




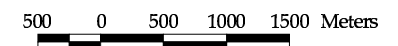


LEGEND




-  Railway
-  Main Roads
-  Dam
-  Mdantsane Zones
-  Farm Boundaries



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Mdantsane / Potsdam Development Plan

Some Key Development Issues

Plan No. : 2	
Date : November 1998	Scale : NTS
	Plan prepared by : 
TEL: (043) 743 3883	

Newlands

Demographic Profile
 * Estimated 230 000 - 250 000 residents
 * Low density population concentration (27 persons/Ha)
 * Low levels of affordability (35% below PHSL)
 * High unemployment (40% - 45%)
 * Reliance on state subsidies and welfare grants

Transportation
 * Poor access to railway stations
 * East-West movement focused on M3/Qumza highway
 * Poor internal circulation (pedestrian facilities lacking)
 * Reliance of majority on public transport
 * Economic thresholds for public transport services low because of low density, expansive built form
 * Service users disadvantaged by form of spatial development

Farm 303

Local Economy
 * Fragile local economy (Many business failures)
 * High unemployment
 * Most employment for commuters & migrant workers
 * Consumer sector is small because of commuter linkages to East London
 * High Level of income leakage
 * Low level of choice / availability of goods & services locally

Infrastructure
 * Relatively high level of services infrastructure
 * Infrastructure costly to develop & maintain
 * Inefficient water supply system
 - pump +10Km westward
 - wastewater pump +10Km eastward
 * Numerous pressure points in infrastructure system
 * Bulk supply of water problematic as move westward
 * Electricity infrastructure degraded
 - needs upgrade / re-development

Basic Level of Service / Supply of Community Facilities

Land & Administration
 * Legacy of top-down, state sponsored development
 * No freehold tenure - absence of functional land market based on exchange value of properties
 * Complex administrative procedures for land transactions
 * Need for tenure reform and consolidation of TLC administrative

Using
 some 11000 informal dwellings Currently in area
 overall dwelling shortage estimated at some 16500 units
 informal Settlements spreading westward into Potsdam

Built Form / Landuse
 * Inefficient use of space : relatively low density suburban sprawl
 * Undersupply of facilities (clinics, creche's, welfare institutions)
 * Poor land use mix (predominantly residential & shops)
 * Poor access to non-residential facilities & economic opportunities
 * Fragmentation of urban development in Mdantsane / Potsdam interface area (Western fringe)

Natural Environment
 * Topographical constraints to integrated urban development
 * Fragmented urban form with difficult East-West linkages
 * Environmental concerns re. proximity to Bridledrift Dam
 * Unmanaged subsistence agriculture in valleys & watercourses threaten degradation of resources & siltation of dam