

Christoff Dippenaar

From: barend@sturgeonsa.co.za
Sent: 20 January 2020 02:08 PM
To: Christoff Dippenaar
Cc: Carina Nel; 'Clarissa Fransman'; 'Rhett Smart'; 'Alvin Cope'; landuse@elsenburg.com; Mtandana@dwa.gov.za; 'Ruan Beneke'; Schalk.Carstens@westerncape.gov.za; Grace.Swanepoel@westerncape.gov.za; Daniel.Potgieter@capetown.gov.za
Subject: Job 18074: Remainder Farm 180, Portion 3 of Farm 180 and Portion 13 of Farm 168 _RE: Fisantekraal Light Industrial Development; Commenting Reminder.

Dear Christoff,

All of the best to you also for 2020.

The following refer:

- Our letter 13/3/5/1-36/322 (Job 18074) to iCE Group (Pty) Ltd dated 6 September 2010;
- Our letter 13/3/5/1-36/322 (Job 18074) to iCE Group (Pty) Ltd dated 12 November 2010;
- Our letter 13/3/5/1-36/322 (Job 18074) to ITS Engineers (Pty) Ltd 14 January 2011;
- Our letter 16/9/6/1-36/50 (Job 16816) to the City of Cape Town dated 17 July 2018;
- Our letter 16/9/6/1-36/50 (Job 16816) to the City of Cape Town dated 8 October 2018;
- The letter from Innovative Transport Solutions to Mr Daniël Potgieter at the City of Cape Town dated 9 November 2019; and
- Your letter 16/3/3/6/7/1/A5/20/2064/19 dated 13 November 2019.

Main Road 188 is directly affected by this application.

Since 2010 several of the missing road links have been implemented.

This Branch offers no objection to the application subject to the following conditions:

- The development must be limited to the land uses as listed in the letter from Innovative Transport Solutions to Mr Daniël Potgieter at the City of Cape Town dated 9 November 2019
- Access to the development must be via Stanler Road (stop controlled) off Main Road 188 at ±km15,74;
- No access may be taken from Main Road 213,
- The existing Tydstroom access off Main Road 188 at ±km15.865 must be relocated to opposite the proposed Stanler Road intersection at the same time as the construction of Stanler Road commences;
- The new intersection layout must include right and left turn lanes;
- Any application for future signalisation of the new Stanler Road intersection on Main Road 188 will not be considered;
- Construction of a 2m wide pedestrian sidewalk on Main Road 188 stretching the length the frontage of the site;
- All detail geometric and materials designs for road infrastructure along MR188 must first be scrutinised by your Roads and Stormwater Department before being submitted to our Design Branch for final approval;
- The statutory 5m building line remains and any services to be located within the 5m building line need to be approved by this Branch;
- The Standler Road/Tydstroom intersection on MR188 must be constructed prior to any building clearance being issued.; and
- Development construction access must be via Stanler Road.

This Branch recommends the following road infrastructure be implemented by the approved development that first triggers the required upgrade:

- The upgrading and signalisation of the MR188/MR213 intersection; and
- The dualling of MR188 through the Darwin Road and Okavango Road intersections to increase the MR188 stop line capacity at each signalised intersection.

This Branch will unfortunately not be able to contribute any funding towards any of the above road infrastructure which include the dualling of MR188 as well as the associated land expropriation required.

It is recommended that the process to expropriate the additional land required for the dualling of MR188 be initiated, which may soon be required at the existing and future signalised intersections that would require additional stop line capacity as well as to enforce the approved left-in/left-out accesses.

This Branch will comment in detail in terms of the Municipal Planning Bylaw, 2015 once we have received the formal land use application.

Please do not hesitate to contact us should you have any queries.

Kind regards | Vriendelike groete

Barend du Preez Pr Eng

On behalf of:

Chief Engineer: Land Transport
Transport and Public Works
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From: Christoff Dippenaar <christoff@gnec.co.za>

Sent: Wednesday, 08 January 2020 8:59 am

To: Clarissa Fransman <Clarissa.Fransman@capetown.gov.za>; Rhett Smart <landuse@capenature.co.za>; Alvin Cope <Alvin.Cope@westerncape.gov.za>; landuse@elsenburg.com; Mtandana@dwa.gov.za; Ruan Beneke