

# Executive Summary:

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

The Macquassie township is in the southern area of the Macquassie Hills Local Municipal area of jurisdiction within Ward 9. The site clearance included a consolidated application of three erven identified for the proposed development.

## PROPOSED SITES

The proposed sites for the office are Erven 542, 544 and 546. These properties measure approximately 6690m<sup>2</sup>.

The three erven are subject to civil engineering, electrical engineering, land surveying and geotechnical studies in the site clearance process.

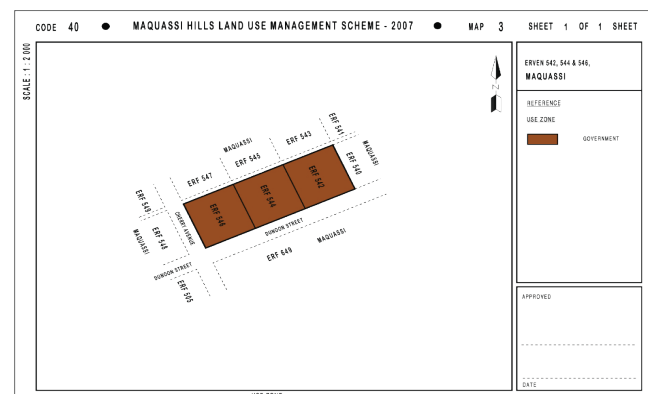
The three erven are in the northern area of the town towards the town's edge. The erven border the Macquassie SAPS station and are north of the Macquassie Post Office.

Residential uses and a large number of vacant properties characterise the area. Other uses include places of worship, education and small commercial buildings

## IMPACT ON SURROUNDING LAND USES

The effect on the surrounding land uses is minimal because:

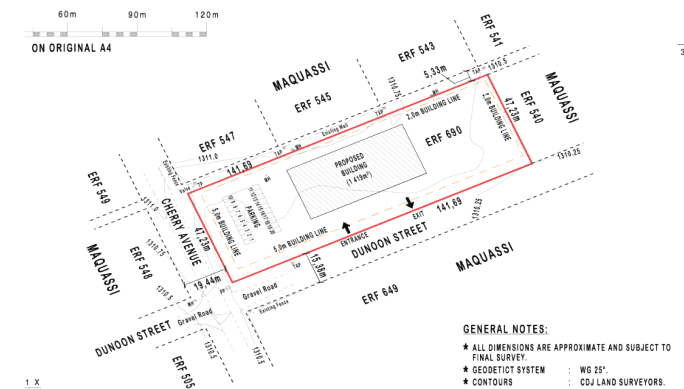
- The proposed development will be on vacant erven.
- The surrounding land uses are also primarily vacant erven.
- No demolition of structures will be necessary.
- The proposed development will not impact the other land uses.
- The only impact the proposed development will have is on the existing police station, which will benefit from this development because it will have more space.



## IMPACT ON THE DEVELOPMENT

The surrounding land uses will also not impact the proposed development because:

- Vacant land, place of worship and educational facilities will not impact the proposed Magistrate court.
- The proposed development would provide a locally based magistrates court, meaning residents will no longer need to use the police station or travel to Wolmaranstad Magistrate Court.



The three erven are currently vacant and the current zoning of the three erven are all listed as "Institutional/Government" according to the Macquassie Hills Local Municipality Land Use Scheme, 2017. The site is not affected by flood lines.

## TOPOGRAPHY:

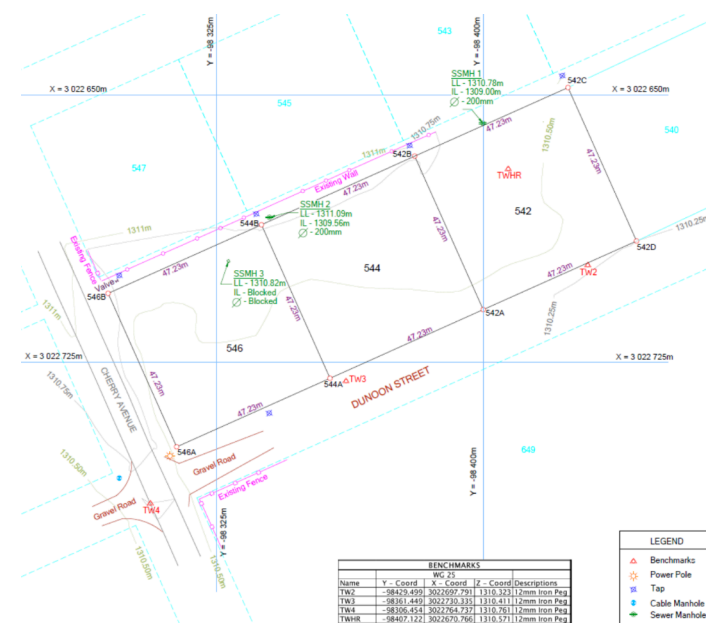
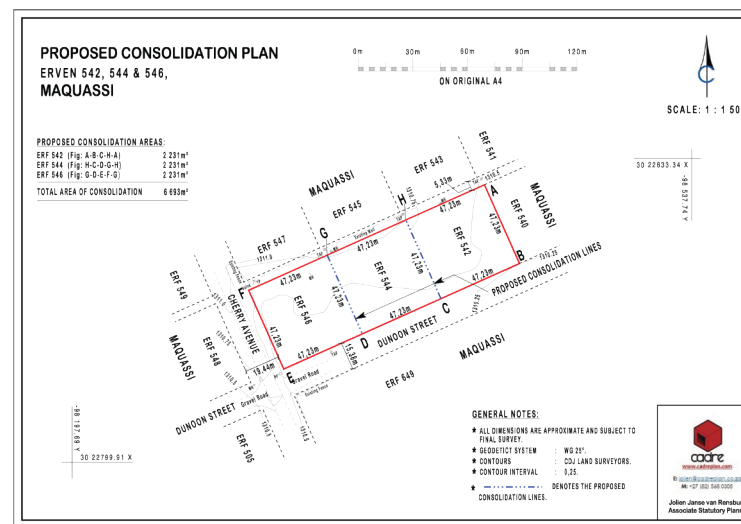
The figure on the right indicates that the site is flat with a gradient difference of 0.75 meters from border to border, sloping North East to South West.

The site's topography is not restrictive and has been incorporated into the layout and design. The site is also not affected by flood lines.

## ZONING:

The three erven's current zonings are "Institutional/Government". The tables below outline the relevant development controls.

Property area	6690m <sup>2</sup>
Current building size	1419m <sup>2</sup>
Existing Coverage	70%
Used Coverage	21%
Existing Height	2 storeys
Used Height	1 storey
Required parking bays	14
Current parking bays	20



	Erf 542 Maquassie	Erf 544 Maquassie	Erf 546 Maquassie
Title Deed Description	Erf 542 Maquassie	Erf 544 Maquassie	Erf 546 Maquassie
Title Deed Number	T90975/2012	T90975/2012	T90975/2012
Title Deed Restrictions	None	None	None
Bonds	None	None	None
Property Size	2230m <sup>2</sup>	2230m <sup>2</sup>	2230m <sup>2</sup>
Property Owner	National Government of Republic of South Africa	National Government of Republic of South Africa	National Government of Republic of South Africa

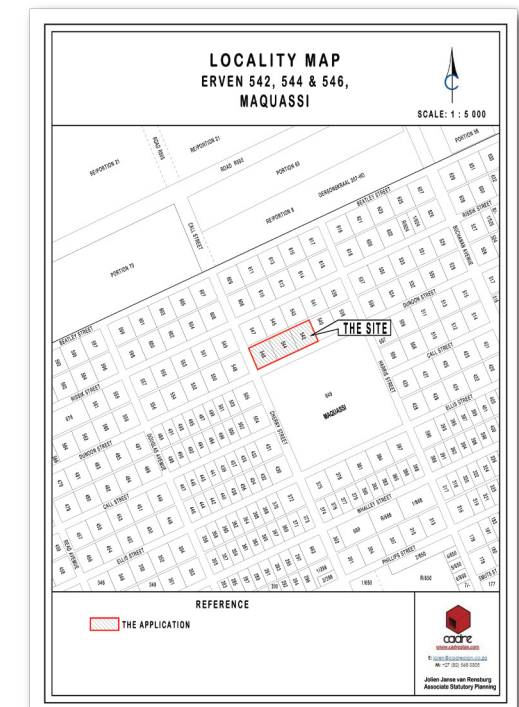
# Site clearance: Macquassie Hills, North West, DoJ and CD, Construction of a new building

February 2023

## Key Information:

The project entailed clearing the site for constructing a new magistrate building in Macquassie Hills in the North-West Province. Erven 542, 544 and 546 Macquassie Township were identified for development.

These erven need to be consolidated and measured approximately 6690 m<sup>2</sup> in total. The current zoning of the three erven is "Institutional/Government", according to the Macquassie Hills Local Municipality Land Use Scheme, 2017.



## 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
- Team:** reinier@cadreplan.co.za



**Client:** Department of Public Works

