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RESIDENTIAL GATED COMMUNITIES IMPLICATIONS FOR KWADUKUZA MUNICIPALITY KWAZULU-NATAL SOUTH AFRICA

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ABSTRACT

This paper explored the implications of residential gated communities in KwaDukuza municipality. Qualitative research method was adopted to respond to the objectives of the study. Findings revealed that these communities contribute to social and spatial segregation, hindering integrated development efforts and contradicting the principles of the Spatial Planning and Land Use Management Act (SPLUMA), which aims to address apartheid-era inequalities. The study also noted potential negative effects on environmental sustainability. Despite these issues, homeowner associations have improved local services like security and waste management, benefiting the community. Factors driving the growth of gated communities include security, quality services, and social status. However, they pose challenges for local authorities by obstructing the municipality's spatial vision outlined in the Spatial Development Framework and Integrated Development Plan. Therefore, establishing a regulatory framework for gated community development is recommended to prevent further segregation and manage their expansion.

KEY WORDS Integrated development, Residential Gated communities, Operation and Management, Implication

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1. INTRODUCTION

Gated communities are becoming more prevalent all over the world, including in Africa and South Africa, as a result of globalization and the adoption of neo-liberal urban restructuring models (Bandauko et al, 2021). The development of properties for different reasons and sections of society has led to various architectural housing structures, including master-planned communities such as gated communities (Otchere, 2022). With much attention devoted to analyzing demographic characteristics, location and distribution of gated communities, while little focus has been allocated to walled communities in the context of low income groups and tenant households faced with complex challenges within municipalities (Sanchez, 2005 and Landman, 2012). Security is questionably the motivating force behind trends in gated communities (GC). The "fortification of households' especially affluent neighborhoods has been widely reported with the use of walls and gates as physical barriers to prevent intrusion by undesirable and unwanted elements associated with crime, drugs, vandalism, and disregard for public or private property" (Sanchez et al, 2005:281). Associations in gated communities assume "the cost of its own upkeep and security since the municipality's ability to divert funds elsewhere may be more than offset by the losses in tax revenue from often-wealthy "secessionist" enclaves" (Kennedy, 1995:777). In lieu of, the "built environment has begun manifesting impermeability directed at achieving increasingly privatized lifestyles, predominantly through the pursuit of safety and security" (Atkinson and Blandy, 2005:178).

In order to ascertain the rationale and the core concern behind gated communities, the major question should be whether gated communities are just a different type of housing typology or an extension of a rationale attempt to create, control, predictability, and personal safety, which may have external and negative secondary impacts. In other words, are gated communities a camouflaged attempt to achieve increasingly privatized lifestyles through amassing choicest locations in the

community or security and safety are the possibly rational behind the trends in gated communities?

In South Africa, both urban and rural areas still face various developmental challenges in terms of access to basic services and protection of basic rights though, these are guaranteed under the constitution of the Republic. Differential development poses a number of challenges to local governance structures in urban areas and cities; in all cases, gated complex development promotes these spatial disparities. Ironically, research on these communities is relatively limited and tends to ignore the impacts of Gated communities on municipalities. Gated communities appear profoundly interesting and relatively new object of study in KwaDukuza Municipality. As municipalities strive to render services to all who lives within its delineated boundaries, the emergence of gated communities turns to perpetuates class divides within these municipalities. Hence discourse on gated communities have generated interest on global platforms, thus calling for scrutiny to ascertain the level of impact it inflects on the socio economic and environmental vitality on municipalities.

Gated communities in South Africa, including enclosed neighbourhoods and security estates have grown significantly in the past 20 years. These diverse kinds of Gated communities in South Africa cities, by no means do have significant socio-spatial, economic and political inferences, which in turn gives rise to different interpretations and responses from urban residents and institutions. Landman (2000:2) refers to Gated communities as a "physical area that is fenced or walled off from its surroundings, either prohibiting or controlling access to these areas by means of gates or booms mainly in residential areas." Previous studies acknowledge the need to understand gated communities contextually in various cities and countries for development, sociological and investment purposes and prudent policy interventions to strengthen the housing market (Otchere, 2022).

This research looks at the Gated communities within the KwaDukuza Municipal area and investigates

its impact on the Municipality. The implication of gated communities' development has not been researched from the stakeholders including residents of Gated communities, homeowners association, estate agency, Department planning KwaDukuza Municipality, professionals and Academics Working in the Built Environment' perspective, and equivalent research is limited in Kwadukuza and South Africa.

2. PROBLEM STATEMENT

The growth of gated communities is becoming more apparent worldwide, especially in Africa and South Africa, fueled by globalization and the adoption of neo-liberal urban restructuring frameworks (Bandauko et al., 2021). The development of real estate to meet various motivations and societal segments has led to a variety of architectural housing designs, particularly master-planned communities such as gated communities (Otchere, 2022).

Recent study by Alkhafagie and Basse (2024) investigates the impact of gated communities on urban interaction, finding that these enclaves reduce clarity and integration in urban settings. While they foster strong internal connections, they hinder city-level engagement, contradicting social logic theory. Their study highlights the negative effects of gated communities on urban social dynamics, urging a reevaluation of urban planning to promote more inclusive communities. Weldegebriel, Tekalign, and Van Rompaey (2023) argue that the neoliberal framework in globalized nations has led to real estate developments in gated communities, fragmenting neighborhoods, limiting access to urban resources, and pushing affordable housing to the outskirts while commercializing the city centre. The concept of fortress mentality, isolationism, the implications of a new world order, reactions to crime and violence, as well as instances of the economic club goods theory, provide further empirical support for the theories surrounding gated communities, as noted by Spocter (2016).

Previous studies acknowledge the need to understand gated communities contextually in various cities and countries for development, sociological and investment purposes and prudent policy interventions to strengthen the housing market (Otchere, 2022). Grassack (2023) observes that gated communities are considered an innovative form of quality-of-life by conceptual theoretical analysis and the outcomes of diagnosis, which also exclude group affiliations with diverse economic, social, and cultural capital. Gated communities significantly contribute to metropolitan fragmentation, urban sprawl, and social segregation, driven by market strategies targeting specific demographics (Zainudin and Hussin, 2015; Spocter, 2016). In Asia, their development is largely influenced by market forces with minimal local authority involvement, primarily governed by homeowners and developers (Roitman, 2009; Aulia and Suryani, 2020). In Buenos Aires, private mobility dynamics have notably affected the placement and segregation of these communities (Borsdorf et al., 2015). Gated communities create segregation through physical and institutional barriers that limit access for non-residents (Roitman et al., 2010:5). Their distinct boundaries, such as walls and fences, reinforce class distinctions and further entrench social segregation (Hernandez, 2016).

Gated communities have not only proliferated worldwide, but they are also an increasing phenomenon in the South African urban landscape (Landman, 2020). These gated developments manifest in various types and forms, including enclosed neighbourhoods, large luxury estates, gated townhouse complexes and many non-residential types of gated communities. While many support them as a way to provide safer living environments in a country plagued with high levels of crime, others criticise these developments as a contemporary form of segregation (Landman, 2020). In a study conducted by Makhale and Landman (2018) discovered that Tshwane's high crime rates are what propel gated communities, which have

an effect on urban segregation, socio-economic exclusion, and marginalization. Today, planning is shifting towards equality and integration, supported by legislation like the Spatial Planning and Land Use Management Act (SPLUMA), which aims to address past disparities and promote cohesion and sustainability. However, the trend of gated communities in new residential developments poses socio-spatial, economic, and political challenges, leading to issues such as spatial inequalities and social exclusion. The KwaDukuza Municipality has experienced a significant rise in the establishment of gated communities. Therefore, this paper explores the effects of these gated communities on the KwaDukuza municipality in KwaZulu-Natal.

3. RESEARCH AIM AND OBJECTIVES

This research aims to examine the implications of gated communities in KwaDukuza, KwaZulu-Natal. It investigates whether these gated communities arise from a lack of trust in local government services, rising crime rates, and security concerns. Additionally, the study assesses their role in spatial and social segregation and explores if the municipality has transferred powers to homeowners' associations and residents in these estates.

4. THEORETICAL FRAMEWORK

This study utilized New Urbanism Theory, established in 1991 by Stefanos Polyzoides in response to anti-urban and sprawling development trends. Key elements include urban infill, traditional neighborhood development (TND), and transit-oriented development (TOD). Literature on New Urbanism primarily focuses on community architecture and planning (Buhl 2000; Godschalk 2004; Grant 2007; Jepson and Edwards 2010; MacLeod 2013; Skaburskis 2006; Spocter 2016; Talen 1999). Advocates promote compact, mixed-use settlements with pedestrian-friendly neighborhoods

connected by accessible streets and public spaces. Godschalk (2004) noted that New Urbanism emphasizes a design-oriented "architecture of community" that is human-scaled. Recently, its principles have been integrated into mainstream planning theory (Grant 2007), advocating for vibrant public realms. Talen (1999:1363) stated that "environmental variables affect the frequency and quality of social contacts, which in turn fosters group formation and social support."

According to Bohl (2000), "New Urbanism is a movement in architecture and planning that promotes design-based strategies based on traditional urban forms to help stop suburban sprawl and inner-city decline and to build and rebuild neighbourhoods, towns, and cities." In addition to this, "new urbanism offers attractive attributes that can only be produced by increasing residential density, by mixing land use and by good urban design". However, to Song, and Knaap (2003) a "new urbanist neighbourhood commands an aggregate price premium; this premium is more than compensates for the severe price discount for the small size of new urbanists lots". Similarly, Damstra (2001) local governments tend to favour this type of private development, because the infrastructure is paid for by the developer, who then passes the cost on to the homebuyers. According to Grant (2007), New Urbanist's focus is on meeting the needs of the local market, while developers are building new areas using traditional patterns and forms. Since the beginning of the 20th century, market forces with the aid of government programs have been encouraging conventional forms of suburban growth (Skaburskis, 2006).

In contrast, development approaches appeal to consumers. In this respect, "New Urbanist developments and gated communities" show similarities in methods. Fortress mentality, isolationism, the effects of a new world order, a response to fear of crime and violence, and examples of the economic club goods theory are some additional ways

that gated communities' theories can be supported by facts, according to Spocter (2016). According to Weldegebriel, Tekalign, and Van Rompaey (2023), the neoliberal regime of today's globalized nations has led to the development of real estate within gated communities that divide communities and obstruct access to urban amenities, pushing affordable housing to the periphery and commercializing the city centre. One of the main objections raised is that the urban environment is becoming more and more socially and demographically diverse, which is forcing people to retreat into gated communities.

To correlate new urbanism and gated communities, Grant (2007) saw the reflection of divergent planning principles, they tend to occur in the same general areas and create residential environments with a great deal in common. He emphasizes that "New Urbanism seeks to embrace the city, New Urbanists sees gated communities as enclaves that shut the city out and therefore as anathema. Sanchez et al.,(2005) claim that Gated communities, conjure up images of upscale developments with pricey homes and lifestyles to match. Similarly, Landman (2012) expressed the same view as these new security developments are private developments where private developers have completely transformed the area.

In actual fact, "New Urbanism holds that a mix of housing types brings in different kinds of households and helps integrate difference into diversity" (Grant, 2007:493). This is implied by Veal (2013) as fairness and equality as important concepts in gated communities. Whereas "Gated communities overtly seek to bring people of similar interests, lifestyles, and circumstances together" (Grant, 2007:493). In the context of KwaDukuza, South Africa, the principles of new urbanism advocate for the development of diverse housing options by both developers and homeowners' associations, emphasizing enhanced resilience and a commitment to public purpose. In contrast, gated communities

are viewed as factors that enhance urban environments, yet they tend to explicitly reject diversity in favour of uniformity.

5. LITERATURE

5.1. International context of gated communities

Numerous case studies of gated communities are showcased on an international scale. Gated communities originated in the U.S. for upper middle and high-income individuals (Brabec and Machala, 2015) and have historically provided protection through gates and walls (Huttunen, 2016). There is no universally accepted definition, but they are generally characterized as housing developments with restricted public access (Adetokunbo, 2012). Grant (2004) describes them as defined areas with shared amenities, while Ruiu (2013) connects them to a speculative market. Chiodelli (2015) highlights their privacy and exclusivity, and Smith (2006) calls them "faux fortresses," emphasizing their reliance on residents' safety and class status (Low, 2003). Ultimately, gated communities are defined by their restriction of public access (Ferreira and Visser, 2015).

In terms of characteristics, Gated communities lifestyle development is common internationally, however, they vary in character. Gated communities are characterized by privacy, exclusivity, and separation from stranger (Chiodelli, 2015) and "enclosure limits access to shared amenities within the lifestyle of the community" (Grant, 2004:919). As Grant emphasized "one of the key functions of gating is to create prestige developments and protecting property values". In communities "around the world, people have used fences and walls to offer domestic security" (Grant, 2004:919). He indicated that "gated communities could equally be created for safe and quiet private realms that separate the home environment from the city" (Grant, 2007:487).

Scholars attribute the rise of gated communities to segregation and fear of crime (Csefalvay and Webster, 2012; Low, 2003; Roitman et al., 2010; Atkinson 2008 and Landman, 2010). Gated developments exacerbate social and spatial divides, physically excluding less affluent individuals who cannot afford security. These gated communities, marked by walls and fences, reinforce class distinctions and stigmatize those outside, further entrenching segregation (Hernandez, 2016). Divergent views suggest that gated communities in impoverished areas of developing nations may reduce segregation and promote integration (Roitman et al., 2010). Blandy (2007) argues that these communities are a complex response to crime fears, leading to fewer public spaces and less urban permeability, which conflicts with national planning goals for inclusive communities. Additionally, research indicates that the fear of crime may be overstated in regions outside South Africa with lower crime rates (Csefalvay and Webster, 2012).

Numerous studies highlight the significant role of gated communities in the U.S. housing market, particularly in urban areas (Legion, 2005). These communities contribute to metropolitan fragmentation, urban sprawl, and social segregation, driven by market initiatives targeting specific demographics (Zainudin and Hussin, 2015; Spocter, 2016). Research by Sanchez et al. (2005) found that while gated community residents were more aware of crime and sought safety, there were no notable differences in crime perception between gated and non-gated homeowners. Grant's (2007) study on New Urbanism and Gated Communities reveals important implications. His research shows that while planners are increasingly adopting New Urbanist principles, the demand for gated developments in the U.S. and Canada indicates a divergence in public preferences. He noted that many Canadian planners oppose gated communities, seeing them as symbols of a fearful society that clash with Canadian values.

Gated communities are emerging as a new housing trend in Europe, with EU countries divided into two groups: those with many gated developments and fourteen without, including Austria, Denmark, and Sweden. Csefalvay and Webster (2012) note minimal statistical differences between these groups, except for population density, indicating that gated communities are more common in large urban areas. They thrive in EU nations with low economic development, moderate wealth redistribution, and limited local government authority, often amid social inequalities and high metropolitan population density. In Central and Eastern Europe, developer actions significantly influence the growth of gated communities, which are driven by local municipalities' financial inability to meet public service needs (Brabec and Machala, 2015). Consequently, these communities are largely shaped by developers and focus on lifestyle-oriented offerings.

In Malaysia, local policies regulate gated communities, influencing their sustainability (Zainudin and Hussin, 2015). Developers create plans based on homeowner consensus to manage these communities cooperatively. In contrast, South Korea's government shows conflicting views on gated communities' structure and agency. Across Asia, gated communities are shaped by a market-driven approach with minimal local authority involvement, primarily controlled by homeowners and developers (Roitman, 2009; Aulia and Suryani, 2020). Overall, they operate as cooperative arrangements between local authorities and homeowners. Also, a comparable study conducted in Egypt by Ghonimi et al. (2011) indicates that Gated Communities lack a theoretical foundation in the principles of effective spatial organization, social integration, and public urban life. Furthermore, the research demonstrates that Gated Communities are ill-suited for development within a distinctive context such as Egypt, as they do not align with the environmental, social, and economic conditions present.

A recent study by Abotera (2024) emphasizes the need to discourage the development of gated communities. It found that the neutralization of space involves simplifying the diverse spatial design scripts into a singular, formal spatial script, which ultimately results in an exclusive territorial dominance. In contrast, previous study by Hernandez, (2016) reveals gated communities characteristic as distinct boundaries defined by walls, fences, and occasionally gates, which convey class distinctions to those outside. This separation and the associated stigmatization of outsiders serve to reinforce segregation. Divergent views suggest that gated communities in impoverished areas of developing nations may reduce segregation and promote integration (Roitman et al., 2010). Blandy (2007) argues that these communities are a complex response to crime fears, leading to fewer public spaces and less urban permeability, which conflicts with national planning goals for inclusive communities.

The aforementioned studies provide a detailed examination of gated communities, focusing on their characteristics, roles, nature, regulations, and driving factors; however, they offer limited insight into the implications of these gated communities.

5.2. National context of gated communities

Numerous case studies of gated communities are showcased at the national level. Landman deserves recognition for her national survey research on gated communities in South Africa, which reveals significant insights into this phenomenon. She notes that insecurity, particularly related to crime, is the primary driver of their expansion (Landman, 2012:2). She pointed out Key factors include crime rates, fear of crime, financial investment, lifestyle choices, and local authorities' inability to ensure safety. Gated communities, which include various forms like luxury estates and townhouse complexes, are increasingly prevalent in South Africa's urban landscape (Landman, 2020).

While some view them as a solution to safety concerns in a high-crime nation, others criticize them as a form of modern segregation. A study by Makhale and Landman (2018) highlights that rising crime rates in Tshwane contribute to urban segregation and socio-economic exclusion. Thus, planners must balance addressing crime with tackling poverty and fostering economic growth. Ramoroka (2014) highlights the socio-economic exclusion linked to gated communities in South Africa, which promote spatial fragmentation and inequality, undermining integration and inclusive housing policies. In contrast, Landman (2012) advocates for spatial integration to connect marginalized neighborhoods with wealthier areas, improve facilities in underdeveloped regions, and enhance access to socio-economic opportunities. While gated communities may improve safety and address crime due to inadequate police protection, they can also create a false sense of security for residents and increase insecurity for those outside, contributing to crime displacement and hindering efforts for more inclusive communities in South Africa.

Against this backdrop in South Africa, development of gated communities can challenge planning and development goals for greater inclusion and accessibility (Landman, 2012). The above analysis on gated communities shows that this type of land development has a negative impact on the land boundaries of local municipalities. Moreover, they diverge from "policy direction, which affect conditions upon which communities can close themselves off from others. Some jurisdictions place few limits on gating, or lack the police powers to prevent neighborhoods from enclosing themselves" (Landman, (2003) and Grant (2004:926). Grand (2004) for example indicated that "the residents of private communities may resist efforts to apply external regulations". He posits his argument on "Projects that provide their own local services ease pressure on governments, which currently lack resources to provide adequate urban infrastructures" (Grant,

2004:926). In the South African context, Gated communities are regulated and governed by different bodies including Home Owners Associations. These are in turn governed by Homeowners' Associations development that regulates the formation and operations of the body.

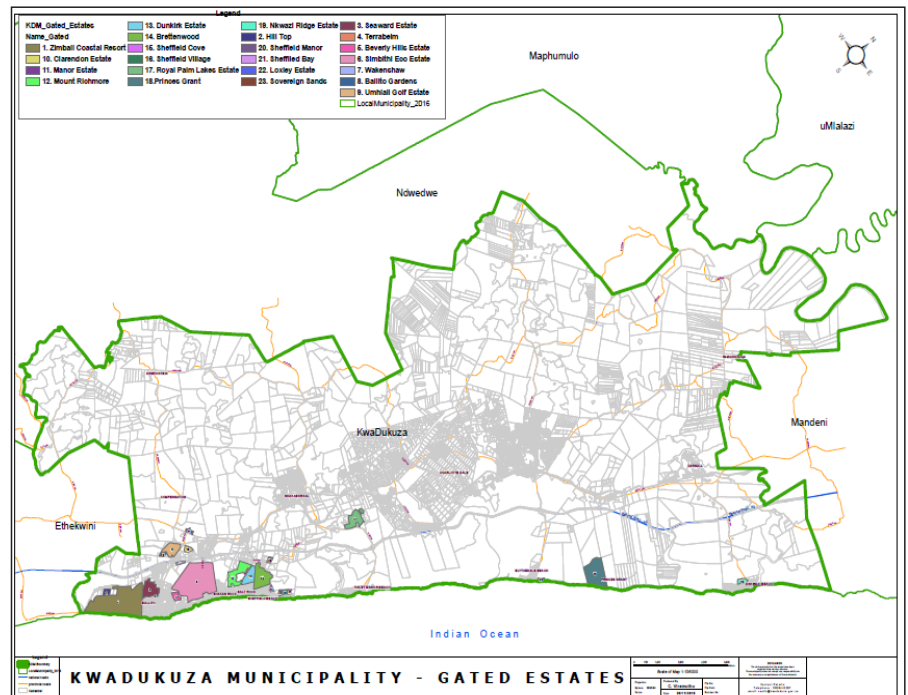
6. STUDY AREA AND METHODOLOGY

6.1. Case study

KwaDukuza has been chosen as a case study to assess the impact of gated communities, reflecting their growing prevalence. Located in the northern KwaZulu-Natal region, KwaDukuza Local Municipality is one of four municipalities in the ILembe District, bordered by eThekweni, iNdwedwe, uMlalazi, and Mandeni (KwaDukuza Local Municipality IDP, 2019/2020). The population is predominantly African/Black (76.3%), totaling 211,078, with smaller percentages of Colored (0.9%), White (7.7%), and Indian/Asian (15.1%) residents (Stats SA Community Survey, 2016). The local economy is driven by agriculture (mainly sugarcane), light industry, and tourism, particularly in the Ballito area, which features high-end residential and tourism developments. Tenure status in the municipality includes 32.3% rented, 32.6% owned outright, 8.9% owned but not fully paid, 22.6% occupied rent-free, and 3.6% other.

This study used qualitative method to investigate the implications of Gated communities in the study area in order to understand the underlying reasons for the increasing development of gated communities and to provide insight into the setting and circumstances of this existing problem, and to generate possible ideas for solutions and recommendations to aid policy direction in the municipalities. KwaDukuza municipality comprises 23-gated communities subjected to investigation as displayed in figure 1 in the next page.

Figure1: 23 Number of gated communities located within KwaDukuza



6.2. Methodology

This study examines the implications of gated communities within the KwaDukuza municipality in KwaZulu-Natal, South Africa. A qualitative research approach was employed to address the study's objectives, utilizing both secondary data to gain insights from prior research and primary data to capture the perspectives of key informants. The research involved interviews with significant individuals who offered valuable insights, complemented by a structured questionnaire that included both open-ended and closed-ended questions. A non-probability random and purposive sampling technique was applied, concentrating on stakeholders specifically situated in the KwaDukuza area. This selection process resulted in interviews with 17 key informants, comprising 3 town planners, 5 estate agents and members of homeowner associations, 7 residents of gated communities, and 2 representatives from security companies in KwaDukuza. The study adheres to the guidelines proposed by Saunders (2012) and Creswell (2007), which advocate for a diverse participant range and suggest a sample size between 5 and 25 to aid researchers in structuring the study's findings. Nonetheless, Creswell (2014) argues that qualitative research seeks saturation, indicating that a sample size of 5 to 20 participants is suitable.

Various methods and strategies exist for data analysis, including thematic analysis, grounded theory, and discourse analysis, among others. In this research, thematic analysis was employed to evaluate the data collected regarding the implications of gated communities in KwaDukuza. Thematic analysis serves as both a perspective and a method for organizing qualitative data (Braun and Clarke, 2006). The researcher adhered to the six steps for data analysis as outlined by Braun and Clarke (2006), which involve becoming familiar with the data, generating initial codes, identifying themes, reviewing themes, defining and naming themes, and producing the final report. Furthermore, the researcher adopted the coding procedures suggested by Bhattacharjee (2013), which include open, axial, and selective coding, to improve the qualitative data analysis. In this investigation, the researcher also organized categories and subcategories into dependent and independent relationships to elucidate the implications of gated communities within the study area. The

predominant reason for non-participation was cited as a lack of time. All findings were systematically interpreted through thematic analysis to derive a coherent and objective conclusion regarding the pertinent issues addressed in this study.

7. RESULTS AND DISCUSSION

7.1. Analysis process

The researcher started with the moderation, since he is familiar with qualitative data analysis, specifically with the interview analysis. The researcher used qualitative techniques to analyse data collected through the following procedures (1) gatherings of data in small units and codify; (2) regrouping data into categories; (3) developing one or more themes that express the contents of each group. The results of the study uncovered several themes around the implications of gated communities in KwaDukuza emerged from the primary data collected after engaging with key participants in the study area namely Limited control of local authority; segregation and social exclusion; Factor promoting gated communities; The benefits of gated communities to citizens of KwaDukuza; power and functions of local authority to HOA; services provided; and Impact of crime on gated community development. The analysis and synthesis of emerging themes assisted the researcher to respond to the research questions regarding the implications of residential gated communities in KwaDukuza municipality.

7.2. Implication of GC on local authorities

All respondents (100%) indicated that the basic impact of the increasing development of residential gated communities in KwaDukuza municipality is the promotion of spatial segregation and its concomitant anomalies including social exclusion and services disparities. Put differently, the development of residential gated communities, in the study area does not promote integrated spatial development and the concept of

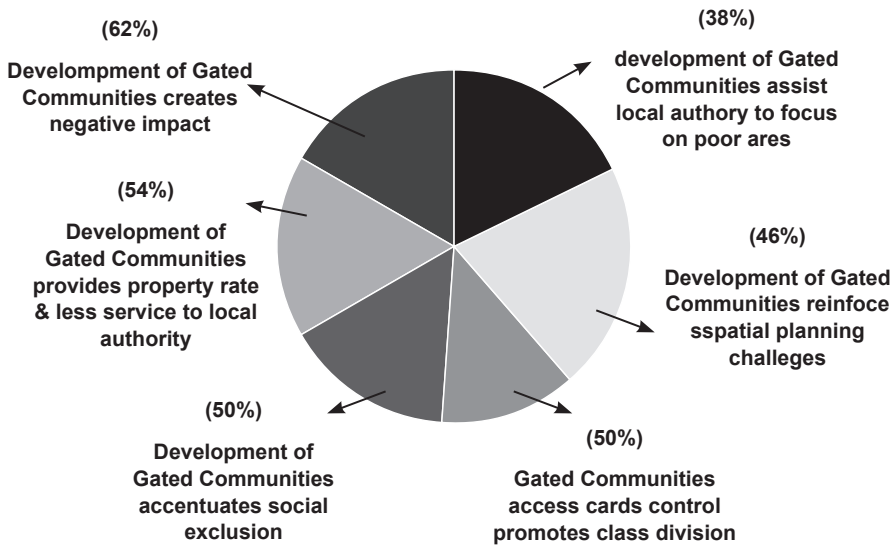
spatial justice, which are imperatives advocated by SPLUMA. This view as expressed by respondents is further grouped in three opinions, as indicated in the pie chart/table, provided below.

Table 1: Gated Communities Implications in KwaDukuza

OPINION OF KEY INFORMANTS	GROUP ONE VIEWS	GROUP TWO VIEWS	GROUP THREE VIEWS
The design of Gated communities place restricts on municipal officials and law enforcement.	62% Negative impact on local authorities		
Municipal officials should concentrate on service delivery to poor neighbourhoods	38% Positive impact on local authorities		
Development of residential GC in the study area has positive impact on the community(property rate to local authority, provide service such as security, safety, and rubbish collection)		54% Positive impact on local authorities	
Reinforces spatial planning and development challenges		46% Negative Impact on local authorities	
Residential gated community development accentuates social exclusion			50% Negative impact as poses to free movement of people and entry into the facilities
Residents of gated communities uses access cards to enter these estates unlike outsider/promotes class division within the municipality			50% Negative Impact as class division dominates
General Implication: Promotes spatial segregation which results in social exclusion and service disparities	100%	100%	100%

Source: Author, 2023

Figure 2: Gated Communities Implications VS Local Authorities



Source: Author, 2023

The first view representing 62% of the respondents indicates that, the design of Gated communities place restricts on municipal officials and law enforcement to monitor these estate. 38% of the participants expressed the opinion that the local authority should rather concentrate on providing service to poor neighbourhoods in the municipalities instead of gated communities.

The second opinionated group accounting for 54% of the respondents were of the view that the development of residential GC in the study area has had positive impact on the community. They highlighted some of the benefits gated communities residence have receives through the Homeowner associations. These included 24-hour security post and patrols services, road construction, and maintenance, Landscaping, and provision recreational facilities, in reality the [provision of these services are responsibilities of the Local Authority. Ironically, the above opinion was expressed by Atkinson and Blandy (2005), and landman (2004) who indicated that this development makes HOA pay high property rate to local authority, and provide service such as security, safety, and rubbish collection, while reinforcing spatial planning and development challenges. Similar challenges are noted in Qatar, where the direction of spatial planning and development towards a sustainable direction poses problems (Mahgoub and Khalfani, 2012). On the contrary, the view expressed by the remaining respondents (46%) was not confirmative to the previous one.

The third group of respondents presented two views, firstly, 50% of the respondents were of the opinion that residential gated community development accentuates social exclusion through the restrictions it poses to free movement of people and entry into these facilities. The second view representing by 50% of respondents indicated that the uses of access cards into these estates communities was a stronger evidence that Gated communities promotes class division within the municipality. These views are consistent with the findings in the work of Hernandez, (2016) who reported that gated communities make social differentiation more visible in the city.

Other views and opinions from respondents indicate that there are people with financial ability, willing to live in gated communities to maintain their class status. In other words, gated communities also serves as status symbols to a specific market, eager to maintain their ranks in society. This resonates with the opinions of other respondents, who perceive that the municipality encourages developers to provide this housing typology for the affluent market in the study area. This view is

also, supported by Le Goix,(2005) who compared gated communities to urban space production promoted by private developers who seeks money and public entities who attract taxpayers.

Furthermore, the finding points out that the laxity in controlling the development of residential gated communities in the study area is because of the tax earnings from such developments, which broadens the municipal tax base. Even though the Local authorities have planning informants as Integrated Development Planning, Spatial Development Framework and Local Areas Plans in place to guides its spatial vision, it appears they are restraint in ensuring that Gated communities developments aligns to these directives to ensure compliance with spatial structures and socio-economic environmental vitalities designed to correct disparities created during apartheid era. This view aligns with Atkinson assertion (2008) that gated communities development, reinforces a social and spatial split between have and have not. Similarly view, also indicated that gated communities reinforce physical and institutional barriers of its residents (Roitman et al., 2010).

It was ascertained that the local authority is aware of the spatial disjunction between these communities and surrounding areas, which has resulted in spatial separation, and restricts the free movement of people particular in situations where occupants need access cards to enter estates while outsiders are forbidden without authorisation. This trend unarguably promotes social segregation in terms of class divides, not to mention the spatial disparities it perpetuates. It needs mention that the Local authorities are required to promote social integration in pursuance of the spatial norms and principles enshrined in the SPLUMA to eschew the social exclusion, currently mushrooming in the study area.

The finding shows that one major negative implication of gated communities on the municipality is the inability to implement the spatial vision as captured in the spatial development framework (SDF) which legal tools used by local authority to spearhead spatial development.

7.3. Gated Community new form of segregation

Segregation concept reveals many facets for its practical understanding. Respondents gave their opinion in relation to the segregation promoted by Gated communities. On the whole 85% of respondents, confirmed that Gated communities are new form of segregation, while 15% perceived that they are mainly racial or multiracial driven. In their view, racial undertone and economic class results in separation of social classes that prefers to stay in Gated community. As such, gated communities promote segregation. Respondents who opinionated that Gated communities are new form of segregation based their argument on the non-existence of integration within the study area, As one of the respondents puts it, "Gated communities divide themselves from the rest of the city, town, and zones to ensure security & privacy, this leads to spatial & social segregation." The findings therefore points out that GC creates a perfect little world for the residents inside the walls of the estate. Gated communities do not promote integration, on the contrary, they separate the rich from the poor, with the wealthy, or middle class living on the estate while the poor are left in the surrounding areas with degraded infrastructure. This means that they segregate according to income groups.

Table 2: Findings on Gated Communities as New form of Segregation

GC AS NEW FORM OF SEGREGATION	IMPACTS
Majority of respondents , confirmed that Gated communities are new form of segregation	85% Negative impact on local authorities
The remaining of respondents perceived Gated communities as mainly racial or multiracial driven	15% perceived that Gated communities are mainly racial or multiracial driven
General comment: Gated communities promotes segregation	100%

Source: Author, 2023

7.4. Long run effect of Gated Communities

Majority of respondent precisely (80%) and mostly municipal officials expressed that Gated communities will have negative implications in the long term within the study areas. It was ascertained from the findings that one of the long-term impact of GC in the study areas is hindrance to integrated development. Other implications expressed by respondents were spatial fragmentation, social exclusion, and low citizenship participation; imply that Gated communities will promote social separation between GC occupants and people living outside the gated estates in the end. Moreover, it will promote spatial separation and disparity between well-maintained areas and deprived areas through lack of connectivity. The remaining respondent who forms 20% of the sample size indicated their support for gated communities based on the quality and reliable services and facilities it receives from Home Owners Associations, and even more so, the rates and tax it offers to the local authority which struggles to deliver basic services and facilities to its people. It was ascertained that the Municipality is mandated to approve building plans for all developments including gated communities and to provide basic services to the community. However, as it stands, it appears that the municipal Town planning and building control division cannot cope with workload faced by local authority. Consequently, planning system in the municipality will have to be capacitated through the introduction of technology and capacity building to boost their performance.

Table 3: Long Run effect of Gated Communities in KwaDukuza

LONG RUN EFFECT OF GATED COMMUNITIES	IMPACTS
Majority of respondents mostly municipal officials expressed negative implications of Gated communities in the long run within the study areas(threats to spatial fragmentation, social exclusion, and low citizenship participation)	80% Negative impact on local authorities
The remaining of respondents support gated communities for the quality and reliable services and facilities	20% perceived Gated communities with positive impacts
General comment:Gated communities are an hindrance to integrated development	100%

Source: Author, 2023

7.5. Design of Gated Communities

Respondents also commented on the design implications of Gated communities in the study area. Regardless of services provided by HOA to local authority, respondents indicated that GC generally targets the wealthy and not the poor. According to respondents, the design of this housing typology does not reflect any form of integration between rich and poor, instead they are meant to protect and secure the interest of the affluent through Home Owner Associations who provides exclusives services to occupants in these estates. The design is extremely luxurious, which excludes the poor who cannot afford to live within the confinements of these “gated castles.” These findings are consistent with previous studies as indicated in chapter three. This result is consistent with previous studies of Csefalvay and Webster, (2012) who express developer’s objectives, which are to trade-off between high-density dwellings to make profit, and to residences with complete package of goods and services as indicated in chapter three.

7.6. Drivers of Gated communities in KwaDukuza

7.6.1. FACTORS PROMOTING DEVELOPMENT OF GATED COMMUNITIES

Regarding factors promoting Gated communities in the study area, 69% of respondents affirmed that safety and security provided by Home Owner Association are the main factors driving Gated communities within the area. It cannot be denied that South Africa has had its fair share of exponential rise in crime related offences since the demise of apartheid, which has stirred most elites in society to seek protection within the walls of residential gated communities. They also stated that sophisticated security systems found in these residential communities ensured the safety of the occupants. In their opinion, the standards of professionalism in safety and security measures demonstrated

by gated communities have led to increasing development of these communities in the study area. They applauded these security measures, which protect respective occupants from unwanted criminals. However, the remaining 31% of the respondents concurred that the increase development of Gated communities in the study area is attributed to the better service provided in the community.

Table 4: Factors Promoting Development of Gated Communities

FACTORS PROMOTING DEVELOPMENT OF GATED COMMUNITIES IN KWADUKUZA		IMPACTS
Majority of respondents affirmed that safety and security promote development of Gated communities in the area.		69 % of participants sees positive impacts on local authorities & Communities
The remaining of respondents concurred that the increase development of Gated communities in the study area is attributed to the better service		31% of participants see positive impact
General comment: Safety, security and better services promote development of Gated communities in KwaDukuza		100%

Source: Author 2023

7.6.2. BENEFITS OF GATED COMMUNITIES TO CITIZENS OF KWADUKUZA

The finding shows that 77% of the respondents confirmed the benefits Gated communities offers to citizens in the study area. This view implies that better services provided by these residential communities relieve occupants from dependants on the local authorities for certain basic facilities. 23% of respondent had the opinion that development of residential Gated communities does not solve the challenge of housing backlog in the community. They stated that municipal area does not have affordable housing units for the poor; consequently making developers cease the opportunity to develop Gated communities in the area, while neglecting the plight of the working classes and retirees in the study area.

It was ascertained that the drivers of Gated communities in KwaDukuza are multiple. Firstly, 62% of respondents endorsed security and safety as key drivers for Gated Community development. On the contrary, the remaining 38% of respondents had a different opinion from the above. Secondly, 69% of participants endorsed better and reliable services enjoyed in these communities as key drivers promoting Gated community development.

These views expressed by this groups points out that: safety and security, better and reliable services and provision of facilities are the major drivers trending the development of this housing typology in the study area. In essence, almost half of the local municipality responsibilities are shouldered by HOAs. HOAs via the developers create more control on environment and uniformity in architectural elements within gated communities. Through these, they promote employment and investment opportunities in the municipal area. The benefits of Gated communities to the KwaDukuza municipality are largely based on the municipal rates generated from these developments. This implies that, the rate creates direct and indirect jobs and investment in the municipality, and serves as confidence to the local government besides attracts other development and investors to the area.

Table 5: Benefits of Gated Communities in KwaDukuza

BENEFITS OF GATED COMMUNITIES TO KWADUKUZA COMMUNITIES	IMPACTS
Majority of respondents affirmed that many Gated communities benefits are provide to communities in the area. Such as better services	77 % of participants see positive impacts on local authorities& Communities
The remaining of respondents concurred that still persistence of challenge of housing backlog in the community.	23% of participants see negative impact
Respondents indicated security and safety as key benefits they draw from Gated communities in the area	62% of respondents see positive impact
Again better and reliable services and provision of facilities as main benefits	69% of participants endorsed positive impacts
Benefits are largely based on the municipal rates generated from Gated communities 'developments.	Positive impact
General comment: Again Safety, security and better services promote development of Gated communities in KwaDukuza	100%

Source: Author, 2023

7.6.3. SUBSTITUTION OF POWER AND FUNCTIONS OF LOCAL AUTHORITY TO HOA

Majority of respondents 77% elaborated on power and functions of the local municipality and asserted that local authority has not conceded their responsibilities and functions to HOA. Their assertion was premised on the administrative and legislative role the local authority still plays in the municipality. For instance, it was observed that the local authority continues to supply bulk services to the communities. One of the respondents retorted that , “The LA still performs their functions, it is just that developers package the concept of exclusivity safety, cleanliness and integrated community to sounds attractive to potential buyer who are paranoid with crime.” thus local authority still execute their functions to the community. They indicated that, local authority provides only bulk service to the estates, while the HOA provides and maintains infrastructure services.

On the contrary, 15% of respondents expressed an entirely different opinion by emphasising the failure of the local authority to live up to its expectations in service delivery processes. They indicated that, local authority only provides bulk service to the estates, unlike the HOA who provides and maintains infrastructure services to gated communities. To some extent, the finding implies that the local authority does only a fraction of what is expected from them, whereas the HOA goes beyond expectation to provide and maintains services within these communities. Additionally, 8% of the respondents reported that existing legislations and bylaws to some extent guides the local authority in executing its monitoring functions over Gated communities. Besides the HOA, have its own guidelines and regulations to govern Gated Communities.

It needs mentioned that in spite of the role played by HOA's, the local authority has service level agreements which they are obligated to honour, this service level agreements are meant to assist the average ratepayer in the municipality. However, it gives a negative impression about the local authority when these commitments are not fulfilled accordingly. Local authorities are thus obligated to keep the agreement and perform regalia duties regardless under performance in service delivery.

Table 6: Power and Function from local Authority to HOA

POWER AND FUNCTIONS OF LA TO HOA	IMPACTS
Majority of respondents indicated that local authorities have not concerted/cascaded their responsibilities and functions to HOA	77 % of participants see positive impacts of not have concerted powers and functions
The remaining of respondents affirmed failure of the local authority to live up to its service delivery commitments	15% of respondents expressed negative impact of failure to deliver needed service
Existing legislations and bylaws guides the local authority to execute its monitoring functions	8 % of respondents see positive impact
General comment: Local authority has not concerted/cascaded his power and function to home owner association	100%

Source: Author, 2023

7.6.4. CATEGORIES OF THE SERVICES PROVIDED IN GATED COMMUNITIES

The services offered by local authorities are complemented by the heightened emphasis on safety and security that residents of gated communities prioritize (Atkinson and Flint, 2004). On one hand, living in Gated communities reinforces happiness and comfort from Gated community's services; while on the other hand, it reinforces social segregation, as the residents distance themselves from outsiders.

In terms of services provided in gated communities, it was observed that lack of such services provided by local authority gives the HOA the leeway to package and sell their gated concept to certain market bracket. The analysis revealed that HOA provides residential Gated communities with services including ;Landscaping, Grass cutting, verge maintenance, 24 Hour security patrols, road construction and repairs, Street lights and Recreational facilities. For instance 54% of respondents indicated the inability of the local authority to deliver the same level of services received by the HOA as shown on the table, while 46% of respondents attested that the local authority are in the position to offer these services to the public.

The later retorted that, "It is easier to take responsibility of a smaller area such as an estate compared to an entire jurisdiction. Furthermore, people invest in estates because they can afford it," beside the services in Gated communities are reliable and of exceptional quality but comes with high cost, unlike services provided by local authorities which comes at a highly subsidised cost. This assertion is an indication that people willingly subscribes to Gated communities because of the level of comfort and reliability of existing facilities provided and maintained by HOA within the Gated

Communities. In contrast, the former respondents indicated that the bulk services provided by the local authority is essential to Gated communities but, the quality and regularity is what needs to be given further attention. They suggested that local authority ought to concentrate in addressing backlogs services in poorest areas within the study area, instead of providing service in middle to high-income areas in the municipality where the HOA are already supporting residential gated communities. From the above, it is evident that the local authority have not cascaded their responsibilities to HOA, as it appears to be. Even though it cannot be denied that, the municipality struggles to provide the same level and quality of service provided by the HOA given that these services are of high quality and comes with an exorbitant cost.

7.6.5. LOCAL AUTHORITY AND DELIVERY OF SERVICES IN GATED COMMUNITIES

It was observed that 15% of respondents were of the opinion that Gated communities are springing up based on suspicions of the inability of the local authority to deliver services to its citizens. They retorted that occupants of Gated communities want to receive high level of services which local authorities are unable to provide as indicated in table (6). On the other hand, 77% of respondents were suspicious of Gated Communities, though they provide their own services, since as much as Gated communities are highly privatised; they still require the capacity from local authority. Local authority still performs the functions of approving building plan and issuing certificate of occupant. The local authority also focuses on providing low-income housing since 1994. There is a price gap in the affordable housing market and the private social has been providing the affordable housing. Additionally, 8% of respondents, observed the inseparable responsibility of the local authority and HOA to the community indicating that they do complement each other. They alluded that" most Gated communities have their own structures to manage the

Gated Communities." This may mean that the developers of these estates do have greater control over ongoing maintenance in these facilities with little reliance on the municipality.

7.6.6. INFLUENCE OF CRIME ON GATED COMMUNITIES DEVELOPMENT

Crime was identified as the primary factor influencing the development of Gated Communities. 100% of respondents mostly municipal officials, indicated that crime has significant influenced the development of gated communities. The fundamental of their argument was premised on the ground that people have the right to live in Gated Communities. They claimed that the idea of living in an enclosed neighbourhood with 24hours security access control is the reason residents chose to live in these Gated Communities. Thus, crime has influence on residential Gated community development.

7.6.7. CHARACTERISTICS OF GATED COMMUNITIES IN KWADUKUZA

This subsection presents a case study of a typical Gated community in the study area. Currently the municipality records 23-gated communities and these are characterized by different features in four categories. These include (12) Security gated communities, (6) lifestyle and prestige gated communities, and (4) lifestyle and security gated communities and (1) lifestyle gated community. This implies that Kwadukuza municipality is dominated by security gated communities. Security and safety reasons drive the development of gated communities in KwaDukuza. This confirms the views and opinions from key respondents who affirmed that security and safety promote development of Gated Communities in the area. On the one hand, Gated communities in KwaDukuza contribute to the increase of safety and security of residents within and nearer gated communities. On the other hand, their development contributes to the reinforcement of social

separation or segregation between residents of gated communities in side walls and non-residents.

8. CONCLUSIONS AND RECOMMENDATION

8.1. Conclusion

This paper investigated the implication of Residential Gated communities in KwaDukuza municipality. Qualitative research method was adopted to respond to the primary objectives of the study. The researcher then embarked on review of extensive body of literatures on Gated communities from different continents including Asia, Africa, and Europe, this was the secondary method of data collection, adopted to comprehend the phenomenon under study from different regional context.

The literatures highlighted that the development of Gated communities and its implications have generated concern in countries around the world, regarding its exclusivity and inclusivity to all people. It was also ascertained from literature that Gated communities' diverges in appearance and function, with the association that manages it and collective responsibilities on the shared benefits becoming the common elements. The body of literature also revealed that in Africa, Latin America and United States of America the fear of crime and violence were principal reasons that motivate people to live in gated communities. Thus, safety and security factors were captured by various authors as the major reason for the sprawling of gated communities around the world. Put differently the general notion that all gated communities exist as a response to crime or the desire for increased safety and security was confirmed by majority of the authors.

The results show that one of the negative impacts of Gated community's implications in the study is the inability of the local authorities to control and managed the random development of this housing typology, which promotes spatial segregation, and

social exclusion. This trend defeats the purpose of integrated development planning, which is a tool that assists the implementation of the spatial vision of the municipality and seeks to correct the imbalance caused within the municipality by apartheid planning model.

The results also indicated that gated communities accentuate social exclusion through the restrictions they place on free movement and entry into these facilities. Furthermore, the result proves that non-existence of a specific policy guideline meant to control and guides the development of residential Gated Communities. Majority of the respondent (80%), especially municipal officials indicated that Gated communities would have a negative impact on the community in the end. It was identified that one of this negative impact was the hindrance to integrated development through disjointed and uncoordinated development that heightens class differences, spatial fragmentation, social exclusion and low citizenship participation. This implies that Gated communities create social separation between its occupants and people living outside these communities through restrictions on movement within the jurisdiction of the municipality. The opposition view from other respondents emphasise the benefits HOA renders to lift local authority in their struggles through the provision of security and other services. They indicated that the Municipality is structured to approve building plans for development.

The results revealed that 77% of respondents reject the idea that development in Gated communities in the study area is premised on the lack of capacity and inability of local authorities to deliver services to its constituency. As such Gated communities adds to the control measures in place though they provide their own services, local authority still performs the functions of building plan approval and issues certificates to occupants. Overall, the implication of Gated communities for local authority results in the defeat of integrated development planning which

is an instrument used by local authority to handle development planning.

8.2. Recommendation

The study shows that Gated communities contribute to social segregation, exclusion, and hinder integrated development planning. Based on these findings, the following recommendations are proposed:

- Prioritize an interventional approach that considers social dynamics within gated communities to create a sustainable urban environment that fosters social interaction and cohesion.
- Enhance service delivery within municipalities to discourage developers from exploiting valuable agricultural land for their own interests.
- Develop national policies or bylaws to regulate the development of gated communities and control spatial and social segregation.
- Collaborate with the police to ensure safety in municipal areas affected by gated communities and address spatial disparities, disjointed development, and social exclusion
- Utilize bylaws to guide daily operations and regulate municipal activities.

Additionally, while gated communities offer benefits such as expanding the tax base and improving the municipality's image, it is recommended to control these developments to ensure inclusivity, easy access, and mitigate spatial inequalities and social disparities. Finally, it is suggested to consider the planning system in the municipality be improved through the introduction of technology and capacity building.

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