

TABLE 1 : AGRICULTURAL AREA REVIEW AND RECOMMENDATIONS

REVIEW AREA	MAP. NO	AREA ABUTTING LINE SEGMENT	RECOMMENDATION	AGRICULTURAL POTENTIAL				ECONOMIC SIGNIFICANCE							LAND USE SIGNIFICANCE				LANDSCAPE SIGNIFICANCE			ENVIRONMENTAL SIGNIFICANCE				
				Soil Potential				Terroir	Irrigation Scheme / Groundwater / WWTW	Agri-Production		Critical Mass	Agri-Tourism	Food Security	Market Proximity / Crop Perishability	Existing Agriculture	Homogenous Farming Area	Rural Living	Land Use Buffer / Interface	Agricultural Working	Cultural/Heritage	Natural	Biodiversity	Biodiversity Interface	Open Space	Recreation
				Overall	Perennial	Annual	Horticultural			Primary	Secondary															
1.1 Helderberg 1.1.1 Helderberg-Erinvale	1.1	A, B	Having both a medium annual and perennial crop agricultural potential, this area is dominated by urban use (i.e. Helderberg College), with current agricultural practices forming part of the college use. As such the agricultural activities do not form part of a larger production unit, with the portion "a, b, c" contributing to the setting of the school and adjacent residential areas, given that it is one of the few remaining undeveloped exposed pediment spurs. As such, the area abutting line-segment AB is not informed by agricultural potential but rather visual amenity, notably the area a, b, c. The area abutting AB forms an important buffer/interface to both the Helderberg Mountain and "Winelands" area to the west.	M	H	M	M	H	H	L	H	L	L	L	L	M	L	L	H	M	M	H	M	M	M	M
		B-G	Areas upslope of line BD have a medium to high annual and perennial crop agricultural potential. However, given that the area is not an agricultural area, future land use should not be informed by agricultural potential but rather by visual impact of development on the pediment spurs (e.g. B, C, D and E, F, G) and mountain/natural area interface, with smallholdings (i.e. lower density) offering a more favourable interface than conventional residential development.	H	H	M	M	H	M	L	L	L	L	L	L	L	L	L	L	L	L	H	H	H	H	M
		G-M	While including a high perennial and annual crop agricultural potential, the abutting Helderberg Nature Reserve excludes agricultural use and potential as an informant.	H	H	H	M	H	L	L	L	L	L	L	L	L	L	L	L	M	H	H	H	H	H	
		M, N	Significant agricultural area with a high annual and perennial crop agricultural potential, exhibiting world renown local and export fruit, trout and viticulture products. Forms an integral part of the greater Helderberg agricultural basin, affording an agricultural and natural landscape to the greater Helderberg area and a functional interface to both the Hottentots Holland mountain range, the Hottentots Holland Nature Reserve and the Lourens River, a declared Protected Natural Environment (PNE). Recommendation is therefore its retention as an agricultural area in perpetuity, with SAHRA declaration as an agricultural landscape.	H	H	H	M	H	H	H	M	H	H	L	L	H	H	L	H	H	M	H	H	H	H	M
		N, O, P	As per M-N, with this area also including the Fleur du Cap and Vergelegen historic farm- and homesteads. Recommendation as per M-N, in addition to current SAHRA heritage status.	H	H	H	M	H	H	H	M	H	H	L	L	H	H	L	H	H	H	H	H	H	H	H
		P, Q and R, S, T, U, V, W	The remaining agricultural land portions north of the Lourens River (high perennial crop agricultural potential) reinforce and form part of the larger production unit (i.e. Morgenster) south of river, as well as providing a functional buffer to the Lourensford River PNE. Furthermore, the area RSTUVW highly enhances the amenity value for the surrounding residential environs. Recommendation is that these properties remain agricultural given both their agricultural and interface function.	H	H	M	M	H	H	H	L	M	M	L	L	H	H	L	H	H	M	H	M	H	H	H
1.1.2 Helderberg-Sir Lowry's Pass Road			The entire Schapenberg Hill, although only having a medium perennial crop agricultural potential, exhibits terroir characteristics (e.g. aspect, exposure to cool summer sea-breezes, elevation) elevating its status as a viticulture area. This is witnessed by significant recent development of vineyards and olive groves on both the seaward and inland slopes. However, these hills and their pediment shapes have been impacted by urban development, with the following recommendations being forthcoming:																							
		A-G	(i) Secure all remaining seaward slopes outside urban edge for agriculture and conservation. Secure inland slope for agriculture as part of Helderberg agricultural basin, as well as an interface to conservation worthy remnants/corridors.	M	M	M	M	H	H	H	L	M	L	L	L	M	M	L	H	M	L	H	H	H	H	M
		G, H, N, O, P, Q	(ii) Retain entire area to north for agricultural purposes, extending eastwards from point P to include all medium potential land (i.e. Wedderwil).	M	M	M	M	H	H	H	M	M	M	L	L	H	H	M	H	H	M	M	M	H	H	M
		H, I, J, K, L, M, N	(iii) Although the area between Sir Lowry's Pass Road and the railway line has a medium perennial crop potential, current subdivision and rural living (except for a single viticulture development) negates the future development of this area as an agricultural production unit. Non-agricultural impact on the portion south of the railway has already negated the agricultural use thereof.	M	M	M	M	M	H	L	H	M	M	M	L	L	L	H	M	L	L	L	L	L	M	M
		Q, R, S, T, U, V	(iv) This area of low agricultural potential (all crop types) comprising the Trédonne and High Riding Smallholdings is best suited for rural living and boutique farming, with subdivision according to the Management Plan and engineering services feasibility. The smallholdings serve an interface function to the conservation area and mountain slopes to the east and south-east. (v) Area east and south of S, T, U up the N2 forms part of the Kogelberg Biosphere Reserve.	L	L	L	L	L	M	L	M	H	M	L	M	L	L	H	H	L	L	M	M	H	H	M
		WKX	This area of low agricultural potential (all crop types) comprising the Spring Waters Smallholdings (i.e. east of Sir Lowry's Road) is best suited for rural living and boutique farming, with subdivision according to the Management Plan and engineering services feasibility. The Spring Waters Smallholdings facilitate a functional interface with the Kogelberg Biosphere Reserve and mountain slopes located to the east.	L	L	L	L	L	M	L	M	H	M	L	M	L	L	H	H	L	L	M	M	H	H	M
		KJY	This area of low agricultural potential (all crop types) comprising the Firlands Smallholdings and extending southwards to Gustrouw Road is best suited for rural living and boutique farming, with subdivision according to the Management Plan and engineering services feasibility.	L	L	L	L	L	M	L	M	H	M	L	M	L	L	H	L	L	L	L	L	L	H	M

1.2 Macassar and Faure	2	A, B, C, D, P, E, F, G, H, I, J, K, L, M, N, O	Area has low agricultural potential, with medium horticultural crop potential restricted to the area seaward of Macassar Road. Recommendations on retention of agri-land include: (i) Inclusion of Macassar Smallholdings given rural lifestyle, cultural/heritage significance (including Muslim shrine), food security function and interface/buffer function to the Macassar Nature Reserve (False Bay Coastal Park) located immediately seaward of the holdings. Furthermore, the holdings have irrigation opportunities from the Zandvliet WWTW, further enhancing intensive production (e.g. vegetables). Subdivision to be in accordance with Management Plan and engineering services feasibility. (ii) Inclusion of the major portion of Farm Vergenoegd given existing viticulture farming, winemaking and historic farmstead/homestead. (iii) Inclusion of Boy's Town given it associated agri-lands and activities. The proposed retention of agri-lands and associated activities will also serve the following purposes: (i) Reinforce and serve as a buffer/interface to the Eerste and Kuils River corridors east of Baden Powell Drive and south of the R102 and N2. (ii) Reinforce a natural/undeveloped corridor/link between the False Bay Coastal Park in the south and "Winelands" north of the R102.	L	L	L	M	L	H	L	M	M	M	H	M	M	M	H	H	L	H	H	M	H	H	H
		P, Q, R, S, T, D	Area has low agricultural potential and is impacted by non-agricultural uses, including rural-residential development, nursery, petrol filling station and approved Sitari Fields Golf Estate. Currently, the major portion is fallow with little or no agricultural activity. Area not recommended for retention as an agricultural unit.	L	L	L	L	L	M	L	M	L	L	L	L	L	L	L	L	L	M	L	L	M	M	
1.3 Bottelary & Blackheath	3	A, B, C, O, P, Q, R, S	Retain agricultural status as forms part of "Winelands" homogenous viticulture area. Furthermore, this area reinforces visual backdrop of Bottelary Hills and skyline of distant mountain ranges. While the area has low to medium agricultural potential it has access to irrigation water from the Theewaterskloof / Stellenbosch Irrigation Scheme and a favourable aspect.	L	L	L	M	M	H	H	L	M	H	L	L	H	H	L	H	H	M	M	L	L	M	M
		R, S, T, U, D, O, P, Q	Given that this land portion is heavily impacted upon by non-agricultural uses (e.g. reservoir, ponds) it does not form part of the homogenous agricultural areas to the east and could rather be employed for urban purposes. Additionally, its altitude does not impact upon the skyline of the Bottelary Hills.	L	L	L	M	L	L	L	L	L	L	L	L	L	L	M	M	L	L	L	L	M	M	
		E, F, G, H, I, J, K, L, M, N, C, O, D	This area, having a medium perennial crop potential, and having access to irrigation water (Theewaterskloof / Stellenbosch Irrigation Scheme), also has a favourable aspect and soil structure thereby increasing its terroir quality. The agricultural significance of the area is further reinforced by the following: (i) Cultural/heritage considerations given historic farmsteads/homesteads. (ii) The area forming part of the greater homogenous "Winelands" viticulture area. (iii) The agricultural activities forming a visual backdrop to the Bottelary Hills and affording an agricultural/natural visual enclosure to the eastern perimeter of the City.	M	M	M	L	M	H	H	L	H	H	L	L	H	H	L	H	H	H	M	M	M	H	M
1.4 Botfontein	4	A-G	Future agricultural use and potential up to Botfontein Road and river course in south is compromised given: - Smallholding and mixed land use (e.g. contractors) - Intense vegetable lands restricted to northern area - Bulk services installations (i.e. WWTW) - Future impact of easterly residential extension of Crammix development	L	L	L	M	L	L	L	M	M	L	M	M	M	L	H	L	L	L	L	L	L	H	M
		M, B, C, H-M	Retain as intensive agricultural production area given: - Suitable production inputs (soils, water) - Existing intensive production activity - Availability of Theewaterskloof/Stellenbosch Irrigation Scheme water and treated water from the Wallacedene WWTW - Serves as a functional urban-agricultural (i.e. "Winelands") buffer/interface - Opportunities for urban agriculture, food security and land reform for the Wallacedene community	L	L	L	H	L	H	H	L	H	L	H	H	H	H	L	H	H	L	L	L	L	H	L
		L, M, N, O	Retain for viticulture as it forms part of "Winelands" viticulture production unit/area	M	M	L	M	M	H	H	L	M	H	L	L	H	H	L	L	H	H	L	L	L	H	M
1.5 Joostenberg-vlakte	5	A, B, C, G, H	This existing (2008) intensive agricultural production area (i.e. vegetables) has recently been rezoned for non-agricultural purposes.																							
		D, E, F, G, C, D	Retain as intensive agricultural production area given: - Suitable production inputs (groundwater, soil type, treated effluent from Kraaifontein WWTW) - Existing intensive production activity (vegetables) and employment opportunities - Future functional urban-rural interface - Opportunities for urban agriculture, land reform and food security for future Darwin Road Corridor community	L	L	L	M	L	H	H	L	H	L	M	H	H	H	L	H	H	L	L	L	L	H	L
		F, G, H, I, J	Retain for rural living (Joostenberg Small Holdings), with subdivision as per Management Plan and engineering services feasibility. Functions as an urban-rural interface.	L	L	L	M	L	L	L	M	H	M	L	H	L	L	H	H	L	L	L	L	L	M	H
		K, L, M, N, O	Retain for small farming and intensive agricultural production (vegetables) given the following: - Suitable production inputs (soil, water) - Rural gateway to Cape Town and Drakenstein	L	L	L	M	L	M	M	M	H	M	M	H	M	M	L	H	M	L	L	M	M	H	M
		O, P, Q, N	Retain for intensive agricultural production (vegetables) given the following: - Suitable production inputs (soil, water) - Availability of Theewaterskloof / Stellenbosch Irrigation Scheme water - Rural gateway to Cape Town and Drakenstein - Opportunities for urban agriculture, land reform and food security for Bloekombos community	L	L	M	M	L	H	H	L	H	L	H	H	H	H	L	H	H	L	L	L	L	H	L
		R, S, T	No agricultural significance.	L	L	L	M	L	L	L	L	L	L	L	L	M	L	L	L	L	L	L	L	H	L	

			Note: Retain all land east of existing urban edge and north of Waarburgh Road for agricultural purposes as it forms part of the agricultural / rural hinterland of the City.																							
1.6 Olyphantsfontein	6	A, B, C, D	Retain agricultural status as forms part of the rural hinterland of the City of Cape Town. Area has a medium perennial crop potential (i.e. viticultural, deciduous fruit) and a medium horticultural potential. Forms portion of Perdeberg natural area interface/buffer.	M	M	L	M	M	M	H	L	M	M	L	L	H	H	L	H	H	M	M	M	M	H	M
1.7 Dassenberg	7	A, B, C, D, E, F, G, H, I, J, K, L, M, N	Given limited water resources, together with a low perennial and annual agricultural potential, including a low horticultural potential, the area is best suited for rural living. Klein Dassenberg smallholdings be retained for rural living and boutique agriculture (e.g. flower production), with subdivision in accordance with the Management Plan and engineering services feasibility. Retention of the agricultural character/use reinforces the eastern interface/boundary of Atlantis, the Core Zone of the Cape West Coast Biosphere straddling the Klein Dassenberg Hills and provides a visual backdrop to the Klein Dassenberg Hills, reinforcing the northern visual enclosure to the greater metropolitan area. Fix urban edge for Pella.	L	L	L	L	L	L	L	M	H	M	L	H	L	L	H	M	L	L	M	M	H	H	M
1.8 Mamre	8	A, B	Retain agricultural status given both conservation significance and medium horticultural crop potential. Forms part of Mamre Commonage and can play a food security role. Forms part of Buffer Zone of Cape West Coast Biosphere Reserve. Garden allotments along river offer both food security and agri-tourism opportunities, while historic dwellings and garden allotments have cultural/heritage significance.	L	L	L	M	M	L	M	L	M	H	H	M	L	M	L	H	M	H	H	M	M	H	L
		B, C, D	Retain agricultural status given Mamre Reserve and abutting cemetery and historical mill, school and church; all of heritage and cultural significance. Garden allotment potential along river to the north.	L	L	L	M	M	L	M	L	M	H	H	M	L	M	L	H	M	H	H	H	H	H	M
		D, E, F	Retain agricultural status given both conservation significance and medium horticultural crop potential. Forms part of Mamre Commonage and can play a food security role. Potential for irrigated garden allotments east of Atlantis – Darling Road along Heuningbos River. Forms part of Buffer Zone of Cape West Coast Biosphere.	L	L	L	M	M	L	M	L	M	H	H	M	L	M	L	H	M	H	H	H	H	H	L
		F, G	Retain agricultural status as buffer to Atlantis. Forms part of Buffer Zone of Cape West Coast Biosphere Reserve.	L	L	L	L	L	L	M	L	L	L	L	L	L	L	L	H	L	M	M	H	H	H	L
		G, A	Retain agricultural status given conservation significance as part of Buffer Zone of Cape West Coast Biosphere Reserve. Forms part of Mamre Commonage and can play a food security role. Fix urban edge for Mamre	L	L	L	L	L	L	M	L	L	L	M	L	L	M	L	M	L	M	H	H	H	H	L
1.9 Tygerberg Hills	9	A, B, C, D, E, F	Area between Adderley Road and Wellington Road, extending northwards up to stream-bed and beyond, up to Fisantekraal industrial area on Wellington Road and Spes Bona Road (Rondebossieberg) does not have the agricultural use or significance of Durbanville Hills given lower perennial crop potential and absence of terroir quality. Future of area will be subject to arterial road impacts (R300 and Boland Road; Vissershok Road, Brackenfell Boulevard, Okavango Boulevard).	L	L	M	M	L	L	M	L	M	L	L	L	M	H	L	L	H	M	L	L	L	H	L
		F, G	Retain agricultural use given high quality perennial crop (viticulture) potential extending northwards between Vissershok and Adderley Roads. Soil type, rainfall and aspect result in high terroir qualities, with area including cultural/heritage attributes (i.e. historic homesteads/farmsteads). Area reinforces agricultural and heritage landscape, contributing to the setting of Durbanville and the Durbanville Hills (e.g. Humeclip).	H	H	H	M	H	M	H	L	H	H	L	L	H	H	L	M	H	H	M	L	L	H	M
		G, H, I	High perennial crop potential, together with positive terroir attributes on the upper slopes, with the agricultural homogeneity of the broader viticultural area impacted by rural living (Westerdale Small Holdings). Recommend that: (i) Upper slopes be retained for agri-purposes/conservation, given higher potential and buffer/ interface function to Kanonkop and Durbanville Hills in the west. (ii) Retain Westerdale Smallholdings for rural living and boutique agriculture, with subdivision in accordance with the Management Plan and engineering services feasibility. Retention of smallholdings also to serve as an interface/buffer to the Tygerberg Hills. (iii) The area north of Vissershok Road, i.e. bounded by Adderley Road in the west to "point b" and Humeclip ("point c" to "point d") and to "point e" on Vissershok Road be retained for agricultural purposes given its perennial crop potential.	H	H	H	M	H	H	M	M	H	H	L	L	M	H	H	H	H	M	H	L	H	H	M
		I, J, K, L, M, N, O, P, Q, k, j	The Tyger Valley Road valley (i.e. Altydgedacht to Netida) typifies the significance of the Durbanville Hills as a viticulture area, reflecting a high agricultural potential and terroir, cultural/heritage significance, and underdeveloped natural vistas of Tygerberg, Kanonberg and Kanonkop. Recommendation is that: (i) Area be reserved solely for agri-purposes, together with associated conservation (upper slopes and drainage valleys). (ii) Non-agri development be restricted to agri-associated infrastructure (e.g. agri-tourism), with development being restricted to existing farmstead/werf footprints. (iii) Significance of valley be protected as a cultural/agricultural landscape in terms of the South African Heritage Resources Act.	H	H	H	M	H	H	H	M	H	H	L	L	H	H	L	H	H	H	H	M	H	H	H
		R, S, T, U, V, W, X, Y, Z	The low agricultural potential (perennial and annual crops) has resulted in agricultural activity being restricted to the slopes of the Tygerberg in the southern portion; with non-agricultural activities (e.g. industry) and bulk services networks/road infrastructure dominating the northern portion. Recommendation is that: (i) Lower slopes of the Tygerberg (i.e. Area R,m V,I) be retained for agriculture/conservation as an interface/buffer to Tygerberg. (ii) Area mSTUY and Area UVWXYZ be allocated for non-agricultural purposes, taking cognisance of the impact of Construction Material Extraction Buffer Zone overlapping the latter area.	L	L	L	L	M	L	M	M	M	L	L	L	M	M	L	M	L	L	H	H	H	H	L

		V, W, X, Y, Z, f, c, g, d, e, h, i, j, k, l	While the entire western Tygerberg Basin, extending from Tygerberg in the south to the Diep River in the north, comprises low perennial and annual crop potential, together with a lack of rainfall/groundwater, certain areas (e.g. upper slopes) enjoy favourable terroir characteristics and have access to recycled water from the Potsdam WWTW. This area represents a transitional agricultural area, with viticulture and stone fruits (e.g. olives) becoming feasible crop options given water supplies. Recommendation is that: (i) Area be retained for agricultural purposes and conservation, acknowledging the constraints imposed by the Construction Material Buffer Zone and Extraction Zone which includes a major portion of the Basin, except for the very northern portion north of Humeklip. (ii) Both agriculture and conservation afford the necessary buffer interface with the Tygerberg, Kanonkop and Humeklip.	L	L	L	L	M	H	M	M	M	L	L	L	M	M	L	H	M	M	H	M	H	H	M
1.10 Constantia	10	A, B, C, D, E, F	High perennial crop agricultural potential, including terroir characteristics (e.g. soil, slope, aspect, exposure to sea breezes, etc.) impacted upon by "islands" of residential development (e.g. a, b, c, d and e, f, g). Recommendation includes: (i) Retain and reinforce agricultural use given high potential, visual amenity and buffer/interface function abutting the mountain slopes and Table Mountain National Park. (ii) Restrict non-agricultural uses. (iii) Retain its amenity value to surrounding residential areas.	H	H	H	M	H	H	H	M	H	H	L	L	H	H	L	H	H	H	H	L	H	H	M
		F, G, H, I, J, K, L, M, N, O	This area includes both the Tokai Forest Reserve and Porter Estate, with the Tokai Forest Reserve extending westward of F, G, O, P, Q, R, S. Agricultural potential (e.g. perennial, annual crops) is high west of Orpen Road, with the areas east of Orpen Road generally having a medium potential. However, isolated areas of high potential occur (e.g. area h, i, j) currently employed for cut-flower cultivation. The major portion of the area is under plantation, with the Porter Estate including several community-based institutions, educational facilities (e.g. Constantia College), equestrian stables and public recreation. Recommendation includes: (i) Retention of high and medium potential land for future agricultural purposes. Offers opportunities for land reform. (ii) Retain and reinforce public and community-based use (e.g. recreation). Note: This area is currently the subject of an integrated land use planning exercise, which includes an agricultural potential assessment.	H	H	H	M	H	H	L	H	H	H	L	L	L	L	L	H	L	M	H	L	H	H	H
		L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z	High perennial crop agricultural potential, including terroir characteristics (e.g. soil, slope, aspect, exposure to sea breezes, etc.). Includes historic farms of Constantia Uitsig, Buiteverwachting, Klein and Groot Constantia. Recommendation includes: (i) Retention of this significant viticulture area, together with its protection as an agricultural working and historic/cultural landscape in terms of SAHRA. (ii) Restricting any further non-agricultural use, for example the Clunie residential enclave (k, l, m, n) within this area. (iii) Reinforcing its interface/buffer function to the upper mountain slopes and Table Mountain N.P. (iv) Retain amenity value to abutting residential areas.	H	H	H	M	H	H	H	H	H	H	L	L	H	H	L	H	H	H	H	L	H	H	H
		U, T, o, p, q, r	High perennial crop agricultural potential including viticulture and wineries. Recommendation includes: (i) Retention of area for agricultural purposes. (ii) Restrict any non-agricultural development within area. (iii) Reinforce interface/buffer function of area with upper mountain slopes and Table Mountain N.P. (iv) Declaration as an agricultural working landscape in terms of SAHRA. (v) Retain amenity value to surrounding tourist routes and residential areas.	H	H	H	M	H	H	H	M	H	H	L	L	H	H	L	H	H	M	H	M	H	H	H
		s, t, u, v, w, x, y, z	Sonnestraat Farm, which straddles the Simon van der Stel Freeway, has a high perennial crop agricultural potential, currently being one of the few producers of the hanepoot grape variety. Recommendation includes: (i) Retention as an agricultural unit given its potential and existing viticultural activity. (ii) Retain agricultural use given its amenity value to surrounding residential areas. (iii) Retain agriculture use given its interface and complimentary function to the abutting Wolwekloof public recreation area and nearby Wynberg Park and Chart Farm.	H	H	H	M	H	H	H	L	M	H	L	M	H	L	L	L	H	M	L	L	M	H	M
1.11 Philippi	11		The Philippi Horticultural Area (PHA) has a high horticultural potential (i.e. vegetable production) given easily accessible groundwater and a silica-based sand which permits up to three crops per year without salinisation. The designated PHA, which measures some 3343,7ha south of the proposed Sheffield Road alignment, is being eroded by non-horticultural uses, with only approximately 1843ha currently utilized for horticulture. Impacting uses include the Schaapkraal Smallholding Area, formal residential subdivisions, informal settlement and non-conforming uses. Current production constraints include: (i) Uneconomical land unit size requiring consolidation. (ii) Groundwater pollution risk and summer shortages. (iii) Product and worker security.	L	L	L	H	L	H	H	H	H	L	H	H	H	H	H	L	H	M	L	M	L	H	L
		A,B,C, D,E,F, G,H,I,J K,L,M, N,O,P, Q,R,S, T,U	Recommendation includes: (i) Retention of horticultural areas given city food basket function, significance of fresh produce production and role in food security. Optimise utilization of horticultural areas through: - Rationalizing settlement within PHA (e.g. informal settlement). - Exploring land reform opportunities and associated food security.																							
		K,L,M, N	(ii) Retain the Weltevreden Road – Vanguard Drive "island" for horticulture and agri-associated uses (e.g. agri-processing) as an urban interface.																							
			(iii) Restrict further intrusion into the horticultural area through fixing and managing an urban edge along its borders.																							

