



**Ref:** TPW/CFS/RP/LUD/REZ/SUB-18/173 (Job 29977)

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The Municipal Manager  
Mossel Bay Municipality  
PO Box 25  
**MOSSSEL BAY**  
6500

Attention: Mr E Kruger

Dear Sir

**SUBDIVISION AND CONSOLIDATION: PORTION 51 OF FARM 137 AND ERF 2841, GREAT BRAK RIVER**

1. Formaplan's unreferenced letter dated 12 September 2022 to you refers.
2. Main Road 344 (MR00344; R102) and Minor Road 6817 (OP06817; Souwesia Road), both roads for which this Branch is the Road Authority, are affected by this application. The following were noticed on site:
  - 2.1. Accesses (to the east and west) that are not according to the standards of this Branch exists off OP06817 in favour of Erf 2841.
  - 2.2. An access that was constructed as part of this Branch's recent reconstruction of MR00344 exists off that road in favour of Farm 137/51 (and other properties).
  - 2.3. Structures (access structure including a wall along the access road, a billboard, flag poles and lights) exist within the 5m Building Line (Roads Ordinance 19 of 1976) adjacent to MR00344.
3. This Branch is not opposed to the current (and future development) proposal to subdivide Erf 2841 and to consolidate a portion thereof with Farm 136/51, but objects to this application due to a lack of information. This Branch requires copies of the approvals of the abovementioned accesses and structures to be produced for its perusal and confirmation of compliance to the conditions stated.
4. Upon receipt of the abovementioned information will this Branch reconsider its stance towards this proposed subdivision and consolidation and respond accordingly.

Yours Sincerely

**SW CARSTENS**

**For DEPUTY DIRECTOR-GENERAL: ROADS**

**DATE: 1 FEBRUARY 2023**

## ENDORSEMENTS

1. Mossel Bay Municipality  
Attention: Mr E Kruger (e-mail: [admin@mosselbay.gov.za](mailto:admin@mosselbay.gov.za))
  
2. Formaplan  
Attention: Mr PCJ Theron (e-mail: [philip@formaplan.co.za](mailto:philip@formaplan.co.za))
  
3. District Road Engineer  
Oudtshoorn
  
4. Mr SW Carstens (e-mail)
  
5. Mr E Burger (e-mail)



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Attention: Mr E Kruger

Dear Sir

**SUBDIVISION AND CONSOLIDATION: PORTION 51 OF FARM 137 AND ERF 2841, GREAT BRAK RIVER**

1. The following refer:
  - 1.1 Formaplan's unreferenced letter dated 12 September 2022 to you.
  - 1.2 This Branch's letter TPW/CFS/RP/LUD/REZ/SUB-18/173 (Job 29977) dated 1 February 2023 to Mossel Bay Municipality.
  - 1.3 Mr P Theron's e-mail on 10 June 2023 on behalf of Formaplan to both Ms V Stoffels and Mr E Burger at this Branch, with Seebou Wonings' unreferenced letter dated 16 May 2023 to this Department attached thereto.
  - 1.4 Mr P Theron's e-mail on 29 June 2023 on behalf of Formaplan to Ms V Stoffels at this Branch, with previous correspondence and drawings of Kantey & Templer Consulting Engineers attached thereto.
  - 1.5 Mr P Julyan's e-mail on 20 August 2023 on behalf of Seebou Wonings to Mr E Burger at this Branch.
  - 1.6 Mr E Burger's e-mail on 21 August 2023 on behalf of this Branch to Mr P Barkhuizen at Kantey & Templer Consulting Engineers.
  - 1.7 Mr P Barkhuizen's e-mail on 21 August 2023 on behalf of Kantey & Templer Consulting Engineers to Mr E Burger at this Branch, with Mr P Barkhuizen's internal e-mail of 15 December 2020 attached thereto.

- 1.8 Mr P Theron's e-mail on 20 October 2023 on behalf of Formaplan to Mr E Burger at this Branch, with a Mossel Bay Municipality approved drawing dated 18 October 2023 attached thereto.
2. Herewith this Branch withdraws its objection to this application in full.
3. Main Road 344 (MR00344; R102) and Minor Road 6817 (OP06817; Souwesia Road), both roads for which this Branch is the Road Authority, are affected by this application.
4. This Branch offers no further objections to this application, provided that the following are adhered to:
  - 4.1 Access to the proposed consolidated property (Ptn 1 of Erf 2841 + Farm 137/51) must be limited to only the approved and already constructed access off MR00344 at ±km12.60 RHS (Right Hand Side).
  - 4.2 The required reciprocal servitude right of way / servitude rights of way off MR00344 via the abovementioned (paragraph 4.1) approved access in favour of the proposed consolidated property (Ptn 1 of Erf 2841 + Farm 137/51) and Farm 136/62 and the previous (prior to it being subdivided and developed) Farm 136/33 must be ensured to be registered in place to ensure permanent, legal and unfettered access to all the properties.
  - 4.3 Accesses to the proposed Remainder of Erf 2841 must be limited to only one access to the left and one access to the right off OP06817. These access locations still need to be determined and proposed to this Branch for approval by the developer's traffic engineer, after which the developer will be responsible to construct both accesses in accordance to this Branch's approved standards at his / her own costs.
  - 4.4 Except for the three abovementioned accesses (paragraphs 4.1 and 4.3) may no other access off the proclaimed provincial road network to any of these two proposed properties be constructed or continue to exist.
  - 4.5 An application must be submitted to this Branch, via Mossel Bay Municipality, to approve the already approved (by Mossel Bay Municipality) and constructed structure (access wall) within both the 5m Building Line (Roads Ordinance 19 of 1976) and the 95m Building Restriction (Act 21 of 1940) along MR00344.
  - 4.6 No structure (inclusive of fences) on either the road reserve boundaries and / or the adjacent 5m Building Lines (Roads Ordinance 19 of 1976) of both MR00344 and OP06817 may be constructed without the approval of this Branch.
  - 4.7 No advertisement may be visible off either MR00344 or OP06817, unless if it carries Mossel Bay Municipality's approval in terms of its approved Advertising By-law.

- 4.8 No external services, due to this application being supported, may be constructed within the road reserves of either MR00344 or OP06817.
- 4.9 The developer covering all the costs towards this application in full.
5. This Branch, the Controlling Authority in terms of Act 21 of 1940, approves the proposed subdivision.

Yours Sincerely



**SW CARSTENS**

**For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE**

**DATE: 9 NOVEMBER 2023**

## ENDORSEMENTS

1. Mossel Bay Municipality  
Attention: Mr E Kruger (e-mail: [admin@mosselbay.gov.za](mailto:admin@mosselbay.gov.za))
  
2. Formaplan  
Attention: Mr PCJ Theron (e-mail: [philip@formaplan.co.za](mailto:philip@formaplan.co.za))
  
3. District Road Engineer  
Oudtshoorn
  
4. Mr SW Carstens (e-mail)
  
5. Mr E Burger (e-mail)
  
6. Mr J van der Merwe (e-mail)