





CORNUBIA INTEGRATED HUMAN SETTLEMENT		
<u>Background:</u>	<u>Vision:</u>	<u>Deliverables:</u>
<p>Cornubia is a strategic land holding situated within the northern corridor of Durban</p> <p>Located between Phoenix/Ottawa and Umhlanga, bordered by N2 Freeway and M41 Arterial, 7km south of the King Shaka International Airport</p> <p>Set to be the eThekweni Municipality's and the Province's largest sustainable integrated human settlement initiative</p> <p>Estimated to cost about R25 billion and covers over 1300 hectares</p> <p>Is planned as a sustainable mixed-use, mixed income development that maximises economic opportunities for future residents and investors</p> <p>eThekweni Municipality and Tongaat Hulett Developments are the drivers of the project, with significant additional private sector investment</p> <p>Incorporates some 2,5 million m² industrial and commercial bulk, residential and open space uses</p> <p>Is one of three National Priority Projects, is KZN's first cabinet approved project and is one of the National Minister of Human Settlements' key performance indicators, supported by Provincial Govt and implemented by the eThekweni Municipality.</p>	<p>Is part of the City restructuring, which includes regional integration and development of the Northern Urban Development Corridor (NUDC)</p> <p>It will facilitate the unlocking of Cornubia North and the NUDC activity corridor to the airport, as well as providing an opportunity to link impoverished areas to the more upmarket and affluent one</p> <p>Provides an opportunity for a public-private partnership (PPP) between the eThekweni Municipality and Tongaat Hulett Developments</p> <p>Core objective is ensuring that a complete and livable environment is created within which a range of economic and social opportunities are integrated with the provision of housing</p> <p>Will contribute to the integration of the City and the legacy of spatial and economic imbalances of historical planning by bringing communities close to job opportunities, social amenities, major services and public transport, embracing all aspects of human settlement and the natural, social and economic environments</p> <p>Social and recreational facilities, as far as possible, are planned to be delivered almost simultaneously with the delivery of housing projects</p> <p>Schools and recreational facilities are designed to be accessible within a short walk from housing developments</p> <p>Streets are designed to be pedestrian friendly and to include cycle lanes where possible in order to create a healthy, sustainable and liveable human settlement.</p>	<p>The project will be implemented in phases. Phase 1A consists of 482 units and Phase 1B 2220 units</p> <p>Will have affordable and sustainable housing with an option for a range of income groups</p> <p>Cornubia has the potential to accommodate a total of approximately 28,000 dwelling units and house approximately 125,000 people</p> <p>15,000 will be subsidised units catering for households earning under R3,500 per month;- 7,000 to 10,000 units will cater for households earning between R3,501 to R15,000</p> <p>Phase 1 will deliver approximately 2670 BNG units and it is intended that Phase 2 will deliver a range of housing typologies for a range of income earners – double-storey semi-detached, row, duplex, 3-4 storey walk-ups and multi-storey apartments in a village type environment</p> <p>Public transport which will be planned as part of the Bus-Rapid Transport to Link Umhlanga to Phoenix and to Dube Tradeport in the North</p> <p>Estimated that 43,000 permanent jobs and 387,000 construction jobs will be created, sustained over a 15 – 20 year period</p> <p>Development has a large impact on the rate base of the City over time bringing in millions in rates revenue per annum for eThekweni Municipality</p>
		<p>PHASE 2</p> <p>Cornubia Phase 2 is still in the planning stage. Only once environmental authorization is obtained can more detailed planning take place in terms of the bulk infrastructure prior to housing construction. Phase 2 will include different housing typologies to cater for a range of income earners. This will include low-cost housing, gap housing in the form of partial subsidies for qualifying beneficiaries, rental stock for people that do not qualify for subsidies, and units for middle income earners.</p>

ALLOCATIONS

An Allocations Guideline Document for Phase 1A which sets out the criteria for selection of targeted informal settlements and beneficiaries was approved by Council as a working document

Project will be implemented in phases. Phase 1A consists of 482 units and Phase 1B 2186 units - Full Project area has the potential to accommodate a total of approximately 28,000 dwelling units and house approximately 125,000 people

The allocation of housing units within the Cornubia Integrated Human Settlement is not ward specific, but is intended to benefit citizens throughout the eThekweni Municipality.

The Cornubia allocations guideline has endeavoured to accommodate the most vulnerable of persons within informal settlements throughout the City. Families not accommodated in Phase 1 could be accommodated in future phases of Cornubia or Other Projects within the eThekweni Municipality

BENEFICIARY CAUTIONS

Beneficiaries are cautioned against the following transgressions and pitfalls:

- 1) Do not allow your dependents to be used by other beneficiaries for application of a housing subsidy.
- 2) Do not use other dependents for your own housing subsidy application.
- 3) Houses are allocated to qualifying beneficiaries by the officials of the eThekweni Municipality, Human Settlement Unit, Allocations Department.
- 4) Houses are not sold to beneficiaries – do not allow yourself to be conned or transact illegally

WHO QUALIFIES TO RECEIVE LOW-COST HOUSING?

Beneficiaries of the low-cost housing units will have to meet the Department of Human Settlements qualifying criteria for low-cost housing, i.e.

- Competent to contract
- Over 18 years of age
- South African citizen or have permanent residence certificates;
- First time property owner
- Monthly household income not exceeding R3 500;
- Married, or cohabits with a partner or single with proven financial dependents;
- Not yet benefitted from a government housing subsidy;

OTHER PROJECTS IN PIPELINE

GREENFIELDS PROJECTS

Various Greenfields Projects are being planned in the Northern, Western and Southern Regions of the Municipality

INTERIM SERVICES

Where settlements are categorized for emergency and or interim services through a process of prioritization using various criteria, these services are being implemented. Some of these services such as roads, footpaths, storm water controls, electrical connections, etc., will form part of the permanent services in the event of the settlement being upgraded. However communal standpipes and ablution blocks etc. will be temporary in nature and will be removed after settlements are relocated or upgraded as part of a project.

BOUNDARY PEGS

Upon receiving a house, the boundary pegs are shown to beneficiaries and this assists the beneficiaries in acknowledging the extent of their properties.

Beneficiaries are urged not to remove those pegs, and also not to fence their houses before they are shown these pegs.

EXTENSION OF HOUSES

Beneficiaries of houses within the Cornubia Development will not be permitted to extend their houses as the design of the housing units is not suitable for this.

Permission to extend will not be granted.

BUYING AND SELLING OF LOW INCOME (RDP) HOUSES

When people are allocated to low income houses commonly known as RDP houses, the beneficiaries must sign legal documents / forms. In those forms there is a pre-emption clause. The purpose of the clause is to make people aware and agree that they will not sell those houses before the agreed period of eight years lapses upon receiving their title deed. If it happens that a person has to sell the house before the specified time period, that house must be handed to Government first. Anyone who buys an RDP house without a written document, and approved by Government, buys that house illegally. The implication is that that house cannot be transferred to the new buyer because the sale agreement did not follow the formal legal requirement and it has breached a pre-emption clause by the owner.

DOCUMENTS TO PRODUCE FOR REGISTRATION

- A South African bar coded identity document or permanent residence certificate
- Marriage Certificate
- Divorce Decree
- Children's birth certificate
- Payslip or letter from employer
- Forms from Dept of Labour confirming unemployment if unemployed
- Pension slip from SASSA with ID number (if applicable);
- Disability Grant slip from SASSA with ID number (if applicable);

OPPORTUNITIES AND AMENITIES BEING DEVELOPED IN CORNUBIA PHASE 1

SOCIAL AMENITIES AND SCHOOLING

Two social clusters within Phase 1 are planned, with the first one at design stage. This first cluster will eventually accommodate 2 primary and one secondary school. The first primary school is planned for operation in January 2016. Until then the school going children will be bussed to the nearby schools in Waterloo and Phoenix. In addition to this a temporary pre-fabricated school is to be provided, to be operational in January 2015 until the new permanent school becomes available.

ECONOMIC OPPORTUNITIES AT CORNUBIA

An 80ha light industrial precinct is being completed adjacent to Phase 1 by Tongaat Hulett Development. Most of the serviced sites have been sold to the private sector for them to construct their offices, warehouses and factories. Interim construction opportunities will be available here as well as on Phase 1B of the housing project. Long term permanent economic opportunities will become available on the industrial precinct, although the private sector might choose to relocate some of its existing staff from other operation to Cornubia.

PUBLIC TRANSPORT

A series of interconnected roads are proposed for Cornubia as public transport is key to ensuring Sustainable Urbanisation. The IRPTN (Integrated Rapid Public Transport Network) will transverse Cornubia.

