



ROAD NETWORK MANAGEMENT

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REFERENCE: 16/9/6/1-10/292 (Job 26422)

ENQUIRIES: Ms G D Swanepoel

DATE: 12 February 2019

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

Attention: Ms C van der Bank

Dear Madam

FARM CUMBERLAND 915, PAARL: MAIN ROADS 191 AND 205: APPLICATION FOR REZONING, SUBDIVISION AND CONSENT USE

1. The following refer:
 - 1.1 This Branch's letter 16/9/6/1-10/292 (Job 26422) dated 14 December 2018;
 - 1.2 E-mail from P-J le Roux, Town Planner for the Applicant, with attached copies of an agreement to provide mutual servitude access between the owners of Farms 915 and 1337 Paarl (Telegenix) and the owners of Farm Uitkomst 1419 Paarl (Quickvest);
 - 1.3 Letter 16/9/6/1-10/269 (Job 26086) dated 5 June 2018 from this Branch to Drakenstein Municipality, regarding the proposed subdivision of Farms 956 and 1419;
 - 1.4 Letter 16/9/6/1-10/110 (Job 3010) dated 11 November 2015 from this Branch to Drakenstein Municipality, regarding the proposed rezoning and consent use on Farm 1419.
2. In light of the applicant's submission of documentation demonstrating a legal agreement for a servitude right of way over Farm Uitkomst 1419 in favour of Farm Cumberland 915, to provide permanent legal access to the residential component of Farm 915, this Branch withdraws its objection to the application in respect of Farm 915, subject to conditions. In this regard, the comments contained in paragraphs 5 to 8 of this Branch's letter of 14 December 2018 (see 1.1 above) remain applicable.
3. In the letter referenced in paragraph 1.4 above, this Branch offered no objection to an application by the owners of Farm 1419 Paarl for a rezoning and consent use,

subject to the permanent closure and removal of the two existing accesses and their replacement by a proposed single new access at \pm km7.31, opposite the access to Signal Hill Estate. The access is required to conform to this Branch's standard drawing for Major Farm Accesses and Farm Stalls, must be at least 6.8m wide and the bell-mouth of the access must be surfaced. During a recent site visit it was evident that a new electrified fence and a brick entrance gateway located at the designated access point are currently under construction. However, this Branch as the Road Authority does not appear to have received any request to approve such structures, as required within 95m of the centre of Main Road 205 in terms of the Advertising on Roads and Ribbon Development Act 21 of 1940. The owner of Farm 1419 will be required to stop work on this fence and gate until an application has been made to erect these structures.

4. In order to comply with the Access Management Guidelines, which has been developed to protect both mobility and safety along proclaimed Provincial roads in the Western Cape, the route of the servitude right of way over Farm 1419 from Farm 915 to Main Road 205 will need to be amended to ensure that it uses the approved access from Farm 1419 onto Main Road 205 at \pm km7.31.
5. This Branch offers no objection to the proposed rezoning, subdivision and consent use in respect of Farm Cumberland 915, subject to the following conditions:
 - 5.1 The registration of a servitude right of way over Farm 1419 in favour of Farm 915, with the servitude linking the residential portion of Farm 915 with the new access from Main Road 205 onto Farm 1419 at \pm km7.31, opposite the access to Signal Hill Estate.
 - 5.2 The new access onto Main Road 205 must conform to this Branch's standard drawing for Major Farm Accesses and Farm Stalls, must be at least 6.8m wide and the bell-mouth of the access must be surfaced. Prior to construction of the access, the applicant shall obtain the approval of his design from the District Roads Engineer, Paarl (Mr Stewart Bain 021 863 2020). Upon completion of the access works, the new access may only be put into use once the District Roads Engineer has given his approval.
 - 5.3 Caveats shall be registered on the title deeds of both Farm 915 and the subdivided Remainder of Farm 1337 and on the property drawings registered with the Surveyor General, ensuring that in the event of one of the properties being sold, servitudes are registered over Farm 1337 in favour of Farm 915, to ensure that permanent legal access to Farm 915 is retained. The caveat shall cover the fact that different portions of Farm 915 will be accessed from Farm 1337 at different points and shall ensure that all separate portions of Farm 915 will have permanent legal access through Farm 1337 to Main Road 191 and will not be "landlocked".

Yours faithfully



SW CARSTENS
For **CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT**

ENDORSEMENTS

1. Drakenstein Municipality
Attention: Ms Cornelia van der Bank (e-mail)
Mr Earl Cyster (e-mail)
2. Winelands District Municipality
Attention; Mr Aubrey Stevens (e-mail)
3. P-J le Roux (e-mail: pj@pjlroux.co.za)
4. iCE Group (e-mail: piet@icegroup.co.za)
5. District Roads Engineer
Paarl
6. Mr SW Carstens (e-mail)
7. Mr H Thompson (e-mail)