

Brandwag Structure Plans



MANGAUNG

AT THE HEART OF IT ALL



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LIST OF ACRONYMS

BFN TPS	Bloemfontein Town Planning Scheme
CBD	Central Business District
CSIR	Council for Scientific and Industrial Research
FSGDS	Free State Growth and Development Strategy
IDP	Integrated Development Plan
LUMS	Land Use Management Scheme
LUS	Land Use Survey
MOSS	Metropolitan Open Space System

MMM	Mangaung Metropolitan Municipality
PSDF	Provincial Spatial Development Framework
SDF	Spatial Development Framework
SPC	Structure Plan Conditions
SZ	Sub-Zone
WWTW	Waste Water Treatment Works

DEFINITION OF TERMS

Building Height:	The vertical dimensions of the building from the natural ground level to the highest point of the building measured in meters or in number of storeys
Building Line:	A line that is a fixed distance from the boundary of an erf or property abutting a public and/or private street or any other boundary of an erf or property or include a floodwater mark where indicated on the Zoning Maps
Conflicting Land Uses:	Land uses which are not permitted or given special consent on a specific zone outlined in the Bloemfontein Town Planning Scheme.
Commercial Use Zone:	Any form of building structure used for commercial, business premises and offices.
Coverage:	The maximum area of a site which may be covered by any roofed building and/or structure, and is represented in the Scheme as a percentage of the total site area on which the buildings and/or structure are erected or are to be erected.

Ecological Land Use Zone:	Zonings that are largely characterised by ecological land uses.
Economic Land Use Zone:	Zonings that are largely characterised by economic land uses.
Estimated Bulk:	The summation of the floor areas of all storeys of a building(s) on a site, assuming that the floor area is the same for all the storeys. Formula: Estimated Bulk=Coverage*No. Storeys
Land Use Categories:	An orderly disposition of land uses which includes residential, economic, social facilities and ecological space
Land Use Survey:	Recording of the way in which land is used, usually classified as residential, commercial, industrial, social facilities and open space.
MOSS:	Rationalised network of open spaces aimed at complementing the built fabric by providing the urban environment with natural open space for recreation and general amenity, protecting biodiversity in urban areas and providing animal and plants species with habitats and protecting heritage or cultural sites where possible within the system. .
Permanent Buildings:	Structure placed on the ground for the foreseeable future.
Public Transport Facility:	A facility where public transport (which comprise mainly of taxis) can be accessed by users.

Residential Land Use Zone:	Any form of building structure used for residential purposes whether permanent, temporary or seasonal; such as dwelling houses, student dwelling houses, block of flats, townhouses and guesthouses.
Social Land Use Zone:	Zonings that are largely characterised by social facilities.
Storey:	A part of building comprising of rooms in the same level.
Structure Spine:	A transport route that runs through the city which integrates public and private transport routes with a mix of various land uses. These spines are prevalent in providing linkages between nodes and thus unlock development opportunities in such areas where there is high demand for densification and mixed land use developments.
Student Dwelling:	A dwelling or part thereof used for the accommodation of students.
Structure Plan Conditions:	Restrictive conditions that detail the spatial form that should occur for specific use zones.
Zone or Sub-zone:	A portion of the area shown on the relative maps by distinctive colouring or in some other distinctive manner, for the purpose of indicating the restrictions imposed by the Scheme on the erection and use of buildings or the use of land.

LEGISLATIVE & POLICY BACKGROUND

This section provides a legislative and policy background in support of the importance of service delivery and the processes followed by the city for the development of its structure plan. These legislations and policies are categorised under national, provincial and municipal directives.

NATIONAL DIRECTIVES

This section encompasses a national governmental mandate which focuses on the overall spatial planning and development of South African Towns and cities. These legislative and policy frameworks provide a guideline regarding the development of sustainable and integrated cities. As a result, this section focuses on the relevant National Directives applicable for the development of South African Areas.

Table 1: National Directives

GUIDING FRAMEWORK	STRATEGIC CONTEXT
The Constitution of the Republic of South Africa	The Constitution is the supreme law of the land. The Bill of Rights protects the rights of all people in our country and affirms the democratic values of human dignity, equality and freedom. In terms of the Constitution, the following Sections are relevant to the structure plan. Sections 15(1) (e), 152 and 195(e), of The Constitution mandates municipalities to involve the public in policy making process, and clarifies the mandate of municipalities to ensure provision of basic services; promote social and economic development; and promote safe and healthy environment. In addition, Section 25(4) (a) clarifies the commitment to land reform, while 25(8) is mandates the state to acquire land and water for necessary reform. In terms of housing, Section 26, of the Constitution provides all citizens with the right to adequate housing, while mandating the state to develop necessary legislation and policy to ensure this. The same goes for other basic needs and social services such as healthcare (Sec. 27) and education (Sec. 29).

Spatial Planning and Land Use Management Act (Act 16 Of 2013)

The Spatial Planning and Land Use Management Act (SPLUMA) plays a significant role in the spatial planning and land use management in the country. The Act provides development principles and norms and standards as well as frameworks on land use therefore falling within section 146 of the Constitution. The following principles have been outlined in the act for spatial planning, land development and land use management:

- Spatial Justice
- Spatial Sustainability
- Efficiency
- Spatial Resilience
- Good Administration

SPLUMA is of vital importance as a reference to the development of structure plans as it aligns also itself with the NDP 2030 by incorporating the same developmental principles for spatial planning.

National Development Plan

The National Development Plan (2011), which was developed by the National Planning Commissions sets the tone for the overall drivers of change within the whole country, while also guiding the necessary kind of development within critical sectors. The National Development Plan also provides an overview of demographic trends within the country, and the possible causes of different challenges faced. Critical challenges stated include poor quality education, poorly located and under maintained infrastructure, faulty spatial patterns and lack of integration within communities. Other challenges are stated as high unemployment levels, highly resource intensive economy and poor quality of public services. The key areas of development identified in this policy document are as follows, and have to be given due diligence in the development of the structure plan

- Economy and employment
- Economic infrastructure
- Low carbon economy
- Inclusive rural economy
- positioning South Africa in the world market

- Human settlements
- Education, innovation & training
- Health
- Social protection
- Safety within communities
- Fostering capability within the state
- Promoting accountability and fighting corruption
- Integration and unity

National Environment Management Act

With regards to the provision of the National Environmental Management Act, the following directives are significant for all development:

- Developments should be socially and economically viable, while being environmentally just;
- The protection of natural resources and maintenance of natural systems should always be prioritised;
- There should be equal access to natural resources, benefits and services to meet the human needs; as well as
- Precautionary measures should be taken into account when permission is granted for new developments.

Council for Scientific and Industrial Research Guidelines

Although not legally prescriptive or binding, the CSIR guidelines are there to assist with regards to the planning of social amenities. With regards to the long term planning, access standards, threshold guidelines and site sizes have become increasingly significant in ensuring that sufficient land is reserved for essential facilities for future growth and development.

PROVINCIAL DIRECTIVES

The provincial governmental provides guidelines regarding the types of development to take place in the province which have been directed by the national directives. The Free State Governmental mandate the development of relevant policies to serve as a guideline for developments in the province. In this regard, this section provides a brief overview of the developmental plans of the Free

State Provincial Directives which are applicable to the Free State Area.

Table 2: Provincial Directives

GUIDING FRAMEWORK	STRATEGIC CONTEXT
Provincial Spatial Development Framework (PSDF)	The Provincial SDF was developed in terms of SPLUMA and aims to bring unity in spatial planning and land use management in the Free State. The PSDF also guides the re-development of the urban spaces such as Brandwag in order to align the people's aspirations, while also addressing objectives of social justice, economic development and environmental sustainability. In addition, the PSDF gives a highlight of the development elements within the province, and these elements, which are Biophysical, Heritage, Demographic, Built-environment and Socio-economic will also be stipulated in the structure plan accordingly.
Free State Growth and Development Strategy (FSGDS)	The Free State Growth and Development Strategy (FS GDS) envisions the Free State to be a resilient, thriving and competitive economy that is inclusive and has immense prospects for human development anchored on the principles of unity, dignity, diversity, equality and prosperity for all. The vision is supported with 6 pillars: <ul style="list-style-type: none"> • Inclusive Economic Growth and Sustainable Growth Job Creation • Education, Innovation and Skills Development • Improved Quality of Life • Sustainable Rural development • Build Social Cohesion • Good Governance
Free State Township Ordinance (Act 9 of 1969)	The Free State Townships Ordinance is one of the key pieces of legislation used for land development regulation. It provides for the following: <ul style="list-style-type: none"> • A Townships Board (now called the Land Use Advisory Board);

- Township establishment, including the extension of boundaries of townships;
- Subdivision and consolidation (of land that is not agricultural land in terms of Act 70 of 707);
- Town-planning schemes and amendment thereof;
- Alteration or cancellation of General Plans, including the closure of public spaces (parks and streets); and
- General provisions.

MUNICIPAL DIRECTIVES

Municipalities have been decentralized and obliged by the National and Provincial mandate to provide an environment in which development can take place. Policies and legislation have been embodied as guiding frameworks for existing and potential developments within the municipal jurisdiction. As a result, this section focuses on the relevant Municipal Directives which are relevant for the Mangaung Area, more particularly the Brandwag Structure Plan Area.

Table 3: Municipal Directives

GUIDING FRAMEWORK	STRATEGIC CONTEXT
Mangaung Integrated Development Plan 2016/2017 Review	The broad vision of the Mangaung Metropolitan Municipality is to become a municipality that is "...globally safe and attractive to live, work and invest in". This vision is accompanied by 11 objectives, namely: Economic Development; Built Environment; Public Transport; Rural Development; Provision of Effective and Reliable Services; Water Services Development; Integrated Waste Management; Revenue Enhancement; Mainstreaming of Poverty Reduction; Youth and Gender Development; as well as Spatial Planning. These will form part of the structure plan and used as guidelines in the planned proposals.

Mangaung Spatial Development Framework

The municipality aims to create new spatial forms and structure for the settlements within its jurisdiction so as to enhance their performance. This involves the rejection of low density, sprawling, fragmented and mono-functional settlement forms which impose hardship on the community. For the municipality to realize this approach, the following qualities should be achieved in all areas demarcated for future development

- Generating a wide range of economic opportunities;
- Ensuring convenience for inhabitants to conduct their daily activities, as easy and as cost effective as possible;
- Provision of a choice of living conditions for all;
- Ensuring the equal access to opportunities and facilities;
- Promoting the efficient use of resources; provision of dignity to the citizens through quality of the public spatial environment.

Bloemfontein Town Planning Scheme No. 1 of 1956

The aim of this scheme is to provide guidelines with regards to the types of land uses which may and may not be erected in a specific zoning and to also give provisions to the types of development parameters which are enforced within such zonings.

Draft Land Use Management Scheme (2012)

The purpose of the scheme is to regulate land use management, which includes development rights and obligations relating to property, respectively referred to as "zoning" and "development parameters".

By-Law relating to Municipal Land Use Planning (2015)

The by-laws make provision for the regulation and control of activities on and in respect of spatial planning and land use management, as well as to provide for matter in connection therewith.

1. STRUCTURE PLAN BOUNDARY

This section outlines the structure plan boundary of the Brandwag area. It focuses on the size of the boundary and erven count, together with a brief background and location of the study area.

1.1 BACKGROUND OF THE BRANDWAG SUBURB

Brandwag is a suburb located in the north-western quadrant of Bloemfontein between Nelson Mandela Drive, N8 in the south, Tempe Military Base in the west and Parfitt Avenue in the east. The suburb covers an area of 187ha and is located in close proximity to the University of the Free State in the south-west and in the east.

1.2 THE STRUCTURE PLAN BOUNDARY

The factors that mainly influenced the demarcation of the Brandwag Structure Plan area are as follows: Mimoso Mall and Brandwag Shopping Centre (Southern side), Saint Michaels School for Girls and Mooihawe Nursing Home (Eastern Side), and Brandwag Primary School (Northern Side). All the aforementioned factors affect the traffic volumes and flow within the boundary of this structure plan. There are two (2) arterial roads which connect Brandwag to other suburbs (Nelson Mandela drive and General Dan Pienaar Drive), as well as three (3) collector roads which create access to various landmarks and land uses within the Brandwag area, namely Furstenberg Street, Melville Drive and Kellner Street which also links Brandwag to its main arterial roads.

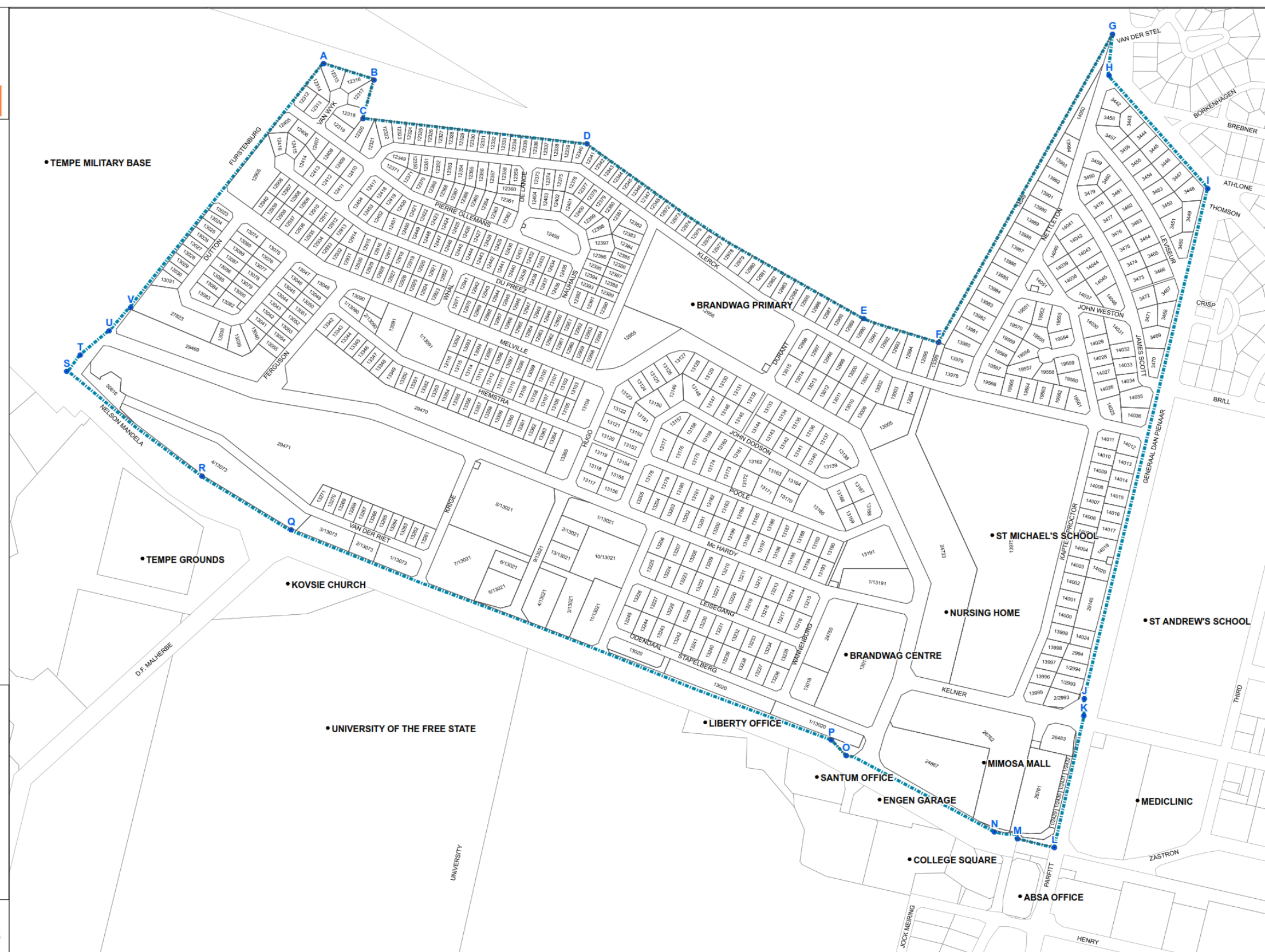
Table 4 indicates the coverage of the Structure Plan Boundary in terms of the area and erven. Out of a total area of the Brandwag Structure Plan, 61% (114.94ha) is covered by 677 registered erven, while the remaining 39% (12.8ha) is land not covered. For more detail, refer to map **MMMSP-BW-1**.

Table 4: Brandwag Structure Plan Boundary

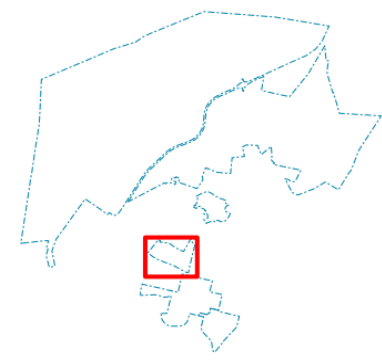
Structure Plan Boundary	Boundary (m sq)	Erven (m sq)	Erven (%)	Erven Count	Uncovered by Erven (%)
Boundary	1877208	1149122,0	61	677	39

Legend

- Landmarks
- Reference Points
- ▭ Cadastre
- ▭ Structure Plan Boundary



Locality Map



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10 years
Unlocking Development Opportunities

ONDERWERP THE AREA BRANDWAG SUBURB AND SURROUNDING AREAS	SUBJECT BESKRYWING STRUCTURE PLAN BOUNDARY	DESCRIPTION DIVISION TOWN PLANNING	DAT	WYSIGING/REVISION	P/S	OPGEMEET SURVEYED	GETEKEN DRAWN S Phiri	DATUM DATE 2017-01-31	HOOF TEKENDIENSTE CHIEF DRAUGHTING SERVICES	HOOF STADSBEPLANNER CHIEF TOWN PLANNER	ALGEMENE BESTUURDER GENERAL MANAGER	TEKENING Nr. MMSP-BW-1	DRAWING Nr. 1	UITR. ISS.
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2 SDF IMPLICATIONS

The Spatial Planning and Land Use Management Act 16 of 2013 obligate municipalities to prepare Spatial Development Frameworks (See section 7.12 and 21). The SDF is a component of the IDP which aims to provide spatial guidelines regarding the spatial form of the municipality. The SDF as part of the IDP, integrates spatial plans and projects. The role of the SDF is to provide a common agenda for various spatial development plans and sector plans such as Infrastructure and Human Settlement Sector plans (Department of Rural Development, 2014).

The current Mangaung SDF seeks to promote land uses such as commercial developments, diverse residential, mixed land use development and so forth. Municipalities are responsible for providing land where development can take place. This also becomes an opportunity for investors to unlock developments within the spatial form of the Brandwag area.

2.1 SDF IMPLICATIONS VS LAND USE

The SDF map demonstrates the desired long term spatial form of the municipality. Table 5 below indicates the SDF implications as found within the Mangaung Metropolitan Municipality IDP with specific reference to the Brandwag area. This is piloted to indicate whether the current land uses within the Brandwag area are in alignment to the SDF recommendations.

Table 5: SDF Implication

SDF Outline	land use	Location
Existing Commercial developments along Nelson Mandela Drive should remain and further corridor development be explored	The land use in this area is in alignment to the SDF's recommendations. No change is required thereof. This is a potential opportunity for corridor development within the Brandwag area	Nelson Mandela Drive

Strengthening of Mimosa/Brandwag node	The current land use is in alignment to the SDF's recommendations. However, the land use survey indicates that the informal Mimosa Mall Taxi rank contributes to the traffic congestion which occurs during peak hours (mornings and afternoons) in Kellner Street and along Melville Drive. This need to be addressed as it may impact negatively on the success of strengthening this node.	Kellner Street and Melville Drive
Land Reservations to be made to accommodate the required linkage between Nelson Mandela Drive and McHardy Avenue	The land use here is in alignment to SDF recommendations. Land reservation can be made on the proposed vacant lands	Vacant land which lead to Municipal flats, across the vacant land on the northern side of Furstenberg road/Nelson Mandela Drive intersection and across the land currently occupied by the OVV and ST Michaels School on the northern side of Keller Steer opposite Mimosa Mall.
Development of Guesthouses to be encouraged between Brandwag Shopping Centre and Hugo Street	There are several land uses in this area which are in alignment to the SDF recommendations. However, there is still conflicting land uses which are in the form of student dwellings. Proposals to align land uses with the SDF	Between Brandwag Centre and Hugo Street

	recommendations will therefore be outlined in this structure plan	
Development of Mixed Use without Industry along General Pienaar Drive Properties	The land use here is in alignment to the SDF recommendation. Mixed use trend is already occurring along this road (mixed use include businesses, offices, hotels, and guesthouse)	General Dan Pienaar Drive
Upgrading of Municipal Flats in Van Der Riet Street	The land use is in alignment to SDF recommendations	Van Der Riet Street
Construction of low-medium housing units within Brandwag	The land use is in alignment to SDF recommendations	Ferguson Street, Van Der Riet Street and McHardy Avenue

The intention of the SDF is to promote business developments and low-cost medium housing within the Brandwag Area and make reservations for the linkage between McHardy Avenue and Nelson Mandela Drive. This is done to retain the majority of commercial developments and enhance the development of guesthouses in this area. Although the SDF seeks to promote a linkage between Nelson Mandela and McHardy Avenue, the issue of high traffic volumes during peak hours as well as the informal taxi rank on Kellner Street which hinders flexible movement of vehicles. The linkage between Nelson Mandela Drive and McHardy Avenue can only be possible if the infrastructure supports it. There are several land uses which are not in alignment to the SDF recommendations regarding the development of Guesthouses between Hugo Street and the Brandwag Centre. Due to land uses in these areas being mainly characterised by student dwelling, this structure plan seeks to curb the gap between the SDF and land use trends and to provide development parameters to complement each specific use zone in order to achieve the desired spatial form for the Brandwag area.

As the SDF indicated the need for the establishment of mixed land use development, the type of urban development which focuses on the physical and functional integration of residential,

commercial and institutional land uses, this structure plan aims to promote such intensification in order to ensure efficient use of land, reduction of time and distance spent of roads and the ultimate reduction of traffic congestions. The ultimate purpose of this structure plan is to be aligned with SDF with regards to the provision of mixed land use without industry which only integrates the commercial and residential land uses to ensure that traffic and road networks in those developments easily accommodates the level of such intensification.

The SDF implication map indicates the type(s) of recommended proposals for the Brandwag area (refer to map **MMMSP-BW-2**).

Legend

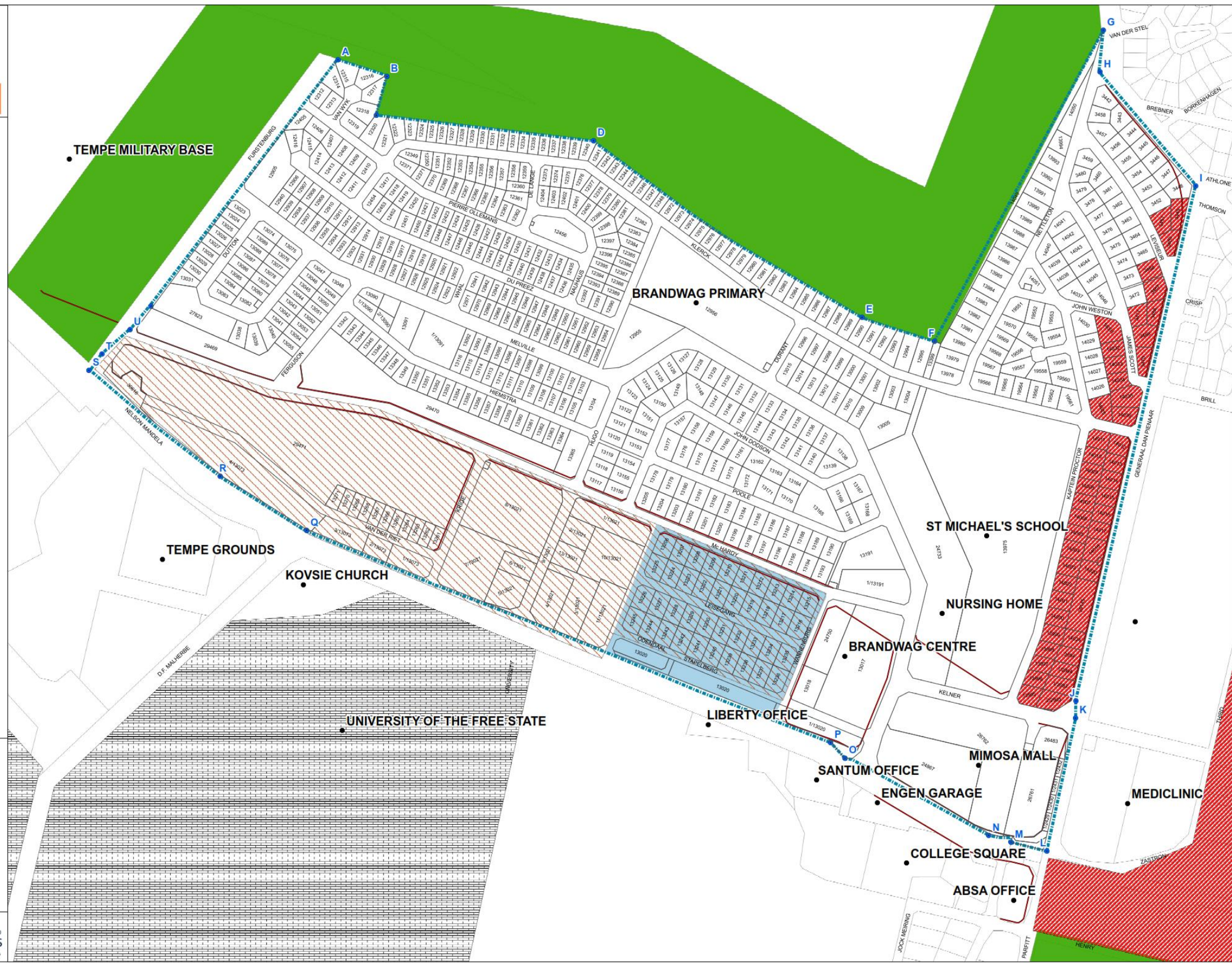
- Landmarks
- Reference Points
- Roads Improvement
- ▭ Cadastre

SDF

- ▨ Mixed Use Without Industry
- ▨ MOSS
- ▨ Mixed Use Land Use Areas with Diverse Residential Developments
- ▨ Institutional District

Micro Development Framework

- ▨ Diverse Development



LOCALITY MAP



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ONDERWERP THE BRANDWAG SUBURB AND SURROUNDING AREAS	SUBJECT BESKRYWING SDF Implications	DESCRIPTION DAT WYSIGING/REVISION	P/S OPGEMEET SURVEYED	GETEKEN DRAWN S Phiri	DATUM DATE 2017-01-31	HOOF TEKENDIENSTE CHIEF DRAUGHTING SERVICES	HOOF STADSBEPLANNER CHIEF TOWN PLANNER	ALGEMENE BESTUURDER GENERAL MANAGER	TEKENING Nr. MMMSP-BW-2	DRAWING Nr. 1	UITR. ISS.
	AFDELING DIVISION TOWN PLANNING		ONTWERP DESIGN S Sekonyela	NAGESIEN CHECKED Dr Y Mashalaba	SKAAL SCALE 1:3 500						

3 TOWN PLANNING SCHEMES

The Bloemfontein Town Planning Scheme is used as a tool to regulate land use patterns as well as aid the council in general land use applications. It should be noted that the structure plan does neither supersede nor overwrite the powers of the scheme. The structure plan is a tool that is in alignment with the scheme designed to promote a desired spatial form within the structure plan area.

3.1 EXISTING TOWN PLANNING SCHEME

The Bloemfontein Planning Scheme Act 1 of 1954 (as amended) is the only applicable scheme for the Brandwag area. The scheme provides control measure for land development in each specific zone in every area which falls under the urban peripheral of Bloemfontein. Table 6 outlines the different types of zoning as illustrated in the zoning map of the Brandwag area.

Table 6: Town Planning Scheme for the Brandwag area

Zoning	Number of Erven	Area in m ²
Single Residential 1	16	19923,13472
Single Residential 2	532	526242,7113
Single Residential 3	22	27529,0696
General Residential 1	1	6812,75744
General Residential 2	14	68585,95518
General Residential 3	2	7598,849662
Medical Use Zone	1	1195,379939
Municipal Purposes	7	786,6537422
Public Buildings	7	24036,31663
Education	3	125138,7747
Existing Private Open Space	1	18918,57968
Existing Public Open Space	9	27647,52013
Restricted Business 1	4	17332,92007
Restricted Business 2	5	15486,17722
Garage 1	1	2638,845939
Special Use	21	201300,5623
Special Use VIII	2	26381,7673
Parking	12	12777,71374
No Zoning	16	18789,07065

Total	676	1149122,76
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For a detailed illustration, refer to map **MMMSP-BW-3.1**.

3.2 DRAFT LAND USE MANAGEMENT SCHEME 2012

The Draft Land Use Management Scheme (LUMS) was developed in 2012. Due to Mangaung LUMS not yet been adopted by council, the Bloemfontein Town Planning Scheme takes preference in this structure plan. Table 7 below outlines the applicable zoning for the Brandwag area as indicated in the Draft Land Use Management Scheme.

Table 7: Draft Land Use Management Scheme

Zoning	Number of Erven	Area in m ²
Single Residential 2	547	544945,2803
General Residential 1	1	6812,75744
General Residential 2	14	68585,95518
General Residential 3	2	7598,849662
Medical Use Zone	1	1195,379939
Municipal Purposes	7	786,6537422
Education	5	130186,1215
Community Facility	2	8946,858304
Guest House	23	28749,63538
Office 1	4	17332,92007
Office 2	5	15486,17722
Service Station	1	2638,845939
Special Use	22	211738,3473
Private Open Space	1	18918,57968
Public Open Space	10	34320,03286
Parking	12	12777,71374
Split Zoning	1	15943,98229
Streets	15	12116,55793
Worship	3	10042,11154
Total	676	1149122,76

3.3 BLOEMFONTEIN TPS VS DRAFT LAND MANAGEMENT SCHEME

Table 8 below illustrates the conflicting land uses between the Bloemfontein Town Planning Scheme and the 2012 Draft Land Use Management Scheme. There are 24 conflicting erven between the Bloemfontein Town Planning Scheme and the Draft Land Use Management Scheme. Land Uses which were not allocated zoning in the Town Planning Scheme are mainly illustrated as streets (19) in terms of the Draft Land Use Management Scheme. For a detailed illustration refer to map **MMMSP-BW-3.2**.

Table 8: Bloemfontein Town Planning Scheme vs Draft LUMS 2012

BLOEMFONTEIN SCHEME	2012 DRAFT SCHEME	No of Erven	Area (sq m)	Area (%)
No zoning	Business 1	2	2351	0,2
	Streets	19	15153	1,2
	Public Open Space	2	7504	0,6
Single Residential 2	Guest House	1	1221	0,1
Total Conflicting Zoning		24	26230	2,2

3.4 DENSITY REQUIREMENTS

The Bloemfontein Town Planning Scheme and the Land Use Survey (conducted in May 2016) data were utilized for the analysis of the density requirement and compliance thereof.

3.4.1 HEIGHT

The building height morphology of Brandwag indicates that the majority of the properties have single storey buildings (a building which only comprise of one floor or level). There is only 1 property that has 5 storeys, which is the highest building within the structure plan area.

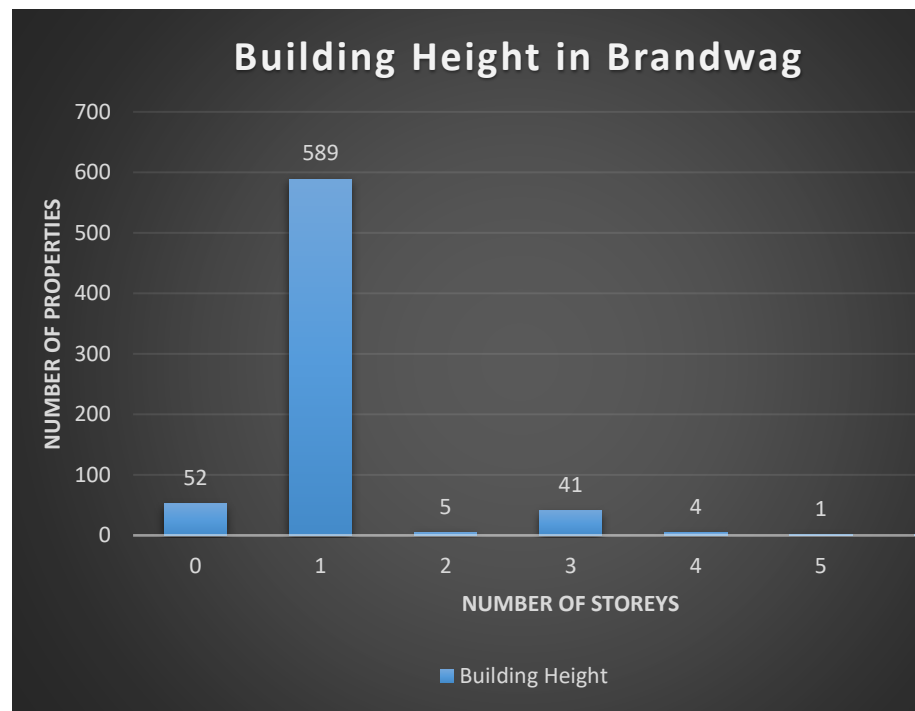


Figure 1: Building Height of Brandwag

Table 9 below depicts the building height restriction per land use as outlined in the Bloemfontein Town Planning Scheme as well as the properties that are not in compliance with these restrictions (if there are any). As indicated below none of the properties in Brandwag have building heights that exceed the height parameters prescribed in the Bloemfontein town Planning Scheme. There are no conflicts with regards to height restrictions in Brandwag.

Table 9: Building height for Brandwag

Zoning	Land Use	BFN TPS Height Restriction	Conflicting
Single Residential 1	Dwelling House	No Height Restrictions	None
	Guesthouse	No Height Restrictions	
Single Residential 2	Dwelling House	No Height Restrictions	None
	Student Dwelling		
	Home Enterprise		
	Offices		
	Child Day Care		
	Business/Residential (mixed)		
	Guesthouse		

	Business		
	Hotel		
Single Residential 3	Dwelling House	No Height Restrictions	None
	Guesthouse		
	Student Dwelling		
	Offices		
	Hotel		
General Residential 1	Block of flats	No Height Restrictions	None
General Residential 2	Block of flats	No Height Restrictions	None
	Retirement Resort		
	Residential Building		
General Residential 3	Townhouses	Double Storey	
Special Use Lxxx	Block of flats	No Height Restrictions	None
Special Use Cxxii	Dwelling House	No Height Restrictions	None
	Guesthouse		
Special Use Cxxvi	Hotel	Three Storeys	None
Special Use (Lxiv)	Shops, Cinemas, Restaurant, Medical uses, Offices	35m	None
Special Use (viii)	Shopping Centre, Offices, Service Station	9.0m	None
Special Use	Shopping Centre	9.0m	None
Special Use (vii)	For veterinary purposes with overnight facilities for animals	No Height Restrictions	None
Special Use (Lx)	Restaurant	Three Storeys	None
	Filling Station		
Special Use (Lix)	Hotel	Three Storeys	None
Special Use (XIX)	Hotel	No restrictions	None

Special Use Lxxxv	Offices	Two Storeys(ground floor plus one floor)	1
Business SZ E	Business/Offices	16.0m	None
Restricted Business 1	Offices	9.2m	None
Restricted Business 2	Offices	Double Storey	5
Garage 1	Filling Station	11.0m	None
Medical Use Zone	Medical Uses	Double Storey	None
Educational Purposes	Places of Instruction 1	No restrictions	None
	Place of Instruction 2		
	Crèche		
Public Buildings	Place of Instruction	No restrictions	None
	Place of Worship		
	Medical Centre		

3.4.2 COVERAGE

Only permanent structures such as residential units, offices, business premises as well as social facilities are considered to form part of coverage. Temporary structures are not considered as part of coverage as they do not have the long term implications regarding future developments on the site (i.e. parking shelters). The Brandwag Area, generally has low coverages, except for economic land uses whereby the coverages are relatively higher, as indicated in Figure 2 below. Mimosa Mall (53%) has the highest coverage as compared to other land uses. Land uses where there are no structures (i.e. roads, streets & some public open spaces), coverage is not applicable to them.

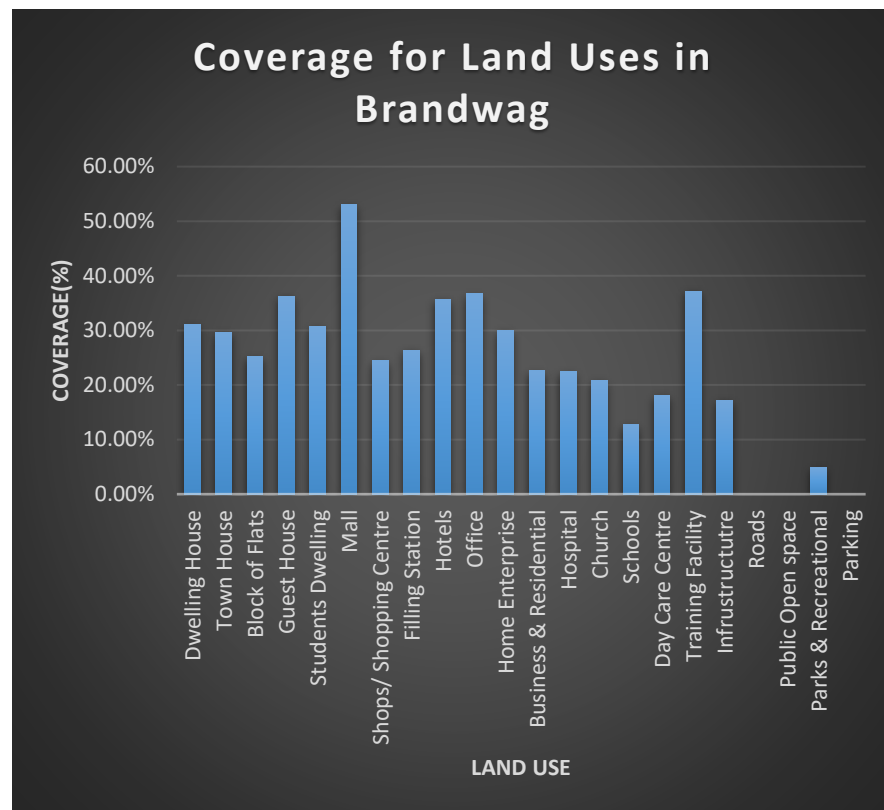


Figure 2: Coverage for Land Uses in Brandwag

Table 10 demonstrates the coverage for land uses per each specific zoning in Brandwag and coverage restrictions as outlined in the Bloemfontein Town Planning Schemes. Single residential 2 prove to be the Zone that has the most conflicts.

Table 10: Coverage for properties in Brandwag

Zoning	Land Use	BFN TPS	
		Coverage Restriction	Conflicting
Single Residential 1	Dwelling House	50%	None
	Guesthouse		
Single Residential 2	Dwelling House	50%	16
	Student Dwelling		
	Home Enterprise		
	Offices		
	Child Day Care		
	Business/Residential (mixed)		
	Guesthouse		
	Residential Business		

	Hotel		
Single Residential 3	Dwelling House	50%	2
	Guesthouse		
	Student Dwelling		
	Offices		
General Residential 1	Block of flats	33 ¹ / ₃	None
General Residential 2	Block of flats	33 ¹ / ₃	2
	Retirement Resort		
General Residential 3	Townhouses	40%	None
Special Use Lxxx	Block of flats	33 ¹ / ₃	None
Special Use Cxxii	Dwelling House	50%	None
	Guesthouse		
Special Use (Lxiv)	Shops, Cinemas, Restaurant, Medical uses, Offices	66 ² / ₃ %	None
Special Use (viii)	Shopping Centre, Offices, Service Station	50%	1
Special Use	Shopping Centre	50%	None
Special Use (Vil)	For veterinary purposes with overnight facilities for animals	66 ² / ₃ %	None
	Restaurant		
Special Use (Lx)	Filling Station	66 ² / ₃ %	None
Special Use (Lix)	Hotel	75%	None
Special Use (XIX)	Hotel	33 ¹ / ₃	None
Special Use Lxxv	Offices	70%	None
Business SZ E	Business/Offices	60%	None
Restricted Business 1	Offices	66 ² / ₃ %	1
Restricted Business 2	Offices	50%	1
Garage 1	Filling Station	75%	None

Medical Use Zone	Medical Uses	50%	None
Educational Purposes	Places of Instruction 1	50%	None
	Place of Instruction 2		
	Crèche		
Public Buildings	Place of Worship	50%	None
	Place of Instruction		
	Crèche		
	Crèche		
	Residential Building		
	Medical Centre		

3.4.3 BULK

Bulk is the summation of the floor areas of all storeys of a building(s) on a site, assuming that the floor area is the same for all the storeys. As a result; there are 74 properties which are conflicting to the bulk restriction as outlined in the Bloemfontein Town Planning Scheme. In contrast to other Zonings and land uses, Single Residential 2 in terms of land uses such as dwelling houses, student dwelling, guesthouses and home enterprises outweighs these conflicting bulk restrictions (See Table 11).

Table 11: Buk for properties in Brandwag

Zoning	Land Use	BFN TPS	
		Bulk Restrictions	Conflicting
Single Residential 1	Dwelling House	0.66	None
	Guesthouse		
Single Residential 2	Dwelling House	0.66	61
	Student Dwelling		
	Guesthouse		
	Home Enterprise		
	Offices	No Restrictions	None
	Child Day Care	1	None
	Business/Residential (mixed)	3.5	None
	Business	No restrictions	None
Hotel	1	None	

Single Residential 3	Dwelling House	0.66	3
	Guesthouse		
	Student Dwelling		
	Offices	No Restrictions	None
General Residential 1	Hotel	1	None
General Residential 2	Block of flats	0.75	1
	Block of flats	1	2
	Retirement Resort		
General Residential 3	Townhouses	0.4	None
Special Use Lxxx	Block of flats	0.75	None
Special Use Cxxii	Dwelling House	0.66	1
	Guesthouse		
Special Use (Lxiv)	Shops, Cinemas, Restaurant, Medical uses, Offices	1	1
Special Use (viii)	Shopping Centre, Offices, Service Station	1.0	1
Special Use	Shopping Centre	1.0	None
Special Use (Vii)	For veterinary purposes with overnight facilities for animals	2.0	None
Special Use (Lx)	Restaurant	2	None
	Filling Station		
Special Use (Lix)	Hotel	2.25	None
Special Use (XIX)	Hotel	1	None
Special Use Lxxxv	Offices	No Restrictions	None
Business SZ E	Business/Offices	3.5	None
Restricted Business 1	Offices	No Restrictions	None

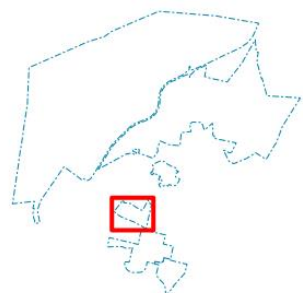
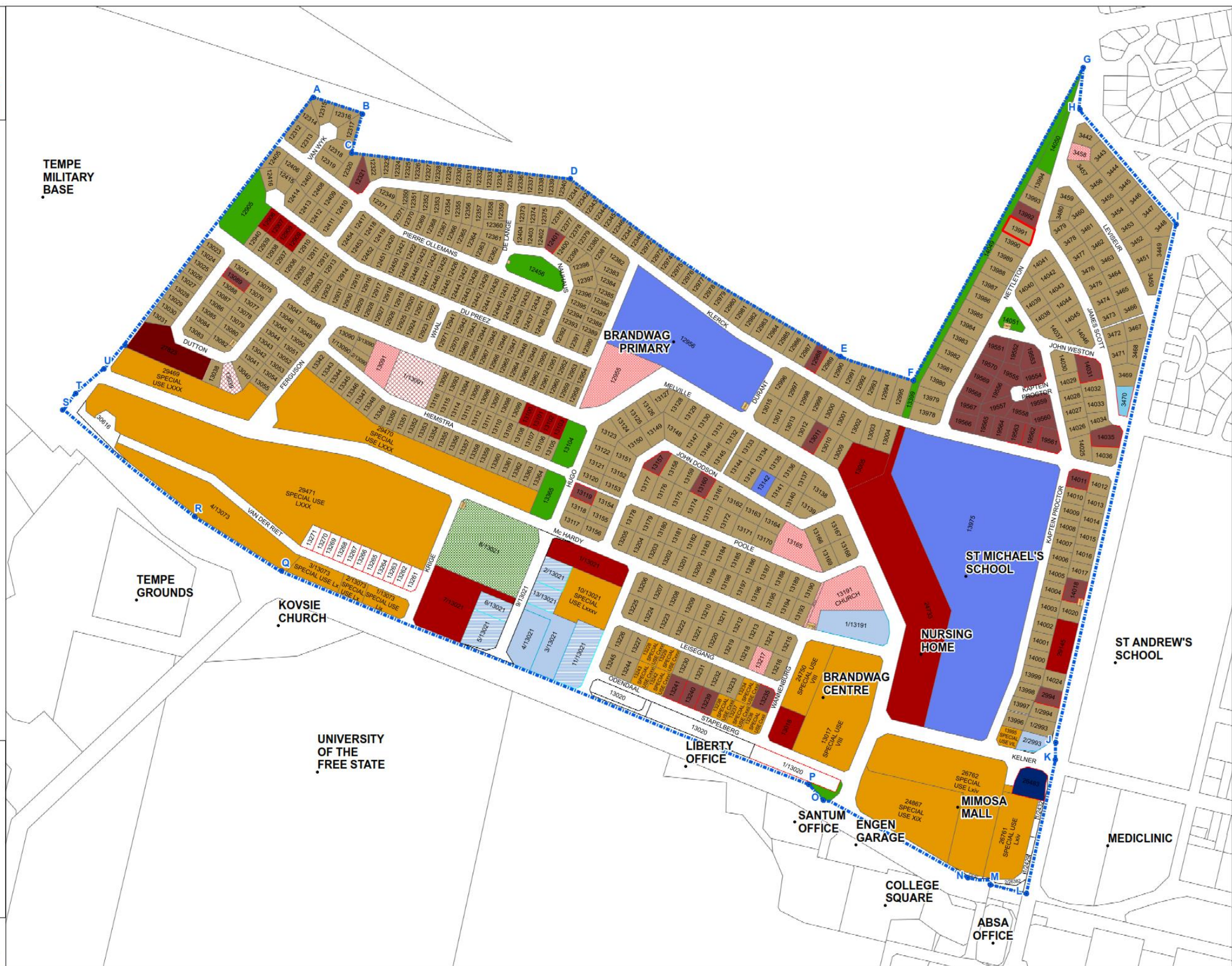
Restricted Business 2	Offices	1.0	5
Garage 1	Filling Station	No Restrictions	None
Medical Use Zone	Medical Uses	No Restrictions	None
Educational Purposes	Places of Instruction 1	1	None
	Place of Instruction 2		
	Nursing College		
Public Buildings	Place of Worship	1	None
	Place of Instruction	1.0	
	Crèche		
	Crèche		
	Residential Building	0.66	
Medical Center	No Restrictions	None	

3.4.4 PARKING

Parking requirements should be as prescribed in terms of section 23 (9) of the Bloemfontein Town Planning Scheme.

Legend

- Consent Uses
- Brandwag**
- Current Zoning**
- No Zoning
- EDUCATIONAL PURPOSES
- EXISTING PRIVATE OPEN SPACE
- EXISTING PUBLIC OPEN SPACE
- GARAGE 1
- GENERAL RESIDENTIAL 1
- GENERAL RESIDENTIAL 2
- GENERAL RESIDENTIAL 3
- MEDICAL USE ZONE
- MUNICIPAL PURPOSES
- PARKING
- PUBLIC BUILDINGS
- RESTRICTED BUSINESS 1
- RESTRICTED BUSINESS 2
- SINGLE RESIDENTIAL 1
- SINGLE RESIDENTIAL 2
- SINGLE RESIDENTIAL 3
- SPECIAL USE








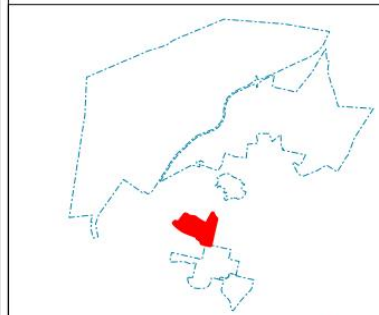
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4 Emil Building
107 Zaslron Street
Bloemfontein
9300

ONDERWERP	SUBJECT	BESKRYWING	DESCRIPTION	DATE	WYSIGING/REVISION	P/S	OPGEMEET	GETEKEN	DATUM	TEKENING Nr.	DRAWING Nr.	UITR.
THE AREA BRANDWAG SUBURBS AND SURROUNDING AREAS	Existing Town Planning Scheme	TOWN PLANNING					OPGEMEET SURVEYED	S Phiri	2017-01-31	MMMSP-BW-3.1		1
	AFDELING	DIVISION					ONTWERP DESIGN	NAGESIEN CHECKED	SCALE 1:3 500	HOOF TEKENDIENSTE CHIEF DRAUGHTING SERVICES	HOOF STADSBEPLANNER CHIEF TOWN PLANNER	ALGEMENE BESTUURDER GENERAL MANAGER
							S Sekonyela	Dr Y Mashalaba				ISS.

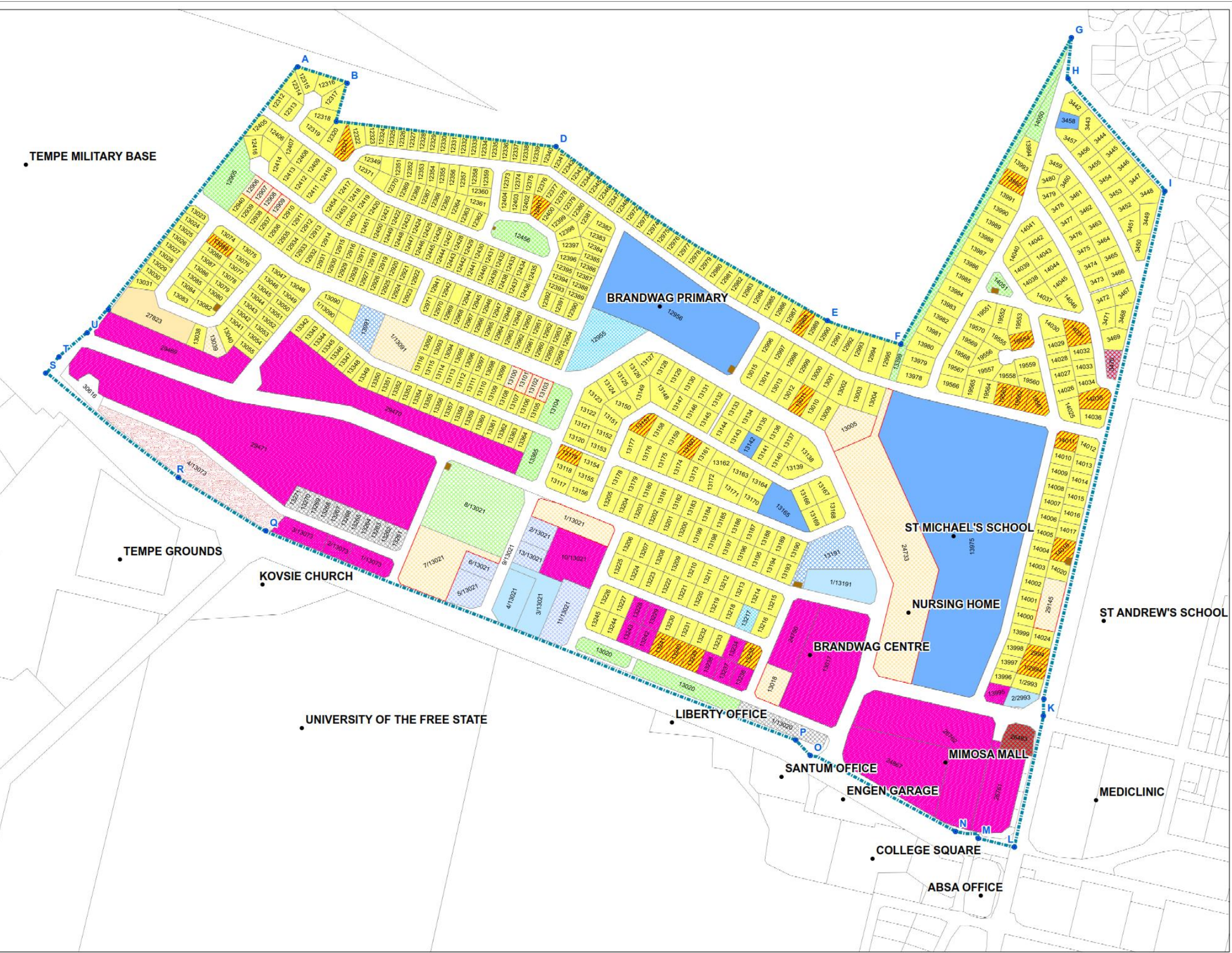
Legend

Draft Zoning

-  COMMUNITY FACILITY
-  EDUCATION
-  GENERAL RESIDENTIAL 1
-  GENERAL RESIDENTIAL 2
-  GENERAL RESIDENTIAL 3
-  GUEST HOUSE
-  MEDICAL USE ZONE
-  MUNICIPAL
-  OFFICE 1
-  OFFICE 2
-  PARKING
-  PRIVATE OPEN SPACE
-  PUBLIC OPEN SPACE
-  SERVICE STATION
-  SINGLE RESIDENTIAL 2
-  SPECIAL USE
-  SPLIT ZONING
-  WORSHIP



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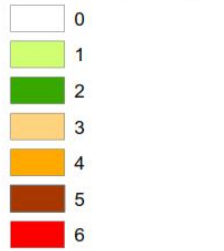
ONDERWERP THE AREA BRANDWAG SUBURBS AND SURROUNDING AREAS	SUBJECT BESKRYWING Draft Land Use and Management Scheme 2012	DESCRIPTION	DAT	WYSIGING/REVISION	P/S	OPGEMEET SURVEYED	GETEKEN DRAWN S Phiri	DATUM DATE 2017-01-31			TEKENING Nr. MMMSP-BW-3.2	DRAWING Nr. 1	UITR. ISS.
	AFDELING TOWN PLANNING	DIVISION				ONTWERP DESIGN S Sekonyela	NAGESIEN CHECKED Dr Y Mashalaba	SKAAL SCALE 1:3 500	HOOF TEKENDIENSTE CHIEF DRAUGHTING SERVICES	HOOF STADSBEPLANNER CHIEF TOWN PLANNER	ALGEMENE BESTUURDER GENERAL MANAGER		

Legend

- Reference Points
- Landmarks
- ▭ Structure Plan Boundary

Height

Number of Storeys



0: open spaces and undeveloped sites



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ONDERWERP THE AREA BRANGWAG SUBURBS AND SURROUNDING AREAS	SUBJECT BESKRYWING Height Map	DESCRIPTION	DAT	WYSIGING/REVISION	P/S	OPGEMEET SURVEYED	GETEKEN DRAWN S Phiri	DATUM DATE 2017-01-31	TEKENING Nr. MMMSP-BW-3.4.1	DRAWING Nr. 1	UITR. ISS.
	AFDELING TOWN PLANNING	DIVISION				ONTWERP DESIGN S Sekonyela	NAGESIEN CHECKED Dr Y Mashalaba	SKAAL SCALE 1:3 500	HOOF TEKENDIENSTE CHIEF DRAUGHTING SERVICES	HOOF STADSBEPLANNER CHIEF TOWN PLANNER	ALGEMENE BESTUURDER GENERAL MANAGER

Legend

- Landmarks
- Reference Points
- ▭ Cadastre
- ▭ Permanent Structures
- ▭ Structure Plan Boundary



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 Bloemfontein
 9300
 10 years
 Unleashing Development Opportunities

ONDERWERP THE BRANDWAG SUBURB AND SURROUNDING	SUBJECT	BESKRYWING	DESCRIPTION	DATE	WYSIGING/REVISION	P/S	OPGEMEET SURVEYED	GETEKEN DRAWN	DATUM DATE	TEKENING Nr.	DRAWING Nr.	UITR.
	AFDELING	DIVISION					ONTWERP DESIGN	NAGESIEN CHECKED	SKAAL SCALE			
	TOWN PLANNING						S Sekonyela	Dr Y Mashalaba	2017-03-17	MMMSP-BW-3.4.2	1	ISS.

4 LAND USE SURVEY

A land use survey was conducted in May 2016 to determine the present land use pattern; the intensity of use; as well as the direction and nature of trends. Assessing the land use patterns is useful in observing the recurring changes as well as emerging trends in Brandwag. The assessment of these patterns assists in determining the implications of such changes and developing measures that can be implemented to address them.

Section 4.1 represents the statistical findings per Group. Sections, 4.1.1 to 4.1.4 detail the relationship between the current zoning and the land use survey, included in this are the results in the culmination of conflicting land uses. These are land use categories that do not adhere to the zoning regulations. Ultimately recommendations to council are made with regards to the conflicting land use categories.

The land use survey has been categorised into four (4) "Groupings", namely:

1. Residential,
2. Business activities,
3. Community Facilities; and
4. Open Spaces.

Map **MMM-BW-4.1** provides the statistics and distribution of these Groupings, and further details the subsequent land use categories under each grouping. Please note that the discussion below is made in reference of the registered erven only.

Brandwag residential group takes up to 80% of the total Brandwag structure plan, the business activity group takes up to 11% of the total area, while community facilities takes up to 5% of the total area of the structure plan and open space carries 4% of the total area. Table 12 demonstrates the size, number of erven and land use (%) for each Land Use Category. For a detailed illustration, refer to Map **MMMPS-BW-4.1**.

Table 12: Land Use Categories per Group

Land Use Category	Erven size (m ²)	No of Erven	Land Use %
Residential			60,98
Dwelling House	391473,5369	398	34,067
Nursing Home	39948,36911	2	3,48
Block of Flats	105587,8097	17	9,19
Hotels	24800,41528	11	2,16
Guest House	27033,14923	21	2,53
Students Dwelling	109769,4828	109	9,55
Business Activity			16,21
Mall/Shopping Centre	88151,43928	5	7,67
Shops/ Restaurants	5269,507516	4	0,46
Service Station and car dealership	5717,380923	2	0,50
Offices	74625,06356	38	6,49
Home Enterprises	12473,34093	11	1,09
Community Facility			13,75
Medical Centre	6643,980327	1	0,58
Church	3009,829181	1	0,26
Schools	124040,242	2	10,79
Day Care Centre	13737,32812	4	1,20
Training Facility	1098,532748	1	0,11
Municipal Purposes	1372,024727	9	0,12
Roads	7942,218845	9	0,69
Open Spaces			8,56
Public Open space	20291,65873	8	1,77
Parks & Recreational	27197,58043	3	2,37
Parking	27952,07348	19	4,42
Total	1149122,76	677	100,00

4.1 RESIDENTIAL LAND USE ZONES







The Brandwag area is characterised by 541 residential erven, which covers an area of 70.84 ha. This area consists mainly of dwelling house land uses which fall under Single Residential 2 zoning. Table 13 illustrates all residential land uses within the Brandwag area. It outlines the number of erven that each land use contain as well as the size of area covered by each land use under each specific zoning. For a detailed illustration, refer to Map **MMMPS-BW-4.2**.

Table 13: Residential Land Use Zones

Zoning	LUS	No of Erven	Area (m ²)
Single Residential 1	Dwelling House	16	19923,13472
	Dwelling House	363	347970,1901
Single Residential 2	Student Dwelling	119	120979,8796
	Dwelling House	5	5702,7983
Single Residential 3	Guesthouse	9	11262,26932
General Residential 1	Block of Flats	1	6812,75744
	Townhouse	2	39948,3691
	Block of Flats	10	14501,8184
	Guesthouse	1	3448,431454
General Residential 2	Hotel	1	10687,33621
General Residential 3	Block of Flats	2	7598,849662
Special Use Lxxx	Block of flats	3	106558,827
	Dwelling House	3	3812,837649
Special Use Cxxii	Guesthouse	1	1334,815411
Special Use Cxxxvi	Hotel	4	5153,873882
Special Use Lix	Hotel	1	2696,436711

4.2 COMMERCIAL LAND USE ZONES

The commercial activities which have been highlighted during the conduction of the Land Use Survey are outlined hereunder:

-  Mall/Shopping Centre
-  Shops/Restaurants
-  Fillings Station
-  Hotel
-  Office
-  Home Enterprise

The commercial land uses in Brandwag spatially communicates to 21 erven, which covers an area of 14.36 ha. Table 14 outlines the overall commercial land use zones in Brandwag with specific reference to the number of erven per land use and the size of the area.



Table 14: Commercial Land Use Zones

Zoning	LUS	No of Erven	Area (m ²)
Garage 1	Filling Station	1	2638,845939
Restricted Business 1	Offices	4	17332,9201
Restricted Business 2	Offices	5	15486,1772
Special Use	Mall/Shopping Centre	1	15943,98229
Special Use Lxxxv	Office	1	7804,50423
Special Use viL	Office	1	1240,097473
Special Use Lx	Shop/Restaurant	1	1592,23788
	Filling Station	1	3078,534984
Special Use xix	Mall/Shopping Centre	1	17378,41203
Special Use Lxiv	Mall/Sopping Centre	2	34508,9337
	Municipality	1	197,0689558
Special Use viii	Mall/Shopping Centre	1	20320,11122
	Parking	1	6061,656087

For a detailed illustration, refer to Map **MMMPS-BW-4.2**.

4.3 SOCIAL AND ECOLOGICAL LAND USE ZONES

This section focuses on the social and open space groups, while paying attention to the ecological form of the structure plan. The social and ecological land use activities which have been highlighted during the conduction of the Land Use Survey are outlined hereunder:

-  Schools
-  Public Buildings

-  Infrastructure
-  Public and Private Open Spaces

The overall Social and Ecological Use Zones consists of 56 erven 22.93 ha erven of the total Brandwag Structure Plan area.




Table 15: Social and Ecological Land Use Zones

Zoning	LUS	No of Erven	Area (m ²)
No Zoning	Road	9	7942,218845
	Private Open Space	1	2497,021157
	Public Open Space	2	69,04384966
	Parking	4	8280,786796
Education Purposes	Schools	2	124040,242
	Child Day Care	1	1098,532748
Municipal Purposes	Municipality	7	786,6537422
Existing Private Open Spaces	Private Open Space	1	18918,57968
	Private Open Space	1	5781,979596
Existing Public Open Spaces	Public Open Spaces	6	20222,61488
	Parking	1	831,9168575
	Dwelling House	1	811,0088043
	Dwelling House	1	811,0088043
Public Building	Medical Use Zone	1	6643,980327
	Place of Worship	1	3009,829181
	Child Day Care	3	12705,128
	Municipal Purpose	1	388,3020293
	Dwelling House	1	1289,077077
Medical Use Zone	Office	1	1195,379939
Parking	Parking	12	12777,7137

As indicated in Table 15, there are two (2) schools in Brandwag, namely the Brandwag Primary School and Saint Michaels Schools for Girls. Both of these schools are located along the Melville Drive and Klerck Avenue. The land use survey also indicates that there is also training facility (pre-school) which is located in in John Chard Street. Additionally, the day care facilities which have been zoned as Public Buildings are located along the Melville Drive, Poole Street

and Levisour Street. The Health Facility is also located in Poole Street, while a place of worship is located along the Melville Drive.



The Open Space Category comprise of the following land uses:

-  Public Open Space
-  Parks/Recreation
-  Parking

The land use survey indicated that there is a recreational facility which has been zoned as Private Open Space, which is located along the Melville Drive and Nobel Street. There is also a park located in Pierre Ollemans Street. The other park is located along Furstenberg Street, two open spaces located along Hugo Street and additional open spaces located along the Nelson Mandela Drive. Parking spaces are provided per each land use category.

Ecological Land Use

The Ecological Land Uses comprise of the following attributes:

-  5m contours which outlines the topography of the Brandwag area; and
-  MOSS aim to protect and preserve the biodiversity in urban areas, while striving to complement the built environment with open spaces for recreation and general amenity as well as creating heritage and cultural sites where possible within the system. The promotion of MOSS is only ideal with regards to the preservation of open spaces. The area is fully developed and no further expansion can be recommended regarding MOSS.

With regards to topography, Brandwag is a relatively flat area that is developed. Although there are no restricting environmental elements that emerge in Brandwag such as steep slopes, wetlands and floodplains, there are two (2) non-perennial rivers on the western side of suburb as well as a golf course on the northern side. There are no archaeological or historical monuments that occur in Brandwag. For a detailed illustration, refer to Map **MMMPS-BW-4.4**.

4.4 CONFLICTING LAND USES

Table 16 below demonstrates conflicts between the Bloemfontein Town Planning Scheme and the current land uses within the Brandwag Structure Plan Area. There is a total of 58 properties that are conflicting with the zonings. These conflicting land uses are more prevalent under single residential 2 and 3. Zoning certificates of these properties need to be obtained to validate their legality. **Map MMMSP-BW-4.5** depicts only the conflicting land uses which changes the spatial form of the Brandwag area.

Table 16: Conflicting Land Uses

Conflicting	LUS	No of Erven	Area (m ²)
Single Residential 2	Shop/Restaurant	3	3677,269635
	Hotel	2	2496,871744
	Office	23	26962,5449
	Home Enterprise	11	12473,34093
	Child Day Care	1	668,5067579
	Residential/Business	1	1147,643474
	Guesthouse	9	9866,464192
Single Residential 3	Hotel	3	3765,896733
	Office	3	4603,439735
	Guesthouse	2	2194,6655
Total		58	67856,6436

Legend

- Landmarks
- Reference Points
- Cadastre
- ▭ Structure Plan Boundary

Land Use Categories

Residential

- Dwelling House
- Town House
- Block of Flats
- Guest House
- Students House

Open Space

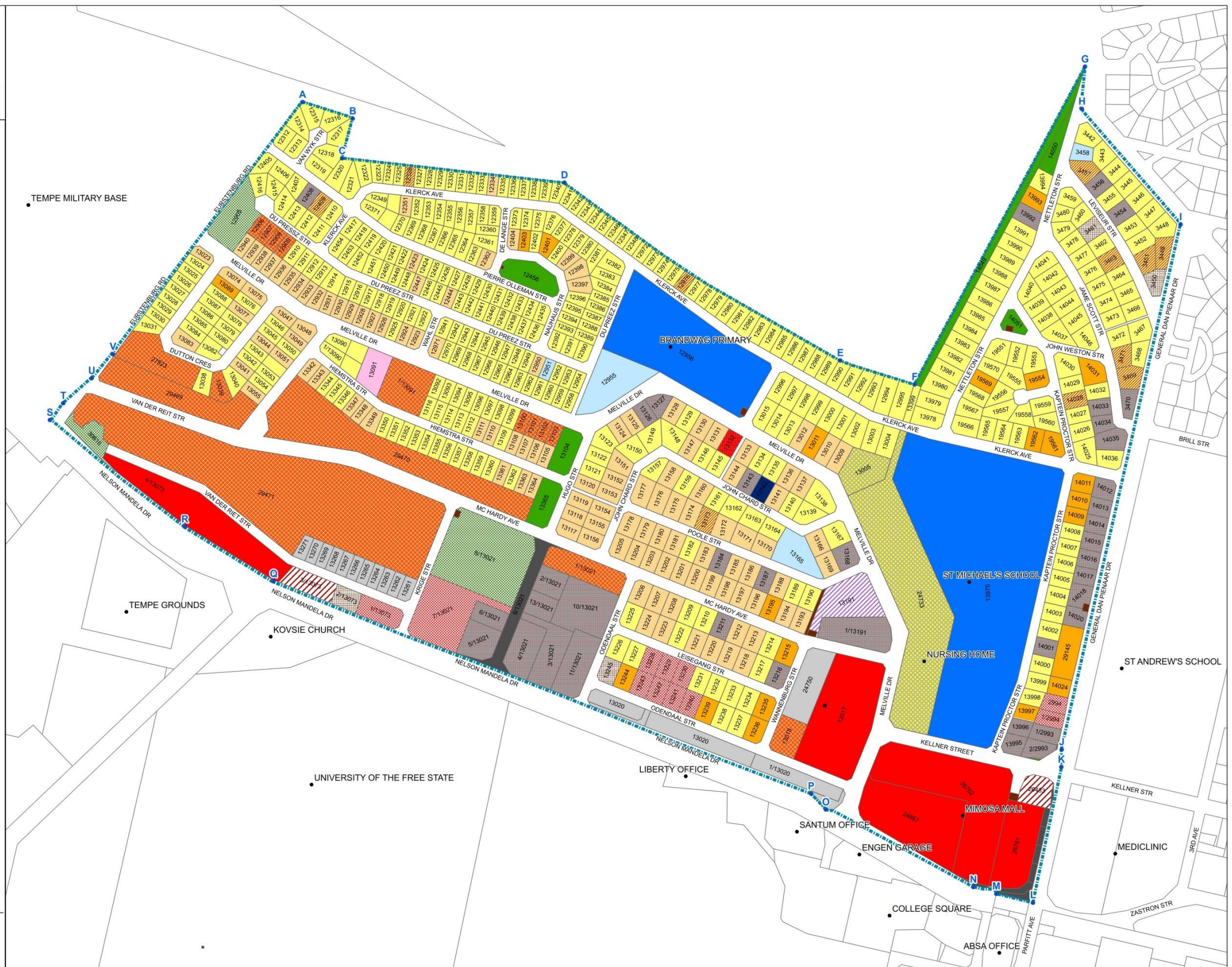
- Public Open Space
- Parks/ Recreational
- Parking

Social Amenities

- Health Care Centre
- Place of Worship
- Schools
- Day Care Centre
- Training Facility
- Infrastructure
- Road

Commercial Activity

- Mall/ Shopping Centre
- Shops/ Restaurant
- Filling Station
- Hotel
- Office
- Home Enterprise
- Residential & Business



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4 Emil Building
107 Zastron Street
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ONDERWERP	SUBJECT	BESKRYWING	DESCRIPTION	DAT	WYSIGING/REVISION	P/S	OPGEMEET SURVEYED	GETEKEN DRAWN	DATUM DATE	TEKENING Nr.	DRAWING Nr.	UITR.
THE AREA BRANDWAG SUBURBS AND SURROUNDING AREAS		Land Use Map						S Phiri	2017-01-31			
	AFDELING	DIVISION					ONTWERP DESIGN	NAGESIEN CHECKED	SKAAL SCALE	HOOF TEKENDIENSTE	HOOF STADSBEPLANNER	ALGEMENE BESTUURDER
	TOWN PLANNING						S Sekonyela	Dr Y Mashalaba	1:3 000	CHIEF DRAUGHTING SERVICES	CHIEF TOWN PLANNER	GENERAL MANAGER
										MMMSP-BW-4.1	1	ISS.

Legend

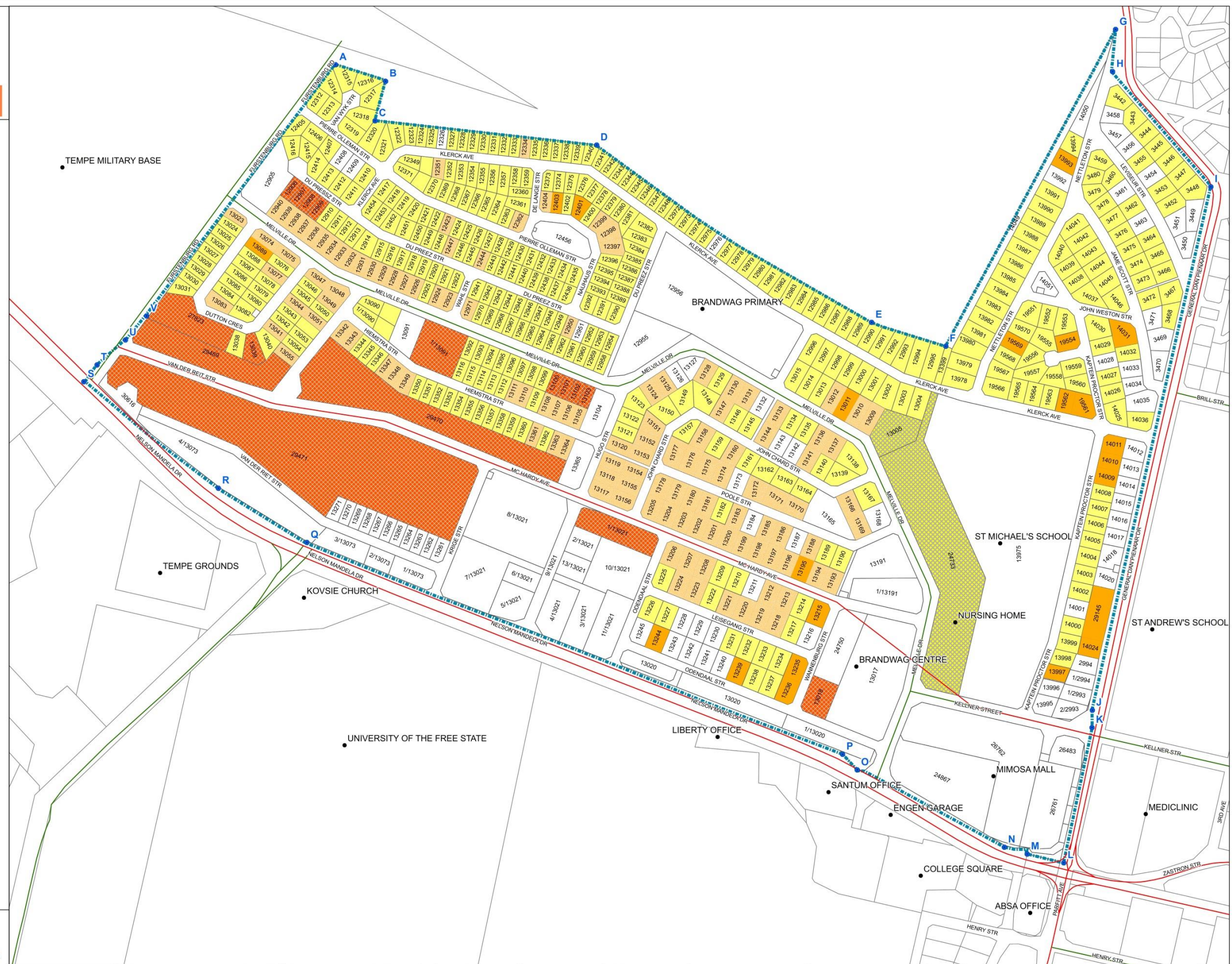
Road Classes

- Arterial Road
- Collector Road

Residential

Land Use

- Dwelling House
- Town House
- Block of Flats
- Guest House
- Students Dwelling



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10 years
4 Emil Building
107 Zastron Street
Bloemfontein
9300

ONDERWERP	SUBJECT	BESKRYWING	DESCRIPTION	DAT	WYSIGING/REVISION	P/S	OPGEMEET SURVEYED	GETEKEN DRAWN	DATUM DATE	TEKENING Nr.	DRAWING Nr.	UITR.
THE AREA BRANWAG SURBUBS AND SURROUNDING AREAS		BESKRYWING Land Use vs Residential Zoning						Dr Y Mashalaba	2017-01-31	MMMSP-BW-4.2		1
	AFDELING	DIVISION					ONTWERP DESIGN	NAGESIEN CHECKED	SKAAL SCALE	HOOF TEKENDIENSTE	HOOF STADSBEPLANNER	ALGEMENE BESTUURDER
	TOWN PLANNING						S Sekonyela	Dr Y Mashalaba	1:3 000	CHIEF DRAUGHTING SERVICES	CHIEF TOWN PLANNER	GENERAL MANAGER
												ISS.

Legend

Road Classes

- Arterial Road
- Collector Road

Commercial Activities

Land Use

- Mall/ Shopping Centre
- Shops/ Restaurant
- Filling Station
- Hotel
- Office
- Home Enterprise
- Residential & Business



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9300

ONDERWERP THE AREA BRANDWAG SUBURBS AND SURROUNDING AREAS	SUBJECT BESKRYWING Land Use vs Commercial Activities Zoning	DESCRIPTION DIVISION	DATE	WYSIGING/REVISION	P/S	OPGEMEET SURVEYED	GETEKEN DRAWN S Phiri	DATUM DATE 2016-01-31		TEKENING Nr. MMMSP-BW-4.3	DRAWING Nr. 1	UITR. ISS.
	AFDELING TOWN PLANNING					ONTWERP DESIGN S Sekonyela	NAGESIEN CHECKED Dr Y Mashalaba	SKAAL SCALE 1:3 000	HOOF TEKENDIENSTE CHIEF DRAUGHTING SERVICES	HOOF STADSBEPLANNER CHIEF TOWN PLANNER	ALGEMENE BESTUURDER GENERAL MANAGER	

Legend

Road Classes

- Arterial Road
- Collector Road

Open Space

Land Use

- Public Open Space
- Parks/ Recreational

Social Amenities

Land Use

- Health Facility
- Place of Worship
- Schools
- Day Care Centre
- Training Facility
- Infrastructure

Ecological

- 5mContours
- MOSS

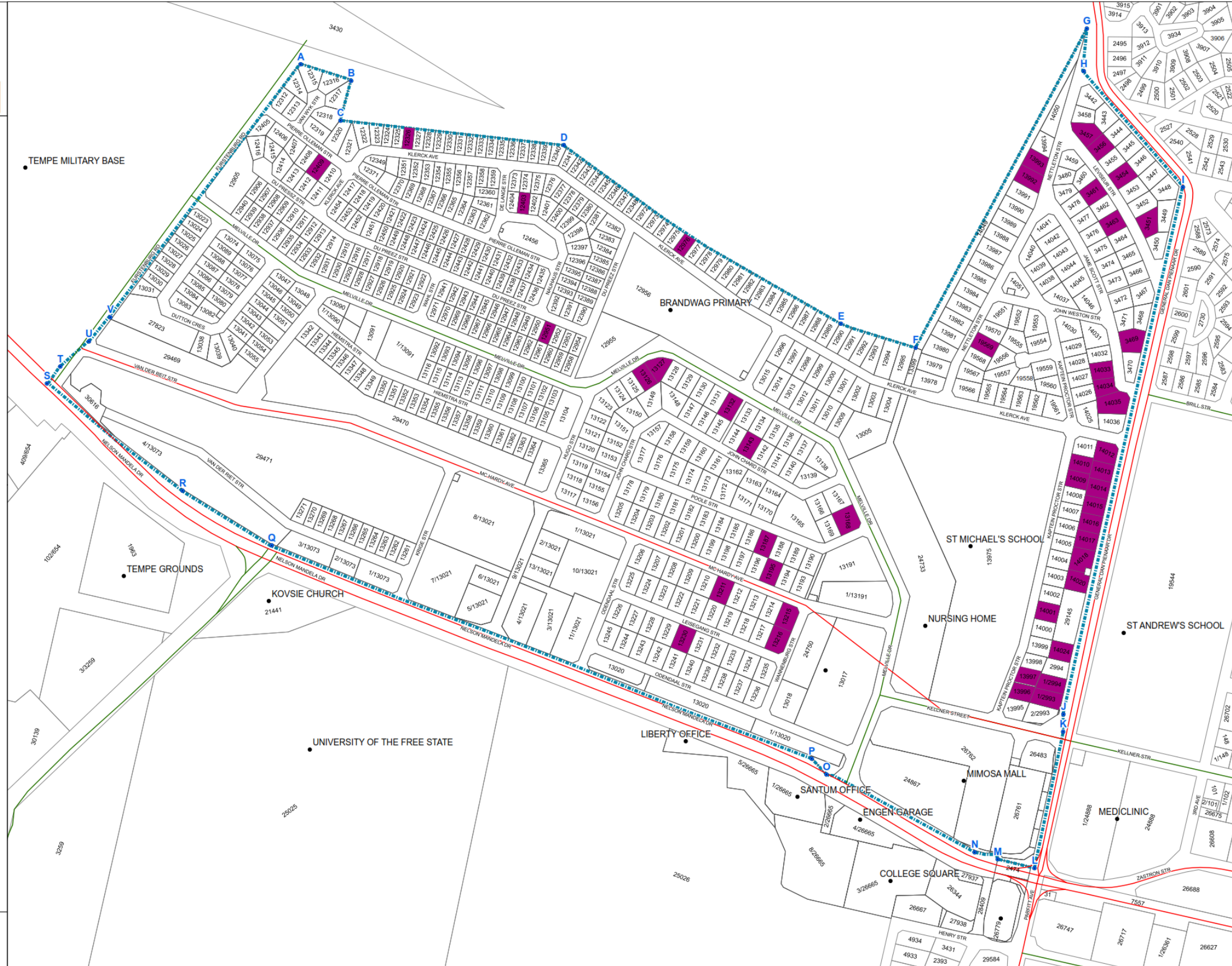


YB MASHALABA & ASSOCIATES CONSULTANTS
10 years
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Bloemfontein
9300

ONDERWERP THE AREA BRANWAG SURBUB AND SURROUNDING AREAS	SUBJECT BESKRYWING Social and Ecological Land Use Zones	DESCRIPTION	DAT	WYSIGING/REVISION	P/S	OPGEMEET SURVEYED	GETEKEN DRAWN S Phiri	DATUM DATE 2017-01-31	DRAWN	TEKENING Nr. MMMSP-BW-4.4	DRAWING Nr. 1	UITR. ISS.
	AFDELING TOWN PLANNING	DIVISION				ONTWERP DESIGN S Sekonyela	NAGESIEN CHECKED Dr Y Mashalaba	SKAAL SCALE 1:3 000	HOOF TEKENDIENSTE CHIEF DRAUGHTING SERVICES	HOOF STADSBEPLANNER CHIEF TOWN PLANNER	ALGEMENE BESTUURDER GENERAL MANAGER	

Legend

- Landmarks
 - Reference Points
- Road Classes**
- Arterial Road
 - Collector Road
- Cadastre
- Conflicting Land Uses
- Structure Plan Boundary



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ONDERWERP THE AREA BRANDWAG SUBURB AND SURROUNDING AREAS	SUBJECT BESKRYWING Conflicting Land Use Map	DESCRIPTION DIVISION TOWN PLANNING	DAT	WYSIGING/REVISION	P/S	OPGEMEET SURVEYED	GETEKEN DRAWN S Phiri	DATUM DATE 2017-01-31			TEKENING Nr. MMMSP-BW-4.5	DRAWING Nr. 1	UITR. ISS.
						ONTWERP DESIGN S Sekonyela	NAGESIEN CHECKED Dr Y Mashalaba	SKAAL SCALE 1:3 000	HOOF TEKENDIENSTE CHIEF DRAUGHTING SERVICES	HOOF STADSBEPLANNER CHIEF TOWN PLANNER	ALGEMENE BESTUURDER GENERAL MANAGER		

5 TRAFFIC IMPACT REPORT

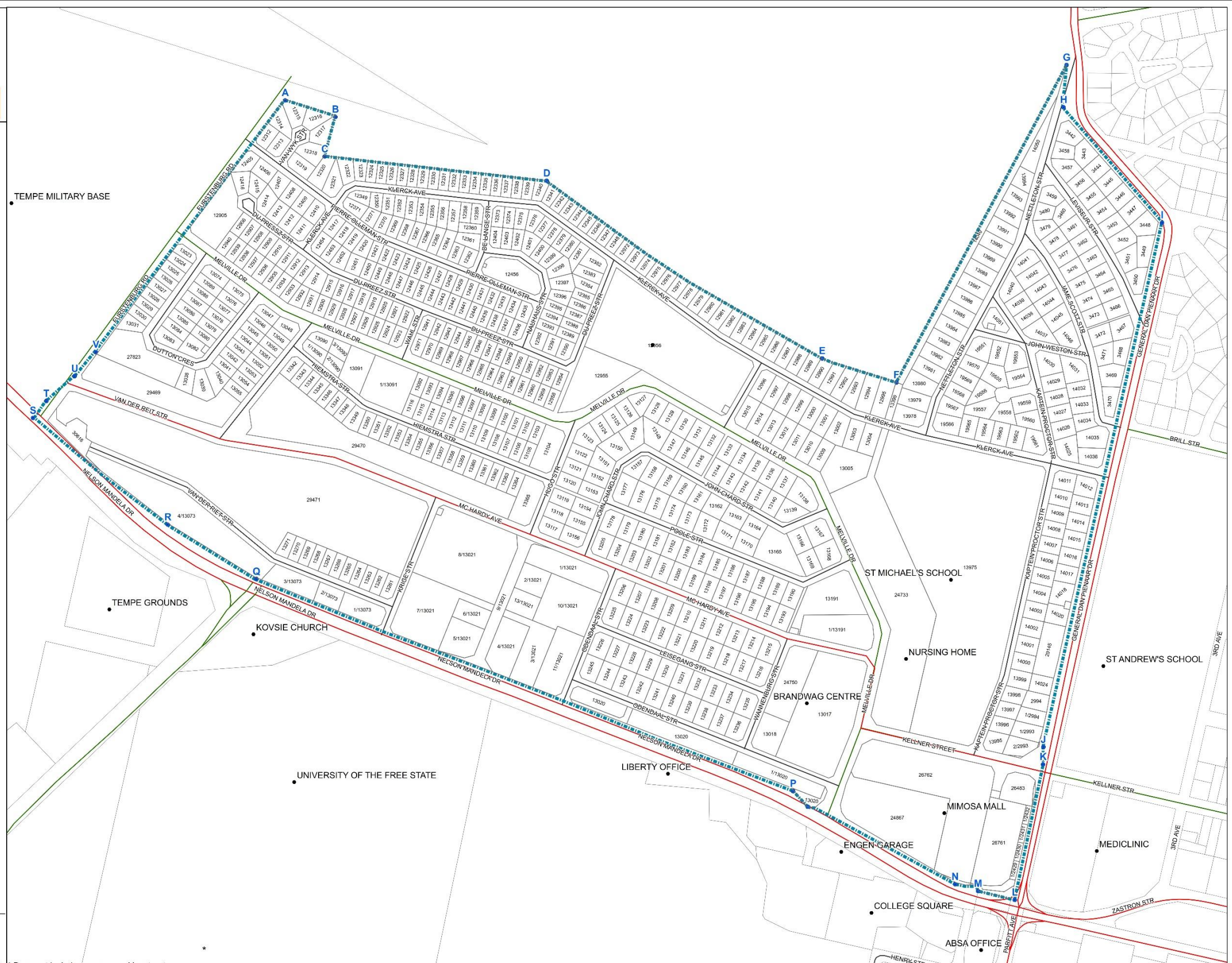
The traffic impact report is conducted to facilitate and provide a comprehensive analysis regarding the main road classifications as well as factors associated with traffic volumes in the area. Table 17 illustrates the traffic impact report conducted by the traffic engineer. Refer to **Annexure A** for a detailed report.

Table 17: Traffic Impact Report Progress. Source (KMA Consulting Engineers)

Traffic elements.	Progress
Roads Classification	Completed
Prevailing Traffic Condition	Completed
Public Transport Facilities	Completed
Planned Future Roads	Completed
Traffic Capacity Analysis	Completed
Access Management Plan	Completed

Legend

- Landmarks
 - Reference Points
- Road Classes**
- Arterial Road
 - Collector Road
 - Local Access Street
 - Cadastre
 - ▭ Structure Plan Boundary



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* Does not include area covered by streets

ONDERWERP THE AREA BRANDWAG SUBURBS AND SURROUNDING AREAS	SUBJECT BESKRYWING Roads Classification	DESCRIPTION DIVISION TOWN PLANNING	DATE	WYSIGING/REVISION	P/S	OPGEMEET SURVEYED	GETEKEN DRAWN S Sekonyela	DATUM DATE 2017-03-17	SKAAL SCALE 1:3 000	HOOF TEKENDIENSTE CHIEF DRAUGHTING SERVICES	HOOF STADSBEPLANNER CHIEF TOWN PLANNER	ALGEMENE BESTUURDER GENERAL MANAGER	TEKENING Nr. MMMSP-BW-5.1	DRAWING Nr. 1	UITR. ISS
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6 BULK SERVICES PROVISION

This part of the document deals specifically with how applications will be considered and approved to ensure the availability of bulk services within the structure plan area.

Table 18: Applications will be considered in terms of the following;

<ul style="list-style-type: none"> • Applications must be submitted in terms of the Land Use Management Act No 16. Of 2013 (SPLUMA) and the Mangaung Land Use Planning By-law.
<ul style="list-style-type: none"> • Services Level Agreement must be entered into between the Developer and the Municipality
<ul style="list-style-type: none"> • Bulk contributions must be effected in line with the Mangaung Bulk Infrastructure Contribution Policy

7 SYNTHESIS AND DISCUSSION

This section provides rationale for the desired spatial form in the Brandwag area. The section reads into two distinctive aspects namely:

1. The background and spatial activity of this Structure Plan area; as well as
2. The spatial objectives and the desired spatial form.

7.1 BACKGROUND AND SPATIAL ACTIVITY

Before proceeding with the objectives and guidelines for this structure plan, it is essential to outline the contributing factors to the change in the spatial form of Brandwag. Brandwag is a medium to

high income level suburb which is mainly characterised by residential land uses (dwelling houses, student dwellings, guesthouses and hotels), public facilities (schools, church and a health care centre) as well as business activities (Shopping Centres and a Mall). Brandwag is in close proximity to the University of the Free State, which has influenced change in the spatial form of the suburb. The residential land use component "dwelling houses" were spun into student dwellings (located mainly along McHardy Avenue, Melville Drive, Pool Street and John Chard Street) for the purpose of accommodating the continuous demand of affordable housing by the influx of students within the suburb.

Brandwag did not escape the emergence of offices, hotels and business premises more particularly along General Dan Pienaar Drive and Nelson Mandela Drive which are both the main arterial roads that link Brandwag to the rest of Bloemfontein. These land use transitions and developments influences traffic volumes, thus create congestion during peak hours, particularly along Kellner Street where an informal holding facility is situated. Road Expansions articulated in the Traffic Impact Report (Annexure A) addresses the traffic volumes in the area.

The overall transformation of Brandwag has seen the following:

- Increased student demand due to its close proximity to the University of the Free State;
- The provision of medium to high density subsidized housing;
- Provision of an office complex and emerging professional offices; as well as
- Emerging guesthouses and hotels.

The structure plan for Brandwag envisions a spatial integrated neighbourhood which promotes densification through the provision of affordable housing which can assist in addressing the housing demand in the suburb as well as the proposed Access Management Plan for properties located along the General Dan Pienaar Drive Traffic Impact Assessment (Annexure A) which can allow flexible traffic flow that also promotes safety and accessibility.

7.2 SPATIAL OBJECTIVES AND DESIRED SPATIAL FORM

The general objectives for Brandwag Structure Plan are as follows:

- To establish a sense of place and community within Brandwag;
- To create greater housing choice diversity and affordable places to live within the area;
- To create a diverse and vibrant Brandwag;
- To provide for local and regional employment and business activity;
- To provide efficient and better transport choices within Brandwag;
- To deliver accessible, integrated and adaptable community infrastructure for the area.

Table 19 details the spatial objectives of the structure plan and each specific location.

Table 18: Spatial Synthesis

Spatial Objective	Location
1. Retain the bulk of the structure plan area as dwelling houses	Properties located on the northern side of Melville Drive including Brandwag primary, ST Michael's School as well as properties located on Nettelton Street.
2. Strengthening of Mimosa and Brandwag centre as node with the provision of street expansion to cater for extra traffic (SDF).	Road expansion on the Melville Drive, McHardy Avenue and Kellner Street
3. Make provision for road extension (SDF).	McHardy Avenue linking from Kellner Street, running parallel in a westerly direction towards Furstenberg Road where it links up with Nelson Mandela drive

4. Make provision for a public transport facility.	Road Improvements along Kellner Street
5. Retain¹ for medium density student dwelling along Mc Hardy Avenue pending road expansion that can allow high density student accommodation.	Properties on McHardy Avenue
6. Retain the medium and high density residential dwelling houses.	Properties on the northern side of McHardy Avenue, between Hugo Street and Ferguson Street
7. Make provisions for economic development opportunities	General Dan Pienaar Drive
8. Medical Use Zone	Poole Street, John Chard Street
9. Maintain Open Space	Hugo Street, Furstenberg Road, Delange Street, and along Nettleton Street

The structure plan seeks to retain the bulk of land uses as residential in the form of (dwelling houses). However, the spatial form of the suburb has over the years indicated a rapid increase in the student population which created the need to strengthen infrastructure and roads in order to create capacity for the ongoing development trends within the suburb. The re-alignment of McHardy Avenue-Kellner to become an additional arterial road to the existing Nelson Mandela Drive will influence the traffic flow from neighbouring suburbs such as Langehoven Park, in which traffic will flow through Brandwag and towards Westdene. Since Brandwag is predominated by students and the spatial form of the suburb seeks to incorporate student accommodation, road safety measures should be embodied to accommodate walkability within the suburb.

¹ Refer to section 5.2 & map MMM-BW for more details

Provisions should thus be made to enhance safety for pedestrian crossing in both McHardy Avenue and the Nelson Mandela Drive, for the purpose of allowing flexible movement of both pedestrian (main movement patterns traced to: University of the Free State, Bloemgate and Mimosa Mall) and also taking into account the traffic flow on Melville Avenue which is mainly influenced by the Brandwag Primary School and Saint Michaels Schools for Girls.

8 STRUCTURE PLAN

This section comprises of three parts regarding the Structure Plan namely; Conditions, Use Zones and Development Parameters. These parts seek to give effect to the spatial objectives detailed in Section 7.2.

8.1 STRUCTURE PLAN CONDITIONS (SPC)

Although the Brandwag Structure Plan is drafted based on the Use Zones in the Bloemfontein Town Planning Scheme, there has been an addition of Structure Plan Conditions. The purpose of Structure Plan Conditions is to provide a description on the manner in which development should occur for specific zonings. Table 20 details the Structure Plan Conditions, their description as well as corresponding Use Zones.

Table 19: Structure Plan Conditions

Structure Plan Conditions (SPCs)	Description	Corresponding Use Zone
SPC: Access Management²	Properties should either provide service road for access or access be provided from the back-opposite erf. This is to avoid access from high order roads (i.e. General Dan Pienaar). A road reserve of 3m should also be provided along Dan	Restricted Business 2

² The proposed Road Improvement is detailed in the Traffic Impact Assessment (Annexure A)

	Pienaar, to cater for the service road.	
SPC: Restricted Business 2	Secondary land uses will only be applicable in the areas earmarked for <i>Restricted Business 2</i> .	Restricted Business 4
SPC: Pending Infrastructure Upgrading	Residential Properties (located along Mc Hardy) should gradually develop to medium and high density residential development (Student Accommodation) pending the upgrading of bulk and road infrastructure	Student Housing

8.2 STRUCTURE PLAN USE ZONES

The Brandwag Structure Plan is characterised by 6 Use Zone which includes;

- Medical Use Zone;
- Open Spaces
- Restricted Business 2;
- Restricted Business 4;
- Student Housing and
- Single Residential 3.

There are certain areas that reflect 'No Change' within the structure plan. These are the areas that have Use Zones that will remain the same. Table 21 below depicts the Structure Plan Use Zones; description; location; as well as SPCs.

Table 20: Structure Plan Zones

Land Use Categories	Description /Definition	Location	SPC
Medical Use Zone	Medical Facilities used for doctors consulting rooms	John Chard Street	NONE
Open Space	Parks and Recreation	Hugo Street, Furstenberg Road, DeLange Street and along Nettleton Street	NONE
Restricted Business 2	Buildings used for administration and functioning of a professional practice and building mainly used as a tourist facility providing both temporary residence and meals	General Dan Pienaar, which can be accesses from Kaptein proctor Street, James Scott Street and Levisour Street	SPC: Access Management
Restricted Business 4	Residential Buildings (i.e. retirement resorts, town houses, group housing - allowable erf size for these high-density developments will not be less than 4000m ² , guest houses and dwelling house); Offices; Professional Services/Practices (Medical, Veterinary, Financial, Engineering, Quantity Surveying, Architectural etc.); Step down or frail facilities; Educational related uses (e.g. afternoon classes); Arts studios (e.g. graphic designs, dance etc.); Massage parlor, beauty spa and hair salons; and low-order Service Industries (i.e. dress maker/needle worker, repairs to computers and similar electronic devices). In this zoning no shops i.e. buying/selling/loading/off-loading of merchandise and restaurants will be permitted.	General Dan Pienaar, which can be accesses from Kaptein Proctor Street, James Scott Street and Levisour Street	Restricted Business 4 will be applicable in areas earmarked for Restricted business 2
Student Housing	Student dwellings for permanent or seasonal residence in the form of student housing (Student Accommodation pending infrastructure upgrade)	North of Leisegang Street and South of Poole Street	SPC: Pending infrastructure
Single Residential 3	Dwelling Houses and Guesthouses	South of Leisegang Street and North of Stapelberg Street	NONE

8.3 STRUCTURE PLAN PARAMETERS

The Structure Plan Zones for Brandwag Area are as follows:

- Medical Use Zone;
- Restricted Business 2;
- Restricted Business 4;
- Student Housing and
- Single Residential 3.

There are certain areas that reflect 'No Change' within the structure plan area. These are the parcels whereby there is no assigned use to them except the zoning as per Bloemfontein Scheme. Table 22 displays the Structure Plan Zones, description, location as well as rationale. For a detailed illustration, refer to Map **MMMPS-BW-8**.

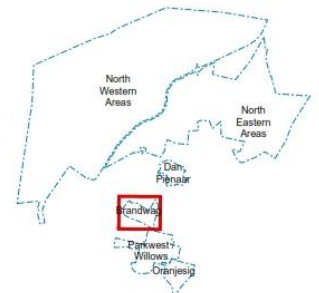
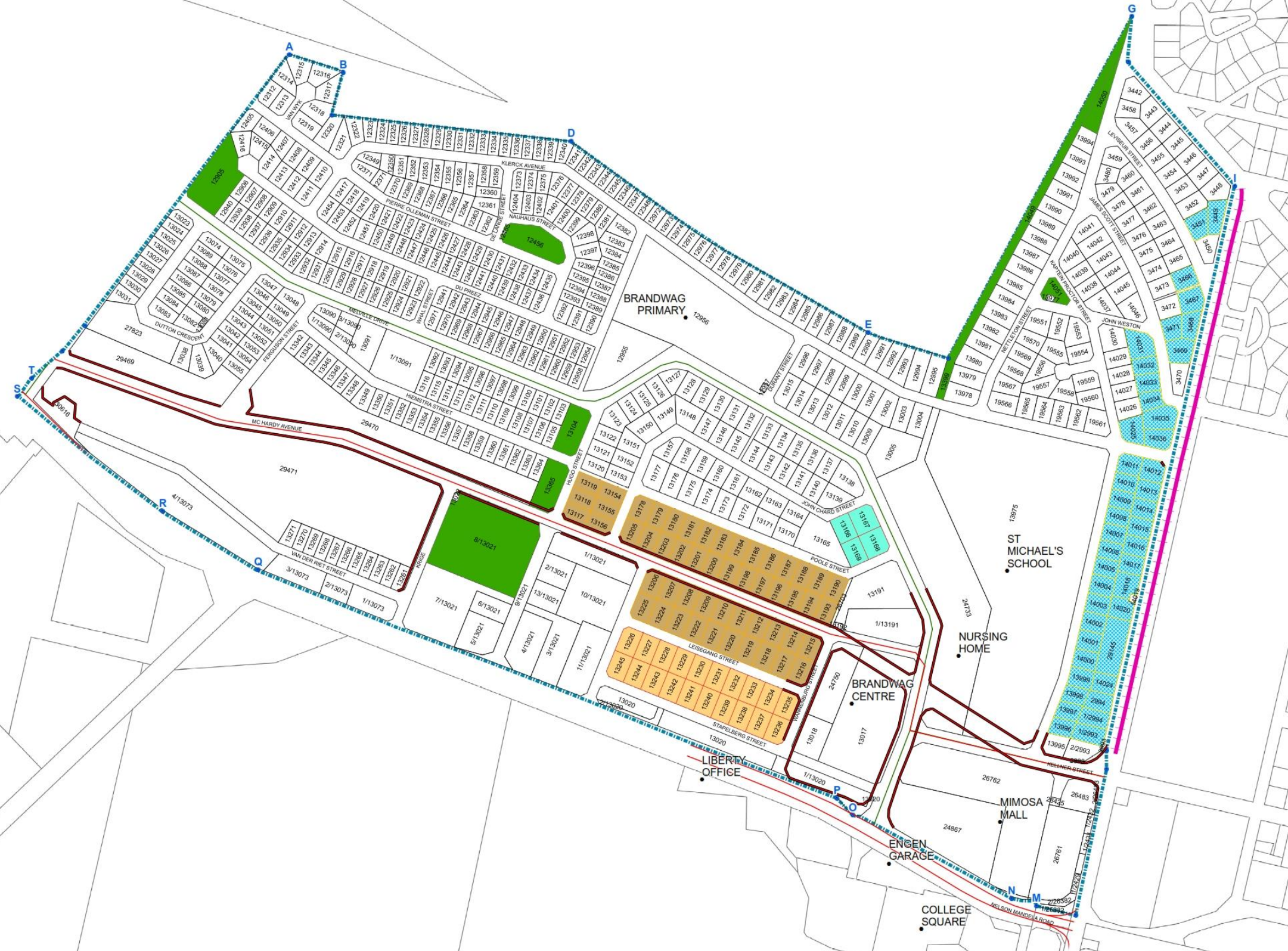
Table 22: Structure Plan Zones

Structure Plan Zones	Development Parameters				
	Land Use	Height	Coverage	Bulk	Parking Requirements / Building Lines
Medical Use Zone	Medical Uses	2 Storeys	50%	No Restrictions	6 spaces/100m ² 7m from the street
Restricted Business 2	Offices Guesthouses	1 Storey	75%	No restrictions	2,5 parking spaces/100m ² GLA with a minimum of 4 parking spaces 7m from the street
Restricted Business 4	Residential Buildings Offices Professional Services/Practices Step down or frail facilities Educational related uses Art studios Massage parlour, beauty spa and hair salons Low-order service industries	2 Storeys	50%	1	4 spaces/100m ² GLA 7m from the street
Student Housing	Student Accommodation	22 meters (not more than 6 storeys)	50%	No Restriction	0.6 space per bed 7m from the street
Single Residential 3	Dwelling Houses Guesthouses	2 storeys	50%	0.66	1.0 to 1.5 space/unit and 0.5 additional space for visitors 1 parking bay/bedroom 7m from the street



LEGEND

- Landmarks
- Reference Points
- Access Management Plan
- Road Improvement
- Road Classes**
- Arterial Road
- Collector Road
- Student Housing (Pending Infrastructure Upgrading)
- Medical Use Zone
- Open Spaces
- Restricted Business 2 (Access Management)
- Single Residential 3
- No Change
- Structure Plan Boundary



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 9300
 (2004 - 2014)
 Unleashing Development Opportunities

ONDERWERP	SUBJECT	BESKRYWING	DESCRIPTION	DAE	WYSIGING/REVISION	P/S	OPGEMEET SURVEYED	GETEKEN DRAWN S Phiri	DATUM DATE 2018-04-16			TEKENING Nr.	DRAWING Nr.	UITR.
THE BRANDWAG SUBURB AND SURROUNDING AREAS.		FINAL STRUCTURE PLAN										MMMSP-BW-8		1
	AFDELING	DIVISION					ONTWERP DESIGN S Sekonyela	NAGESIEN CHECKED Dr Y Mashalaba	SKAAL SCALE 1:3 500	HOOF TEKENDIENSTE CHIEF DRAUGHTING SERVICES	HOOF STADSBEPLANNER CHIEF TOWN PLANNER	ALGEMENE BESTUURDER GENERAL MANAGER		ISS.

9 IMPLEMENTATION PLAN

9.1 PURPOSE

The purpose of this section is to:

Provide guidelines and regulations for the spatial form for the Structure Plan Area in terms of spatial planning and land use management;

Provide law and order which regulates how land use management is ought to be carried out;

Establish the roles of the municipality in monitoring, coordination and review of the municipal structure plan. Promote consistency and uniformity regarding land use applications procedures for the purpose of conforming to the regulations set out in the structure plan;

Promote the principles and standards of Spatial Planning and Land Use Management Act; and

Provide the municipal council with the power in matters connected with the approval of land use applications together with traffic impact studies and Environmental Impact Assessments.

9.2 PREAMBLE

WHEREAS the change in demographic patterns of Mangaung has dramatically change the spatial form and the landscape of former residential suburbs

AND WHEREAS there are property owners who do not comply with zoning regulations as set out in the Bloemfontein Town Planning Scheme

AND WHEREAS there is a continued change in the urban landscape which influences the need for land use amendments based on-

- Housing demand
- Accessible amenities
- Adequate infrastructure
- Economic development; and
- Environmental protection

AND WHEREAS there are various laws governing spatial planning which property owners do not comply with

AND WHEREAS there is no space for further development in urban areas;

AND WHEREAS the municipality is obliged to provide an environment within which development have to take place in order to realize the constitutional mandate

AND WHEREAS it is the municipality's responsibility to ensure-

- Spatial Planning and Land Use Management principles are embodied to promote social and economic inclusion;
- Maintain economic development and enhance the provision for affordable housing; as well as
- Compliance with zoning laws and land use regulation guidelines become effective;

BE IT THEREFORE APPLICABLE by the Municipal Council of Mangaung Metropolitan Municipality as follows:

9.2.1 NO CHANGE

Properties that are depicted under the category of 'No Change' in the Structure Plan (refer to **Map MMMSP-BW-8**) should –

- (1) Not change in terms of zoning, as indicated in the Zoning Map (**Map MMMSP-BW-5.1**), with –
 - i. Land Uses that comply with the Bloemfontein Town Planning Scheme; and
 - ii. Meet the density requirements outlined in the Bloemfontein Town Planning Scheme.
- (2) Upon amendment of the Structure Plan, change zonings. However –
 - i. Correct land use application processes should be followed;
 - ii. Proposed changes should be in alignment with the amendments of the Structure Plan.

9.2.2 ROLE OF MUNICIPALITY

Upon the adoption of the Brandwag Structure Plan the municipality should –

- (1) Offer a grace period for property owners that have land uses that do not comply with the zonings prescribed in the Bloemfontein Town Planning Scheme to either lodge land use applications or change the land uses to those permitted by the Bloemfontein Town Planning Scheme.
- (2) Thereafter, conduct periodic land use surveys to determine –
 - i. The properties that have land uses that are not complying with the respective zoning; and
 - ii. The properties that do not meet the density requirements as prescribed in the Bloemfontein Town Planning Scheme.
- (3) Issue alleviation measures such as fines, to any property owners that have land uses and/or parameters that are not in compliance with the Bloemfontein Town Planning Scheme.
- (4) Conduct periodic review of the structure plan, subject to changes in the SDF. The reviews will ensure that the Brandwag Structure Plan is always aligned to the spatial vision of the municipality.

9.2.3 LAND USE COMPLIANCE

All the owners of properties that have –

- (1) Land uses that do not comply with the zonings as prescribed in the Bloemfontein Town Planning Scheme should –
 - i. Lodge land use applications to the Mangaung Metropolitan Municipality in terms of Chapter IV of the By-Law relating to Municipal Land Use Planning, and receive consent for those requirements (should the applications be approved); or
 - ii. Change land uses on site to comply with the prescription in the Bloemfontein Town Planning Scheme.

- (2) Densities that do not comply with the density requirements as prescribed in the Bloemfontein Town Planning Scheme should –
- i. Lodge land use applications to the Mangaung Metropolitan Municipality, in terms of Chapter IV of the By-Law relating to Municipal Land use Planning, and receive consent for those requirements (should the applications be approved);
 - ii. Change the densities on site comply with the prescription in the Bloemfontein Town Planning Scheme.

9.2.4 BULK SERVICE CONTRIBUTION

- (1) Typical development actions, i.e. Rezoning, Removal of Restriction, etc., should be conducted in accordance to the Bulk Civil Service Contribution Policy of Mangaung Metropolitan Municipality as prescribed by section 49 of SLUMA Act 16 of 2013.

9.2.5 APPLICATION PROCEDURES

All land development applications should-

- (1) Be done in terms of the in terms of Chapter IV of the By-Law relating to Municipal Land use Planning

9.2.6 COMMUNITY PARTICIPATION

Before the municipality adopts revised structure plan, the municipality should –

- (1) Follow the processes for community participation outlined in chapter 4 of the Municipal Systems Act (Act No. 32 of 2000).

9.2.7 SHORT TITLE

This regulation is called **Brandwag Area Structure Plan**

9.2.8 COMMENCEMENT

This regulation comes into force and effect on the date it is adopted by the Mangaung Metropolitan Municipality.

10 CONCLUSION

The application of the concepts stipulated in section 8 on the Draft Brandwag Structure Plan could have the following successes;

- The control of unplanned and uncontrolled development and the redirection of this into suitable locations which will be advantageous for all;
- The appropriate location of land uses in combination with each other in corridors and nodes which will provide sustained investment from both the private and public sector;
- The encouragement of feasible public transport system along the corridors as well as;
- The integration of the marginalised parts of the study area with the functioning whole through the provision of good linkages and compatible land use allocations.