



Roads and Transport Transportation Planning Division

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Section/Unit: Intelligent Transport System and Traffic Engineering

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19 August 2024

Dear Sir/Madam,

MEMORANDUM IN SUPPORT OF THE UPDATED TRAFFIC IMPACT ASSESSMENT FOR THE PROPOSED STUDENT HOUSING ON PORTIONS 2 TO 120 OF ERF 1305 SOSHANGUVE-M

The Traffic Impact Assessment Report, prepared by Techworld Consulting Engineers, dated June 2024 and received July 2024, has reference.

A. TRAFFIC IMPACT ASSESSMENT OF MANAGEMENT SUB-SECTION

- 1 This Traffic Impact Assessment Report is acceptable for this section and is therefore approved under the following conditions:
 - 1.1 The applicant must comply with the access arrangements, parking demand, and road upgrades, as will be agreed upon in further engagements between the Council and the developer.
 - 1.2 The applicant must acquire additional land to widen the road reserve for new roads or transportation infrastructure.
 - 1.3 Traffic impact assessment only evaluates the traffic operations and does not evaluate the exact access positions or geometric designs. Approval for these aspects must be discussed separately in this division. Approval of the Traffic Impact Study does not imply that the alignment of any of the proposed roads is approved.
 - 1.4 All internal road works, provision of sidewalks, provision of on-site parking, and any costs associated with the proposed access to the site will be for the developer's account.
 - 1.5 If road upgrades are identified, they must be designed and constructed according to the requirements and specifications of the relevant road authority under which jurisdiction the specific route resorts.
 - 1.6 Existing cycle and pedestrian facilities must be preserved or replaced if affected by road upgrades.

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2 THE FOLLOWING CONDITIONS FOR LAND USE MUST BE INCLUDED IN ANNEXURE T BEFORE APPROVAL OF THIS APPLICATION:

2.1 Land-use rights:

2.1.1 "Residential 5" for student with maximum of 2600 beds.

2.2 Parking provision:

2.2.1 Parking with sufficient maneuvering space must be provided on-site. The parking layout must align with the typical standard details, drawing no. STD020.

2.2.2 Turning and loading and off-loading facilities for delivery vehicles must be provided on-site.

2.2.3 Parking will be provided within the site in line with the current Tshwane Land Use Scheme 2024.

2.3 Access conditions:

2.3.1 Access to the property must be constructed to the satisfaction of the City of Tshwane.

2.3.2 The access design must accommodate the turning radius of the design vehicle at the access points. This requirement must be validated through swept path analysis and form part of the SDP submission.

3 CONDITIONS TO BE COMPLIED WITH PRIOR PROMULGATION

3.1 Road upgrades

3.1.1 The specified road improvements must be implemented to address the impacts of the proposed development on the affected intersection(s). The associated cost will be for the account

- Aubrey Matlala St / Flower St: Converting the current priority control stop to a 3-way stop. This upgrade is to mitigate the impact of the development's traffic on the road network and is therefore the responsibility of the developer.
- Commissioner St / Flower St: Converting the current 4-way stop to a traffic signal-controlled intersection. This upgrade is to mitigate the impact of the expected growth in background traffic over the next 5 years and is therefore the responsibility of the CoT or future developments in the study area.

4 CONDITIONS TO BE COMPLIED WITH BEFORE THE ISSUING OF AN OCCUPATION CERTIFICATE

4.1 A complete Site Development Plan must be submitted at the applicant's cost for approval by this division before any building construction may commence. Details regarding access, parking layout, site circulation, loading areas, and stormwater drainage must be presented in the Site Development Plan. No building plans may be approved before this division approves a site development plan.

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B. COMMENTS BY INTEGRATED ROADS PLANNING SUB-SECTION

Modiehi Mphuthi (modiehit@tshwane.gov.za, 012 358 3039)

No objection from Roads Planning point of view, subject to the following conditions:

- Access to the site must be to the satisfaction of the Municipality.

C. COMMENTS BY TRAFFIC SIGNALS MANAGEMENT SUB-SECTION:

Mabadimo Mothapo (mabadimom@tshwane.gov.za, 012 358 3772)

- The study is supported.

I trust you will find the above in order.

Kind Regards,



Lourens Swanepoel

For DIVISIONAL HEAD: TRANSPORTATION PLANNING DIVISION

On request, this document can be provided in another official language.

