

ZINKWAZI BEACH RATEPAYERS AND RESIDENTS'
ASSOCIATION

ZINKWAZI BEACH
PLANNING &
DEVELOPMENT VISION

RESULTS OF RESEARCH QUESTIONNAIRE

ZINKWAZI BEACH DEVELOPMENT VISION

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INTRODUCTION

The Zinkwazi Beach Ratepayers & Residents' Association (ZBRRA) recently consulted all property owners in Zinkwazi to ascertain what their preferred future for Zinkwazi Beach township is.

A number of applications for change in land use and change in zoning in Zinkwazi have been submitted to the KwaDukuza Municipality in the recent past, and the local authority have supported the majority of the applications.

Zinkwazi Beach has also become renowned for its booming hospitality industry, and a number of B&B's and Guesthouses have mushroomed up over the last two years.

Zinkwazi Residents does however place a high value on the character of the village, and from a policy point of view, it is important to obtain the views of all the affected parties in this regard.

This questionnaire has been distributed to all registered property owners in Zinkwazi, and copies were distributed by hand to all the properties in Zinkwazi Beach. Questionnaires were also distributed via e-mail to those property owners who had registered their e-mail addresses with ZBRRA. All information has been treated with the strictest confidence and no personal information will be or has been disclosed.

A total number of 470 questionnaires were distributed, of which 188 questionnaires were returned via return mail envelope, fax or e-mail. The response rate is 40%, which may be considered as a representative sample of the population, and in statistical terms, it is considered to be a high response rate.

The paragraphs here below give a summary of the information contained in the completed and returned questionnaires.

THE QUESTIONNAIRE

PURPOSE OF RESEARCH

The purpose of this exercise is to gain input from the Zinkwazi Residents and Ratepayer to assist ZBRRA in policy formulation which will be presented to the KwaDukuza Municipality to assist them in decision making when applications for change in land use is received.

Residents and or property owners were requested to answer the following questions:-

1. The Street Address or Erf Number could be declared, and this question was optional.

2. Status of the person completing the questionnaire, namely whether the person acted in his / her capacity as registered owner of the land, resident in Zinkwazi Beach, Janitor or any other capacity.
3. The second question asked if the owner has considered the option to change the zoning / land use on his / her land.
4. The third question aimed to ascertain the respondent's desired future for development in Zinkwazi, and options included a 'No Further Development' option, a 'Residential Development' option only, a 'Tourism related' development option and lastly a 'Commercial related' development option only, or any combination thereof.
5. Question 4 is an open ended question, and allowed the respondent(s) to state, in their opinion, how Zinkwazi's Tourism and Hospitality industry can be further developed.
6. Question 5 aimed to ascertain what the residents of Zinkwazi Beach's consider to be their desired Vision for the town.
7. The last, and 7th question, was an open question where respondents could give any other comment(s) and or recommendation.

A copy of the questionnaire is attached as Annex A for ease of reference. The completed questionnaires are kept by ZBRRRA for the record and future reference purposes.

PREFERRED VISION

From the information contained in the completed questionnaires, the majority of the respondents considers the following as a possible preferred Vision for the Village:-

*“Zinkwazi Beach is a Picturesque Residential and Low Impact Resort
Village situate in a Safe and Crime Free environment”*

ELEMENTS INFORMING THE VISION

The following elements and issues were strongly emphasized in the responses in questions 4, 5 and 6, and is worth noting:-

1. Zinkwazi Residents and Property Owners have a strong perception of Zinkwazi being a quiet and peaceful Village, and almost all the respondents gave recognition to this characteristic of the town.

2. There is a strong emphasis on eco-friendly type of development that should be promoted, and that Zinkwazi is situated within an environment of natural and pristine beauty.
3. Safety and a Crime free environment is a priority for almost all.
4. The unreliable water and electricity service delivery in Zinkwazi is an issue of concern for the residents.
5. The role that the town plays as a family holiday destination, and the town's status as a tourism destination, is generally acknowledged.
6. Zinkwazi Residents do not see the town as an emerging commercial service centre, although a number of respondents identified the need for a small boutique-type shopping mall, bottle store, bakery and filling station.
7. Support exists for the establishment of restaurants, B&B's, lodges and entertainment in the form of what Black Rock used to be.
8. Residents in Zinkwazi Beach does not want Zinkwazi to become another Ballito or Umhlanga.
9. Some residents see Zinkwazi Beach as KZN's Clifton Beach.
10. Development of beach front properties must be treated with care and should be subject to specific planning codes. No high rise buildings in Zinkwazi, especially on the beach front.
11. A number of respondents have indicated a preference to become a security-type village.
12. Maintenance and upgrading of facilities and infrastructure, especially on the beach, is of major concern for the residents.
13. There were a number of respondents who indicated that no further development should occur in Zinkwazi Beach, but in the open ended questions, they then excluded developments such as B&B's and lodges and restaurants from the no-development options.
14. There were a few respondents who indicated that they would like to see Zinkwazi Beach develop into a full blown holiday destination with resultant commercial and hospitality industry related infrastructure and facilities such as hotels, shops and further residential development.

The majority of respondents support the further development of Zinkwazi as a Residential and Tourism Village, and only 23.9% indicated that they do not want to see any further development of Zinkwazi stimulated.

STATUS OF RESPONDENTS

The majority of the respondents were the registered owners of properties in Zinkwazi Beach, and only 2,6% of the respondents were not the registered owners.

The majority of residents of Zinkwazi support the further development of the Village, provided that the Village character of the town is maintained and that it does not turn into another Ballito or Umhlanga.

DESIRED DEVELOPMENT FUTURE FOR ZINKWAZI

In response to Question 2, it is interesting to note that 10,1% of respondents indicated that they have given consideration to change the zoning or land use of their properties in Zinkwazi. This is a significant percentage, and it equates to almost 48 properties in Zinkwazi Beach. The KwaDukuza Municipality can therefore expect to receive a significant number of applications for change in land use or change in zoning in the future.

In response to Question 3, the following results were recorded:-

1. A total of 75 respondents, or 39,8% of those who completed this question, indicated that they would not like any further development for Zinkwazi. It is interesting to note that, although a number of respondents in this category then qualified their response later in the questionnaire under Questions 4, 5 and 6, and indicated that B&B's, lodges, restaurants etc. are excluded from their perception of no-development, and or, that development will be supported once water and electricity provisioning has been upgraded.;
2. The majority of the respondents, namely 46,8% indicated that they would support further residential development in Zinkwazi, provided that the development is low rise and low impact;
3. A further 5,8% of respondents indicated that they would like to see further tourism and hospitality industry related development taking place in Zinkwazi, and.
4. Almost ten percent (9,5%) of respondents indicated that they would like to see commercial development in Zinkwazi Beach being promoted.

The total number of respondents in favour of development in Zinkwazi is over 62% as opposed to the 39% of the respondents who are against any further development of the Village.

RESULTS TABLE

The results of questions 1, 2, and 3 are contained in the table here below:-

Q1 Status of Ownership		Q 2 Have you considered the option to change use of land?		Q3.1 No further Development n	Q3.2 Further Residential Development n	Q3.3 Further tourism / hospitality industry related development n	Q3.4 Further commercial development n
Registered Owner	182	No	163	75	88	11	18
Resident	5	Yes	19				
Other	-	Not applicable	6				
Total n	188	n	188				
Total N	188	N	188	39,8%	46,8%	5,8%	9,5%

Total population (N) = 188
Number of Respondents = n

17 June 2006.