

## 3.0 CONCEPTUAL STATEMENT

This section deals in brief with the theoretical underpinnings of the approach adopted in formulating development proposals to address some of the key problem areas identified in Mdantsane and Potsdam.

### 3.1 GOALS AND OBJECTIVES

At the outset, it is important to clarify the Goals and Objectives which are guiding the exercise to formulate adequate and suitable proposals for (land) development actions in Mdantsane and Potsdam over the next five (5) year period.

The following applies:

#### GOAL OF THE STUDY

**To provide guidelines for future physical development actions in the areas of Mdantsane and Potsdam which would facilitate an improvement in the general quality of life of residents of these areas and enable their future development as sustainable urban areas in accordance with principles set out in the Development Facilitation Act (Act 67 of 1995)**

As with most goals set for physical planning exercises, the above goal is general in scope. Of note, however, is the specific reference to the general principles set out in Chapter 1 of the Development Facilitation Act (Act 67 of 1995) as well as the use of the key term sustainability. These are important informants for planning in the Mdantsane/Potsdam area.

#### OBJECTIVES OF THE STUDY

1. **To identify key development issues with regard to the basic needs of the residents of Mdantsane and Potsdam for:**
  - **appropriate shelter (housing)**
  - **access to adequate services**
  - **access to areas of opportunity for employment;**
  - **access to a range of supportive social, commercial and recreational facilities.**
2. **To identify key development actions which would address these issues in a manner which would facilitate development to meet the overall Goal of integration and consolidation of the urban environment.**
3. **To programme and prioritise these development actions to ensure development occurs in a sustainable and economically viable manner, in line with the General Principles of the DFA.**

### 3.2 LEGAL/POLICY FRAMEWORK

To ensure alignment of the proposals to be formulated in this Development Plan with the primary legislation guiding land development, the Development Facilitation Act, the general principles for land development planning set out in Chapter 1 of that Act are taken as basic guidelines. In summary, these are:

#### SUMMARY OF THE PRINCIPLES IN CHAP.1 OF THE DEVELOPMENT FACILITATION ACT

##### All laws, policies and administrative practices affecting land development should:

Facilitate the development of both new formal and existing informal settlements: there is therefore no bias in favour of any one sort of development and no individual community or group in an area can claim preferential treatment without a good reason.

Discourage land invasions without ignoring the reality and history of informal land development processes.

Promote efficient and integrated land development that, among other things: integrates rural and urban areas, integrates poor and rich, black and white areas in towns and cities, and integrates different land uses rather than keeping them strictly separate.

Discourage urban sprawl and contribute to more compact cities.

Make maximum use of all available resources and avoid duplicating existing infrastructure and services.

Promote development of housing and work opportunities near to each other, and encourage environmentally sustainable practices and processes.

Be clear and easily understood - they should also provide guidance and information to people in or affected by the land development process, rather than simply trying to control the process and the people.

##### Promote sustainable development that:

Is within the fiscal, institutional & administrative means of the country.

Establishes viable communities.

Protects the environment.

Meets the basic needs of all citizens in an affordable way.

Ensures the safe use of land.

Taking these principles as the lead, it is clear that the emphasis of all future planning in the study area must be to achieve as far as possible corrective action with regard to the current shortcomings in the area as outlined in the previous chapter.

Specifically, as noted above, a number of aspects related to the historical development of the study area directly contributed towards shortcomings of the Mdantsane/Potsdam urban fabric. The predominantly dormitory function of the study area, to date, represents a sterile, inefficient and monotonous environment, which lacks the benefit to its residents which would normally be obtained from a multi-functional self-sustaining urban system. Moreover, in addition to the general problems of housing shortages and inadequate access to financing for housing, the Mdantsane/Potsdam area, being situated on the urban fringe of East London, is also isolated from the central cultural and social facilities, higher order sporting facilities and employment opportunities offered in the central urban area of East London. Inadequate access routes and transport systems further contribute to the isolation of the study area.

**The above situation generates a number of obvious needs within the resident communities in the area. Most obviously, these needs include:**

- The need for additional housing developments in the general area, to accommodate the estimated shortfall of some 16 500 units;
- The need for improved access for residents to basic urban goods and services, including community and cultural facilities, educational institutions, social welfare institutions, and shopping and work opportunities; and
- The need for improved levels of access to and from the Mdantsane/Potsdam area in recognition of the fact that the area is likely to remain a functional sub-urban area within the developing urban metropolitan area of Greater East London;

*However, the policy directive made explicit in the General Principles of the Development Facilitation Act caution that in devising solutions to meet these needs, responsible authorities are legally required to proceed in a manner which would facilitate a change in the underlying circumstances of disadvantaged communities such as in Mdantsane and Potsdam. In short, it is essential to attempt to address the problems and needs of communities residing in the study area in a way which would, over time, correct at least some of the structural problems which are factors in maintaining the socio-economically costly features of life for most residents in the study area.*

### 3.3 DEVELOPMENT PLAN PRINCIPLES

In terms of the foregoing, the following are noted as fundamental development principles guiding the formulation of proposals in the study area:

#### Key Development Principles

- **INTEGRATION**
  - **Emphasise Movement Corridors (MELD)**
  - **Upgrade link roads to Railway Stations**
  - **Sidewalk Development**
- **URBAN CONSOLIDATION**
  - **Development of Identified Nodes**
  - **Mixed Land Use at Nodal Points**
  - **Support Increased Residential Densities**
  - **Develop a Range of Housing Types (including Rental)**
- **SUSTAINABILITY**
  - **Develop appropriate housing in new and existing (informal) areas**
  - **Develop supportive facilities (schools, clinics, sportsfields etc.) to create more multi-functional urban environment**
  - **Develop appropriate (affordable) level of infrastructure to enable housing and associated development**
  - **Focus on environmental considerations**
  - **Support Urban Agriculture initiatives**

Within the framework of these Principles, the Development Plan will seek to identify the appropriate means to achieve:

Adequate housing provision to accommodate both the current backlog as well as future demand in appropriate localities and in an appropriate form.

Adequate provision of social and economic infrastructure to bring about a multi-dimensional, more diverse urban fabric.

Integration of the study area with the wider metropolitan area through improved accessibility.

Densification of urban fabric where possible in order to limit urban sprawl.

Rationalisation of land tenure to assist in the creation over time of a normalised land market based on asset values of land.