

**Development Objective 3:**

*To protect, rehabilitate and enhance public open spaces and parks to support increased densities.*

<b>INTERVENTIONS</b>	<b>GUIDELINES</b>
1. Rehabilitate and enhance the existing park on corner Diana Avenue & Hector Street (Erf 921)	<ul style="list-style-type: none"> <li>■ Formulation of Open Space and Parks Framework/Policy.</li> <li>■ Address the issue of security and maintenance</li> <li>■ Establish management structures and public private partnerships to oversee and undertake the management and enhancement of parks.</li> </ul>

**Development Objective 4:**

*To protect the mobility of Ascot-On-Vaal Road and Barrage Road*

<b>INTERVENTIONS</b>	<b>GUIDELINES</b>
1. Provide high density residential development along Ascot-On-Vaal and Barrage Road (R42).	<ul style="list-style-type: none"> <li>■ Support high density: from 40 to 60 Du/Ha</li> <li>■ No direct access off Ascot-On-Vaal Road and Barrage Road (R42).</li> <li>■ Support the consolidation of stands along mobility roads to achieve optimal densification.</li> </ul>

**Sub Area 1:**

Bedworthpark Area bounded by:

- Barrage Road to the North,
- Ascot-on-Vaal Road to the West,
- Mario Milan Road to the South, and
- Green-Belt to the East

**Proposal (Summary):**

Promotion of high density residential along Ascot on Vaal and Barrage road.

Provide appropriate buffer uses between business sites and the inner residential core.

Rehabilitate and enhance the existing park on corner Diana Avenue and Hector Street (Erf 921).

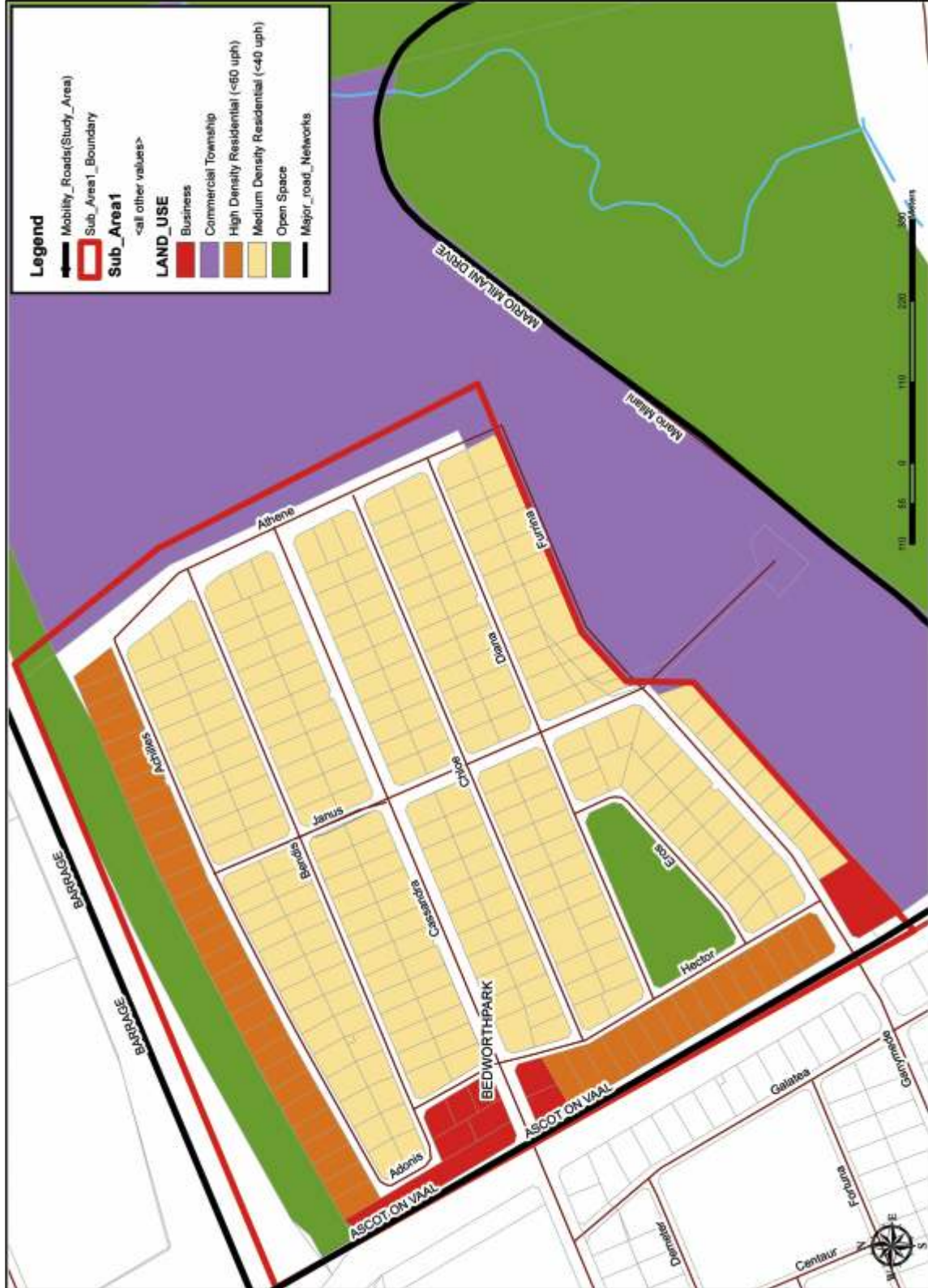


Figure 13: Sub Area 1 –Land use Proposal Map

## 4.2 SUB AREA 2: BEDWORTH PARK TOWNSHIP INCLUDING VUT CAMPUS

- Sub Area 2 is bound by Barrage Road, Ascot on Vaal Road and Andries Potgieter Boulevard.
- Predominant land uses are dwelling houses, educational (VUT University), student accommodations and retail facilities.
- Approximately 65% of dwelling houses are occupied by students.
- The area is devoid of sufficient community facilities.
- The ruling erf/stand size is 1500 m<sup>2</sup>.

### Development Objective 1:

#### *To protect the residential amenity of the area*

INTERVENTIONS	GUIDELINES
1. Providing decent and affordable student accommodation environment.	<ul style="list-style-type: none"> <li>■ Apply Emfuleni Student Housing Norms and Standards</li> </ul>
2. Protect the existing residential area from non-residential intrusion.	<ul style="list-style-type: none"> <li>■ Permissible land uses: residential and related uses.</li> <li>■ Encourage non-residential uses within the existing nodal area or within the area earmarked for such uses.</li> <li>■ No free hold stand shall be less than 500m<sup>2</sup>.</li> </ul>
3. Investigate illegal land uses	<ul style="list-style-type: none"> <li>■ Enforcement of Vereeniging Town Planning Scheme, 1992 and By-laws.</li> </ul>
4. Ongoing by-law enforcement required in terms of applicable health legislation in respect of student accommodations/housing.	<ul style="list-style-type: none"> <li>■ Enforcement of Emfuleni Health By-Laws.</li> </ul>
5. Provide appropriate “buffer” uses along Cassandra Avenue and Chronos Road to protect the residential core from business uses.	<ul style="list-style-type: none"> <li>■ Buffer uses include:               <ul style="list-style-type: none"> <li>■ <b>HOME ENTERPRISES</b></li> <li>■ Allowed in existing dwelling houses or for re-development.</li> </ul> </li> <li>■ The following development controls shall apply:               <ul style="list-style-type: none"> <li>■ <b>Zoning</b> – Residential 1 (As per Scheme).</li> <li>■ <b>Primary Rights</b> – Professional Offices</li> <li>■ <b>Height</b> – One (1) Storey.</li> <li>■ Subject to – Full Parking Provision (no money in lieu of parking), a Site Development Plan and an Architectural Design which shall suite the character of the area.</li> </ul> </li> </ul>
6. Reduce traffic speeds along Cassandra Avenue	<ul style="list-style-type: none"> <li>■ Enforcement of Emfuleni Traffic Bylaws</li> </ul>

**Development Objective 2:*****To create a vibrant, sustainable mixed-use development***

<b>INTERVENTIONS</b>	<b>GUIDELINES</b>
1. Support mixed land use developments in the block bound by Cassandra Avenue, Zeus Road, Penelope Road and Chronos Road to stimulate economic activity.	<ul style="list-style-type: none"> <li>Supported land uses: Restaurants and Takeaways, Stationery Shops, Internet Cafes, Medical Consulting Rooms and Hairdressing Salons.</li> </ul> <p><b>Uses not supported:</b></p> <ul style="list-style-type: none"> <li>Industrial uses.</li> <li>Service industries.</li> <li>Commercial uses distribution centres</li> <li>wholesale trade, warehouse, cartage,</li> <li>Transport services.</li> <li>Motor sales lots, motor show rooms.</li> <li>General Dealers / Supermarket/ Spaza shop</li> <li>Storage.</li> <li>Repairs, maintenance, workshop and motor related uses.</li> <li>Showrooms or display of goods.</li> <li>Noxious industries.</li> <li>Entertainment</li> </ul>
2. Support neighbourhood nodal developments at the intersection of Cassandra Avenue and Ascot-on-Vaal Road.	<ul style="list-style-type: none"> <li>Supported land uses: Retail, Filling stations and Offices</li> <li>Promote on-site parking.</li> </ul>
3. Support residential densification around the Bedworthpark Regional Node.	<ul style="list-style-type: none"> <li>Support high density: 40-60 Du/Ha</li> <li>Support the consolidation of stands to achieve optimal densification.</li> </ul>

**Development Objective 3:*****To protect, rehabilitate and enhance public open spaces and parks to support increased densities.***

<b>INTERVENTIONS</b>	<b>GUIDELINES</b>
1. Rehabilitate and enhance the existing park between Evande Avenue, Olympus Road, Fortuna Avenue & Centuar Road (Erf 918).	<ul style="list-style-type: none"> <li>Address the issue of security and maintenance</li> <li>Apply Open Space and Parks Policy</li> <li>Establish management structures and public private partnerships to oversee and undertake the management and enhancement of parks.</li> </ul>

**Development Objective 4:*****To protect the mobility of Ascot-On-Vaal Road and Barrage Road***

<b>INTERVENTIONS</b>	<b>GUIDELINES</b>
1. Provide high density residential development along Ascot-On-Vaal Road and Barrage Road (R42).	<ul style="list-style-type: none"> <li>■ Support high density: from 40 to 60 Du/Ha</li> <li>■ No direct access off Ascot-On-Vaal Road and Barrage Road (R42) for any high density residential.</li> <li>■ Support the consolidation of stands along mobility roads to achieve optimal densification.</li> </ul>
2. Provide safe vehicle drop-off points / slip lanes along Barrage Road (R42) and Cassandra Avenue for students and residents. Stop off areas for taxis and buses to be provided near VUT University entrance along Zeus Road.	<ul style="list-style-type: none"> <li>■ Emfuleni Local Municipality and VUT to discuss proposal.</li> </ul>
3. Provide adequate pedestrian movement space on sidewalks.	<ul style="list-style-type: none"> <li>■ Design and build an aesthetic and safe pedestrian walkways on both sides of Ascot-on-Vaal, Barrage Road, Cassandra Avenue, Zeus Road, Penelope Road and Chronos Road</li> <li>■ Provide seats with amenities such as a rubbish bin, lighting and soft landscaping at specific points along the proposed pedestrian walkways.</li> </ul>

### Area bounded by

- Barrage Road to the North,
- Ascot-on-Vaal Road to the East,
- Andries Potgieter to the West
- Green-Belt to the South

### Proposal (Summary)

Support mixed land use development on intersection of Ascot-On-Vaal and Cassandra as well as block bound by Cassandra Avenue, Zeus Road, Penelope Road and Chronos Road Street to stimulate economic activity.

Support residential densification around the Bedworthpark Regional Node, VUT and along public transport corridors

Rehabilitate and enhance the existing park and open space

Protect the existing residential area from non-residential intrusion.



Figure 14: Sub Area 2: Land use Proposal Map

Provide decent and affordable student accommodation environment.



### 4.3 Bedworthpark Student Village Conceptual Designs

Several conceptual designs were presented to the residents as options to the land use design type to be considered for the study area. Figure 16 below summarises the applicable designs to the study area.



Figure 16: Bedworthpark Student Village Concept Designs



Figure 17: Bedworthpark Student Village Concept Designs with Building Typologies