

LETTERS

A plea for our environment

WE ARE living in an electronic age, dominated by rapid scientific and industrial developments.

Man must be commended for his scientific ingenuity, which has made life so much easier, with all the new inventions. But are we becoming happier with such advances?

Statistics show that man is more susceptible to stress and anxiety today than ever before.

What has gone wrong?

Is it the abuse of cellphones, the internet or television?

One thing is certain though: man is becoming more and more dehumanised. With life becoming more machine-orientated; we are fast forgetting that we are first and foremost social beings.

Social interaction seems to be delegated to the background, yet interaction is vitally needed in this age of conflict, doubt and

suspicion. What is most alarming is that human qualities such as forgiveness, compassion and consideration for others, are slowly diminishing.

What has happened to our value system?

Equally disturbing and of greater concern is the gradual degradation of our environment, resulting mainly from our sprawling industries and rapid urbanisation.

Air pollution, contamination of water sources, depletion of natural flora and overcrowding are reducing the quality of our environment.

This is not a plea to completely ignore and stifle progress but rather to consider the long-term effects on man and environment.

**N BEHARI
Merebank**

Inanda Road potholed

INANDA Road, in Waterfall/Crestholme, is badly potholed and could do some expensive damage to vehicle.

**TRISH BEZUIDENHOUT
Waterfall**

COMPLAINTS related to the maintenance of Municipal roads and stormwater systems may be lodged toll-free with our 24-hour call centre at 080 131 3013 or by e-mail to: Eservices@dmus.durban.gov.za.

For complaints on provincial roads call the KwaZulu-Natal

Department of Transport at 031 700 2222.

Provincial roads are identified by a number prefixed by a 'P' or 'M', including Inanda Road referred to in your letter.

This letter has been copied to the KwaZulu-Natal Department of Transport and the writer will be kept apprised of matters.

Responsibility for the maintenance of this particular road rests with the province, not the City.

**KEN HOBSON
eThekweni Roads Maintenance**

Send your letters to: The Editor, Letters, PO Box 5588, Durban, 4000; or e-mail: naidoothrusha@durban.gov.za. We reserve the right to edit all letters published.

Big drop in crime in Durban

IN HIS state of the nation address, President Kgalema

Motlanthe singled out crime as one of the issues that affects all South Africans, irrespective of our backgrounds.

So it is pleasing to note that in Durban we have seen a drastic drop in crime in general. The fact



Obed Mlaba
eThekweni Mayor

that we had a virtually incident-free festive season, especially in Mahatma Gandhi (Point) Road and along the beachfront, shows how effective our police officers

are.

It is true that many people still live below the poverty line. That is why poverty alleviation tops our list

of priorities. The government is doing all in its power to make sure that no one goes to bed without at least a meal a day.

This point has also been emphasised by Finance Minister Trevor Manuel in his recent budget speech.

Another point highlighted by both Motlanthe and Manuel is unemployment.

The Municipality also considers this a priority.

Port growth needs to be carefully planned, managed

A LARGE part of our economy depends on the Port of Durban.

It remains a vital link in the economy of South and Southern Africa, with the cargo travelling through it representing some 60% of the value of all cargo travelling through all ports in the region.

Recently, the harbour mouth has been widened and significant capital expenditure has increased the productivity of port operations.

It is vital, therefore, that we plan properly and ensure that it continues to be an important artery in the networks keeping our economy alive.

This never was the case under apartheid and in the past few years we have been playing catch-up as Transnet invests heavily to improve productivity in the port.

There have, unfortunately, been some negative side effects of that necessary investment. Residents in the South Durban Basin have had to cope with increased trucking, congestion and pollution, and unsafe roads. Our infrastructure is paying the price, with trucks destroying stormwater drains, and bollards.

Despite the recent downturn in the global economy, planning for



Michael Sutcliffe
eThekweni Manager

port capacity and implementation ahead of demand are critical to the country's economy. Already there are indications of a container capacity lag in the next four to five years.

Work undertaken by the City has confirmed that port expansion in Durban will result in the lowest cost to supply chains for our country, but this means we must plan properly.

To date, there has been a lack of a common vision for the expansion of the port and implementation has been limited to individual projects, such as the Khangela Bridge. Piecemeal submission of development proposals from Transnet has also made it difficult for the City to consider the terms of its regulatory role in respect of environmental impact assessments and town planning applications.

Broad zoning rights do not require Transnet to make submissions to the City. This coupled with indiscriminate property practices, narrow profit motives and rapid growth in port-related traffic has resulted in major congestion, road safety problems and damage to public infrastructure, in and around the port.



HEAVY LOAD: Already there are indications of a container capacity lag in the next four to five year

Transnet's focus has been to resolve waterside issues, and rail and road capacity issues have been largely ignored, leading to a number of public outcries.

Together with Transnet and other agencies such as SANRAL and NDOT we need to jointly develop a vision and strategic implementation plan for that vision.

This will allow us to significantly improve land-use management and the general operations of the port, its interface with the city and the thousands of businesses that keep many of our residents employed.

PUBLIC NOTICE

ETHEKWINI MUNICIPALITY STRATEGIC PROJECTS UNIT & 2010 PROGRAMME

NOTICE OF INTENTION TO GRANT THE LEASE OF IMMOVABLE PROPERTY TO WARWICK MALL (PTY) LIMITED
Notice is hereby given that eThekweni Municipality ("the Municipality") intends to grant the lease of the immovable property, fully described hereunder, to Warwick Mall (Pty) Limited (Registration Number 2006/023113/07) for a period of fifty (50) years, with no right of renewal, at a once-off rental of R22,5 million, for the purpose of carrying out the proposed development in the Warwick area. The immovable property, which is the subject of the intended granting of the lease, is described as Proposed Lease (A) over Remainder of Erf 1 Durban; Registration Division FT, in the Durban Entity, Province of KwaZulu-Natal, in extent approximately 1,4920ha, as depicted in Plan S.H. 9616, together with aerial servitude rights over adjoining

pavement areas to Julius Nyerere Avenue and Market Road. The details pertaining to the reasons and the impact of the intended granting of the lease on the Municipality are contained in the attached Information Statement (Annexure "A"). Members of the local community and other interested persons are hereby invited to submit, to the Municipality, comments and representations in respect of the intended granting of the lease, at - Address: 70 Masabalala Yengwa Avenue, Durban 4001, Telephone: (031) 311-4720; Fax: (031) 368-3150, E-mail: strategicprojects@durban.gov.za. Any person who cannot write may come, during office hours to the offices of Strategic Projects Unit at the above address, where Ms. Sandra Abrahams will assist that person to transcribe that person's comments or representations. The detailed particulars of the proposed development in the Warwick area are available on the Municipality's website (www.durban.gov.za).

ANNEXURE "A" INFORMATION STATEMENT

The Reasons for the Proposal to Grant the Lease
The South African Rail Commuter Corporation ("SARCC") concluded the lease with Warwick Mall (Pty) Limited ("the Developer") for aerial rights immediately to the south of Berea Road Station for the development of retail and taxi facilities. The Developer approached the Municipality with a proposal to acquire the lease of what is known as the Early Morning Market Site, together with certain aerial rights over the surrounding roads, with a view of achieving a single, integrated development, which meets the needs of both the Developer and the Municipality. A significant retail development of some 30,000m² is then envisaged in Phase 1, spreading across both the SARCC's and the Municipality's land which equates to an investment of over R350m in this area. Any Expected Benefits to the Municipality Resulting from Granting of the Lease

The development of the R350m Warwick Mall. The Developer will construct and manage a 400 bay taxi rank. The management of which shall be undertaken at its own cost and under terms to be agreed with the Municipality. The Developer will construct 'Masigiye Square', a significant public space which runs along Julius Nyerere Avenue into an open public square bordered by Wills Road. The costs associated with this element is to be shared on the basis that the Developer will contribute the cost associated with 150 trading positions within this area. The Developer will construct an access ramp off Brook Street, over the SARCC rail reserve, providing access to the taxi rank facilities, which will exit via the Khuzimpi Shezi Road ski-ramp thereby rationalising public transport movements through Warwick. The Developer will bridge David Webster Street and provide direct pedestrian access from the Victoria Street Bus Rank Site, through the Warwick Mall development, to the taxi

rank facilities above and the Berea Road Station, thus integrating the public elements. Masigiye Square is to be managed by the Developer under terms to be agreed with the Municipality. Subject to the Municipality being in a position to grant occupation of the site by April 2009, the Developer commits to completing this Phase 1 development ahead of the commencement of the 2010 FIFA Soccer World Cup. Within 5 years of the registration of the proposed lease a minimum of 51% equity within the Developer is to be held by persons having PDI status. Any Expected Proceeds to be Received by the Municipality from Granting of the Lease The payment of a phased once-off rental of R22,5m being the amount assessed as the fair market value of the rights proposed to be granted, in 3 instalments, as follows: R500,000.00 on signature of the lease agreement; R11,0m by 1 May 2010; and R11,0m by 1 December 2010. The Developer will construct a 400 bay taxi rank at 2nd floor

level over the Early Morning Market Site, for the benefit of the Municipality (and an appropriate reserve will be registered in favour of the Municipality in this regard). This will equate to an R62,8m investment in public goods (taxi rank), and to which the Municipality will contribute R24,0m. Any Expected Gain or Loss to Realised or Incurred by the Municipality from Granting of the Lease The payment of a phased once-off rental of R22,5m. The construction of the 400 bay taxi rank, which will equate to an R62,8m investment in public goods (taxi rank), and to which the Municipality will contribute R24,0m. The R 23,2m cost of the access ramp, off Brook Street, over the SARCC rail reserve, providing access to the taxi rank facilities is to be shared equally by the Municipality and the Developer.

There are economic gains to the Municipality and Warwick Precinct in respect of the proposed R350m retail centre.