



Western Cape
Government

Transport and Public Works

ROAD NETWORK MANAGEMENT

Email: Grace.Swanepoel@westerncape.gov.za

tel: +27 21 483 4669

Rm 335, 9 Dorp Street, Cape Town, 8001

PO Box 2603, Cape Town, 8000

REFERENCE: 16/9/6/1-25/197 (Job 24662)

ENQUIRIES: Ms GD Swanepoel

DATE: 5 April 2017

The Municipal Manager
Stellenbosch Municipality
PO Box 17

STELLENBOSCH

7599

Attention: Mr U von Molendorff

PORTION 2 AND 3 OF FARM WELGEGUND 372, STELLENBOSCH: APPLICATION FOR CONSOLIDATION, REZONING, NAMING AND NUMBERING OF INTERNAL STREET, A PERMANENT DEPARTURE AND APPROVAL OF ARCHITECTURAL AND LANDSCAPING GUIDELINES

1. The following refer:
 - 1.1 The letter P3362 from TV3 Projects (Pty) Ltd for Application Number LU/4718 dated 26 January 2017;
 - 1.2 The King's View Residential Estate Development Application prepared by TV3 Architects and Town Planners dated 24 January 2017;
 - 1.3 The Traffic Impact Assessment (iCE/S/1146) prepared by iCE Group (Stellenbosch) dated 20 May 2016;
 - 1.4 The Traffic Impact Assessment Addendum (iCE/S/1146) prepared by iCE Group (Stellenbosch) dated 1 August 2016;
 - 1.5 The Traffic Impact Assessment Second Addendum (iCE/S/1146) prepared by iCE Group (Stellenbosch) dated 25 January 2017;
 - 1.6 The meeting held with iCE and ITS Engineers on 15 December 2017 at our offices, and
 - 1.7 The subsequent e-mail from Mr P van Blerk dated 16 December 2017.

2. This application entails the following:
 - 2.1 The consolidation of Portion 2 and 3 of Farm 372;
 - 2.2 The rezoning of the consolidated site from Agricultural Zone I to Subdivisional Area;
 - 2.3 The subdivision thereof into 40 Residential Zone I erven with an Open Space Zone II erf to establish an internal private road and private open space;
 - 2.4 A permanent departure to relax the internal side building lines from 2m to 0m, only for a garage, car port or outbuilding;
 - 2.5 The approval of the internal street name and street numbers and
 - 2.6 Approval of the architectural and landscaping guidelines.
3. Paragraphs 2.4, 2.5 and 2.6 above are for your Administration.
4. Main Road 27 (Strand Road) (R44), Divisional Road 1053 (Blaauwklippen Road) and Main Road 169 (Wildebosch Road) are affected by this application.
5. This Branch does not agree with the proposed distribution of the peak hour traffic in the TIA showing no trips being diverted to the R44 via Florida Road, Repens Road, Serruria Road and Blaauwklippen Road. However, these trips will be limited and should have an insignificant impact on the already highly congested R44/Blaauwklippen Road intersection.
6. This Branch offers no objection to the proposed development in terms of the Stellenbosch Municipal Land Use Planning By-Law, 2015, subject to the following conditions:
 - 6.1 The development is limited to only 40 residential units;
 - 6.2 The extension of Schuilplaats Road up to Trumali Road must be implemented as part of this development;
 - 6.3 The upgrading of R44/Paradyskloof Road intersection to a "butterfly" intersection must be implemented as part of this development;
 - 6.4 The left-turn lane on Trumali Road at the intersection with the R44 must be increased to 75m (excluding taper);
 - 6.5 The construction of the development may only commence once the extension of Schuilplaats Road has been constructed up to Trumali Road and the R44/Paradyskloof Road intersection upgraded and
 - 6.6 The detail design of the upgrading of the R44/Paradyskloof Road as well as the left-turn lane on Trumali Road, after being scrutinised by your Roads Department, must be submitted to the Design Directorate (Ms Melanie Hofmeyr 021483 3999) of this Branch for final approval.

7. This Branch strongly supports the suggested extension of Wildebosch Road to link with the extension of Trumali Road and should be a priority for implementation by the Municipality which will together with the extension of Wildebosch Road to the Techo Park access on the R44 alleviate congestion at the Blaauwklippen Road and Paradyskloof Road on the R44. The extension of Wildebosch further north should also be considered to provide a parallel alternative to the R44.

Yours faithfully



ML WATTERS
For **CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT**