

From: Val Schumann [mailto:val@sai.co.za]

Sent: 21 January 2016 09:47 AM

To: Roxanne

Cc: A J McEwen

Subject: VICTORIA MOTHER AND CHILD EXCELLENCE HOSPITAL ETC. PROPOSED DEVELOPMENT

On behalf of Evergreen Body Corporate, 118 Chase Valley Road, we wish to submit our response for consideration.

Notwithstanding the fact that the concept is a noble one, there are some practical issues that need to be researched in depth. Failure to do this will possibly lead to serious consequences and even litigation.

The points raised are on the assumption that the planned access/exit to the complex is via Peter Brown Drive. The map of the area provided, is not clear, but the steepness and volume of traffic on the N3 is surely not an option. The Athlone Circle, under normal circumstances, is already congested. Added traffic with the regular and emergency movement to and from the complex, will exacerbate the situation. If this proves to be correct, the logical alternative will be the Chase Valley Road or Montgomery Drive. One just has to live here to experience the inconvenience and hazardous conditions which exist. The roads are narrow and surfaces, especially in Chase Valley Road, leave much to be desired.

Storm water flow from the catchment basin is already a problem in the Chase Valley stream. It appears that canalisation is not alluded to. No mention is made of attenuation to address peak flows.

Flooding of the lower portion of Evergreen complex, which already is a fact, will be further experienced, with the additional concentration of run-off from that development area. This fact of flooding is already a discussion point with our ward councillor and local complexes. The writer is available for on site discussions if necessary – Tel. 033-3471647.

Yours faithfully

J Hubble
CHAIRMAN