



MDANTSANE URBAN RENEWAL PROGRAMME



MOUNT RUTH NODAL PRECINCT

DEVELOPMENT PLAN
1 September 2005

ACKNOWLEDGEMENTS

The Mount Ruth Nodal Precinct Development Plan was prepared by a Project Steering Committee and Community Stakeholder Action Planning Sessions comprising various members whose contributions are acknowledged with thanks.

PROJECT STEERING COMMITTEE

Councillor Tyilo	R. Pretorius (MURP: Manager)
Councillor T. Masebeni (Ward 30)	G. Becker (GTZ)
Councillor R.K. Mpupusi (Ward 45)	L. Allam (Social Services)
Councillor N.C. Stampu (Ward 39)	A. Godfrey (Design Branch)
Councillor N.J. Sobandla (Ward 36)	S. Fergus (IEMP Unit)
Councillor S.W. Mqomboti (Ward 37)	Tshani Consulting
C.A.C. Sam (Director of Development Planning)	Metrorail
N. Mbali-Majeng (GM: Development Planning)	M. Somtumzi (MURP)
L. Schultz (GM: Design)	K. Goodall (Water Department)
J. Koekemoer (Wastewater Department)	T. Lee (Electricity)
C. de Jager (Programme Manager: Architecture)	
M. Kridiotis (General Manager: Transport and Operations)	
M. Ngaki (Programme Manager: Land Administration)	
H. Schlüter (Programme Manager: City Planning)	
G. Govender (Programme Manager: Housing)	
N. Herbert (Programme Manager: Land Survey)	
O. Becker (Disaster Management)	
R. Foster (City Planning: Forward Planning)	
A. Kotzee (City Planning: Land Use Management)	
C. Crafford (City Planning: Settlement Planning)	
J.L. Roodt (City Planning: Land Use Management)	
L. Stolworthy (Transportation Planning)	
R. Kaiser (City Planning: Land Use Management Mdantsane Office)	

The Planning Consortium comprised the following consultants:-



AVIS & CARTER cc
Integrated Environmental & Financial Solutions
CK 2002/085987/23



TABLE OF CONTENTS

1. INTRODUCTION.....	1
1.1 Background.....	1
1.2 Project Objectives	1
2. PLANNING AREA	2
3. PLANNING AND POLICY CONTEXT	3
3.1 Mdantsane East London Development Corridor (MELD).....	3
3.2 Mdantsane/Potsdam Development Plan	3
3.3 Integrated Development Plan.....	4
3.4 Buffalo City Municipality Spatial Development Framework (BCMSDF).....	5
3.5 Mdantsane Urban Renewal Programme Business Plan (MURP).....	5
3.6 Township Planning.....	6
3.6.1 Bufferstrip.....	6
3.6.2 Newlands	7
4. EXISTING SITUATION	7
4.1 Demographic and Socio-Economic Overview	7
4.2 Land Ownership.....	7
4.3 Physical Characteristics	8
4.3.1 Topography	8
4.3.2 Development.....	8
4.3.3 Vegetation.....	9
4.3.4 Building Line Restrictions.....	9
4.4 Infrastructure	9
4.4.1 Civil Engineering.....	9
4.4.1.1 Water Supply.....	9
4.4.1.2 Wastewater.....	10
4.4.1.3 Electricity	10
4.4.1.4 Stormwater Reticulation.....	10
4.4.1.5 Waste Removal	10
4.4.1.6 Water Supply.....	11
4.4.1.7 Internal Civil Engineering Service.....	11
4.4.2 Transport	11
4.4.2.1 Traffic Count and Pedestrian Survey.....	11
4.4.2.2 Acquired Data.....	14
5. DEVELOPMENT POTENTIAL ANALYSIS	16
5.1 Opportunities.....	16
5.2 Constraints.....	17
5.3 Key Issues	17
5.3.1 Hierarchy of Nodes	18
5.3.2 Relationships between Nodes	18
5.3.3 Linkages between Nodes	18
5.3.4 Land Use Mix Viability	19
5.3.5 Investor Interest	19
5.3.6 Seamless Linkages.....	19
5.3.7 Functionality.....	19

6.	CONCEPTUAL ALTERNATIVES	20
6.1	MELD Framework Plan Principles.....	20
	6.1.1 Development Proposals	20
	6.1.1.1 Planning Strategy.....	20
	6.1.2 Spatial Structuring Elements	21
	6.1.3 Land Uses and Intensities	21
6.2	Economic Systems.....	24
6.3	Community Facilities.....	25
6.4	Infrastructure Scenarios.....	27
	6.4.1 Upgrading of Capacity	27
	6.4.2 Strategic Road Linkages	27
6.5	Land Use Scenarios.....	29
	6.5.1 MELD Framework Plan Proposals	29
	6.5.2 Action Planning Session	30
	6.5.2.1 Introduction.....	30
	6.5.2.2 Mind Mapping Session.....	30
	6.5.2.3 Opportunities.....	31
	6.5.2.4 How to Make Mount Ruth a Destination.....	31
	6.5.2.5 Key Issues.....	31
	6.5.2.6 Plenary Session.....	32
	6.5.2.7 Recommended Land Use Scenarios.....	35
	6.5.3 Consolidated Concept	36
7.	ECONOMIC DEVELOPMENT CONCEPT	40
7.1	Hierarchy of Nodes.....	40
7.2	Development Concept.....	40
8.	URBAN DESIGN REPORT	43
8.1	Recommendations.....	43
8.2	Alternative Concepts.....	47
9.	ENVIRONMENTAL IMPLICATIONS	47
10.	DETAILED LAYOUT PLAN	48
10.1	Overview.....	48
10.2	Associated High Density Housing Properties.....	49
	10.2.1 Erf 1689 - Thembelihle	49
	10.2.2 Erf 1691 - Illinge	50
11.	PHASING	50
12.	IMPLEMENTATION	51
12.1	Recommended Projects and Activities.....	51
	12.1.1 Institutional Arrangements	51
	12.1.2 Economic	51
	12.1.3 Land Use Planning	52
	12.1.4 Infrastructure	52
	12.1.5 Transportation	52
	12.1.6 High Density Housing	52
	12.1.7 Environment	52
	12.1.8 Land Assembly	52
12.2	Budget Programme.....	53

LIST OF TABLES:

Table 1: Household Breakdown per Community Area.....7
Table 2: Land Ownership.....8
Table 3: Problems Mentioned from Interviews.....12
Table 4: AM Cordon Survey Results (Percentage).....14
Table 5: Community Facilities Bundle26
Table 6: Advantages and Disadvantages of N2 Interchange.....28
Table 7: Rough Estimated Costs.....29
Table 8: Zoning and Density Controls.....46
Table 9: Land Use48
Table 10: Land Assembly.....54
Table 11: Mount Ruth Implementation Programme and Budget.....55

LIST OF DIAGRAMS:

Diagram 1: Opportunities and Linkages18
Diagram 2: On the Way to Other Destinations.....20
Diagram 3: A Destination.....20
Diagram 4: Concept Plan for Mount Ruth Node22
Diagram 5: Development Concept for Mount Ruth41

LIST OF FIGURES

Figure 1: Pedestrian Flow Paths13

LIST OF PLANS:

- Plan 1: Locality
- Plan 2: Planning Area
- Plan 3: Township Planning
- Plan 4: Land Ownership
- Plan 5: Topography
- Plan 6: Vegetation
- Plan 7: Building Restrictions
- Plan 8: Opportunities
- Plan 9: Constraints
- Plan 10: Option 1: N2 Interchange: Newlands Road
- Plan 11: Option 2: N2 Interchange: Billie Road
- Plan 12: Option 3: N2 Interchange, Billie Road and R102 Realignment
- Plan 13: Detailed Layout
- Plan 14: High Density Housing Erf 1689
- Plan 15: High Density Housing Erf 1691
- Plan 16: Phasing
- Plan 17: Zoning and Phasing

LIST OF APPENDICES:

- Appendix 1: Transportation Systems Assessment: Status Quo Report
- Appendix 2: National Route 2: Concept Planning Report
- Appendix 3: List of Stakeholders

- Appendix 4: Urban Econ Report
- Appendix 5: Concept Design Report
- Appendix 6: Sweco Concept Diagrams
- Appendix 7: Draft Report: Pre-Hearing Application Environmental Screening

1. INTRODUCTION

1.1 Background

The Mount Ruth Nodal Precinct has been identified in the Buffalo City Municipality Integrated Development Plan and Mdantsane Urban Renewal Programme as a ‘flagship’ project. Mount Ruth is also specifically identified in the Mdantsane East London Corridor Development Framework (MELD) as an area with very high potential for development as a mixed land use node, based on its accessibility from the railway station and feeder routes into Mdantsane, as well as the fact that it is connected directly to the Mdantsane CBD (Highway Centre).

The development strategy is based on the premise that the node should be developed to accommodate the basic needs of the local community, in response to the real demand for housing, public and private transport systems, wholesale and retail goods and possibly small scale manufacturing activities. It is also envisaged that this development will enhance the principle of intensification of land use and a diverse living environment.

This document contains a review of the existing situation in and around the node, the physical characteristics, the economic implications and the infrastructure implications of development. The report also analyses the opportunities and constraints associated with alternative development concepts, and describes the development proposals and designs intended for implementation.

1.2 Project Objectives

The project has as a general objective, the integrated planning and development of the Mount Ruth Nodal Precinct, to create a mixed land use node, providing higher density housing, business and ancillary facilities, as well as roads, public transport and civil engineering infrastructure to support the node.

Specific objectives of the project are the following:-

- ❖ Planning and urban design of the study area to provide the most appropriate and efficient land utilisation;
- ❖ Provision of adequate transportation networks and public transport facilities to provide adequate access to the development;
- ❖ Investigation and design of engineering services to facilitate the development;
- ❖ Design of appropriate high density housing in the study area;
- ❖ Promotion and facilitation of Local Economic Development; and
- ❖ Promotion and facilitation of public transport services.