

DRAKENSTEIN MUNICIPALITY**ANNUAL AMENDMENT OF THE SPATIAL DEVELOPMENT FRAMEWORK**

The annual amendment of the Drakenstein Spatial Development Framework (SDF) was adopted as Council policy on 31 May 2017 in terms of the Municipal Systems Act, 32 of 2000.

In terms of planning legislation and the Municipal Systems Act, 32 of 2000 (MSA), amendments to the SDF can only be done as part of the compilation or annual amendment of the municipal Integrated Development Plan (IDP).

The review of the IDP has commenced and the Council of Drakenstein Municipality herewith gives notice that the Annual SDF Amendment Report is available.

Interested and affected parties are herewith invited to submit comments, **on the Amendment Report only**, during the 60 day advertising period.

The SDF Amendment Report can also be obtained at the offices of the Planning and Development Department, 3rd floor, c/o Market Street and Main Road (Market Street building), where the following officials can assist:

- Mr A Roelf – Tel No (021) 807-4813 or email ashleyr@drakenstein.gov.za;
- Mr B Bosman – Tel No (021) 807-4834 or email bisschoffb@drakenstein.gov.za; and
- Mr L Schlechter - Tel No (021) 807-6236 or email Louis.Schlechter@drakenstein.gov.za

Comments on the Amendment Report can be submitted in writing to the City Manager, Drakenstein Municipality, P O Box 1, Paarl, 7622 by not later than **Monday, 09 April 2018**.

08 February 2018

DR J H LEIBBRANDT
CITY MANAGER

Paarl Post - 08/02/2018
Provincial Gazette – 09/02/2018
Sondag Son - 11/02/2018

MUNISIPALITEIT DRAKENSTEIN**JAARLIKSE WYSIGING VAN DIE RUIMTELIKE ONTWIKKELINGSRAAMWERK**

Die jaarlikse wysiging van die Drakenstein Ruimtelike Ontwikkelingsraamwerk (ROR), was aanvaar as Raadsbeleid op 31 Mei 2017 ingevolge die Munisipale Stelselwet, 32 van 2000.

Ingevolge beplanningwetgewing en die Munisipale Stelselwet kan wysigings van die ROR slegs gedoen word as deel van die samestelling of die wysiging van die munisipale Geïntegreerde Ontwikkelingsplan (GOP).

Die hersiening van die GOP is nou in proses en die Raad van Drakenstein Munisipaliteit gee hiermee kennis dat die **jaarlikse ROR Wysigingsverslag** beskikbaar is.

Geïnteresseerde en geaffekteerde partye word hiermee uitgenooi om kommentaar in te dien, slegs op die **ROR Wysigingsverslag, g die 60 dae** adverteringstydperk.

Die ROR Wysigingsverslag is ook beskikbaar by die kantore van die Departement van Beplanning en Ontwikkeling, 3de vloer, h/v Mark- en Hoofstraat (Markstraat Gebou), waar die volgende amptenare u kan assisteer:

- Mnr A Roelf – Tel No (021) 807-4813 of epos ashleyr@drakenstein.gov.za;
- Mnr B Bosman – Tel No (021) 807-4834 of epos bisschoffb@drakenstein.gov.za; en
- Mnr L Schlechter - Tel No (021) 807-6236 of epos Louis.Schlechter@drakenstein.gov.za

Kommentare op die Wysigingsverslag kan skriftelik gerig word aan die Stadsbestuurder, Drakenstein Munisipaliteit, Posbus 1, Paarl, 7622, teen nie later nie as **Maandag, 09 April 2018**.

08 Februarie 2018

**DR J H LEIBBRANDT
STADSBESTUURDER**

**Paarl Post - 08/02/2018
Provinsiale Koerant – 09/02/2018
Sondag Son - 11/02/2018**

UMASIPALA WASE DRAKENSTEIN

ULUNGISO LONYAKA LOPHUHLISO LWESICWANGCISO-NKQUBO LWEZITHUBA

Ulungiso lonyaka loPhuhliso lweSicwangciso lwezithuba (SDF) liye lamkelwa njengeMgaqo nkqubo weBhunga ngomhla we 31 Meyi 2017 njengoko kubekiwe kuMthetho weeNkqubo zoMasipala 32 ka 2000.

Bjebgoko kubekiwe kumthetho wokuyila kuMthetho weeNkqubo zoMasipala 32 ka 2000(MSA) ulungiso lungenziwe kwi SDF kuphela njengexalenye yokuqulunqa okanye ulungiso lonyaka loYilo Lophuhliso Oludibeneyo (IDP).

Ukuhlolwa kwe IDP sekuqalile kwaye iBhunga loMasipala wase Drakenstein linika isaziso sokuba iNgxelo yoLungiso lweSDF Lonyaka liyafumaneka.

Amaqela anomdla kunye nebandekatyekayo mayamenywa ukuba bangenise izimvo zabo , **kule Ngxelo iLungisiweyo kuphela**, ngexesha lwesaziso lwentsuku ezi 60.

Ingxelo elungisiweyo ye SDF ingafumaneka kwiofisi seCandelo zoYilo, umgangatho wesithathu, kwikona yeMarket Street ne Main Road (kwisakhiso Market Street) apho lamagosa alandelayo ayakuthi akuncede:

- Mnu A Roelf – Inombholo yefowuni (021) 807-4813 okanye I imeyile ashleyr@drakenstein.gov.za;
- Mnu B Bosman – Inombholo yefowuni (021) 807-4834 okanye I imeyile bisschoffb@drakenstein.gov.za; kunye
- Mnu L Schlechter – Inombholo yefowuni (021) 807-6236 okanye I imeyile Louis.Schlechter@drakenstein.gov.za

Izimvo kuleNgxelo iLungisiweyo zingangeniswa ngembhalelwano kwu City Manager, Drakenstein Municipality, P O Box 1, Paarl, 7622 kungagqithanga **Mvulo, 9 April 2018**.

08 Febuwari 2018

GQ J H LEIBBRANDT
UMANEJALA KAMASIPALA

Dizindaba – 08/02/2018



DRAKENSTEIN

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Drakenstein Spatial Development Framework

Proposed SDF Amendments:

2017 / 2018 IDP Review



DYNAMICS

URBAN AND REGIONAL PLANNERS

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Bellville, 7530

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Drakenstein Spatial Development Framework

1. Introduction


































As part of the annual IDP revision process, a request for submissions / comments on the approved Drakenstein SDF was advertised and a number of comments and proposals were received from the public during the public participation process which closed on 30 October 2017.

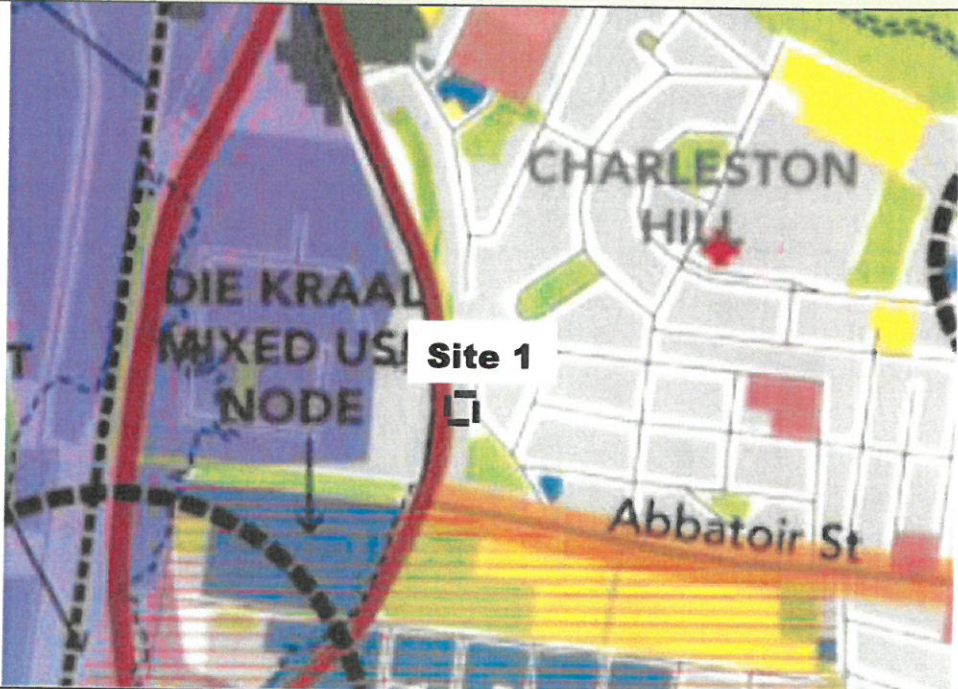
This document summarises the comments and submissions received and sets out the response thereto. Where amendments to the approved document and plans are required, the proposed changes are illustrated, with a reference to the original document. Once the changes have been approved by Council, the final revised 2018 SDF document will be made available to the public.

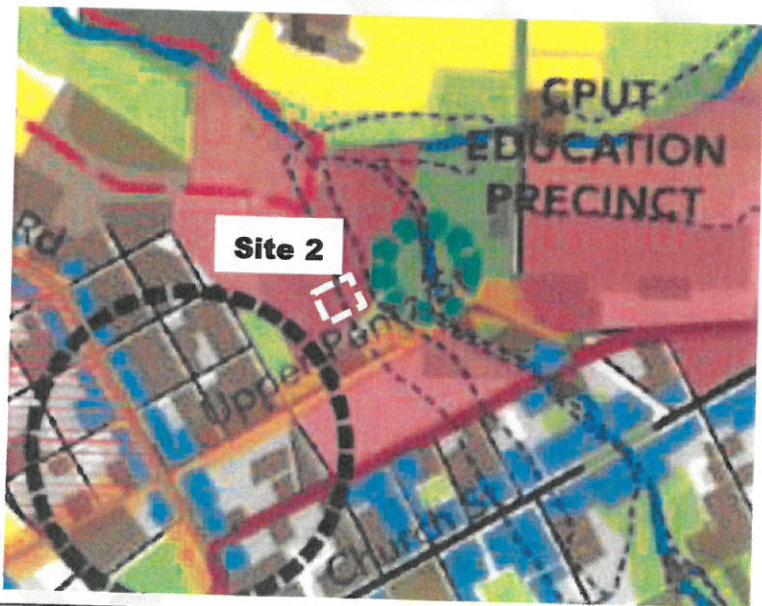
2. Submissions / Comments received

Section 2 represents a summary of the submissions received for amendments to the SDF. For each submission a response is given and a recommendation for possible amendment of the SDF, if deemed required.

The plan legend below is applicable to the plans incorporated into this document and sets out the various categories utilised in the Spatial Concept Plans for the Drakenstein SDF.

	Urban Edge		Proposed Industrial Core
	Railway Station		Existing Urban Footprint in Industrial Core
	Railway Line		Business / Commercial
	River		Public / Community Facility / School / Education
	Major Waterbodies		Agrarian Settlement Development
	1:100 Year Floodline		Clinics and Hospitals
	Urban Footprint		Heritage Resources
	Critical Biodiversity		Heritage Core
	Protected Areas		New Road
	Paarl Farms		Mobility Route
	Retained Rural Areas		Community Spine
	Green Core		Scenic Route
	Peri-Urban Farming		Node
	Urban Infill		Gateway
	Densification Zone		Green Gateway
	Mixed Use / Industrial		Potential Regional Cemetery
			Potential Commercial Node

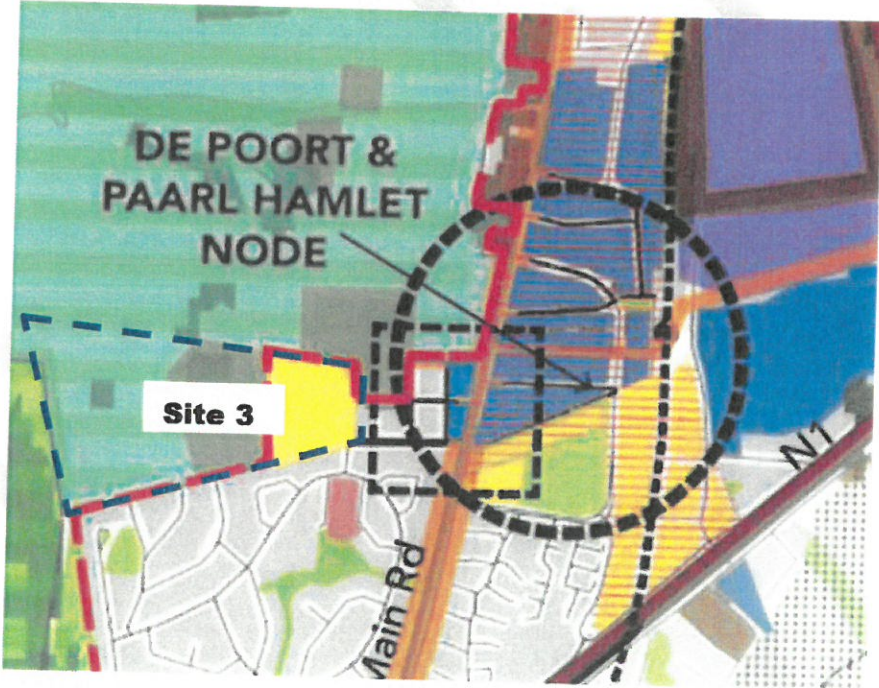
Submission 2.1
Property Affected
91 Jan van Riebeek Drive (Site 1)
Owner / Consultant / Proponent
Marlene Delpont
Summary of Submission Content
<p>I, Marlene Delpont, residing at the above mentioned address, hereby make application to be included in the Spatial Development Framework, Business Overlay. I have reason to believe that only the area bordering the Olive Grove is included.</p> <p>We reside in an area bordering an industrial hub and our location is ideal for business zoning.</p>
Current SDF Designation

Response
<ul style="list-style-type: none"> The property is located within the urban edge and designated as "Urban Footprint", therefore rezoning could be considered on its merits.
Proposed Amendment
None required.


Submission 2.2
Property Affected
Erf 209 Wellington (Site 2)
Owner / Consultant / Proponent
BvZPlan on behalf of Wellington Varsity Lodge Proprietary Limited.
Summary of Submission Content
Motivation for the amendment of the Drakenstein Spatial Development Framework relating to Erf 209 Wellington from Public/community facility/school/education to Urban Infill for student accommodation purposes.
Current SDF Designation
<p>Property is located inside the Urban Edge.</p> <p>Current designation: Public/community facility/school/education</p> <div style="text-align: center;">  <p>The map displays a color-coded urban planning design. A red area is labeled 'GPUP EDUCATION PRECINCT'. A dashed black line indicates the 'Urban Edge'. A white box with a red border highlights a specific location labeled 'Site 2'. Other labels on the map include 'Upper Pgm' and 'DUM'.</p> </div>
Response
<ul style="list-style-type: none"> • No amendment of the urban edge is required. • The proposed use is considered consistent with the Public /community facility / school designation and a definition will be included in the SDF document to clarify this designation.

Proposed Amendment

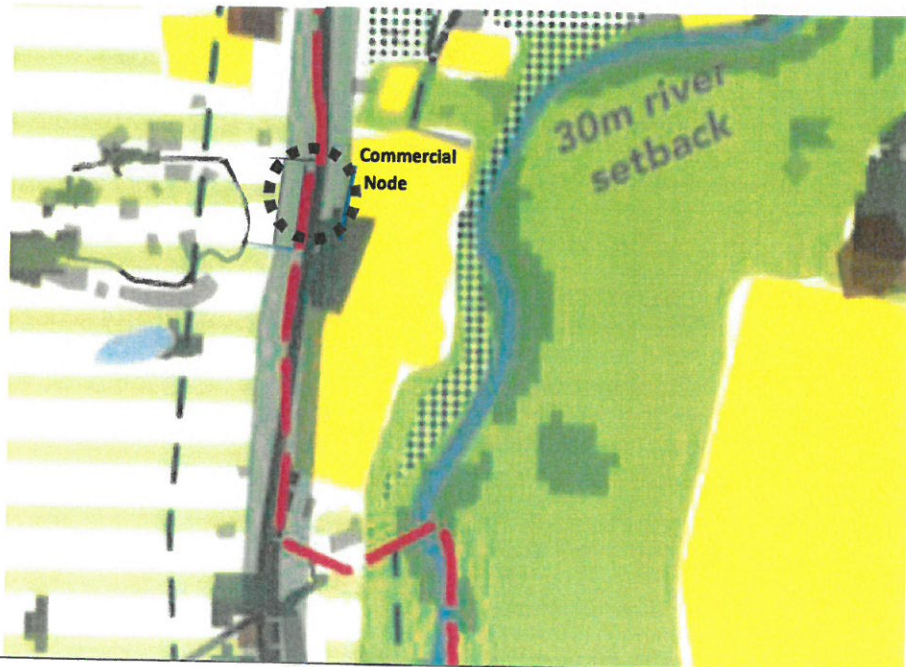
The following definition will be included in the SDF:

Public / Community Facility / School/ Education: This designation includes a variety of public and community facilities, which include community halls, libraries and various educational facilities such as crèches, schools and tertiary educational facilities and includes ancillary uses such as sports fields, boarding hostels and student accommodation.

Submission 2.3
Property Affected
Erf 3396, Paarl (Site 3)
Owner / Consultant / Proponent
TV3 Architects and Townplanners (TV3) on behalf of property owner, Louis Herold Louw.
Summary of Submission Content
Application is made that the portion of the remainder of the property be included within the Urban Edge and that the final Spatial Development Framework duly reflects the inclusion thereof for Urban Infill.
Current SDF Designation
Located outside Urban Edge Current Designation: Retained Rural Area & Urban Infill

Response
<ul style="list-style-type: none"> • Portion of the site was previously designated for Urban Infill. • Current proposal extends further up the mountain slope and is not supported from a visual impact viewpoint. Await finalisation of Drakenstein Mountain Slope study.
Proposed Amendment
No amendment proposed.

Submission 2.4	
Property Affected	
Val de Vie / Pearl Valley Access to R45 (Site 4)	
Owner / Consultant / Proponent	
TV3 Architects and Townplanners (TV3) on behalf of Val de Vie Developments.	
Summary of Submission Content	
Proposed extension of the commercial node proposed at the future intersection is supported in principle, but will be subject to detailed studies and development guidelines.	
Current SDF Designation	
	
Response	
<ul style="list-style-type: none"> • Extension of the future commercial node is supported. Conceptual location of the node will be indicated on the SDF. • Only a portion of the land indicated, has the necessary land use rights. Any development here should be subject to the compilation of a Precinct Plan. 	

Proposed Amendment



Submission 2.5

Property Affected

Portion 37 of the Farm Rondeheuvel 25 (Site 5)

Owner / Consultant / Proponent

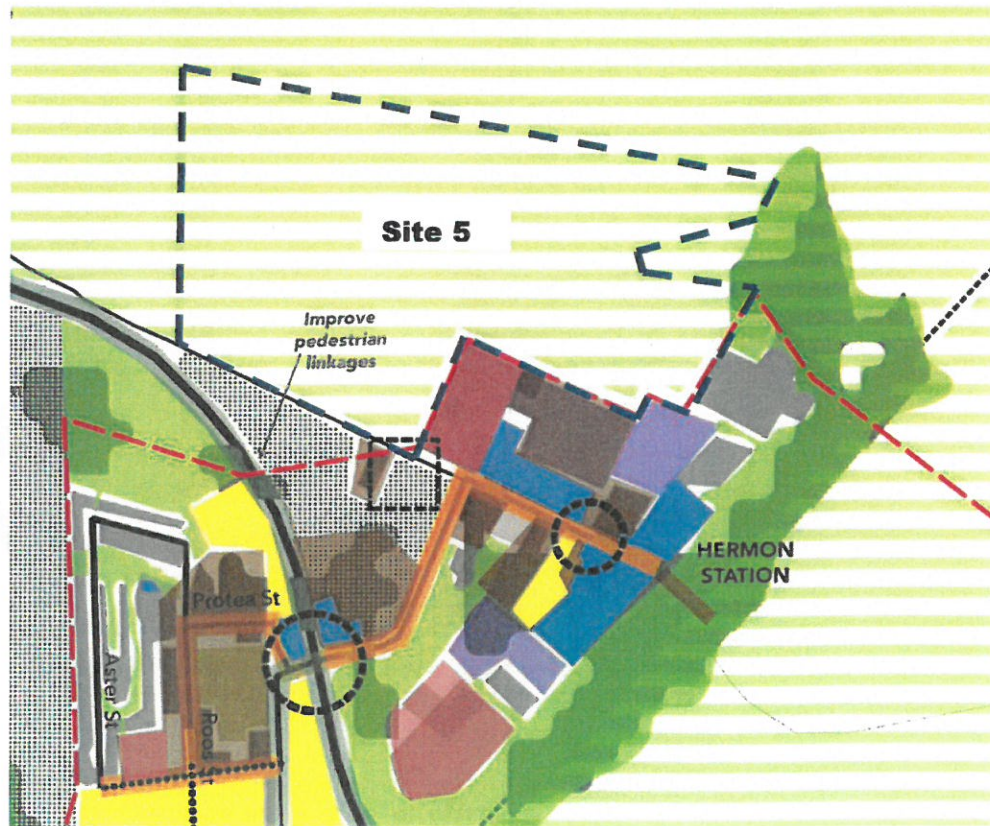
CK Rumboll and Partners on behalf of Mr J H Smuts of Rooihogte Trust.

Summary of Submission Content

Application was made to include Portion 37 of the Farm Rondeheuvel 25 in the Urban Edge to allow the development of residential and light industrial/mixed use related service industries.

Current SDF Designation

Retained Rural Area / located outside the Urban Edge.

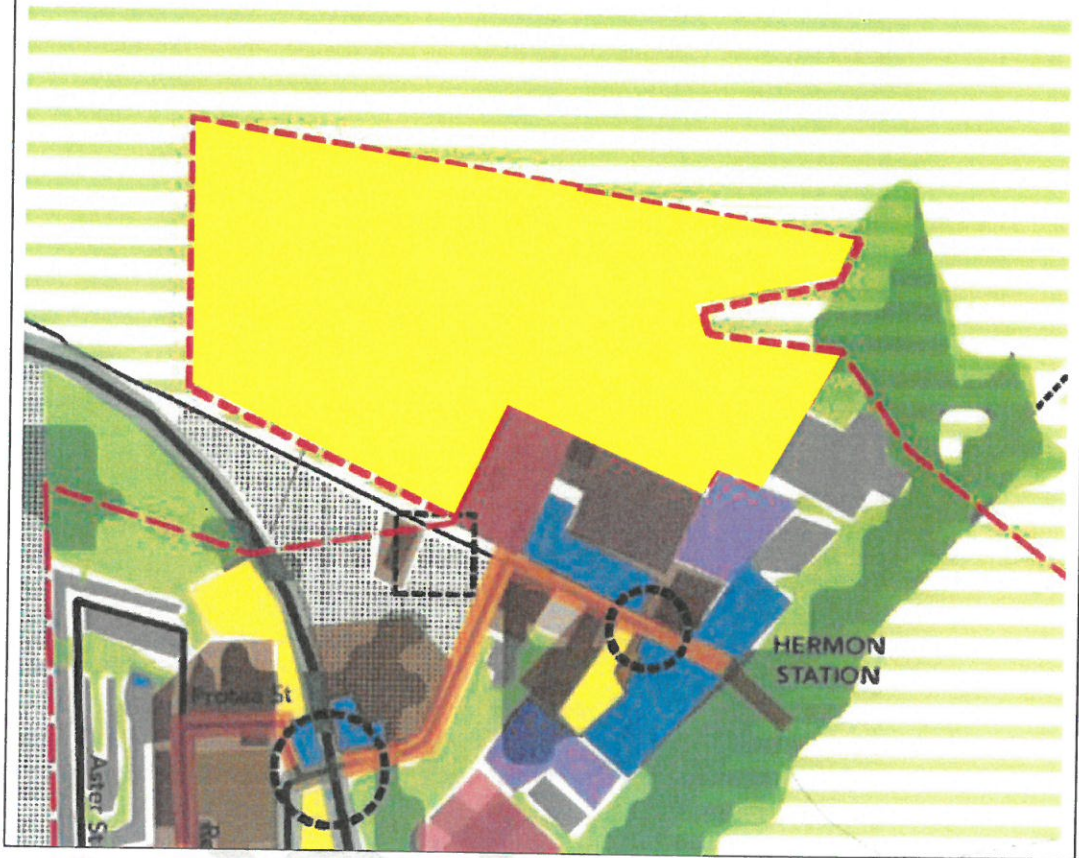


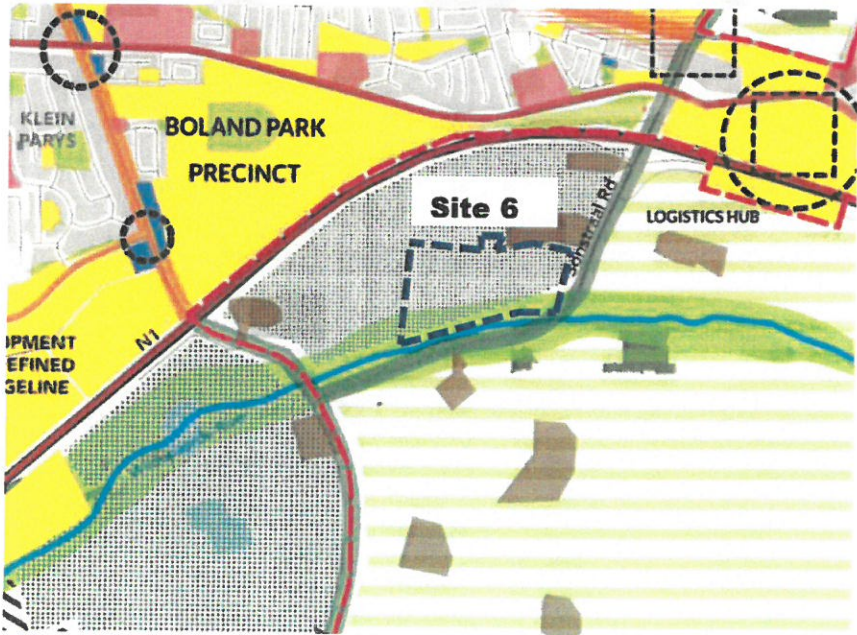
Response


- Amendment is supported in principle, subject to required statutory investigations and approvals and availability of bulk services provision.

Proposed Amendment

Amend designation for the proposed extension area to "Urban Infill".



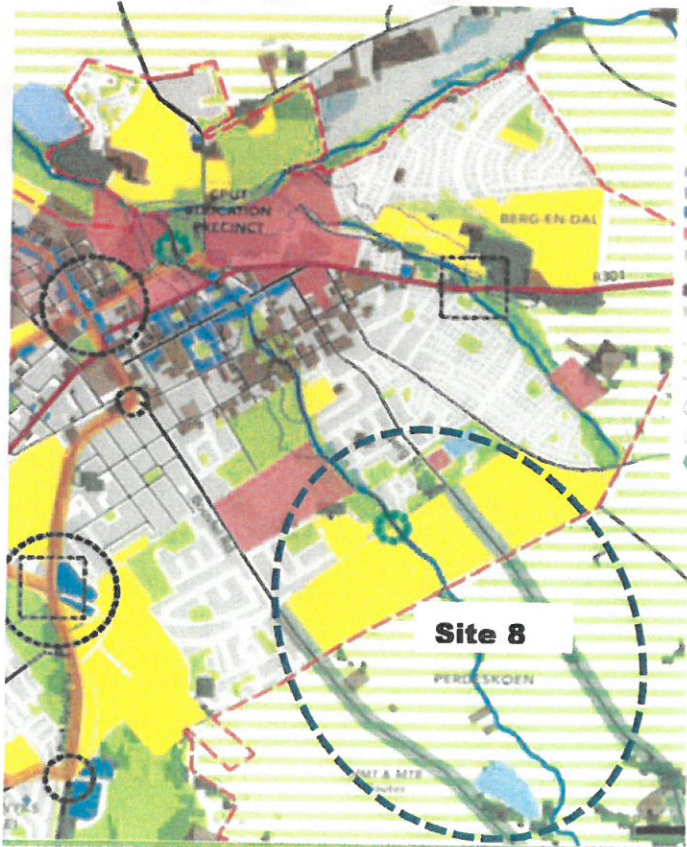
Submission 2.6	
Property Affected	
Portion 1 of the farm no 1558 Paarl (Site 6)	
Owner / Consultant / Proponent	
David Hellig & Abrahamse on behalf of The Kyjet Property Trust	
Summary of Submission Content	
Application is made to amend the designation of Portion 1 of the Farm No 1558 Paarl from 'Peri-Urban Farming' to 'Urban Infill' purposes, to allow urban-related development thereon. <i>"Urban development of the subject land unit will provide new residential, mixed use and service trade opportunities"</i>	
Current SDF Designation	
Current designation is Peri-Urban Farming. Located outside the Urban Edge.	
	
Response	
<ul style="list-style-type: none"> • Application area currently outside Urban Edge. Not recommended for development. It constitutes Urban Sprawl (i.e. leap frog development) • Inclusion of this area can be considered in the 5 year review of the SDF. 	
Proposed Amendment	
No amendment required.	

Submission 2.7	
Property Affected	
Portion 9 of Farm 176 (Site 7)	
Owner / Consultant / Proponent	
A Roux Town Planning	
Summary of Submission Content	
It is proposed that the Drakenstein SDF be amended, to include Portion 9 of Farm 176 within the commercial node at the R44 / Mooikelder Road intersection and that any form of commercial / residential development, appropriate for this setting, be permitted by the SDF.	
Current SDF Designation	
<p>Located inside the Urban Edge. Current Designation: Retained Rural Area</p> 	
Response	
<ul style="list-style-type: none"> • Property is located inside the Urban Edge • Development inside the Commercial Node is supported, subject to a detailed development framework and design guidelines. Extent of development footprint to be determined through the statutory land use application process. • The star symbol will be included in the map legend. 	

Proposed Amendment

Add star symbol to the plan to indicate conceptual location of the proposed commercial node.

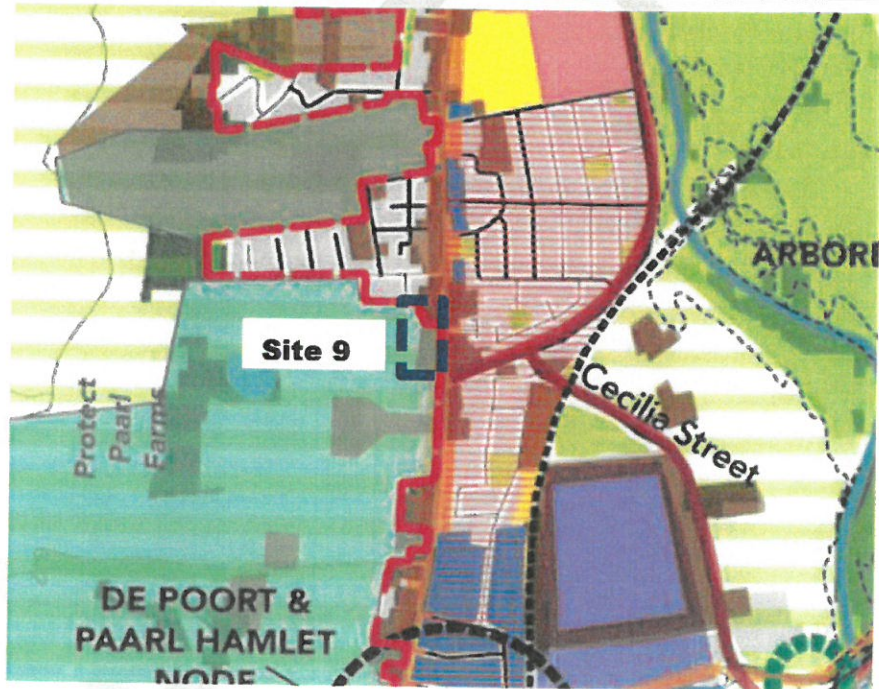


Submission 2.8
Property Affected
Wellington, Perdeskoen (Site 8)
Owner / Consultant / Proponent
Dr Edmund Oettle – Fisantekuil Farm
Summary of Submission Content
<p>Amendment to the SDF will directly affect the Perdeskoen as a tourism spot with a long heritage of scenic routes. The Urban expansion should never interfere with the lineage of agricultural and rural development that the area is renowned for.</p> <p>The broad land use provisions of the current SDF(2014/2015) provides sufficient scope and adaptability to be able to accommodate the proposed new land uses that the Drakenstein Municipality plans to incorporate within the Drakenstein Development Framework without having to resort to major changes to the established and previously agreed development fabric.</p>
Current SDF Designation
<p>A portion of the area is designated for Urban Infill and located inside the Urban Edge.</p> <p>Remainder of the Perdeskoen area is designated Retained Rural – outside the Urban Edge.</p>


Response
<ul style="list-style-type: none"> Noted. The urban edge for Drakenstein was approved by Council on two previous occasions (2010 and 2015) and the latest amendment was approved by Council in May 2017. Various opportunities were provided to the public to provide input and comment as part of each SDF compilation process (i.e. public participation). It should be noted that no further intrusion into the Perdeskoen area is proposed/supported.
Proposed Amendment
No amendment required.

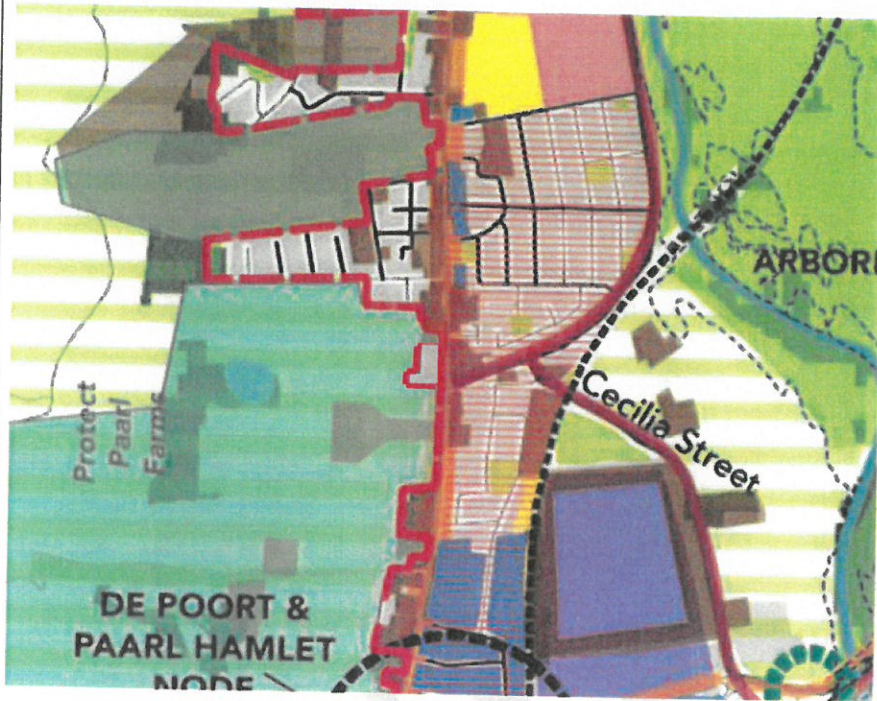
Submission 2.9
Property Affected
Areas surrounding the Blouvillei
Owner / Consultant / Proponent
Dr Janine Maske on behalf of Mr Erich Maske
Summary of Submission Content
<p>I wish to recommend:</p> <ol style="list-style-type: none"> That the urban edge be reinstated in line with the 2006 urban edge study, and that the council decision of 2009 be revisited. That the use for areas outside of the urban edge (on the 2006 study) and inside the edge (on the questionable 2015 and proposed 2017 SDFs) remain farming and peri-urban farming respectively as opposed to peri-urban farming and urban infill respectively.
Current SDF Designation
This comment addresses the same area as Submission 2.8.
Response
<ul style="list-style-type: none"> Noted, refer response to 2.8.
Proposed Amendment
No Amendment required.

Submission 2.10
Property Affected
Areas surrounding the Blouvillei
Owner / Consultant / Proponent
Reni Hildenbrand - Rhebokskloof farm
Summary of Submission Content
<ul style="list-style-type: none"> I align myself to the comments by Dr. Janine Maske and any amendments regarding the 2017 SDF
Current SDF Designation
Refer to Submission 2.8
Response
<ul style="list-style-type: none"> This submission pertain to the submission of Dr. Janine Maske, and relates to the urban edge at the so called "Perdeskoen" area outside Wellington. However, this submission was made (1 November), after the closing date for submissions (30 October). Although the submission can therefore not be taken into account, please refer to the comment under Submission 2.8.
Proposed Amendment
No amendment required.

Submission 2.11
Property Affected
Erven 3424, 3425, 3427, 3429 & 3434 Paarl (Site 9)
Owner / Consultant / Proponent
PJ le Roux
Summary of Submission Content
<ul style="list-style-type: none"> • Request to include these erven, or parts thereof, into the Urban Edge. • Rezoning approval have been granted for erven 2424 and 3427.
Current SDF Designation

Response
<ul style="list-style-type: none"> • These properties are subject to Paarl Farms Land Use Policy. • The existing buildings are also Heritage Resources. • Therefore only the inclusion of the rezoned properties are supported.

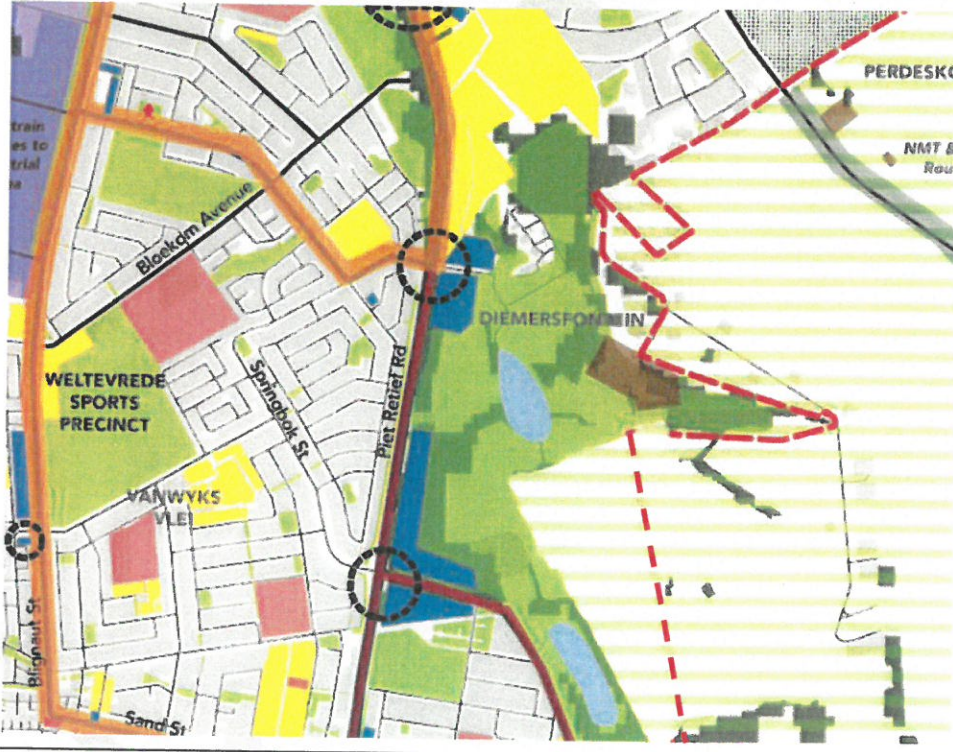
Proposed Amendment

Amend urban edge as indicated and designation to "Urban Footprint."

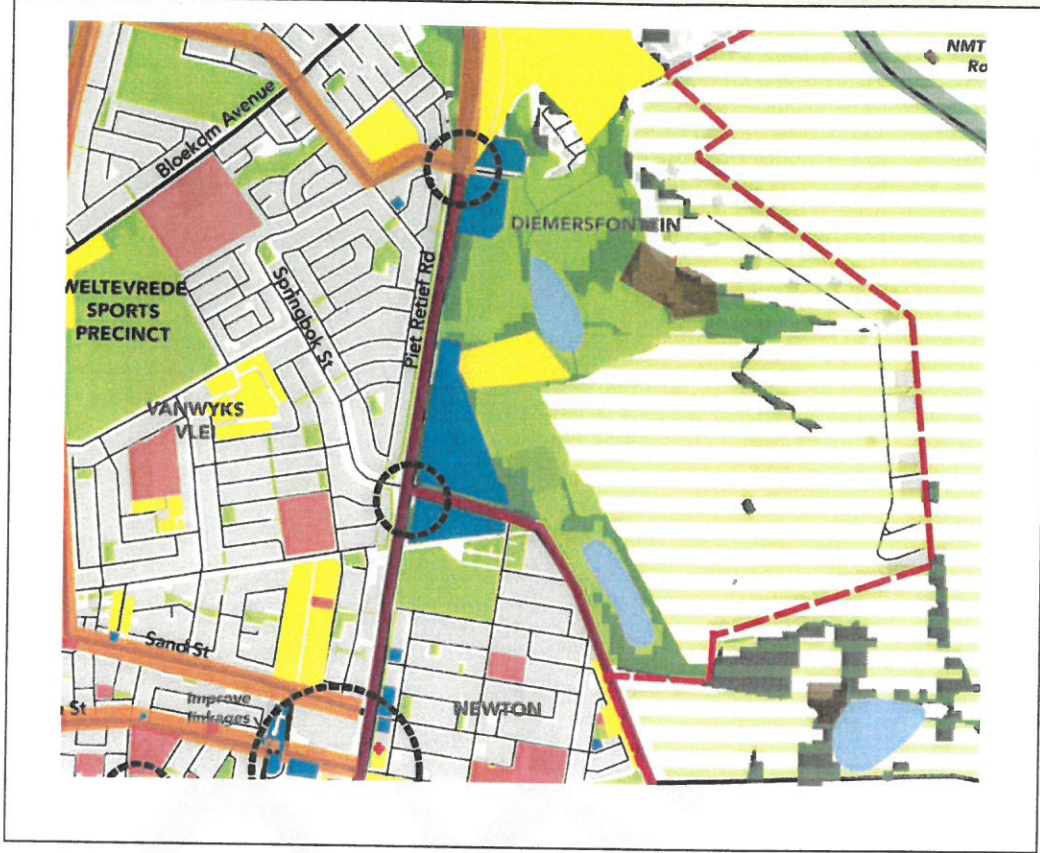


3. General Amendments

Amendments as per the Municipality's request / comments

<h2>Submission 3.1</h2>
<h3>Summary of Submission Content</h3>
<p>Smallholdings on Diemersfontein to be included in the Urban Edge with the allocation remaining "Retain Rural Areas".</p>
<h3>Current SDF Designation</h3>

<h3>Response</h3>
<ul style="list-style-type: none"> • The smallholdings located outside the urban edge is an anomaly which should be rectified. • The urban edge will be adjusted to address this anomaly. The Retained Rural designation will remain in place.

Proposed Amendment



Submission 3.2

Summary of Submission Content

Change allocation for the Klappmuts area (North of N1) within the Urban Edge to a new hatching for "mixed use/industrial".

Current SDF Designation

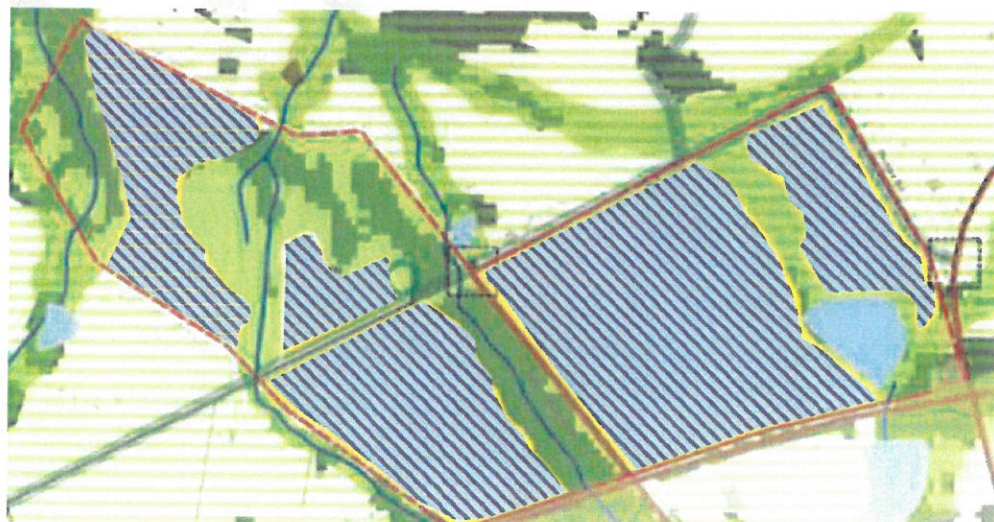


Response

- Amend hatching for Klappmuts area.

Proposed Amendment

- Plan amended with new hatching (Mixed use / Industrial) as indicated.



Submission 3.4
Summary of Submission Content
Delete definition of " <i>retained rural areas</i> " on page 32.
Response
Definition Deleted

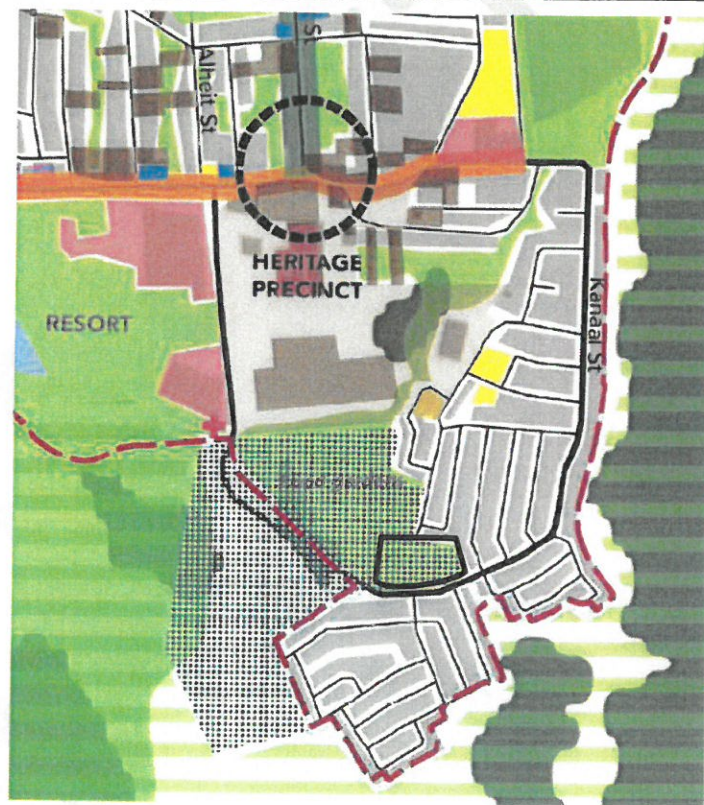
Submission 3.5
Summary of Submission Content
Change, on maps (page 65 & 67) " <i>De Poort & Paarl Hamlet node</i> " to " <i>De Poort, Paarl Hamlet & Paarl Mall node</i> ";
Response
Maps amended

Submission 3.6

Summary of Submission Content

Erf 1913 – 1921 (Saron) is currently vacant land and not being utilised for any specific purposes, it's being seen as "open space". The Spatial Development framework (2017) identify the erven for "Peri-Urban Farming", in other words, to retain the area for 'food gardens' to be utilised by the community of Saron. However, the application for the development of the erven for community purposes (POP Youth Centre) would be supported from a Spatial Planning point of view. Saron, together with all the other small regional towns, have serious social community needs that needs to be addressed. The consideration of this application would be subject to the comments of all the other departments. It should be noted that the cost for obtaining development rights and amending the SDF would be the responsibility of the applicant.

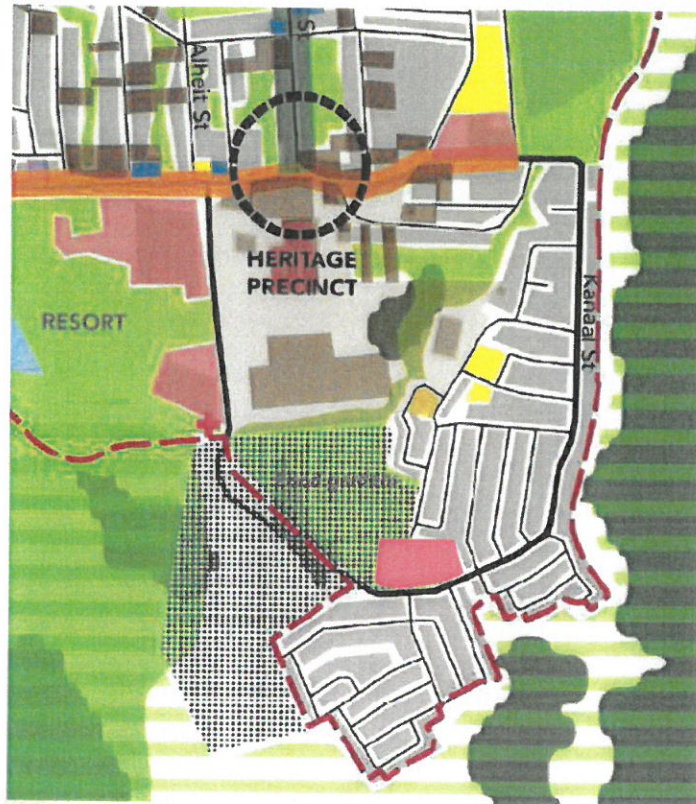
Current SDF Designation



Response

To be amended to Public/ Community Facility/ School/ Education designation.

Proposed Amendment



Amendment 3.7	
Summary of Submission Content	
Legends of Maps " <i>Approved Future Developments</i> " hatching incorrect (i.e. does not correspond to hatching on maps).	
Current SDF Designation	
<ul style="list-style-type: none"> Typology 1: Row-in-up Typology 2: Row Housing Typology 3: Semi Detached Housing Typology 4: Semi Detached Townhouse Typology 5: Single Residential Typology 6: Serviced Plot Typology 7: Mixed Use Urban Agriculture / Sports Field / Recreational Public Open Space / Public Facilities Agrarian Settlement Development Approved Future Development Heritage Overlay Zone Peri-urban Farming Densification Zone New Public/Community/Educational Facility / Commercial Uses 	
Response	
Plan set will be updated and legend corrected.	
Proposed Amendment	
Correct legend where appropriate.	

Submission 3.8	
Summary of Submission Content	
SDF refers to " <i>retained rural areas</i> " under Point 3.4.1 & Point 5.1. Remove term under Point 2.4.1, because it creates confusion. Point 6.1 is more specific. Provincial Government has commented that the definition must be reconsidered.	
Response	
Term has been removed as requested.	

Submission 3.9

Summary of Submission Content

Include relevant sections from the Cape Winelands District Rural Development Plan.

Response

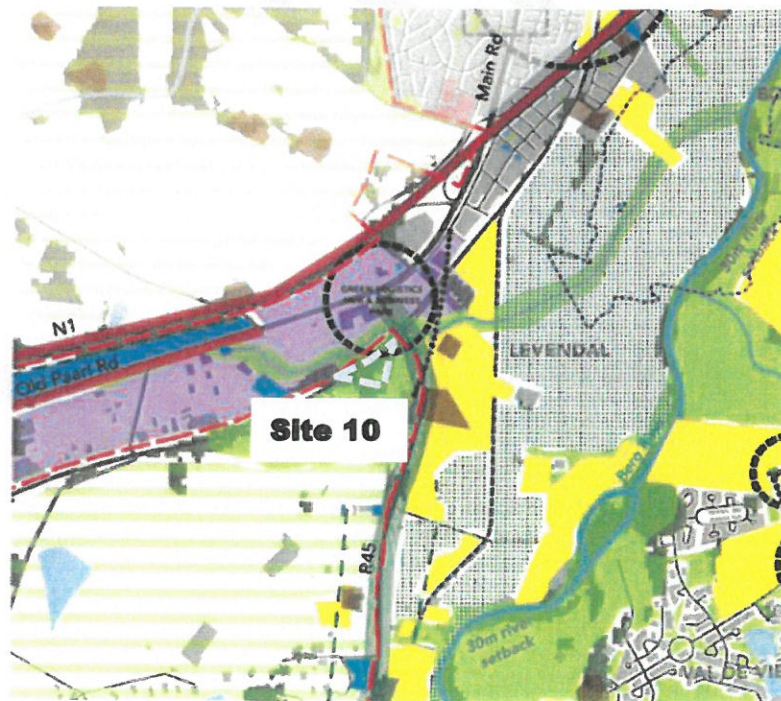
References to the CWDRDP will be included on the relevant plans in the Drakenstein SDF.

Submission 3.10

Summary of Submission Content

Farm 832/46 Industrial zoning confirmation by the Land Use Planning Section. Amend allocation to "urban infill".

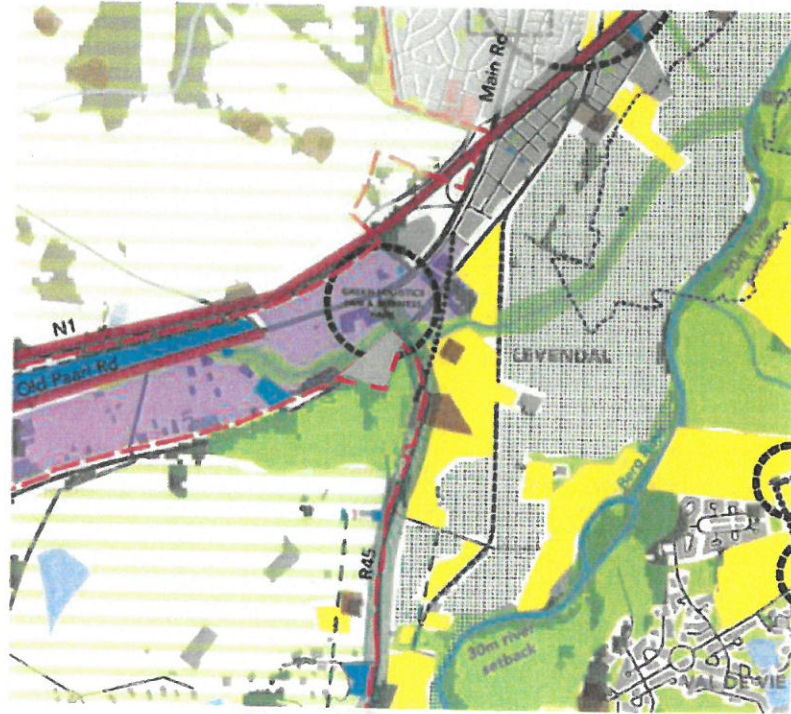
Current SDF Designation



Response

- As the property has an existing approval, the designation is amended to "Urban Footprint"

Proposed Amendment



Submission 3.11

Summary of Submission Content

Obtain and consider the Provincial Department of Agriculture's comment on the 2017-2022 draft IDP.

Response

Agriculture comment on Draft Drakenstein SDF (2017) was incorporated into the document.

Proposed Amendment

Amendments will be included should additional comments be received.

Submission 3.12

Summary of Submission Content

Definitions required for: '*social node*' and '*tourism gateway*'.

Response

A Social Node can be described as a centrally located public area, with a variety of community or multi-functional facilities (e.g. Library, Community Hall, Recreation Facilities, etc.) are located.

Tourism Gateway refers to 'entry points' to Drakenstein municipal area in terms of transport corridors through which tourists have to pass when entering the municipal area or urban settlements. These are generally areas of high scenic quality or with access to tourism attractions.

Submission 3.13

Summary of Submission Content

Replace old Drakenstein Municipality logo with new logo in the SDF.

Response

Logo has been replaced.



Submission 3.14

Summary of Submission Content

Include relevant sections of the Farm 736 Precinct Plan (Evan Arendse-Built Environment Partnership) & Klappmuts Special Development Area (Beale) as an annexure to the reviewed SDF.

Response

References to this document will be included in the Drakenstein SDF where appropriate.

Proposed Amendment

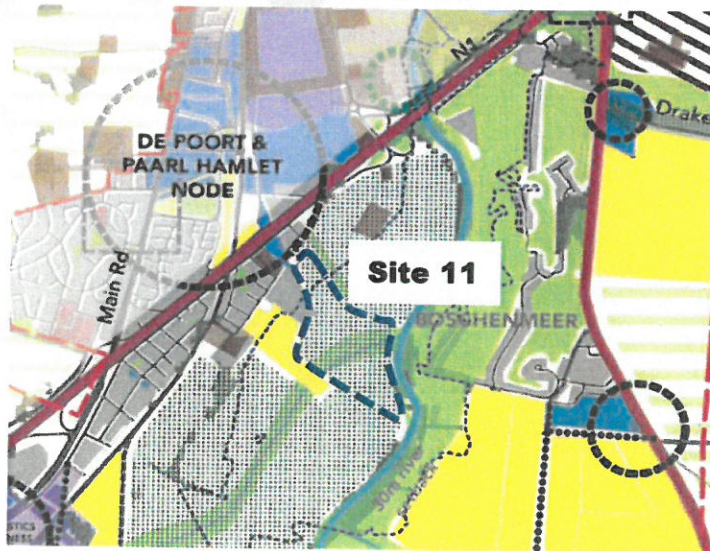
Include reference on Klappmuts plan.

Submission 3.16

Summary of Submission Content

Erf 19436 & 8893 Paarl (Site 11): Portions thereof is zoned for industrial purposes. Change from "Peri-Urban Farming" to "Urban Footprint".

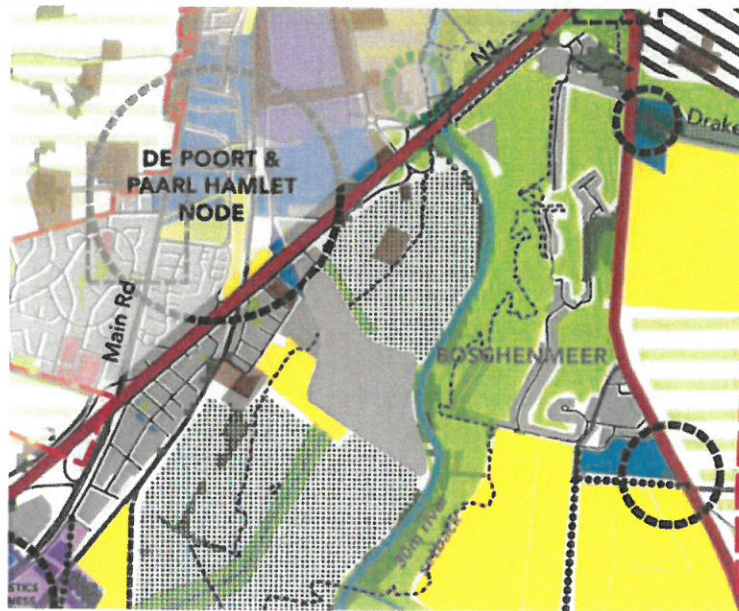
Current SDF Designation



Response

- Plan amended

Proposed Amendment



Submission 3.17

Summary of Submission Content

" *Proposed Land Use Implications*" maps to be amended to correspond to " *Spatial Concept*" maps.

Response

- Plans to be amended after public participation process.

Submission 3.18

Summary of Submission Content

New layer/hatching for municipal housing pipeline projects.

Response

Housing projects will be added to appropriate plans with this Hatching:



Submission 3.19
Summary of Submission Content
Chapter/Narrative discussing the link between the SPLUMA spatial planning principles, its reflection in the SDF and subsequent amendment of the spatial concept maps.
Response
<p><i>The following is proposed:</i></p> <p>A new planning regime was introduced in South Africa with the endorsement of the Spatial Planning and Land Use Management Act (SPLUMA) in 2013. It was designed to spatially transform the country in its democratic era, replacing disparate apartheid era laws with a coherent legislative system. SPLUMA provides guidelines for the preparation of spatial development frameworks (SDFs). The SDF guidelines takes as point of departure SPLUMA's requirements and stipulations for the preparation of SDFs while aiming to incorporate SPLUMA's founding spatial principles into the SDF preparation process.</p> <p>The guidelines serve to clarify the roles and responsibilities of government spheres in preparing SDFs at provincial, regional, municipal and local scales. In addition, they provide a framework for evaluating the effectiveness of SDFs as a spatial transformation instrument.</p> <p>The norms and standards as set out in Chapter 2 Section 8 (2) of SPLUMA provide further clarity on the scope and focus of spatial planning, stipulating that SDFs must:</p> <ul style="list-style-type: none"> • Reflect the national policy, national policy priorities and programmes relating to land use management and land development; • promote social inclusion, spatial equity, desirable settlement patterns, rural revitalisation, urban regeneration and sustainable development; • ensure that land development and land use management processes, including applications, procedures and timeframes are efficient and effective; • include— (i) a report on and an analysis of existing land use patterns; (ii) a framework for desired land use patterns; (iii) existing and future land use plans, programmes and projects relative to key sectors of the economy; and (iv) mechanisms for identifying strategically located vacant or under-utilised land and for providing access to and the use of such land; • standardise the symbology of all maps and diagrams at an appropriate scale; • differentiate between geographic areas, types of land use and development needs; and • provide for the effective monitoring and evaluation of compliance with and enforcement of this Act. <p>Together with the development principles set out in Chapter 2 of SPLUMA, these norms and standards aims to ensure that SDFs at the various scales will conform to a unified set of criteria in order to create consistency in focus at all scales. This in turn has informed the specification of the content and themes that the Drakenstein SDF focus on.</p>

Submission 3.20
Summary of Submission Content
How to use the document. How to read the book 1-2 pages.
Response
An introductory chapter will be drafted for the SDF, which sets out the structure and purpose of the SDF.
Proposed Amendment
Compile "How to" section for revised SDF document.

Submission 3.21
Land use application
New EMF layers be included in the SDF.
Response
Await layers from Municipality. Information to be added after public participation process.

Submission 3.22
Summary of Submission Content
Layer indicating location of hospitals, clinics, schools (primary & secondary), community halls/centres, police station, fire station, traffic stations, courts, libraries, municipal offices/buildings, Provincial Departments offices.
Response
Available information will be sourced and information added to Land Use Implication Plans.

Submission 3.23
Summary of Submission Content
Boys High Sport Facilities development approved. Discuss possible change of the definition of "Green Core" or combined hatching from Green Core and Education. (i.e. green and red stripes)
Response
Green Core definition will be amended.

Proposed Amendment

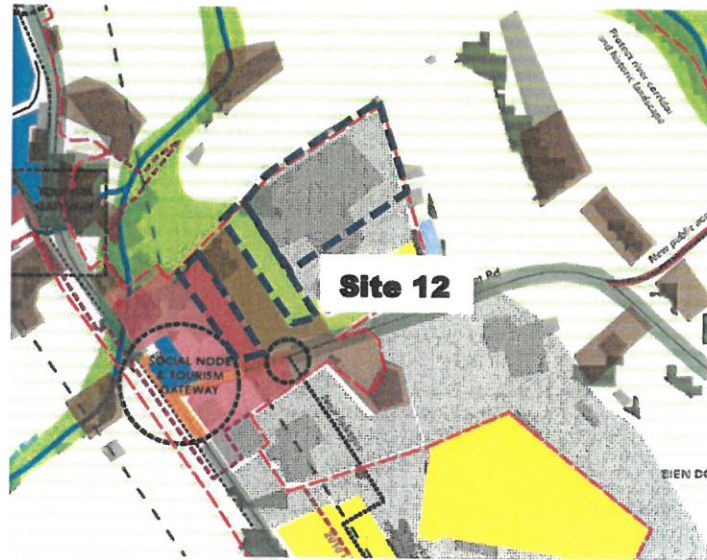
The green core comprises the following: Green spaces including vacant plots, public and private open space (which includes formal recreational facilities and ancillary uses) and green corridors in urban areas that connect retained rural areas and are thus envisioned to form ecological corridors and at the same time provide recreation areas and potential opportunities for urban agriculture.

Submission 3.24

Summary of Submission Content

Portion of Farm 941/4 Simondium allocation to be changed to Urban Infill. Portion or whole of Farm 1222/1 to be changed to Urban Infill. (Site 12)

Current SDF Designation



Response

Amended

Proposed Amendment



Submission 3.25
Summary of Submission Content
Farm 1345: Put a star on the site to indicate possible regional cemetery. (Site 13)
Response
<ul style="list-style-type: none"> • Plan amended. • The star symbol will be added in the map legend. • Text added: Possible Regional Cemetery.
Current SDF Designation

Submission 3.26

Summary of Submission Content

Give whole Wellington Industrial Park Precinct site hatching and name it the "Wellington Industrial Park Precinct"

Response

Area outlined with white boundary to indicate the Industrial Precinct on both FA3 and FA4 maps.

Proposed SDF Designation



