

Executive Summary:

This project proposed a precinct plan for Rietkuil precinct, which is approximately 3000ha. This precinct is the epicentre of an Agri-hub, the proposed location for a milling plant (which forms part of the milling hub) and a future railway hub.

PROPOSED DEVELOPMENT

The area surrounding the crossing of the N1/R54 in the Sedibeng District Municipality has the potential for:

- an aerotropolis;
- a precinct plan;
- a logistics hub, as well as
- a Special Economic Zone.

THE PRECINCT PLAN

The precinct plan intends to:

- provide a clear indication of desired land uses to both prospective investors and applicants;
- facilitate speedy processing of lodged land use applications;
- facilitate quicker budget streaming processes by engineering departments, and
- ease faster adjudication of land use applications by all relevant decision-making bodies

Initial investigations questioned the investment required to cross the river and position a milling plant. The final proposed site mitigates this capital outlay.

The Vaal aerotropolis is not merely an airport but includes a supporting structure of buildings, infrastructure, land uses, and other supporting services around the airport.

Therefore, the study has determined that the precinct will complement and support the aerotropolis and, through long-term planning, can make provision for the railway hub.

TIME-FRAMES

The Agri hub and milling plant can be established within the next IDP/SDF cycle (5 years). In contrast, the aerotropolis establishment is a significantly longer-term project (20 years or more).

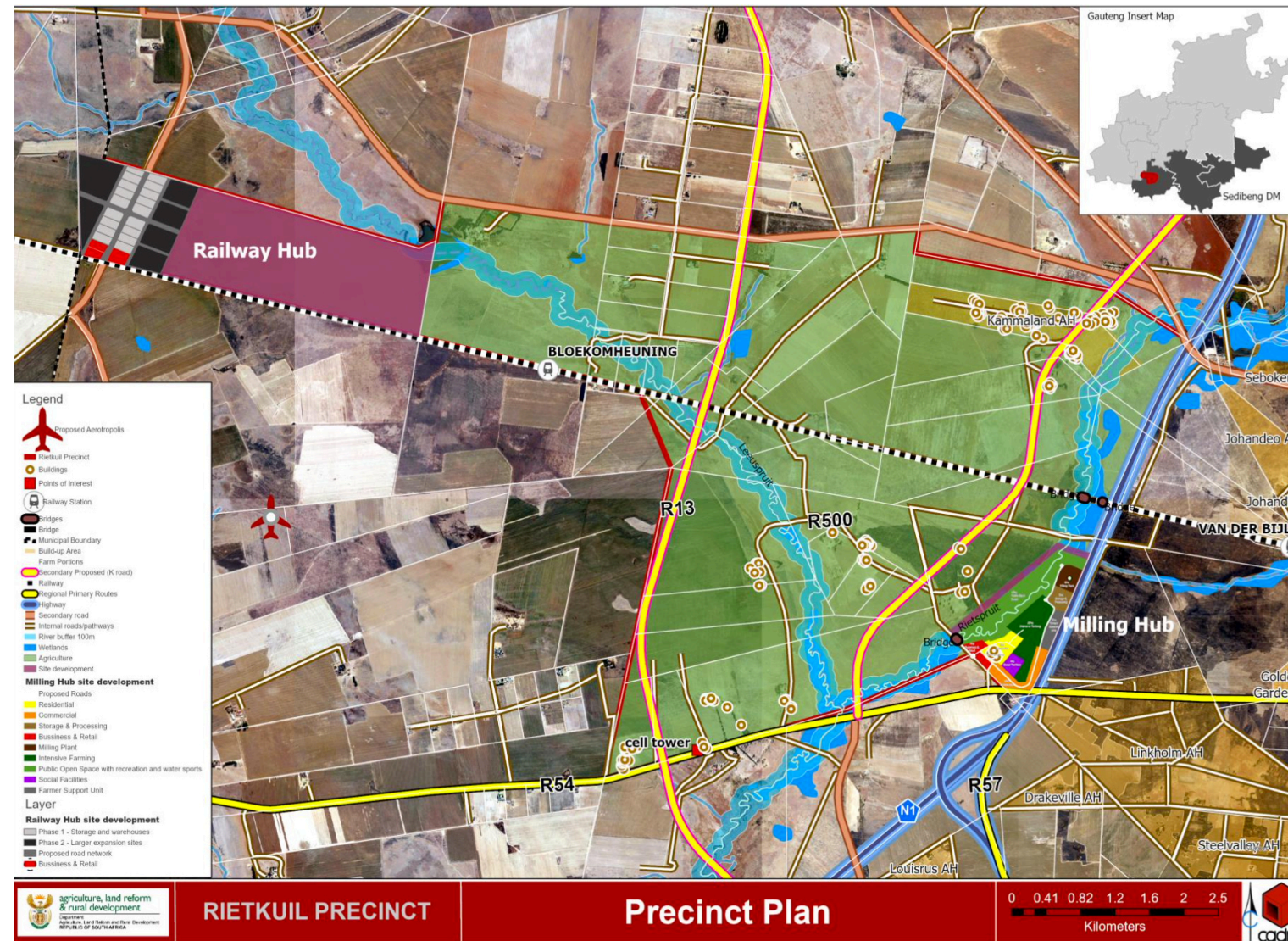


Figure 2: Final Precinct Plan

The final precinct plan incorporates the agricultural activities and land uses, which take up a majority of the 3000ha of the precinct. Furthermore, the future railway hub will assist the Vaal aerotropolis. In contrast, the catalytic milling hub will establish the FPSU and begin the process of Rietkuil realising its Agri-Hub status as set out by the DALRRD.

Therefore, in realising the connection of these pertinent points of economic activity (the Milling Hub, the Railway Hub and the Agri-Hub), the future planning and development provision will be complemented by each site and its proximity to the Vaal Aerotropolis.

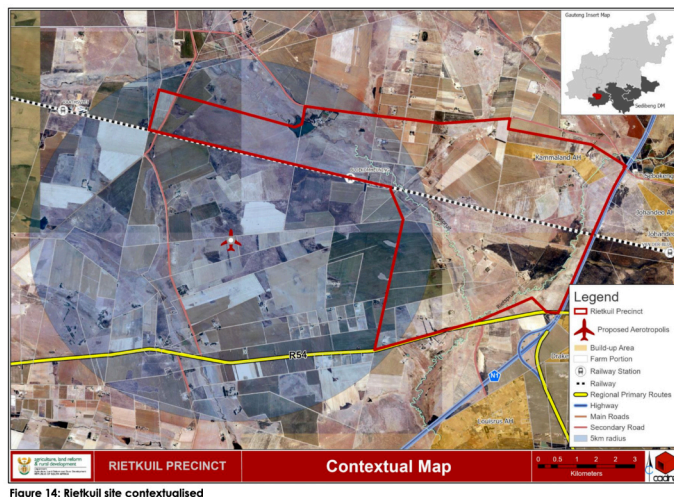


Figure 1: Contextual Map

The precinct plan identified two key development sites, the railway hub and the milling hub, which aim to promote socio-economic development for the region.

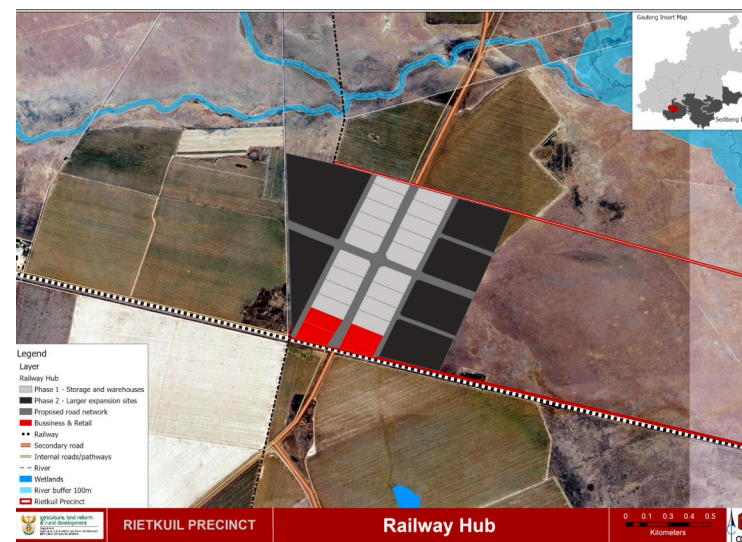


Figure 3: Railway Hub

This railway hub development hinges on establishing the aerotropolis and will act as an interchange for transporting various products from rail to air.

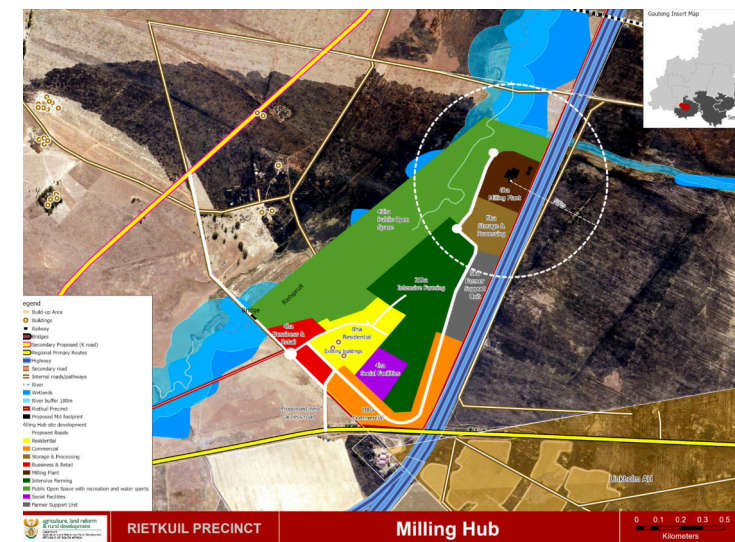


Figure 4: Milling Hub

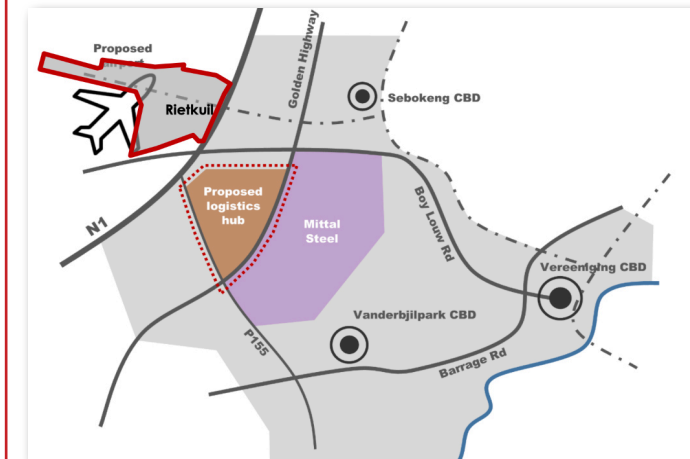
The Milling Hub, in the southeastern corner of the precinct, will have key land uses, specific types of development and road access from the R54.

Rietkuil Precinct Plan

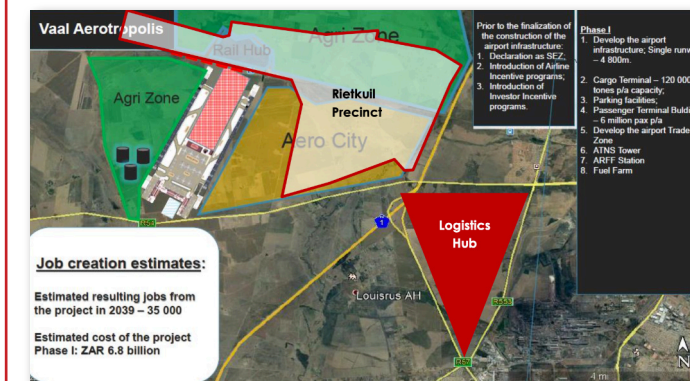
May 2021

Key Information:

Proposed logistics hub and airport (Rietkuil overlay)



The above figure indicates the concept as explained in the SDF. While the broader context and logistics hub is important, the key focus of this study will be on the contextual developments as seen in the map below.



Project Details:

Location: Sedibeng District Municipality
Time-frame: 13 months
Project lead: Reinier Minny, Dr Johnny Coetzee
Key Support: Tshepo Tsotetsi
Core Consulting: The Cadre Group
Team: reinier@cadreplan.co.za

Project Sponsor: NDALRRD

Intergovernmental steering committee:

