

DRAFT DEVELOPMENT FRAMEWORK

PROPOSED DEVELOPMENT FRAMEWORK FOR STIKLAND SOUTH HOSPITAL SITE, ERF 6300

The proposed development of Stikland South aims to optimise the use of available vacant land through a mixed-use, environmentally sensitive urban expansion. The development framework **promotes sustainable land use while preserving ecological features and enhancing public health infrastructure**. Key features of the development framework include the integration of botanical and wetland open spaces along Old Paarl Road (north of the site) and De La Haye Road (west of the site), whilst the eastern portion of the site along Midmar Road is to remain undeveloped. The development will include:

- Four-storey mixed-use buildings along Old Paarl Road, comprising affordable, social, and open market housing, commercial spaces, supported by a school and community facilities.
- The western edge is being considered for Residential housing, a Community Clinic and a new Main Entrance to Stikland Hospital.

MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK CONTEXT (2023)

The proposed development is aligned with the City of Cape Town Municipal and Tygerberg District Spatial Development Frameworks as the proposed site is situated within the urban inner core, an area prioritised for investment and co-investment where capital and operational infrastructure investment is prioritised to support the intensification of land use in and around transit-orientated corridors.

