



ROAD NETWORK MANAGEMENT
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REFERENCE: 16/9/6/1-25/196(Job 24656)
ENQUIRIES: Ms GD Swanepoel
DATE: 6 April 2017

The Municipal Manager
 Stellenbosch Municipality
 PO Box 17
STELLENBOSCH
 7599



Attention: Mr U von Molendorff

FILE NR:	
SCAN NR:	F 372/15
COLLABORATOR NR:	508302

Dear Sir

PORTION 1 OF FARM WELGEGUND 372, STELLENBOSCH: APPLICATION FOR REZONING, PERMANENT DEPARTURE, STREET NAME AND NUMBERS, APPROVAL OF THE OWNERS' ASSOCIATION AND APPROVAL OF SITE DEVELOPMENT PLAN

1. The following refer:
 - 1.1 The letter Farm 372/1, Stellenbosch from LMV CAPE Town Planners for Application Number LU/5114 dated 26 January 2017;
 - 1.2 The Welgegund Domaine Privé Development Application prepared by LMV CAPE Town Planners dated 20 January 2017;
 - 1.3 The Traffic Impact Assessment (ITS 3546.1) prepared by ITS Engineers dated January 2017 and
 - 1.4 The meeting held with ICE and ITS Engineers on 15 December 2017 at our offices.
2. This application entails the following:
 - 2.1 The consolidation of Portion 2 and 3 of Farm 372;
 - 2.2 The rezoning from Agricultural Zone I to Subdivisional Area;
 - 2.3 The subdivision thereof into 34 Residential Zone II erven with 8 Open Space Zone II erven to establish an internal private road and private open spaces;

- 2.4 A permanent departure to permit a group housing site with an area of 2.5ha in lieu of 2 ha;
- 2.5 The approval of street name and numbers;
- 2.6 Approval of the constitution of the owners' association and
- 2.7 Approval of the Site Development Plan.
3. Paragraphs 2.4, 2.5, 2.6 and 2.7 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 Serrurra 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 34 group housing 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.
 - 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 021 483 3999) of this Branch for final approval.
7. This Branch recommends that the Municipality and the developers for Portions 1, 2 and 3 of Farm 372 combine their efforts to ensure that the required road infrastructure as listed above are constructed before any of the developments commence.
8. This Branch will not be able to contribute any funding towards the implementation of the road infrastructure required.
9. This Branch recommends that the proposed right-turn lane from Blaauwklippen Road into the R44 be implemented as a matter of urgency.

10. 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 WATERS
For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT