

4.4 SUB AREA 3: VANDERBIJLPAR K SE 7

- Sub Area 3 is bounded by Barrage Road, Andries Potgieter Boulevard, Colonel Gordon Street and Cornwallis Harris Street.
- The area is predominantly residential in character.
- The area is affected by illegal uses (illegal student accommodation, spaza shops) and illegal connections.
- Approximately 75% of dwelling houses in this area are illegally used as student accommodation
- Limited community facilities/uses.
- The average stand size of residential properties is 1000 m2.

Development Objective 1:

To protect the residential amenity of the area

INTERVENTIONS	GUIDELINES
<p>1. Provide decent and affordable students accommodation environment on:</p> <ul style="list-style-type: none"> ■ Area bound by Andries Potgieter Boulevard, Colonel Gordon, Gertrude Page Street and Cornwallis Harris Street <p>All areas in Sub Area 3A not mentioned above, student accommodation will be allowed as per Clause 20 (1)(c) of the Vanderbijlpark Town Planning Scheme, 1987 (Maximum number of four persons/students) provided that it complies with the requirements contemplated in the Emfuleni Student Housing Norms and Standards</p>	<ul style="list-style-type: none"> ■ Apply Emfuleni Student Housing Norms and Standards
<p>2. Protect the existing residential area from non-residential intrusion.</p>	<ul style="list-style-type: none"> ■ Permissible land uses: Residential and related uses. ■ Encourage non-residential uses within the area earmarked for such uses. ■ No free hold stand shall be less than 500sqm.
<p>3. Investigate illegal land uses</p>	<ul style="list-style-type: none"> ■ Enforcement of Vanderbijlpark Town Planning Scheme, 1987 and By-laws.
<p>4. Ongoing by-law enforcement required in terms of health requirements for student accommodations.</p>	<ul style="list-style-type: none"> ■ Enforcement of Emfuleni Health By-Laws.

<p>5. Provide appropriate “buffer” uses along Edwin Conroy Street and part of Cornwallis Harris Street (Between Edwin Conroy Street and Colonel Gordon Street) to protect the residential core from business uses.</p>	<p>Buffer uses include:</p> <p>HOME ENTERPRISES Allowed in existing dwelling houses or for re-development.</p> <p>The following development controls shall apply:</p> <p>Zoning – Residential 1 (As per Scheme). Primary Rights – Professional Offices Height – One (1) storey. Subject to – Full Parking Provision (no money in lieu of parking), a Site Development Plan and an Architectural Design which shall suit the character of the area.</p>
<p>6. Reduce traffic speeds along Colonel Gordon Street and Edwin Conroy Street.</p>	<ul style="list-style-type: none"> ■ Enforcement of Emfuleni Traffic Bylaws
<p>Development Objective 2:</p>	
<p><i>To create a vibrant, sustainable mixed-use development</i></p>	
INTERVENTIONS	GUIDELINES
<p>1. Support mixed land use development in the block bound by Andries Potgieter Boulevard, Edwin Conroy Street, Cornwallis Harris Street and Colonel Gordon Street to stimulate economic activity.</p>	<ul style="list-style-type: none"> ■ Supported mixed land uses: Restaurants and Takeaways, Stationery Shops, Internet Cafes, Medical Consulting Rooms and Hairdressing Salons. Uses not supported: <ul style="list-style-type: none"> ■ Industrial uses. ■ Service industries. ■ Commercial uses distribution centres ■ wholesale trade, warehouse, cartage, ■ Transport services. ■ Motor sales lots, motor show rooms. ■ General Dealers / Supermarket/ Spaza shop ■ Storage. ■ Repairs, maintenance, workshop and motor related uses. ■ Showrooms or display of goods. ■ Noxious uses/activities. ■ Entertainment
<p>2. Support business developments within the existing SE 7 Community Node (College Park Centre) between Colonel Gordon Street, General Lategan Street and Morrees Street.</p>	<ul style="list-style-type: none"> ■ Supported land uses: High Density Residential, Retail and Offices ■ Promote parking on site
<p>3. Support residential densification around and within the SE 7 Community Node.</p>	<ul style="list-style-type: none"> ■ Support high density: 40-60 Du/Ha ■ Support the consolidation of stands to achieve optimal densification.

Development Objective 3:***To protect the mobility of Barrage Road and Andries Potgieter Boulevard***

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

Area bound by:

- Barrage Road and to the North,
- Andries Potgieter Boulevard to the East,
- Colonel Gordon to the South, and
- Green-Belt to the West.

Provide high density residential development along Andries Potgieter Boulevard and Barrage Road.

Provide appropriate “buffer” uses along Edwin Conroy Street and part of Cornwallis Harris

Support mixed land use development in the block bound by Andries Potgieter Boulevard, Edwin Conroy Street, Cornwallis Harris Street and Colonel Gordon Street to stimulate economic activity.

Protect the existing residential area from non-residential intrusion.

Rehabilitate and enhance existing parks and open space.



Figure 18: Sub Area 3: Density Proposal Map

Provide decent and affordable student housing environment on area bound by Andries Potgieter Boulevard, Colonel Gordon, Gertrude Page Street and Cornwallis Harris Street



4.5 SUB AREA 4: VANDERBIJLPARK SE 7

Sub-Zone 4 is characterized by low density residential (Average stand size of 1000m²). It is well serviced in terms of social facilities, but the area is facing an increasing demand for student accommodation.

The residential character of this area needs to be protected from non-residential land uses.

Development Objective 1:	
<i>To protect the residential amenity of the area</i>	
INTERVENTIONS	GUIDELINES
1. Protect the existing residential area from non-residential intrusion.	<ul style="list-style-type: none"> ■ Permissible land uses: Residential and related uses. ■ Encourage non residential uses within the area earmarked for such uses. ■ No free hold stand shall be less than 500m².
2. Provide decent and affordable student accommodation environment on: <ul style="list-style-type: none"> • Area bounded by Andries Potgieter Boulevard, Hans van Rensburg Street, General Froneman Street, Delima Street, Piet Retief Boulevard and Walker street <p>All areas in Sub Area 4 not mentioned above, student accommodation will be allowed as per Clause 20 (1)(c) of the Vanderbijlpark Town Planning Scheme, 1987 (Maximum number of four persons) provided that it complies with the requirements contemplated in the Emfuleni Student Housing Norms and Standards</p>	<ul style="list-style-type: none"> ■ Apply Emfuleni Student Housing Norms and Standards
2. Investigate illegal land uses	<ul style="list-style-type: none"> ■ Enforcement of Vanderbijlpark Town Planning Scheme, 1987 and By-laws.
3. Ongoing by-law enforcement required in terms of health requirements for student accommodations.	<ul style="list-style-type: none"> ■ Enforcement of Emfuleni Health By-Laws.
4. Provide appropriate “buffer” uses along Louis Trichardt Boulevard and Piet Retief Boulevard to protect the residential core from business uses.	<p>Buffer uses include:</p> <p>HOME ENTERPRISES Allowed in existing dwelling houses or for re-development.</p> <p>The following development controls shall apply:</p>

	Zoning – Residential 1 (As per Scheme). Primary Rights – Professional Offices Height – One (1) storey. 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.
5. Reduce traffic speeds along Hans van Rensburg Street.	<ul style="list-style-type: none"> Enforcement of Emfuleni Traffic Bylaws
Development Objective 2: <i>To create a vibrant, sustainable mixed-use development</i>	
INTERVENTIONS 1. Support nodal developments at the intersection of Louis Trichardt and Andries Potgieter Road.	GUIDELINES <ul style="list-style-type: none"> Supported land uses: Retail, Filling Stations, High Density Residential and Offices Promote parking on site
2. Support residential densification around and within the SE 7 Community Node.	<ul style="list-style-type: none"> Support high density: 40-60 Du/Ha Support the consolidation of stands to achieve optimal densification.
Development Objective 3: <i>To protect, rehabilitate and enhance public open spaces and parks to support increased densities.</i>	
INTERVENTIONS 1. Rehabilitate and enhance the existing park: <ul style="list-style-type: none"> Erf 766 Vanderbijlpark SE 7, Walker Street Erf 764 Vanderbijlpark SE 7, Thunberg Street Erf 762 Vanderbijlpark SE 7, Esias Gobler Street 	GUIDELINES <ul style="list-style-type: none"> Implement Open Space and Parks Management Policy Address the issue of security and maintenance Establish management structures and public private partnerships to oversee and undertake the management and enhancement of parks.
Development Objective 4: <i>To enhance pedestrian movements in the area</i>	
1. Provide adequate pedestrian movement space on sidewalks.	<ul style="list-style-type: none"> Design and build aesthetic and safe pedestrian walkways on both sides of Andries Potgieter Boulevard, Piet Retief Boulevard, Louise Trichardt and Hans van Rensburg. Provide seats with amenities such as a rubbish bin, lighting and soft landscaping at specific points along the above proposed pedestrian walkways.



Proposal (Summary):

- Protect the existing residential area from non-residential intrusion.
- Provide appropriate “buffer” uses along Louis Trichardt Boulevard and Piet Retief Boulevard to protect the residential core.
- Support nodal developments at the intersection of Louis Trichardt and Andries Potgieter Road.
- Rehabilitate and enhance the existing park.

Figure 20: Area 4: Density Proposal Map