



City of Johannesburg
Johannesburg Roads Agency

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Ref: 17/8/B12
J. Monteiro

Tshawe Infrastructure Technologies
P.O. Box 11416
Maroelana
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Date: 13 October 2017

Email: pmali@tshawe.co.za

Attention: Mr. Mali

Sir,

**PORTION 1, 2 AND THE REMAINDER OF ERF 58 BRYANSTON: TRAFFIC IMPACT STUDY
(REVISION 1)**

Your report dated July 2017, received on the 23 August 2017, has reference.

The Traffic Impact Study submitted by your office is in support of the following Town Planning Controls:

- Zoning: Business 3
- FAR: Maximum of 8000m²

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

- 1) The main access off Bruton Road is to remain as is.
- 2) The intersection of Cross Place with William Nicol Drive and Main Road are to operate as left-in, left-out intersections only.
- 3) There is to be no form of access control on either sides of Cross Place.
- 4) A 2.0m paved pedestrian sidewalk is to be provided on William Nicol Drive, Main Road, Bruton Road and Cross Place along the entire length of the proposed and existing development.
- 5) If right-of-way servitudes are to be registered over the existing development to provide access to the proposed development, they are to be registered by the developers to facilitate access onto Bruton Road.
- 6) Parking is to be provided as per the Sandton Town Planning Scheme.

Chairman: S Tshabalala,
Executive Directors: Managing Director - Vacant, G Mbatha - Chief Financial Officer
Non-Executive Directors: L Mashamaite, Q Buthelezi, S Thunzi, P Govender, T Magerman, K Sihlali, A Torres
Company Secretary: K Mills

Registration No. 2000/028993/07

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 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



Manager: Development Control

jm/jm

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