

Executive Summary:

For this project, Cadre Plan was appointed by The Department of Public Works to undertake site clearance processes to allow for the construction of a new magistrate office in Manamela, North West Province.

These processes included written consent and a subdivision application. The project lasted twenty-four (24) months.

APPROACH AND METHODOLOGY:

Phase 1: Inception and planning

This phase included a thorough analysis of the status and informants in the process and a detailed analysis of different constraints and opportunities.

Phase 2: Site audit

This phase involves coordinating the following:

- Site orientation and assessment
- Analysing specialists' studies
- Providing details of the town planning processes
- Preparing the site audit report and providing a summary of the analysed reports
- Examining existing town planning policies
- Attending all project meetings

Phase 3: Statutory town planning processes and finalisation

This phase entailed the preparation and submission of the consolidation application and included:

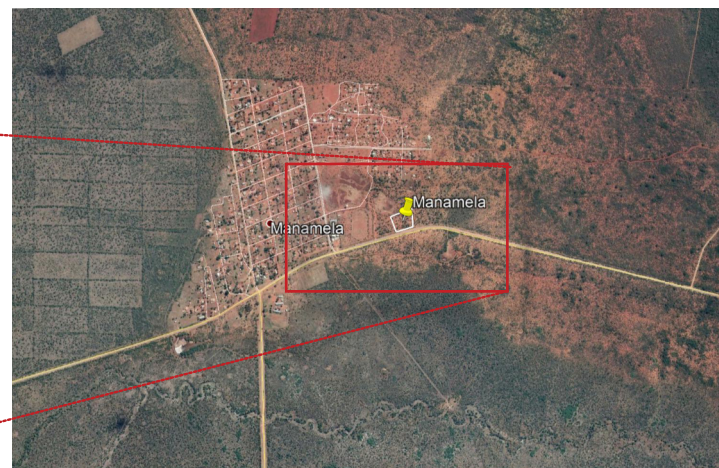
- Undertaking and submitting the rezoning and subdivision applications
- Attending to all the local authority processes
- Addressing comments and resolving objections.
- Participating in hearings.
- Acquiring comments from other institutions or departments
- Acquiring approval for the rezoning and subdivision applications
- Preparing and submitting the final site clearance reports
- Attending all project meetings

CHARACTERISTICS OF PROPOSED SITE

- The farm Vlakplaats No. 157 JP is under the jurisdiction of Moses Kotane Local Municipality.
- Portion 1 of the farm Vlakplaats No. 157 JP is situated next to the village of Manamela and along a route connecting to Makweleng.
- Agricultural activities and rural settlements characterise the area.
- The only other prominent land uses in the area are schools.
- The site slopes in a southern direction towards a small unnamed stream; however, the slope will not affect the development negatively.

The photograph to the right indicates the street view of the property.

The site is ideally located for the proposed development. It is situated on a main road in the wider area. The site has adequate access.



PROPOSED DEVELOPMENT:

- The farm measures ± 1500Ha, but approximately 1ha will have to be subdivided.
- 1Ha has been recommended for the proposed development and future expansion.
- The local gross area for the proposed development is approximately 1419m².
- The property is currently vacant.
- The zoning of the property is currently "Agricultural".

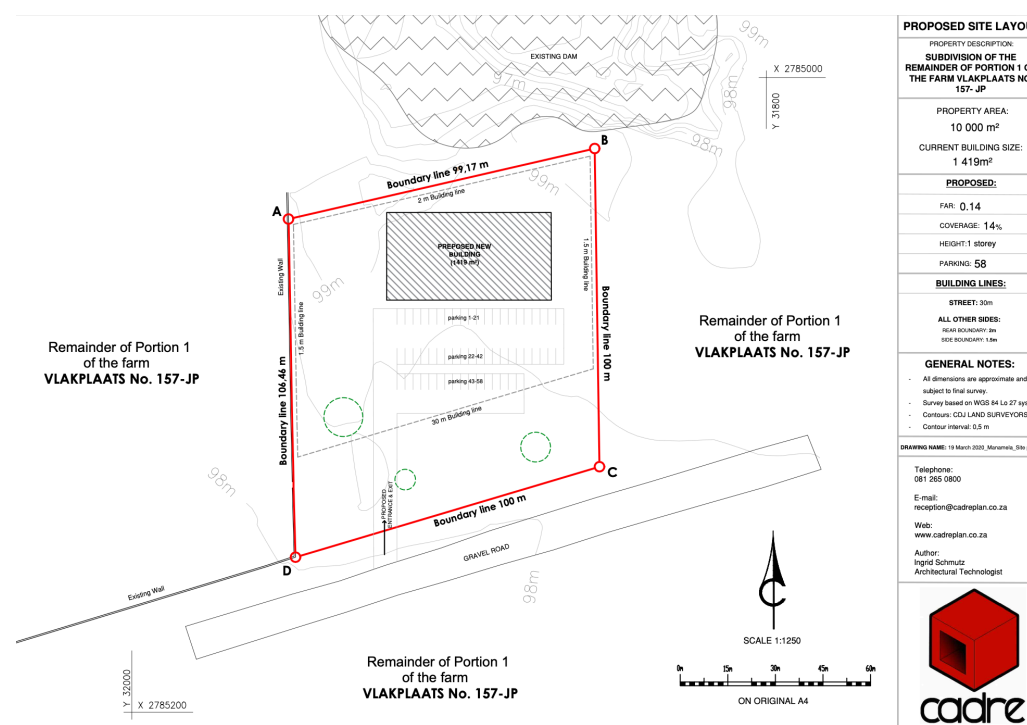


TABLE 6: CURRENT DEVELOPMENT CONTROLS

Control	Requirement
Zoning	Agricultural
Coverage	As determined by the local authority
FAR	As determined by the local authority
Height	As determined by the local authority
Building lines	As determined by the local authority

TABLE 5: PROPERTY DETAILS

Title Deed Description:	Portion 1 of the farm Vlakplaats No. 157 JP
Title Deed Number:	T5781/19378P
Title Deed Restrictions	None
Bonds:	The property has no mortgage bond
Property Size:	1505.62ha
Property Owner:	National Government of the Republic of South Africa

Site clearance: Manamela, North West, DoJ and CD, Construction of a new building

May 2020

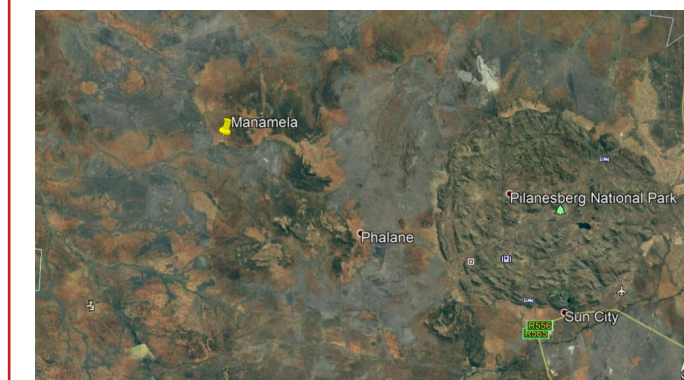
Key Information:

The project entails clearing the site for constructing a new magistrate office in Manamela, North West. Manamela is a town situated under the jurisdiction of Moses Kotane Local Municipality in North West Province.

A property labelled Portion 1 of the farm Vlakplaats No. 157 JP, located on the outskirts of the village, was proposed for the office. The site clearance focused on analysing the specialists' studies and preparing and submitting the final site clearance reports.

The team structure below outlines the roles and responsibilities to ensure client-service provider engagement, effective management, and quality control of the deliverables.

REGIONAL LOCALITY OF MANAMELA



Project Details:

Location:	North West
Time-frame:	8 months
Project lead:	Reinier Minny
Key Support:	Larissa Snyman
Core Consulting:	The Cadre Group
Team:	081 265 0800 reinier@cadreplan.co.za



Client: Department of Public Works

