

# 10. Development Scenarios

## 10.1 Alternative Development Scenarios

Given the general development philosophy and planning strategy as discussed in chapter 9, alternative scenarios for development can be outlined. These will be based on a population development as calculated and forecasted in chapter 5 and summarized in the table below.

**Table 7 : Population Estimates for Urban and Rural Areas**

Population estimates with high HIV/Aids component	CUP Planning Area	Urban Areas	Rural Areas
1996	271 000	149 000 (55 %)	122 000 (45 %)
2000	317 000	174 000 (55 %)	143 000 (45 %)
2011	430 000	247 500 (65 %)	182 500 (35 %)
2021	462 000	268 000 (65 %)	193 000 (35 %)

The expected growth of the urban population within the King William's Town planning area is estimated to require about 2 000 housing units annually during the first ten years, including the present backlog. During the subsequent ten years, the average housing demand will dramatically decrease to about 400 per year. This is mainly due to the projected impact of HIV/AIDS, however partly compensated by in-migration from areas elsewhere in the Province and South Africa. For rural areas about 8-900 houses per year will be needed over the first ten years.

Looking over the first ten years period, the issue at stake will be where to locate this urban growth, in order to meet agreed goals and objectives, promoting sustainability, and at the same time recognise the limitation in available resources.

A properly carried out planning process is characterised by sequences of stages for identification, review and assessment of alternative development options and scenarios, to be evaluated against agreed goals and objectives. Their potential for sustainability, in particular related to social, economic and environmental development, are additional aspects to be carefully screened using an integrated approach. The advantage of having alternatives scenarios for review and consideration is that it provides a wider basis for discussions on optional ways and means to meet and fulfil agreed goals and objectives.

Within the framework of the elaborated planning strategy two alternative development scenarios, A and B, basically related to the development of *urban areas* are outlined for consideration. It should be noted that the presentation of these two alternatives focuses on the spatial aspects, while the analysis of the consequences also includes non-spatial considerations.

### 10.1.1 Scenario A

Scenario A is schematically illustrated on the maps on the following pages. The most salient features of this scenario is related to housing and transportation:

- all eight to nine urban communities of the planning area receives their proportional share of the expected expansion of housing
- improved public transportation based on modern bus services from Berlin to the Central Business District via Ilitha, Ndevana, Phakamisa and Zwelitsha, and further to Dimbaza;

A more detailed picture of the Scenario and its spatial implications is also given on the maps on the following pages. As can be seen from the detailed map, significant housing will be provided over the next ten years in both Ilitha, Ndevana, Phakamisa, Ginsberg, Dimbaza and Bisho, as well as to a certain extent in and around King William's Town Proper. Ndevana and Kwatshatshu will also get their share in terms of densification and in-filling of the existing areas, while still maintaining the pattern of relatively large plots, to accommodate for back yard farming.

Economic development nodes are also identified in each of the communities, to receive attention for promoting semi-formal and small-scale business and economic activities. The Central Business District (the CBD) will be targeted for special support, aiming at improved management and physical upgrading.

An area for industry/light industry is proposed in Bisho, as well as densification of present industrial areas in the vicinity of Zwelitsha. Office/light industry expansion is also catered for in Bisho and King William's Town Proper.

Finally, the map outlines the routes for improved bus services from Berlin via Zwelitsha to the Central Business District and further to Dimbaza.

### 10.1.2 Scenario B

Scenario B is schematically illustrated on the maps on the following pages. The more salient feature of this Scenario is also related to housing and transportation. However, the differences compared with Scenario A are that:

- Most of the expected expansion in housing is given a central location close to jobs and services;
- the remaining urban communities receive moderate expansion, mainly to accommodate “natural growth”;
- improved public transportation based on modern bus services from Berlin to Central Business District via Ilitha, Ndevana, Phakamisa, Zwelitsha and further to Dimbaza;
- improved public transportation based on light rail commuter train services from East London/Berlin to the Central Business District via Bisho;

A more detailed picture of the Scenario and its spatial implications is also given on the maps on the following pages.

From the detailed map it stands out clearly that the main part of the expected expansion of housing is proposed to take place in and around Ginsberg, representing the most centrally located land being available for development of required scale. Also Bisho and King William's Town Proper receive additional housing, both in terms of new areas and through densification of existing areas, aiming at taking maximal advantages of the proposed light rail commuter train services.

In Kwatshatshu and Ndevana the existing housing areas are proposed to be densified, however still maintaining the pattern of relative large plots, to accommodate for back yard economic activities. Ilitha and Phakamisa will receive some minor additional housing areas as well, while in Dimbaza a new area is proposed covering about 1 000 housing units.

In each one of the communities, economic development nodes are identified to receive attention for promoting semi-formal and small-scale business and economic activities. The Central Business District will be targeted for special support, aiming at improved management and physical upgrading.

A new area for industry/light industry is indicated in Bisho, and another one along the road to Central Business District. In the western part of Breidbach, a large industrial zone is outlined, with easy access to the N2 and to the community. The existing industrial areas in the vicinity of Zwelitsha are proposed for further densification. Additional office development is catered for in Bisho and in parts of King William's Town Proper.

Finally, the map indicates the introduction of a light rail commuter train from the Central Business District to Bisho and further to Berlin to connect to the present railway Berlin - Mdantsane - East London. The map also outlines the routes for improved bus services from Berlin via Zwelitsha to Central Business District and further to Dimbaza.

### 10.2 Evaluation of Scenarios A and B

It is obvious, that both Scenario A and B have significant implications on both the consolidated urban fabric, and on the individual urban communities and their people. In addition the interrelation to the rural areas and communities varies with the two scenarios.

- **Transportation**

The up-graded public transportation systems with modern buses, proposed in both scenarios, will significantly improve the overall access to jobs and services. However, the light rail commuter train service, only justified by Scenario B, from Berlin to the Central Business District via Bisho, will add a significant extra quality to the public transportation system, in terms of reduced travel time, enhanced travel comfort and safety. It will also strongly support Bisho's centrality and accessibility from the Central Business District, East London and the region.

- **Access to higher order services**

The concentrated housing expansion around the core area of King William's town in Scenario B, implies that a great share of the future population will have short and easy access to Central Business District and its higher order services. Scenario A with its equal distribution of housing expansion to all urban communities, would offer this advantage only to a minor part, while the rest of the new population would still face extensive daily travelling.

- **The Potential of Central Business District as Economic Growth Node**

The concentration of future housing areas close to the city centre, as proposed in Scenario B, would enhance the potential for a diversified, vibrant and lively Central Business District, which in turn would attract and generate further investment in the area. However, a pre-requisite for such a development is that the Central Business District is carefully managed in all aspects, both physically, environmentally, socially and economically. Without such a management, there will be a risk for a declining city centre that will have an adverse impact on the entire municipality.

- **Social/cultural Aspects**

The advantage of Scenario A, with a greater share of the future expansion to all communities, lies in the strengthening of the population basis, which in turn would have a positive impact on the quality and scope of services and economy of the community. The growth as such might also positively impact on the "self esteem" among the people, which could lead to enhanced quality of the social and cultural life. In Scenario B, the more concentrated population growth in the core areas of the town, might at times create a sense of over-crowding and alienation, if not planned and managed properly.

- **Environment**

From a physical environmental point of view, both scenarios are relatively equal. Access to water supply is an overall urgent issue that has been addressed earlier in this report. The differences between Scenario A and B in this regard are not that significant. However, Scenario B might be more difficult to service, compared with Scenario A.

Provided that the new sewage treatment plan, intended to be located near Zwelitsha, becomes a reality, Scenario B will have an advantage in sewage services compared with Scenario A.

### **10.3 Recommended Scenario**

In the previous Chapter 11, two Development Scenarios have been presented and analysed. Agreed goals and objectives of the Project, including the desire for a sustainable development, have in this context served as the necessary solid foundation. The Agenda 21 concept has been applied as the guiding tool for adopting an integrated approach.

Thus, taking into consideration in an integrated manner all aspects related to social and cultural life, the environment, the economic development potential and cost/financial implications and the potential for sustainability, Scenario B is recommended as preferred development scenario. The

justifications for this recommendation are mainly based on the following characteristics of Scenario B:

- strengthened potential for social, cultural and physical integration by moving away from present fragmented settlement pattern towards a more consolidated urban fabric;
- strengthened potential for the emerging of a vibrant, lively and diversified Central Business District, attracting private investment and improved delivery of quality services;
- significantly improved public transportation system, catering for improved access to higher order services and facilities, recreation and job opportunities;
- strengthened potential for economic development by concentration of areas for markets, production and labour forces;
- enhanced potential for rural-urban interaction, in support of a sustainable development;
- consolidation and intensified use of present infrastructure, reduces the investment and running costs, accruing to enhanced affordability and financial sustainability

It might be argued that the concentration philosophy that is the characteristic of this alternative can be socially and environmentally detrimental. However the scale of development that is at hand in both scenario A and B is of such a small magnitude that it can even be argued that it would be risky not to go for the option that seemingly provides the best opportunities for overall sustainability and that would give a balance to the settlement pattern, economic development, social and cultural development of the entire new municipality.