

# SECTION FIVE

## STUDENT HOUSING ESTABLISHMENT CONDITIONS

### 5.1 STUDENTS HOUSING ESTABLISHMENT CONDITIONS

#### 5.1.2 MINIMUM DESIGN STANDARDS

1. Single room shall not be smaller than 8 square metres and double room shall not be smaller than 16 square metres.
2. Single room shall be occupied by a maximum of one (1) student and double room shall be occupied by a maximum of two (2) students. No students shall share a bed.
3. Students' rooms should have their own lockable closets and should be equipped with a single bed, cupboard, study desk, chair and a bookshelf.
4. Cooking facilities, with the following minimum standards shall be provided:
  - Suitable food storage, preparation and kitchen space.
  - Stove- one (1) per four (4) students.
  - Cold storage - 0,0075m<sup>3</sup> lockable cold storage per student.
  - Sink- One (1) per four (4) students.
  - Lockable cupboards - One (1) per student.
  - Microwave oven - One per four (4) students.
  - Countertop space - Sufficient for 25% of the capacity of the student residence simultaneous usage.
5. The following minimum social spaces shall be provided:
  - One large (1) large study/ meeting room - 1m<sup>2</sup> per student
  - One (1) TV room - 0,5m<sup>2</sup> per student
6. Wireless and /or fibre optic cable internet access is required in all students' rooms and public spaces.
7. Not more than four (4) students must share a bath or shower and toilet. A bathroom shall consist of at least the following:
  - A water closet (toilet).
  - Shower/Bath.
  - Hand washbasin.
8. Reliable and regular transport to the nearest university must be provided by the landlord in areas where the distance of the accommodation from such campus exceeds 3 km.
9. All off-campus accommodation facilities must be of a standard that is at least the equivalent of a university residence in terms of quality.

### **5.1.3 MAXIMUM NUMBER OF STUDENTS ALLOWED IN STUDENTS' ACCOMMODATION**

1. Number of students in designated student accommodation areas shall be restricted to one (1) student per 50m<sup>2</sup> of the erf size on sites earmarked for medium density purposes, provided relevant land use rights have been acquired through rezoning.
2. Number of students in designated student accommodation areas on sites earmarked for high density purposes shall be restricted only by parking and coverage requirements in terms of the relevant town planning scheme/policy; provided relevant land use rights have been acquired through rezoning.

### **5.1.4 HEALTH REQUIREMENTS**

1. All providers of student housing shall comply with all of the legislative requirements (National, provincial and municipal) regulating health and safety at all times. Certificate of compliance shall be obtained from relevant authority on an annual basis with regard to the following services:
  - Fire safety, prevention and detection mechanisms and procedures.
  - Electricity and gas installations.
  - Security staff, mechanisms and procedures
  - Monthly hygienic audit of all food preparation facilities and all communal facilities.
  - All ablution facilities should be cleaned at least once per day using cleaning industry standard chemicals and products. Shower doors or curtains must be fitted to shower cubicles to ensure privacy.
2. No cooking of meals shall be permitted in individual bedrooms or any common area except in an area designated on an approved building plan as a kitchen. No accommodation shall be operated from a house without a valid health permit issued by the Emfuleni Department of Health. This permit must be applied for and obtained after Town Planning approvals have been granted.
3. Student accommodation establishment shall not create a nuisance and no excessive noise, human or amplified, shall emanate from it.

### **5.1.5 STUDENTS ACCOMMODATION MANAGEMENT**

1. All student accommodation should have a person designated for management living on the property. This may be either the owner or appointed caretaker/manager of the accommodation, who shall reside permanently on the property for management purposes and accountability. A compulsory sign, not exceeding A3 size, shall be posted on the front boundary treatment of the property. The signage must have a 24hr telephone number and an e mail address where the residents/neighbouring community can contact the manager in case of any disturbances/emergency.

### 5.1.6 PARKING REQUIREMENTS

1. One (1) parking bay per four (4) students and one (1) parking bay per employee or care taker. The relaxation of these parking requirements will be considered on motivation, as it is recognized that students generally have less cars than the average resident and factors such as proximity to the tertiary institution and public transport options are relevant. Overnight parking on pavements/ road reserve is not permitted.

### 5.1.7 ACCREDITATION REQUIREMENTS

1. All existing and proposed student housing shall comply with tertiary institutions' accreditation policy / requirements.

#### **Important document required for accreditation:**

- Approval letter of land use right from Emfuleni Local Municipality
- Building Plan approved by Emfuleni Local Municipality
- Original tax clearance certificate

### 5.2 STUDENT ACCOMODATION OUTSIDE THE LSDF STUDY AREA

Student accommodation may be permitted outside the LSDF study area provided;

1. The stand/erf is located north of the Barrage Road.
2. The stand/erf falls within the demarcated high density area of a primary node/CBD in terms of the Emfuleni SDF,
3. The stand/erf is zoned "Residential 3" and "Residential 4" in terms of relevant Town Planning Schemes, subject to compliance with parking requirements,
4. The stand/erf falls under the area where land use is governed in terms of the "Annexure F" of the Black Communities Development Act (No. 4 of 1984).

# SECTION SIX

## IMPLEMENTATION PROGRAMME

### 6.1 IMPLEMENTATION PROGRAMME

The following priority projects were prepared for the implementation of the LSDF proposals and they should be included in the next Integrated Development Plan budget cycle, ensuring alignment on LSDF level:

### 6.2. PRIORITY PROJECTS

#### 6.2.1 ROAD AND TRANSPORT INFRASTRUCTURE PROJECTS

Transportation helps shape an area's economic health and quality of life. Not only does the transportation system provide for the mobility of people and goods, it also influences patterns of growth and economic activity by providing access to land. The performance of the system affects public policy concerns like air quality, environmental resource consumption, social equity, land use, urban growth, economic development, safety, and security. Transportation plays more role than humans are prepared to accept, it is considered the backbone of most international, regional and sub-regional economies.

##### 6.2.1.1 SLIP LANE/DROP-OFF POINT AND STOP-OFF AREAS

- **Barrage Road (174)**

Barrage Road is significantly well endowed with a wide road reserve between Louis Trichardt Boulevard and Ascot-on-Vaal Road. Thus, creating a technical potential for public transport slip lanes for buses close to Bedworthpark Shopping Centre and VUT premises on either side of the Barrage Road respectively. In fact, the road reserve width is sufficient to provide enabling slip lanes for public transport pick and drop off zones; cycling lanes and safe paved pedestrian walkways (see public transport map for proposed areas).

- **Andries Potgieter Boulevard**

Further development of public transport facilities close to VUT is constrained by insufficient road reserve. However, there is opportunity to widen reserves along certain stretches of the road to provide additional pick and drop off zones for public transport vehicles (Buses and mini-bus taxis). A holding facility for bicycles inside the VUT premises will encourage more students to use this healthy and environmentally friendly mode of transport.

- **General Gordon Street and the Taxi rank**

General Gordon Street steadily assumes the role of a public transport routes due to densification in the study area, increased number of students accommodated in SE7 and the growth of the node around the Palms Shopping Centre. The Taxi is situated on a very important greenbelt in the area; hence the need to remove the taxi rank and replace it with a wider enough double slip lane to accommodate three buses and four mini taxis to load or drop off passengers at the same time. (See a conceptual map). This arrangement will release a noteworthy portion of land for the development of a recreational public open space.

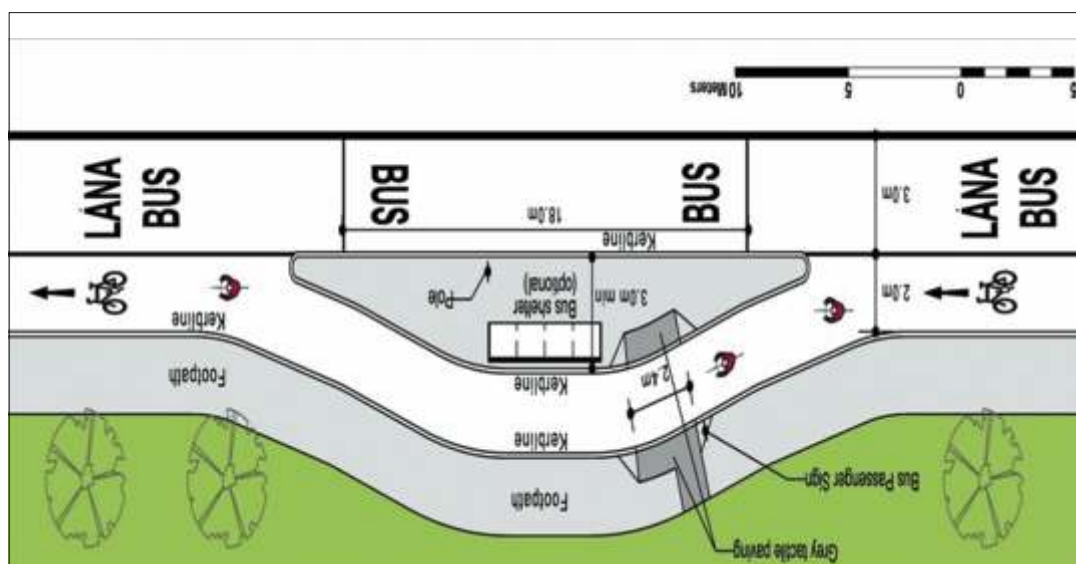


Figure 25: Slip Lane Design

- Hendrik Van Eck Boulevard**

Similar double slip-lane to accommodate three buses and four mini taxis to load or drop off passengers at the same time can be developed on either side of the entrance lane (not really a road in terms of the township establishment standards) off Hendrik Van Eck Boulevard to the University of the Northwest. With regard to other stretches of the Hendrik Van Eck Boulevard and other mentioned public transport routes in this document, proposed pick up and drop off zones are indicated on the public transport route map.

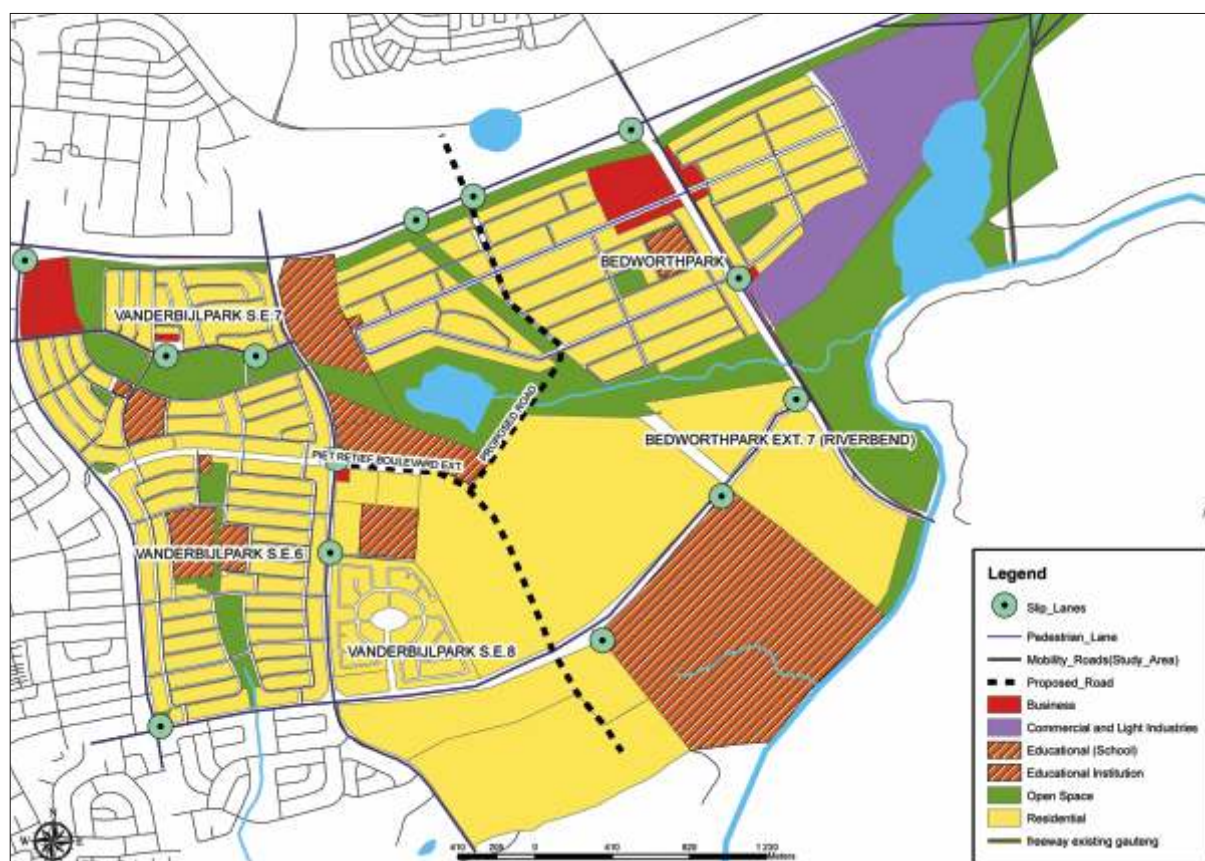


Figure 26: Proposed Slip Lanes