



Reserve Manager's Monthly Report

October 2022

Index

- 1. Building projects 3
- 2. Environment..... 3
- 3. Estate Projects 5
- 4. Water 5
- 5. Employees 6
- 6. Maintenance Performed 6
- 7. Security 7
- 8. General..... 7

1. Building projects

- Site preparation started at erf 19 on 24 October with building operations due to start in November.
- Deon Nel is pursuing our application and the objections raised by the planning division of Environmental affairs with their new head of department.
- Residents are requested to ensure their homes always remain in a good state of repair and their gardens kept neat.

2. Environment

- Beach clean-ups were conducted weekly for the month of October. Overall, the amount of refuse has increased markedly with at least two bags and additional large items, such as steel and plastic drums, being collected on each occasion. We will continue doing our beach clean ups every week during the summer months. A big thank you to our residents as well as their guests for assisting to keep our beaches clean.
- On the beach clean ups conducted on 14 and 28 October, we had to bury mature seals that had washed up on “our” beaches.



- On 24 October the municipality were called in to bury a whale and dolphin carcass that had washed up in front of our reserve area. Rene collected samples from the dolphin, which are to be sent to Cape Town for further analysis. A long length of rope was also retrieved. A TLB was used to excavate the holes.
- We have completed the installation of all the fire hydrants, bar the one at the office complex. All the excavated holes have also been filled in except the one at the eastern beach entrance. For this hydrant, the T piece connecting the

hydrant to the main line needs to be embedded in concrete to ensure stability of the hydrant.



- The installation of the hydrants between units 51 and 58 proved impossible due to the isolation valves leaking at both ends of Fynbos Laan. This unfortunately necessitated the shutting down of the entire Estate's water. I believe a build-up of rust inside the valves is the issue. This assumption is based on my observations of the rust build up inside the T pieces connecting the main water line to the hydrants.





- The installation of the fire hydrants along Whale drive also proved difficult due to the isolation valves being buried under sand inside the manholes. This was caused by stormwater runoff spilling into the manholes. The soil around these manholes will have to be retained. This resulted in the valves also not closing 100%. Outside taps were opened at the units to ensure the water did not back up into the fire hydrants excavations during installation.
- The old fire hydrants will be sold as scrap. Speedies were consulted for possible reconditioning but informed us that this was not an option.
- Residents are reminded to only plant indigenous plants and shrubs. Endemic would be first prize.

3. Estate Projects

- **Main Entrance Road:** Some work has re-commenced and will continue if conditions are warm enough to allow the tar to dry. The resurfacing is due to be completed by the end of November.

4. Water

- Water usage for the month of October was measured on 25 October. Water usage on the Estate increased in October from 512kl in September to 580kl in October. Bulk water usage also recorded an increase to 655kl compared to the September bulk usage figure of 585kl. These increases are predominantly due to increased occupancy and the filling of swimming pools. One unit used over 50kl for the month and another over 100kl for the month. Swimming pools are thirsty creatures. The variance between bulk usage and residential usage increased from 73kl in September to 75kl in October. The main reason for this variance is as a result of the bleeding of the water reticulation system during the installation of the new fire hydrants.

5. Employees

- We lost 3-man day shifts due to our employees being on leave and illness.
- A shift was lost due to inclement weather.

6. Maintenance Performed

- At the sewerage plant all appears to be in order and operating as expected. We seeded the plant twice during the month with bio-enzyme granules and chlorine tablets.
- The faulty streetlights issue was finally resolved by the municipality. It did however require an official e mail to the head of the Electrical department to get it sorted as my phone calls appeared to fall on deaf ears. Faulty breakers in the mini-subbs appeared to be the issue.
- Pumpstation number 3 was pumped manually each day during the month while we wait for the replacement ultrasonic sensor and associated electronics to be assembled and programmed by Frans van der Pol.
- The other three pumpstations operated as expected. I did however observe that the high level and pump seal lights at pumpstation No 4 continue to be illuminated.
- The water troughs located at the pumpstations were all cleaned and filled with fresh water twice during the month.
- We continue to clean the area at the N2 Vleesbaai turn off monthly. Three bags of refuse were collected this past month.
- The refuse cubicles had to be cleaned once during the month due to the spillage of refuse during the loading process by the municipality.



- The area around the office as well as the western beach road and parking area were sprayed for weeds.

- The dead thatching reed in the flower bed outside the entrance was removed. New ones will be planted in due course.
- The construction of new terraces on the steep sections of the waterfall route are in progress.
- Sand spillage due to stormwater was cleared off the western beach road.
- The stormwater bumps on the gravel section of the eastern beach road were re-established. The gravel road is showing signs of erosion and will require filling.



7. Security

- No major incidents to report for the month of October.
- Nothing suspicious was observed along the perimeter fence on the Eastern boundary adjacent to the fishing cottages during my inspections.
- I am happy to report that the quality of the night shift patrols was of a very good standard during the month.
- Residents are requested to please report any security issues to myself or Mark Bowden.

8. General

- We urge residents to please make use of the blue bags for re-cycling. This includes paper, cardboard, tin, glass and plastic items. No polystyrene please.
- We also request that owners remove all polystyrene from boxes and place it in the black bags.
- Please ensure all refuse is placed on the pavement before 08h30 on Wednesday mornings and that all refuse bags are sealed.
- A draft procedure has been put in place for the drilling of boreholes on the Estate.

- Weeping Boerbean flowering along the eastern beach road.



- Puffadder escaping into the bush along the eastern beach road.

