

APPENDIX 4:

**PROPOSED SPATIAL DEVELOPMENT
FRAMEWORK (SDF) AMENDMENTS**

MAP : STELLENBOSCH

REF	CHANGE PROPOSED	REASON	FUTURE / PROPOSED USE	CONSENSUS	COMMENTS FROM DEPARTMENTS
1. Farm 393/11 Farm 1307/2 Farm 1307/3	Extend the urban edge to include existing Longlands and Ash farms	Existing erven and approvals, excluded from Act 70 of 1970	Residential development	Proposed D Lombaard	Engineering: Infrastructure only available for further 106 units – For future development reservoir and new outfall sewer to be built Finance: Not supported - Do not agree as this will erode the tourism and agriculture character and the long term financial sustainability Integrated Human Settlements & Property: Supported and indicated as Priority Area
2. Rem Farm 387	Amend UE to exclude portion – south of MR310 (between road and Vredenheim development)	Vredenheim is registered heritage resource and should be protected. Arbitrary line	Mixed density and use TOD development	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported
3. Portion of Farm 502	Reduce edge to exclude portion of Louw se Bos	Indicated as having Botanical sensitivity	Conservation	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported
4. Erf 4, De Zalze	Extend UE at De Zalze to include portion of Erf 4, De Zalze on edge of existing vineyards along informal road	Existing development (erven) as part of De Zalze	Similar residential to De Zalze along edge of agricultural use	Proposed D Lombaard	Engineering: Supported Finance: Supported if it does not interfere with the proposed sewer or western bypass Integrated Human Settlements & Property: Supported

5. Lease area Farm 527 EFJ	Extend and amend UE along 140m contour	Reservoir is on 170m and urban development up to 30m below	Mixed use and intensity of development	Proposed D Lombaard	Engineering: Limited to 140m contour Finance: Supported and to extend urban edge further to include of all the municipal property to support 1500 unit mixed housing Integrated Human Settlements & Property: Supported and indicated as Priority Area
6.	Council decision depicted urban edge to be at entrance to Techno Park to amend Council Decision	Anomaly	Mixed use	Proposed B de la Bat	Engineering: Supported – Also to include Waldorf development Finance: Supported Integrated Human Settlements & Property: Supported
7. Include Portion of Farm 308 & Portions 1, 3, 7 & 8 of Farm 307 and Farm 899 and 900	Urban edge extended to include Coetzenburg Sports Facilities	University & Sports Facility.	University	Proposed B de la Bat	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported
8. Farm 490/7 & Farm 119/9	Amend Urban edge to include Bergplaas	Proposed Residential	Residential (Mixed)	Proposed B de la Bat	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported
9. Farm 167/6 & Farm 167/4	Amend Urban edge to include school	Anomaly Existing use	Existing school	Proposed B de la Bat	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported
10.	Amend Urban edge to include portion of landfill site. Lease area 279A	Landfill site	Landfill site	Proposed B de la Bat	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported

11.	Amend Urban edge to include on cadastral boundary to exclude Portion of 279 lease area BN (Ptn of Farm 284 & Farm 281, Farm 283 included) along Eerste River	Re-alignment to natural features	Mixed use	Proposed B de la Bat	Engineering: Sewer infrastructure to service “Droe Dyke” area needed Finance: Supported Integrated Human Settlements & Property: Supported
12.	Be re-aligned to R44. Rem Farm 371 included and Farm 374/2	Agricultural land	Agriculture	Consensus B de la Bat	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported
13.	Include Jonkershoek area (use SDF alignment) to include Portions of Farm 1507, 1508 & 1509, Ptn 2 of Farm 253 and others	Existing development and infrastructure	Low intensity res dev related to adventure tourism and LED opportunities	Consensus D Lombaard	Engineering: For further development infrastructure will be needed Finance: Supported Integrated Human Settlements & Property: Supported and indicated as Priority Area
14. Farms 182/1, 72/2, 81/33, 183/23, 182, 183, 183/36 & 183/5	Include Northern Extension planning area	Council approved priority development area for Integrated Human Settlement	Mixed use neighbourhood	Consensus D Lombaard	Engineering: Western Bypass to from Urban Edge; Reservoir will be needed as well as bulk sewer to supply water Finance: Supported Integrated Human Settlements & Property: Supported and indicated as Priority Area
15. Portion Farm 181	Include Enkanini informal settlement	Existing settlement serviced by Municipality	Informal settlement upgrading program	Consensus D Lombaard	Engineering: Topography hampers provision of services for formal layout Finance: Supported Integrated Human Settlements & Property: Supported and indicated as Priority Area

16. Farm 369 & Ptn of Farm 369, Farm 1049, Lease Area P	Include Paradyskloof Special Development Area (SDA)	Council approved development	Institutional, conferencing and tourism related uses, including hotels	Consensus D Lombaard	Engineering: Indicated Urban Edge not accepted. Should be more detailed to be in line with previous decisions Finance: Supported and to expand to include all municipal owned property (200ha plus) to promote financial sustainability and to achieve development objectives Integrated Human Settlements & Property: Supported
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MAP : DWARSRIVIER

REF	CHANGE PROPOSED	REASON	FUTURE / PROPOSED USE	CONSENSUS	DEPARTMENT'S COMMENTS
1. Erf 192, 193 & Erf 64, Kylemore	Include school sites and Erf 64, Kylemore	Existing urban use and approved development	Urban development	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported
2. From Farm 1647/2 south direction up to Farms 124/52 & 124/426 to include both	Include space between UE (Johannesdal, Pniel, Lanquedoc and Kylemore)	Infill development possibilities, river corridor and existing serviced erven	Appropriate Urban development	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported
3. Portion of portion 10 of Farm 1674	Include portion of Boschendal property in UE	Negotiated development in exchange for Founders' Estate	Urban development	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported
4. To include all houses on Farm 1006/1	Include Meerlust Forestry Village in UE with approved development land	Existing approved development	Integrated Human Settlement	Proposed D Lombaard	Engineering: Urban Edge to follow cadastral lines. Infrastructure needed to fully service. Finance: Supported Integrated Human Settlements & Property: Supported

MAP : KLAPMUTS

REF	CHANGE PROPOSED	REASON	FUTURE / PROPOSED USE	CONSENSUS	DEPARTMENT'S COMMENTS
1.	Include land between railway line and N1 (Ptn 7 of Farm 716 and Farm 746, Paarl) in UE	Municipal land and farm suitable for urban agriculture	Industrial and urban agriculture. Part of Halaal Business Park	Proposed D Lombaard	Engineering: Supported – Final handover of “Uitspan” from Drakenstein important Finance: Supported Integrated Human Settlements & Property: Supported
2.	Include area in UE (Ptn of Ptn 26 of Farm 32)	Existing approved development (Klapmuts Hills)	Mixed use residential area	Proposed D Lombaard	Engineering: Align Urban Edge with cadastral boundaries Finance: Supported Integrated Human Settlements & Property: Supported
3.	Include area in UE Farm 748/40, Klapmuts. Farm 748/41 (M Vernon)	Existing approved development and environmental authorisation	Limited urban development, resort, agri-industries and commercial Urban development	Proposed D Lombaard	Engineering: Full inclusion of Anura is questioned? More detailed urban edge needed Finance: Supported Integrated Human Settlements & Property: Supported
4.	Subdivision area approved. Back of Farm 768 (Butterfly World)	Existing approval	Res	Proposed B de la Bat	Engineering: Supported– Infrastructure needed for full services Finance: Supported Integrated Human Settlements & Property: Supported
5.	School and Res Portion 2 of Farm 742	Existing application	School and Res	Proposed D Lombaard	Engineering: Infrastructure upgrade will be needed to effectively serve this area Finance: Supported Integrated Human Settlements & Property: Supported
6.	Visual and use corridor – R44	Gateway to Stellenbosch	Low intensity appropriate uses and NMT Public transport	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported

MAP : LA MOTTE

REF	CHANGE PROPOSED	REASON	FUTURE / PROPOSED USE	CONSENSUS	DEPARTMENT'S COMMENTS
1. Exclude Farm 1158/1	Redraw urban edge to edge of urban development and physical (river) boundary	UE delineation cuts through erven and includes land with no development sprawling away from node	Conservation area	Proposed D Lombaard	Engineering: Further detail needed as area that is cut off can be used for development Finance: Supported Integrated Human Settlements & Property: Supported
2. Exclude Farm 1041/3	Exclude land between Franschhoek Berg River and R45 from urban edge	UE delineation north of river covers a wetland area not appropriate for development	Wetland conservation	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported
3. Farm 1041/28 & Farm 1041/27 included	Include Maasdorp as urban area	Existing erven fully serviced	Existing low density urban	Proposed D Lombaard B de la Bat	Engineering: Supported – services needed Finance: Supported Integrated Human Settlements & Property: Supported

MAP : FRANSCHHOEK

REF	CHANGE PROPOSED	REASON	FUTURE / PROPOSED USE	CONSENSUS	DEPARTMENT'S COMMENTS
1. Farm 3227	Include existing school in UE	School is urban use and existing	School / educational	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported
2. Farms 1085/1, 1551/1, 1551, 1506 & others (Leeu Collection)	Indicate a special area as resort/hotel (similar to Spier)	Existing farms with major tourist facilities and accommodation establishments	Special development area for tourist attractions and related uses	Proposed D Lombaard	Engineering: Supported – Infrastructure services needed – Need more detail of intent Finance: Supported Integrated Human Settlements & Property: Supported
3.	Include common in urban area (to river, both sides of Robertsvlei Road)	Existing urban use and part of transport planning	Development to create market place and transport interchange	Proposed D Lombaard	Engineering: Area to big currently – need fewer detail on urban edge line Finance: Supported Integrated Human Settlements & Property: Supported
4. Along east Farms 1554, 18, 3267, 20, 1320 & 1457, 2855, 2856, 2857 & 59 to be included	Middagkrans area east of Huguenot Monument	Existing urban uses / low density development not agriculture	Appropriate urban development (low density and institutional)	Proposed D Lombaard	Engineering: No infrastructure – will need Masterplan and update Finance: Supported Integrated Human Settlements & Property: Supported
5. Farm 2835	To include entire Farm 2835	Cadastral boundary	Conservation / Agricultural	Proposed D Lombaard	Engineering: Not on current Master Planning – Need detail of intended development – Propose to stay Green Area Finance: Supported Integrated Human Settlements & Property: Supported

MAP : WEMMERSHOEK

REF	CHANGE PROPOSED	REASON	FUTURE / PROPOSED USE	CONSENSUS	DEPARTMENT'S COMMENTS
1. Exclude Farm 1024/1	Reduce edge to R301 to exclude area east	EIA indicated sensitivity, not suitable for urban development	Conservation and/or regional cemetery	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported
2. Exclude Portion of Farm 1026	Reduce to railway line	Area south of railway line in wetland	Conservation	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported

MAP : STELLENBOSCH

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MAP : MULDERSVLEI

REF	CHANGE PROPOSED	REASON	FUTURE / PROPOSED USE	CONSENSUS	DEPARTMENT’S COMMENTS
1.	Create gateway remove urban edge	Gateway area rural character	Gateway uses to be determine	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported

MAP : RAITHBY

REF	CHANGE PROPOSED	REASON	FUTURE / PROPOSED USE	CONSENSUS	DEPARTMENT'S COMMENTS
1. Include outer boundaries of Farm 1 - 54	Amend Urban edge to include water erven	Include whole property into Urban edge	Agricultural	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported and indicated as a low priority area
2. Erf 298	Amend Urban edge to include whole of property Erf 298	Existing Urban edge cut through middle of Erf 298	Mixed residential	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported and indicated as a low priority area

MAP : LYNEDOCH

REF	CHANGE PROPOSED	REASON	FUTURE / PROPOSED USE	CONSENSUS	DEPARTMENT'S COMMENTS
1. Portion of Farm 468/27	Amend Urban edge to exclude area east of road	Agricultural land	Agricultural	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported
2. Farm 468/28 excluded	Amend Urban edge to reduce Urban edge to new position	Accessibility	Existing cadastral footprint linked to SG diagram	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported
3.	Usual and use Corridor	Gateway	Low intensity appropriate uses	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported

MAP : KOELENHOF

REF	CHANGE PROPOSED	REASON	FUTURE / PROPOSED USE	CONSENSUS	DEPARTMENT'S COMMENTS
1. Around Farm 1512	Extend Urban edge to include Devonvale Golf course and approved developments	Approved development of erven	Golf Estate with res	Proposed D Lombaard	Engineering: Sewer Bulk infrastructure needed to service this area Finance: Supported Integrated Human Settlements & Property: Supported
2. Portion of Farm 66/31	Extend Urban edge next to railway line and include labourers village	Include labourers village	Appropriate Urban development considering soil conditions	Proposed D Lombaard	Engineering: Question the entire area included – support village inclusion but not entire farm Finance: Supported Integrated Human Settlements & Property: Supported
3. Farm 74/35	Extend Urban edge to include Honey Factory onto R304	Incorporate into gateway corridor no 5	Tourist related facilities	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported
4. Farms 65/50 and 65/27 Farm 1330	Extend Urban edge to include rem brickfields	Not agri land. Part of development application	Urban development	Proposed D Lombaard	Engineering: Bulk infrastructure needed to service this area effectively Finance: Supported Integrated Human Settlements & Property: Supported
5. R304	Visual and use corridor	Gateway to Stellenbosch	Low intensity appropriate uses and NMT Public transport	Proposed D Lombaard	Engineering: Supported Finance: Supported Integrated Human Settlements & Property: Supported

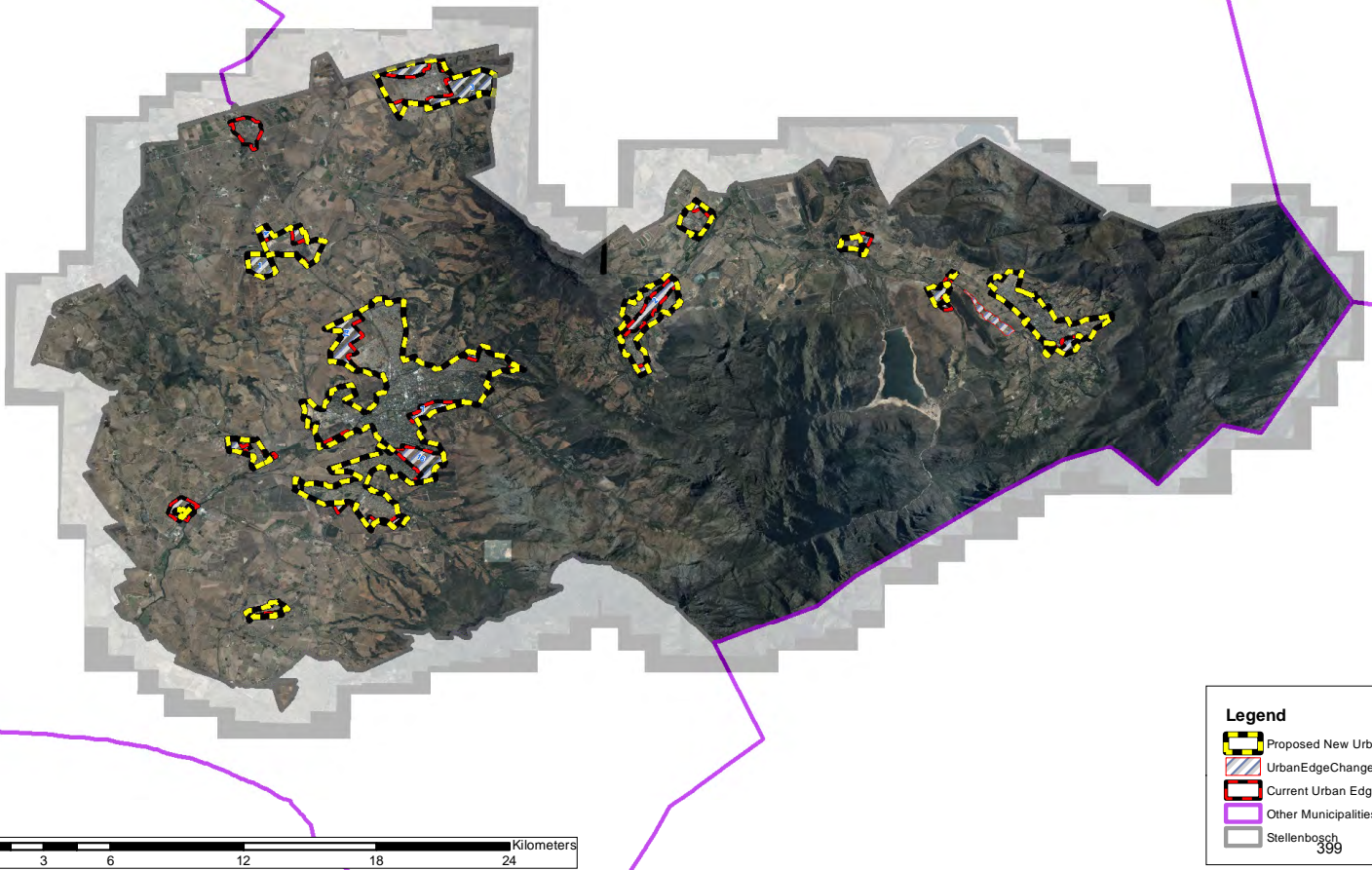
MAP : FAURE

ENGINEERING DEPARTMENT: Support cut off and demarcation boundary change

Integrated Human Settlements & Property: Support development for agri-village in or outside of municipal area



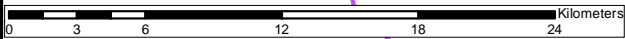
WC024: PROPOSED URBAN EDGE



Legend

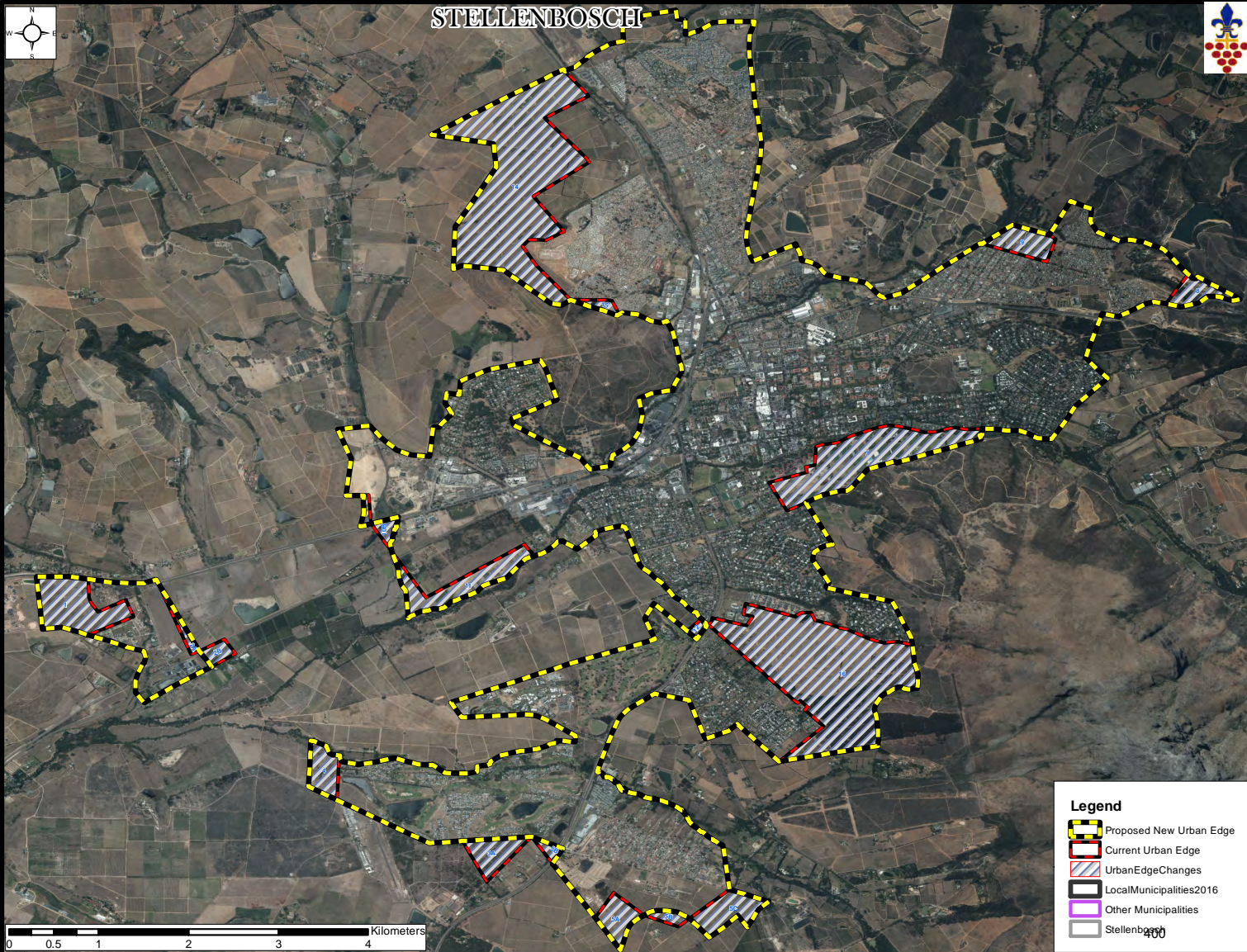
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- UrbanEdgeChanges
- Current Urban Edge
- Other Municipalities
- Stellenbosch

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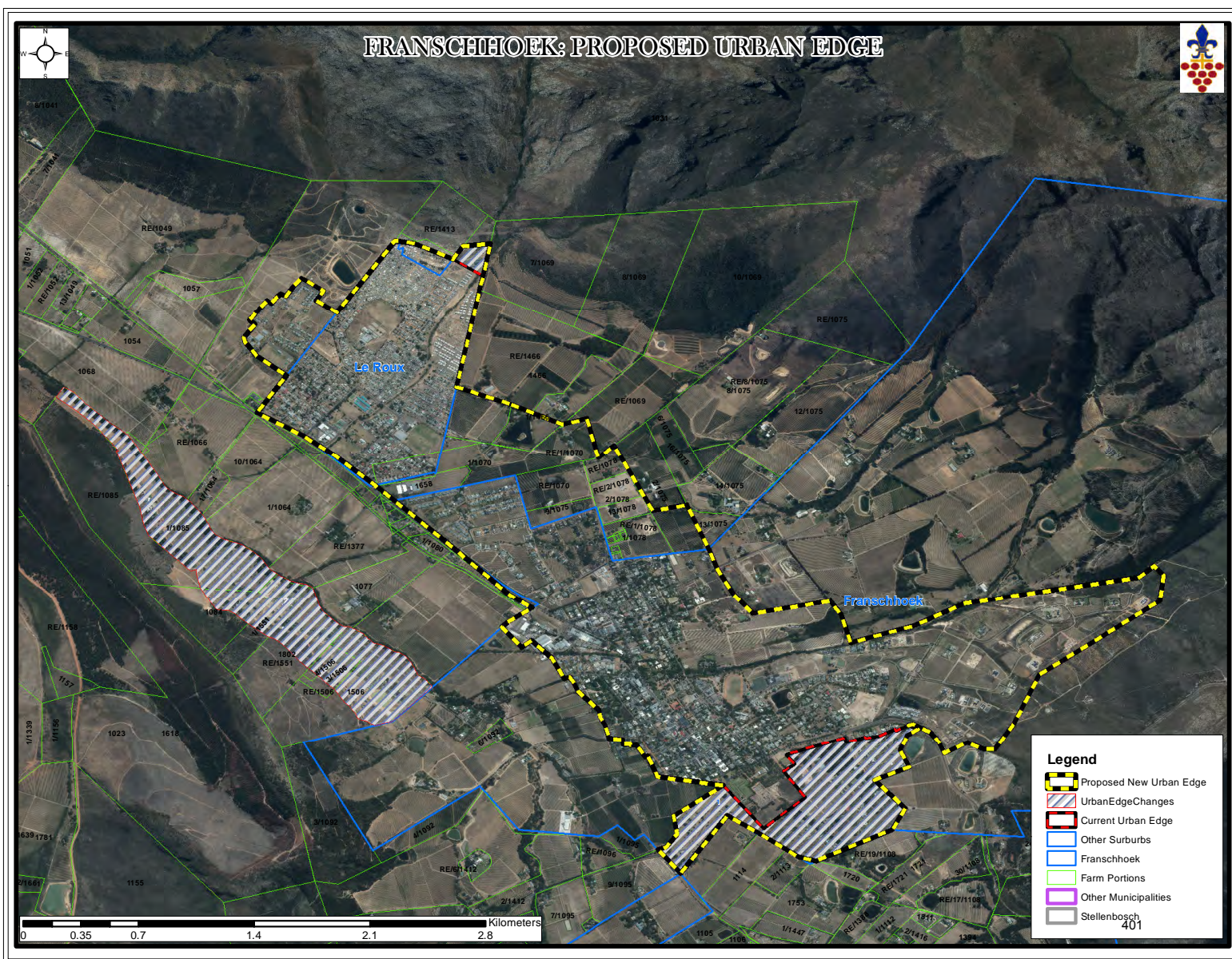




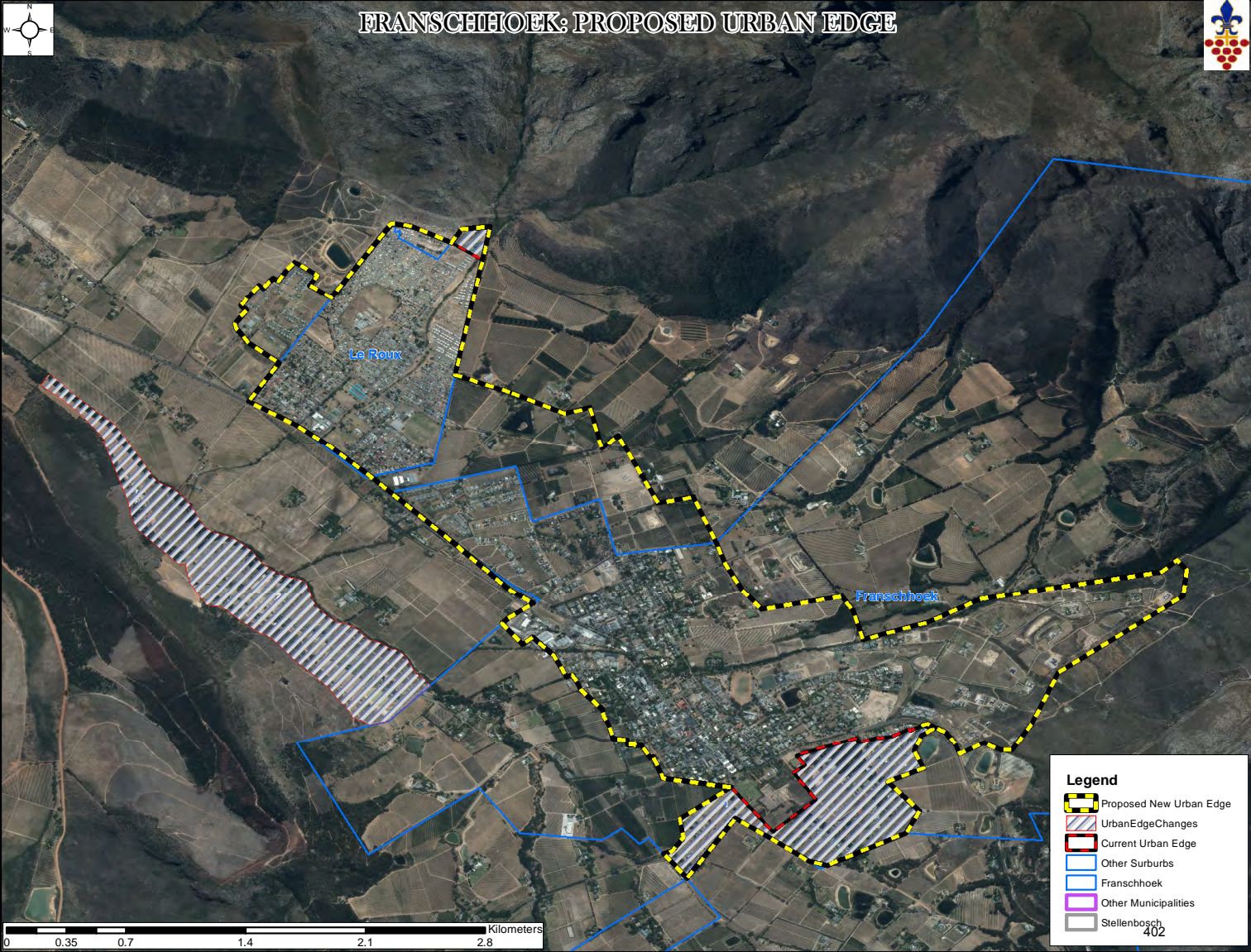
STELLENBOSCH



- Legend**
- Proposed New Urban Edge
 - Current Urban Edge
 - UrbanEdgeChanges
 - LocalMunicipalities2016
 - Other Municipalities
 - Stellenbosch



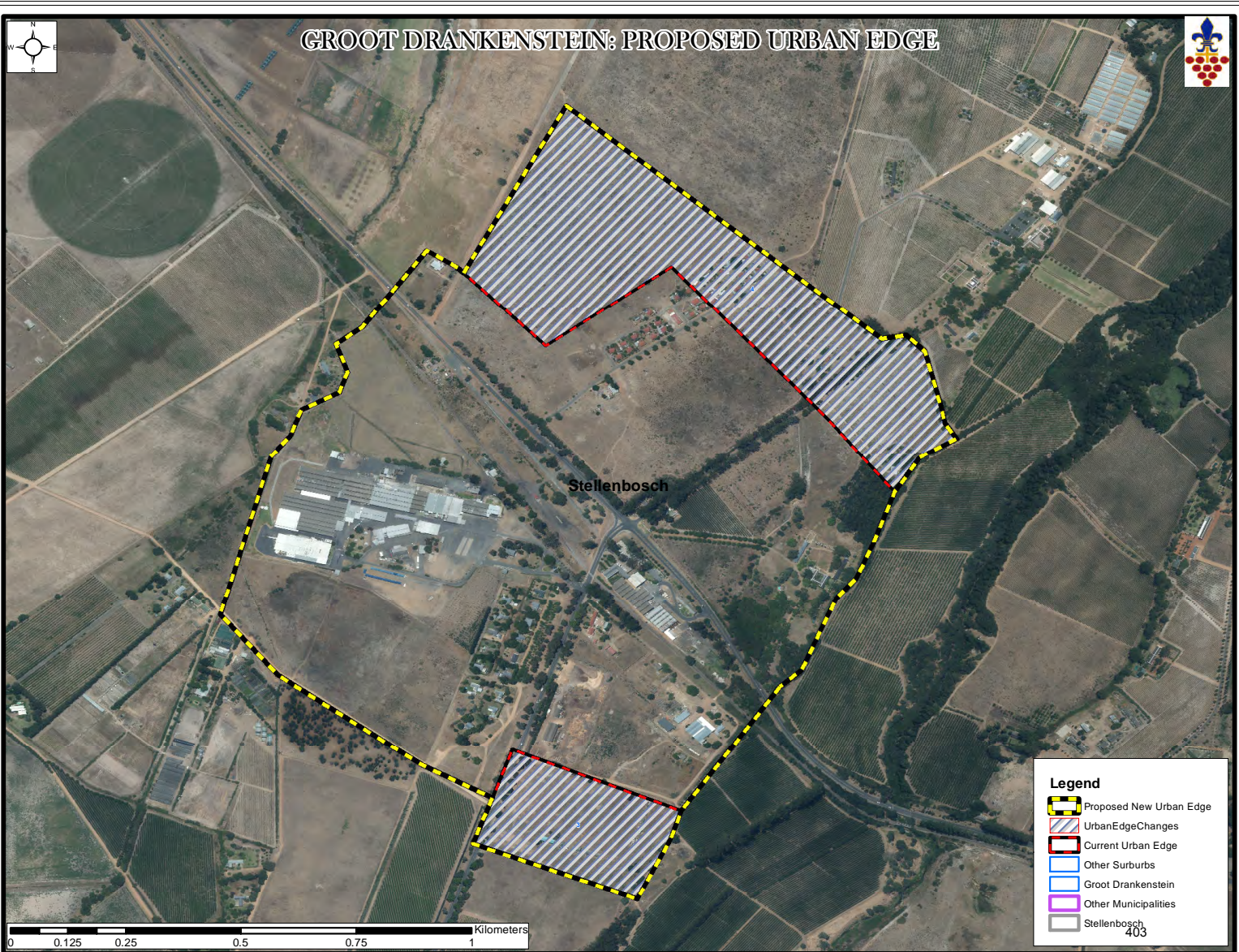
FRANSCHHOEK: PROPOSED URBAN EDGE



- Legend**
- Proposed New Urban Edge
 - UrbanEdgeChanges
 - Current Urban Edge
 - Other Surburbs
 - Franschhoek
 - Other Municipalities
 - Stellenbosch



GROOT DRANKENSTEIN: PROPOSED URBAN EDGE



Legend

- Proposed New Urban Edge
- UrbanEdgeChanges
- Current Urban Edge
- Other Surburbs
- Groot Drankenstein
- Other Municipalities
- Stellenbosch



KLAPMUTS: PROPOSED URBAN EDGE



Drakenstein

Klapmuts

Stellenbosch

Legend

- Proposed New Urban Edge
- UrbanEdgeChanges
- Current Urban Edge
- Other Surburbs
- Klapmuts
- Other Municipalities
- Stellenbosch

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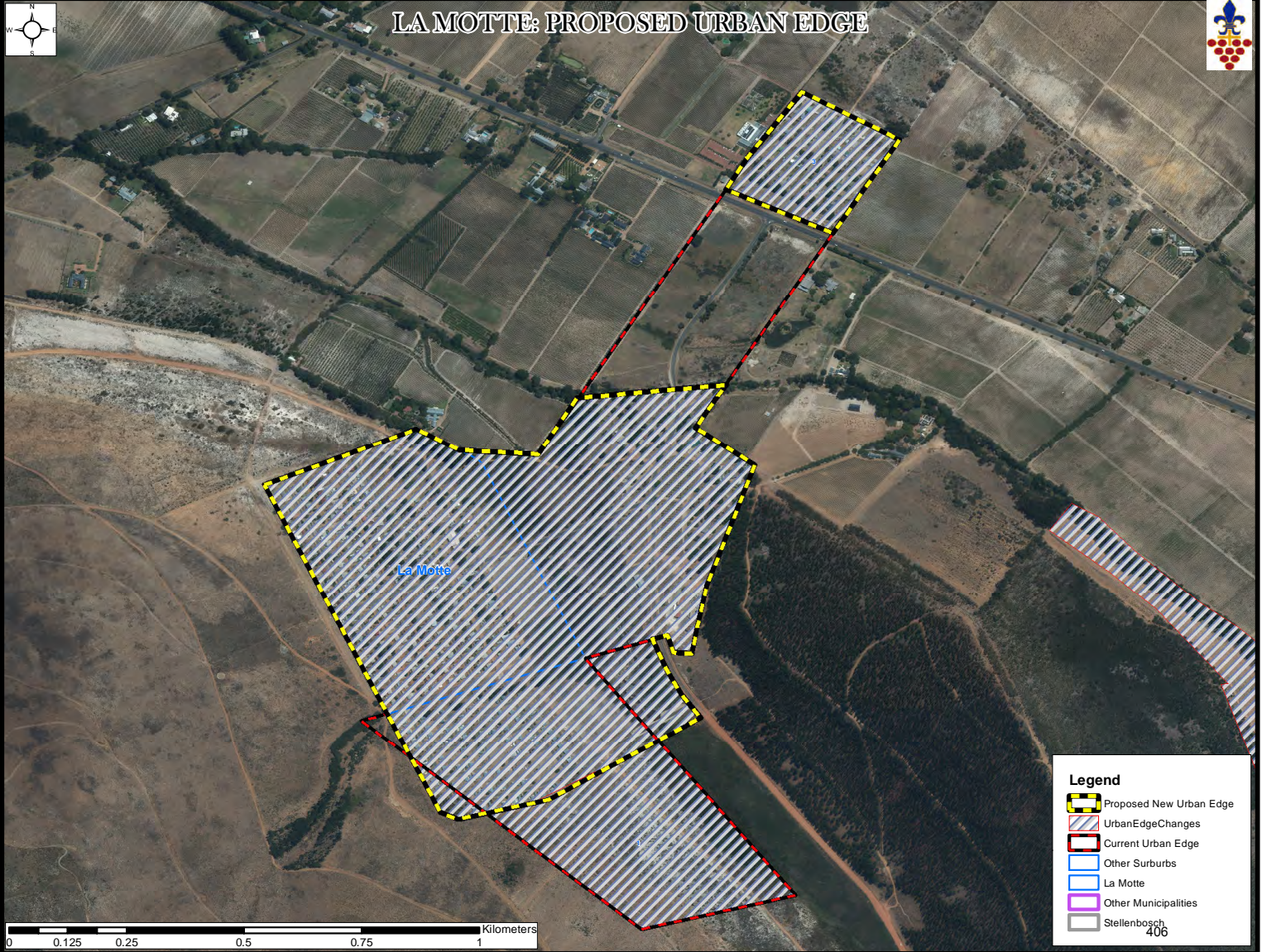


KOELLENHOF: PROPOSED URBAN EDGE





LA MOTTE: PROPOSED URBAN EDGE



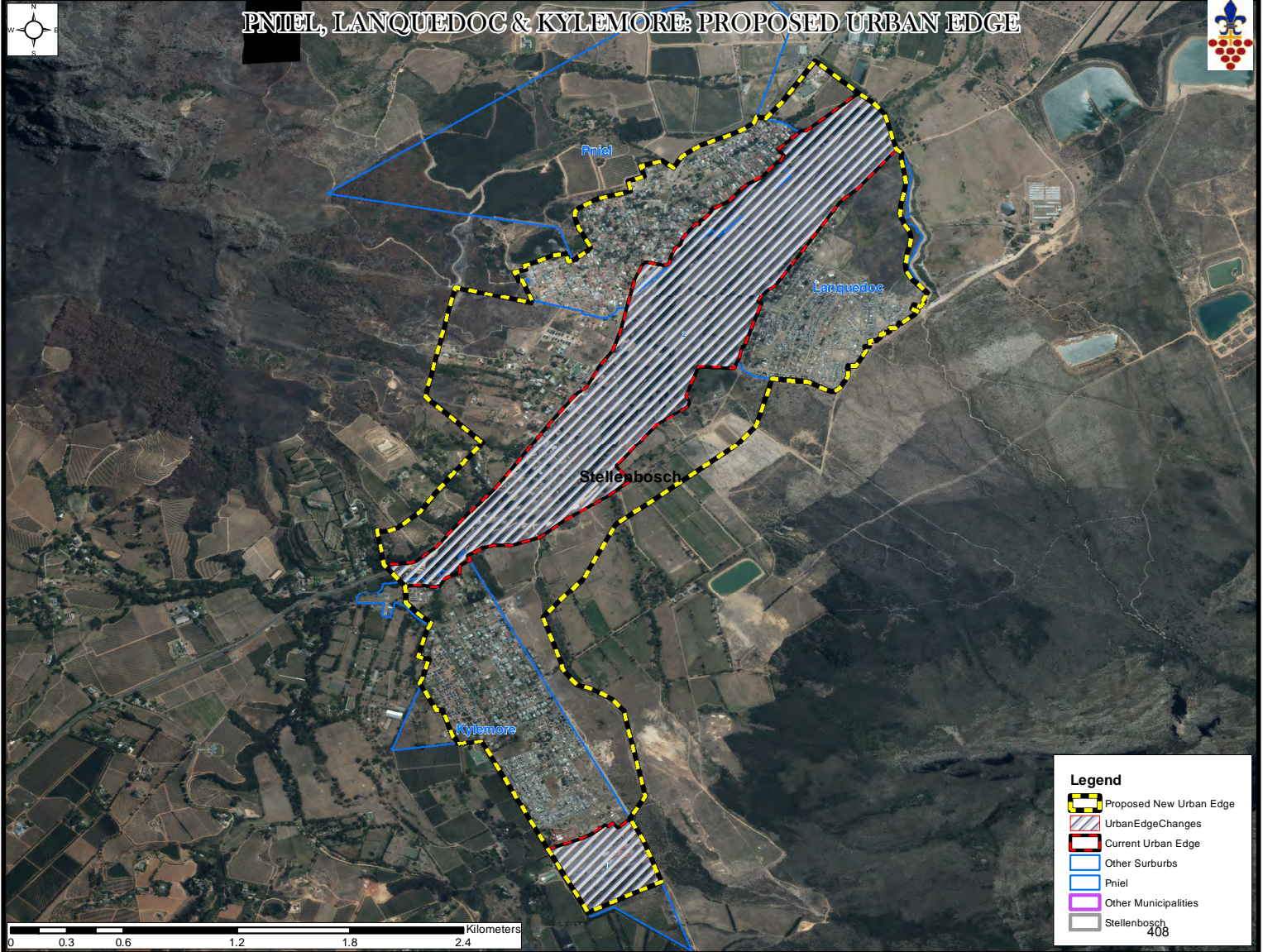


LYNDOCH: PROPOSED URBAN EDGE





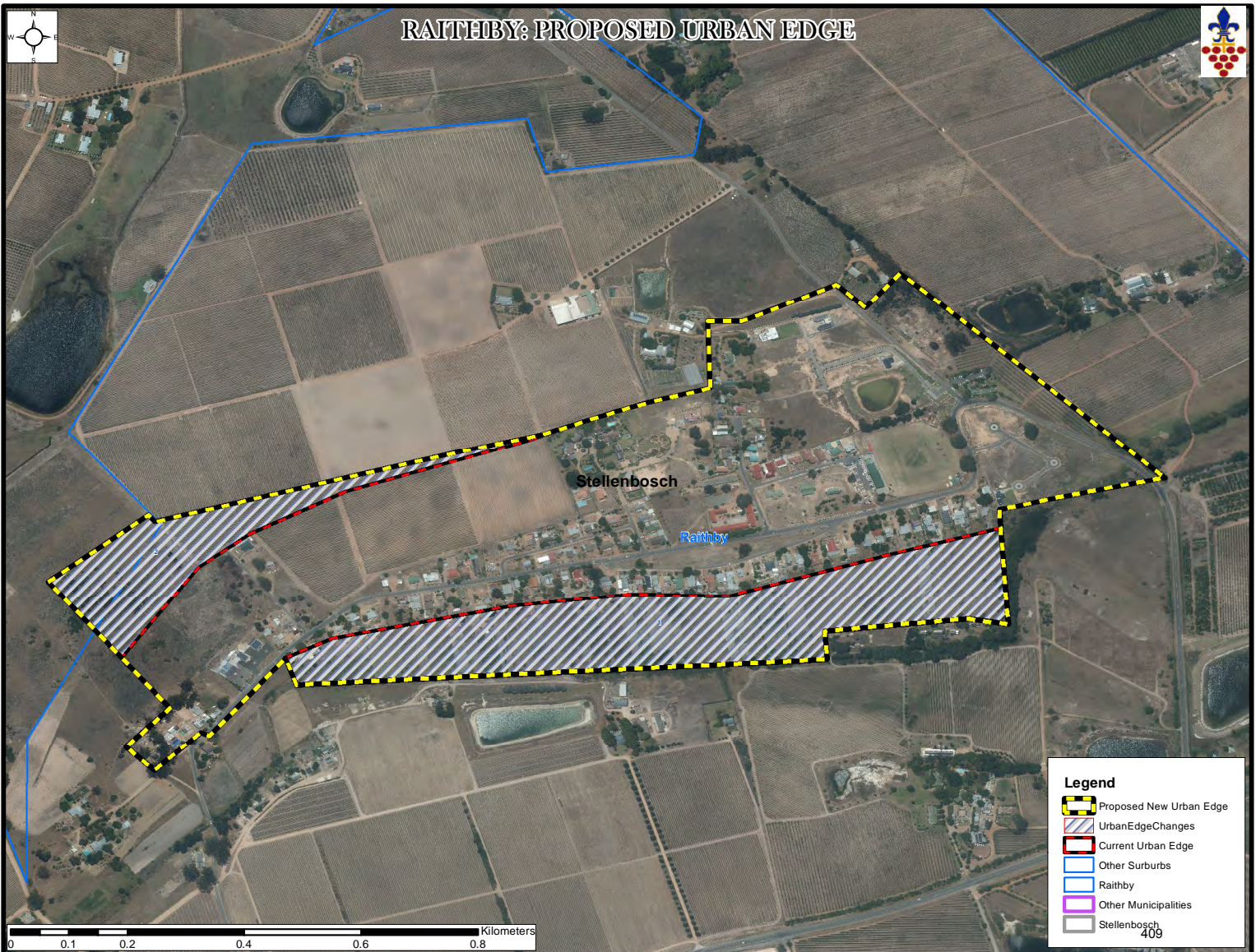
PNIEL, LANQUEDOC & KYLEMORE: PROPOSED URBAN EDGE



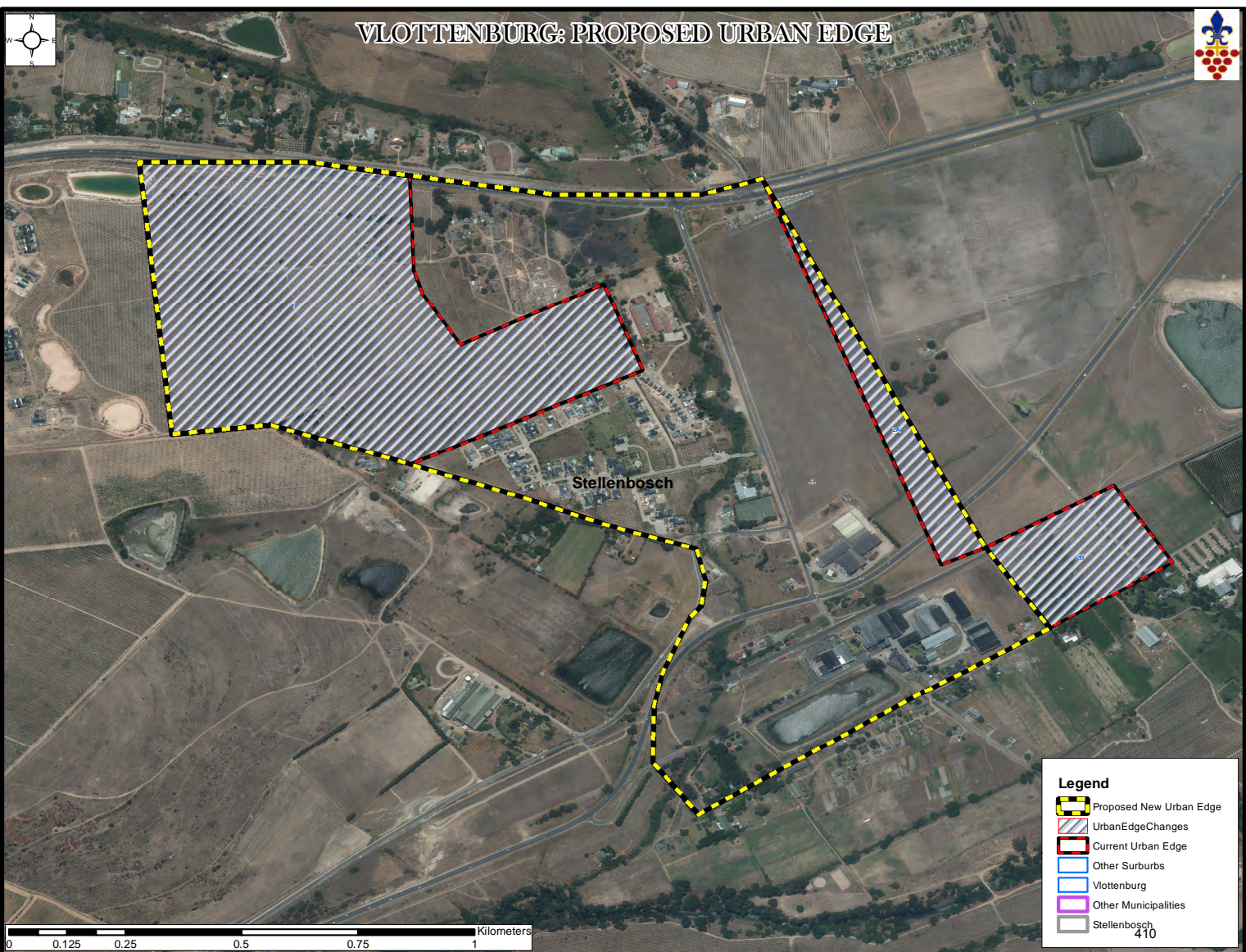
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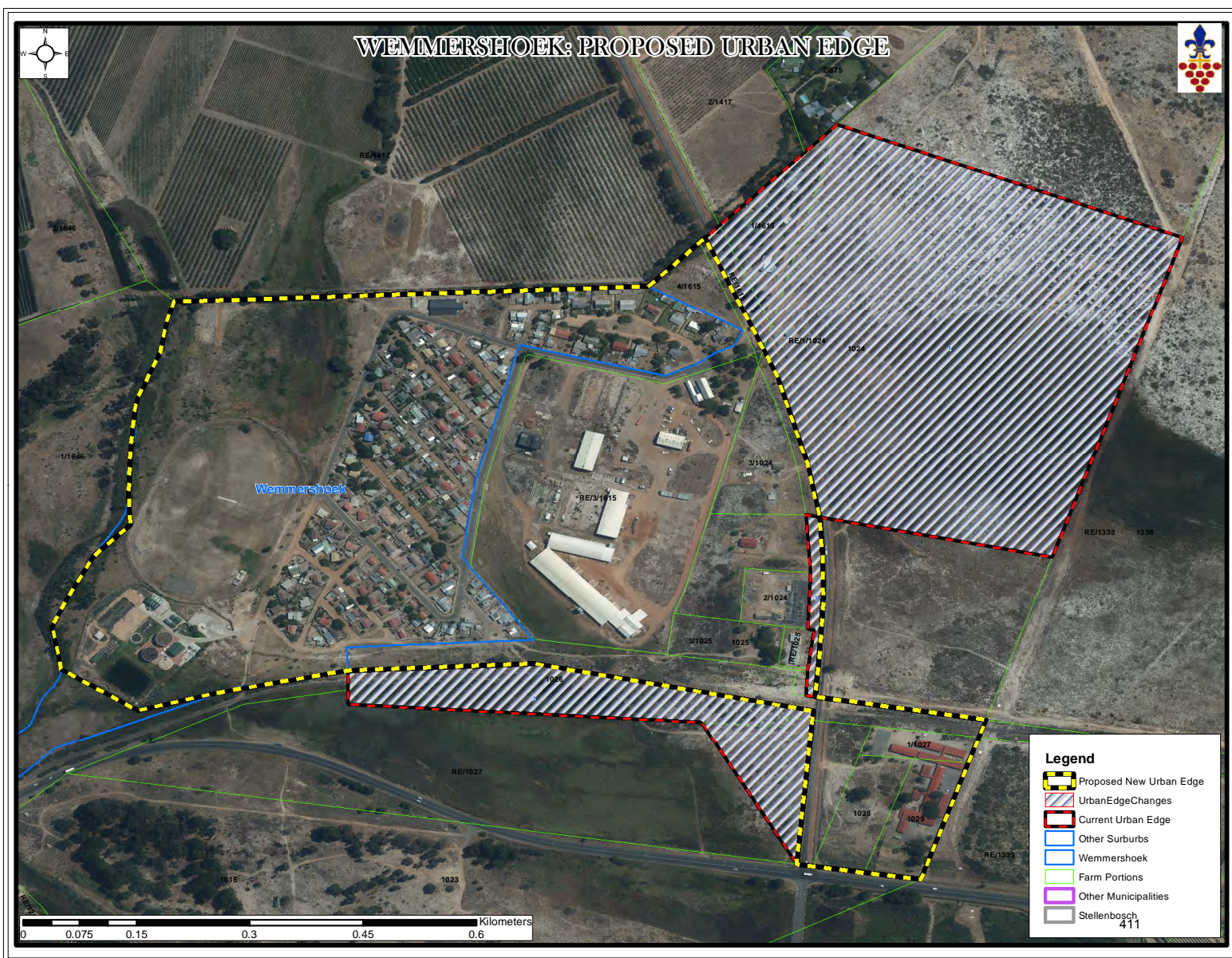
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- Other Surburbs
- Pniel
- Other Municipalities
- Stellenbosch

RAITHBY: PROPOSED URBAN EDGE



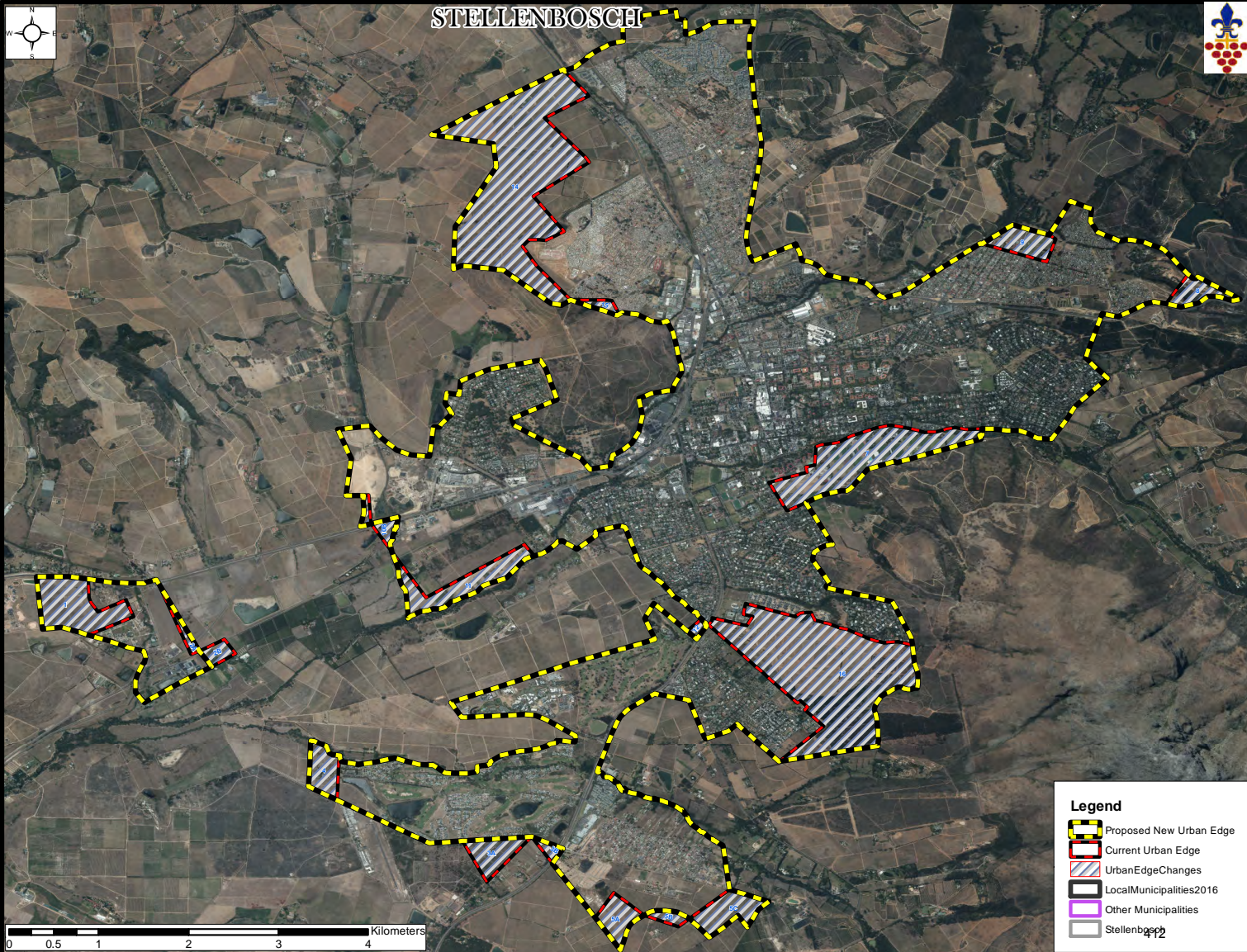
VLOTTENBURG: PROPOSED URBAN EDGE







STELLENBOSCH



- Legend**
- Proposed New Urban Edge
 - Current Urban Edge
 - UrbanEdgeChanges
 - LocalMunicipalities2016
 - Other Municipalities
 - Stellenbosch