

Executive Summary:

For this project, The Department of Public Works appointed Cadre to undertake site clearance processes, including a subdivision application, to allow the construction of a new magistrate office in Stella, North West. Stella is a town under Naledi Local Municipality's jurisdiction.

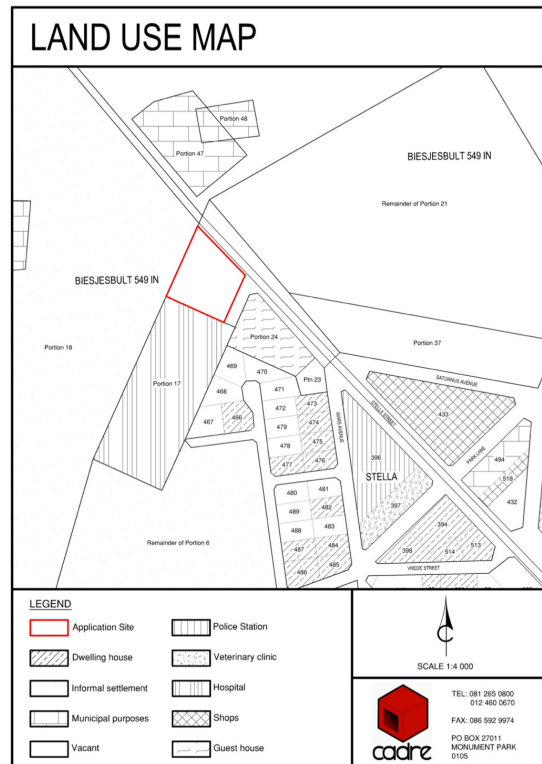
PROPOSED SITE

A property that forms part of Portion 6 of the farm Biesjes Bult No.549 IN, located adjacent to Stella Private Hospital, has been proposed for the current project.

The vacant portion is subject to civil engineering, electrical engineering, land surveying and geotechnical studies and measures approximately 7500m².

SITE CLEARANCE

- The property is currently zoned "Institutional 2" in terms of the Naledi Town-planning Scheme, 2004; therefore, an application for the amendment of the applicable town-planning scheme is unnecessary.
- An application to subdivide Portion 6 of the farm Biesjes Bult 549 IN into two (2) portions was submitted and approved.
- The gross area required for this development is 1419m².
- The civil and electrical engineers submitted reports supporting the application.
- The geotechnical study and traffic impact statement concluded that the project could be approved, subject to certain conditions.



LOCALITY:

The proposed site is ideal for the proposed development because:

- It is adjacent to the Stella Private Hospital and along the R377
- It is near the Stella police station

ACCESS AND ACCESSIBILITY CONFIRMATION:

The development site is currently vacant with no boundary fence (wall); thus, there is no existing formal access.

Furthermore, direct access from the R377 is not possible due to the spacing requirements.

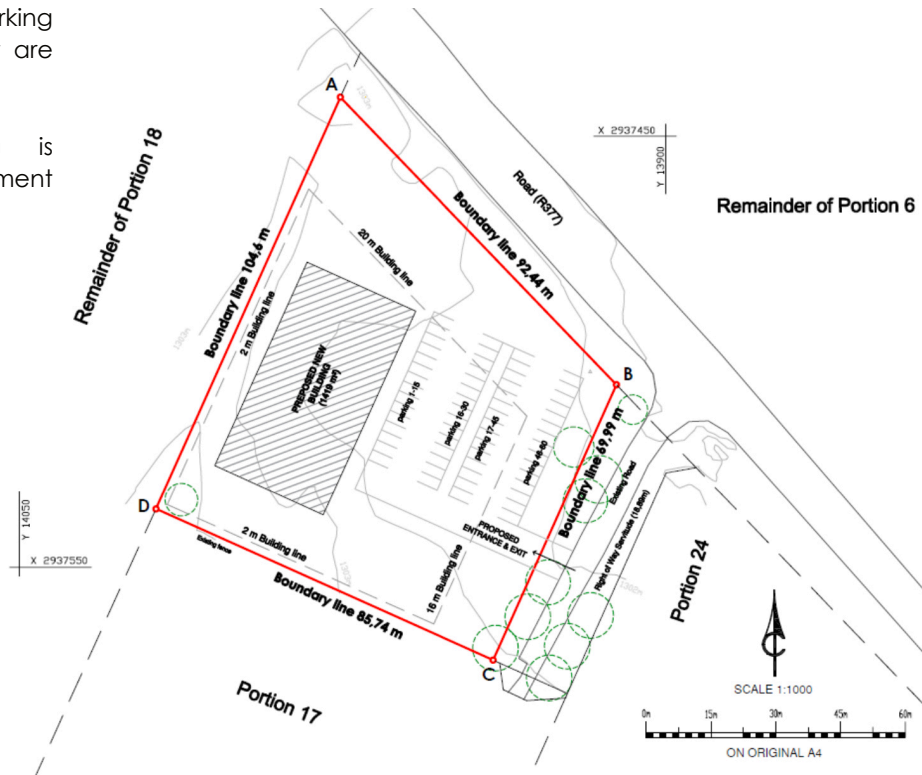
- The current intersection spacing does not meet the required spacing between 680m to 800m.
- The functional road classification of the access road to Stella Hospital is Class 5b (Industrial) road, and the ideal spacing should be 75m. However, since the road is a cul-de-sac, the minimum 50m spacing for a Class 5a (Residential) road is deemed sufficient.

PROPOSED SITE PLAN:

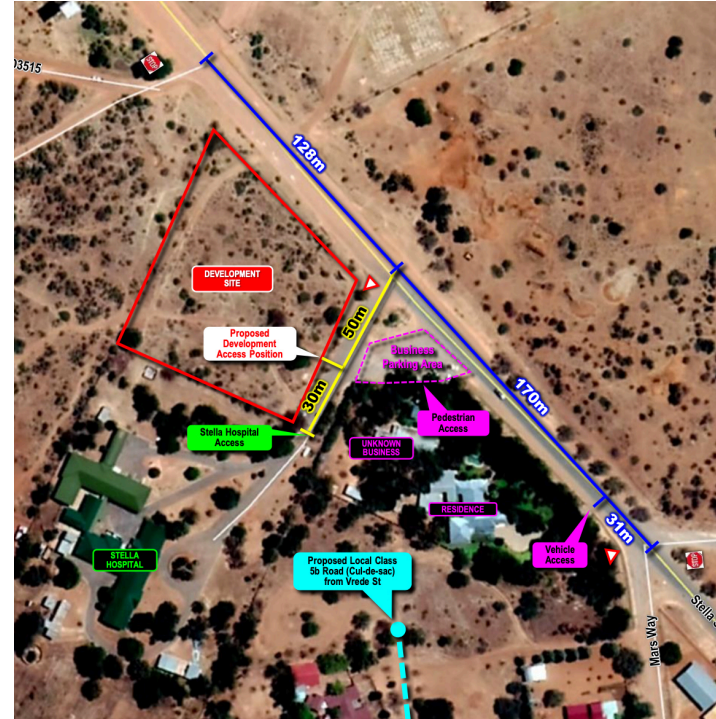
The site plan indicates and illustrates the existing and proposed development for the office, where the existing FAR is 1.4, and the coverage is 50%.

The access to the property, the parking bays and access to the property are indicated on the site plan.

The current property zoning is "Institutional 2", and the development controls apply to this zoning.



Property area	0.7484m ²
Current building size	1419m ²
Existing Coverage	50%
Used Coverage	19%
Existing FAR	1.4
Used FAR	0.19
Existing Height	3 storeys
Used Height	1 storey
Required parking bays	28
Current parking bays	56



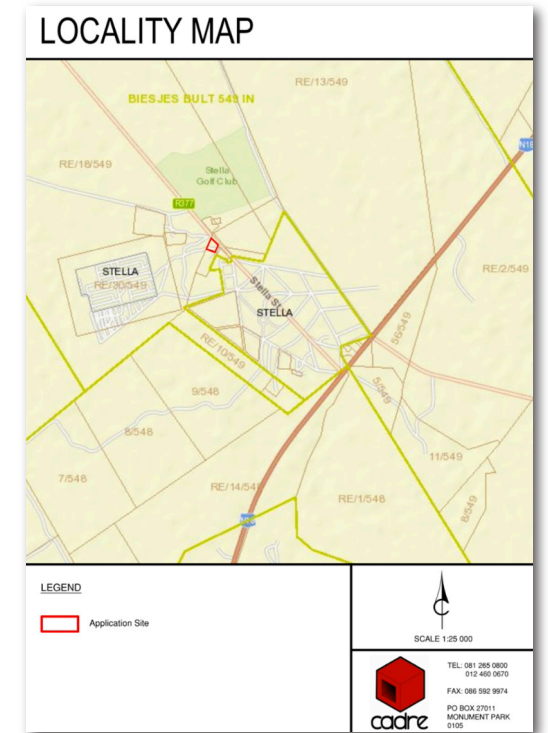
Site clearance: Stella, North West, DoJ and CD, Construction of a new building

November 2021

Key Information:

This project examined clearing a specific site for constructing a new magistrate office in Stella, North West. Stella is a town under Naledi Local Municipality's jurisdiction.

A property that forms part of Portion 6 of the farm Biesjes Bult No.549 IN, located adjacent to the Stella Private Hospital, was proposed for this development.



Project Details:

- Location:** North West
- Time-frame:** 8 months
- Project lead:** Reinier Minny
- Key Support:** Larissa Snyman
- Core Consulting Team:** The Cadre Group
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Client: Department of Public Works



Department: PUBLIC WORKS
REPUBLIC OF SOUTH AFRICA

Title Deed Description:	Portion 6 of the farm Biesjes Bult 549 IN
Title Deed Number:	T1147/1968
Title Deed Restrictions	None
Bonds:	The property has no mortgage bond
Property Size:	58.5055Ha
Property Owner:	Local Authority – Naledi Local Municipality
Zoning:	Institutional