

4.6 SUB AREA 5: VANDERBIJLPARK SE 6 AND SE 8 (PROPER)

- Sub Area 5 is predominantly residential in character.
- Residential stands sizes are on average of 1000 m².

Development Objective 1:

To strengthen the existing non residential uses and protect the residential amenity of the area

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. ■ Student accommodation/Boarding House is only allowed as per Clause 31(1)(c) of the Vereeniging TPS 1992 (maximum of four persons or students) provided that it complies with the requirements contemplated in the Emfuleni Student Housing Norms and Standards ■ Encourage non-residential uses within the existing nodal area or within the area earmarked for business uses to ensure full utilisation of sites. ■ No free hold stand shall be less than 500sqm.
2. Investigate illegal land uses	<ul style="list-style-type: none"> ■ Enforcement of Vanderbijlpark Town Planning Scheme, 1987 and By-laws.
3. Provide appropriate “buffer” uses between businesses zoned sites and the inner residential core.	<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.</p> <p>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.</p>

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

INTERVENTIONS	GUIDELINES
1. Support mixed land use development at the corner of Andries Potgieter and Hendrik van Eck Boulevard (Erf 1 Vanderbijlpark SE 8) to stimulate economic activity.	<ul style="list-style-type: none"> Encouraged land uses: Retail, Restaurants and Offices

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

INTERVENTIONS	GUIDELINES
1. Rehabilitate and enhance the existing parks along Van Reineveld Street : <ul style="list-style-type: none"> Remainder of Erf 903 Vanderbijlpark SE 6 Portions 1 & 3 and Remainder of Erf 904 Vanderbijlpark SE 6 Remainder of Erf 905 Vanderbijlpark SE 6 Erf 906 Vanderbijlpark SE 6 Erf 907 Vanderbijlpark SE 6 Erf 909 Vanderbijlpark SE 6 	<ul style="list-style-type: none"> Implement Council Open Space and Parks 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.

Area bound by:

- Piet Retief Boulevard to the North,
- Louis Trichardt Boulevard to the West;
- Hendrik van Eck Boulevard to the South, and
- Andries Potgieter Boulevard to the East

Proposal (Summary):

Protect the existing residential area from non-residential intrusion.

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

Support mixed land use development at the corner of Andries Potgieter and Hendrik van Eck Boulevard (Erf 1 Vanderbijlpark SE 8) to stimulate economic activity.

Rehabilitate and enhance the existing parks.

Investigate illegal land uses.

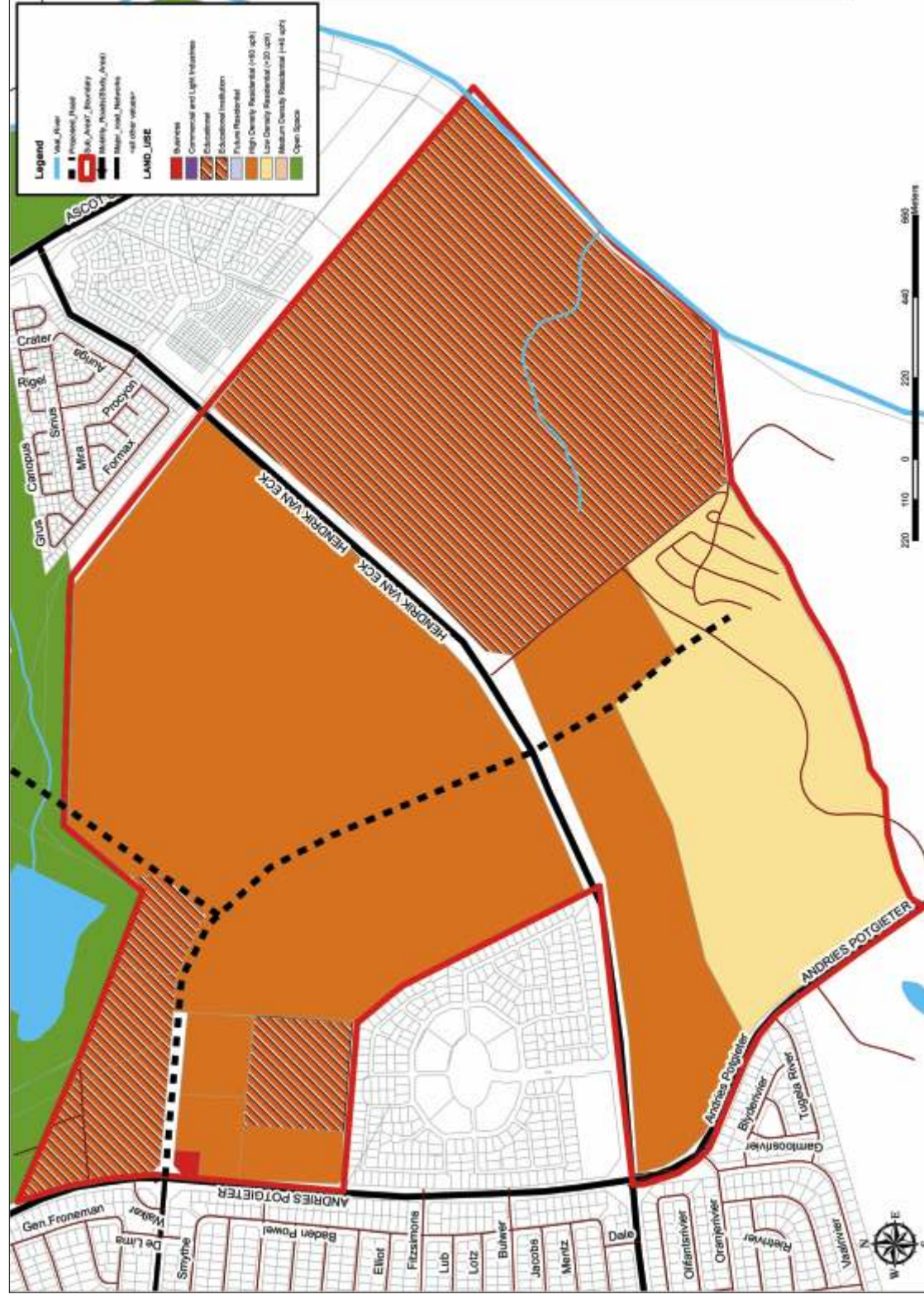


Figure 22: Sub Area 5: Density Map Proposal

4.7 SUB AREA 6: VANDERBIJLPARK SE 8 EXTENSION 1 & 2, SE 9, SE 10 AND RIVERBEND TOWNSHIP

This area consists of two existing residential townships (Vanderbijlpark SE 10 and Riverbend Township) and large portions of vacant land suitable for infill developments. Council has already approved some residential townships applications within this area.

Development Objective 1: <i>To protect the residential amenity of the area and provide a decent student accommodation environment</i>	
INTERVENTIONS	GUIDELINES
1. Protect the existing residential area in Riverbend Township and Vanderbijlpark SE 10 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.
2. Provide decent and affordable student accommodation environment.	<ul style="list-style-type: none"> ■ Apply Emfuleni Student Housing Norms and Standards
3. Investigate illegal students accommodation in Riverbed Township and Vanderbijlpark SE 10	<ul style="list-style-type: none"> ■ Enforcement of Vanderbijlpark Town Planning Scheme, 1987 and By-laws.
4. Ongoing by-law enforcement required in terms of health requirements for students accommodations.	<ul style="list-style-type: none"> ■ Enforcement of Emfuleni Health By-Laws.
5. Support in-fill development and residential densification	<ul style="list-style-type: none"> ■ Support high density: 40-60 Du/Ha ■ Support the consolidation of stands to achieve optimal densification.



Area bound by:

- Proposed Road from North to South,
- The Green Belt to the North
- Hendrik van Eck Boulevard to the South, and
- Andries Potgieter Boulevard to the West

Proposal (Summary):

- Protect the existing residential area in Riverbend Township and Vanderbijlpark SE 10 from non-residential intrusion.
- Investigate illegal student accommodation in Riverbend Township and Vanderbijlpark SE 10
- Support in-fill development and residential densification

4.8 SUB AREA 7: OPEN SPACE SYSTEM / GREEN BELT AND WATER CANAL

The Sub Area 7 consist of green belt / open space system which forms an integral part of the region's green areas and together with Leeuwkuil (Dlomo) Dam (to the north of the study area) will serve both existing and new residents in the area and should be protected for the enjoyment of all.

Development Objective 1:

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

INTERVENTIONS

1. Rehabilitate and enhance the existing open spaces:

- Erven 759, 760, 761 and Portion 1 of Erf 758 Vanderbijlpark SE 7
- Portion 71 of the Farm Vanderbijlpark 550 IQ
- Portions 216 and 117 of the farm Leeuwkuil 596 IQ

GUIDELINES

- No granting of encroachment within the open space
- Prevent illegal dumping, garden refuse and litter
- Prevent the contamination of existing watercourse by Leeuwkuil Sewer Plant.
- Relocate the existing Taxi Rank from the green-belt to the road reserve of Colonel Gordon Street

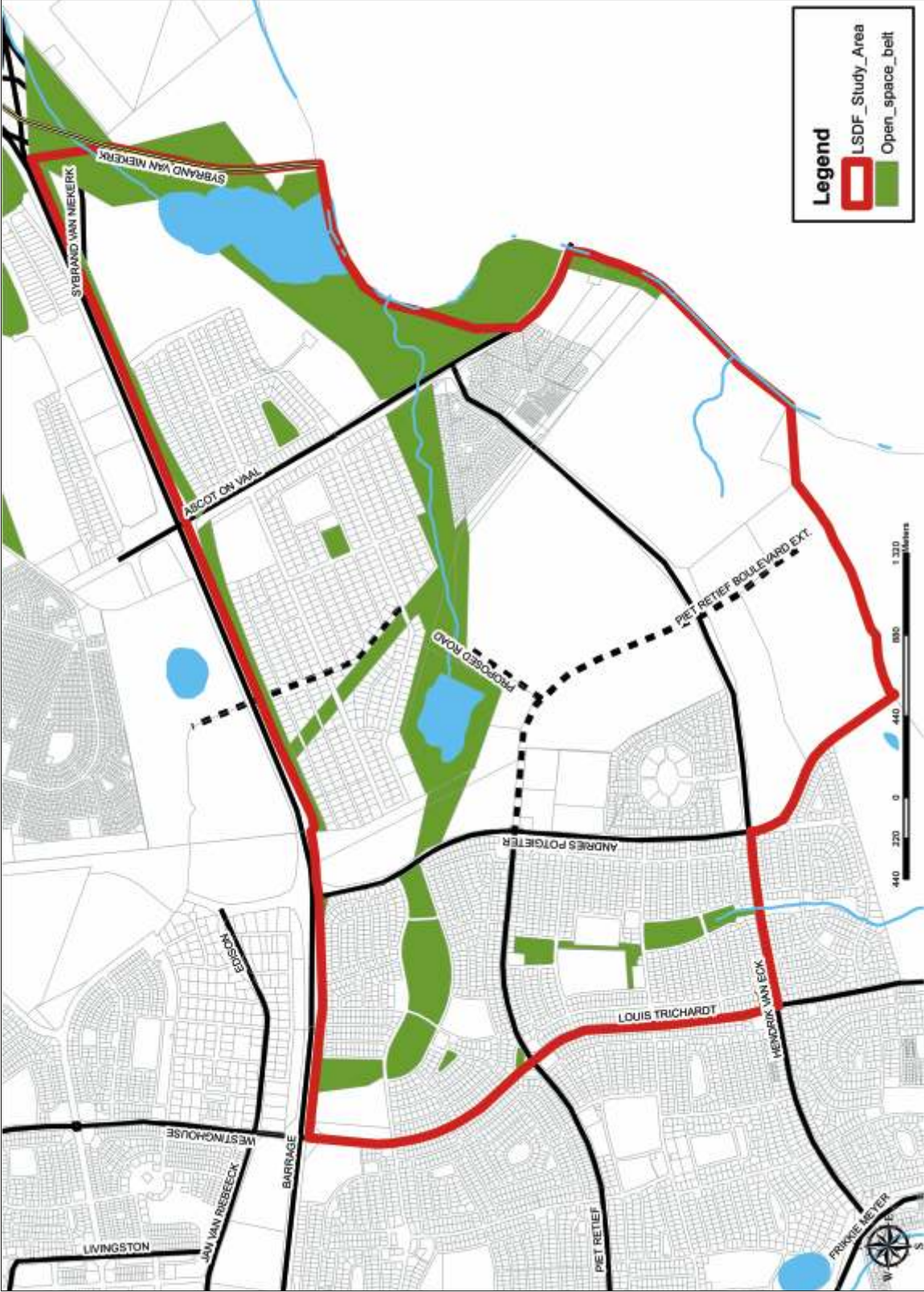


Figure 24: Open Space System/The Green Belt

Proposal (Summary):

- Rehabilitate and enhance the existing open spaces.
- No granting of encroachment within the open space
- Prevent illegal dumping, garden refuse and litter
- Prevent the contamination of existing watercourse by Leeuwnkuil Sewer Plant.
- Relocate the existing Taxi Rank from the green-belt to the road reserve of Colonel Gordon Street