Lion Park (Panel 2)

Integrated Mixed-Use Housing Development

Key Strategic Objectives:

Movement assessment: Access 10 and from the site is via the provincial network of Gauleng. Roads bounding the site are currently undergoing upgrade to cope with traffic flows. Public Transportation (SRT) has no current implementation plans to the location of Lion Park.

Activity Spines: Access to economic development and a vibrant urban environment will necessitate for planned activity spines. The activity spines will create competitiveness between SSME's by facilitating access to premises, trading stalls, finance and support. Activity spines and related business opportunities shall be placed close 10 public transport hubs and link activity nodes. Transport Orientated Development: Taxi ranks shall support mixed use centres and be located centrally to allow for ease of walking for commuters.

Pedestrian friendly environment: Precincts shall encourage pedestrian movement. High
density low rise row housing grouped along narrow roads creates a sense of place within the public street. Public amenities and public open space within a core of RDP housing will offer ease of pedestrian access.

**Design of Streets:** The design of streets is seen as critical to the success of 'place making'. Streets within neighbourhoods of small houses become spaces for living. Social space for children to play and encourage interaction between neighbours. The pedestrian orientated roads open into public courts, parks and squares. The Woonerf concept of road ways shared with public active spaces adds variety
and excitement to a backdrop of simple buildings. Building on corners emphasise the
openings into streets with corners occupied by different uses such as a corner shop. Neighbourhood streets shall be planted with trees, defining edges and creating shaded
canopies. Seating and threshold spaces off streets define privacy gradients into houses and public buildings.

**Mixed-Use Nodes**: It is envisioned that mixed use nodes become the core to each
precinct. The civic node will include civic! municipal buildings, transport rank, public
square, informal and formal trading with a residential component on first floor level. Community nodes within the re sidential precincts will contain centrally placed parks that are defined with flanking social and community buildings with small convenient shopping. Parks will become shared with churches, clinics, community centres and row housing. Mixed uses encourage a work live environment encouraging convenient pedestrian movement between uses.
The dignity for low income communities to inhabit positive urban environments with safe well designed public space and amenities within the neighbourhood will ensure an ownership and pride of place.

![Urban Morphology](image)

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**Urban Morphology**

The proposed development is bounded by provincial roads to the west and the south. The existing wetlands to the north define the developments northern edge.

**Natural features**
The Ecological and Wetland Assessment encompasses the following: • Red Data Species evaluation;' Identification of all plant communities on site; • Site evaluation in terms of