

PART 4 - KEY FINDINGS AND CHALLENGES

1. General Assessment

The assessments in sections 2 and 3 resulted in the following findings:

- Rosebank is located within the core economic area of the province.
- The area has good economic growth prospects.
- A adequate mix of uses exists in the node
- The node has good global accessibility and linkages to other nodes and commercial activities
- There is a high level of local and urban management within the boundaries of the CID
- Some tourist attractions do exist
- More effort should be spent to create a quality public environment across the node
- In terms of the PSDP there is a need for prioritised fixed investment
- Through planning and management there is the opportunity to establish viable public transport
- Investigate appropriate land management mechanisms
- The node needs improved pedestrian links
- Congestion occurs on the outer movement lines
- Electricity infrastructure capacities need to be monitored
- The aging infrastructure will need investment
- Ensure that redevelopment does not go unchecked

- There is concerns regarding degeneration in some parts of the node
- There is a need to protect the mobility function of major arterials
- Ensure shared and inclusive economic growth
- Protect and develop green spaces and identify potential open spaces
- The Gautrain/BRT will result in more economic growth
- Develop places that is easy to get through and move through
- The current pedestrian environments need upgrading.

2. Goals and Objectives

In order to clarify the goals that will address the key issues and the purpose of the Rosebank Urban Development Framework, an adapted Goal Grid has been completed. It highlights issues and situations that should be achieved, preserved, avoided or removed. For example if there is a certain state or situation that Rosebank wants but does not have, it is something to be achieved. On the other hand, if there is some development condition which Rosebank has but does not want, it should be removed. This Goal Grid is illustrated in Table 10 on the following page.

Table 10: Goal Grid

Does Rosebank have it?	No	Achieve <ul style="list-style-type: none"> ▪ Quality public environment ▪ Prioritised fixed investment ▪ Viable public transport ▪ Appropriate land management mechanisms ▪ Better pedestrian links ▪ The development and management of green spaces ▪ Promote and develop the identity of the node and surrounding areas ▪ Land use and transportation integration ▪ Appropriate mix of uses ▪ Appropriate transportation management mechanisms ▪ Contain and intensify the node ▪ Create a recognisable centre ▪ Adequate community facilities 	Avoid <ul style="list-style-type: none"> ▪ Non delivery on expectations ▪ Over development ▪ Current zoning mechanisms prohibiting the creation of a quality pedestrian environment ▪ Unchecked development
	Yes	Preserve or Review <ul style="list-style-type: none"> ▪ Economic growth ▪ Mix of uses ▪ Good global accessibility ▪ Local urban management - CID ▪ Tourist attractions ▪ Existing educational facilities ▪ Ensure adequate service and infrastructure provision 	Remove <ul style="list-style-type: none"> ▪ Degeneration ▪ Separated parts ▪ Congestion ▪ Maintenance hotspots
		Yes	