

1.0 INTRODUCTION

1.1 PURPOSE OF THE REPORT

This report is intended to serve the following purposes:

- (i) To document in an accessible form information gathered on the urban and peri-urban areas of Mdantsane and Potsdam;
- (ii) To highlight key development problems and development needs identified on the basis of work undertaken and liaison with community-based structures in these areas;
- (iii) To set out a conceptual approach to addressing these key problems and attempting to meet the identified needs;
- (iv) To provide specific proposals in the form of suggested policy guidelines and key projects which are realisable in the short-medium term (i.e. over a period of 5 years); and
- (v) To identify a preliminary programme of projects and action assignments in this regard.

1.2 BACKGROUND TO THE STUDY

Following the promulgation of Proclamation No. 79 of (December) 1994 in terms of the Local Government Transition Act (Act 209 of 1993, as amended), the areas of Mdantsane and Potsdam have legally formed part of the East London Transitional Local council (EL TLC) area of jurisdiction.

However, in the intervening period, numerous problems have had to be overcome in grappling with the complexities related to prevailing legislation as it pertains to these areas, as well as to critical issues such as land ownership and actual administrative jurisdiction over pivotal issues such as land management and development.

After receiving a funding grant from the Eastern Cape Province, the East London TLC appointed SETPLAN, East London and NINHAM SHAND, East London to undertake a broad-based Development Plan which would aim to address some of the major issues relating to land management and development in Mdantsane and Potsdam.

1.3 TERMS OF REFERENCE

The overall purpose of the project would be to facilitate the orderly spatial and physical development of Mdantsane/Potsdam through the formulation of an appropriate Development Plan for the area. The Plan will both define the framework for future forward planning of the area as well as facilitate the effective day-to-day development control and urban management of the area. In this regard, the following are considered primary objectives of the project:

- (i) To undertake a spatial/physical, land use and engineering planning exercise, in consultation with the major role players in the area, to identify opportunities for spatial, economic and physical development
- (ii) To include in the planning process the following basic procedures:
 - make use of existing data with primary data collection only to be undertaken in supplementary measure
 - include a physical (land use, environmental and engineering) situation analysis
 - illustrate the detailed land use plan
 - define development phasing components
 - identify key projects for implementation
 - stipulate clearly the possible delegation of powers through approval of the Development Plan in terms of specific enabling legislation in place at the relevant time

With regard to the last point, it is noted that the proposals contained in this Plan should be compatible with their being framed in future as Land Development Objectives as contemplated in the Development Facilitation Act (Act 67 of 1995).

1.4 THE STUDY AREA

The physical boundary of the Development Plan area (the Study Area) is to include the area of the previously designated R293 township of Mdantsane, the area known as the Potsdam Allotment Area, including the Potsdam Village and Potsdam South settlement areas, plus the area north of the railway line up to the N2 freeway, as indicated on the attached **Plan 1: Study Area**.

However, it is noted that the scope of the investigation will, of necessity, take cognisance of the influences and interrelationships which exist between the Study Area and surrounding areas (e.g. Newlands/Farm 303 and Needs Camp).

Finally, it is further noted that a degree of overlap exists between the Development Plan Study Area and the area of investigation of the Mdantsane East London Development Corridor project (MELD) which is presently underway (refer **Plan 1**). In this regard, it is emphasised that ongoing liaison with the planning team for the MELD project has been undertaken and, wherever applicable, relevant concepts and proposals have been reflected in the Mdantsane Potsdam Development Plan. Moreover, to avoid duplication of effort, certain areas of interest such as the area north of the Berlin-East London railway line (i.e. the area straddling the R102 arterial) have been de-emphasised in work carried out for the Development Plan as this area is central to the MELD study area.

1.5 PROJECT METHODOLOGY

As previously noted, the general objective of the Development Plan is to lay down broad guidelines for the future spatial development of the Mdantsane and Potsdam areas, in such a way that the physical, economic and social development of these areas will prove more sustainable.

The achievement of this in a managed way will enable the residents of the TLC to enjoy improved levels of services and a better quality of life generally associated with “urban living”, without threatening the viability of the natural, built and social systems upon which this depends.

To inform the process of forward planning and the formulation of appropriate development strategies, policies and projects, an iterative project methodology was employed which entailed:

- the collection of available data and its collation;
- and
- assessments being carried out in parallel with ongoing discussions with community structures (principally the Mdantsane Community Development Forum but also sub-committee structures such as the Mdantsane Potsdam Housing Working Group and the Mdantsane Potsdam Planning Working Group as well as general community workshops) and officials of the East London TLC.

The overall process is sketched out in **Figure 1**:

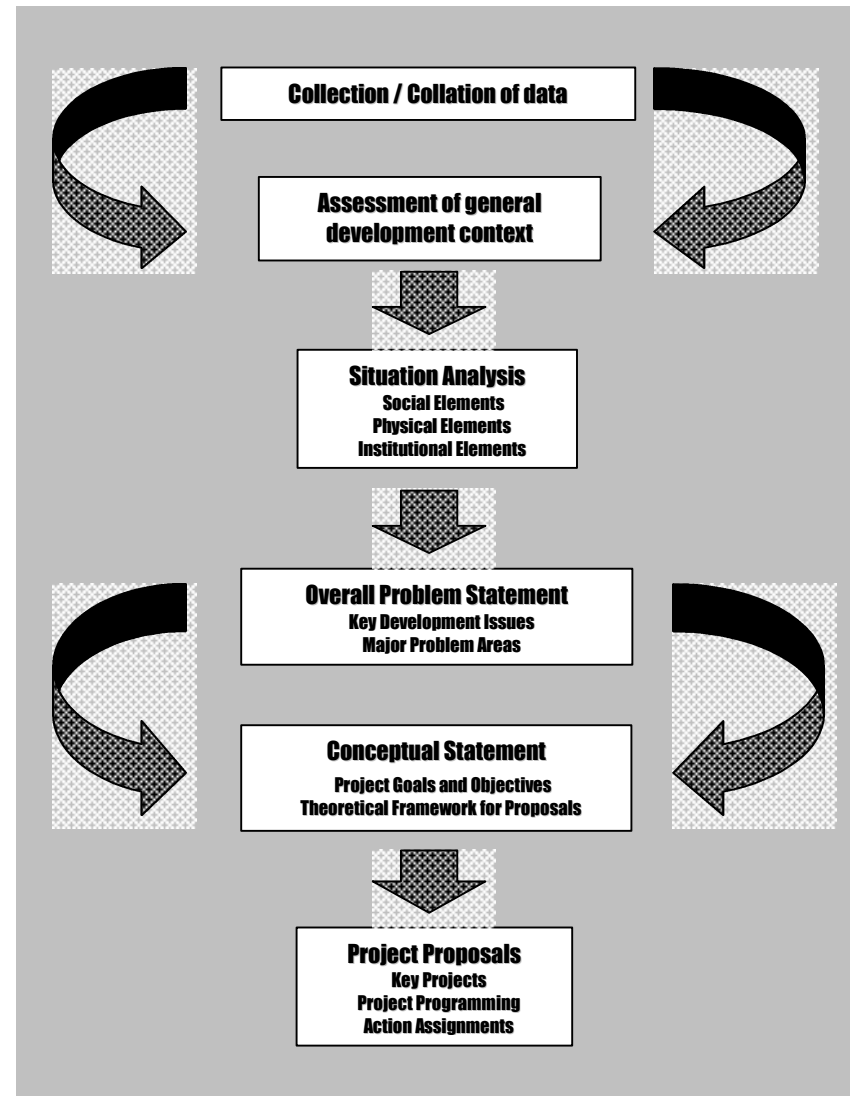


FIGURE 1 : SCHEMATIC OUTLINE OF PROJECT METHODOLOGY

1.6 REPORT STRUCTURE

The report is structured to provide an accessible overview of the Situation Analysis of the Study Area, linked to the clear identification of key problems and critical development issues in Mdantsane and Potsdam, and culminating in the identification of appropriate development strategies, policies and key projects and an associated programme of projects and action assignments.

The following structure applies:

Main Body of Text

- Chapter 1 : Introduction and Terms of Reference
- Chapter 2 : Problem Statement (Summary)
- Chapter 3 : Conceptual Statement (Basis for Intervention)
- Chapter 4 : Development Plan Proposals
- Chapter 5 : Conclusion and Recommendations

Appendices

- Appendix 1 - Development Context : Key Planning Informants
- Appendix 2 - Social and Economic Elements (Base information)
- Appendix 3 - Physical Elements (Base information)
- Appendix 4 - Local Authority/Engineering Services (Base information)
- Appendix 5 - Transportation Aspects (Base Information)
- Appendix 6 - Administration, Land & Legal Issues (Base Information)

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Base Information
 Social and Economic Elements
 Physical and Spatial Elements
 Administrative Issues



FIGURE 2 : SCHEMATIC OUTLINE OF PROJECT REPORT STRUCTURE