

BACK OF PORT

FREQUENTLY ASKED QUESTIONS

Many people are concerned about the Draft Back of Port Local Area Plan (BOP LAP). The Municipality would like to clear up some misconceptions. Here are some answers to the frequently asked questions.

1. How is the plan different to the new dug out port that will be built on the old Durban International Airport site?

The BOP LAP is not a plan for the development of the dug-port. This is a project that Transnet is driving. Expansion of Ports is also a national priority. The Municipality's BOP LAP is a plan that responds to the current and future impacts that this development will have on the city, particularly in the South Durban Basin. The Municipality has to make sure the City is prepared and ready to cater for the impacts that this will have on area, therefore it is necessary to relook at the zoning in the area. Current Port and industrial activity in the BOP are also demand zoning and infrastructure changes.

2. If the area is being rezoned as logistics, will communities be asked to move?

The current zoning rights for property owners will remain and retain legal status and only when land is sold or redeveloped or acquired will this be done in terms of the proposed future zoning. So residents will not be asked to move. However, the current environment in the most impacted area- Clairwood lacks normal residential amenity and will continue to decline.

3. How will communities be impacted by the dedicated freight route? The dedicated freight route will remove heavy trucks from roads, and reduce congestion. The freight route intends to create a special freeway linking the harbour to the N3, and the two ports. While the exact route is not yet available, planners are confident that feasible route can be achieved. This route will also reduce pollution (as the greatest contributor to pollution in the area is due to trucks and congestion) and the number of accidents in the area. The freight route plan also takes into consideration the important role to be played by rail.

4. How will the plan affect heritage sites and listed buildings? The Municipality understands the cultural importance of the area and intends to ensure that all listed buildings and heritage sites are preserved in terms of the Heritage Act.

5. How will the plan affect property value? Research has been conducted that indicates that property values in the area will increase based on enhanced zoning from residential to logistics. The plan has an overall positive impact on property values.

6. How does the plan consider the impact on the environment? A study on the environmental impacts of the plan was conducted by independent specialists. It must be recorded that Environmental Impact Assessment (EIAs) will be done should any proposed infrastructure development and or change in land use require it.