

RE: Azalea Environmental- Erosion and Stormwater Issue- 11-13 Victoria Road

Hendrik C Van Graan <HendrikC.VanGraan@capetown.gov.za>
To: Brendon Marlon Abrahams; Claudette@chand.co.za
Cc: Mariette Hanekom; Marissa Adams
Thu 2020/12/03 10:01 AM

You replied to this message on 2020/12/03 01:04 PM.

Hi Claudette

Your question re the offset of DCs against the costs associated with re-routing the stream, refers.

In principle, the construction cost may be eligible for a DC discount. However, please be mindful of the following:

1. The scope and extent of the works will be subject to the requirement placed on the Developer during the LUMS application. The eligibility of the works for a DC discount will be evaluated at this time and must be approved by the asset owner.
2. The Developer would have to enter into an Engineering Services Agreement with the City and adhere to all the relevant prescriptions, in order to give effect to this discount.
3. The discount amount will be limited to the Stormwater component of the DC.

Regards
Henno van Graan
Principal Professional Officer - Central District
Transport Directorate - Roads Infrastructure & Management

WORKING FROM HOME DURING COVID-19
3rd Floor, Media City, cm Hertzog Blvd & Heerengracht, Cape Town
Tel: 021 400 6431 | Fax: 021 421 8276 | Email: HendrikC.vanGraan@capetown.gov.za

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RE: Azalea Environmental- Erosion and Stormwater Issue- 11-13 Victoria Road

Hendrik C Van Graan <HendrikC.VanGraan@capetown.gov.za>
To: Brendon Marlon Abrahams; Claudette@chand.co.za
Cc: Mariette Hanekom; Marissa Adams
Thu 2020/12/03 10:01 AM

You replied to this message on 2020/12/03 01:04 PM.

From: Brendon Marlon Abrahams <BrendonMarlon.Abrahams@capetown.gov.za>
Sent: Wednesday, 02 December 2020 07:21
To: Claudette@chand.co.za
Cc: Mariette Hanekom <Magdalena.Hanekom@capetown.gov.za>; Marissa Adams <Marissa.Adams@capetown.gov.za>; Hendrik C Van Graan <HendrikC.VanGraan@capetown.gov.za>
Subject: RE: Azalea Environmental- Erosion and Stormwater Issue- 11-13 Victoria Road

Good morning Claudette

Henno will confirm certain aspects of your correspondence and get back to you with a response.

Regards

Brendon Abrahams
Head: Roads and Stormwater: District 5 – Roads Infrastructure and Management
Department, Transport Directorate

WORKING FROM HOME DURING COVID-19
Cell: 083 700 3677 | **Email:** BrendonMarlon.Abrahams@capetown.gov.za
Web: www.capetown.gov.za

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RE: Azalea Environmental- Erosion and Stormwater Issue- 11-13 Victoria Road - Message (HTML)

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Hendrik C Van Graan <HendrikC.VanGraan@capetown.gov.za>

To: Brendon Marlon Abrahams; Claudette@chand.co.za

Cc: Mariette Hanekom; Marissa Adams

Thu 2020/12/03 10:01 AM

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

From: Claudette@chand.co.za <claudette@chand.co.za>

Sent: Tuesday, 01 December 2020 10:09

To: Brendon Marlon Abrahams <BrendonMarlon.Abrahams@capetown.gov.za>

Cc: Mariette Hanekom <Magdalena.Hanekom@capetown.gov.za>; Marissa Adams <Marissa.Adams@capetown.gov.za>; Hendrik C Van Graan <HendrikC.VanGraan@capetown.gov.za>

Subject: RE: Azalea Environmental- Erosion and Stormwater Issue- 11-13 Victoria Road

CAUTION: This email originated outside of the City of Cape Town's network. Please do not click on any links or open attachments unless you know and trust the source. STOP. THINK. VERIFY.

Dear Brendon,

Please may I get a response to the below mail regarding the Azalea development?

We are needing to move forward with the environmental process and want to close out the issue soonest. The developer's request remains for the costs associated with the rectification to be deducted from Development Contributions (DC's).

I look forward to your response on the matter.

With thanks & regards,

Claudette Muller

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To: Brendon Marlon Abrahams; Claudette@chand.co.za

Cc: Mariette Hanekom; Marissa Adams

Thu 2020/12/03 10:01 AM

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

From: Claudette@chand.co.za

Sent: 07 October 2020 04:39 PM

To: BrendonMarlon.Abrahams@capetown.gov.za

Cc: Magdalena.Hanekom@capetown.gov.za; Marissa.Adams@capetown.gov.za; HendrikC.VanGraan@capetown.gov.za

Subject: RE: Azalea Environmental- Erosion and Stormwater Issue- 11-13 Victoria Road

Dear Brendon,

A follow-up on the below mail?

Are you in a position yet to provide a response?

With thanks & regards,

Claudette Muller

Chand Environmental Consultants

Suite 1.2 A
Richmond Centre
174 - 206 Main Road
Plumstead
7800

Tel: (021) 762-3050

Website: www.chand.co.za


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RE: Azalea Environmental- Erosion and Stormwater Issue- 11-13 Victoria Road - Message (HTML)

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To: Brendon Marlon Abrahams; Claudette@chand.co.za
Cc: Mariette Hanekom; Marissa Adams
Thu 2020/12/03 10:01 AM

You replied to this message on 2020/12/03 01:04 PM.

From: Claudette@chand.co.za
Sent: 09 September 2020 10:12 AM
To: BrendonMarlon.Abrahams@capetown.gov.za
Cc: Magdalena.Hanekom@capetown.gov.za; Marissa.Adams@capetown.gov.za; HendrikC.VanGraan@capetown.gov.za
Subject: RE: Azalea Environmental- Erosion and Stormwater Issue- 11-13 Victoria Road

Dear Brendon,

I'd like to pick up on the below issue. Thank you for your attention to this.

Could you please elaborate on why it's the developer's responsibility to deal with an issue which originates on City land? Is there a more technical reason apart from the skill and expertise required to work on this type of terrain? This will certainly hold cost and time implications to the project which will be difficult for the developer to accept without clear substantiation.

To mitigate this, it would perhaps be pertinent for all costs associated with this rectification to be deducted from Development Contributions (DC's)? We believe it's the most reasonable way forward.

I am also available telephonically if you'd like to have a conversation about this.

With thanks & regards,

Claudette Muller
Chand Environmental Consultants
P.O. Box 238


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From: [Brendon Marlon Abrahams <BrendonMarlon.Abrahams@capetown.gov.za>](mailto:BrendonMarlon.Abrahams@capetown.gov.za)
Sent: Friday, 14 August 2020 14:41
To: Marielle Penwarden <marielle@chand.co.za>
Cc: Mariette Hanekom <Magdalena.Hanekom@capetown.gov.za>; Marissa Adams <Marissa.Adams@capetown.gov.za>; Hendrik C Van Graan <HendrikC.VanGraan@capetown.gov.za>
Subject: RE: Azalea Environmental- Erosion and Stormwater Issue- 11-13 Victoria Road

Dear Marielle

Thank you for your e-mail, and for attaching the historical correspondence on this matter. The contents thereof are duly noted.

The steep slope of the site along with the tall pine trees presented challenges with undertaking a survey.

At the time, in discussions relating to the 'stream' the City was made aware that there was an intention to develop both erven 46 and 47 Clifton.

Owing to the terrain, the development would require a retaining structure on the north-eastern (back) boundary erf 47 Clifton, This boundary has an approximate length of 32m.

The re-routing of the 'stream' to the public passage along this same boundary, would have a length of about 9m.

Given the challenges of working on this terrain, the City decided that it would be more expedient for the developer to deal with the re-routing of the 'stream' to the passage as part of the development.

Windows taskbar: 02:29 PM

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Given the challenges of working on this terrain, the City decided that it would be more expedient for the developer to deal with the re-routing of the 'stream' to the passage as part of the development.

A comment to this effect was made on the land use case in 2018.


As a matter of interest the City's records reflect that the land use application was withdrawn in February 2020.

Regards

Brendon Abrahams
Head: Roads and Stormwater: District 5 – Roads Infrastructure and Management
Department, Transport Directorate

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Cell: 083 700 3677 | Email: BrendonMarlon.Abrahams@capetown.gov.za
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Thu 2020/12/03 10:01 AM

You replied to this message on 2020/12/03 01:04 PM.

From: Mariette Hanekom <Magdalena.Hanekom@capetown.gov.za>
Sent: Thursday, 06 August 2020 12:04
To: Brendon Marlon Abrahams <BrendonMarlon.Abrahams@capetown.gov.za>
Subject: FW: Azalea Environmental- Erosion and Stormwater Issue- 11-13 Victoria Road

Hi Brendon

Please see emails below.

Regards

WORKING FROM HOME DURING COVID-19
Mariette Hanekom
Designation: Secretary, Roads Infrastructure & Management
Transport Directorate

3rd Floor, Media City Building, Cnr. Hertzog Boulevard & Heerengracht Street, Foreshore, Cape Town
Tel: 021 400 6434 | **Fax:** 021 421 8276 | **Email:** mariette.hanekom@capetown.gov.za | **Web:** www.capetown.gov.za
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