

Executive Summary:

In May 2013, the Department of Rural Development and Land Reform (DRDLR), now known as the Department of Agriculture, Land Reform and Rural Development (DALRRD), commissioned the development of a "Rural Precinct Plan" (RPP) for Doornkuil on behalf of the Sedibeng District Municipality.

The need for three "core components" were identified:

- A regional cemetery
- Regional medical facilities and training
- Agricultural activities and skills development.

As a result, an RPP for Doornkuil was developed and the following projects were proposed:

1. Township establishment application
2. Regional cemetery
3. Regional hospital
4. Conservation and regional park
5. Industrial park
6. Transportation node
7. Agricultural skills development facility
8. Intensive agricultural project
9. Extensive agriculture and skills development project

LOCATION

Doornkuil is outside the Urban Development Boundary (UDB) and within Zone 2: Normal Control Zone – Agriculture. The precinct also contains a Class 2 road (north-south) designation (K47) running on its border with a Class 1 road dividing the precinct into two (east-west).

SHORT TERM DEVELOPMENT

In the short-term period, the focus of development is primarily on Savanna City to the south. In fact, the Sedibeng SDF of 2019 identified Savanna City as a primary area of strategic development in the district. The developmental focus includes the roll-out of social support services (schools, clinics, etc.), resolving bulk sewer lines, and upgrading the Sedibeng wastewater treatment works.

LOCAL DEVELOPMENT:

From a local municipal perspective, the precinct is mainly prioritised as an agri-hub, whereby other proposals are largely omitted. For example, the Midvaal SDF 2020/2021 emphasises the agricultural potential for Doornkuil and the importance of protecting it from urbanisation and extensive subdivision, primarily to protect the integrity of farm units.

LONG-TERM DEVELOPMENT:

According to local and district municipal plans and frameworks, the Doornkuil precinct requires a long-term development plan (four years onwards).

However, the precinct of Doornkuil has not seen any large-scale developments, possibly because of the medium to long-term focus for the precinct, which prioritises development only once route K47 is constructed. Therefore, its development is also secondary to the developments of Savanna city.

The focus of current plans for the precinct includes some core proposals such as agricultural projects (training and small-scale farming), a regional hospital, and a regional cemetery.

The focus on movement integration and the development of the K47 is a prerequisite before additional developments can occur.

TABLE 1: DOORNKUIL PRECINCT PLAN SWOT SYNTHESIS			
Strengths	Weaknesses	Opportunities	Threats
Biophysical			
Utilisation of the natural spaces available.	Legislative environmental enforcement within the wider area is generally lacking.	Large amount of land allocated to urban agriculture. Beneficiation or agriculture within the precinct.	Lack of proper implementation could lead to deteriorating spaces.
River and dam system provide a natural asset to the precinct.	Environmentally sensitive areas (river and dams) are under threat from encroaching developments.		Demand for agricultural produce.
			Lack of enforcement of environmental legislation will lead to large scale degradation of environmental assets in the precinct.
Built environment			
Land is owned by the state (easy to utilise).	Development of the precinct is dependent on the development of the K47.	Integration of the plan into the wider built environment is well planned for.	
The precinct is located adjacent to already established areas (e.g., Orange Farm).	The site is bordered off by psychographic barriers such as the railway line and open space.		Availability of bulk services are constrained.
Well connected to established movement routes.	Currently, the site is not well connected with any higher-order roads. All access routes are gravel.	Proposed K47 that will run along the eastern boundary of the precinct.	
Socio-economic			
Functional relationship of the precinct area with the surrounding settlements and with Johannesburg Metropolitan Municipality.	Administrative boundaries may hamper collaboration (Midvaal Local Municipality and Emfuleni Local Municipality).	Savanna City development – economic and social services proximity.	Lack of adequate/sizeable economic opportunities near the precinct. Economy is not sufficiently diversified and is highly vulnerable.
	Low population density.		Poor economic growth of the district and wider province.

Table 1:

The Strengths, Weaknesses, Opportunities, and Threats (SWOT) synthesis contains the analysis and interpretation of the precinct plan. This analysis includes components from the status quo, vision, mission, objectives, principles, and the final Doornkuil precinct plan 2014. This assessment is based on a recent (2020) perspective.

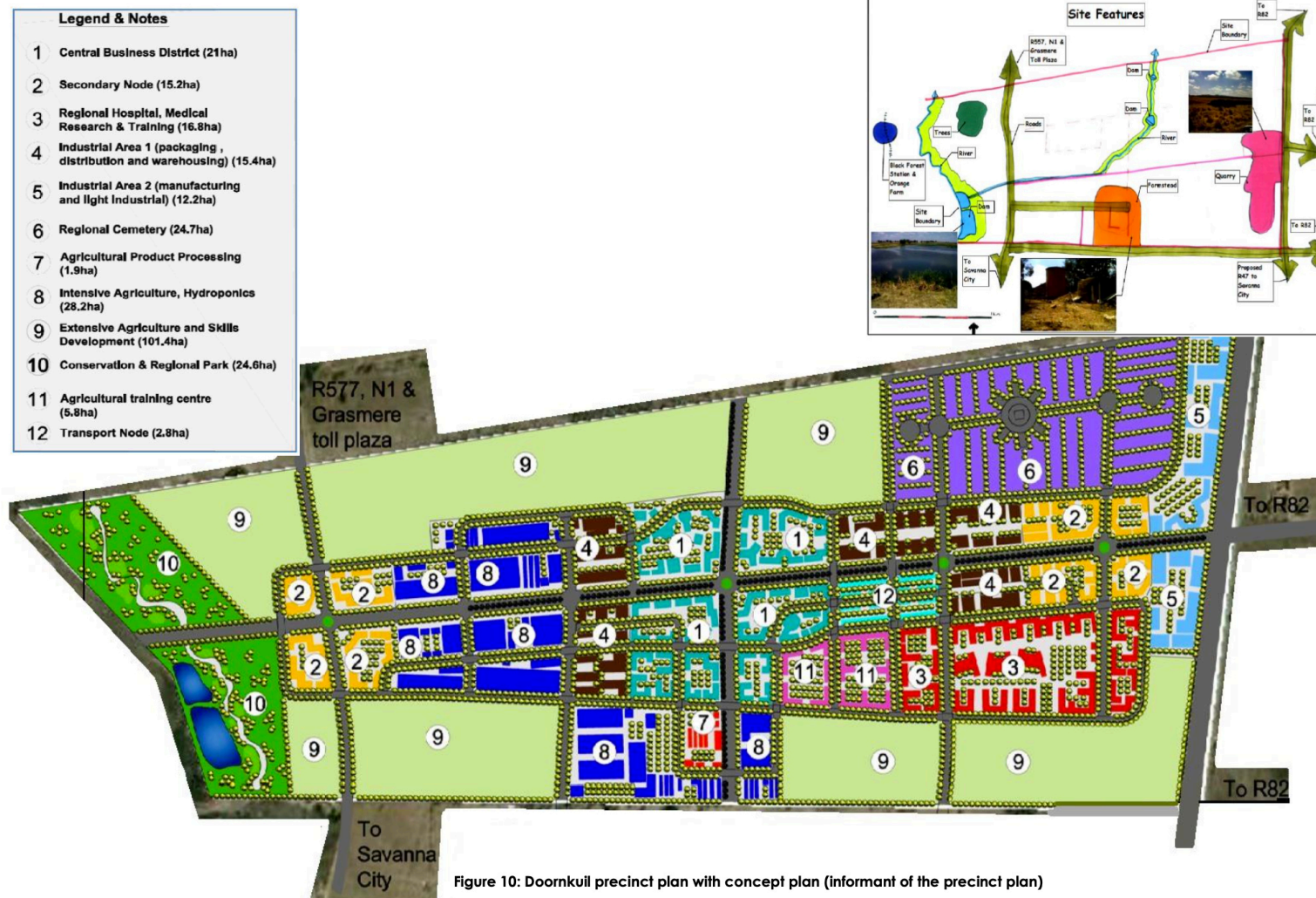


Figure 10: Doornkuil precinct plan with concept plan (informant of the precinct plan)

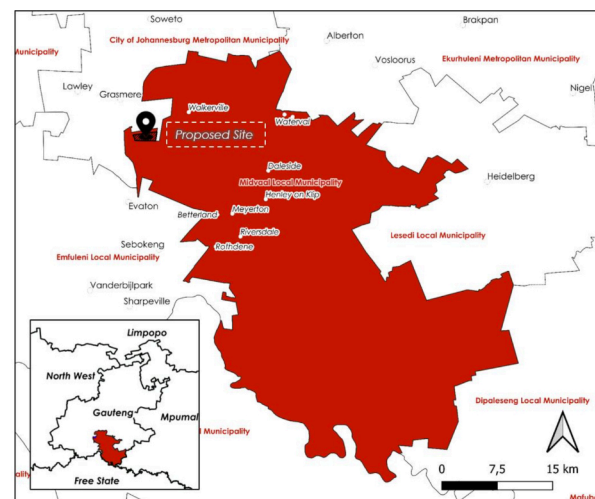


Figure 1: Site's locality in relation to relevant municipalities

Assessment of the feasibility of Doornkuil Precinct Plan

March 2021

Key Information:

The precinct plan had the following vision, mission, and objectives:

VISION:

Realising the spatially integrated use of this strategic land parcel to facilitate the sustainable use of resources to benefit all residents in the functional area.

MISSION:

The provision of sustainable services to the entire region.

OBJECTIVES:

- To provide a high standard of regional medical facilities to individuals.
- To provide high-standard burial areas.
- To enhance land development by developing critical facilities within proximity to user communities.
- To create training opportunities for individuals within the agricultural and medical fields.
- To invest in food security.
- To create employment opportunities during and after construction.
- To create a positive economic impact by implementing a rates and tax base for the municipality and promoting economic activities in the precinct.
- To provide access to passive and active recreational activities.
- To protect areas that have been identified as sensitive and conserve them.

Project Details:

Location: Sedibeng District Municipality
Time-frame: 13 months
Project lead: Annette Engelbrecht
Core Consulting Team: The Cadre Group
 081 265 0800
 reinier@cadreplan.co.za



Project Sponsor: NDALRRD



Intergovernmental steering committee:

