



Ref: TPW/CFS/RP/LUD/REZ/SUB-10/516 (Job 30049)

The Municipal Manager
Drakenstein Municipality
PO Box 1
Main Street

PAARL

7622

Attention: Ms C van der Bank

Dear Madam

ERVEN 645, 721, 769, 770, 813, 820 AND 493, PEARL VALLEY ESTATE, PAARL: DIVISIONAL ROAD 1095: APPLICATION FOR AMENDMENT OF AN APPROVED SUBDIVISION PLAN, SUBDIVISION AND CONSOLIDATION

1. The following refer:
 - 1.1. The application received from Messrs TV3 Architects dated 17 November 2022;
 - 1.2. Development and Construction Access report by ITS dated 24 January 2018;
 - 1.3. Queuing analysis report by ITS dated 19 August 2022;
 - 1.4. Drakenstein Spatial Development Framework 2023/2024 specifically Map 3.16: SFA4 Drakenstein South;
 - 1.5. This Branch's letter TPW/CFS/RP/LUD/REZ/SUB-10/523 (Job 30160) dated 18 October 2023 (Avec le Terre development).
2. The subject properties are located in the developments known as The Acres and Pearl Valley Golf Estate.
3. This application is for Amendment of an approved subdivision plan, subdivision and consolidation, and application to operate a consolidated Contractors gates for Pearl Valley and The Acres in the south eastern corner of The Acres. This gate is proposed to be located on a surfaced road on land which forms part of Pearl Valley, some 50m from its intersection with Divisional Road 1095 (DR1095, Schuurmansfontein Road). When the municipal Class 3 Road is built, then it is proposed that the Contractors Gate be relocated to the north-eastern corner of The Acres, and that the alignment of the municipal Class 3 Road be adapted accordingly.

4. The concept was sketched out by ITS and the Branch took the liberty of adding in the temporary and future Contractors Gates. The proposal shows the future Class 3 municipal road with a horizontal alignment over Portion 1 of Farm No. 888 La Parisa and over Erf 497, and a road connection to the repositioned Contractors Gate, when the municipal Class 3 road is built. See Figure 1 below:



Figure 1: Concept of Class 3 and Contractors gatehouse

5. The above drawing shows that the eastern property will be unnecessarily impacted by the gatehouse proposal. Bearing in mind that the property has to give off land to accommodate the future Class 3 Municipal Road. The access spacing also doesn't comply with the AMG as the nearest that an unsignalized full access may be is 225m to DR1095 as opposed to the 150m which the drawing shows.
6. In terms of the Access Management Guidelines, assuming a Suburban Roadside Development Environment, then Divisional Road 1095, may have signals every 540 m, which coincides with the intersection of Divisional Road 1095/future municipal Class 3.
7. Municipal planning includes the extension of DR1095 to link with Divisional Road 1091 (DR1091, Watergat Road), which means that more traffic will travel south from Val de Vie, Pearl Valley and the Acres to access Main Road 191. Robust planning of accesses is therefore necessary for DR1095.
8. For the above reasons, the gatehouse proposal is deemed to be unacceptable.
9. Whilst the development of the municipal Class 3 Road is within Drakenstein Municipality's mandate, it's importance as a supporting road to the higher order road network is significant. It is believed that the Drakenstein Municipality undertake a concept design of the road in order to inform all existing and future developments.
10. In terms of the Land Use Planning Act, this Branch responds as follows to the application:
 - 10.1. Objects to the portions of the application that deal with the gatehouse proposal, which is the subdivision of Erf 493 into Portion C and Remainder Erf 493, and thereafter the consolidation of Portions A, C and Erf 3 to create Portion D.
 - 10.2. Offers no objection to the Subdivision of Portion B into Erf 1 and 2 and the Consolidation of these erven with Erf 645 and Erf 769 respectively.
11. In terms of this Branch's letter referenced in 1.5), the full length of DR1095 must become an urban street in terms of section 66(3) of the Roads Ordinance and that Drakenstein Municipality must indicate its willingness to manage the road as a municipal street in writing to the Branch in order to start the de-proclamation process and formal hand over of assets. This must occur prior to the occupation of Phase 1 of Avec le Terre.
12. Drakenstein Municipality may consider applying to take over DR1095 sooner, as it will be able to manage and decide upon all road related matters of DR1095 according to its best interest.

Yours Sincerely



SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE

DATE: 29 FEBRUARY 2024

ENDORSEMENTS

1. Drakenstein Municipality
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