TECHNICAL WORKSHOP 6: MSUNDUZI MUNICIPALITY

Greater Edendale and Vulindlela Development Initiative (GEVDI)

1. Vulindlela: Henley Dam invasion & human settlement
2. Edendale: Dambuza & Unit H human settlement
3. Edendale: Town Centre

- Main issues/challenges
- Relation to conference themes
- Questions for discussion

Greater Edendale and Vulindlela Development Area
Population: 618,536
Case City size: n/a
Type: Technical workshop site visit
Vulindlela: Henley Dam invasion & human settlement
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Challenges:
- Settlement sprawl and densification
- No building controls or higher order services & other mechanisms
- No definition of urban edge
- Illegal uncontrolled development in flood risk areas
- High income land invasion
- Environmental impacts

Themes:
1. Urban Planning and Policy making in times of uncertainty, fragility and insecurity
2. Planning for an interlinked and integrated rural-urban development
Vulindlela: Henley Dam invasion & human settlement

Critical thinking:
1. Land invasion an opportunity for LM?
2. Importance of creating polycentric city, sustainable urban centres, identifying growth nodes, public place making!
3. High income invasion?
Edendale: Dambuza & Unit H human settlement
Edendale: Dambuza & Unit H human settlement

Challenges:

- Area reflects all elements of Apartheid planning
- Environmental sensitivity and the “Dambuza Dongas”
- Land tenure discrepancies & overlapping general plans - multiple land ownership
- Highly volatile and contested landscape
- Low income state residential houses [Unit H Housing Project] built over privately owned land
- Beneficiaries are unable to receive title deeds & security of tenure rights

Themes:

1. Transforming human settlements
2. Planning for an interlinked and integrated rural-urban development
Critical thinking:
1. Housing structure had to be adapted, condition of tenure changed through process - what can Planners do in an ever changing environment?
2. Importance of land value in bridging gap between rural/urban areas
3. Self-help communities?

Edendale: Dambuza & Unit H human settlement
Edendale: Town Centre
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Challenges:

• Establishment and development of an Urban Hub
• Transformation & regeneration of Greater Edendale area
• Hub must not be seen as a traditional CBD but built around the concept of an Informal economy
• Partnerships
• Lack of Infrastructure
• Land Invasion and land acquisition

Themes:

1. Intelligent Cities for People
2. Urban Planning and Policy making in times of uncertainty, fragility and insecurity
3. Cross cutting
Critical thinking:
1. The way in which economic activity needs to engage with the public realm?
2. The dual identity of the Centre/Hub as both a place of economic activity but also a place of social gathering?
3. Defining ‘African Urbanism’?
4. How to ensure that new town centre will not mitigate role of CBD?
Not all work and no play