

THE PROPOSED MIXED-USE DEVELOPMENT ON ERF 2187, THREE ANCHOR BAY TRANSPORT IMPACT ASSESSMENT



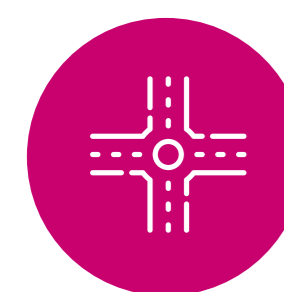
Data Collection: Key intersections were surveyed on Tuesday, 18 March 2025 between 06:30 – 09:00 in the morning and 15:30 – 18:00 in the afternoon.



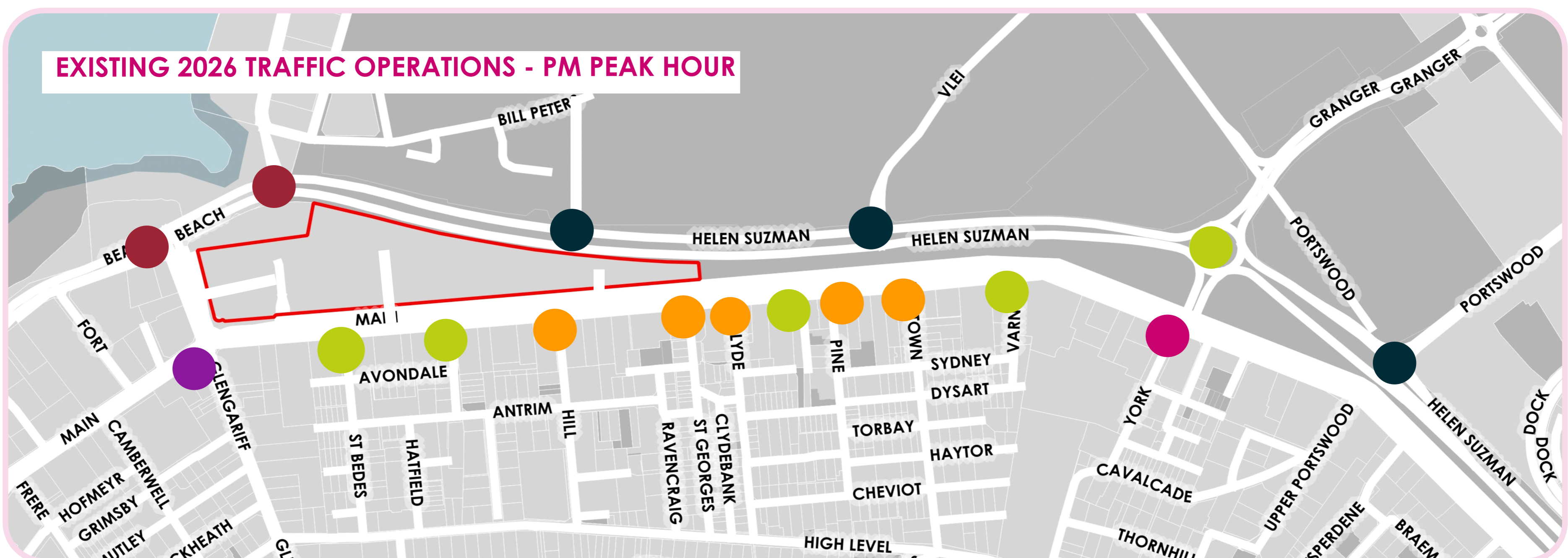
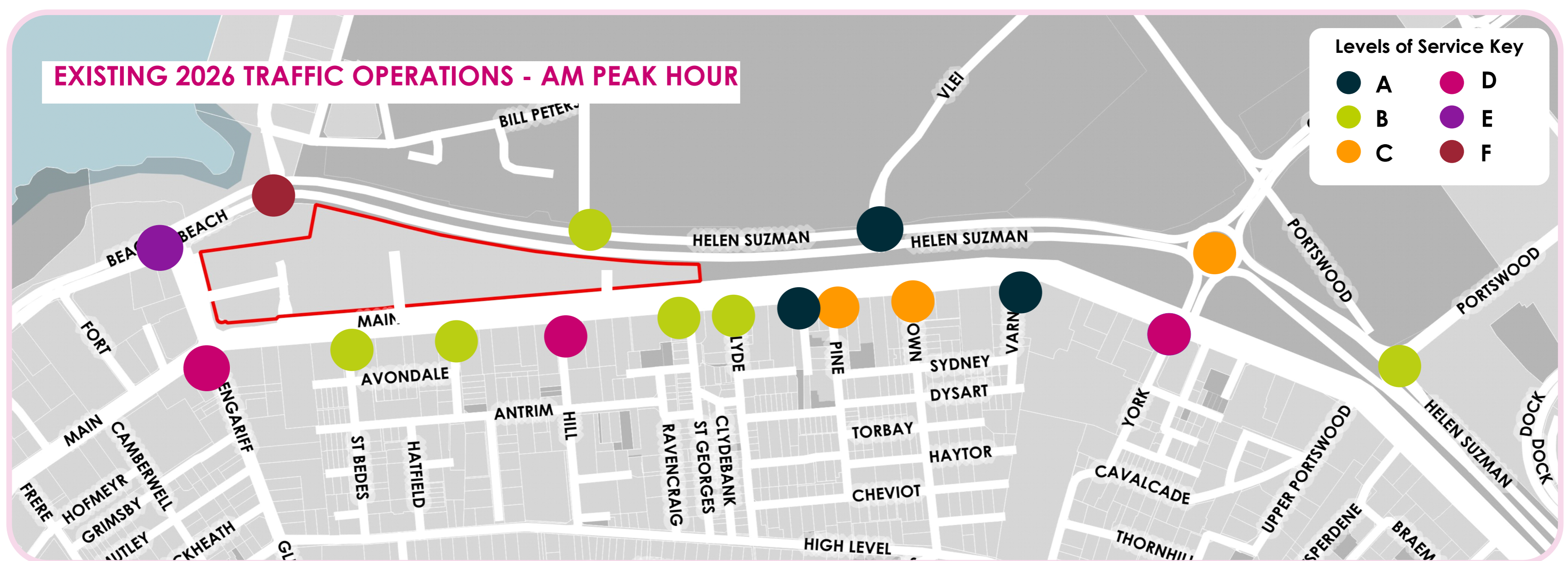
Trip Generation Estimates: **AM Peak:** ±400 trips entering & ±400 trips exiting
PM Peak: ±600 trips entering & ±500 trips exiting



Non-Motorised Transport and Public Transport Integration: The site is located within an area served by MyCiti buses, Golden Arrow Buses, minibus taxis, pedestrian facilities and cycle routes. This supports sustainable transport and reduces reliance on private vehicles.



Intersection Operations: To improve traffic operations, optimisation of signal timings and phasing is proposed.



ACCESS ARRANGEMENTS

- Existing access to the library and civic centre will be retained,
- Three accesses are proposed from Main Road,
- The Richmond Road access is proposed to be signalised,
- Two existing accesses from Helen Suzman Boulevard will be retained and upgraded to one left-in and left-out access,
- Entrance gates should remain open during operating hours to prevent queuing.

ROAD INTERSECTION CAPACITY IMPACTS

The TIA assessed existing and future traffic operations, including trips generated by the development. The assessment found that the study intersections can operate acceptably with the recommended improvements in place.