

**LAND USE PROGRAMME: URBAN DESIGN FRAMEWORK**

- Phase 1: residential, with commercial neighbourhood hub (under construction) APPROVED PLAN OF SUBDIVISION
- Phase 2: residential, with community centre and creche (under construction) APPROVED PLAN OF SUBDIVISION
- Phase 3: residential (44du/ha)
- Phase 4: residential (37du/ha) and commercial local hub
- Phase 5: residential (44du/ha)
- Phase 6: residential (30du/ha) and Primary School
- Phase 7: residential (72du/ha), commercial and access to station
- Phase 8: 2 x high schools, 1 x primary school

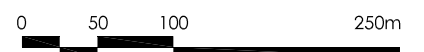
**KEY:**

- Site Boundary
- Phases 1 & 2 (under construction)
- Phases (3-8) Proposed Bardale Village Development
- Major access points to residential
- Proposed Pedestrian accesses across future railway line
- Movement network
- Proposed commercial development
- Blue Downs Station

- Hs Secondary School
- Ps Primary School
- SF Sports Facility
- PO Post Office
- low lying areas/retention ponds
- pedestrian access points to residential
- R religious institution
- s Creche/daycare
- CC Community Facility
- PS Police Station
- L Library

**FIGURE 4.1: PROPOSED DEVELOPMENT FRAMEWORK & LAND USE PLAN**  
(revision 19 August 2010)

Scale 1: 5 000 @ A3



BARDALE VILLAGE - PHASES 3 TO 8  
(Erven 20733 & 7584, Blue Downs)

REZONING APPLICATION

NM & ASSOCIATES PLANNERS AND DESIGNERS



SEPTEMBER 2008