PLANS CONCERNING THE PROJECT AREA
The Integrated Development Plan (NMMM, 2005b) is a document that provides the basis for the development of Nelson Mandela Metropolitan Municipality after the year 2006. The Spatial Development Framework (NMMM, 2005c) is a part of The Integrated Development Plan and functions as a tool for planning, to guide decisions about land development. It seeks to find the best way to use available land for development in a way that is both practical and sustainable.

The Sustainable Communities Project

Nelson Mandela Metropolitan Municipality has in cooperation with Swedish and South African consultants developed a concept called The Sustainable Communities Project. With the purpose to link The Integrated Development Plan process and The Spatial Development Framework general directions for growth. The Sustainable Communities Project is a practical tool for planners to apply at the intermediate planning level. The intermediate level is seen to be the level between The Spatial Development Framework on comprehensive level and more detailed layout planning.

The overall goal of The Sustainable Communities Project is to achieve a more balanced urban structure based on integration and sustainability. The purpose is to identify guidelines that will help to achieve those goals.

Housing is a critical priority for the municipality, and one of the goals with the project is to build sustainable, integrated communities and develop new residential areas.

A part of developing new residential areas is to raise the standard of houses, the municipality has in cooperation with consultants developed a number of type houses that holds the basic needs of a family, indoor kitchen, bathroom, and electricity. Some of the house types are presented below.

One of the projects in developing new house types is completed and built up next to one of the townships in Port Elizabeth; this housing area is called Sakhasonke Village.

Attached houses
The high-density house is a two story attached house. It can be semi-detached or a row house. The living space is 48 square meters per dwelling. This house gives a site of 144 square meters for the semi-detached house. It consists of one room at the bottom floor with kitchen and bathroom and one room at the second floor. It is possible to park a car next to the house in the yard.

It is possible to work with the density in an area by increasing or decreasing the size of the site of the house, and the placement of the houses. The type house is a module that can be placed in different ways, it can be semi-detached or attached, or a row-house. For many people it is important to be able to go around the house from the front yard to the back yard therefore the semi-detached houses are important in the new residential areas.

The Multi-family house from the Imizi project
The multi-family house is a new phenomenon in the low income areas in the Municipality. These houses have been included in different housing projects in the Municipality. One of them is the Imizi project in Motherwell Township.

There are three types of Imzi houses, in our proposal we have chosen to use one of these three houses. The one we have chosen comprises 9 one-bedroom apartments where each apartment is 20 m². The facades are painted in bright colours to create variation and individuality. Rainwater is collected from the sloping roofs in tanks in the backyard to be used for watering the greenery.
The Imizi house consists of several apartments with different living spaces for families with different needs. The placement of the houses gives opportunities for a common yard for the people living in the block. The multi-family house will give the benefits of living in central areas with all service nearby.
The pilot study in Bloemendal; a summary

The municipality has tested the overall concept of The Sustainable Communities Project in Bloemendal as a selected pilot area and the project is still in process. (NMMM, 2005d)

“The vision for The Bloemendal Pilot Project area is to create vibrancy, variety and economic sustainability through mixed use development, improved pedestrian access, circulation and security, address crime and security, promote better utilization of public transport, improve aesthetic quality of the environment, create a sense of community among the residents in the area and maximise potential of the pilot area in order to create work opportunities for its residents.” (NMMM, 2005a, s22)

The pilot study makes provision for further development of the main arterials in Bloemendal. The north-south arterials will be Mission Road and Bloemendal arterial and the east-west arterials will be Standford Road and MR448. Both Standford Road and MR448 are important major roads that serve the northern areas in Port Elizabeth.

When they are fully developed they can be main links between Uitenhage and Port Elizabeth. The north – south arterials are not yet developed. Mission road is planned to go across Port Elizabeth from Motherwell in the north and connect to Cape Road in the south. Bloemendal arterial will connect Cape Road and the areas north of Bloemendal.

There is a railway reserve going through Bloemendal, it is kept from old plans in the municipality. The railway reserve is saved for future development. The drafts of the Public Transport Plan of Nelson Mandela Metropolitan Municipality indicate that trains will not be viable in the municipality before 2020. The area is presently best served by trunk bus routes along Standford Road and MR448.

To promote the lack of connections between KwaNoxolo and Booysen Park the Municipality proposes an extension of William Slammert Drive across the Chatty River Valley. The road is now under construction.

High density housing is an essential part of the pilot project to make the community sustainable. It is suggested to be located mainly around the nodes and along main transport routes. Mixed use housing is proposed to make it possible for business to take place at the ground floors.

The Sustainable Community concept emphasises availability and accessibility (NMMM, 2005d)
The Booysen Park Community Centre is identified as the main centre for the community. Today is not in the central part of Bloemendal but will have a more central place when the area develops further in the north-west direction.

The municipality has identified an area north of the MR448 as being ideal for a future development of a Business Park (BP) to serve the Pilot Area and nearby areas with light industry and a large scale centre. This will also create opportunities for work. (NMMP, 2005a) In addition to what is said in the pilot project there is a proposal to create a cluster of sustainable communities around this business park, almost like a new town in between Port Elizabeth centre and Uitenhage centre. MR448 will be of greater importance in the future when these communities are built.

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²Mr Ndaba Ndzonbane, urban planner, Metroplan and Mr Sibulele Dyodo urban planner
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Developing areas (the gray surfaces) for Sustainable communities around a Business Park (BP) and new arterial