

# Executive Summary:

For this project, the Department of Public Works appointed Cadre Plan to undertake site clearance processes to allow the construction of a new magistrate office in Jericho, North West Province. The magistrate court is currently operating from the SAPS premises. The project's duration was twenty-nine weeks.

## PROPOSED SITE

Jericho is a small town situated in the extreme northeast of the North West Province, under the jurisdiction of Madibeng Local Municipality. A state-owned property labelled Portion 1 of the farm Palmietfontein 227 JQ was suggested as an option for the proposed development. The identified farm portion measures approximately 4,496Ha; however, a subdivision of roughly 4600 m2 was recommended for future expansion.

## LOCALITY

The site is next to the police station and obtains good access from the main road. There are currently two mobile and vacant offices on the site, which will be removed.

## LAND USE

The zoning of the property is presently deemed "Agricultural". Rural and informal residential uses characterise the broader area. Other uses include tourist accommodation, filling stations, convenience stores and other public services.

## 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 involved:

- Undertaking a topographical land survey
- Analysing of specialists' studies
- Providing details of the town planning processes
- Preparing a site audit report and providing a summary of the analysed reports.

### Phase 3: Statutory town planning processes and finalisation

This phase 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

## STREET VIEW:

The site is ideally located for the proposed development. It is situated next to the police station, where the court is currently being conducted. The site obtains good access from the main road. There are currently two mobile offices located on the site. These offices are vacant and will be removed. The zoning of the property is currently deemed "Agricultural".

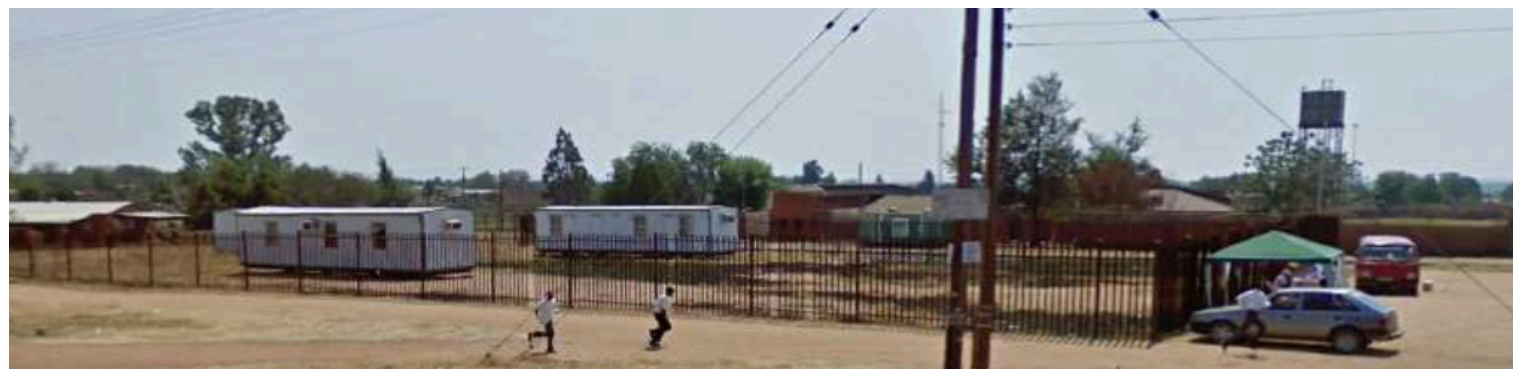


Figure 1 above: aerial photograph of Portion 14 of the farm Palmietfontein 227 -JQ

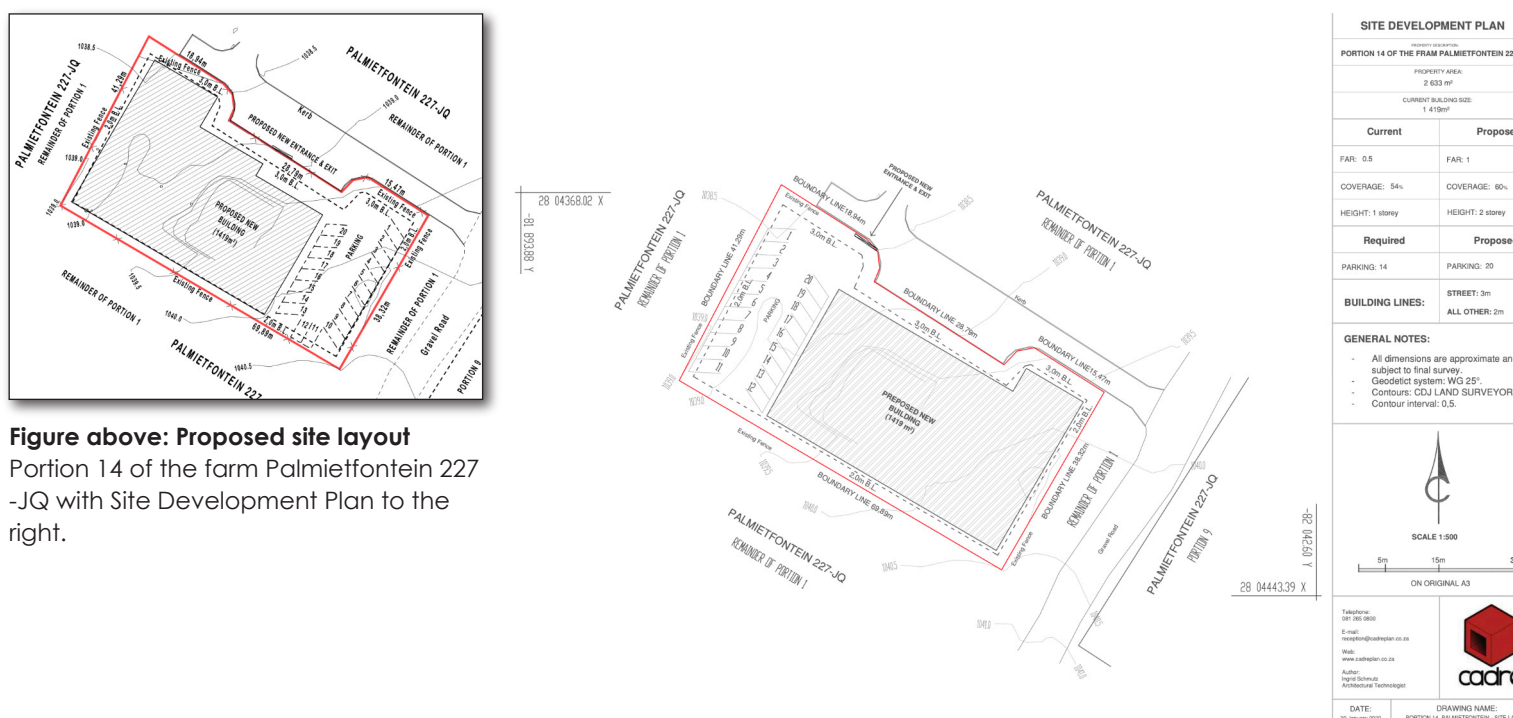


Figure above: Proposed site layout Portion 14 of the farm Palmietfontein 227 -JQ with Site Development Plan to the right.

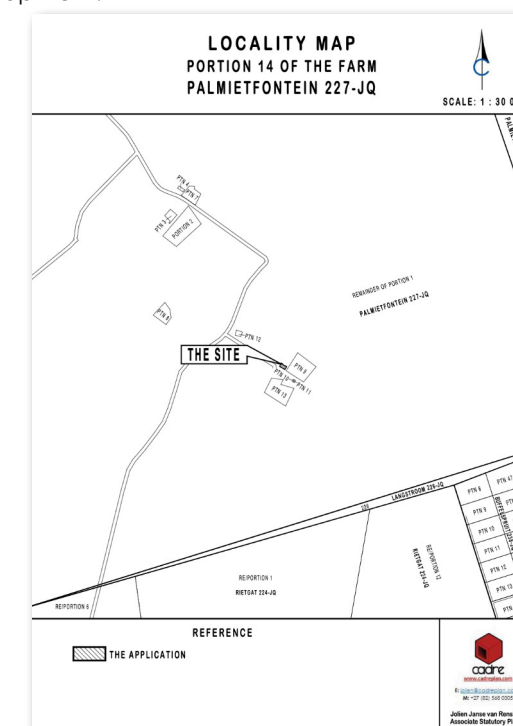
# Site clearance: Jericho, North West, DoJ and CD, Construction of a new building

July 2019

## Key Information:

The project entailed clearing the site for constructing a new magistrate office in Jericho, North West. Jericho is a small town situated in the extreme northeast of the North West Province, under the jurisdiction of Madibeng Local Municipality.

The magistrate court is currently operating from the SAPS premises. For this project, a state-owned property labelled Portion 1 of the farm Palmietfontein 227 JQ, located adjacent to the existing Police Station, was proposed for development.



## Project Details:

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

