Witzand PRV zone. There is an existing water network near proposed development. This network however was only designed to supply this low income residential area and the network is under strain due to the growing informality in the area.

Present situation

Along Ntaka Street, there is an existing 110mmDN uPVC water main, which has relatively low peak, static pressure and flow rate under peak condition. The pressure can be verified on site.

There is insufficient network supply capacity to serve the development as per the demand calculations reflected in the table above.

There is potential to supply this site from further north (550m) in Reygersdal Avenue where our records indicate a 225 mm main. This network is part of the Atlantis PRV 1 zone. The expected peak pressure is 44m and the main has sufficient flow capacity for the development.

Alternatively the bulk supply along Bloembosch Street will have to be upgraded. The final decision on where to connect and/or upgrade must be done in discussion with the reticulation operations officials. The upgrade of the supply along Bloembosch was identified in the 2015 Master plan.

Please See Figure 1 attached for existing water network layout.

Bulk Water

No infrastructure under the control of the City of Cape Town's Bulk Water Branch exists in the immediate vicinity of the proposed development shown in the application.

The City of Cape Town's bulk supply system has sufficient water resource, treatment, bulk storage and conveyance capacity to supply the estimated average daily demand of 79.74 kl/day of the proposed development.

Sewer Reticulation

Drainage area

There is limited sewer infrastructure in the surrounds. There is however a sewer network in the adjacent Witzand Residential area. This network is currently taking strain due to the additional load from informal structures in the area with repeated blocking from foreign objects. The sewer network drains to existing Witzands Pump Station that then pumps to Wesfleur Residential WwTW.

Present situation

The nearest sewer network to proposed development is the existing 150 mm Ø sewer line that runs along Saxonworld road. There is operational capacity constraints at the Witzand pump station and currently a mobile pump unit is being used to prevent spills at the pump station.

The gravity main from Saxonworld Road and Witzand pump station is constantly experiencing operational problems. The additional sewer flow will exacerbate the problem. Engagement with the reticulation operational staff will be required to discuss options. The gravity main and pump station may have to be upgraded. If the operational challenges cannot be overcome an alternative sewer link will be required.

Please See Figure 2 attached for existing sewer network layout.

Wastewater

The anticipated wastewater flow from this proposed development has been calculated to be 71.76 Kl/day. This proposed development is situated within the catchment of the Wesfleur Residential WwTW, which has sufficient unallocated spare capacity to treat the anticipated wastewater from this development.

Conclusion

There is insufficient capacity in the existing water network to accommodate the proposed development. Operational capacity constraints at the Witzands Pump station and upstream gravity main were reported and therefore capacity limitations need to be addressed before any discharged from this development.

Conditions

For the development to proceed the following conditions must be met:

1. Development contributions may be payable as per the DC policy.
2. The water supply to the site will have to be upgraded, to achieve sufficient head and flow.
3. The local sewer network and Witzand Pump Station is experiencing operational challenges and will have to be addressed.

Additional Technical Requirements

4. The water and sewer capacities allocated according to this document shall not be reserved if not taken up before the lesser of 5 years or the approved development period.
5. Water and Sanitation municipal service designs to be designed according to Departmental Service Standards and be approved prior to construction. These standards can be obtained on the City of Cape Town Website.
6. The applicant must advise this Directorate when all conditions have been complied with, in order to have the work inspected.
7. The owner is responsible for application for the new water metered connection at the standard tariff to the Reticulation District Head. If an existing water meter is not accessible, this will include for the repositioning of the meter.

General/ Disclaimer

Information provided is based on best available data. The infrastructure as-built information referred to and used in the hydraulic models are based on the GIS asset records, while modelled pressures, flows, velocities, capacities and volumes are based on hydraulic models of current land use and demands. Hydraulic information provided is theoretical and not measured.

Yours Faithfully

On behalf of

Zolile Basholo

DIRECTOR: TECHNICAL SERVICES, WATER AND SANITATION DIRECTORATE

Table 2: For Internal use only

BRANCH	CONTACT PERSON	INPUT PROVIDED
Master Planning	Thandolwethu Mcinga	6/11/2023
	Shamile Manie	24/11/2023
Bulk Water	Nikelwa Silimela	Awaiting comments
Reticulation	Mark Brodovcky	Awaiting comments
Wastewater Treatment	Sven Sotemann	Awaiting comments

From: Pfano Manwele ManwelP@eskom.co.za 
Subject: RE: [CAUTION:EXTERNAL EMAIL] FW: Capacity enquiry: Proposed shopping centre, Atlantis
Date: 04 March 2024 at 11:16AM
To: environmental@ecos-consulting.co.za
Cc: Muzafar Ebrahim EbrahiM@eskom.co.za

PM

Good day,

Kindly note that the closest feeder to the coordinates provided is DASSENBERG / FARMERS 2 11kV FEEDER and the feeder is currently constrained due to voltage violation.

Upon receiving the application, a proper study will be conducted and a solution to connect the requested load will be provided.

Kind Regards

Pfano Manwele (ECSA)
Snr Technician
Network Planning
Assert creation
CapeCostal Cluster
Eskom RD, Brackenfell South, Cape Town, 7560
Tel +27 (0)11 651 6686
Cell +27 (0)81 546 9237
Email manwelP@eskom.co.za



From: environmental@ecos-consulting.co.za <environmental@ecos-consulting.co.za>
Sent: Thursday, 22 February 2024 14:30
To: Pfano Manwele <ManwelP@eskom.co.za>
Subject: Re: [CAUTION:EXTERNAL EMAIL] FW: Capacity enquiry: Proposed shopping centre, Atlantis

Hi

I have seen your email but the issue I have at the moment is the required load. I need to follow up with the Client.

In the meantime here is the co-ordinates: 33o 34' 36.5" S 18o 32' 27.9" E

Regards

From: Pfano Manwele <ManwelP@eskom.co.za>
Date: Tuesday, 20 February 2024 at 11:42
To: environmental@ecos-consulting.co.za <environmental@ecos-consulting.co.za>
Subject: RE: [CAUTION:EXTERNAL EMAIL] FW: Capacity enquiry: Proposed shopping centre, Atlantis

Good day Wiesaal,

I hope you are well.

May you kindly provide me with the required load and also the coordinates of the proposed location of the complex.

I will be able to respond to your enquiry promptly.

Kind Regards

Pfano Manwele (ECSA)
Snr Technician
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Assert creation
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From: Muzafar Ebrahim <EbrahiM@eskom.co.za>
Sent: Tuesday, 20 February 2024 10:25
To: Pfano Manwele <ManwelP@eskom.co.za>
Cc: Zayaan Stegmann <StegmaZ@eskom.co.za>
Subject: FW: [CAUTION:EXTERNAL EMAIL] FW: Capacity enquiry: Proposed shopping centre, Atlantis

Hi Pfano

Please assist Zayaan with this request.

Regards
Muzafar

From: Owen Peters <PetersOw@eskom.co.za>
Sent: Tuesday, 20 February 2024 09:33
To: 'environmental@ecos-consulting.co.za' <environmental@ecos-consulting.co.za>
Cc: Zayaan Stegmann <StegmaZ@eskom.co.za>
Subject: RE: [CAUTION:EXTERNAL EMAIL] FW: Capacity enquiry: Proposed shopping centre, Atlantis

Good morning Wiesaal,

Zayaan will provide you with a response, re: capacity.

Regards,
Owen

From: environmental@ecos-consulting.co.za <environmental@ecos-consulting.co.za>
Sent: Tuesday, 20 February 2024 08:37
To: Owen Peters <PetersOw@eskom.co.za>
Subject: [CAUTION:EXTERNAL EMAIL] FW: Capacity enquiry: Proposed shopping centre, Atlantis

Morning Owen

Hope you are well. Any feedback yet?

Regards
Wiesaal

From: environmental@ecos-consulting.co.za <environmental@ecos-consulting.co.za>
Date: Monday, 22 January 2024 at 11:05
To: owen.peters@eskom.co.za <owen.peters@eskom.co.za>
Subject: Capacity enquiry: Proposed shopping centre, Atlantis

Good Morning Owen

Herewith find a request for a capacity enquiry for the proposed rezoning and subdivision of portion 16 of the farm Klein Dassenberg no. 20, Atlantis for the development of a shopping complex.

I look forward to your response.

Kind regards

Wiesaal Salaam
Environmental Assessment Practitioner
EAPASA Reg. No. 2023/7434



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