

## Local Co-Rapporteur: Kenneth Newman



# Four Study Areas

- **Study area one** consists of the Southern region of KwaDukuza Local Municipality. It is located within an “**Aerotropolis**” or “Airport city” which has the **King Shaka International Airport** as its nucleus as well as being located within the **eThekwini-uMhlathuze corridor** which is the Primary Provincial corridor in terms of the *Provincial Growth and Development Plan*. This project faces some challenges relating to cross (municipal) border planning, bulk infrastructure availability and securing legislative approval i.t.o. Act 70 of 1970.
- **Study area two** is the **EThembeni Precinct Plan/Township Establishment Project**. This is an emerging peri-urban settlement that is experiencing rapid development without any formal development application approval.
- **Study area three** focuses on **Groutville** which is located approximately 4 km south of the KwaDukuza Town. This project entails an upgrading of an existing informal settlement which has both formal and informal structures. There are housing structures that are located on wetlands and environmentally sensitive areas.
- **Study area four** is called the **Rocky Park Integrated Housing Project**. It is located on the western periphery of the KwaDukuza CBD. This is a mixed use development comprising of community residential units, affordable units, and lower income units with associated service infrastructure and social amenities. The rental units are heavily subsidised and this cast some doubt over its long-term sustainability. Currently, the rent-to-buy scheme does not seem to find favour with the municipality and this could make this project viable over the long term.

# eThembeni





# Ethembeni Township Establishment Project –

## *“A High-income Informal Settlement”*

- Known as the “**eThembeni Precinct Plan**” it is situated within the Chief Albert Luthuli Land Tenure Rights Upgrade Project (“*CALLRUP*”).
- Most of the land was transferred from the Dept. of Land Affairs under the CALLRUP scheme into private ownership. These original beneficiaries are now selling off residential plots without the necessary legal authorizations.
- What is the current *de facto* situation?
  - No environmental authorization (failure to address serious ecological issues such its impact on the existing wetland system, drainage systems and natural habitat destruction).
  - No approved engineering services plan or decent infrastructure provision (poor water quality and sewerage disposal)
  - No approved land use plan (land is zoned “undetermined”/no provision made for supporting urban land uses)
  - No formal township establishment or a formal layout plan (individual erf access are problematic)
  - No legal transfer of ownership (uncollected transfer duties and taxes)
  - No building plan authorization (uncollected scrutiny fees)
  - Finally, while some properties have been independently valued for over R1 million, Council does not collect a single cent in rates revenue.
- Discussion points: Ecological, financial, economic, legal accountability, political, and the planning design solutions/impacts.