



**REFERENCE:** TPW/CFS/RP/LUD/REZ/SUB-10/421 (Job 28142)

**ENQUIRIES:** Ms G Swanepoel

**DATE:** 18 March 2021

The Municipal Manager  
Drakenstein Municipality  
PO Box 1  
Main Street  
**PAARL**  
7622



Attention: Mr Earl Cyster

Dear Sir

**ERVEN 406, 5025 AND 7994, WELLINGTON: MAIN ROAD 1108 (THE R45 STOKERY ROAD):  
APPLICATION FOR CONSOLIDATION**

1. The following refer:
  - 1.1 This Branch's letter TPW/CFS/RP/LUD/REZ/SUB-10/421 (Job 28142) to Drakenstein Municipality dated 14 December 2020 and
  - 1.2 Meeting on site at Wellington Wines attended by Messrs P Rossouw & F Pienaar of Wellington Wines, Mr M Botha of David Hellig & Abrahamse, Mr C Lotz of Drakenstein Municipality and Mr H Thompson of this Branch.
2. The subject property is located on the west side of Main Road 23, the R45 Stokery Road, Wellington and south of Lady Loch Road.
3. The application is for the consolidation of Erven 406, 5025 and 7994, Wellington.
4. In the on-site discussions, Messrs Rossouw and Pienaar explained the reasons for their wish to retain all three existing accesses onto Main Road 23 (R44 Stokery Road) from the properties to be consolidated. It was indicated that all three accesses were important to the winery's operations and that significant re-arrangement of facilities and operations would be needed if any of the existing accesses were to be closed.
5. Messrs Thompson and Lotz explained that the lack of sight distance to the left when there were queues of traffic stopped at the Lady Loch Road traffic signals made right turns out of the middle and especially out of the northern access, hazardous.

6. In light of these discussions, this Branch withdraws its objection to the consolidation as contained in paragraph 7 of our 14 December 2020 letter (ref. 1.1 above).
7. This Branch offers no objection to the application for consolidation of Erven 406, 5025 and 7994 Wellington, subject to the following conditions:
  - 7.1 The northernmost access, closest to the Lady Loch Road intersection, shall be used only during the peak grape delivery season and then only by long vehicles using the weigh-bridge that would be unable to turn right to exit via the middle access. At all other times it shall be kept closed and only opened to serve vehicles that are unable to exit via one of the other two accesses. Exit movements from this access shall be restricted to left turns only;
  - 7.2 The installation of appropriate left turn signs and no entry signs at the exit closest to the Lady Loch Road intersection shall be implemented with the prior approval of Drakenstein Municipality's Roads Engineering Department.
8. To minimise potential crash risk as traffic on Main Road 23 increases, it is recommended that any future upgrading of facilities in the consolidated Wellington Winery property make provision for the complete closure of both the middle and northernmost accesses.

Yours Sincerely



**SW CARSTENS**

**For DEPUTY DIRECTOR-GENERAL: ROADS**