



TRANSPORT & PUBLIC WORKS: ROADS

Chief Directorate: Road Planning
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REFERENCE: TPW/CFS/RP/LUD/BPL-10/73 (Job 27596)
ENQUIRIES: Ms G Swanepoel
DATE: 27 July 2021

The Municipal Manager
Drakenstein Municipality
PO Box 1

PAARL
7620

Attention: Ms Cornelia van der Bank

Dear Madam

ERF 34982 PAARL: MAIN ROAD 201 JAN VAN RIEBEECK ROAD: CONSENT USE APPLICATION

1. The following refer:
 - 1.1 Land use application (Consent Use) for a filling station on Erf 34982, Paarl, dated 12 June 2019 and sent by e-mail from Ms Cornelia van der Bank of Drakenstein Municipality to Harry Thompson of this Branch on 26 July 2021 (the original land use application circulated by Drakenstein Municipality dated 21 November 2019 either did not reach this Branch, or was not commented on at the time);
 - 1.2 This Branch's letter TPW/CFS/RP/LUD/BPL-10/73 (Job 27596) dated 19 March 2020 to Mr MF Toyer of Drakenstein Municipality, offering no objection to the Site Development Plan for the shopping centre complex on Erf 34982 Paarl. The SDP indicated the position of the petrol station and pumps as provisional and
 - 1.3 Extensive e-mail correspondence between Harry Thompson and Pieter Arangie of ITS Global regarding traffic impacts of the planned shopping centre, filling station and adjacent residential development.
2. With the convenience store at the proposed filling station having been included in the original trip generation calculations, the additional traffic attracted by the filling station alone has been determined as unlikely to add significantly to the traffic entering and leaving the subject property.

3. This Branch has received a copy of Carstens Consulting Engineers Drawing No. CACE044/C/505 Rev. 0 dated 20/05/2020. This drawing appears to be a scanned copy, so the detail is not very clear and it does not show the laning of the Bartholomeu Street approach to Main Road 201 Jan van Riebeeck Road, which is understood to have three lanes westbound and one eastbound at the Jan van Riebeeck Road MR201 intersection. Also, it appears that the southbound left turn lane on Main Road 201 approaching the intersection is very narrow and is close to drainage structures on the east side of Main Road 201 at the intersection. To date there has been no formal submission of detailed design drawing of the proposed intersection upgrades to this Branch's Chief Directorate: Design for approval.
4. This Branch offers no objection to the proposed Consent Use for a filling station on Erf 34982 Paarl subject to the following:
 - 4.1 The upgrading of the intersection of Main Road 201 Jan van Riebeeck Road with Bartholomeu Street to have three westbound approach lanes on Bartholomeu Street and an additional dedicated left turn lane on the southbound approach of MR201;
 - 4.2 The design of the upgrades referred to in paragraph 3 above shall be carried out by an appropriately registered person in accordance with this Department's design guidelines and requirements. Detailed drawings of the road geometry, pavement / materials, NMT provision, drainage and road markings shall be submitted to this Branch's Chief Directorate: Design (Mr Michael Hendrickse: e-mail Michael.Hendrickse2@westerncape.gov.za) for approval prior to the commencement of construction;
 - 4.3 Detailed construction drawings and proposals for traffic accommodation during construction shall be submitted for approval to the District Roads Engineer (Mr Elroy Smith, e-mail: Elroy.Smith@westerncape.gov.za) prior to construction.
 - 4.4 The Applicant's consultant or contractor shall accept the handing over of the site in writing from the Road Authority prior to construction.
 - 4.5 After completion of construction to the satisfaction of the District Roads Engineer, the Road Authority shall accept in writing the handing over of the site from the Applicant's consultant or contractor.
 - 4.6 As built drawings shall be sent to this Branch (Ms GD Swanepoel), the District Roads Engineer (Mr Elroy Smith).

Yours Sincerely



SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: ROADS

ENDORSEMENTS

1. Drakenstein Municipality
Attention: Ms C van der Bank (e-mail: Cornelia.vanderBank@drakenstein.gov.za);
Mr Carel Lotz (e-mail: Carel.Lotz@drakenstein.gov.za);
Mr Lawrence Smith (e-mail: Lawrence.Smith@drakenstein.gov.za)

2. ITS Global
Attention: Mr P Arangie (e-mail: PieterA@itsglobal.co.za)

3. District Roads Engineer
Paarl

4. Mr E Smith (e-mail)

5. Mr H Thompson (e-mail)

6. Mr SW Carstens (e-mail)