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City of Johannesburg
Johannesburg Roads Agency

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J. Monteiro

de Mesquita, Twilley & Associates Consulting Engineers
P.O. Box 8440
Edenglen
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Date: 11 March 2021

Fax: (011) 609 7777

Attention: Mr. de Mesquita

Sir,

ERVEN 6 AND 7 SAXONWOLD: TRAFFIC IMPACT STATEMENT

Your letter dated 01 March 2021 and attached Traffic Impact Statement, received on the 04 March 2021, has reference.

The Traffic Impact Statement submitted by your office is in support of the following development controls:

- Zoning: Residential 3
- FAR: 1.2
- Density: 62 dwelling units

The above-mentioned Traffic Impact Statement is hereby approved on the following conditions:

- 1) Access to the development will be provided as follows:

Access off Northwold Drive

- One incoming lane 1 x 4.5m
- One outgoing lane 1 x 3.2m
- Access gate/boom to be positioned at least 15.0m from the kerb line of Northwold Drive

The minimum lane width should be 3.2m, except where lanes are separated by a raised median island, in such cases one lane should have a minimum width of 4.5m. This is to accommodate refuse and emergency vehicles.

Chairman: Dr. A Mokoena

Executive Directors - Chief Executive Officer: S Monakedi, Chief Financial Officer: D Thindisa

Non-Executive Directors: L Mdluli, H Mtimkhulu, F Ntsandeni, L Ndlovu, N Mila, T Seemela, T Tshitangano, Y Ngxabazi, S Chiloane-Nwabueze, E Mtshali, S Ralegoma
Company Secretary: P Majola

Registration No. 2000/028993/30

- 2) Parking is to be provided as per the City of Johannesburg Land Use Scheme of 2018.
- 3) A 2.0m paved pedestrian sidewalk is to be provided on Northwold Drive, along the entire length of the property boundary.
- 4) Detail design drawings are to be submitted to the JRA for approval before any construction commences on site.

All road upgrades to be undertaken by the developer or his representatives, the cost thereof, will not be refunded back to the developer by the Johannesburg Roads Agency (JRA) or the City of Johannesburg (CoJ) unless these upgrades were discussed and agreed upon in writing by both parties upfront, before any construction commences. The mere fact that the detail design drawings or Traffic Impact Studies have been approved, does not bind the JRA or the CoJ to any agreement. It is the responsibility of the developer or his representative to always stay up to date with the latest guidelines and Standards. This is especially applicable to Universal Design (UD) principals. JRA Development Control references the following national and municipal standards for minimum compliance, and will require developments conform to them in planning, design and construction, whether included in the original approved drawings or not. These are:

- *Minimum requirements for the preparation of integrated transport plans: 29 July 2016 (CoJ CITP) Published under the NLTA. Act No.5 of 2009. Requires the application of minimum standards on UD to transport and public space.*
- *Building Regulations and Building Standards Act 1977, as amended 2008*
- *SANS 10400 Part S: 2011 - Facilities for Persons with Disabilities*
- *National Technical Requirements 1 (NTR1) – Pedestrian Crossings, 2016 (Specification of Tactiles SANS 784: 2008)*
- *JRA standard book of Drawings – 2015 including 2017 UA Update*

Failing to eliminate obstacles that unfairly limit or restrict persons with disabilities from enjoying equal opportunities or failing to take steps to accommodate the needs of such persons can result in litigation.

It should also be noted that if any upgrades are undertaken by the developer to any roads or storm-water on behalf of CoJ or the JRA, the developer will be entitled to an off-set against their external engineering services contributions as per section 49(4) of SPLUMA, provided these services are required to be upgraded to resolve background capacity problems, and not as a result of his/her impact of the development. These upgrades are to be discussed with the officials of the JRA and agreement in writing is to be obtained from the JRA to the off-set of such contributions, before any construction commences on site.

If the amount for the upgrade/construction exceeds the contributions payable, the balance thereof will not be refunded to the developer and the construction is then carried out at the developers own cost.

Should you have any further queries please contact Mr. J. Monteiro at Tel No. (011) 298 5059

Yours faithfully

A handwritten signature in black ink, appearing to be 'JM', written over the 'Yours faithfully' text.

Operations Manager: Development Control
jm/jm

email address: jmonteiro@jra.org.za