

## Olivia Brunings

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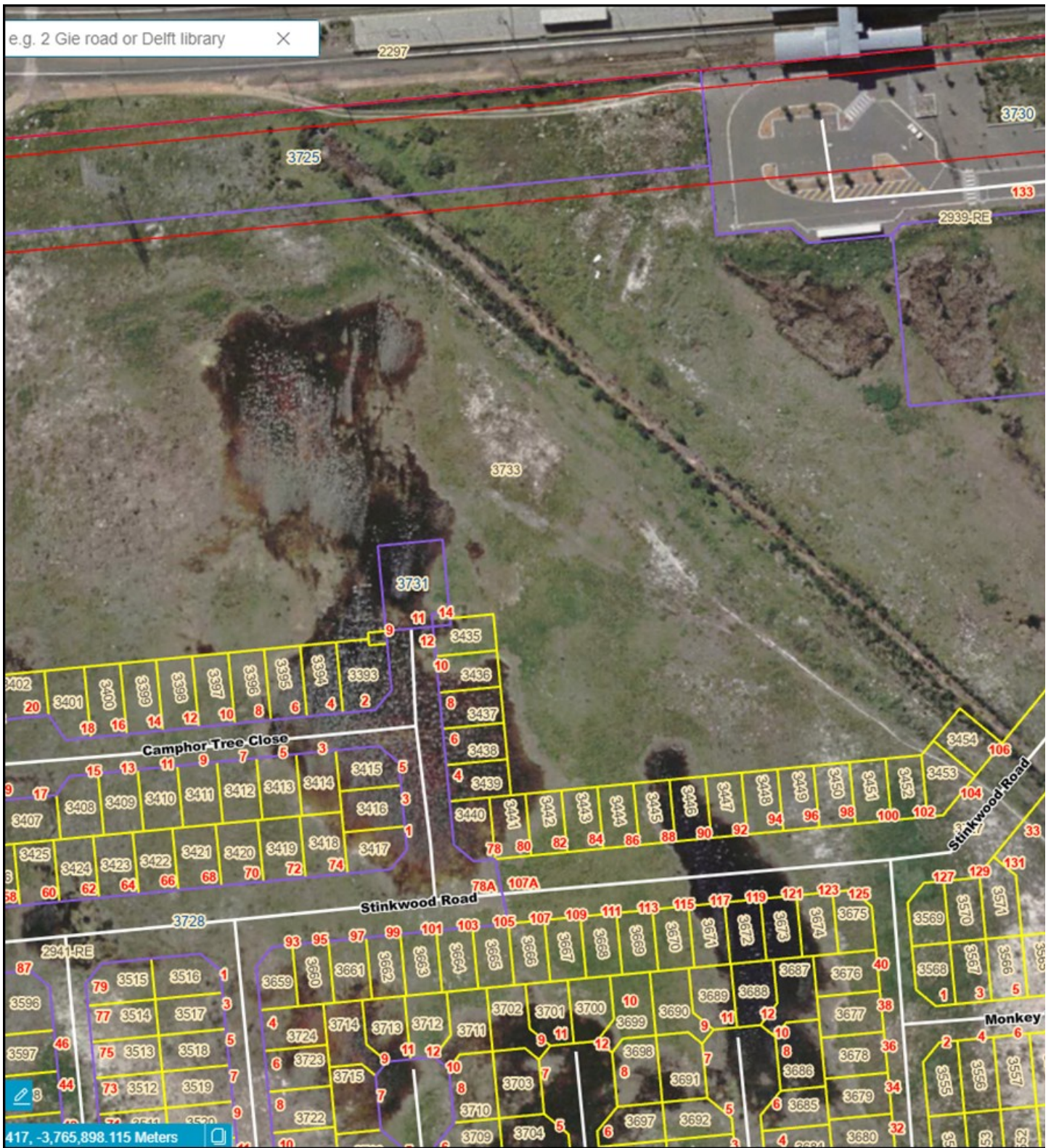
**From:** Wayne Davids <WayneAlvin.Davids@capetown.gov.za>  
**Sent:** Wednesday, 20 May 2026 15:13  
**To:** Martin Witbooi  
**Cc:** Jadette Baderoen; Charlene Dickson Paulsen; Water Info; Ndzululwazi Joni; Thaakier Adams  
**Subject:** RE: [External] Mandalay - City of Cape Town Stormwater  
**Attachments:** 00018018EL.PDF; 7165G-Montclair - Communicare Stormwater Management Plan (0,99 MB); Appendix 1. Existing EA(2011) commenced.pdf  
**Importance:** High

Hi Good Day Martin,

Thank you for your email and request for information relating to Wetland 7 associated with the Montclair Development, Erf 776 Mandalay (later known as the Remaining Extent of Erf 2939, Erf 2941 and Erf 3547).

From the Catchment, Stormwater and River Management (CSRM) Branch perspective, the area referred to as “Wetland 7” functioned historically as an open stormwater conveyance channel that accommodated stormwater runoff originating from the upstream Mandalay developments.

Based on the City Map Viewer aerial imagery dated September 2007, the stormwater runoff was conveyed underneath the railway line via a headwall outlet structure into an open stormwater channel traversing the development area.



The runoff then continued downstream toward another inlet/headwall structure near Lente Road before discharging into the underground municipal stormwater pipe network.

It is important to note that this system primarily functioned as part of the broader stormwater conveyance infrastructure for the area and was intended to accommodate upstream catchment runoff.

From a hydraulic and stormwater management perspective, had only a portion of the stormwater pipe system been installed while retaining sections of the open channel specifically on Erf 3725, this would likely have resulted in adverse hydraulic impacts within the development.

Such a partial intervention could have created hydraulic constraints and localized flooding risks within portions of the development that historically did not experience flooding due to the following:

- Transition points between the open channel and pipe system could have created hydraulic bottlenecks, restricting stormwater flow during major rainfall events.
- Reduced conveyance capacity may have resulted in upstream ponding, surcharging, and localized flooding of adjacent properties and internal roads.
- Open channel sections would have remained susceptible to sediment build-up, vegetation growth, illegal dumping, and debris blockages, further reducing hydraulic efficiency over time.
- The proposed box culvert system therefore provided a continuous and hydraulically efficient stormwater solution designed to accommodate the 1:50 year flood event while reducing flood risk, pollution, and long-term maintenance requirements.

The engineering proposal prepared by Bergstan therefore sought to replace the existing open stormwater channel with a formalized box culvert system designed to accommodate up to the 1:50 year flood event.

In addition to improving hydraulic conveyance capacity and flood management, the enclosed culvert solution also addressed ongoing operational and environmental concerns associated with the open channel, including:

- Illegal dumping of rubble and solid waste.
- Pollution accumulation within the channel.
- Restricted stormwater flow capacity due to blockage risks.
- Increased long-term maintenance requirements and associated municipal maintenance costs.

The CSR Branch had previously approved the Stormwater Management Plan for Phases 1–8 of the Montclair Development as referenced in the correspondence from Bergstan South Africa.

The approved stormwater interventions formed part of the broader stormwater management and flood alleviation considerations applicable to the area at the time.

It should further be noted that the original Environmental Authorisation (EA) issued in October 2011 (Refer to attachment) does not clearly indicate, define, or illustrate which specific portions of Wetland 7 were required to remain open or be partially piped as part of the approved development.

From the available records and historical aerial imagery reviewed by the Catchment, Stormwater and River Management Branch, the area functioned primarily as an existing stormwater conveyance channel accommodating upstream runoff flows through the development area.

Please don't hesitate to contact me if you require more information and clarity on the above email.

Regards

**Wayne Davids**

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**From:** Thaakier Adams <Thaakier.Adams@capetown.gov.za>

**Sent:** Wednesday, May 20, 2026 10:43 AM

**To:** Martin Witbooi <Martin.Witbooi@capetown.gov.za>; Wayne Davids <WayneAlvin.Davids@capetown.gov.za>

**Cc:** Jadette Baderoen <Jadette.Baderoen@capetown.gov.za>; Charlene Dickson Paulsen <Charlene.DicksonPaulsen@capetown.gov.za>; Water Info <Water.Info@capetown.gov.za>; Ndzululwazi Joni <Ndzululwazi.Joni@capetown.gov.za>

**Subject:** RE: [External] Mandalay - City of Cape Town Stormwater

Good Morning

I misunderstood your call this morning. When you referred to a "water pipe," I assumed you meant a potable water main.

Having now read your email, I understand that the issue relates to stormwater.

I would therefore suggest CSRMS would be better suited to answer (as it relates to wetlands and stormwater management).

To assist you - I will also copy in a colleague from Stormwater

@Wayne Davids, would you be able to assist, or kindly forward this email to a colleague who could assist Martin?

Water Saving Regards

**Thaakier Adams**

IP, WDM, Technical Services; Water and Sanitation  
**Tel:** 021 400 5203

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**From:** Martin Witbooi <[Martin.Witbooi@capetown.gov.za](mailto:Martin.Witbooi@capetown.gov.za)>  
**Sent:** Wednesday, 20 May 2026 08:24  
**To:** Thaakier Adams <[Thaakier.Adams@capetown.gov.za](mailto:Thaakier.Adams@capetown.gov.za)>  
**Cc:** Jadette Baderoen <[Jadette.Baderoen@capetown.gov.za](mailto:Jadette.Baderoen@capetown.gov.za)>; Charlene Dickson Paulsen <[Charlene.DicksonPaulsen@capetown.gov.za](mailto:Charlene.DicksonPaulsen@capetown.gov.za)>; Water Info <[Water.Info@capetown.gov.za](mailto:Water.Info@capetown.gov.za)>; Ndzululwazi Joni <[Ndzululwazi.Joni@capetown.gov.za](mailto:Ndzululwazi.Joni@capetown.gov.za)>  
**Subject:** FW: [External] Mandalay - City of Cape Town Stormwater

Hi Thaakier

Hope you are well.

Can you assist with this information or direct me to a relevant official?

Kind regards

**Martin Witbooi**

Senior Professional Officer: Land Restitution & Social Housing- Affordable Housing Unit- Human Settlements Planning

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**From:** Graham Kusano <[GKusano@ihsinvestments.co.za](mailto:GKusano@ihsinvestments.co.za)>  
**Sent:** Tuesday, 19 May 2026 16:33  
**To:** Martin Witbooi <[Martin.Witbooi@capetown.gov.za](mailto:Martin.Witbooi@capetown.gov.za)>  
**Cc:** [paul@phsconsulting.co.za](mailto:paul@phsconsulting.co.za); [tmashologu@Communicare.org.za](mailto:tmashologu@Communicare.org.za); Blake Bowden <[BBowden@ihsinvestments.co.za](mailto:BBowden@ihsinvestments.co.za)>; 'Zarier Emeran' <[zemeran@asrin.co.za](mailto:zemeran@asrin.co.za)>; Gavin T Wiseman <[gavin.wiseman@westerncape.gov.za](mailto:gavin.wiseman@westerncape.gov.za)>; Nomzamo Mlungu <[Nomzamo.Mlungu@capetown.gov.za](mailto:Nomzamo.Mlungu@capetown.gov.za)>  
**Subject:** RE: [External] Mandalay - City of Cape Town Stormwater

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Hi Martin,

I hope we have copied you in the enclosed correspondence and we are now formulating a response to DEADP. We have commissioned a Wetland Study and an Environmental Management Plan as they have requested.

However, as part of our response to them we would like to address why Wetland 7 was piped and as this was done on the approval and recommendation of the CoCT and we humbly request that you ask CoCT Stormwater division Head and ask for:

According to records the CoCT between 2013 and 2015 requested that a wetland channel (wetland 7) on the MONTCLAIR DEVELOPMENT, ERF 776 (later known as the remaining extent of Erf 2939, Erf 2941, and Erf 3547).

MANDALAY be piped in terms of the CoCT Master Storm-Water Management Plan for the area. Can the Stormwater division provide:

- A copy of the SWMP that cover the geographic area of erf 776, Manadalay at the time

- Stormwater engineers plans on record approved by CoCT for erf 776 (later known as the remaining extent of Erf 2939, Erf 2941, and Erf 3547)

The reason we are asking for this is Communicare does not have the records as all of the people involved in the development have now left and they also moved offices since then.

If this could happen within the next week we would greatly appreciate same.

Thanks and regards

Graham Kusano | Senior Development Asset Manager  
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