



UMLALAZI LOCAL MUNICIPALITY MUNICIPAL HOUSING SECTOR PLAN: HOUSING SECTOR PLAN REVIEW 2017/18

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PREPARED BY



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1 PURPOSE AND BACKGROUND

1.1 BACKGROUND AND CONTEXTUAL SETTING

This Housing Sector Plan (HSP) has undergone a basic review and been updated in terms of new policies adopted within the Province as well as the King Cetshwayo District. The HSP serves a crucial role in informing delivery of adequate and sustainable human settlements within the municipality. It provides for a realistic housing delivery process between the Municipality and the Department of Human Settlements and serves as an important tool for the Department of Human Settlements in the distribution of funding to municipalities. It will also ensure improved alignment between national, provincial and local level planning for housing delivery. The primary aim of the project is to provide a clear housing sector plan for the uMlalazi LM to support the Municipal Integrated Development Planning processes.

The methodology used to review the Housing Sector Plan (HSP) consisted of the review of the current Integrated Development Plan (IDP), Housing Sector Plan (HSP), Spatial Development Framework (SDF) and other relevant chapters of the IDP and sectoral plans. The results of all these studies were used in the production of a situation analysis report from chapters 4 which forms the basis for the data update to the HSP. The scope of work also consists of updating the strategic goals and priorities. Reliance has been placed on extrapolating and interpolating data from SA Stats 2011, as well as the Statistics South Africa 2016 Community Survey.

The draft situation analysis report was presented to the Municipal Planning Portfolio Committee in order to update housing data and seek confirmation and agreement with the resultant conclusions in the final HSP. Thereafter the HSP was amended and sent to the uMlalazi Local Municipality for approval at the end of June 2017.

1.2 PROJECT OBJECTIVES

The following objectives have been adopted to undertake the Review of the Housing Sector Plan:

- To ensure that the housing planning activities which occur as part of the IDP are integrated and aligned with existing housing related documentation and data sources;

- To ensure that the definition of housing demand is comprehensive and inform IDP objectives, strategies and project formulation and enable the specification of a municipal-wide picture of housing demand in the context of sustainable human settlements;
- Spatial transformation;
- To provide a clear outline of responsibilities of relevant stakeholders critical to housing planning and deliverables with the context of integrated development planning;
- Compact and connected settlements and settlement patterns;
- To guide vertical and horizontal sector alignment with regards to housing planning and delivery and identify appropriate institutional structures to give effect to housing delivery;
- To inform multi-year housing development plans of the Provisional Sphere as the basis for vertical alignment;
- Integrated settlements and settlement patterns;
- To provide a quantified multi-year housing delivery programme;
- Functional residential property market in urban and rural areas;
- Consistent application of policies, principles, objectives and concepts across various scales (provincial, regional, local); and
- Institutional capacity for effective planning and implementation.

1.3 OVERVIEW OF THE UMLALAZI LOCAL MUNICIPALITY

The uMlalazi Local Municipality is situated along the north eastern coast of KwaZulu-Natal, 140km north east of Durban. The eastern portion of uMlalazi Local Municipality lies on the N2 National and Provincial Development Corridor linking two major economic hubs of Richards Bay and Durban. It is the largest of five municipalities in the district, making up almost a third of its geographical area. uMlalazi municipality is located within King Cetshwayo District, which comprises of five local municipalities namely;

- Mfolozi Local Municipality
- uMhlathuze Local Municipality
- uMlalazi Local Municipality
- Mthonjaneni Local Municipality
- Nkandla Local Municipality

The population distribution in the municipal area is characterised by relatively high population densities within urban nodes and low densities in rural areas. The municipal area is dominated by tribal areas, and 14 tribal authorities exist within the area (www.localgovernment.co.za).

The town of Eshowe is of great historical significance in that it is the birthplace of Cetshwayo, who was king of the Zulus during the Anglo-Zulu War of 1879. Eshowe Town is also considered the administrative and service centre of the uMlalazi Municipality. The coastal town of Mtunzini is situated on the north coast of KwaZulu-Natal on the banks of the uMlalazi River, and borders on the uMlalazi Nature Reserve. Mtunzini is the number one residential and ecotourist destination in South Africa (www.localgovernment.co.za).

1.4 DOCUMENT STRUCTURE

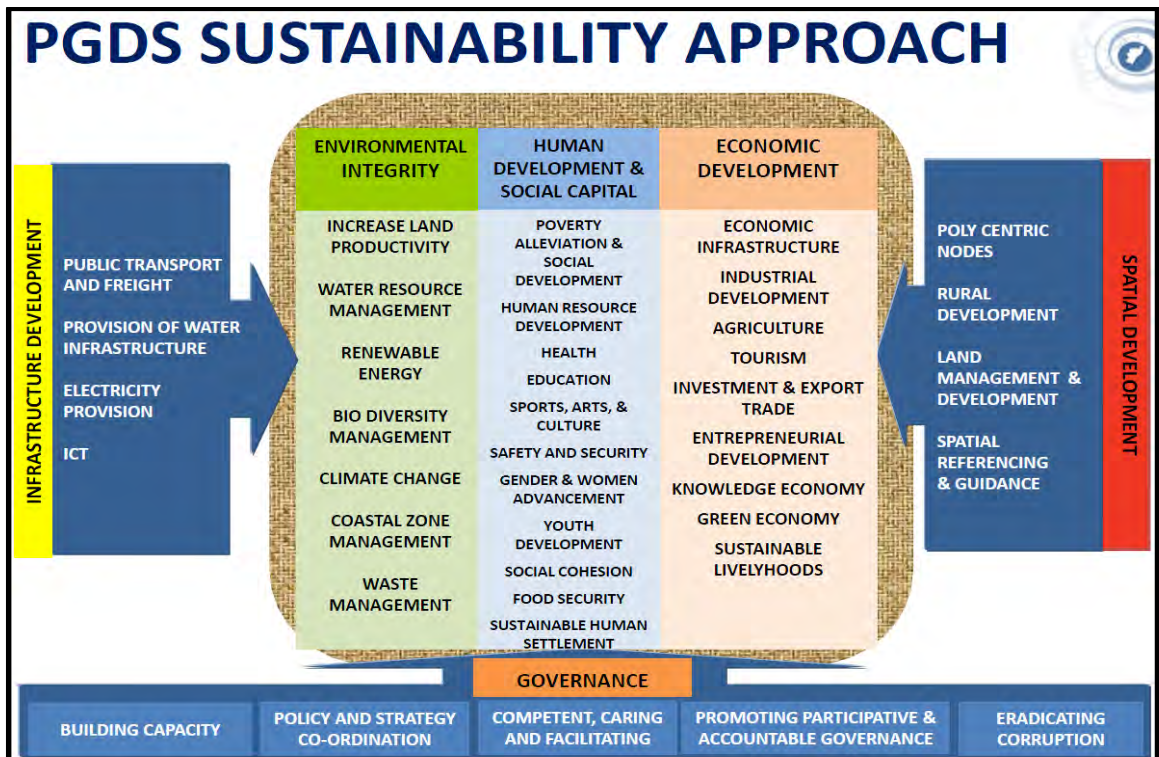
The Housing Sector Plan needs to take specific cognisance of the Provincial Growth and Development Strategy of the Province. The provincial growth and development plan, which focusses on the implementation of the PGDS essentially consists of a number of key components which includes a clearly defined long term development vision, a set of strategic goals and supportive strategic objectives to pursue this vision, and clearly defined development targets for achieving each of these strategic objectives. Human Settlement is included as part of Goal 3; Human & Community Development and Objective 12 which addresses the promotion of sustainable human settlement.

The strategic framework of the Provincial Growth and Development Strategy is outlined in Figure 1.2 below, with the PGDS Sustainability approached depicted in Figure 1.3.

Figure 1.1: Summary of the PGDS Strategic Goals and Objectives



Figure 1.2: Provincial Growth and Development Strategy Sustainability Approach



This Housing Sector Plan Report is structured as follows:

- The first part of the document provides a status quo analysis consisting of the following elements:
 - The legislative and policy background to the Housing Chapter is described in Chapter 2.
 - Chapter 3 summarises the policy and planning regulatory framework in which human settlement is currently taking place within the province and the uMlalazi Municipal Area as well as the impact thereof on human settlement and human settlement patterns.
 - The current reality of the project area is summarised in Chapter 4.
 - Chapter 5 sets out the strategic framework of the Housing Sector Plan.
 - The project pipeline is summarised in Chapter 6 and includes existing and proposed projects.
 - Integration of the Housing Sector Plan and alignment with other sector departments is set out in Chapter 7.
 - The approval process of the Housing Sector Plan is described in Chapter 8.
 - Chapter 13 deals with the identification of well-located land for sustainable human settlement from a provincial perspective. It identifies provincial level human settlement focus areas and describes the estimated housing needs in these focus areas and its alignment with the provincial and municipal SDFs.
 - Chapter 14 describes the proposed interventions and implementation plan and quantifies the potential land needs in the provincial human settlement focus areas, proposes an investment allocation procedure, and provides a risk analysis with critical success factors for implementation of the master plan.

2 LEGISLATIVE AND POLICY BACKGROUND TO HOUSING CHAPTER

The Integrated Human Settlement Strategy is the primary policy focus to influence the approach to the development of municipal housing strategies. It emphasises a movement away from the concept of housing as mere shelter, to housing as part of an overall strategy to achieve human settlements that provide good quality homes with proper access to the necessary socio-economic opportunities for its residents. It also highlights the importance of social, economic and racial integration in the settlements linked to the objectives of densification and integrated mixed land use in South African urban and rural areas.

It is given more detailed focus and forms of delivery through a range of housing and planning legislation, policy and mechanisms. The important housing legislation and policy includes the Housing Act, the Social Housing Act 2009, the Rental Housing Act and the National Housing Code. From a planning perspective, the following legislation and policy initiatives (summarised in Section 3 below) are important including:

- the Municipal Systems Act 2000,
- Municipal Structures Act 1998;
- the Municipal Finance Management Act,
- the Provincial Financial Management Act, the National Spatial Development Initiative,
- the government's Urban and Rural strategies,
- the land reform and land restitution legislation and
- the Spatial Planning Land Use Management Act 2013 (SPLUMA).

While these all provide the details that populate the framework for the planning and delivery of housing it is important that the municipality uses the Integrated Human Settlement approach in planning its response to housing need and demand. Accurate and detailed housing data must be obtained and updated regularly. Communication with service providers must be improved. In doing this the municipality must work in close alignment with the province on joint planning as well as the allocation of the financial resources. The municipality must also structure co-operative action and even partnerships with other key stakeholders, particularly service providers that can positively assist it in developing its housing plan and supporting the delivery.

The detailed delivery is given further focus over the period 2014 – 2019 by the Outcomes 8 objectives, targets and strategy for the province that come from the delivery intent of the Minister of Human Settlements.

3 POLICY & PLANNING FRAMEWORK AND IMPACT ASSESSMENT

3.1 NATIONAL POLICY FRAMEWORK

This section summarises the constitutional and relevant legislative functions and policy mandates that will inform the activities of the KZN Department of Human Settlement and the uMlalazi Local Municipality as well as how it has influenced human settlement.

A brief summary of the most relevant national legislation is outlined in the subsections below.

3.1.1 Constitution of the Republic of South Africa (Act 108 of 1996)

The basis of all legislation and policy in South Africa is the Constitution. Three components of the Constitution have particular relevance to housing. These are:

- The specific **right to have access to adequate housing**, as enshrined in section 26;
- The specific **right to have access to land**, as enshrined in section 25; and
- The powers of national, provincial and local governments with respect to housing are framed by the concept “**concurrent competence**” and developmental local government.

Implications for Housing Sector Plan

All development within South Africa must be within the parameters set out in the Constitution. In this respect, the Department of Human Settlements and uMlalazi Local Municipality have the responsibility to ensure the access to adequate housing and housing opportunities, as per requirements of Section 26. Initiating the process to review the housing sector plan qualifies as an advancement by uMlalazi Local Municipality to ensure that this basic right is progressively realized.

3.1.2 Housing Act (Act 107 of 1997)

This Act is the overriding legislation guiding settlement and housing development in South Africa. It replaced all previous housing legislation, and in part spells out the roles and responsibilities of the three spheres of government in respect of housing and ensuring that all housing activity takes place within the framework of the Constitution.

The Act, establishes a vision for “housing development” which is defined as follows:

“The establishment and maintenance of habitable, stable and sustainable public and private residential developments to ensure viable households and communities, in areas allowing convenient access to economic opportunities and to health, educational and social amenities, in which all citizens and permanent residents of the Republic will, on a progressive basis, have access to:

- *Permanent residential structures with secure tenure, ensuring internal and external privacy and providing adequate protection against the elements; and*
- *Potable water, adequate sanitary facilities and domestic energy supply”*

There are eight broad principles relating to housing delivery and development contained in the Housing Act:

- People-centered development and partnerships
- Skills Transfer and economic empowerment
- Fairness and equity
- Choice
- Quality and Affordability
- Innovation
- Transparency, accountability and monitoring
- Sustainability and fiscal affordability

The Housing Amendment Act, 2001 removes some of the inefficiencies in the institutional arrangements covered in the Housing Act, 1997 (Act 107 of 1997). The Amendment Act, 2001 abolished Provincial Housing Development Boards, transferring their powers, duties, rights and obligations to the provincial members of executive councils responsible for housing. The Act also empowers the Minister of Housing to determine a procurement policy on housing development and puts regulatory measures in place to restrict the sale or alienation of State subsidised housing.

Implications for Housing Sector Plan

The preparation of the Housing Sector Plan must take place within the framework of measures identified in the National Housing Act and must internalize the guiding principles set out in the Act. The plan must be prepared under integrated planning approach and must accommodate for collaborative effort between the three tiers of government and the respective roles and responsibilities be identified.

3.1.3 National Housing Code

Section 4 of the Housing Act requires the Minister of Housing to publish a Code. The code must contain National Housing Policy and administrative guidelines, in order to facilitate the effective implementation of the National Housing Policy. The code does not replace the key legislation and laws relating to National Housing Policy, rather, it is a statement of present policy, providing an overview and confirmation of the existing policy.

Implications for Housing Sector Plan

Processes to prepare the Housing Sector Plan must adhere to the guidelines set out in the National Housing Code and ensure that housing provision opportunities are identified adequately under the various housing programmes. Such housing programmes include:

- Integrated Residential Development Programme
- Community Residential Units Programme
- In-Situ Upgrade Housing Programme
- Informal Settlements Upgrading Programme
- Social Housing Programme
- Housing Assistance in Emergency Circumstances
- Individual Subsidy Programme
- Rural Subsidy: Communal Land Rights
- Financial Linked Subsidy Housing Programme
- Consolidation Subsidy Programme
- Enhanced Extended Discount Benefit Scheme
- Rectification of Certain Residential Properties Created Under the Pre-1994 Housing Dispensation
- Housing Chapters of an Integrated Development Plan
- Enhanced People's Housing Process
- Farm Residents Housing Assistance Programme

3.1.4 Rental Housing Act (Act 50 of 1999)

The Rental Housing Act, 1999 (Act 50 of 1999) sets out the duties and responsibilities of both landlords and tenants, and provides for the establishment of rental housing tribunals in the provinces, thus allowing for a speedy and cost-effective resolution of disputes between landlords and tenants. Among other things, the Act prescribes that:

- Leases may be oral or in writing. Tenants can demand a written lease.
- The landlord must give the tenant a written receipt.
- The landlord may require the tenant to pay a deposit before moving in.

- The balance of deposit and interest must be refunded to the tenant by the landlord not later than 21 days after the expiration of the lease.

All provinces have rental housing tribunals set up, it is however important to take cognisance of the fact that even though the act apply to all provinces, provinces do have different regulations. The Act gives these tribunals the power to make rulings in line with those of a Magistrate's Court.

The objectives for rental housing include the following:

- Promote a stable and growing market that progressively meets the demand for affordable rental housing by the introduction of incentives, mechanisms and other measures that:
- Improve conditions in the rental housing market;
- Encourage investment in urban and rural areas that are in need of revitalization and resuscitation; and
- Correct distorted patterns of residential settlement by initiating, promoting and facilitating new development in or the redevelopment of affected areas;
- Facilitate the provision of rental housing in partnership with the private sector;
- Optimize the use of existing urban and rural municipal and transport infrastructure;
- Redress and inhibit urban fragmentation or sprawl;
- Promote higher residential densities in existing urban areas as well as in areas of new or consolidated urban growth; and
- Mobilize and enhance existing public and private capacity and expertise in the administration or management of rental housing.

Implications for Housing Sector Plan

The Rental Housing Act identifies objectives to be promoted to achieve a rental housing market which is stable and growing. Future housing projects should include rental housing in areas where there is a need for this type of housing. The management and administration capacity of the public and private sector with regards to rental housing should be improved.

3.1.5 Housing Consumer Protection Measures Act (Act 95 of 1998)

In terms of the Housing Consumer Protection Measures Act, 1998 (Act 95 of 1998), residential builders have to register with the National Home-Builders Registration Council (NHBRC) and are obliged to enrol all new houses under the NHBRC's Defect Warranty Scheme. The aim of the Act is to protect homeowners from inferior workmanship. Builders are responsible for design and

material defects for three months, roof leaks for a year, and any structural failures of houses for five years. NHBRC inspectors may assess workmanship during and after the building process.

Banks are also compelled to insist on home-builder registration and enrolment prior to granting a mortgage loan or finance. All new government-subsidised housing units constructed as part of approved projects enjoy protection against shoddy workmanship by housing contractors.

Through the Act, properties that were built with funding from the government's housing subsidy grant only, now enjoy protection against structural defects and must comply with minimum technical norms and standards. The NHBRC ensures that registered builders deliver within the minimum housing standards.

Implications for Housing Sector Plan

The NHBRC ensures quality construction and workmanship and protects the owner of the property against bad workmanship.

3.1.6 Intergovernmental Relations Framework Act of 2005 (IGR)

The objective of the Act is to provide a framework for implementation of the principle of cooperative governance set out in Chapter 3 of the Constitution and also provides guidance for co-operation by national, provincial and local governments, and all organs of state to facilitate coordination in the implementation of policy and the delivery of goods and services. National, provincial and local governments must seek to achieve the objective of the Act, by:

- Taking into account the circumstances, material interests and budgets of other spheres of government and organs of state, when performing their functions;
- Consulting other affected spheres of government in accordance with formal procedures;
- Co-ordinating their actions when implementing policy or legislation affecting the material interests of other spheres of government;
- Taking all reasonable steps to ensure that they have sufficient institutional capacity and effective procedures to:
 - to consult, to co-operate and to share information with other spheres of government; and
 - to respond promptly to requests by other spheres of government for consultation, cooperation and information sharing.
- Participating in intergovernmental structures of which they are members.

The Act allows for agreements between the spheres of government to be entered into for cooperative service delivery called Implementation Protocols. These occur where the implementation of a policy, or the performance of a function, or the provision of a service depends on the participation of other sector departments or other spheres of government. These departments or spheres must co-ordinate their actions in such a manner by entering into an implementation protocol.

Implications for Housing Sector Plan

The Act prescribes the co-ordination between the different spheres of government, which includes local government.

3.1.7 Comprehensive Plan for Creating Sustainable Human Settlements

The focus of the Housing Policy and Strategy of 1994 was on stabilizing the housing environment to transform the then fragmented institutional framework inherited from the pre-1994 government. Government however recognized that although significant achievements have been attained in terms of this policy framework, significant socio-economic, demographic and policy shifts has occurred in the 10 years between 1994 and 2004.

Whilst Government believes that the fundamentals of the policy remain relevant and sound, a new plan was required to redirect and enhance existing mechanisms to move towards more responsible and effective delivery. This new plan reinforces the vision of the Department of Housing to promote the achievement of a non-racial, integrated society through the development of sustainable human settlements and quality housing. Within this broader vision, the Department is committed to meeting the following seven specific objectives:

- Accelerating the delivery of housing as a key strategy of poverty alleviation
- Utilizing provision of housing as a major job creation strategy
- Ensuring property can be accessed by all as an asset for wealth creation and empowerment
- Leveraging growth in the economy
- Combating crime, promoting social cohesion and improving quality of life for the poor
- Supporting the functioning of the entire single residential property market to reduce duality within the sector by breaking the barriers between the first economy residential property boom and the second economy slump
- Utilizing housing as an instrument for the development of sustainable human settlements, in support of spatial restructuring.

The focus of this new plan is the contribution of the housing sector to more sustainable human settlements based on a number of key components which include:

- Progressive informal settlement eradication
- Promoting densification and integration
- Enhancing spatial planning
- Enhancing the location of new housing projects
- Supporting urban renewal and inner city regeneration
- Developing social and economic infrastructure
- Enhancing housing products

A number of key mechanisms have been incorporated in the new Comprehensive Plan or Breaking New Ground (BNG) Plan for the Development of Sustainable Human Settlement to achieve the objectives outlined above. The key mechanisms of this plan include the following:

- Supporting the entire residential property market
- Spatial restructuring and the establishment of sustainable human settlements
- Supplementing existing housing instruments with supplementary instruments to provide flexible solutions to demand side needs. These instruments place greater emphases on flexibility and responses to local circumstances, particularly the physical context within which housing is being delivered
- Adjusting the current institutional arrangements within government

The critical need for institutional and capacity-building as a key component of new human settlement planning

- In order to address increased demand and accommodate greater responsiveness to demand a number of amendments will be made to the financial arrangements of the existing housing subsidy scheme
- Greater emphases will be placed on the contribution of housing delivery towards the alleviating of income poverty and the creation of direct and indirect employment opportunities.
- Several interrelated strategies are suggested to provide housing related information to stakeholders and communities
- The need for improved systems to enable accurate monitoring and evaluation of housing intervention

Implications for Housing Sector Plan

The Housing Sector Plan must take into account the vision and integrated development planning approach under which housing opportunities must be provided, as stipulated in the Comprehensive Plan. Furthermore, the Municipality must afford attention to the proposed mechanisms to achieve the key objectives defined in the Plan to establish sustainable human settlements.

3.1.8 Municipal Systems Act of 2000

In terms of Section 25 and 26 of the Municipal Systems Act (2000), all municipalities are required to compile Integrated Development Plans (IDPs) which are single, all inclusive, strategic plans that should include housing planning. The processes to be followed to compile the IDP, participation structures and related provisions are also detailed in the Municipal Systems Act.

The Act formally introduced IDPs as the form of planning to be adopted by all metropolitan, district and local municipalities throughout the country. Section 24(1) puts the onus on municipalities to align with the development plans and strategies of other organs of state, while Section 24(3)(a) puts the onus on provincial and national government to align their implementation with that of the municipal IDP. It is clear that the intention of these sections of the Act is for alignment to be the responsibility of all spheres of government.

Section 24(1) puts the onus on municipalities to align with the development plans and strategies of other organs of state, while Section 24(3) (a) puts the onus on provincial and national government to align their implementation with that of the municipal IDP: It is clear that the intention of these sections of the Act is for alignment to be the responsibility of all spheres of government

Implications for Housing Sector Plan

It will be imperative to the success of the uMlalazi Municipal Housing Sector Plan to find expression in the municipal IDP. The Housing Sector Plan should also be considered during the review of the Spatial Development Framework.

3.1.9 National Development Plan 2030

The National Development Plan (NDP) offers a long-term perspective for South Africa by defining a desired destination and identifying the role different sectors of society need to play in reaching that goal. As a long-term strategic plan, it serves four broad objectives:

- Providing overarching goals for what the country wants to achieve by 2030.
- Building consensus on the key obstacles to achieving these goals and what needs to be done to overcome those obstacles.
- Providing a shared long-term strategic framework within which more detailed planning can take place in order to advance the long-term goals set out in the NDP.
- Creating a basis for making choices about how best to use limited resources.

The Plan aims to ensure that all South Africans attain a decent standard of living through the elimination of poverty and reduction of inequality. Given the complexity of national development, the plan sets out six interlinked priorities:

- Uniting all South Africans around a common programme to achieve prosperity and equity.
- Promoting active citizenry to strengthen development, democracy and accountability.
- Bringing about faster economic growth, higher investment and greater labour absorption.
- Focusing on key capabilities of people and the state.
- Building a capable and developmental state.
- Encouraging strong leadership throughout society to work together to solve problems

One of the ten critical actions identified in the plan is defined as *“New spatial norms and standards – densifying cities, improving transport, locating jobs where people live, upgrading informal settlements and fixing housing market gaps.”* The plan proposes a national focus on spatial transformation across all geographic scales. Policies, plans and instruments are needed to reduce travel distances and costs, especially for poor households. By 2030, a larger proportion of the population should live closer to places of work, and the transport they use to commute should be safe, reliable and energy efficient. This requires:

- Strong measures to prevent further development of housing in marginal places
- Increased urban densities to support public transport and reduce sprawl
- More reliable and affordable public transport and better coordination between various modes of transport
- Incentives and programmes to shift jobs and investments towards the dense townships on the urban edge
- Focused partnerships with the private sector to bridge the housing gap market

Implications for Housing Sector Plan

The NDP specifies the long term vision for the country as a whole and provides a framework to guide the transformation of human settlements in the preparation of the Housing Sector Plan. Cognisance needs to be taken of the targets set out in the National Outcome 8, so that the municipality establishes means to contribute towards achieving these targets.

3.1.10 Integrated Urban Development Framework (IUDF) 2014

The IUDF recognises the dominance of urban centres in South Africa's demographic and economic landscape but also acknowledges the dynamic link to the rural areas, through flows of people, and natural and economic resources. Urban and rural areas are becoming increasingly integrated as a result of better transport and communications, and migration. Therefore, the interdependence of rural and urban spaces is recognised, as well as the need for a comprehensive, integrated approach to urban development that responds to the reality of migration to peri-urban areas. The Integrated Urban Development Framework (IUDF) is designed to unlock the development synergy that comes from coordinated investments in people and places and builds on various chapters in the National Development Plan (NDP) and extends Chapter 8 'Transforming human settlements and the national space economy', and its vision for urban South Africa. The vision of the IUDF is: 'Liveable, safe, resource-efficient cities and towns that are socially integrated, economically inclusive and globally competitive, where residents actively participate in urban life'. Importantly, this vision for South Africa's urban areas recognises that the country has different types of cities and towns, which have different roles and requirements and thus has to be interpreted and pursued in differentiated and locally relevant ways. To achieve this transformative vision, four overall strategic goals are introduced:

- **Access:** To ensure people have access to social and economic services, opportunities and choices.
- **Growth:** To harness urban dynamism for inclusive, sustainable economic growth and development.
- **Governance:** To enhance the capacity of the state and its citizens to work together to achieve social integration.
- **Spatial Transformation:** To forge new spatial forms in settlement, transport, social and economic areas.

These goals in turn inform the priority objectives of the eight policy levers identified by the IUDF:

Policy lever 1: Integrated spatial planning

Integrated spatial planning is essential for coherent development. It stimulates a more rational organisation and use of urban spaces, guides investments and encourages prudent use of land and natural resources to build sustainable communities.

Policy lever 2: Integrated transport and mobility

Integrated transport and mobility is a vital component of South Africa's economic infrastructure investment. It contributes to a denser and more efficient urban form, supports economic and social development, and is crucial for strengthening rural-urban linkages.

Policy lever 3: Integrated and sustainable human settlements

Integrated and sustainable human settlements are key to redressing the prevailing apartheid geography, restructuring cities, shifting ownership profiles and choices, and creating more humane (and environment-friendly), safe living and working conditions.

Policy lever 4: Integrated urban infrastructure

An integrated urban infrastructure, which is resource efficient and provides for both universal access and more inclusive economic growth, needs to be extensive and strong enough to meet industrial, commercial and household needs, and should also be planned in a way that supports the development of an efficient and equitable urban form and facilitates access to social and economic opportunities.

Policy lever 5: Efficient land governance and management

Both municipalities and private investors have a vested interest in land value remaining stable and increasing. At the same time, property values reflect apartheid patterns of segregation and mono-functional use, which need to be addressed to promote spatial transformation. Efficient land governance and management will contribute to the growth of inclusive and multi-functional urban spaces.

Policy lever 6: Inclusive economic development

The New Growth Path (NGP), which is the backbone of our national economic policy, emphasises the importance of employment creation nationally through specific drivers. These include seizing the potential of new economies through technological innovation, investing in social capital and public services, and focusing on spatial development. Inclusive economic development is essential to creating jobs, generating higher incomes and creating viable communities.

Policy lever 7: Empowered active communities

Cities cannot succeed without the energy and investment of their citizens. In fact, the very power of cities stems from their unique capacity to bring together a critical mass of social and cultural diversity.

This conception of democratic-citizenship is at the core of the 'active citizenship' agenda advocated by the NDP. Empowering communities will transform the quality of urban life.

Policy lever 8: Effective urban governance

The complexities of urban governance include managing the intergovernmental dynamics within the city, relations with the province and with neighbouring municipalities. City governments need to manage multiple fiscal, political and accountability tensions in order to fulfil their developmental and growth mandates. The result will be inclusive, resilient and liveable urban spaces.

Implications for Housing Sector Plan

The Integrated Urban Development Framework (IUDF) is designed to unlock the development synergy that comes from coordinated investments in people and places and builds on various chapters in the National Development Plan (NDP) and extends Chapter 8 of the NDP 'Transforming human settlements and the national space economy', and its vision for urban South Africa. The 8 levers identified in the IUDF holds strong implications for the Housing Sector Plan and should guide the Housing Sector Plan formulation.

3.1.11 Spatial Planning and Land Use Management Act (Act no 16 of 2013)

The Spatial Planning and Land Use Management Act provides a framework for spatial planning and land use management in South Africa. SPLUMA:

- Specifies the relationship between the spatial planning and the land use management system and other kinds of planning;
- Ensures that the system of spatial planning and land use management promoted social and economic inclusion;
- Provides for development principles and norms and standards;
- Provides for the sustainable and efficient use of land;
- Provides for cooperative government and intergovernmental relations amongst the national, provincial and local spheres of government; and
- Redresses the imbalance of the past and to ensure that there is equity in the application of spatial development planning and land use management systems.
- SPLUMA applies to the whole of South Africa (urban and rural areas) and governs informal and traditional land use development processes

The Development Principles identified within the Spatial Planning and Land Use Management Act that applies to spatial planning, land development and land use management are depicted in Figure 2.1 below.

Figure 3.1: SPLUMA Principles



Implications for Housing Sector Plan

SPLUMA serves a crucial function as a national tool for equitable spatial planning and land use management. It provides a clear framework of how development and land use management processes should be undertaken, as well as provides the principles that must be promoted in these development and land use management processes. The structuring of housing provision initiatives (projects) in uMlalazi must seek to ensure that this spatial equity is achieved within the municipality. The Spatial patterns of human settlement development should adhere to the principles of SPLUMA. In addition, it must be clearly stated that all development applications that will form part of the housing projects processes must adhere to the provisions of SPLUMA in terms of the principles, norms and standards as well as the processes of submitting and approving of development applications defined therein.

Furthermore, the uMlalazi Local Municipality must ensure that all institutional structures required by SPLUMA are in place in order for it to be in the position to accept and approve the development application. Such structures include adopting of municipal bylaws and establishing a Municipal Planning Tribunal.

3.1.12 Other relevant legislation

A summary of other legislation that impact on human settlement are summarised in Table 2.2 below.

Table 3.1: Other relevant legislation

MANDATE	DESCRIPTION/ IMPLICATION
Public Finance Management Act No. 1 of 1999 (as amended by the Public Finance Management Amendment Act No. 29 of 1999)	To regulate financial management in the national and provincial governments; to ensure that all revenue, expenditure, assets and liabilities of those governments are managed efficiently and effectively; to provide for the responsibility of persons entrusted with financial management in those governments; and provide for matters connected therewith.
Integrated Housing and Human Settlement Development Grant (IHAHSD) Schedule 5 to Division of Revenue Act of 2008	To provide for the facilitation of a sustainable housing development process by laying down general principles applicable to housing development in all spheres of government through the Division of Revenue Act.
Conversion of Certain Rights into Leaseholds or Ownership Act No. 81 of 1988	This Act provides for the conversion of certain rights of occupation issued to a holder of a site situated in a township whether such township has been formalized or not- established under the now revoked Black Communities Act 4 of 1984, into leasehold or ownership. The Act therefore makes provision for the determination of affected sites or persons; an inquiry into affected sites; grievance (appeal) procedures; and the issuing of leaseholds or transfer of ownership.
Upgrading of Land Tenure Rights Act No. 112 of 1991	This Act makes provision for the upgrading of informal rights, viz., the deeds of grant, leaseholds and quitrent title permission to occupy.
Interim Protection of Informal Land Rights Act	This Act recognizes certain informal rights to land. One of the functions of the section is to resettle people who are unlawfully occupying land. In the process, it is incumbent on the section to ensure that the informal rights to land are recognized in the process of such resettlement.
Prevention of Illegal Eviction from and Unlawful Occupation of Land Act of 1998	The Prevention of Illegal Eviction from and Unlawful Occupation of Land Act was promulgated in 1998. The Act repeals the Prevention of Illegal Squatting Act No. 52 of 1951 and makes provision for a fair and equitable process to be followed when evicting people who have unlawfully invaded land, from their homes. The Act also makes it an offence to evict legally without due process of law.
Home Loan and Mortgage Disclosure Act of 2000	The Act provides for the establishment of the Office of Disclosure and the monitoring of financial institutions serving the housing credit needs of communities. It requires financial institutions to disclose information and identities discriminatory lending patterns. The Act came into operation during 2003.
Subdivision of Agricultural Land Act No. 70 of 1970	This Act is used to regulate the subdivision of agricultural land through the Department of Land Affairs
The Less Formal Township Establishment Act No. 113 of 1991	This Act is specifically for guiding rapid township establishment where housing is in dire need.
The Physical Planning Act No. 125 of 1991	This Act governs secondarily land uses on farmland that is not agriculture-related by way of permits and it also enables the amendment of Guide Plans and the evaluation of consistency regarding land development
Municipal Systems Act of 2000	The Act introduces changes in the manner in which municipalities are organized internally, the way they plan and utilize resources, monitor and measure their performance, delegate authority, render services and manage their finances and revenue. Critically, the MSA formalizes a range of alternative service delivery mechanisms that could be used to complement traditional service rendering mechanisms / arrangements used by municipalities.

	This Act also establishes the Integrated Development Plan (IDP). The IDP is a single and inclusive strategic plan that must be compiled and adopted by the municipality. IDPs must include a financial plan, performance management plan, disaster plan and a spatial development framework within which all sector plans should be addressed. One of the important components is the Housing Sector Chapter.
Municipal Structures Act No. 117 of 1998, as amended in 1999 and 2000	The Act defined new institutional arrangements and systems for local government. Importantly, the Act laid a foundation for local government performance management and ward committee systems.
White Paper on Local Government of 1998	The White Paper on Local Government is a broad policy framework that proposes wholesale changes in the areas of political, administrative structures of local government, electoral systems, demarcations, finances, services, infrastructure development, planning and so forth. The White Paper maps out a vision of developmental local government that is committed to working actively with citizens to identify sustainable ways of meeting their social, economic and material needs and thereby improve their quality of life. Developmental local government envisages the transformation of municipal administrations into rationalized, representative, less bureaucratic, people-centred, efficient, transparent, accountable and responsive entities.
Disaster Management Act 57 of 2003	Streamlines and unifies disaster management and promotes a risk reduction approach particularly at provincial and local levels. It eliminates the confusion around disaster declaration and addresses current legislative gaps
The National Environmental Management Act of 1999	Provides for environmental management strategies so as to prevent and mitigate environmental disasters
Traditional Leadership and Governance Framework Act No. 41 of 2003	The Act provides for the recognition of traditional leaders, their roles and functions, recognition of traditional communities, establishment of traditional councils and for matters connected therewith.
Communal Land Rights Act No 11 of 2004	The Act deals with Communal Land Rights and is pertinent to the housing instruments that promote housing under this form of ownership.

3.2 PROVINCIAL POLICY FRAMEWORK

3.2.1 Provincial Growth and Development Strategy (PGDS)

The Provincial Growth and Development Strategy (PGDS) is a plan for the entire province and its people over a twenty-year period. It represents a fundamental analysis of provincial challenges in line with the National Development Plan and the formulation of a common vision, goals, and targets that all strategic partners in the development of the province commit themselves to promote and achieve. The primary purpose of the PGDS is to provide a collaborative framework to drive the growth process within the province. The PGDS is a critical tool to guide and coordinate the allocation of national, provincial and local resources and private sector investment to achieve sustainable economic and development outcomes and provide direction in achieving alignment and laying the basis for sustainable development.

The PGDS also makes provision for annual basic needs delivery targets to enable the province to eradicate basic needs backlog by 2030.

Implications for Housing Sector Plan

The Provincial Growth and Development Strategy (PGDS) sets the tone for development and growth within the province. It extends a framework within which development is to be undertaken, to bring into realisation the long term development vision for the province. It is imperative to take due cognisance of the PGDS in the preparation of the housing sector plan.

3.2.2 Provincial Growth and Development Plan (PGDP)

The main purpose of this PGDP document is to begin the process of enabling the province to measure its progress in achieving the accepted growth and development goals as identified in the PGDS. The primary purpose of the PGDP is to:

- Describe the desired 2030 outcomes in the 7 goals and 30 objectives
- Agree on the set of indicators that will be applied to measure the progress we are making to achieve the desired outcomes
- Agree on the targets and the KZN growth path in respect of each of the indicators
- Agree on the strategic interventions required to achieve the set targets
- Describe the catalytic projects in support of the interventions, where possible
- Agree on the monitoring, evaluation, reporting and review framework of the plan.

The KZN Planning Commission, guided by the PGDP Action Working Groups (AWGs), has identified indicators to measure the extent to which the goals and objectives of the PGDP are being met. The targets set for each of these indicators collectively outlines the Province's growth trajectory towards 2030. Whereas the PGDS will be reviewed every five years, the PGDP is reviewed annually. The PGDP AWGs provide quarterly reports, via the institutionalised implementation structure, on progress with the implementation of the PGDP.

This document is proposed as a guide and strategic management tool to ensure that as a Province, there is concerted and measured effort to achieve the 2030 Vision. As the PGDP process continues to unfold, wider stakeholder groupings are participating in their fields in collaboration with the PGDP AWGs, the KZN Economic Council, the Council on Climate Change and the KZN HRD Council, so these targets are meant to be both a guide and measure for all stakeholders. The PGDP is a plan for the Province of KZN and not just for government.

The Human Settlements Master Spatial Plan for KZN further unpack Objective 3.4 of the PGDP, ***Sustainable human settlements.***

3.2.2.1 PGDP Objective 3.4: Sustainable Human Settlements

According to the PGDP the provision of housing has previously dominated the approach to human settlements in the Province as in South Africa in general. Whilst the provision of a house remains an important part of human settlements it is now common cause that liveable human settlements require decent planning that involves: designing a safe environment, infrastructure that allows and enables economic activity, delivery of services and social facilities as well as good maintenance capacity. This desired human settlement has been slow to materialise. The causes are many and varied, yet not insurmountable. This intervention is about finding an appropriate institutional mechanism to achieve a co-ordinated and aligned service delivery programme, with DOHS being the driver of this institutional mechanism as they are most acutely affected by the uncoordinated service delivery response.

In addition, the fragmented and current dispersed settlements have added to the cost of service delivery as well as increase the ecological footprint of human settlement by increasing travel distance from home to workplace. The densification programme proposed is an attempt to increase densities in urban areas as well as encourage identified rural nodes to increase densities. The densification of human settlements is recommended to enable equitable provision of basic water, sanitation and electricity. The Provincial Spatial Framework Development provides a departure points for aligned and co-ordinated spatial intervention for sustained human settlement which included infrastructure delivery.

Densification can be defined as increased usage of space both horizontally and vertically within existing areas /properties and new developments accompanied by an increased number of units and/or population thresholds. This ensures that the number of dwellings per hectare increase in a planned and sustained manner without adversely affecting the quality of life of established communities within a defined area.

The anticipated urbanisation of the Province will require that the DOHS is able to response to all income levels with the appropriate housing typology. This ranges from new entrants to the housing market as well as the gap housing market beneficiaries. Thus stakeholders involved in land allocation, establishment of social facilities, designing human settlements must begin to think about promoting polycentric planning in order to achieve sustainable livelihoods and sustainable human settlements.

The National Minister's Budget Speech directed that Provinces partner with the Private Sector and large Employers assist where finance is a challenge for people who fall into the "gap" i.e. cannot qualify for a full subsidy/free house, and also cannot qualify for a mortgage bond.

To this end, partnership with the private sector is proposed in instances where the Department of Human Settlements gives a serviced site to an individual, such site has value and therefore, "equity" which will be leveraged to finance building the top-structure with financial institutions and financiers /developers.

Innovative construction technologies i.e. alternative building technology and materials versus brick and mortar need to be considered to reduce the waiting period for beneficiaries to benefit from housing opportunities.

Interventions include the establishment of a joint provincial forum to ensure coordinated and integrated development planning, the development of a densification strategy for the provinces. In managing the urbanisation process, the transformation of Informal Settlements, the expanding of the Social Housing Programme as well as developing a provincial strategy and plan to address the housing gap market are all interventions included in this strategic objective.

3.2.2.2 PGDP Objective 3.4: Indicators Sustainable Human Settlement

- **Percentage housing backlog**

The **baseline is 716 079** for the province as a whole which is 17.9%. The figure should decrease from this baseline by 14% in 2020 and a further 14% decrease from baseline is expected by 2030.

- **Percentage households with a registrable form of tenure.**

The current baseline is 55.1%. This should increase to 57% in 2020 and to 59% in 2030

- **Percentage of Provincial Human Settlement budget spent on formal settlement development.**

The current baseline is R1 049 207 000 which is 36%. This should rise to 42% in 2020 and to 50% in 2030. [Financially Linked Individual Special Programme (FLISP), Informal Settlements Upgrading (ISU), Integrated Residential Development Programme, Social and Rental]

- **Percentage of Social Housing and Rental Opportunities**

The baseline is 684 units. The target for 2015 is 944 units which is to increase by 15% by 2020 and by 20% in 2030.

3.2.2.3 PGDP Objective 3.4: Interventions for Sustainable Human Settlement

Intervention 3.4.a: Establishment of a joint provincial forum addressing integrated development planning - A human settlement in particular requires co-ordination such that houses, water, electricity and sanitation are an immediate part of the same product, whilst community life is also enabled by provision of schools, and other social facilities. It is not clear why this co-ordination is not possible despite it having been long recognised to be a requirement. This intervention is about providing a model for this alignment and co-ordination of government efforts for improved delivery of sustainable Human Settlement. This forum will use as its departure point the Provincial Spatial Development Framework, which has identified KZN's areas of opportunity and intervention. The key government departments that need to be part of this forum is : COGTA (Municipal Planning, Municipal Infrastructure, land management in traditional affairs, DHS, DOT, DARD, DWAS, RDLR (Land Reform, Rural Infrastructure Development), Land Claims Commission, ITB DOE, Eskom.

Intervention 3.4.b: Densification of settlement patterns - This intervention recognises that the current settlement patterns are not conducive to cost effective service delivery or environmentally sustainable settlements. This is as a result of dispersed and fragmented settlement patterns that require people to travel long distance to access economic opportunities or lesser density per hectares that are more expensive to service. This intervention is about proposes an alternative densification model that uses current housing instruments to achieve greater urban densities and more coherent integrated settlements around identified emerging nodes. This intervention will also again be informed by the identified urban and rural nodes within the Provincial Spatial Development Framework.

Intervention 3.4.c: Transformation of Informal Settlements - This intervention is about providing housing opportunities to people at the low end of the housing market. It proposes to transform these informal settlements via the business instruments of: Informal Settlements Upgrade; Integrated Residential Development Programme; and Enhanced Peoples Housing Programme. In this way, people living in informal settlements have greater opportunity to access tenure of housing, economic and social opportunities. Property markets must be persuaded to cater for people who are ordinarily not part of the housing social grant and yet cannot afford houses in urban areas.

Intervention 3.4.d: Develop provincial strategy and plan to address housing Gap Market - This intervention seeks to provide housing subsidy for people, who earn between (R3501 - R15000) in the gap market to allow for purchase of property. These properties ranges from R450 000 to R700 000 which is entry level housing and usually difficult to obtain bonds. The intervention will include a targeted inclusion of gap housing in all new housing projects aligned to the target contained in national outcome 8. The current housing instrument of Financially Linked Intervention Subsidies

(FLIPS) is being used to address this housing challenge. Role players include DoH (Breaking New Ground Strategy), financial institutions and Social Housing Companies.

Intervention 3.4.e: Expand the Social Housing Programme and Rental Programme - This intervention is to address the current lack of housing opportunities for low end housing market entrants. The intervention seeks to provide well located accommodation on a rental basis for income brackets between (R3 501 - R7 500). The current housing instruments being used to achieve this are the Social Housing Programme, the Institutional Subsidy Programme and the Community Residential Units Programme. These instruments either purchase or build units for rental purposes as well as refurbish previous hostels. A description of these instruments follows:

- Social Housing addresses the need to provide affordable rental units, with convenient access to employment opportunities, only in restructuring zones (areas of economic opportunity/urban renewal).
- Institutional Subsidies provide:
 - Affordable rental accommodation in other parts of settlements (i.e. not areas of economic opportunity);
 - Capital grants to housing institutions which construct and manage affordable rental units;
 - For sale of units after 4 years.
- Community Residential Units aim to facilitate the provision of secure, stable rental tenure for lower income persons / households not provided for by Social Housing and Institutional Subsidies.

Implications for Housing Sector Plan

The KwaZulu-Natal Provincial Growth and Development Plan (PGDP) identifies a number of Indicators and Interventions for Sustainable Human Settlement, which include amongst others the densification of settlement patterns and expanding social and rental housing programme. The process to review the Housing Sector Plan will provide for many housing provision opportunities that will contribute towards achieving the targets for housing delivery set out in the PGDP.

3.3 MUNICIPAL POLICY FRAMEWORK

3.3.1 uMlalazi Integrated Development Plan

The uMlalazi Integrated Development Plan (IDP) 2016/2017 review is prepared in fulfilment of the provisions made by the Municipal Systems Act, Act No 32 of 2000. As per the Act municipalities are required to prepare and adopt a single integrated development plan. The IDP serves as strategic tool for the municipality to implement interventions that give effect to the municipal development vision and agenda, as translated from national and provincial policy and legislative directives. All municipalities are required to review this plan on an annual basis and update it with progress made on the targets set as part of achieving the long term development vision set out in the IDP itself.

In the context of the uMlalazi Local Municipality, the IDP review and consequently Housing Sector Plan review is to consider the overall development policy guidelines on issues such as poverty alleviation, economic growth, sustainable human settlements and moreover how integrated development planning, and particularly housing planning should be interlinked with the planning of other spheres of government and with other sectors.

This subsequently informs the formulation and adoption of more responsive human settlement development strategies, programmes and projects that remain in alignment with the national and provincial housing policy and are well-integrated into the broader framework of development planning within the Municipality. The Housing Sector Plan should also take cognisance of the long-term vision for the uMlalazi Municipal Area as a whole and highlight how the HSP will contribute to the municipality achieving their vision. The long-term Vision for uMlalazi Local Municipality reads as follows:

“To provide sustainable services and development to all communities by 2030 with emphasis on infrastructure, social and economic development in a safe and healthy environment managed by visionary and ethical leadership.”

The municipal mission as set out in the IDP is set out in Figure x.x below.

Figure 3.2: uMlalazi Municipal Mission as per the 2016/17 IDP**Implications for Housing Sector Plan**

The IDP defines the Municipality's vision and encloses the development agenda to help achieve its goals. Interventions for human settlement planning need to be aligned to this development vision. Accordingly, it will be extensively internalized in the preparation of the Housing Sector Plan. Furthermore, the housing sector plan needs to be prepared comprehensively enough so it can adequately feed into a cohesive human settlements chapter.

3.3.2 uMlalazi Spatial Development Framework

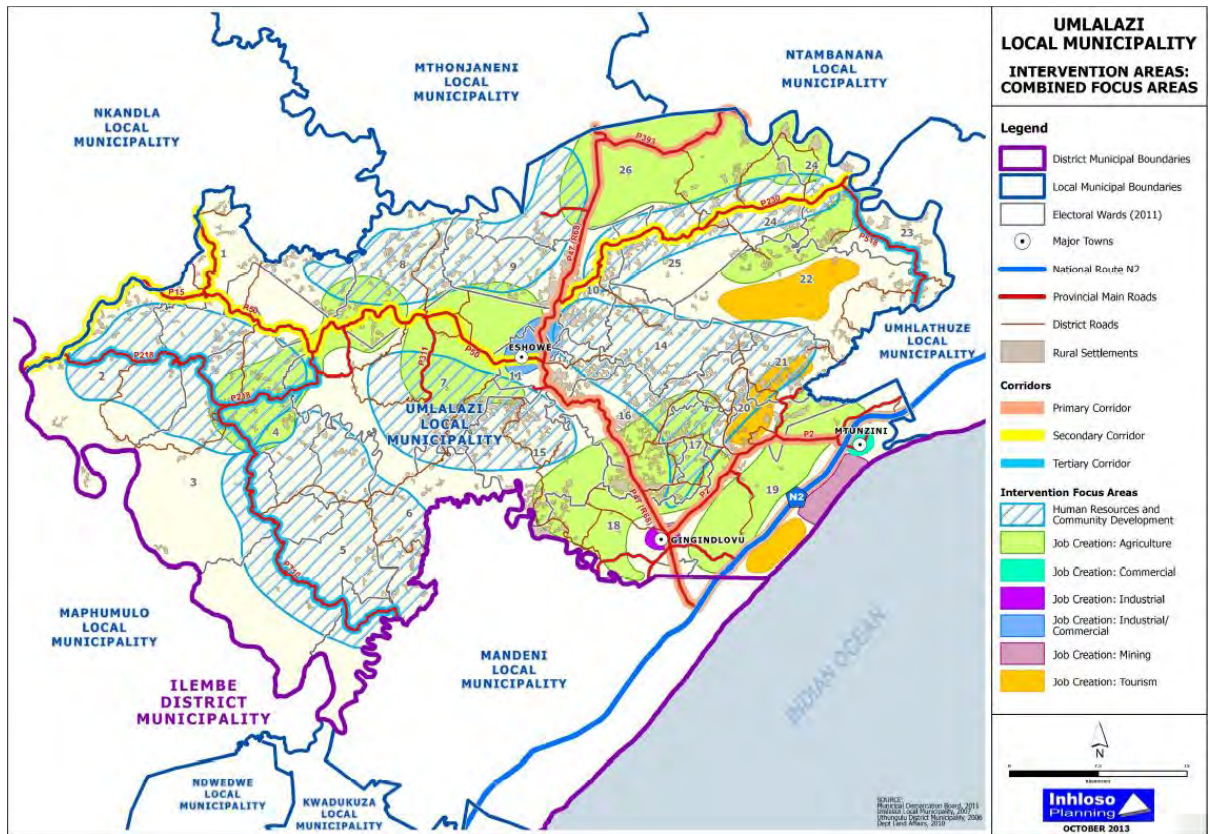
The uMlalazi Local Municipality Spatial Development Framework 2015 Review (SDF) is a sector plan that is an integral component of the IDP. The SDF strives to facilitate the provision of appropriate services in order to meet basic needs and for social and economic upliftment to be achieved. The key aim of the uMlalazi SDF is to adequately display the municipality's desired spatial form and distribution which is in line with the Municipal IDP as well as other guiding documents. The main aims of the SDF are to enable the municipality to:

- Realise its vision, and the provision of services in an efficient and sustainable manner;
- Ensure proper investment decisions are made;
- Ensure that there is a sufficient threshold to support facilities and services;

- Ensure proper services and facilities are provided in accordance with the need of the community; and
- Adhere to the principle of conservation, concentration and connectivity.

The Human Settlement chapter in the SDF identifies that primary housing backlog within the Municipality remains in the tribal/ rural areas. The formalisation of squatter shacks in the King Dinizulu and Gingndlovu has been identified as high- rank priorities in the area.

Map 3.1: Intervention Areas as per Municipal SDF



Implications for Housing Sector Plan

It is important that the Housing Sector Plan incorporate the spatial proposals and land use allocations as set out in the Spatial Development Framework of the Municipality, specifically in terms of Human Settlement.

4 SITUATIONAL ANALYSIS OF CURRENT REALITY

4.1 POPULATION DISTRIBUTION AND GROWTH TRENDS

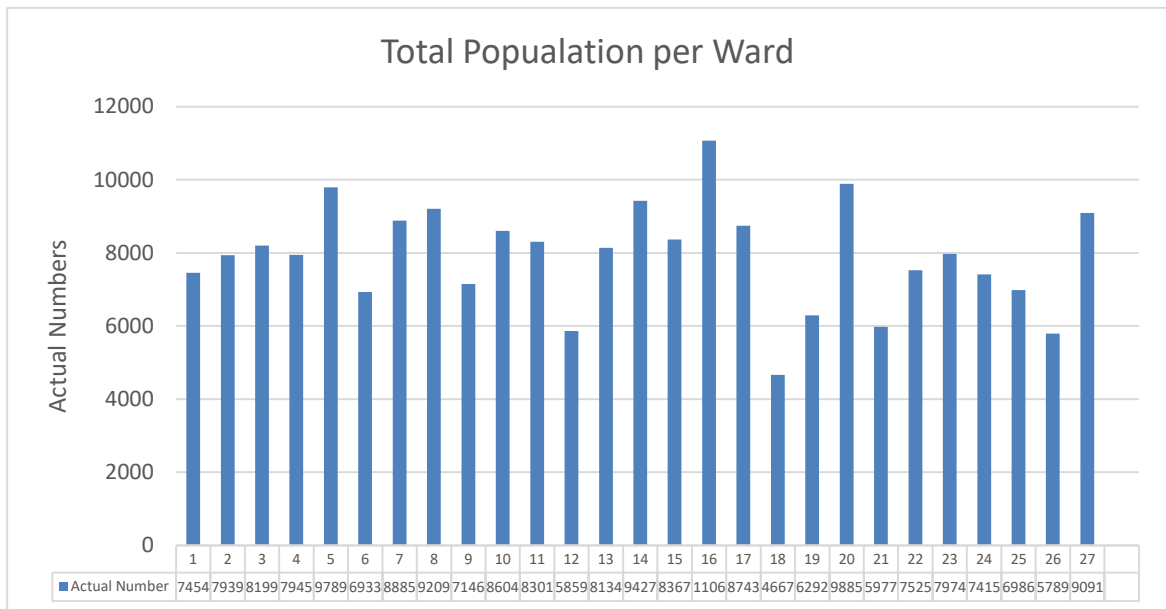
4.1.1 Total Population

The total population for the uMlalazi LM according to the Statistics South Africa 2011 Census was 213 601, this figure increased to approximately 223 140 in 2016 according the Stats SA 2016 Community Survey data. As indicated in Map 4.1 below, areas with the highest population is in the central portion of the Municipality to the west of the town of Eshowe.

Table 4.1: Total Population per Local Municipality within the District

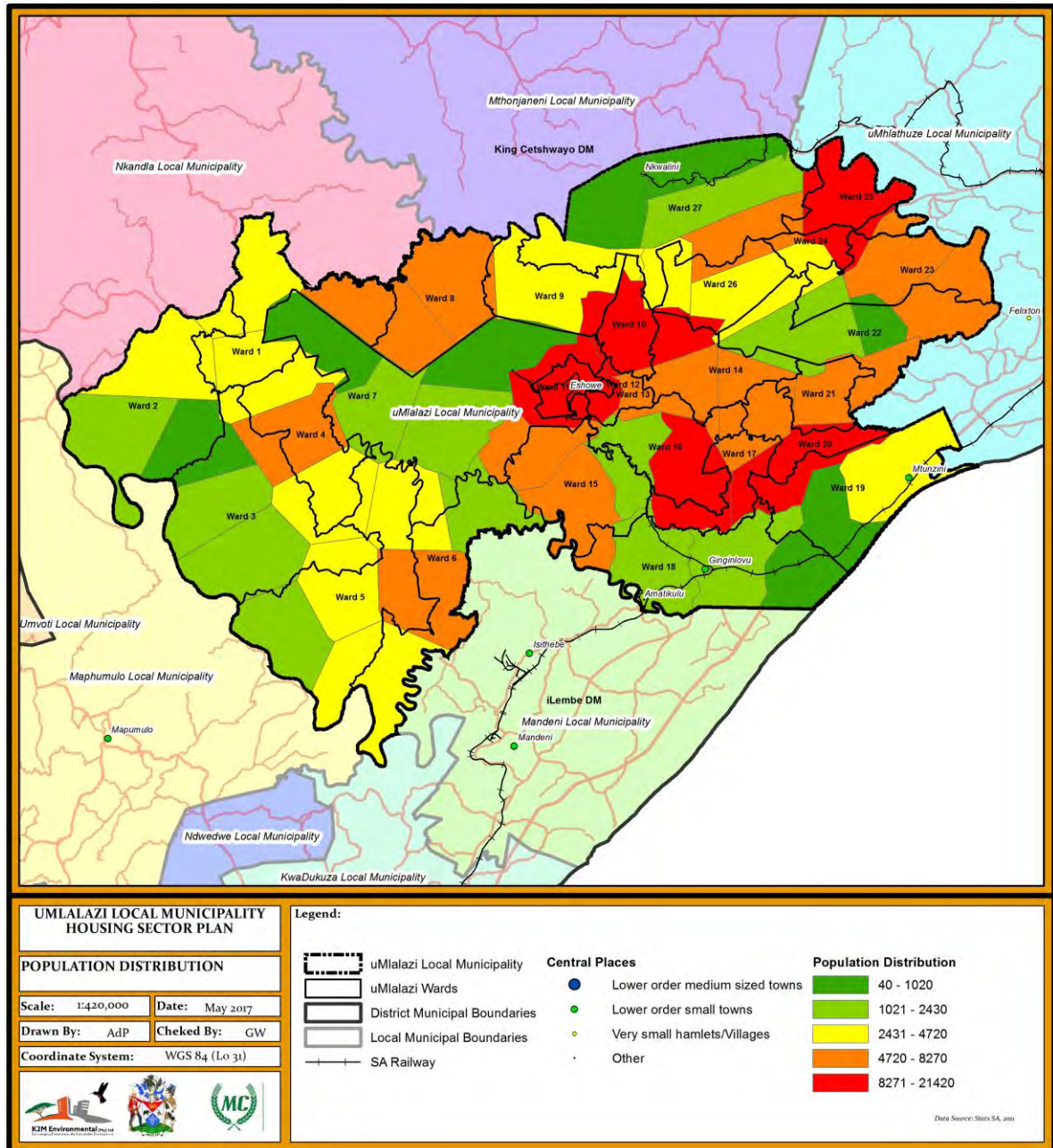
Municipality	2011		2016	
	Households	Population	Households	Population
uMlalazi	45061	213601	46954	223140
uMhlathuze	86609	334459	104335	370580
Nkandla	22462	114418	21832	114284
Mfolozi	25583	122890	29440	138561
Ntambanana	12826	74338	12003	74792
Mthonjaneni	10433	47818	11234	49778

As indicated in Figure 4.2, the highest population per ward is Ward 16 (11 066), followed by Wards 20 (9 885) and 5 (9 789).

Figure 4.1: Total Population per Ward for the uMlalazi LM

Data Source: Statistics SA, Census 2011

Map 4.1: Population Distribution



4.1.2 Population Growth & Density

According to Stats SA, uMlalazi has recorded a negative annual growth rate of -0.34% between 2001 and 2011. The period from 1996 until 2001 the municipality experienced an even higher negative growth rate of -0.86% per annum. However, according to the results of the 2016 Community Survey data the municipality has for the first time since 1996 turn the corner in terms of growth through experiencing a positive population growth of 0.85% per annum for the period 2011 to 2016 with the population growing from 213 601 in 2011 to 223140 in 2016. The annual population growth for the municipality as per the Statistics South Africa data is indicated in Table 4.1 below.

Table 4.2: Population Growth

1996		2001		2011		2016	
Population	Annual Growth Rate	Population	Annual Growth Rate	Population	Annual Growth Rate	Population	Annual Growth Rate
231023	-	221078	-0.86%	213601	-0.34%	223140	0.85%

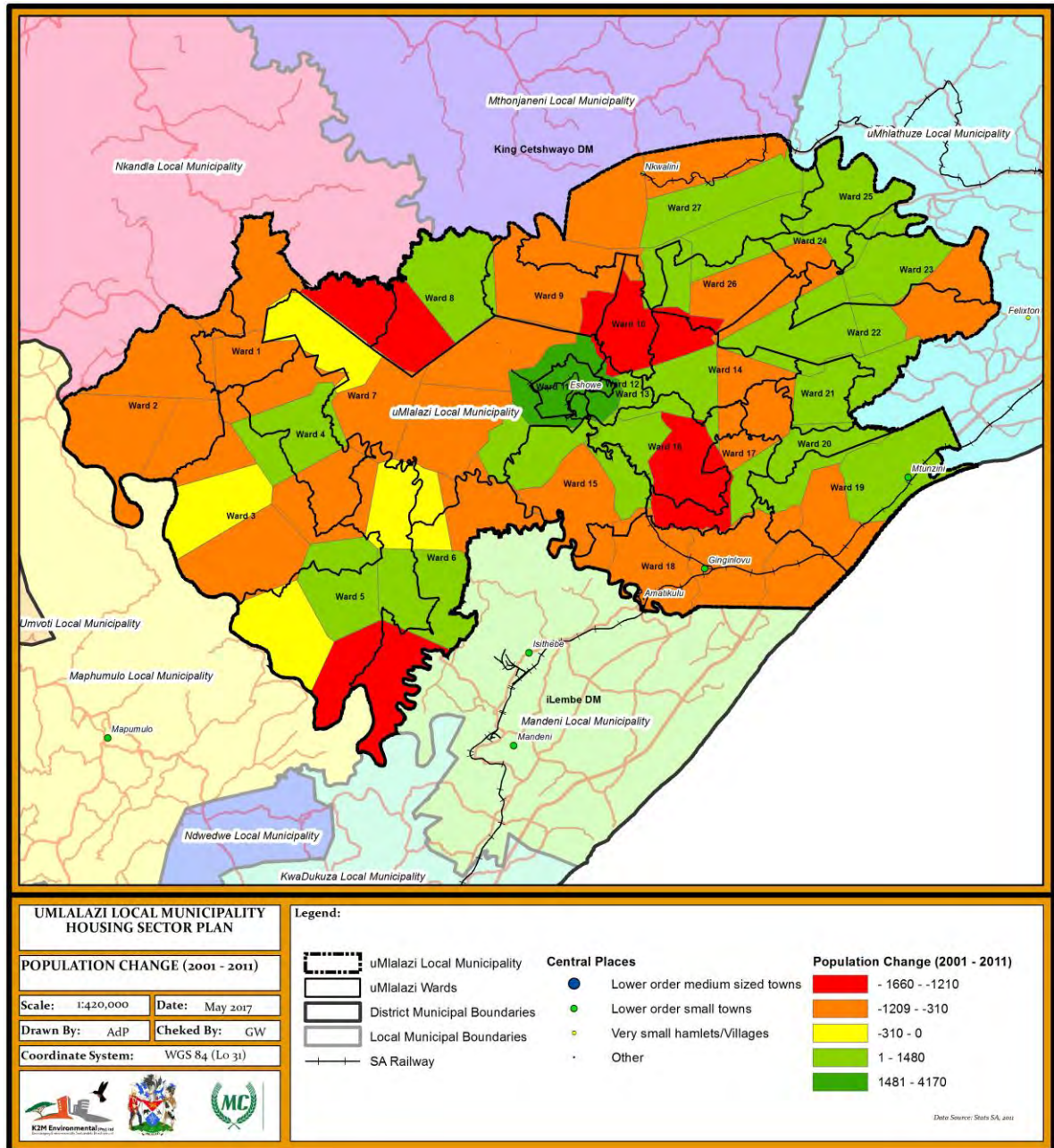
Data Source: 1) Statistics SA, Census 1996, 2001 & 2011

2) Statistics SA, 2016 Community Survey

According to the municipal IDP, the negative growth rate experienced in the municipality in the past could be attributed to the result of out-migration of economically active people to larger centers where there is a perception of more employment opportunities, areas like Richards Bay/ Empangeni, Durban and mining areas in Gauteng or elsewhere. More in-depth analysis of the migration trends and subsequent settlement patterns has been explored further in the later parts of this report.

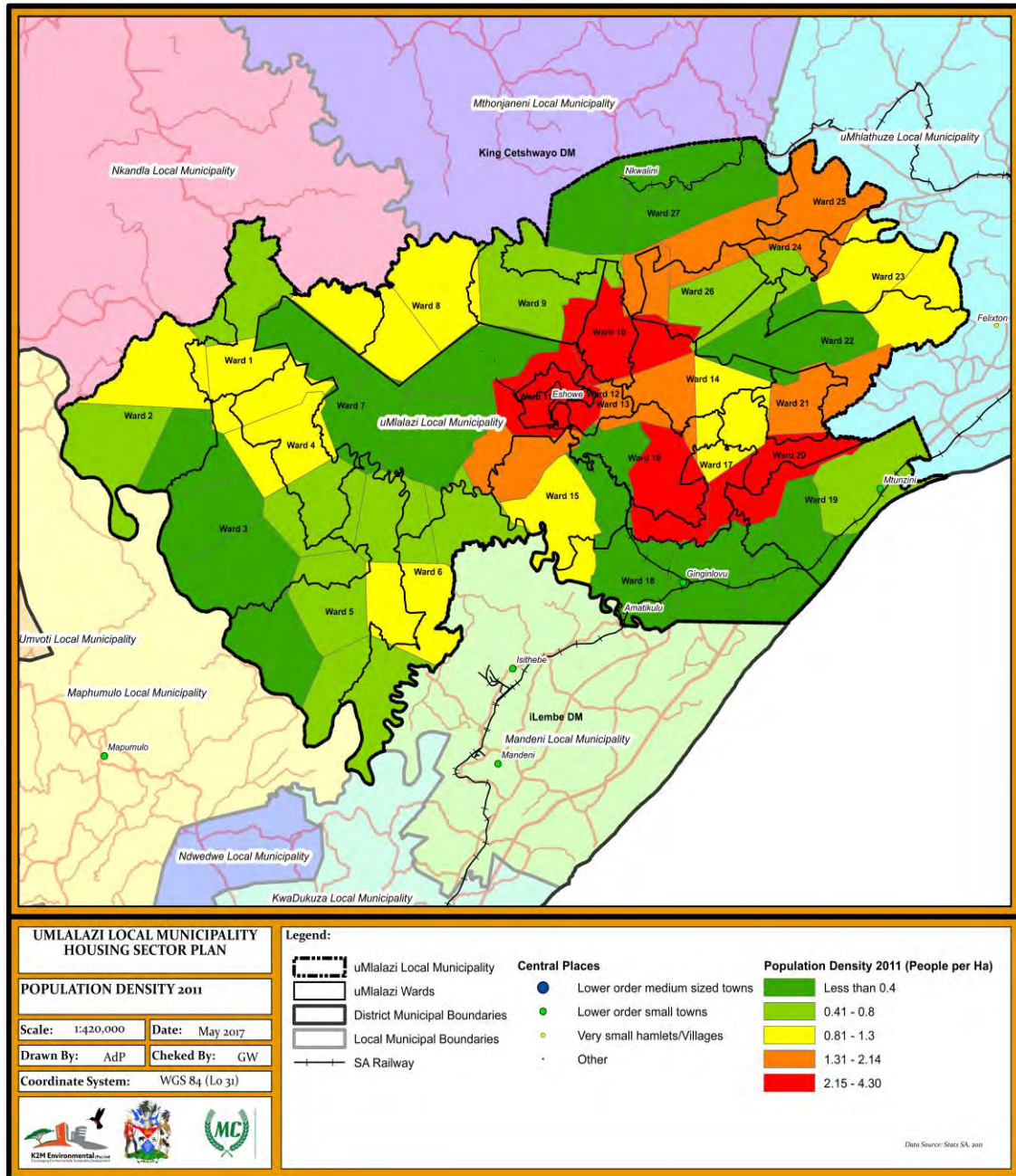
The population changes at meso zone level between 2001 and 2011 in the uMlalazi LM is depicted in Map 4.2. The largest population increases have clearly been focused in the central and eastern areas of the municipality specifically within the Eshowe area. The western portion of the municipality has experienced the largest negative population change.

Map 4.2: Change in Population



Also important from a human settlement develop and perspective is the population density distribution in the municipality. As depicted in Map 4.3, the overall population densities in most parts of the municipality are very low at less than 0.4 person/ha. The nodes of high population density clearly correspond with the significant population concentrations within the municipality as referred to above. The most significant concentrations of high population densities, generally in excess of 1 persons/ha, are located in the central portion of the municipality close to Eshowe.

Map 4.3: Population Density (2011)

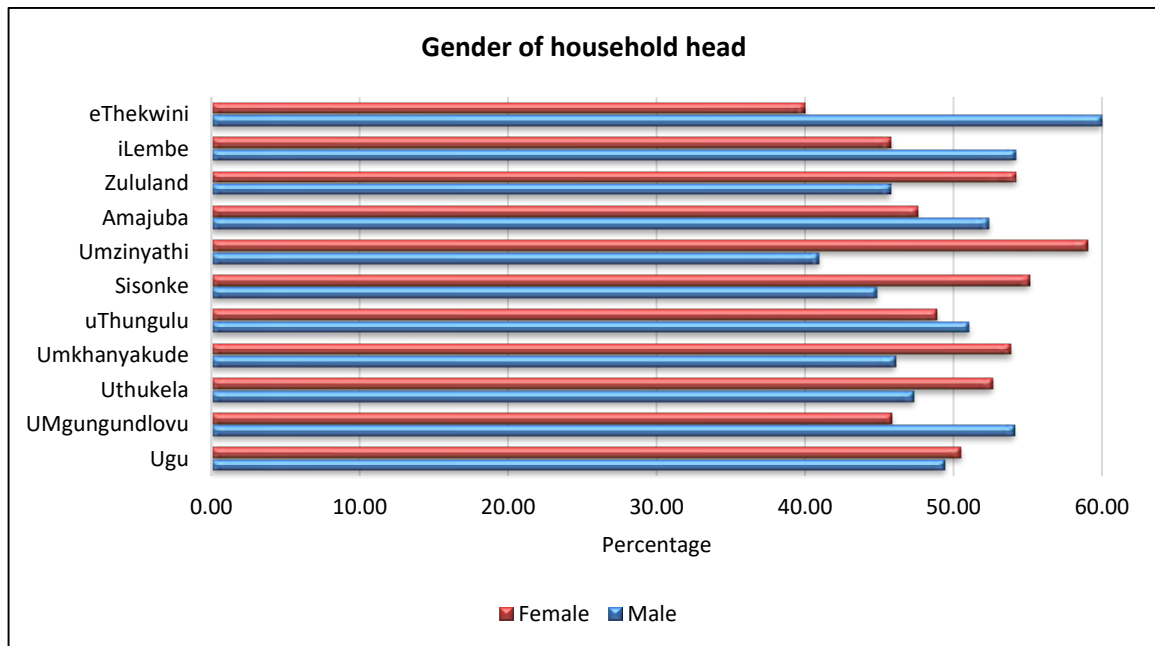


4.2 SOCIO-ECONOMMIC PROFILE AND PATTERNS

4.2.1 Gender Profile

From a developmental perspective it is important to consider the gender structure of the head of household as depicted on the Figure 4.2 below. The head of household gender structure is fairly equally distributed between males and females in most of the districts within the province. There are however a number of exceptions. The most notable of these is the dominance of female headed households in the uMzinyathi (nearly 60% female headed households) and Harry Gwala DMs and the domination of male headed households in eThekweni and uMgungundlovu. One of the potential explanations for this pattern may be the high levels of unemployment and discouraged work seekers in the former two municipalities resulting in significant numbers of the male population seeking employment in other areas of real or perceived economic activity (especially the latter two municipalities) and providing remittances to the rest of the remaining households.

Figure 4.2: Gender of household heads per DMs

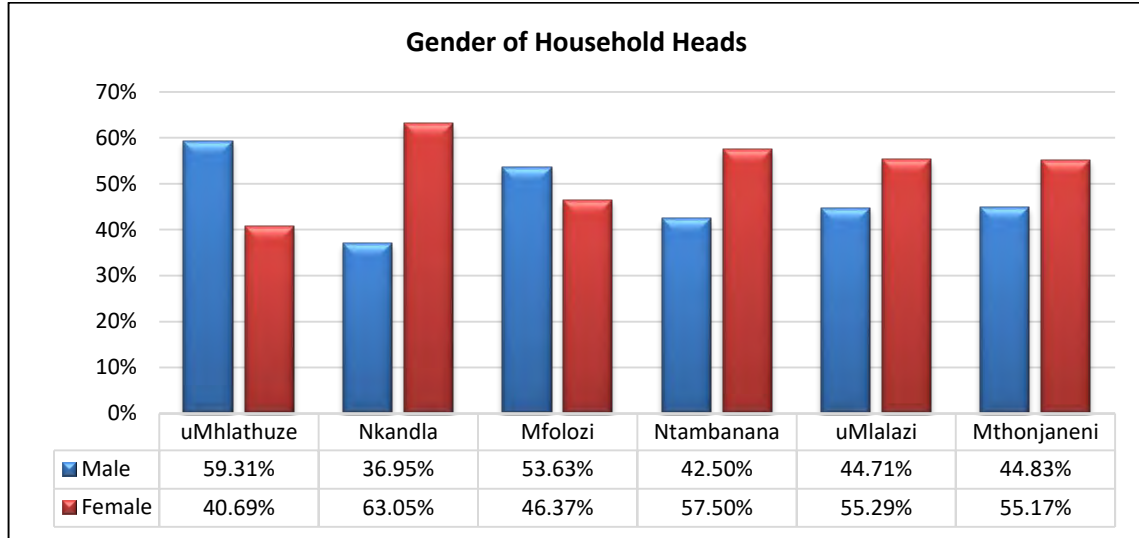


Data Source: Statistics SA, Census 2011.

Figure 4.2 illustrates the gender structure for each municipality in the King Cetshwayo DM. As per the figure, there is a female domination of households throughout the municipalities except within the uMhlathuze LM. Approximately 55.29% of houses within the uMlalazi LM are headed by females

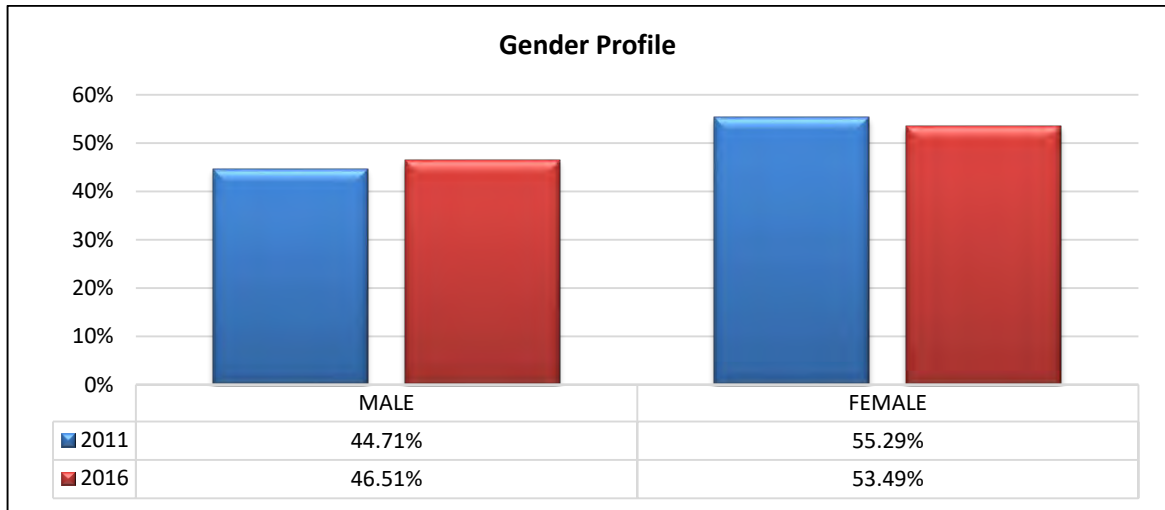
and 44.71% by males. Nkandla LM has the highest percentage (63.05%) of female headed households.

Figure 4.3: Gender of household heads per LMs in King Cetshwayo DM



Data Source: Statistics SA, Census 2011

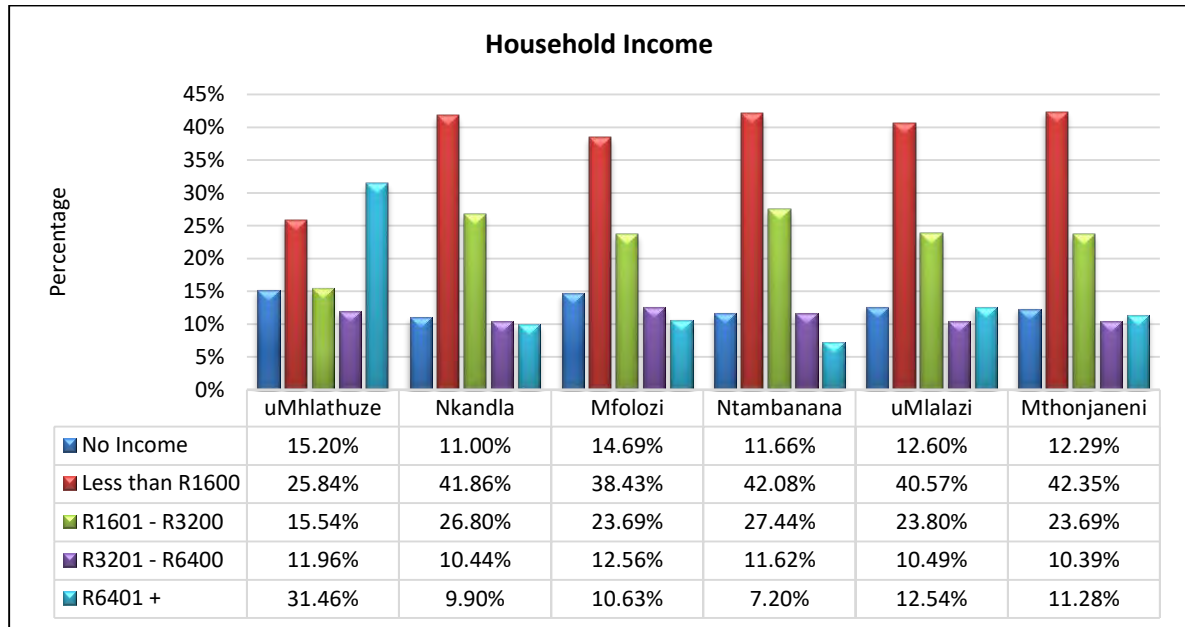
The female dominant role within the uMlalazi LM has been persistent over the years, even though the percentage has decreased. When the 2011 census data is compared to the 2016 Community Survey, there is a clear indication that females are still dominant. Figure 4.3 below indicates that approximately 53.49% of households are headed by females. One of the potential explanations for this pattern of female headed households may be the high levels of unemployment resulting in significant numbers of the male population seeking employment in other areas of real or perceived economic activity and providing remittances to the rest of the remaining households.

Figure 4.4: Gender of household heads

Data Source: 1) Statistics SA, Census 2011
 2) Statistics SA, 2016 Community Survey

4.2.2 Household Income

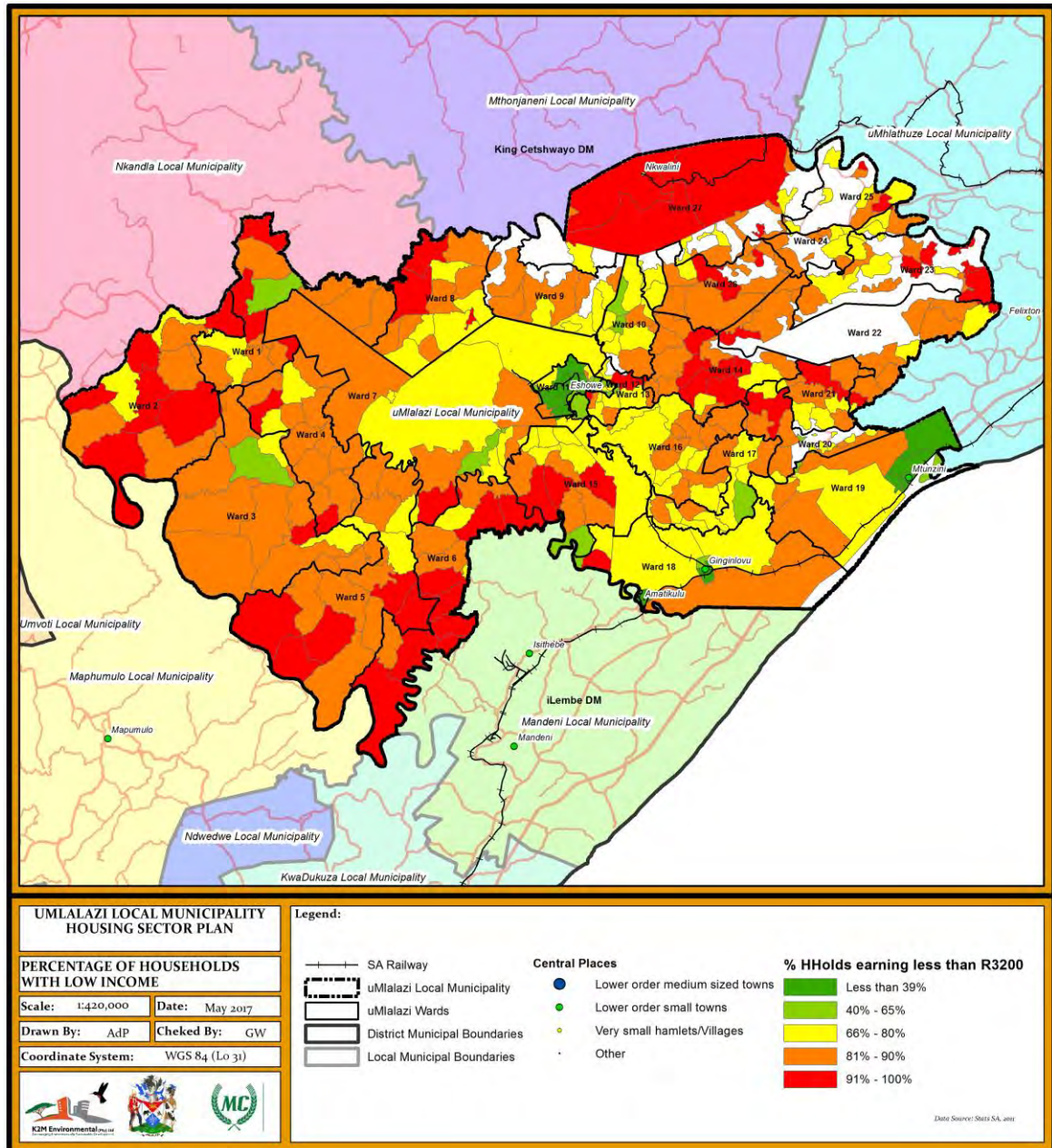
The monthly household income for each LM is depicted in Figure 4.5 below. A significant percentage of households across the municipalities have no form of income. Majority (40.57%) of the uMlalazi LM population earn less than R1600 a month. In the uMlalazi LM, approximately 23.80% of the population earn between R1601 and R3200 a month, whilst only 12.54% earn above R6401. The percentage of the population that earn above R6401 in the uMlalazi is significantly higher when compared to the other LMs in the district, except for the uMhlathuze LM, in which 31.46% of their population earn above R6400.

Figure 4.5: Household Income

Data Source: Statistics SA, Census 2011

A further more detailed depiction of the low income for the uMlalazi LM is depicted in Map 4.4. This map indicates that between 80% to 100% of households in the western, northern and southern parts of the municipality earn less than R3200 per month. The overall income levels are somewhat higher in the in the town of Eshowe and Mtunzini.

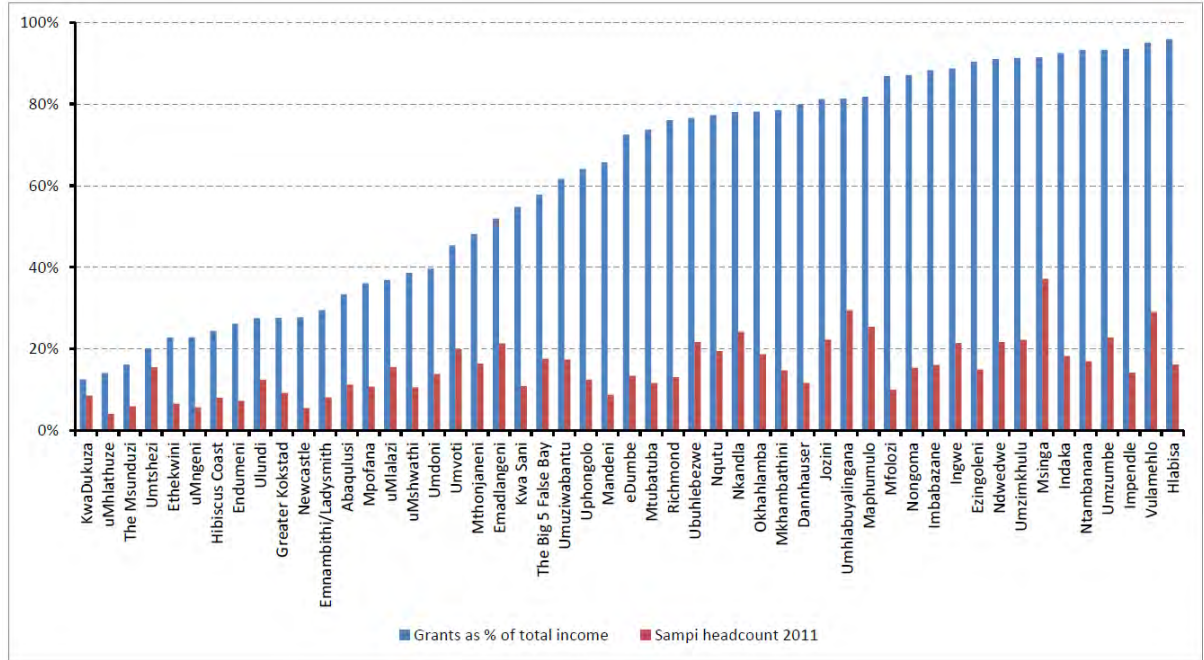
Map 4.4: Low Income of Households (<R3200)



The South African Multidimensional Poverty Index (SAMPI) which was published for the first time in 2014 (Statistics South Africa, 2014). The index measures multiple deprivation in the population and among households using information on four domains, namely: (1) health (child mortality); (2) living standards (energy for lighting, cooking and heating; access to piped water; type of toilet facility; ownership of certain assets/durable goods; type of dwelling); (3) economic activity (unemployment); and (4) education (years of schooling and school attendance). Figure 4.6 relates the SAMPI

headcount with grants as a percentage of total income of municipalities and shows a strong positive relationship between the two variables - municipalities with higher poverty headcount tend to also have government grants as their main source of income.

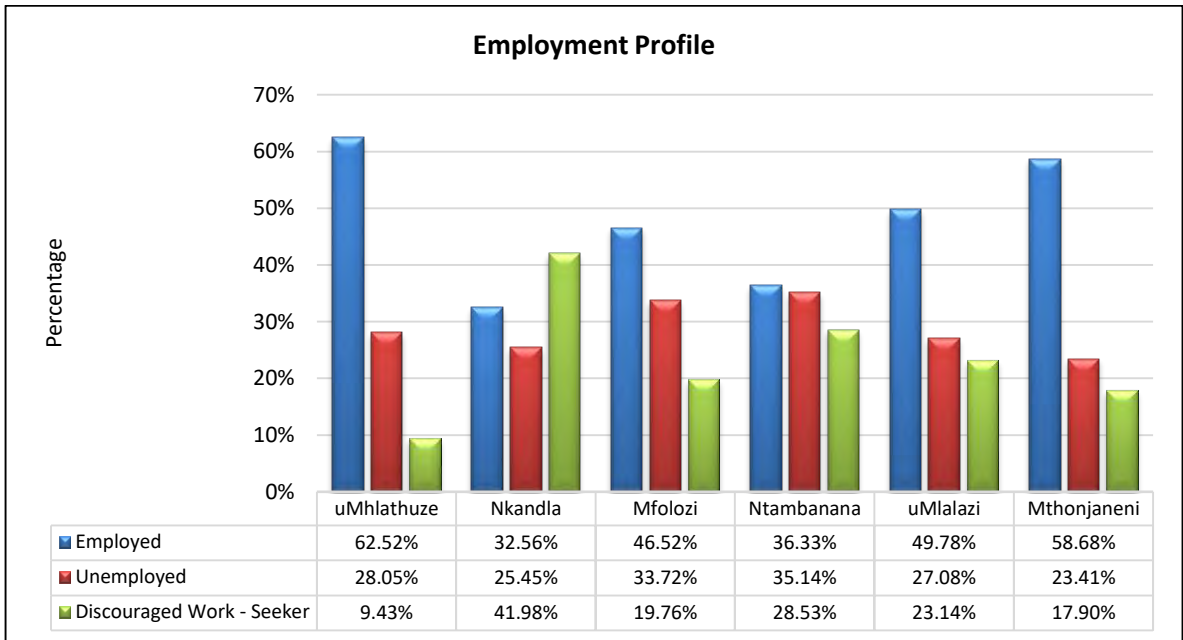
Figure 4.6: Municipal SAMPI poverty headcount in 2011 and proportionate share of grants in total income in 2014, KwaZulu-Natal municipalities



Source: Statistics SA, 2015

4.2.3 Employment Status

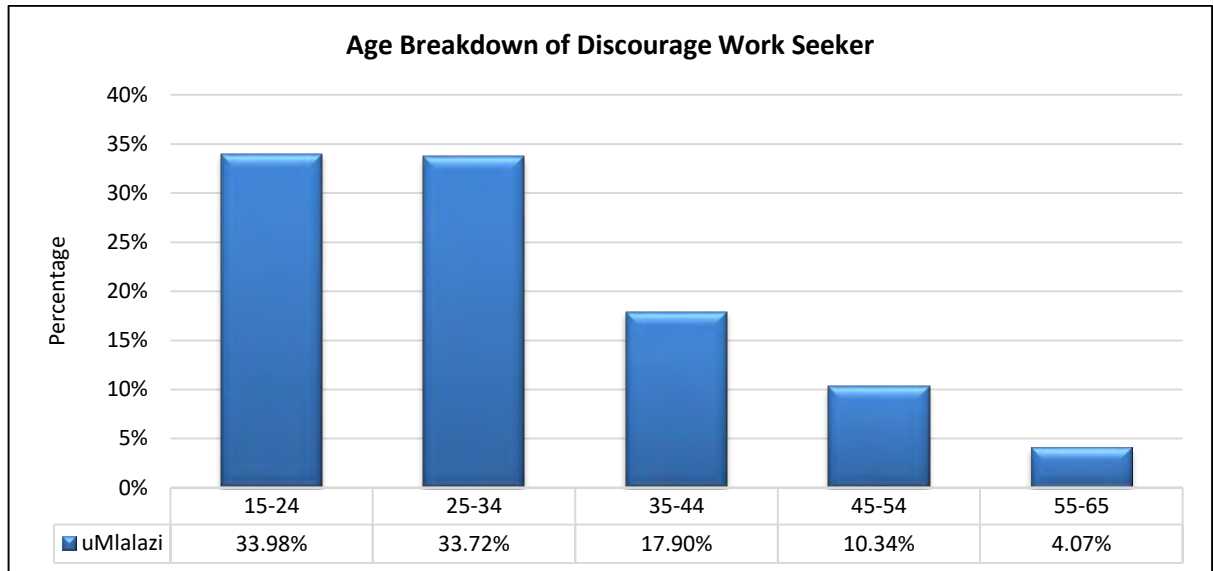
The low levels of affordability and extensive occurrence of poverty is clearly closely correlated with the economic status of the municipal population. As indicated in Figure 4.7 approximately 49.78% of the uMlalazi LM population is employed. The proportion of the economically active population classified as unemployed varies between 23.4% in Mthonjaneni LM to 36% in the Ntambanana Municipality.

Figure 4.7: Employment status of economically active population

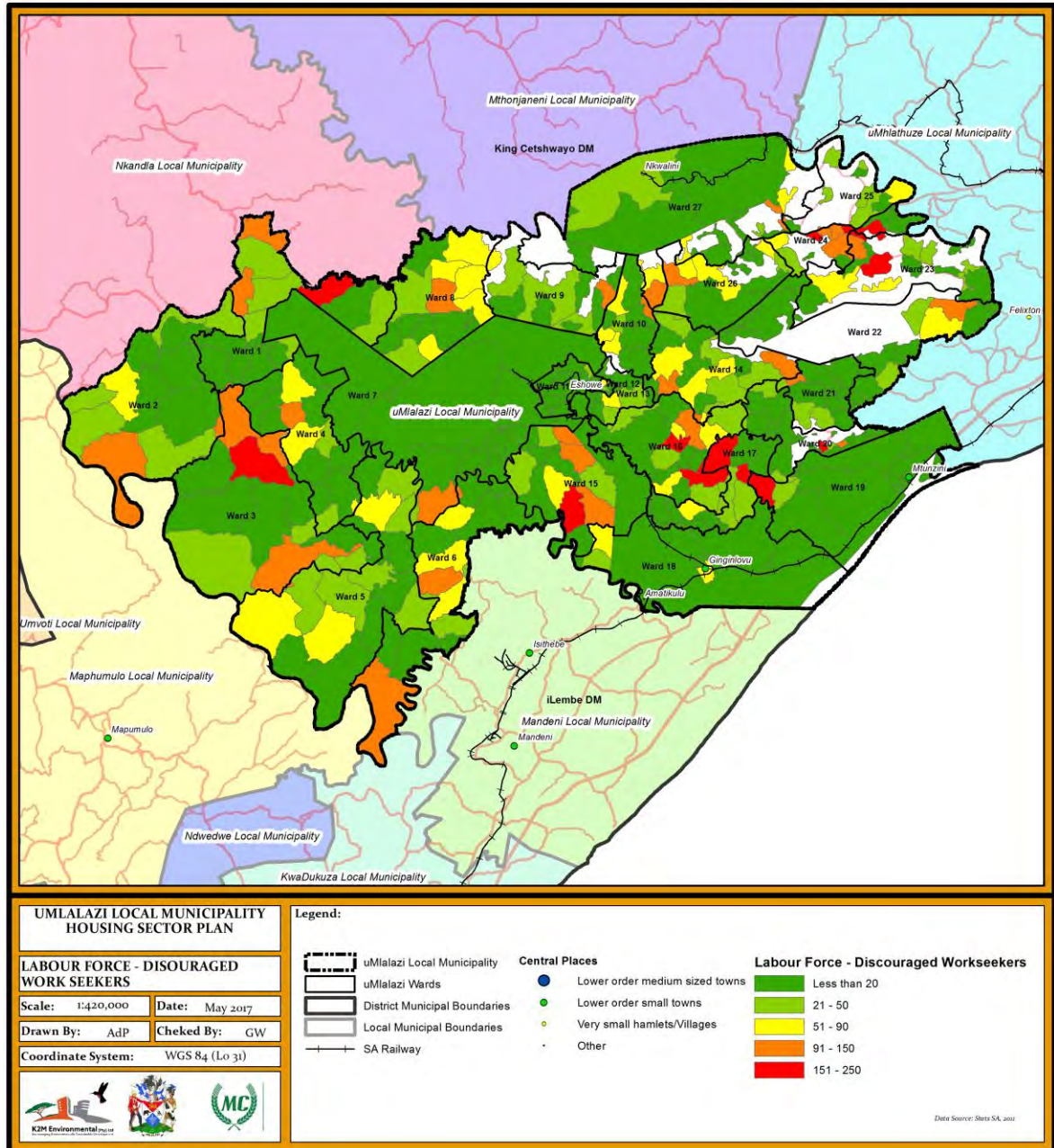
Data Source: Statistics SA, Census 2011.

The proportion of discouraged work seekers (economically active population who are unemployed and are not actively seeking work anymore) is widely varying with the highest percentage population being classified as discourage work seekers found in the Nkandla Local Municipality. The spatial distribution of discouraged workseekers for the uMlalazi Municipality is depicted on Map 4.5. This aspect is likely to act as an important push factor in migration decision-making of the population, and is likely to contribute to continue out migration of the economically active population from the municipality.

As illustrated in Figure 4.8, more than 67% of the discourage workseekers are younger than 35, which means that a large proportion of the economically active youth has given up on finding employment.

Figure 4.8: Age Breakdown of Discouraged Workers

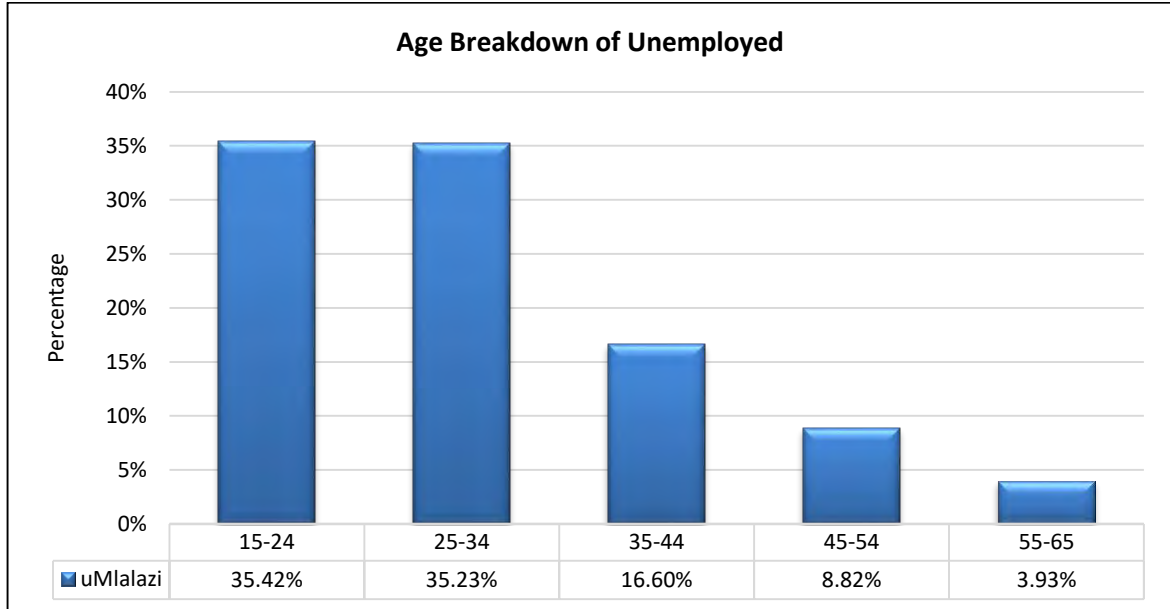
Data Source: Statistics SA, Census 2011

Map 4.5: Discouraged Workers

One of the critical challenges identified in the National Development Plan 2030 is the extremely high levels of unemployment amongst the youth of South Africa. As indicated in Figure 4.9 a total of 35.42% of the unemployed population is between 15 and 24 years of age and a further 35.23% between 25 and 34 years. This implies that as much a 70.65% of the unemployed population in the municipality is younger than 35 years of age. Moreover, 67.70% of the discouraged work seekers falls within this young economically active age category (Figure 4.8). From this segment of the

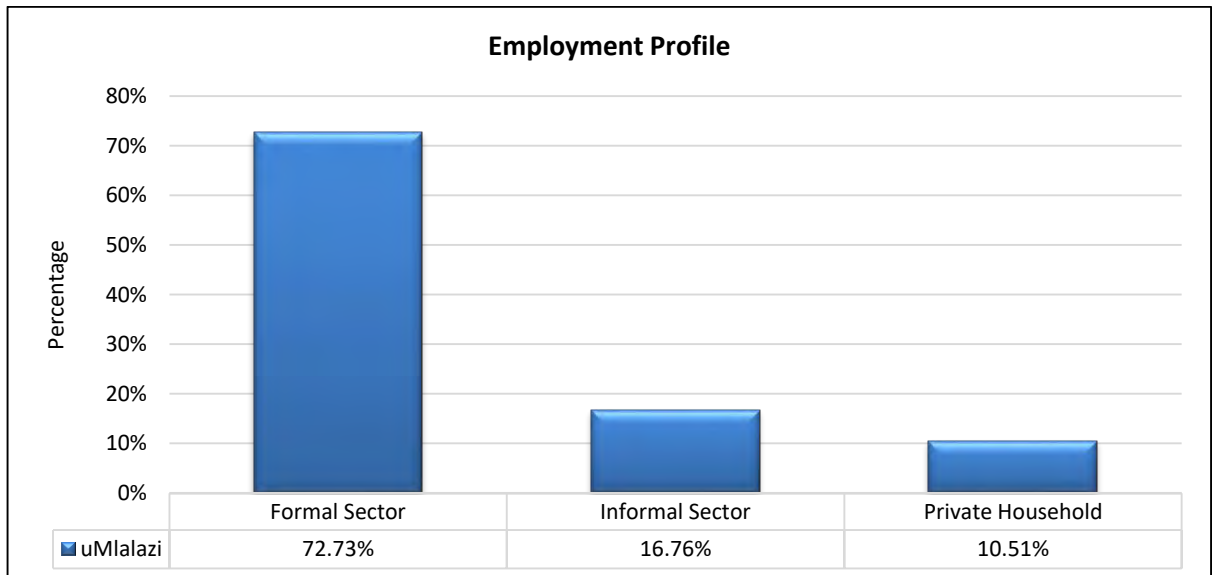
economically active population that are employed, 72.73% are in formal employment, 16.76% are active in the informal sector, and a further 10.51% are employed by private households (Figure 4.10).

Figure 4.9: Age breakdown of Unemployed



Data Source: Statistics SA, Census 2011.

Figure 4.10: Employment Sector

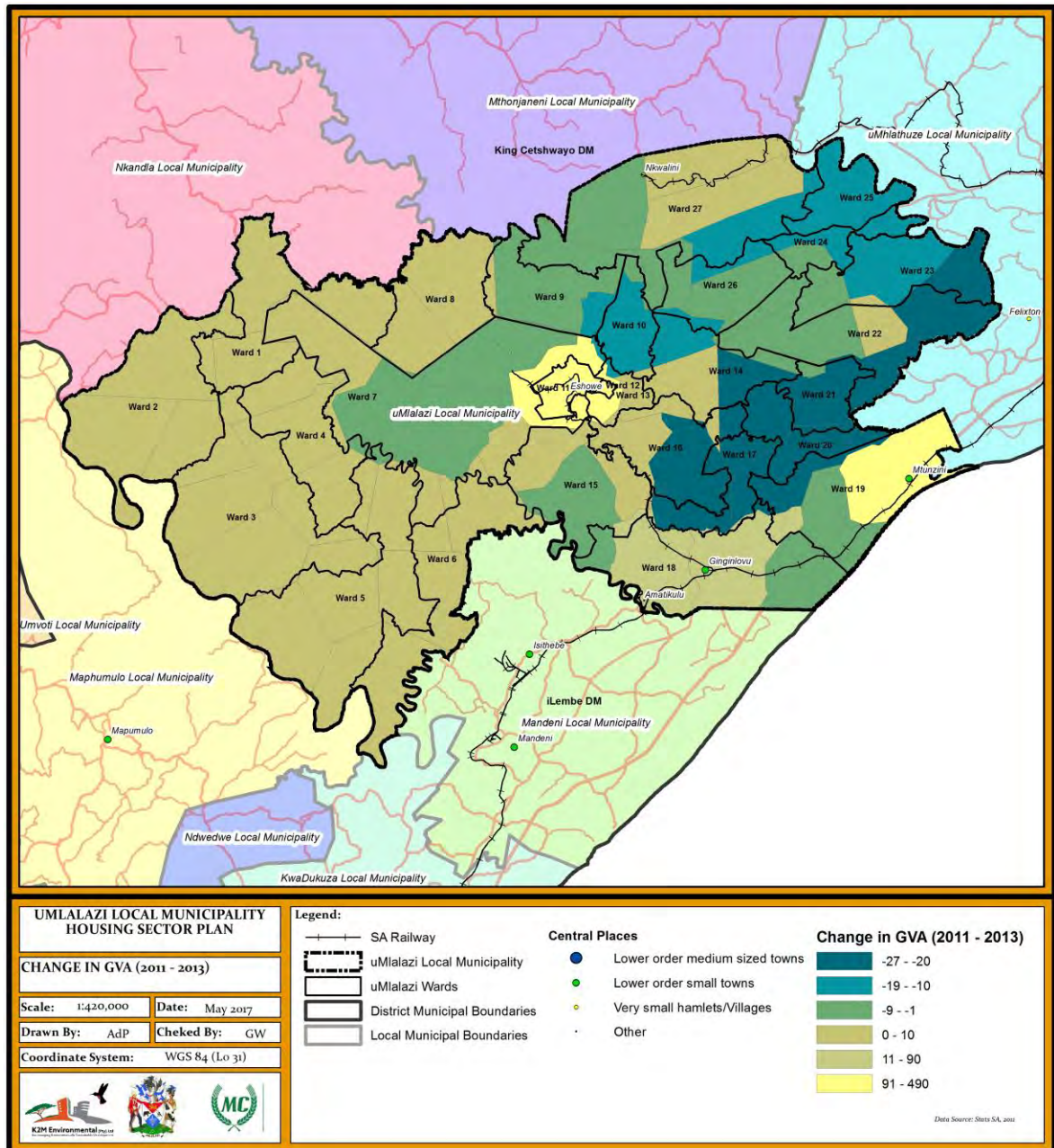


Data Source: Statistics SA, Census 2011.

The distribution of economic output and activities in the municipality is highly concentrated within the Eshowe and Mtunzini area. The information depicted in Map 4.6 indicates the change in GVA

between 2001 and 2013. What is notable from these patterns is that the only significant increases in economic output are confined to the Eshowe and Mtunzini area. In contrast the level of economic output as measured by GVA decreased in large parts of the municipality.

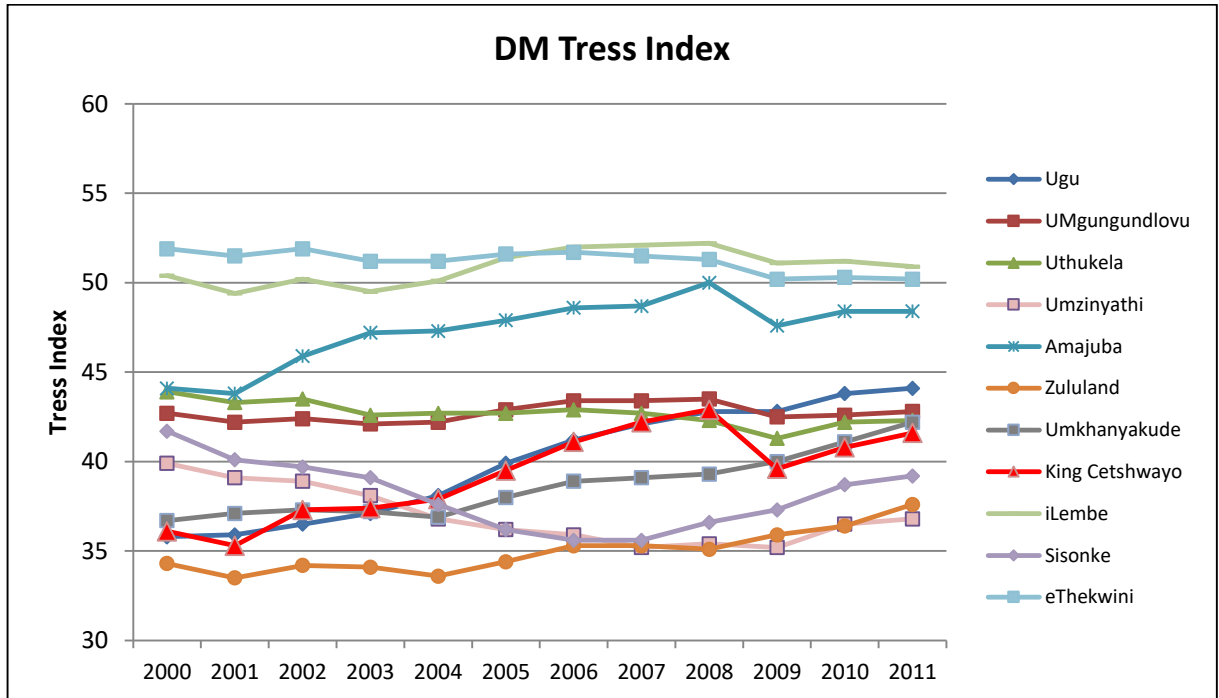
Map 4.6: Change in GVA (2001 and 2013)



The tress index indicates the level of concentration or diversification in an economy. It is estimated by ranking the nine sectors according to their contributions to GVA or employment, adding the values cumulatively and indexing them. A tress index of zero represents a totally diversified economy, while

a number closer to 100 indicates a high level of concentration. An increase in the Tress index value is indicative of a local economy becoming more concentrated in a select number of economic sectors. The information depicted in Figure 4.11 generally shows that the local economies at district level are becoming more concentrated in specific economic sectors. Some of the larger local economies such as eThekweni and Amajuba are clearly more concentrated in focused economic sectors and reflect a somewhat higher tress index compared too many of the other districts.

Figure 4.11: DM Tress Index



Data Source: Quantec

4.2.4 Summary of Key Issues

A summary of key issues identified in this section include the following:

- Approximately 55.29% of houses within the uMlalazi LM are headed by females and 44.71% by males.
- Majority (40.57%) of the population earn less than R1600 a month. In the uMlalazi LM, approximately 23.80% of the population earn between R1601 and R3200 a month, whilst only 12.54% earn above R6401.
- Approximately 49.78% of the uMlalazi LM population is employed. The proportion of the economically active population classified as unemployed generally falls within the 23% to 36%

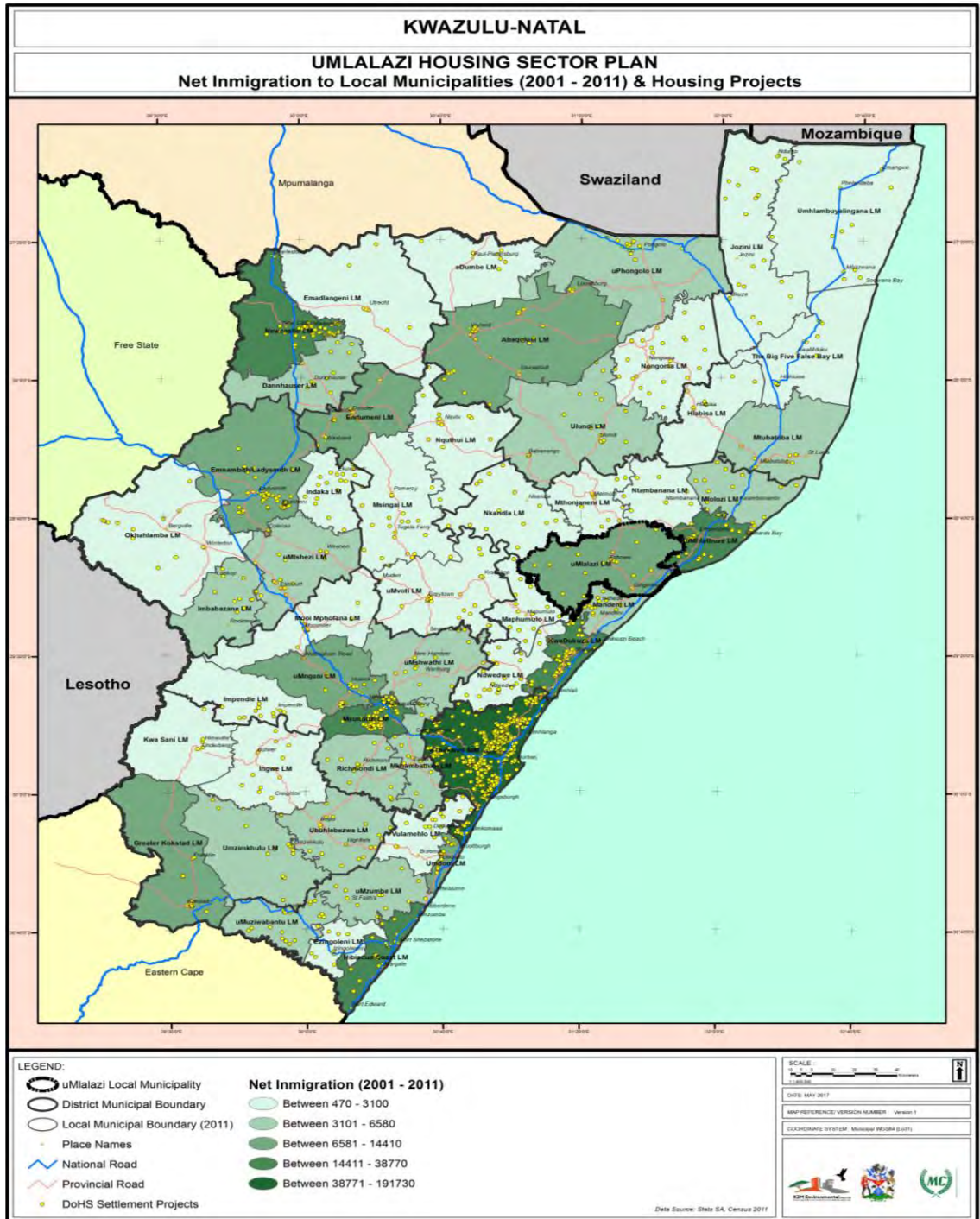
range across the municipalities. Ntambanana has the highest unemployment rate with 35.14% which is then followed by Mfolozi with 33.72%.

4.3 MIGRATION PATTERNS AND TRENDS

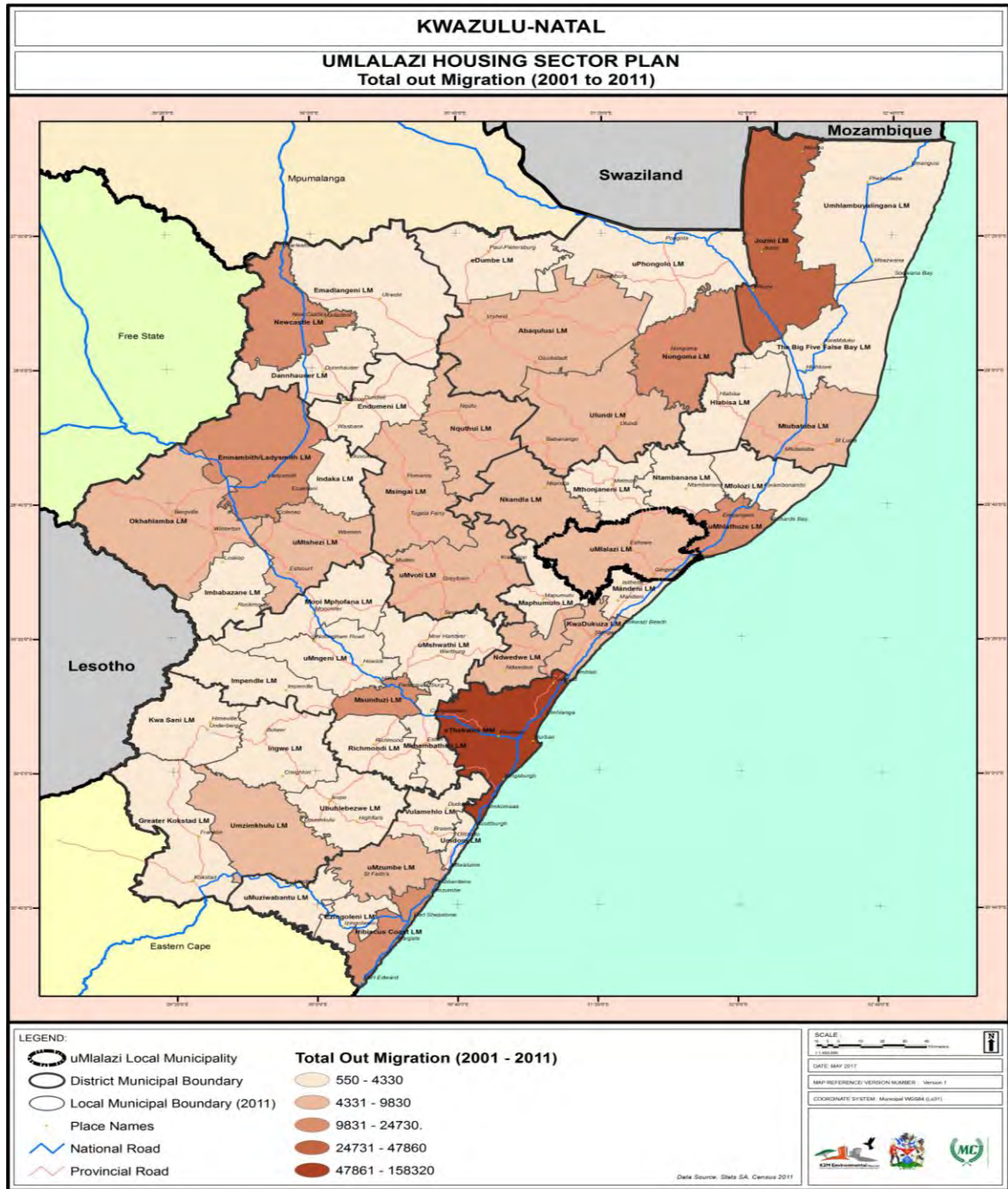
Population changes as discussed in Section 4.1 are the result of a combination of factors including natural growth rates and migration flows. These migration streams hold significant consequences, financial and otherwise, and have a considerable impact on the proportional budgetary allocations from the national fiscus, to both the sending and receiving provinces and municipalities. Authorities in the preferred settlement areas for in-migrants are also faced with the challenge of providing housing, health, education, and other social and basic services such as electricity, water supply and sanitation to these migrants. These migration patterns are also indicative of household and individual decisions in response to both push factors in the areas of origin and pull factors in the destination areas. It also reflects on both the economic factors (productionism) and quality of life factors (environmentalism) at different locations and its influence on differentiated migration streams. By focusing on total overall population growth trends only, important underlying motivating factors giving rise to various migration streams are often overlooked.

A spatial overview of total net in-migration for all the municipalities within the province is reflected in Map 4.7, out migration in Map 4.8 and the resulting total net migration in Map 4.9. This information is based on the Census data and includes in migration to and outmigration from municipalities both within KZN. It does however not include internal migration taking place within the boundaries of a single municipality. Map 4.7 clearly indicates that the preferred destination areas for in migration is the eThekweni city region, the coastal corridor municipalities of uMhlathuze, KwaDukuza and Hibiscus coast, as well as the Newcastle local municipality. Conversely, the municipalities in the northern parts of the province, the central interior, and the south-western parts received only a relatively small number of in migrants during the period 2001 to 2011.

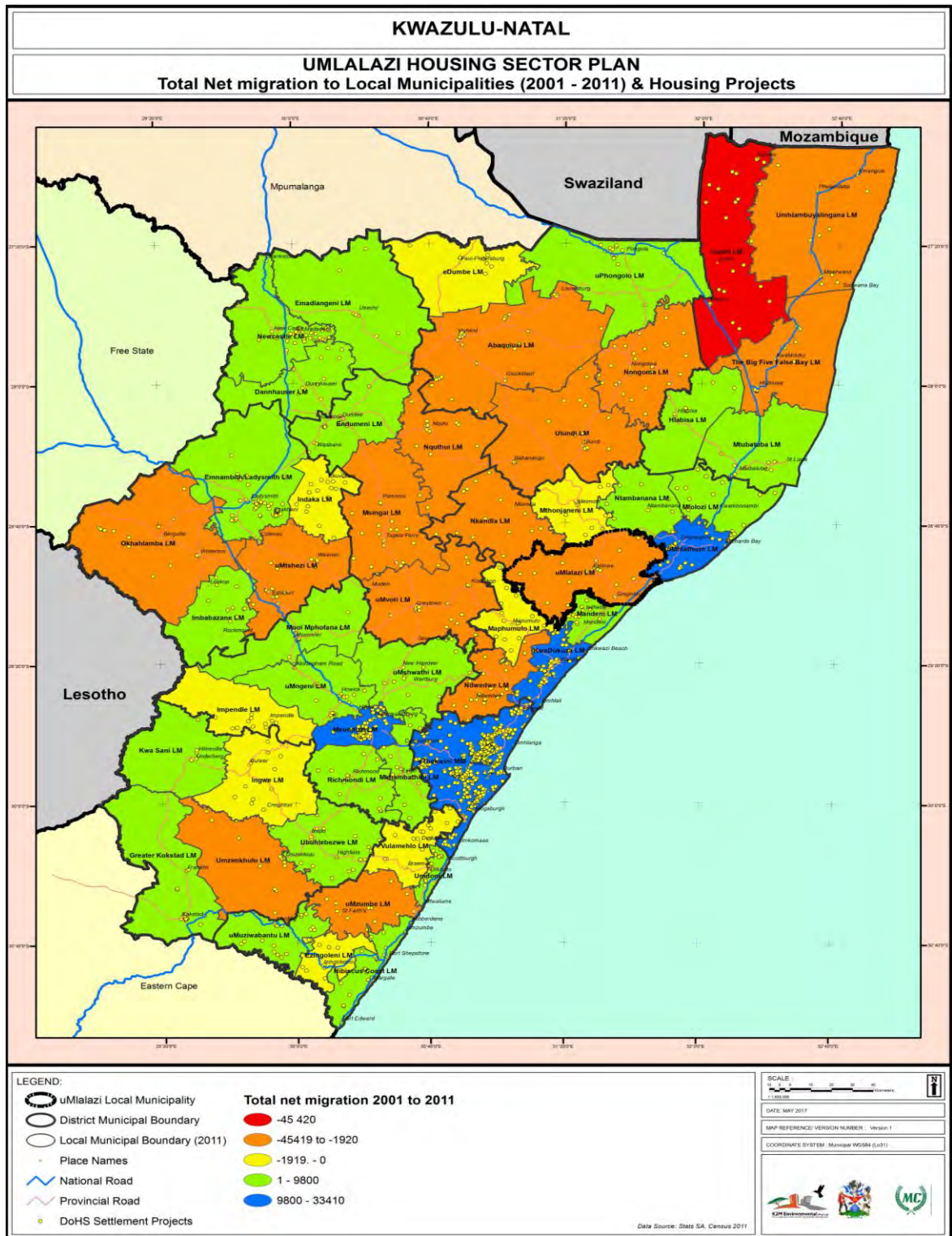
Map 4.7: Net In-Migration



Map 4.8: Total Out-Migration



Map 4.9: Total Net Migration

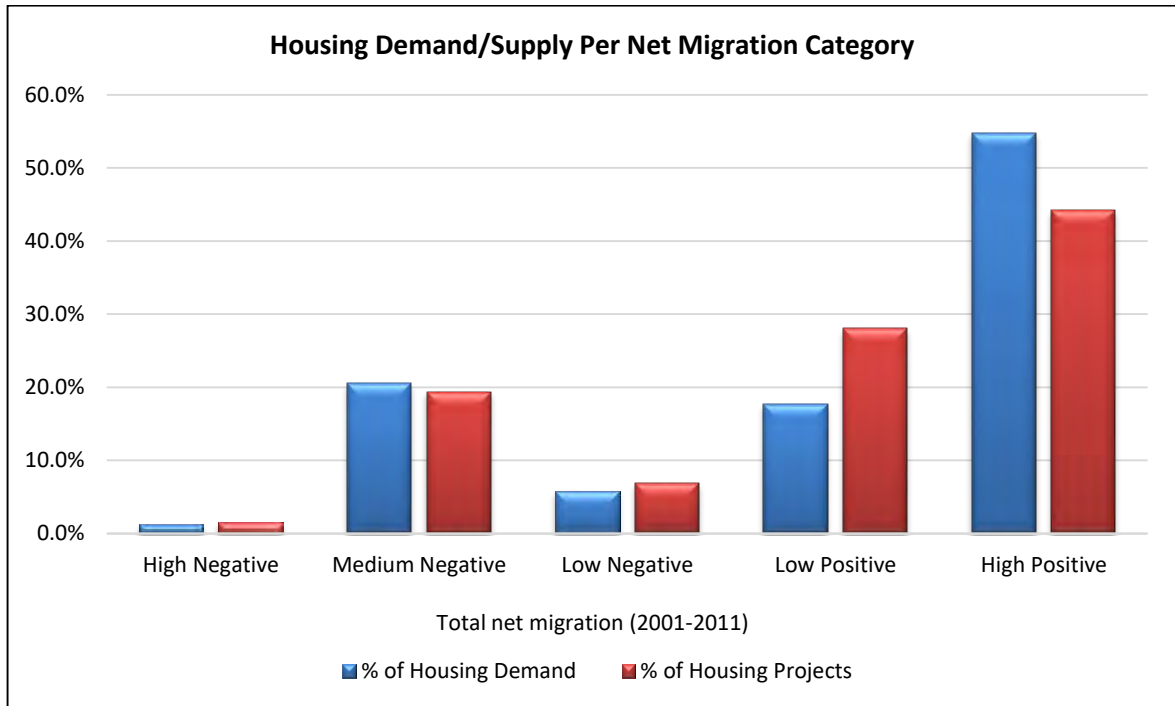


Outmigration at municipal level clearly originates from two main sources within the province - the eThekweni city region and the Jozini local municipality in the extreme northern parts of the province. As will be discussed in the remainder of this section these two areas represent the origin of two very distinct migration streams. In the case of Jozini it is mainly focused on destinations within KZN (including eThekweni metro), while outmigration from the eThekweni metro mainly have the Gauteng and Cape Town city regions as destination. Other notable areas of outmigration, albeit at much lower levels, include the local municipalities of uMhlathuze, Newcastle, Emnambithi/Ladysmith and Msunduzi. The resulting net migration highlights the following important trends:

- The largest total positive net migration at municipal level took place in the eThekweni city region and the two provincial intermediate sized cities of Msunduzi and uMhlathuze.
- Moderate levels of positive net migration were evident in municipalities located in the southern parts of the province, the north-western part, and the areas immediately north of uMhlathuze.
- The majority of municipalities stretching in a broad band from the extreme northern parts of the province, throughout the central parts up to the Okhahlamba LM in the extreme west experienced negative net migration rates between 2001 and 2011.
- The Jozini LM in the extreme northern parts of the province represents the area with the highest single negative net migration rate.
- The uMlalazi Local Municipality experienced a negative net migration, resulting in more people leaving the Municipality than moving into the municipality. However, recent developments within the municipality specifically in terms of new mining operations might change this pattern over the next couple of years.

As indicated in Figure 4.12, a total of 54.8% of the total provincial housing demand and 44.2% of all known housing projects since 1994 are located in municipalities that experienced high levels of positive net migration between 2001 and 2011 (Total Net Migration (2001 - 2011) and Housing Projects). In contrast approximately 28% of both the affordable housing demand and projects are situated in municipal areas that experienced negative net migration over this period. This information confirms the relationship between areas of high levels of net positive migration and housing demand. It also indicates that the province has largely managed to avoid the pitfall of initiating large numbers of affordable housing projects in areas experiencing negative net migration.

Figure 4.12: Relationship between affordable housing demand/supply and municipal level net migration



Data Source: Statistics SA, 2011

4.3.1 Summary of key issues

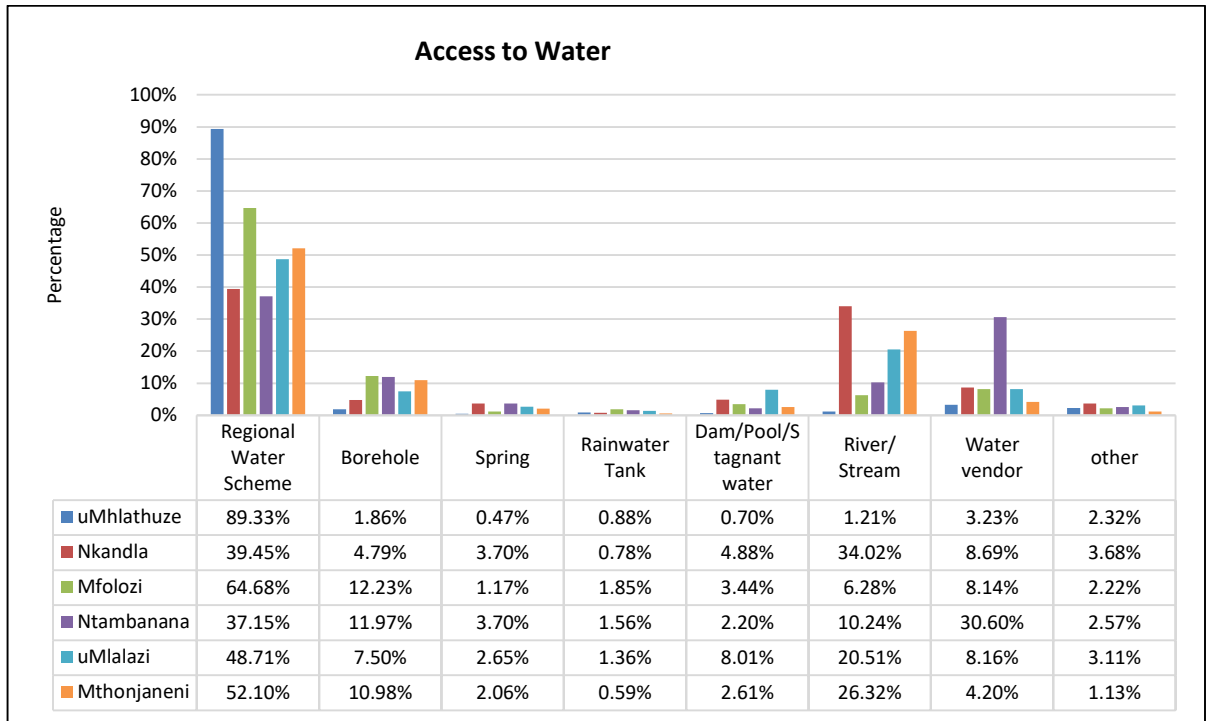
- The provincial population increased by 11.8% between 1996 and 2001, and decreased to a growth of 7.1% between 2001 and 2011.
- The preferred destination areas for in migration to the province is the eThekweni city region, the coastal corridor municipalities of uMhlathuze, KwaDukuza and Hibiscus coast, as well as the Newcastle local municipality.
- Outmigration at municipal level originates from two main sources within the province - the eThekweni city region and the Jozini local municipality.
- The largest total positive net migration at municipal level took place in the eThekweni city region and the two provincial intermediate sized cities of Msunduzi and uMhlathuze.
- A total of 54.8% of the total provincial housing demand and 44.2% of all known housing projects since 1994 are located in municipalities that experienced high levels of positive net migration between 2001 and 2011.

- The uMlalazi Local Municipality experienced a negative net migration, resulting in more people leaving the Municipality than moving into the municipality. However, recent developments within the municipality specifically in terms of new mining operations might change this pattern over the next couple of years.

4.4 INFRASTRUCTURE AVAILABILITY AND CONSTRAINTS

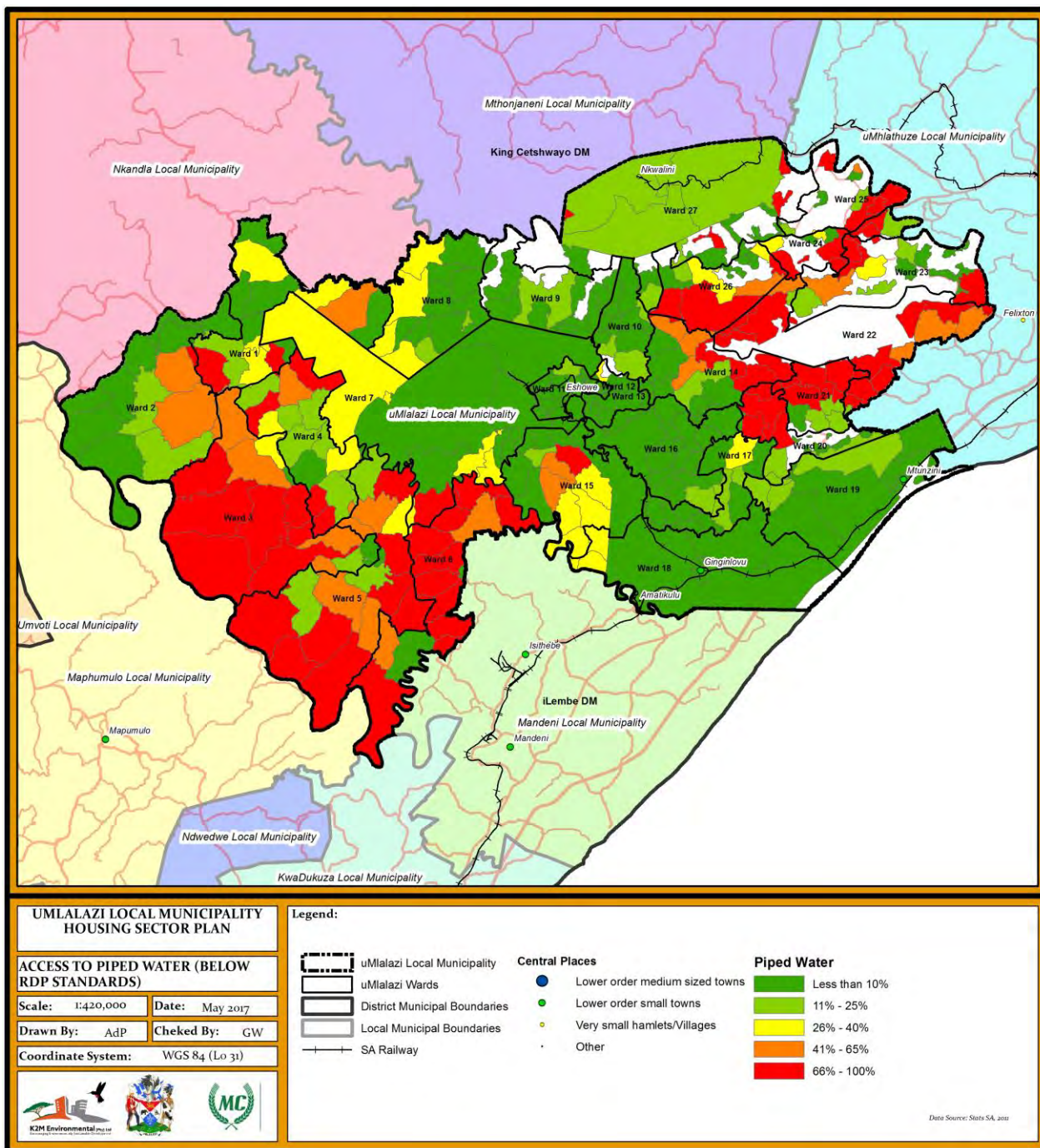
4.4.1 Water Infrastructure

Access to water of the municipalities of the King Cetwshwayo District are indicated in Figure 4.13. As per the figure, 48.71% of the uMlalazi LM have access to the regional water scheme. This figure is much lower when compared to the other municipalities in the King Cetwshwayo DM such as the uMhlathuze LM (89.33%), Mfolozi LM (64.68%) and Mthonjaneni (52.10%). Approximately 20.51% of households in uMlalazi and 34.02% in Nkandla utilise water from nearby rivers and streams.

Figure 4.13: Access to Water

Data Source: Statistics SA, Census 2011.

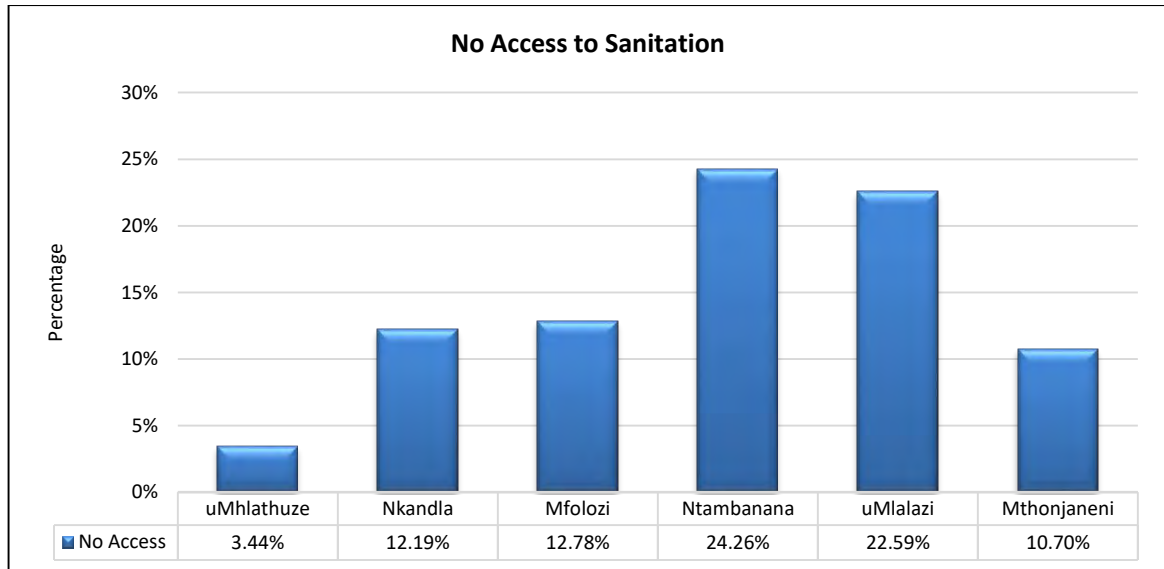
Map 4.10: Percentage population with access to water below RDP Standard



4.4.2 Sanitation Infrastructure

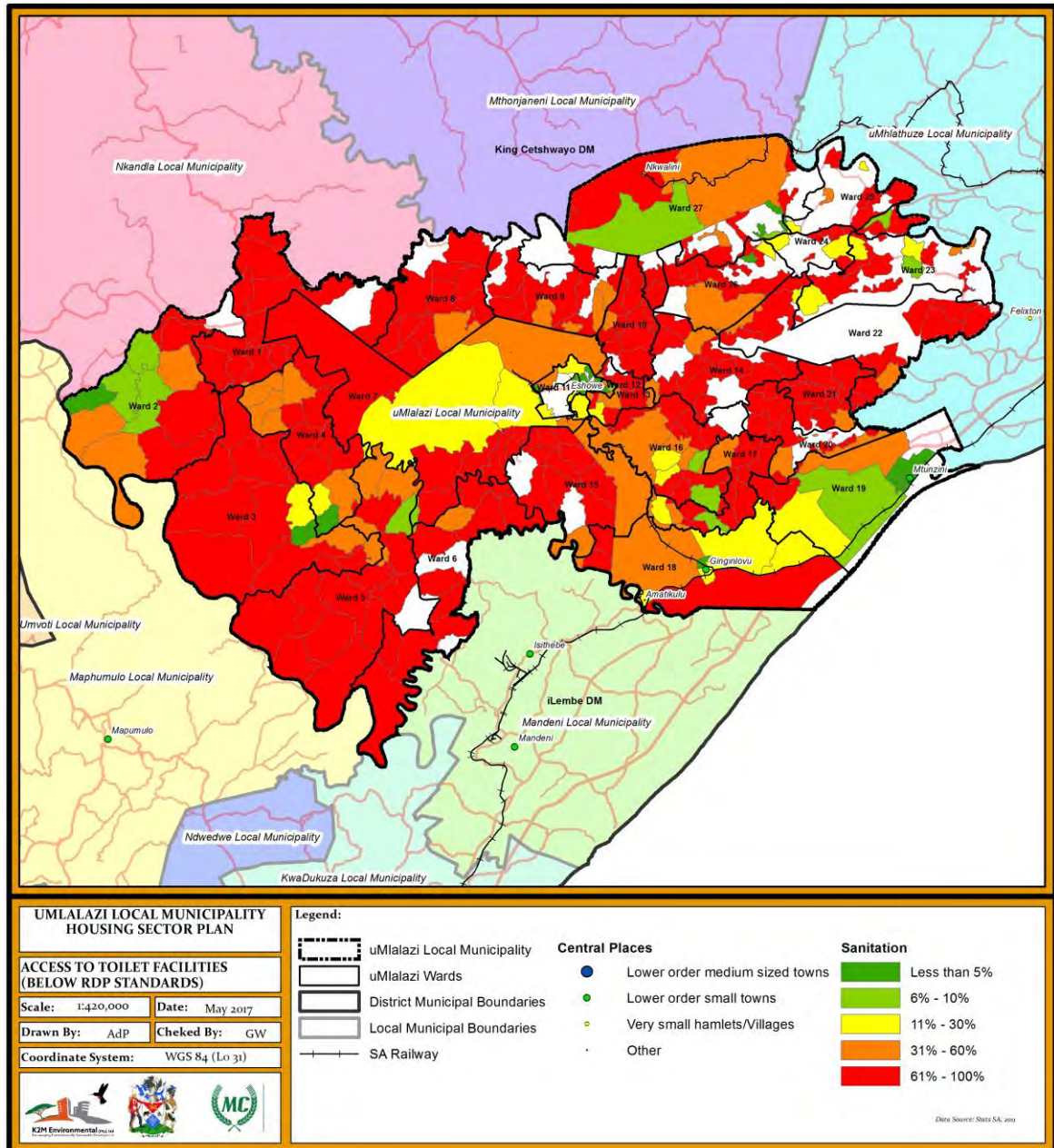
Approximately 22.59% of households within uMlalazi do not have access to sanitation, whilst only 3.44% of uMhlathuze do not have access to sanitation.

Figure 4.14: Percentage of Households with No Access to Sanitation (LM)



Data Source: Statistics SA, Census 2011

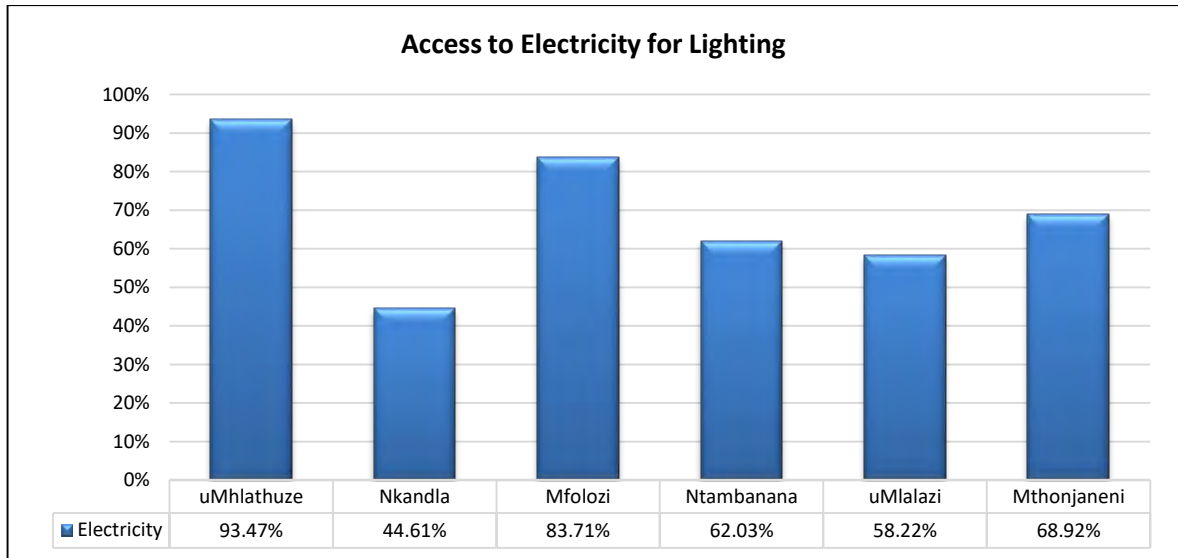
Map 4.11: Access to Sanitation Infrastructure below RDP



4.4.3 Electrical Infrastructure

Progress has been made with providing settlements in the municipality with electricity. As indicated in Figure 7.6, more than 58% of households in the uMlalazi LM have access to electricity (for lighting purposes), whilst 93.47% of households in uMhlathuze have access to this service.

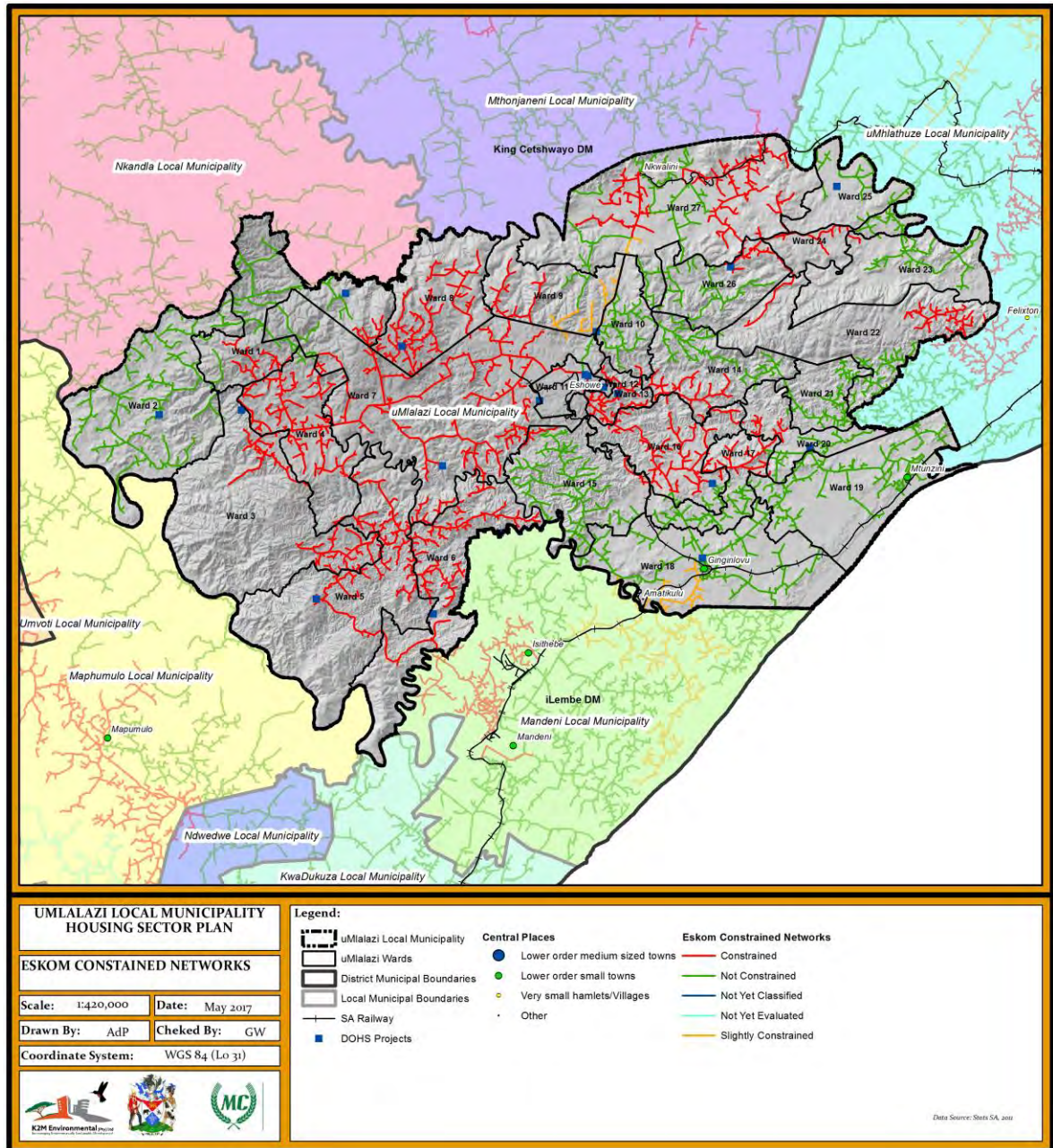
Figure 4.15: Percentage households with access to electricity for lighting



Data Source: Statistics SA, Census 2011

As indicated on Map 4.12 large portions of the electrical network within the uMlalazi Local Municipality is currently under constrain, which means capacity for new developments to be electrified might be limited.

Map 4.12: Constrained Electrical networks

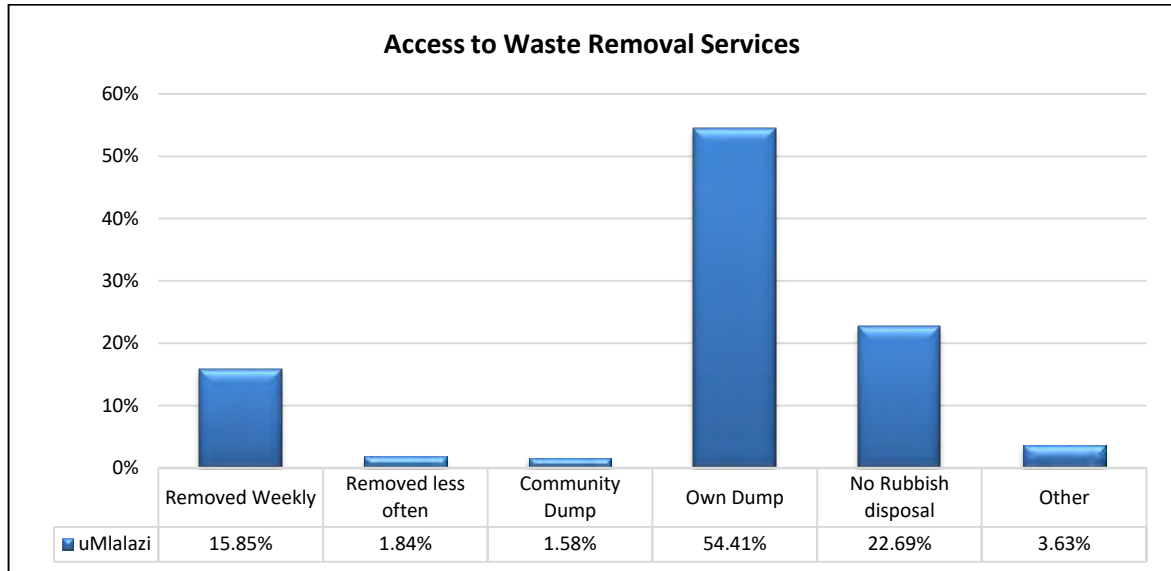


4.4.4 Refuse Removal Services

The provision of a municipal solid waste removal service is very limited and it is only in some of the intermediate sized secondary cities and some of the Regional Service centres where a regular waste

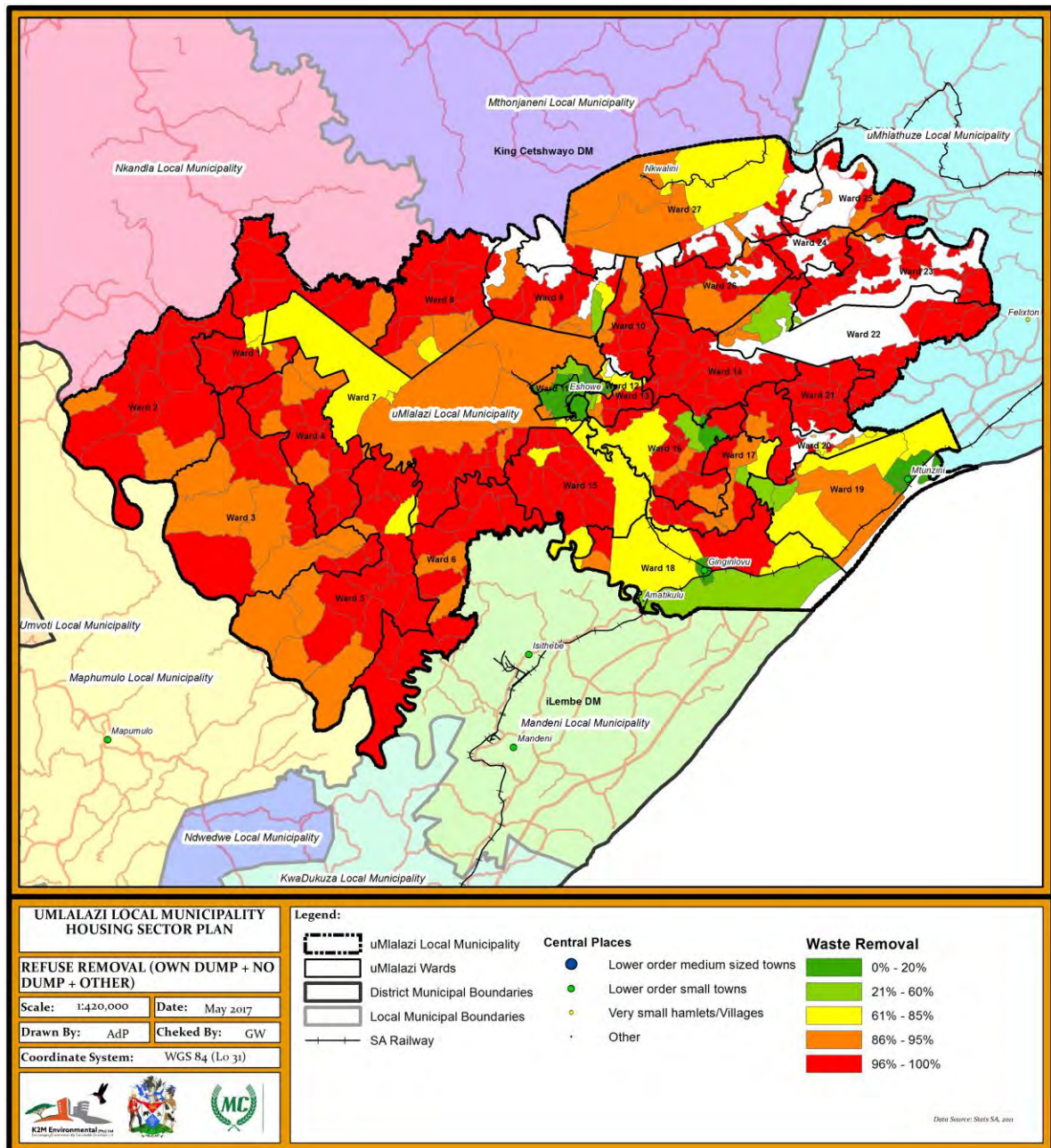
removal service is provided. This is clearly illustrated by the spatial analysis at individual settlement level as depicted on Map 4.10 and Figure 4.16.

Figure 4.16: Household Refuse Disposal



Data Source: Statistics SA, Census 2011

Map 4.13: Access to Waste Removal Services



4.5 POTENTIAL HUMAN SETTLEMENT DEMAND AND PLANNED TARGETS

4.5.1 Potential human settlement demand

A Citizen Satisfaction Survey was conducted within KZN; however, the information is only available on district level but it does give a clear indication in terms of the perceptions of the communities at large. The results of the 2015 provincial Citizen Satisfaction Survey identified the provision of housing the second and/or third priority in all districts in the province except Amajuba (see Table 3.1). Job creation was the first priority of respondents in all 10 municipalities and the eThekweni metropolitan municipality.

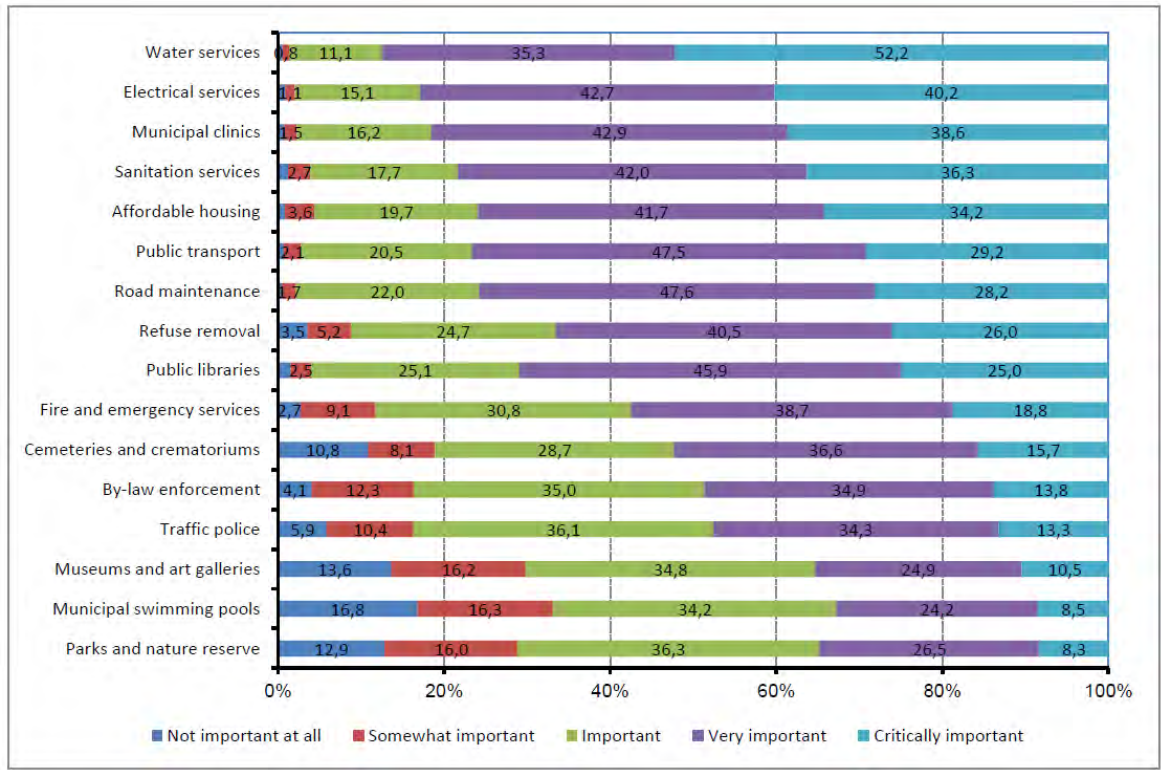
Table 4.3: Citizen ranking of top 3 priorities that the KwaZulu-Natal provincial government should attend to

	Priority 1	Priority 2	Priority 3
Amajuba	Job creation	Education & skills development	Education & skills development
Sisonke	Job creation	Provision of housing	Provision of housing
UMgungundlovu	Job creation	Crime prevention	Provision of housing
UMkhanyakude	Job creation	Provision of housing	Provision of basic services like water & sanitation
UMzinyathi	Job creation	Provision of housing	Education & skills development
Ugu	Job creation	Provision of housing	Provision of housing
Uthukela	Job creation	Provision of housing	Provision of basic services like water & sanitation
Uthungulu	Job creation	Education & skills development	Provision of housing
Zululand	Job creation	Provision of housing	Education & skills development
eThekweni	Job creation	Provision of housing	Provision of housing
iLembe	Job creation	Provision of housing	Education & skills development

Source: Statistics SA, 2015

As part of this survey respondents were also asked to rate 16 types of municipal services according to their level importance (see Figure 4.17). The scale used ranged from not important at all, somewhat important, important, very important, to critically important. The top five critically important municipal services are water services, electrical services, municipal clinics, sanitation services, and affordable housing. Affordable housing was identified by 34.2% of respondents as a critically important service and by 41.7% as a very important service.

Figure 4.17: Percent distribution of persons aged 15 years and older by ranking of importance of selected municipal services



Source: Statistics SA, 2015

One of the key inputs in understanding the provincial human settlement patterns and dynamics is a quantification of the potential demand for human settlement, largely driven by the housing needs. It is however always a challenging, and sometimes controversial, exercise to quantify these figures. In an attempt to circumvent these challenges, this section provides a comparative overview of potential housing demand as identified by the different sources and using different approaches and underlying assumptions.

4.5.1.1 Census data

The 2011 census data distinguishes between 11 different housing categories under the variable referred to as “type of dwelling”. These categories range from brick houses on separate stands to different types of informal dwellings, and other categories such as caravans and tents. The categories that can potentially be regarded as forming part of the housing backlog or demand at a particular location include the following four types:

- informal dwellings located in informal settlements or farms
- informal dwellings in backyards

- traditional dwellings or huts constructed of traditional materials
- Caravan

The category referred to as “caravan/tent” can potentially also be regarded as forming part of the housing backlog but represents only an insignificant fraction of the provincial total and were thus excluded from the analysis.

The total number of informal dwellings in informal settlements is estimated at approximately 496 and the number of informal dwellings in backyards as 333. This implies a total potential housing backlog of 829 represented by households residing in informal structures. The total number of households in the uMlalazi LM that are residing in traditional dwellings is a high figure of 16 368. When combining these traditional housing structures with the informal structures it yields a potential housing demand in the order of 17 197. However not all these traditional dwellings constructed of traditional material can be regarded as representing inadequate shelter and thus part of the housing backlog. As a crude measure of the level of adequacy provided by this housing category, it was cross tabulated with the number of rooms available in these type of structures. It was assumed that all traditional dwellings constructed of traditional materials and consisting of two rooms or less represents inadequate shelter and could thus potentially be regarded as part of the housing demand or backlog. A total of just under 8 505 of the traditional housing structures in the uMlalazi LM falls in this category, and represents 51.96% of the total number of traditional dwellings in the Municipality.

The traditional housing category is however complex to analyse within the context of potential housing demand and in many parts of the province consists of so-called “iMuzis”. The iMuzi refers to a number of structures close together where an extended family reside. These homesteads incorporate a mixture of round and rectangular structures constructed of both traditional (mud brick, wattle and daub, thatch roof) and more modern (cement grouted concrete blocks and corrugated iron roof) materials and techniques. The Traditional Authority also has the right in terms of the customary law, the Interim Protection Act and the Iziphanyiswa Act, to allocate residential sites to members of the tribe within the proclaimed Traditional Authority Area. Families are then permitted to build their own houses on these allocated sites, known as iMuzi’s. When children reach adulthood, they generally build their own homes within the very same iMuzi. Many of the Zulu men may have more than one wife, and the Department of Human Settlement caters for this polygamous tradition by providing an additional top structure for each additional wife, should she qualify for the subsidy in terms of the housing code. Members of the rural Zulu nation also bury their dead inside the iMuzi and this is the main reason why many of the people are reluctant to be relocated to another area. Photo 4.1 below gives an extract of a traditional iMuzi within a rural area.

Photo 4.1: Illustration of a Traditional iMuzi



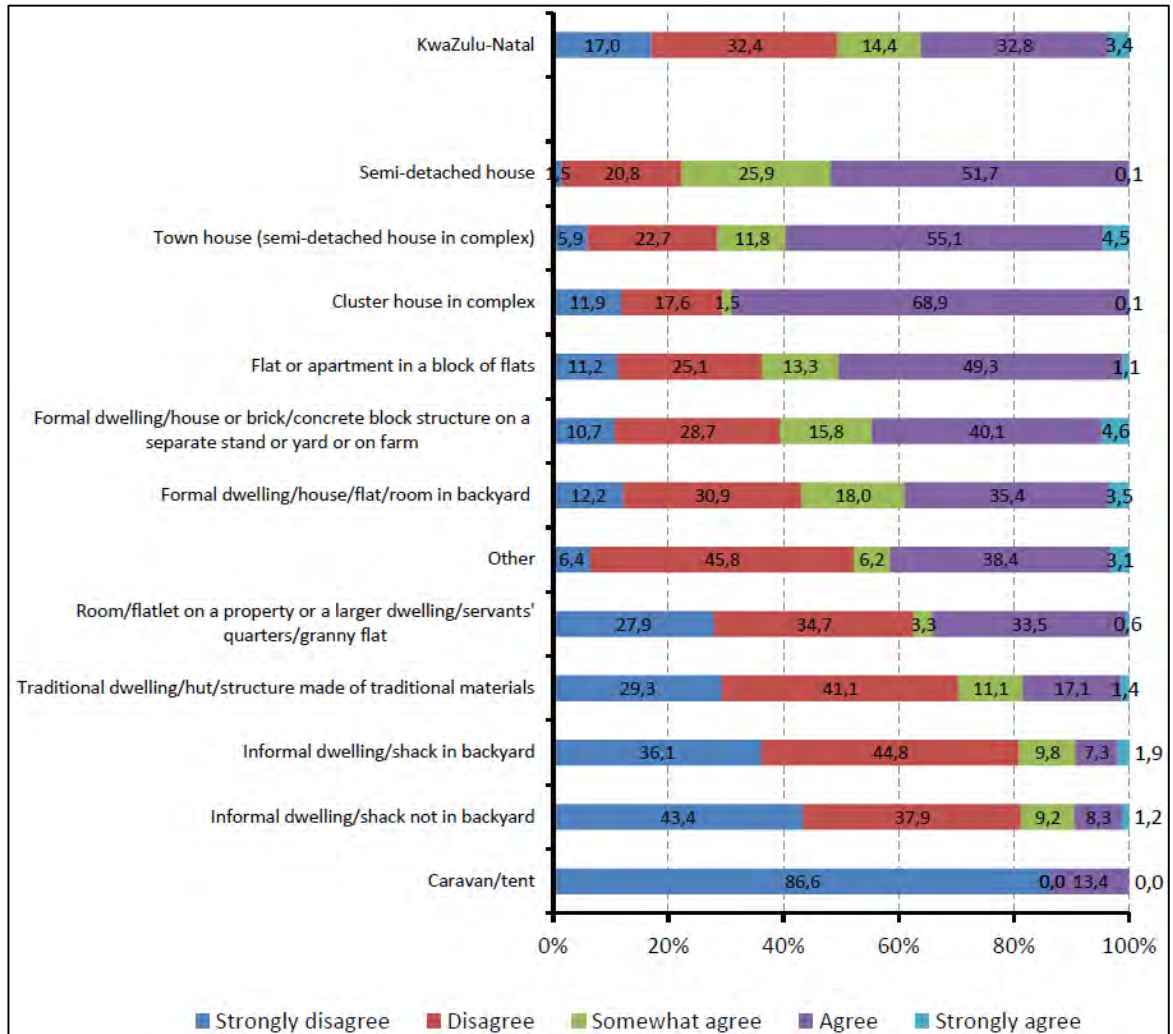
Examples of existing iMuzis are depicted in the images below.



As part of the 2015 provincial Citizen Satisfaction Survey respondents were asked to rate their level of satisfaction with the quality of the main dwelling they live in. As indicated in Figure 4.18 more than 80% of those living in informal dwellings indicated being dissatisfied with their dwellings. Important

to note is that 70.4% of respondents living in traditional dwellings constructed of traditional material being dissatisfied with their dwellings.

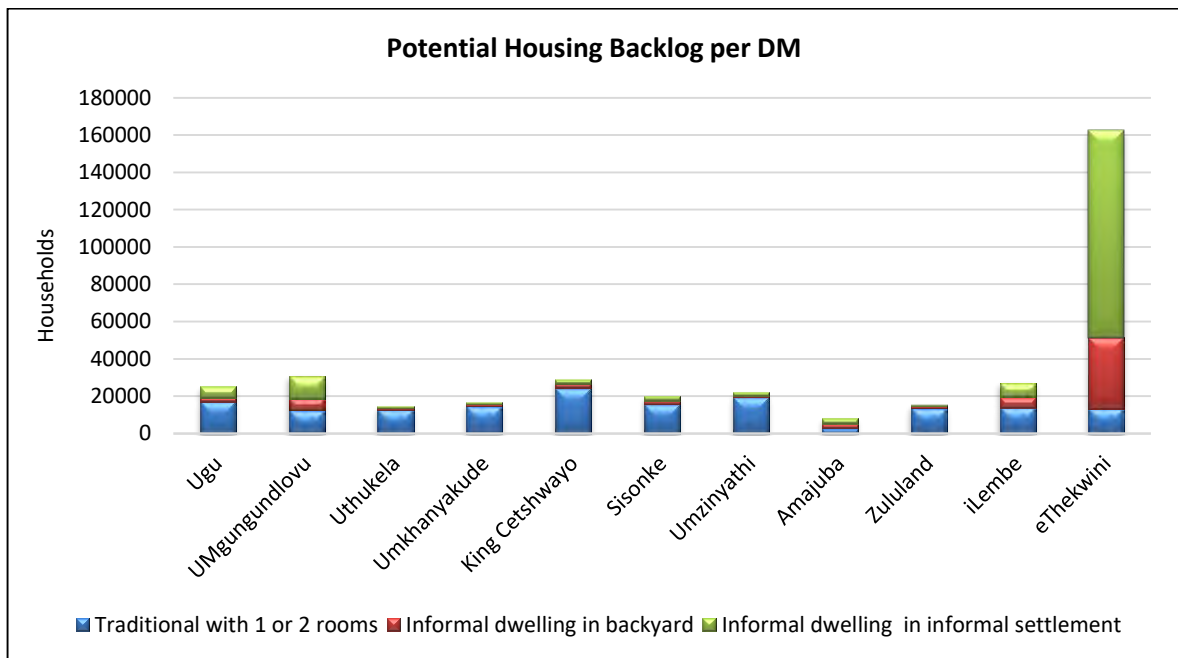
Figure 4.18: Persons aged 15 years and older by type of main dwelling and whether they are satisfied with the quality of the main dwelling they live in



Source: Statistics SA, Community Satisfaction Survey, 2015

The information depicted in Figure 4.19 clearly illustrates that the biggest single concentration of potential housing backlog within the province is concentrated in the eThekweni municipality, with the identified three categories jointly representing a need of 162 717 units of which the biggest proportion (111 307) is represented by informal dwellings in informal settlements. The most significant other concentrations of potential demand are located in the two DMs (uMgungundlovu and King Cetshwayo) containing the two other intermediate sized cities within the province with the total estimated figure in the uMgungundlovu district municipality at 30 748 units and for the King Cetshwayo DM at 28 902 units.

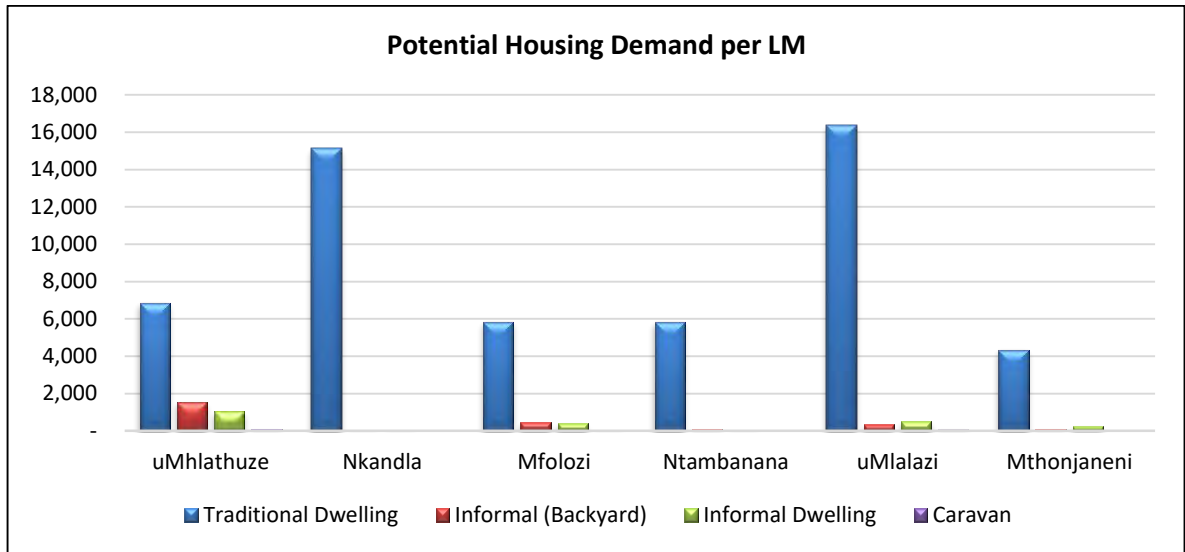
Figure 4.19: Potential housing demand based on census data (Inf. Dwell., Inf. Dwell. Backyard & Trad Dwell 2 rooms or less) for the DM



Data Source: Stats SA, Census 2011

The information depicted in Figure 4.20 clearly illustrates that the biggest single concentration of potential housing backlog within the King Cetshwayo district is concentrated in the uMlalazi municipality followed by the Nkandla Municipality. As per Figure 4.20, the housing backlog estimated for the uMlalazi municipality is 17 264. When broken down, approximately 16 368 units are traditional, 333 units are informal (backyard), 496 are informal (dwelling) and 67 caravan. The spatial distribution of the potential housing backlog within the uMlalazi LM is reflected on Map 4.11 below. As indicated in the map, the need for housing is within the western and northern sections of the uMlalazi LM.

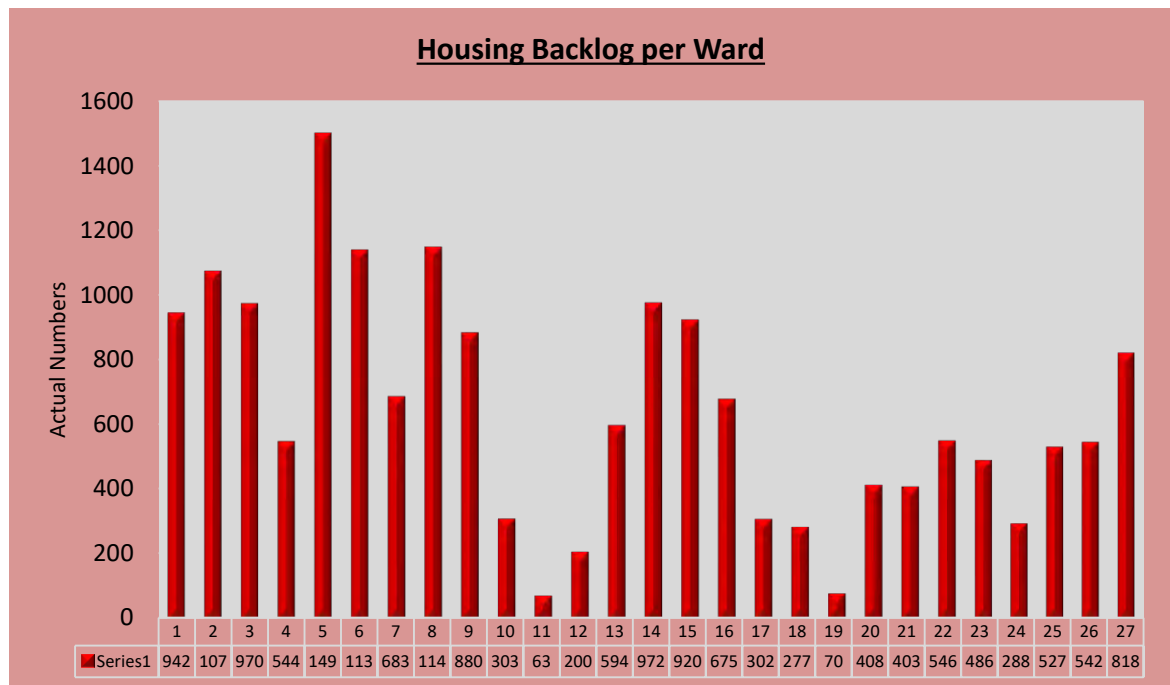
Figure 4.20: Potential housing demand based on census data (Inf. Dwell., Inf. Dwell. Backyard, Caravan & Trad Dwell) for the LMs



Data Source: Stats SA, Census 2011

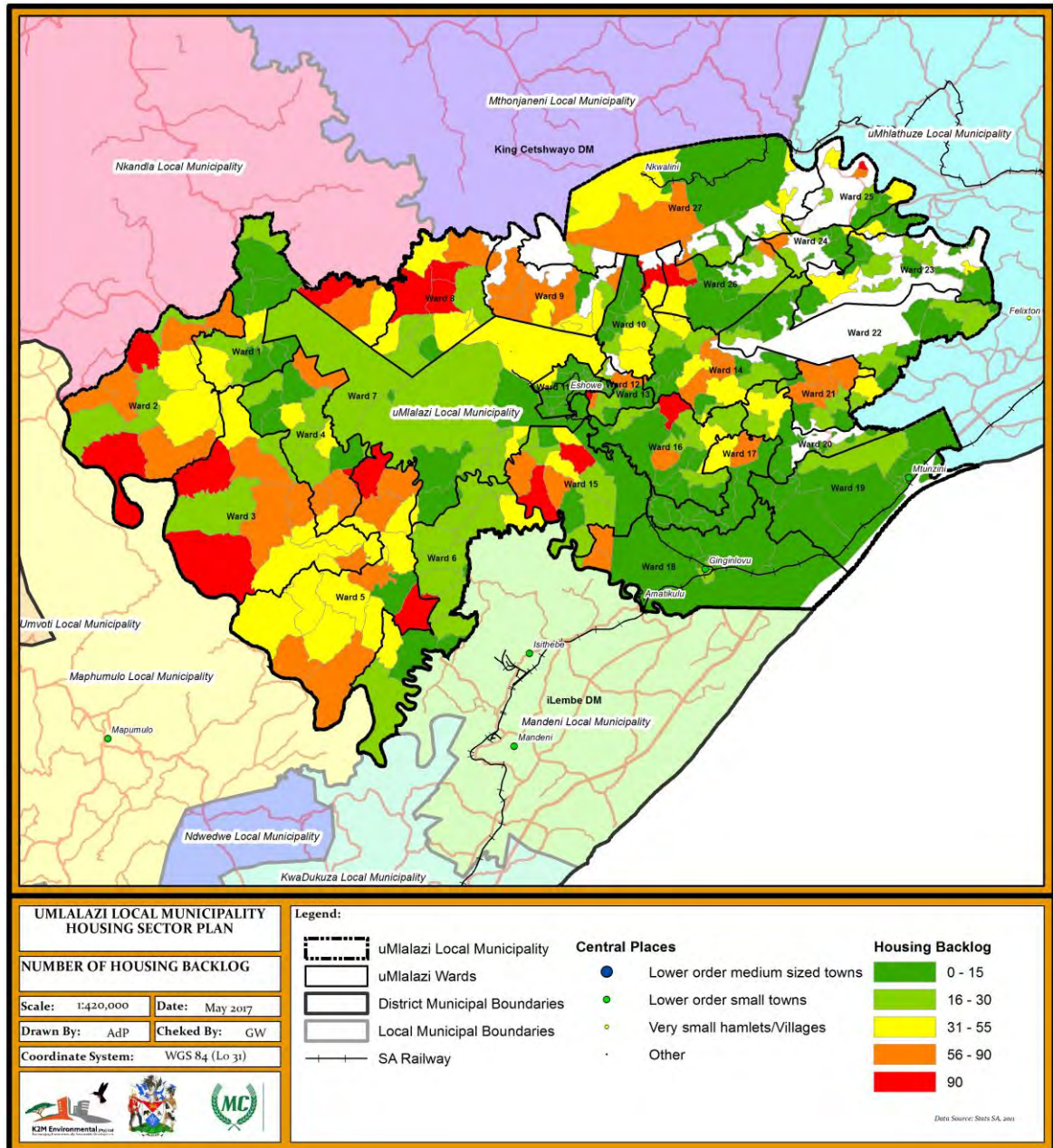
Figure 4.21, which illustrates the housing demand per wards as per the 2001 Census data, indicates that the highest housing demand is within Ward 6 (1 497) of the uMlalazi LM which is followed by Ward 9 (1 145) and Ward 7 (1 136).

Figure 4.21: Potential housing demand based on census data (Inf. Dwell., Inf. Dwell. Backyard, Caravan & Trad Dwell) for the uMlalazi Wards



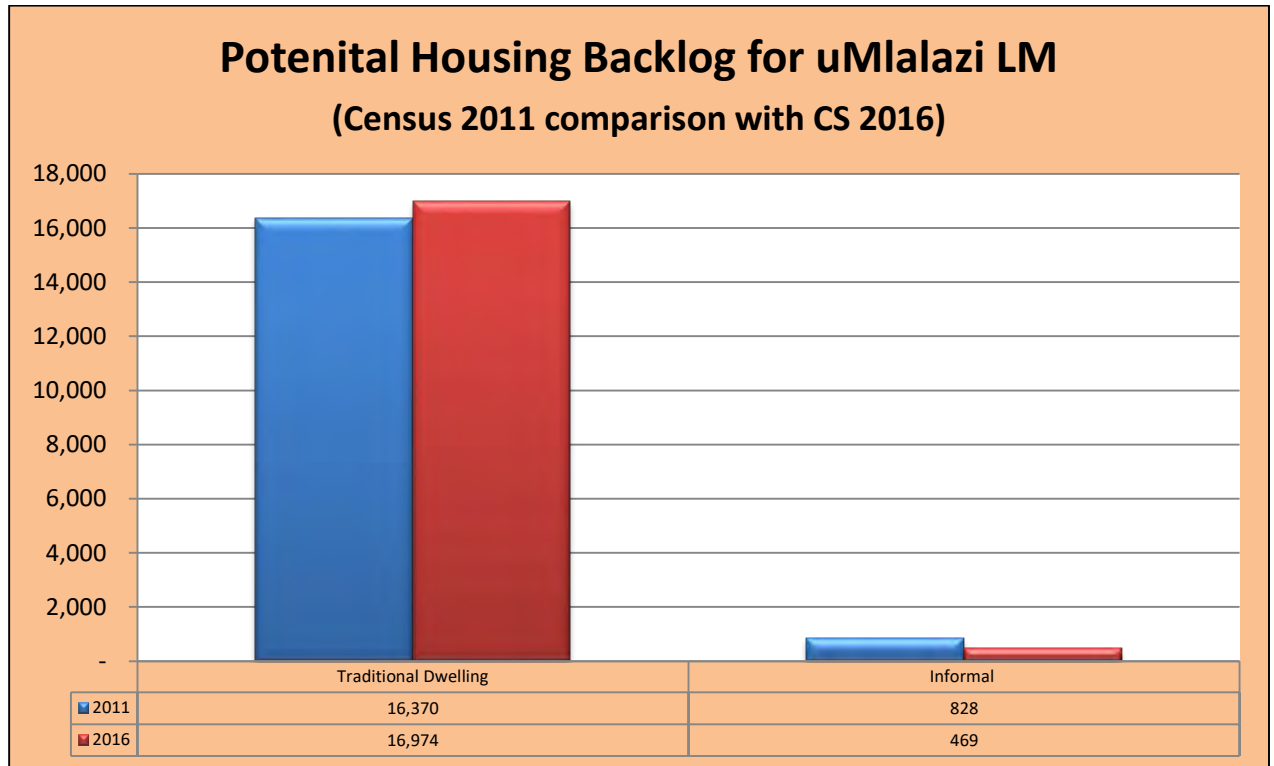
Data Source: Stats SA, Census 2011

Map 4.14: Housing Backlog within the uMlalazi LM



As per the Community Survey (2016) illustrated in Figure 4.22, the housing backlog for the uMlalazi LM is 17 443. The housing backlog total is broken into Traditional Dwellings (16 974) and Informal (469).

Figure 4.22: Potential housing demand based on census data (Inf. Dwell., Inf. Dwell. Backyard, Caravan & Trad Dwell) for the uMlalazi Municipality (Community Survey 2016 & Census 2011)



Data Source: Stats SA, Community Survey 2016 & Census 2011

4.5.1.2 Housing demand estimates outlined in Provincial Growth and Development Strategy and the provincial Department of Human Settlement Strategic Plan (2015/16 - 2019/20)

The provincial Department of Human Settlement Strategic Plan (2015/16 - 2019/20) gives the provincial housing need as a figure of 382 802 and includes the categories informal structures in informal settlements, informal backyard structures, 30% of traditional structures and the category “other”. The provincial housing backlog figure as contained in the Provincial Growth and Development Plan however provides a substantially higher figure of 716 079, that includes the categories informal structures in informal settlements, informal backyard structures and all households residing in traditional structures.

4.5.1.3 5 Year Housing Demand Projects

The estimate 5-year house backlog demand as calculated from the current growth trends experienced in the municipality from 1996 and projected to 2023 is summarised in the table below:

Table 4.4: 5-Year Housing Demand Projections

Main Dwelling	1996	2001	Annual Growth	2011	Annual Growth	2016	Annual Growth	2018 Calculation	2023 Estimated Housing Demand
Formal	10437	16171	11.0%	27359	6.9%	29285	1.41%	30110	32229
Traditional	23493	21296	-1.9%	16370	-2.3%	16974	0.74%	17225	17860
Informal	437	791	16.2%	828	0.5%	469	-8.67%*	473	484
Housing Backlog	23930	22087	-1.5%	17198	-2.2%	17443	0.28%	17542	17792

* 2011 Growth Rate Utilised

4.5.2 Housing development targets

4.5.2.1 National

The release of the National Development Plan has increased South Africa's focus on spatial planning. Government's Outcome 8 delivery targets call for upgrading 400 000 households in informal settlements that are on well-located land. This term refers to land with close access to the city core zones, in terms of urban compaction principles: however, so far it has not been possible to develop a clear definition of what well-located actually means in relation to Outcome 8 (StepSA Policy Note 7, 2011)

4.5.2.2 Provincial

The provincial housing backlog as contained in the Provincial Growth and Development Plan is 716 079 which is 17.9% of the total provincial households. The provincial target is to decrease this baseline figure by 14% in 2020 and with a further 14% by 2030. The interventions indicated in the PGDP to enable the province to reach the targeted housing demand decrease include:

- Establishment of a joint provincial forum addressing integrated development planning
- Densification of settlement patterns
- Transformation of Informal Settlements

- Develop provincial strategy and plan to address housing Gap Market
- Expand the Social Housing Programme and Rental Programme

4.5.2.3 District

The human settlement targets indicated in the District Growth and Development Plan is summarised in Table 4.3 below.

Table 4.5: Human Settlement Targets (DGDPs)

KZN PROVINCE		
MTSF Sub-Objectives	PGDP Sub- Objectives	PGDP Primary Indicators
Adequate housing and improved quality of living environments (with secure tenure, access to basic services and within sustainable settlements)	Develop sustainable human settlements	% of housing backlog: 7% decrease over 5-year period until 2020.
A functionally equitable residential property market (a single functional residential property market)	Develop sustainable human settlements	% of households with registrable form of tenure (excluding ITB land): 3% increase per 5-year period. % Provincial Human Settlement budget spent on formal settlement development: 3% increase over 5-year period.
King Cetshwayo DM		
Spatial Interventions	Indicators	
Densification of settlement patterns Transformation of Informal Settlements	<ul style="list-style-type: none"> • The 2012 baseline is 30.9%. The 2020 target is 35% and the 2030 target is 50%. • The 2012 baseline is 85.61%. The target to 2020 is 100% and should be maintained at that level into the future. • The 2012 baseline is 75.9%. The target to 2020 is 89% and the 2030 target is 98%. 	

Data Source: King Cetshwayo District Growth and Development Plan

4.5.3 Summary of key issues

- The results of the 2015 provincial Citizen Satisfaction Survey identified the provision of housing as the second and/or third priority in all but one districts. Affordable housing was identified by 34.2% of respondents as a critically important service and by 41.7% as a very important service.
- The housing backlog for the uMlalazi LM as per census 2011 is estimated as 17 264.

- The highest housing demand is within Ward 5 (1 497), this demand is followed by Ward 8 (1 147) and Ward 6 (1 136).
- As part of the 2015 provincial Citizen Satisfaction Survey respondents were asked to rate their level of satisfaction with the quality of the main dwelling they live in. A total of 36.2% indicated that they are dissatisfied with the quality of the main dwelling they are residing in.
- The housing backlog within the uMlalazi for the next 5-years are estimated to growth slightly to approximately 17 792 units, which include Traditional and informal units.
- It is also important to take cognisance for the additional demand in terms of formal housing opportunities which is estimated to growth from the current 30 110 to 32 229 in 2023.

4.6 HOUSING SUPPLY AND DELIVERY TRENDS

4.6.1 Detailed information from housing subsidy management system/Human settlements data

Accurate and comprehensive data on historical housing delivery (location, delivery and budgets) since 1994 proved to be very elusive to obtain during the timeframe available for the preparation of the status quo report. The information that was made available to the research team included a list of projects implemented from 1994 inclusive of type of subsidy and number of units approved. The information was obtained from the HSS section of the Department of Human Settlement. This information allowed for the assessment of projects per Local Municipality but lack a geographical coordinate pre project for detail spatial assessment. The project team however did manage to obtain a list of projects from the Department's GIS Section however the data could not be link to the actual list due to the lack of a common variable.

According to the information received form the HSS section of the Department of Human Settlement, from 1994 until the end of 2017 in the region of 28 768 houses has been completed within the King Cetshwayo DM. The historical housing delivery figures are summarised per local municipality in Table 4.3 below. From this table it can been seen that 4573 housing units have been delivered in the uMlalazi LM, 3447 in Mbonambi LM, 5854 in Ntambanana LM and 7097 in uMhlathuze LM.

Table 4.6: Summary of Housing Delivery in KZN

District Municipality	Local Municipality	Classification	Progress from 1996 - 2011	Progress from 1996 - 2017 (June)	Progress from 2011 - 2017
King Cetshwayo DM (DC28)	MTHONJANENI LOCAL COUNCIL (KZ285)	Properties Transferred	798	798	0
		Serviced Sites Completed	952	1318	366
		Units completed	942	4859	3917
	UMHLATUZE LOCAL COUNCIL (KZ282)	Properties Transferred	745	745	0
		Serviced Sites Completed	1281	1594	313
		Units completed	1441	7097	5656
	UMLALAZI LOCAL COUNCIL (KZ284)	Properties Transferred	907	907	0
		Serviced Sites Completed	971	971	0
		Units completed	935	4573	3638
	NKANDLA LOCAL COUNCIL (KZ286)	Properties Transferred	541	541	0
		Serviced Sites Completed	610	610	0
		Units completed	521	2938	2417
	MBONAMBI LOCAL COUNCIL (KZ281)	Properties Transferred	0	0	0
		Serviced Sites Completed	461	461	0
		Units completed	627	3447	2820
	NTAMBANABA LOCAL COUNCIL (KZ283)	Properties Transferred	0	0	0
		Serviced Sites Completed	0	0	0
		Units completed	1610	5854	4244
District Total		Properties Transferred	2991	2991	0
		Serviced Sites Completed	4275	4954	679
		Units completed	6076	28768	22692

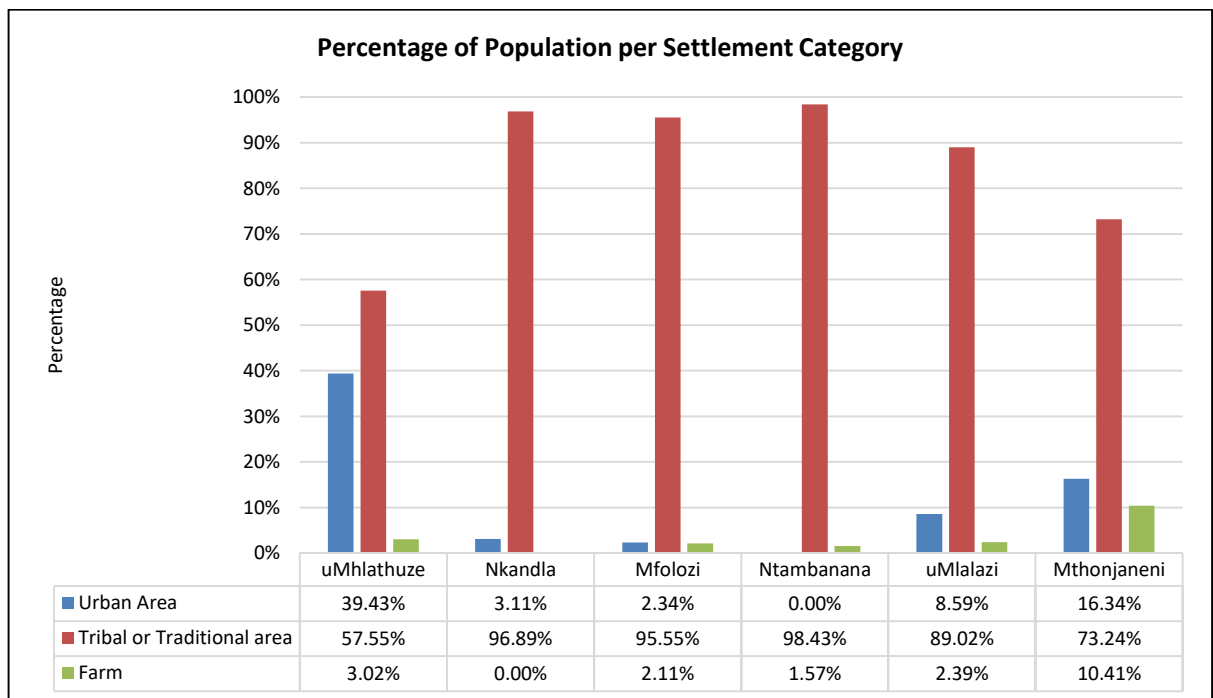
Data Source: Department of Human Settlement

The influence of tenure type on housing development and delivery remains a complex and widely debated issue. The well-known work of Hernando de Soto (1989, 2000) and his 'dead capital' hypothesis is potentially relevant to this debate. According to his 'dead capital' hypothesis poverty in less developed countries is the result of the inability of actors in the informal economy to optimally utilise capital goods due to political and regulatory inefficiencies resulting in dysfunctional property, information and financial markets. Although the term 'dead capital' is generally understood to be

applicable in an urban context, it refers to all capital goods not recognised in the formal economy, both urban and rural. Although his ideas are not necessarily universally accepted, there are some elements in his arguments potentially relevant to one of the underlying challenges of this project i.e. the issue of legal security of tenure. Geyer and Geyer (2014) provided a comprehensive analysis of opinions both for and against de Soto's arguments. Proponents of formal, institutionalised land titling programmes argue that entitlement is beneficial to property holders since rights stipulated in title deeds are enforceable and, in the long run, provide more security of tenure. Critics of these views however argue that informal, customised institutions are sufficient to secure property rights in certain circumstances. Those that are in favour of customised, informal institutions to secure property ownership justify their view on what they refer to as the 'wastefulness' and 'costliness' of formal titling processes; that state secured title deeds do not necessarily guarantee title holders access to credit; and limitations of titleholders in obtaining credit through localised informal institutions (Geyer & Geyer, 2014).

Within this context it is important from a human settlement perspective to note that a total of 71.25% of the uMlalazi municipal land area is located within traditional authority areas. The importance of this aspect is further highlighted by the fact that the majority of the population (89.02%) within the municipality is residing in tribal or traditional authority areas (Figure 4.23).

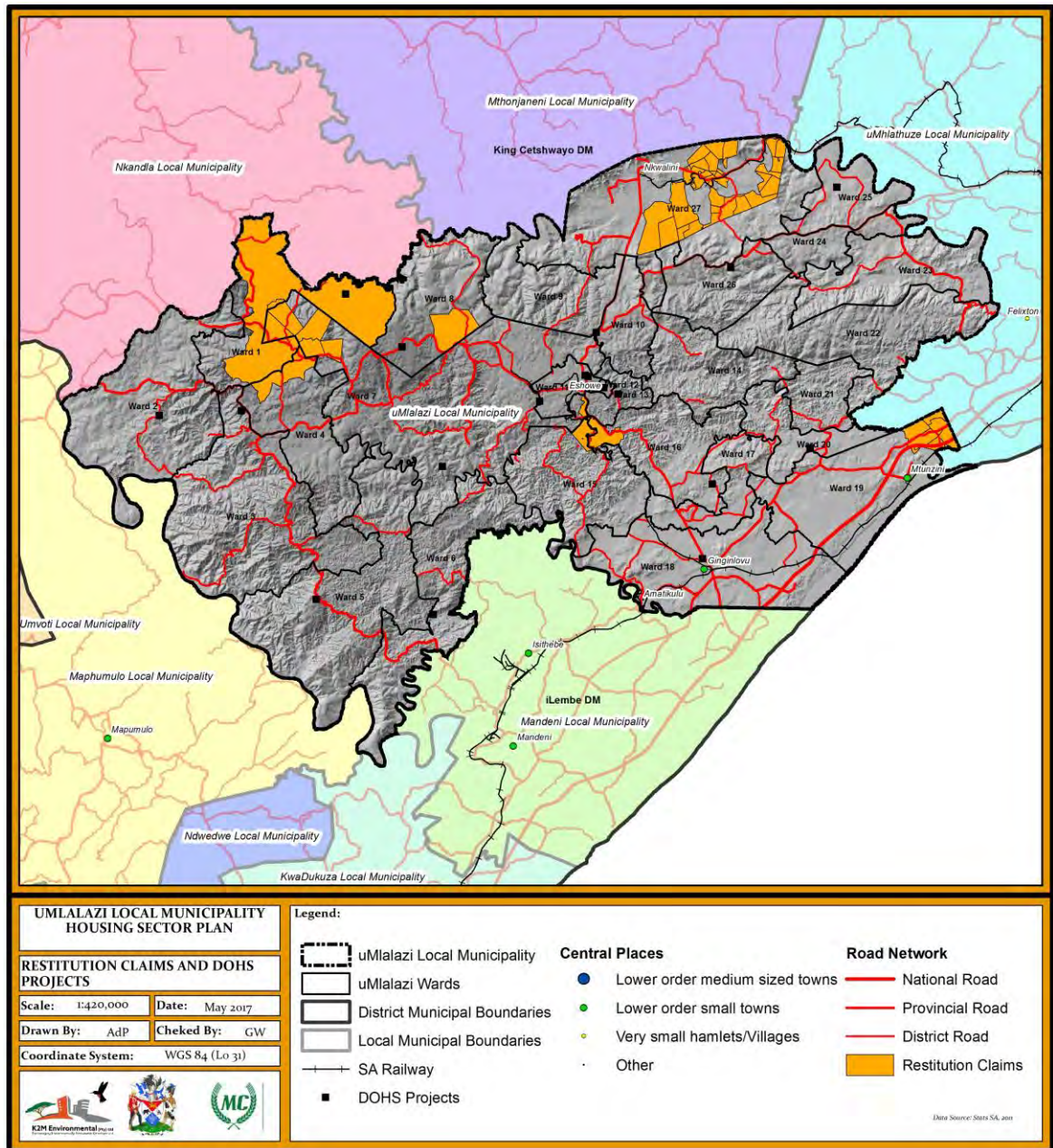
Figure 4.23: Percentage of local population per settlement category



Data Source: Stats SA, Census 2011

A further potential complicating factor relating to land tenure and ownership is the aspect of land restitution claims. There is a general perception of steering away from land affected by restitution claims when initiating housing projects due to its potential impact on the ability to successfully implement and complete projects in these areas. The extent and spatial distribution of land restitution claims and housing projects in the municipality is reflected on Map 4.12. Only a small percentage of affordable housing projects within the municipality is located on land affected by land restitution claims.

Map 4.15: Land Restitution



4.6.2 Summary of key issues

- According to the information received from the HSS section of the Department of Human Settlement, from 1994 until the end of 2013, approximately 935 housing units have been delivered in the uMlalazi LM, 1 215 in Mbonambi LM, 2 660 in Ntambanana LM and 2 314 in uMhlathuze LM.
- A total of 89.02% of the population of the uMlalazi reside within “Tribal or Traditional area”, 8.59% within the urban areas and 2.39% on farms.
- There is only 1 affordable housing project in the municipality that is located on land affected by land restitution claims.

4.7 BIOPHYSICAL ANALYSIS

4.7.1 Land cover

The overall land cover within the study area is summarized in Table 4.6 below and graphically depicted on Map 4.16 below. The dominant land cover within the study area is described as “Thicket & Bushland (etc)” and covers approximately 27.38% of the total municipal land. This type of land cover covers a large strip of land in the northern and western sections of the Municipality. It can also be found on portions of land in the north eastern, eastern and central sections of the municipal area. The second dominant land cover type is the “Unimproved grassland” which accounts for 26.99% of the total surface of the municipal land and can be found on portions of land in the central and south eastern sections of the municipal area.

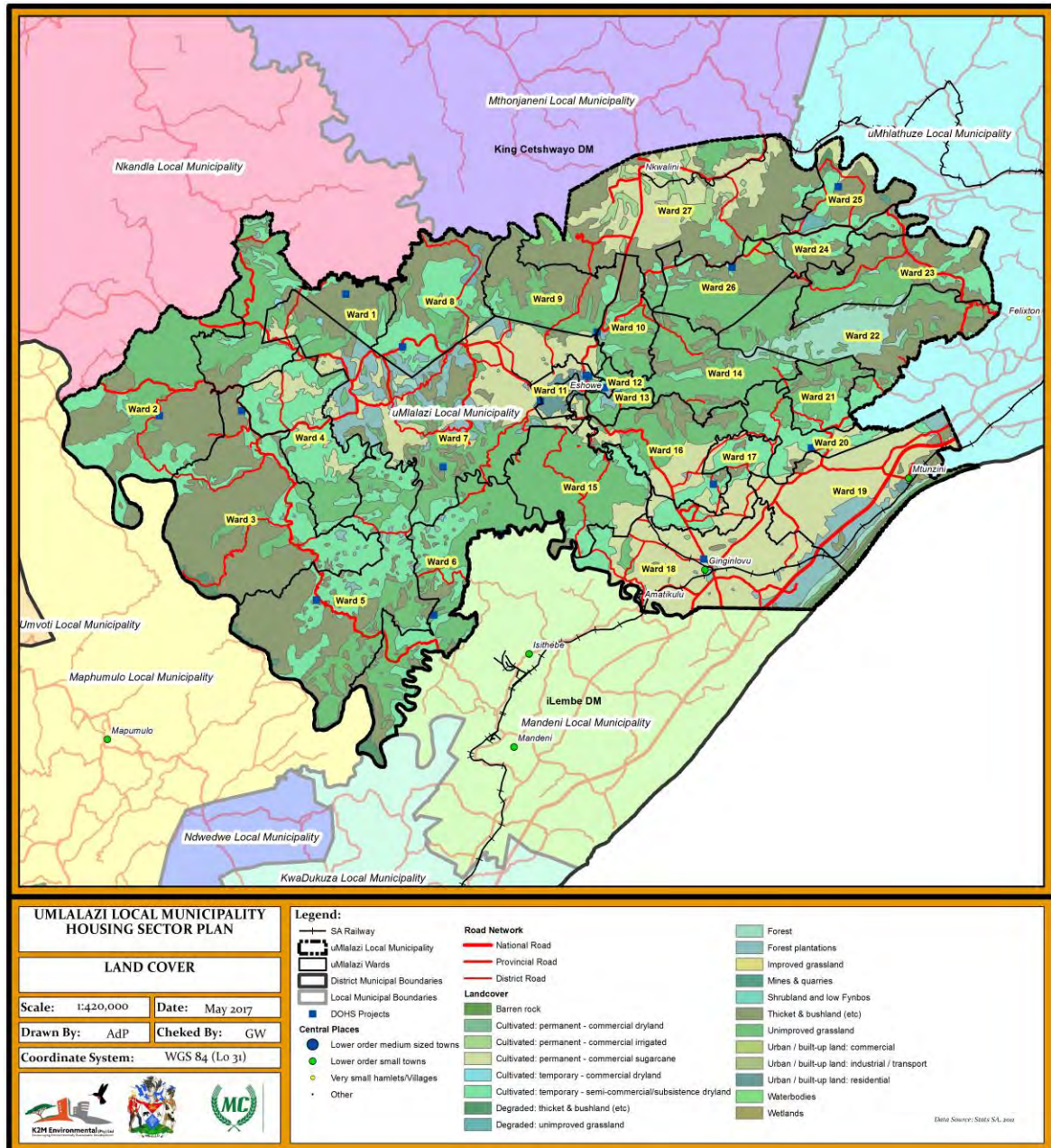
Table 4.7: Land Cover

Land Cover	Area (Ha)	Percentage of Total Area
Barren rock	575.92	0.26%
Cultivated: permanent - commercial dryland	36.88	0.02%
Cultivated: permanent - commercial irrigated	1422.49	0.64%
Cultivated: permanent - commercial sugarcane	39232.78	17.75%
Cultivated: temporary - commercial dryland	68.55	0.03%
Cultivated: temporary - semi-commercial/subsistence dryland	41495.35	18.77%

Degraded: thicket & bushland (etc)	988.26	0.45%
Degraded: unimproved grassland	543.74	0.25%
Forest	4314.68	1.95%
Forest plantations	9444.55	4.27%
Improved grassland	64.49	0.03%
Mines & quarries	46.36	0.02%
Shrubland and low Fynbos	173.72	0.08%
Thicket & bushland (etc)	60536.69	27.38%
Unimproved grassland	59664.85	26.99%
Urban / built-up land: commercial	46.05	0.02%
Urban / built-up land: industrial / transport	35.45	0.02%
Urban / built-up land: residential	1140.64	0.52%
Waterbodies	1179.54	0.53%
Wetlands	66.36	0.03%
Total Area	221077.33	100.00%

Source: LANDSAT Landcover

Map 4.16: Landcover



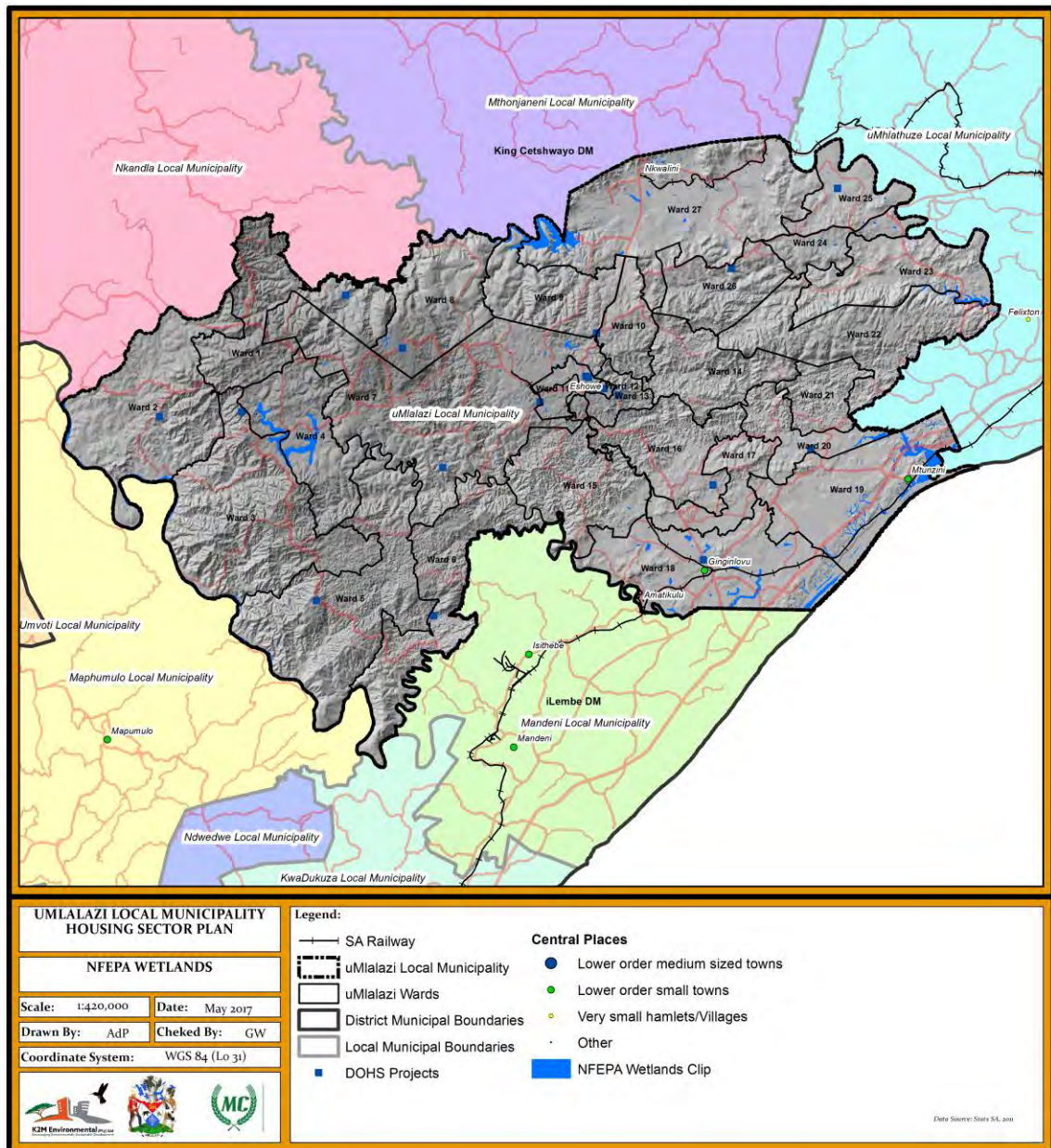
4.7.2 Freshwater Ecosystem Protected Areas (FEPA's)

Freshwater Ecosystem Protected Areas (FEPA's) according to the Water Research Council are strategic spatial priorities for conserving freshwater ecosystems and supporting sustainable use of water resources. Freshwater ecosystems refer to all inland water bodies whether fresh or saline, including rivers, lakes, wetlands, sub-surface waters and estuaries. FEPAs are often tributaries and wetlands that support hard-working large rivers, and are an essential part of an equitable and sustainable water resource strategy. FEPAs need to stay in a good condition to manage and conserve freshwater ecosystems, and to protect water resources for human use (Water Research Council).

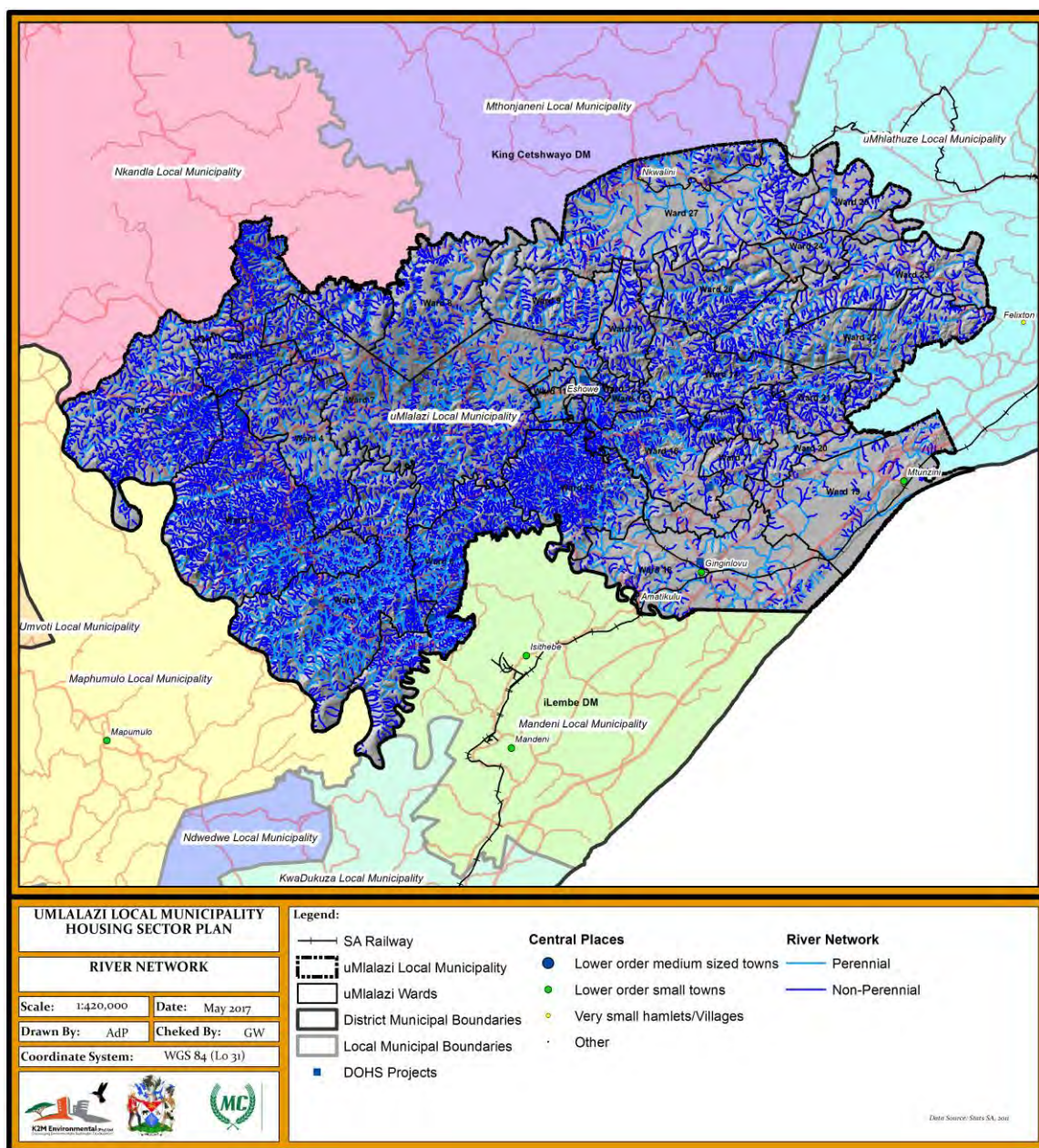
According to the National Water Act (1998), a wetland is defined as *“Land which is transitional between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is periodically covered with shallow water, and which land, in normal circumstances, supports or would support vegetation typically adapted to life in saturated soil”*.

As indicated on Map 4.17, there are FEPA wetlands within the municipal area located on portions of the northern boundary, south eastern and eastern sections, western and central sections of the municipal area.

Map 4.17: Wetlands



Map 4.18: River Network



4.7.4 Agricultural Potential

According to the Agricultural Land Potential Categories External Report, agricultural potential refers to, the potential of the land to produce sustainably over a long period without degradation to the natural resources base. This includes land under production for cultivation purposes (arable land) and for grazing purposes.

As indicated in Table 4.7 below and Map 4.19, majority (90.69%) of the municipal area can be classified as Low Agricultural Potential and can be found in the western, central, northern, eastern and portions of the southern section of the municipal area. This land requires significant interventions to enable sustainable agricultural production which could include terracing, contours, high levels of fertility correction, lower stocking rate, supplementary feed etc (Collett and Mitchell, 2013).

Change of land use may be supported from agriculture to other land uses as long as this change does not conflict with the surrounding agricultural activity. The activity must also not interfere with existing agricultural activities, especially where agricultural practices are still the main source of income (Collett and Mitchell, 2013).

Table 4.8: Agricultural Potential

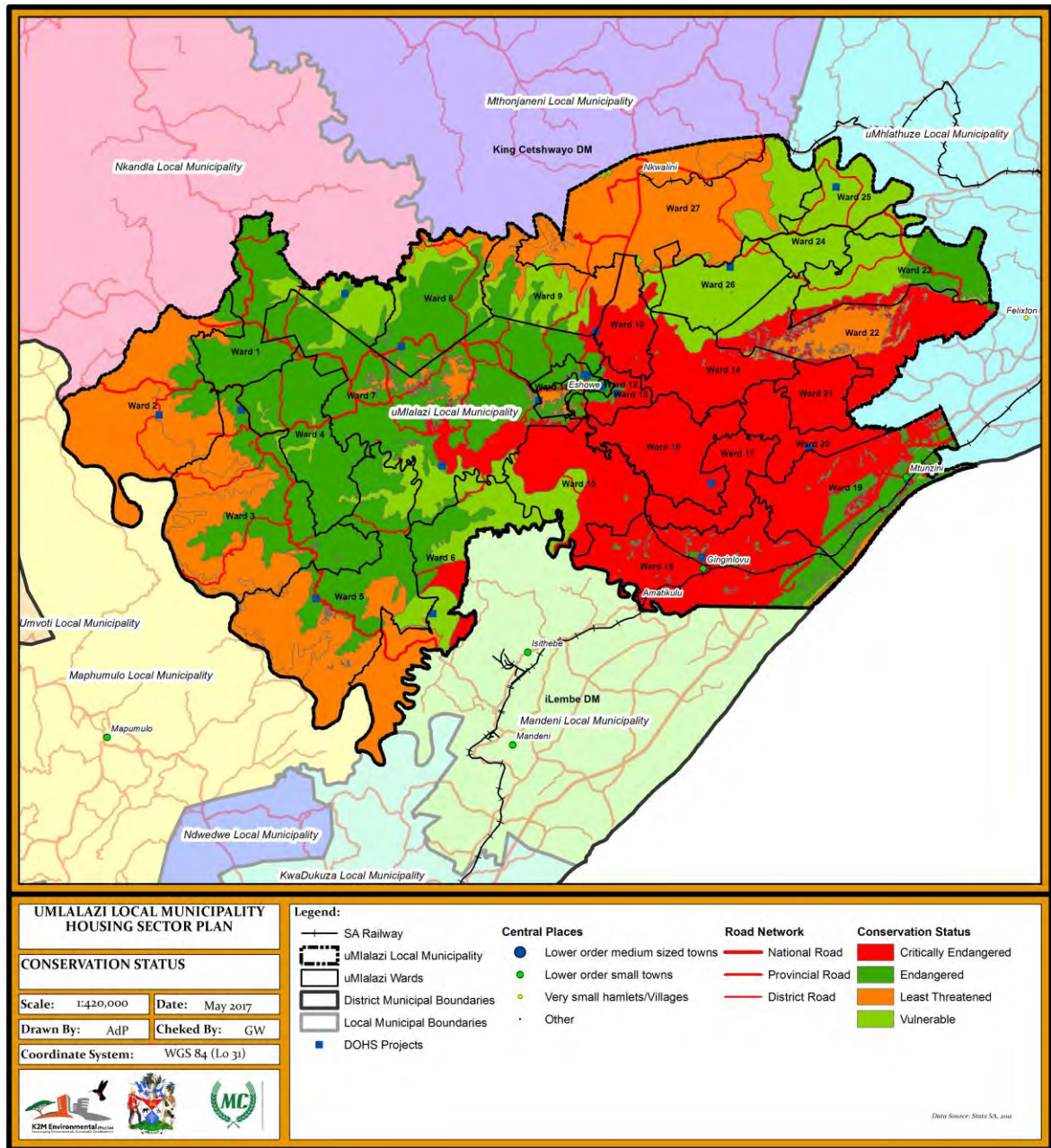
Agricultural Potential	Area (Ha)	Percentage of Total Area
Category A: Very High	24261.16	2.01%
Category B: High	39545.32	3.28%
Category C: Moderate	36324.16	3.02%
Category D: Low	1091954.42	90.69%
Category E: Very Low	191.76	0.02%
Permanently Transferred	4792.61	0.40%
Proclaimed Reserves	6356.75	0.53%
Waterbodies	609.75	0.05%
Total Area	1204035.93	100.00%

Source: DARD, 2016

4.7.5 Conservation Status

Map 4.20 indicates the conservation status for the vegetation types present within the municipal area. The Conservation Status is determined by comparing the amount of natural habitat remaining in the municipal area with the biodiversity conservation target of the Vegetation Type. As indicated below, majority of the municipal area is regarded as endangered.

Map 4.20: Conservation Status



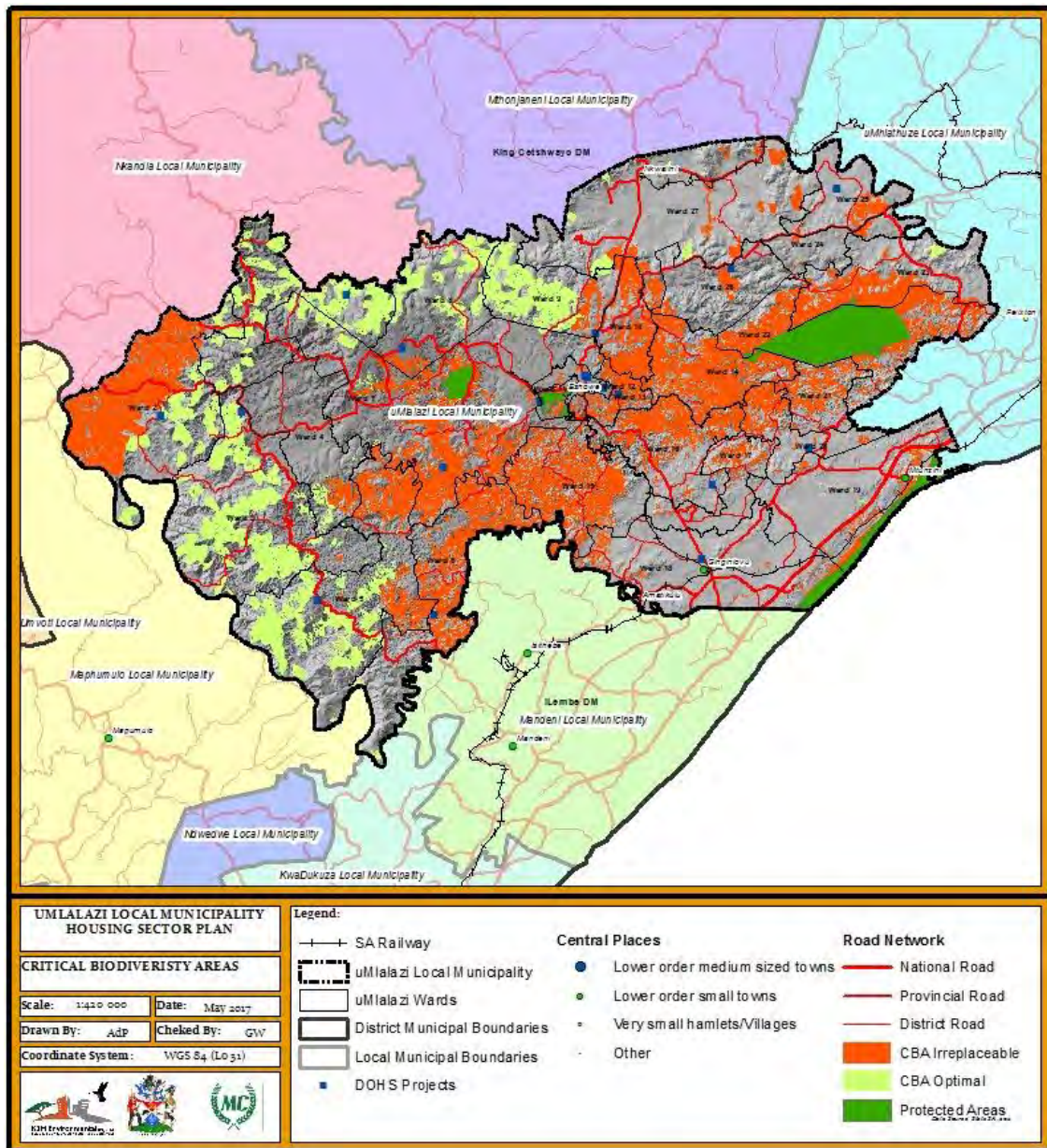
4.7.6 Critical Biodiversity Areas

The Critical Biodiversity Areas (CBAs) can be divided into two subcategories, namely Irreplaceable and Optimal. The CBA categories are based on the optimised outputs derived using systematic conservation planning software, with the Planning Units (PU) identified representing the localities for which the conservation targets for one or more of the biodiversity features contained within can be achieved.

The CBA Irreplaceable Areas represent the localities for which the conservation targets of one or more of the biodiversity features that can be achieved. These areas are considered critical for meeting biodiversity targets and thresholds, and which are required to ensure the persistence of viable populations of species and the functionality of ecosystems. The CBA: Irreplaceable Areas are identified as having an Irreplaceability value of 1.

The CBA: Optimal Areas are areas which represent the best localities out of a potentially larger selection of available PU's that are optimally located to meet both the conservation target but also the criteria defined by either the Decision Support Layers or the Cost Layer. The CBA Optimal Area has an Irreplaceability score of >0 and <0.8 .

As indicated on Map 4.21 there are CBAs within the Municipality. CBA: Optimal is located in the northern, western and south western section of the municipal area. CBA: Irreplaceable is located on a portion of the western, central, southern and eastern sections of the municipal area.

Map 4.21: Critical Biodiversity Areas

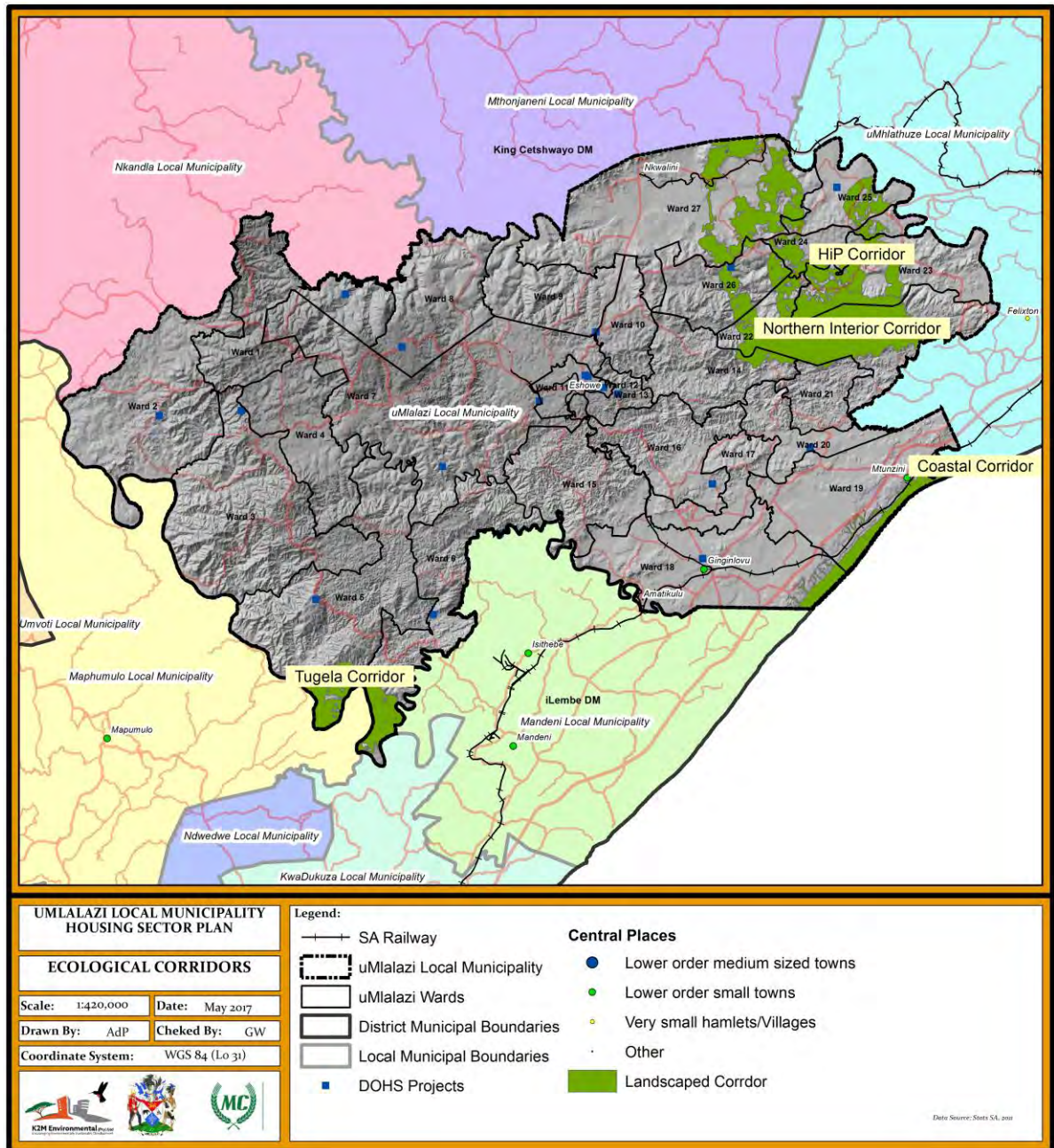
4.7.7 Ecological Corridors

As indicated on Map 4.22, there are landscaped corridors within the Municipality, namely the:

- Hip Corridor located in the north eastern section,
- Northern Interior Corridor located in the eastern section,

- Coastal Corridor located along the coast in the south eastern section, and
- Tugela Corridor located in the south western section of the municipal area.

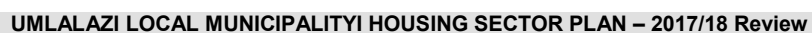
Map 4.22: Ecological Corridors



4.7.8 Protected Areas

There are 7 protected areas within the municipal area, namely:

- Ezigwayeni Forest Reserve located in the eastern section
- Ngoye Forest Reserve located in the eastern section
- Dengweni Forest Reserve located in the eastern section
- Impeleshu Forest Reserve located in the eastern section
- Umlalazi Nature Reserve located along the south eastern boundary
- Dlinza Forest Nature Reserve located in the central section
- Entumeni Nature Reserve located in the central section



4.8 INSTITUTIONAL AND FINANCIAL CAPACITY AND CONSTRAINTS

4.8.1 Institutional Capacity analysis

This section of the status quo analysis places emphasis on the existing institutional capacity at uMlalazi Local Municipality dedicated to the human settlements division. It provides an insight into whether the Municipality has adequate human resources to ensure successful implementation of sustainable human settlements. This section accordingly focuses on the following aspects of institutional capacity:

- Role of the uMlalazi LM (in implementing human settlements within the municipality)
- Organizational structure (relevant to the Human Settlements division)

4.8.1.1 Role of uMlalazi LM in the Implementation of Human Settlements

The Kwa-Zulu Natal Department of Human Settlements plays the primary role in the provision of adequate housing (implementation of human settlements). The parameters of its function includes undertaking the responsibility to; plan and budget for, approve and provide funding for the planning and implementation of housing projects across all municipalities within the Province. UMLalazi LM undertakes the role of a local authority, under which it is to enable the implementation of housing projects within its area of jurisdiction. As a local authority the Municipality has to ensure that housing provision is prioritised in areas where the housing need has been identified. This is ensured through human settlements planning processes in which housing need is identified at ward level. This is then internalized in the preparation of the municipal housing sector plans where the identified housing need is translated into various housing projects. The responsibilities of the Municipality, to ensure the above-mentioned is adequately facilitated for, include the following:

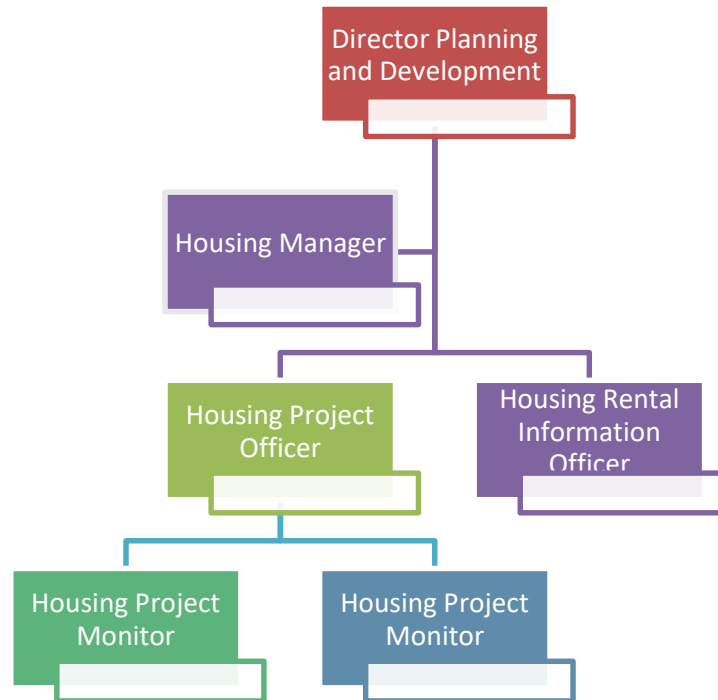
- uMlalazi Municipality has the responsibility to prepare and adopt a municipal housing sector plan. This housing sector plan forms the foundation upon which the agenda for human settlements (housing) planning and implementation can be undertaken within the municipal area. The plan captures the housing needs in the municipality and subsequently provides measures and means to address it.
- One of the measures to capture this housing need is for the Municipality to prepare and regularly maintain a Housing Need Register.
- Housing legislative requirements also provide that housing projects must be listen in the municipal housing plan and further in the municipal Integrated Development Plan before the

projects can be considered for implementation. The Municipality is tasked with ensuring that this requirement is adequately fulfilled.

As a local authority, the Municipality has the liberty to appoint implementing agents to undertake the planning for and implementation of housing projects in alignment with the processes stipulated by the Department of Human Settlements. The Municipality is to supervise the undertaking of this process by the implementing agent who completes on behalf of the Municipality. This process briefly includes assessing the feasibility of the projects through specialists' studies, following which application packs for funding are prepared and submitted to the Department. For this process to be successful there is a level institutional capacity that is required at both the Provincial Department, the Local Municipality and the implementing agents. More particularly, of concern in the context of this project is the capacity at the municipality to successfully undertake all the above mentioned responsibilities.

4.8.1.2 Organizational Structure (Municipal Human Settlements Division)

This section of the analysis serves to assess the staff compliment at the Municipality that is assigned to Human Settlements (Housing) division. Insight into this helps provide an indication of whether the Municipality has sufficient capacity to successfully undertake the implementation of human settlements within the municipality. Illustrated below is the organizational structure as included in the 2015/16 Housing Sector Plan review and 2016/17 Municipal IDP confirming that Human Settlement is part of the Planning and Development Directorate. For such relevance the organizational structure is analysed from the Planning and Development Directorate level.

Figure 4.24 Organizational Structure

Data Source: uMlalazi Municipal Housing Sector Plan, 2015/16

5 STRATEGIC FRAMEWORK REVIEW

5.1 STRATEGIES AND PROPOSED PROGRAMMES

The rationale of the Housing Sector Plan is to guide the uMlalazi Local Municipality and the KwaZulu-Natal Department of Human Settlement to deliver housing in a planned and coordinated manner. In addition, this plan will enable the municipality to correct the spatial disparities of the apartheid era and ensure the integration of housing with other service provisions to maximise the use of limited resources. According to the 2016 Community Survey conducted by Statistics South Africa, the current housing backlog within the municipality is approximately 17 443. The exact housing need is however unknown without an updated housing need register, due to not all households residing in traditional dwellings requiring a subsidised top structure.

The uMlalazi municipal area is characterised by widely spread rural housing with approximately 89.02% of all municipal households residing on Traditional Authority land. It is critical that housing development processes should promote higher density in respect of housing development to ensure the economical utilisation of land and services. In situ and infill development within the towns such as Eshowe, Mtunzini and Gingindlovu should therefore be prioritised over new green-fields developments or the construction of housing units in sparsely populated rural areas where very limited development potential exists. In addition, it is important that in the urban area the existing prioritised projects for low income households are delivered within the resources available and that the necessary work is done in preparing the future projects and acquiring the necessary financing.

Development strategies provide the most practical way of providing a solution to the identified priority or key issues. There is a link between problems and the desired housing development objectives. To enable the best choice of solution each development strategy and its connected project will have to be guided by the guiding principles, enshrined in the housing policy and legislation. Each strategy will also have to be harmonious with the housing strategies, project and targets of the Provincial Housing Development Plan as well as included in the IDP. In addition, a Housing Vision and measurable objectives need to be formulated in order to inform the strategies.

The uMlalazi Municipality is designated a Category B Municipality, and relies on the Province to carry out a significant part of the responsibilities related to housing development. It is important that

there is clarity on the respective roles and responsibilities within the Municipal housing division and between the Province and the Municipality otherwise the result is duplication of effort and poor co-ordination of activities and programmes in the different directorates. A clear joint plan of action is required, that is linked to a MOU between the Municipality and Provincial Department of Human Settlements. To the extent that it is considered important for the Municipality to play a role in aspects of the housing process, it is critical that a plan is put in place to capacitate the Municipality and to enlist the assistance of the District Council specifically in terms of provision of services (water & sanitation) to assist the Municipality to effectively undertake these responsibilities.

Given the very limited capacity in the municipality for planning and implementing housing it is crucial that the municipality engages in partnerships with other relevant agents who can assist in its planning and delivery. Of particular priority is to strengthening of the relationship between the internal sections within the municipality and with the KZNDohS, the Regional Department of Rural Development and Land Affairs as well as agencies and non-government organisations working in the management. The misspelled it should also consider appointing developers with sufficient financial and technical capacity to deliver mass housing in partnership with the province.

Another issue that & development process is the lack of clarity on adequacy of available land to address the housing demand. The current housing need is estimated to be 17 443 units (statistics SA, 2016 Community Survey), diminished ability already has 320ha of land earmarked to address the demand. The statement that the it is not sufficient funding to acquire additional land in the short to medium term can only be confirmed to be true and correct once discrepancy is resolved.

5.2 STRATEGIC GOALS

5.2.1 Housing vision

The Housing vision formulated for the uMlalazi Municipality as included in the 2015/2016 Review of the Housing Sector Plan is still address the housing situation within the municipality and are still relevant. The vision reads as follows:

“To improve the quality of life for communities through the efficient delivery of quality and sustainable housing.”

5.2.2 Housing Objectives

The following housing objectives have been identified within the uMlalazi Municipality:

- To clear all slums by prioritising slum clearance projects and to ensure that no further informal settlements are erected;
- To promote rural housing development by formalising the rural dwellings identified; (it needs to be noted that each rural housing project will be tailored according to the needs of the community targeted therefore; the development options of these projects may differ);
- Ensure that the development of housing projects is done in such a way that it favours communities, and locates them closer to places of employment;
- Speed up the housing delivery process by using the appropriate subsidy schemes
- Enforce building regulations to ensure the construction of quality low-cost housing
- Ensure that housing development foster job creation
- Ensure that the need of middle to high income housing developments is catered for.

5.2.3 Housing strategies

Thousand strategies to assist in the realisation of the objectives indicated above are summarised in table 5.1 below:

Table 5.1: housing strategies

OBJECTIVE	ACTIVITY/DELIVERY STRATEGY	OUTPUT	RESPONSIBLE UNIT	TIME FRAME
Focus Point One: Prioritise all slum clearance projects in accordance with the provincial targets				
Identification of existing squatter areas to be formalised and upgraded	Identify all informal settlements	All existing informal settlements are identified	Municipality	2017/18
	Enlist all occupants of the informal settlements	All occupants of informal settlements will be enlisted in the housing list	Municipality	Ongoing
	Prevent further expansion of informal settlements	Expansion of informal settlements should be monitored and prevented	Municipality	Ongoing
Focus Point Two: To promote rural housing development by formalising the rural dwellings identified				
To formalise housing units	Prioritise rural areas to be provided with subsidy houses	Rural areas to be developed are prioritised	Municipality	Ongoing
	Interact with Traditional Leaders with regard to land to be developed	Interaction with Traditional Leaders is made	Municipality	Ongoing

Focus Point Three: Provision of adequate bulk infrastructure to support housing delivery				
Liaise with the relevant departments such as DWA and King Cetshwayo District Municipality to ensure the provision of adequate water and sanitation bulk infrastructure	Align projects with other sector plans such as electricity, water service plan, etc	Housing projects are aligned with other programmes such as MIG	Municipality/ King Cetshwayo District	Ongoing
	Explore the use of alternative options	Alternative options are considered	Municipality/ King Cetshwayo District	Ongoing
Focus Point Four: Speed up the housing delivery process by using the appropriate subsidy schemes				
To speed up the delivery process in the urban and rural areas	Establish Housing Forum Committee to oversee its implementation	Housing Forum Committee formed	Municipality	Quarterly
	Assign an Implementation Agent to oversee the rapid implementation of these projects	Implementation Agents appointed	Municipality Department of Human Settlement	Ongoing
	Submit progress report to Corporate Services Committee	Progress report is submitted	Municipality	Bi-Monthly
	Finalization of property transfers to beneficiaries	Rightful beneficiaries in position of their property title deeds	Municipality	Quarterly
Focus Point Five: Ensure that housing development foster job creation				
To ensure that housing delivery stimulates local economic development which will contribute in creating jobs and alleviate poverty	Encourage developers, contractors and institutions to employ local labour in the construction of housing	Local labour is employed in local housing projects	Municipality	Ongoing
	Encourage developers, contractors and institutions to source housing delivery resources with the municipal area before resorting to outside suppliers	Housing delivery resources are sourced within the Municipality	Municipality	Ongoing
	Promote Labour-Intensive construction methods where appropriate to create jobs for local people	Labour-Intensive construction methods are encouraged to create jobs	Municipality	Ongoing
	Empower local labour with skills so that they could sustain their jobs	Labourers in housing projects are trained in various building trades	Municipality in liaison with the Department of Labour	Ongoing
	Promote local entrepreneurs (SMMEs) to manufacture and supply essential resources needed for the construction of houses	Essential resources needed for housing are done and supplied from within the Municipality	Municipality	Ongoing

6 PROJECT PIPELINE AND CAPITAL BUDGET

The performance assessment from a human settlements planning and implementation perspective in this context is largely based on the progress made within uMlalazi LM in terms of planning for and implementing housing projects. More particularly this includes housing projects in the following categories:

- Complete projects
- Projects in planning
- Projects awaiting construction
- Project in construction
- Delayed projects

6.1 COMPLETED PROJECTS

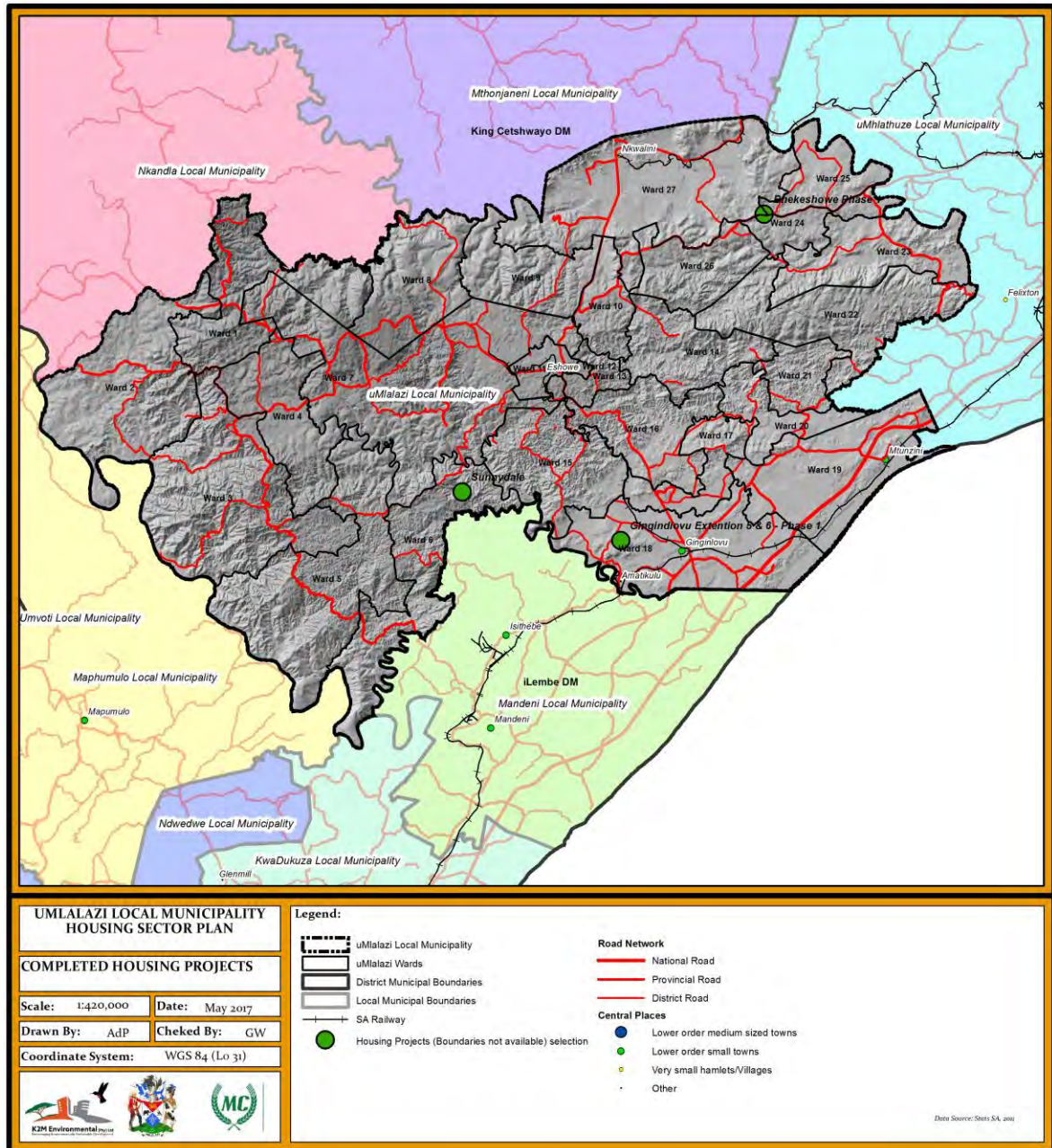
The following projects have been completed within the municipality:

Table 6.1: Completed Housing Projects

NAME OF PROJECT	WARD	RURAL/URBAN	NUMBER OF UNITS	IMPLEMENTING AGENT
Bhekeshowe Phase 1 Rural Housing Project	Ward 25, 26	Rural	1000	Improdev
Sunnydale Phase 2 Housing Project	Ward 18	Urban	401	Kantey & Templer
Gingindlovu Extension 5 & 6 Phase 1	Ward 18	Urban	143	PD Naidoo & Associates
Mombeni Rural Housing Project		Rural	1000 (952 completed, remaining 48 to be completed through Operation Sukumasakhe	Linda Masinga & Associates

Evidently, as established from the information illustrated in the above table, two urban and two rural housing projects have been completed within uMlalazi LM. This has delivered a yield of 1 544 housing units. This is a significant advance towards addressing the housing demand within the municipality.

Map 6.1: Completed Projects



6.2 PROJECTS IN PLANNING PHASE

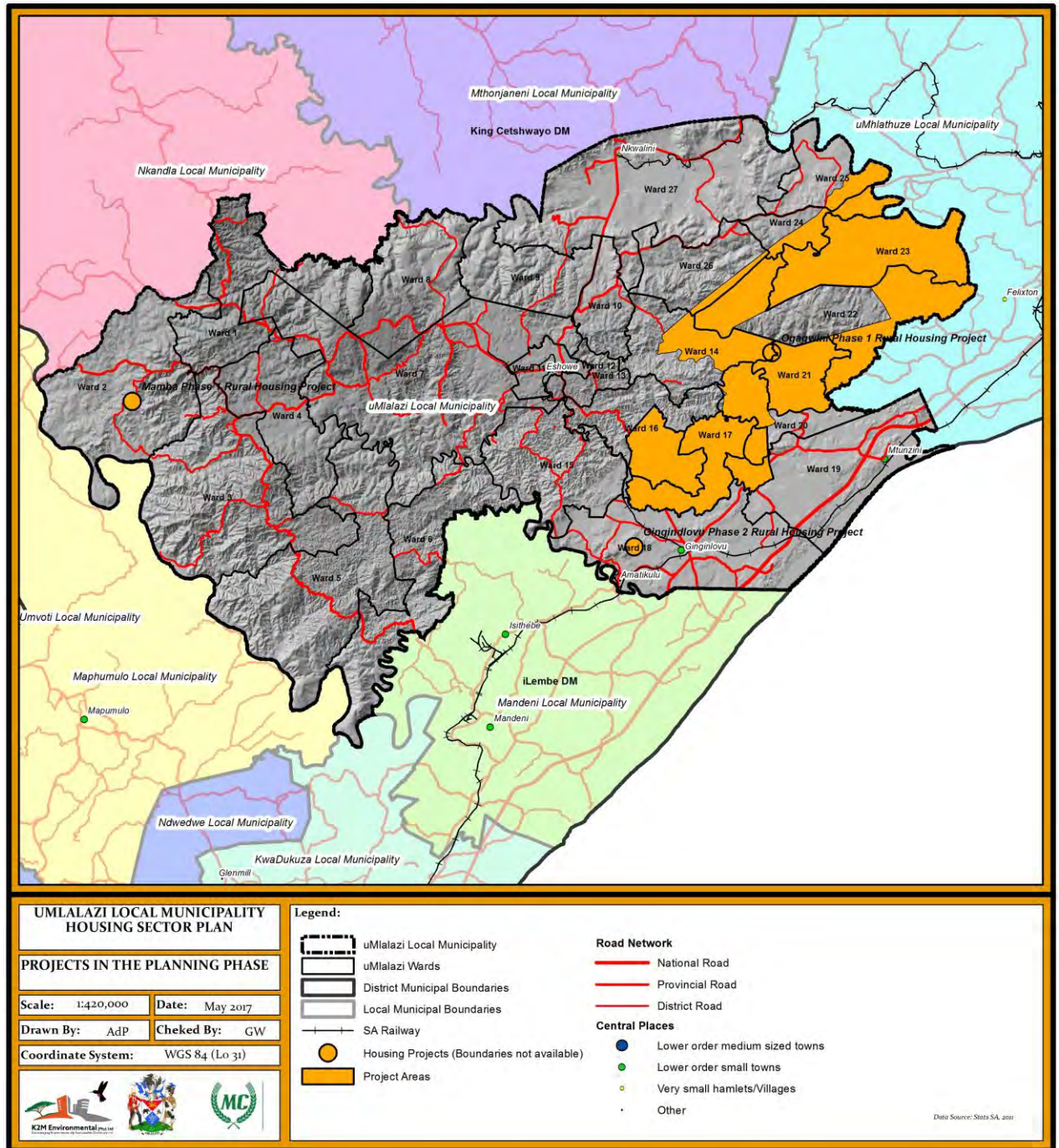
This category includes all the projects that are still in the planning phase within the municipality.

Table 6.2: Projects in Planning Phase (Awaiting Stage 1 Approval)

NO.	PROJECT NAME	WARD	RURAL/URBAN	NO. OF UNITS	IMPLEMENTING AGENT
01	Mamba Phase 1 Rural Housing Project	2	Rural	1000	Mabune Consulting
02	Nzuza Phase 1 Rural Housing Project	17,19,20	Rural	1000	Mkhombe Developments
03	Mzimela Phase 1 Extension Housing Project	21,23	Rural	1000	CHS Developments
04	Ogagwini Phase 1 Rural Housing Project	20,21	Rural	1000	Sibgem Consulting Engineers
05	Mpushini Park Housing Project	7	Urban	3000	FMA Engineers
06	Gingindlovu Phase 2 Housing Project (Stage 1 not yet Submitted)	18	Urban	500	Metro Projects

As depicted on the table above, there is a significant number of projects that are still in the planning phase within the municipality. These are relatively in an even split between the rural and urban areas. From the above listed projects there is total yield of 4 000 housing units dedicated to be delivered in the rural areas and a total of 3 500 housing units in the urban areas. This informs that a total of 7 500 housing units are currently being planned for within the uMlalazi LM. From a performance assessment perspective, this is a significant advancement by the municipality, especially when considered in conjunction with the completed projects, as well those to be listed below.

Map 6.2: Projects in Planning Phase



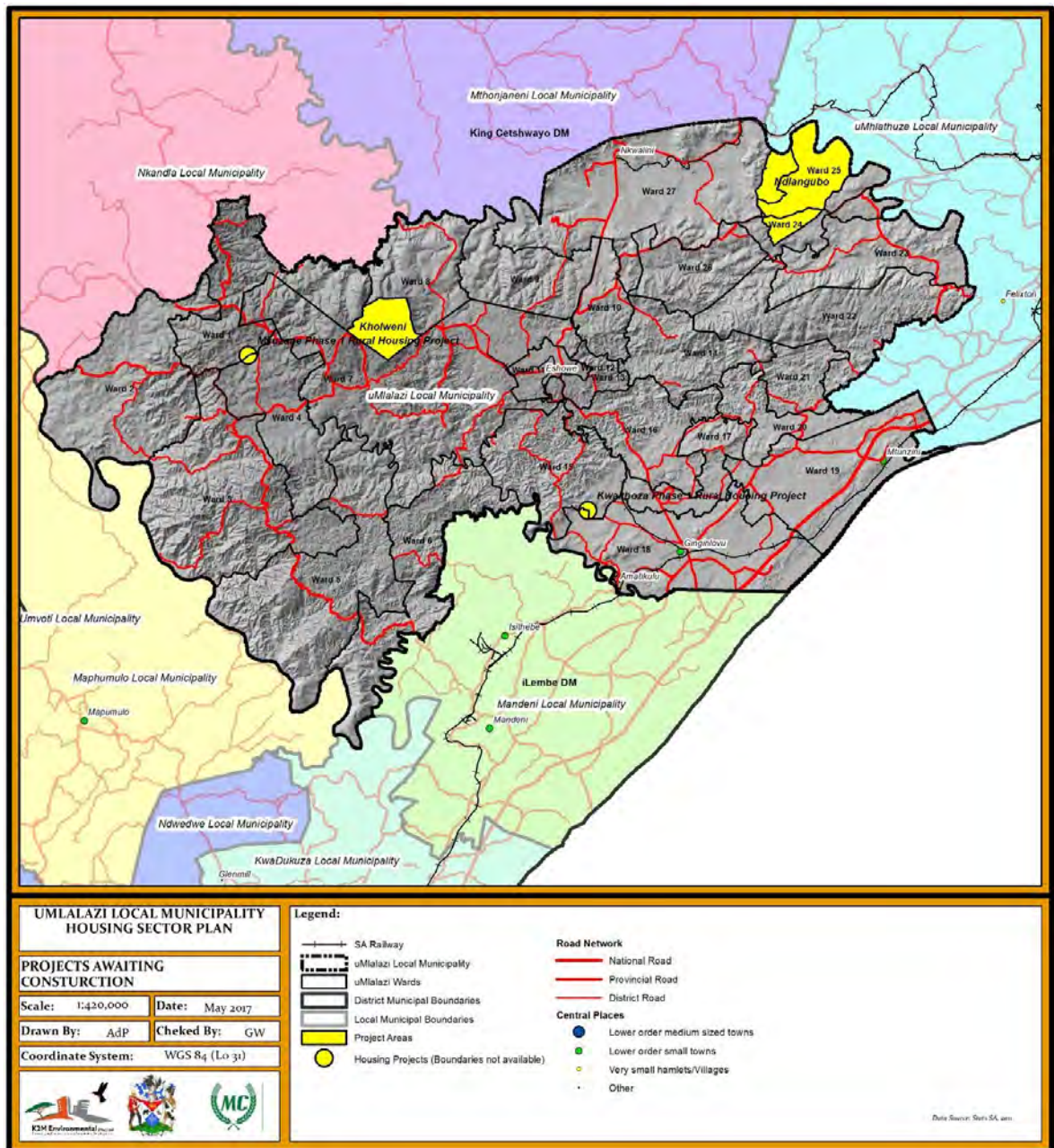
6.3 PROJECTS AWAITING CONSTRUCTION (TRANCHE 2 APPROVAL)

The planning phase for the project listed below has been completed and approved and they now awaiting construction phase.

Table 6.3: Projects Awaiting Construction (Tranche 2 Approval)

NO.	PROJECT NAME	WARD	RURAL/URBAN	NO. OF UNITS	IMPLEMENTING AGENT
01	Ndlangubo Phase 1 Rural Housing Project	24,26	Rural	1000	Stedone Developments
02	Mvuzane Phase 1 Rural Housing Project	1,4	Rural	1000	Ntokozweni Developers
03	Kholweni Phase 1 Rural Housing Project	8	Rural	1000	Mabune Consulting
04	KwaKhoza Phase 1 Rural Housing Project	15,18	Rural	1000	Siqu Group
05	KwaMondi Phase 1 Rural Housing Project	13	Rural	1000	Kantey & Templer

There is a total of five (5) housing projects awaiting Tranche 2 approval from the Department of Human Settlement, once approval are obtained then construction will commence. These projects will deliver a total yield of 5 000 housing units. All of the projects currently awaiting Tranche 2 approval are rural, which do not allow for the transfer of title deeds. Once again this signifies a crucial advance towards addressing the housing demand within the municipality.

Map 6.3: Projects Awaiting Tranche 2 Approval

6.4 PROJECTS IN CONSTRUCTION

This category includes all the projects that are currently in construction.

Table 6.4: Projects in Construction

NO.	PROJECT NAME	WARD	RURAL/URBAN	NO. OF UNITS	IMPLEMENTING AGENT
01	Mpungose Phase 1 Rural Housing Project	9,10,14	Rural	1000	Bahlomile Development
03	Sunnydale Phase 2 Extension Housing Project	11	Urban	402	Kantey & Templer
03	Ngudwini Phase 1 Rural Housing Project	5	Rural	1000	Improdev
04	Uyaya Phase 1 Rural Housing Project	2,3,4,5	Rural	1000	Siqu Group

According to the figures presented in the above table there are four (4) housing projects, with a total yield of 3 402 housing units, that are currently under construction. From a performance perspective, this provides that the human settlements (housing) division at the Municipality is making significant progress in undertaking the appropriate processes for human settlements planning and implementation, as required by the Department of Human Settlements.

6.5 DELAYED PROJECTS

This category includes projects that are having some issues and are subsequently delayed.

Table 6.5: Delayed Projects

NO.	PROJECT NAME	WARD	RURAL/URBAN
01	Gingindlovu Phase 2 Housing Project	18	Urban
02	Rutledge Park Middle Income Housing Project	11	Urban
03	Mtunzini Middle Income Housing Project	19	Urban
04	Mtakwende; KwaJwanki and Long Homes (Gezinsila A) (Formalisation)	12	Urban

All the projects being classified as being delayed is urban in nature. It will be important for the municipality to assist where possible with the unblocking of these projects to ensure they progress forward as it will contribute positively to the goal of increasing the number of transfers that occurs within the Municipality but also to the province as a whole. A summary of the mentioned projects are included below.

- **Rutledge Park Middle Income Housing**

The Municipality has identified the abovementioned projects in order to accommodate the housing need for the Middle income group who were previously not catered for. All

preliminary studies including subdivision to create single family units and Multiple family units have been done. All the approvals and the proposed General Plan was submitted to Human Settlement and Surveyor general for final registration but up to date no response received.

Image 6.1: Rutledge Park Middle Income Housing



- **Mtunzini Middle Income Housing**

The site has been identified for the Development of middle income houses at Mtunzini. No studies have been conducted to check the feasibility of the proposed Development. The project will be packaged and forwarded to Human settlement to initiate the process.

- **Gingindlovu Phase 2 Low Costs Housing Project**

The site has been identified for the Development of Low Costs houses at Gingindlovu. No studies have been conducted to check the feasibility of the proposed Development. The project was forwarded to Human settlement to initiate the process.

- **Mtakwende; KwaJwanki and Long Homes (Gezinsila A) (Formalisation)**

In line with this universal trend, Umlalazi local municipality has embarked on an informal settlement formalisation process for Gezinsila A in order to provide revised and modernized layout plans for the township. The area earmarked for this proposal is densely populated with existing structures that are both formal and informal. The plots that these houses occupy do not conform to a regular urban grid-type pattern and are randomly spaced throughout the site.

Image 6.2: Gezinsila – Area needs formalisation



6.6 PLANNED FUTURE PROJECTS

The proposed future project identified for the uMlalazi Local Municipality is summarised in Table 6.6 below. It is however important to take cognisance of the fact that due to the lack of confirmation of the actual housing backlog within the municipality as a whole as well as per ward level, it will be crucial that during the pre-feasibility phase of the projects listed below, specific attention needs to be awarded to determining the actual housing need per project. The number of units is thus only an indication and will be subject to the preliminary studies per project. The municipality should also focus on the identification of urban housing projects to form part of the future project pipeline. A large number of urban units is currently in the planning phase but further investigation will be required in terms of the need for urban projects and specifically the location of these projects. The estimated budget implications for the proposed future housing projects are summarised in Table 6.7.

Table 6.6: Proposed future projects

NO.	PROJECT NAME	WARD	RURAL/URBAN	NO. OF UNITS
01	Nkanini Phase 1 Rural Housing Project	7	Rural	1000
02	Vuma Phase 1 Rural Housing Project	8	Rural	1000
03	Bhekeshowe Phase 2 Rural Housing Project	25,26	Rural	2000
04	Mpungose Phase 2 Rural Housing Project	9,10,14	Rural	2000
05	Mombeni Phase 2 Rural Housing Project	6	Rural	2000
06	Ngudwini Phase 2 Rural Housing Project	5	Rural	2000
07	Uyaya Phase 2 Rural Housing Project	2,3,4,5	Rural	2000
08	Ndlangubo Phase 2 Rural Housing Project	24,26	Rural	2000
09	Mvuzane Phase 2 Rural Housing Project	1,4	Rural	2000
10	Kholweni Phase 2 Rural Housing Project	8	Rural	2000
11	KwaKhoza Phase 2 Rural Housing Project	15,18	Rural	2000
12	KwaMondi Phase 2 Rural Housing Project	13	Rural	2000
13	Mamba Phase 2 Rural Housing Project	2	Rural	2000
14	Nzuza Phase 2 Rural Housing Project	17,19,20	Rural	2000
15	Mzimela Phase 2 Extension Housing Project	21,23	Rural	2000
16	Ogagwini Phase 2 Rural Housing Project	20,21	Rural	2000

Map 6.4: Proposed Future Projects

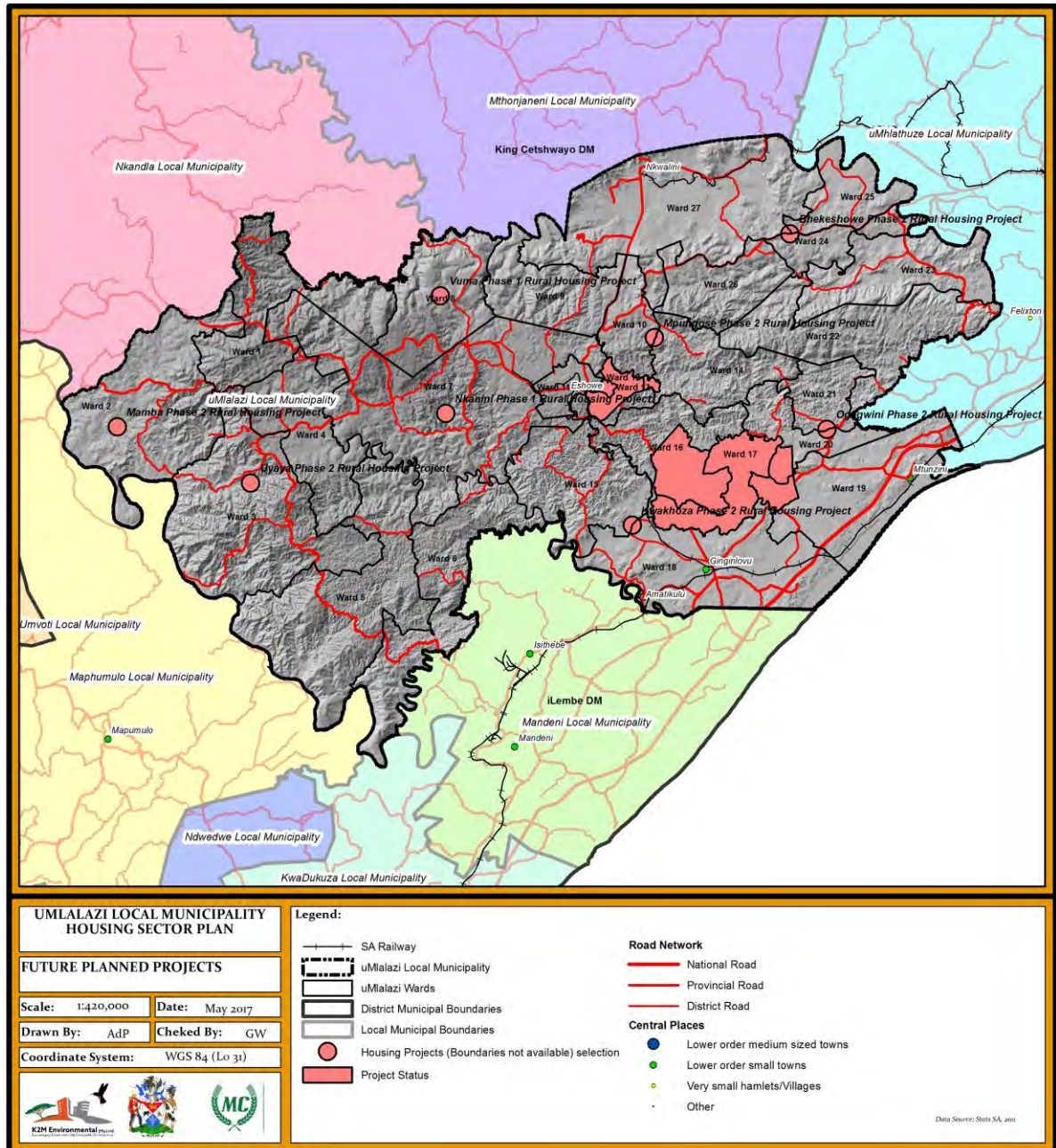


Table 6.7: Planned Future Projects Budget Implications

NO.	PROJECT NAME	WARD	RURAL/ URBAN	NO. OF UNITS	2011 Backlog	Tranche 1 (Planning)	Tranche 2 (Construction)	Rainwater Harvesting	Total per Project
1	Nkanini Phase 1 Rural Housing Project	7	Rural	1000	683	R 2,928,560.00	R 109,647,000.00	R 6,950,510.00	R 119,526,070.00
2	Vuma Phase 1 Rural Housing Project	8	Rural	1000	1145	R 2,928,560.00	R 109,647,000.00	R 6,950,510.00	R 119,526,070.00
3	Bhekeshowe Phase 2 Rural Housing Project	25,26	Rural	2000	1069	R 5,857,120.00	R 219,294,000.00	R 13,901,020.00	R 239,052,140.00
4	Mpungose Phase 2 Rural Housing Project	9,10,14	Rural	2000	2155	R 5,857,120.00	R 219,294,000.00	R 13,901,020.00	R 239,052,140.00
5	Mombeni Phase 2 Rural Housing Project	6	Rural	2000	1136	R 5,857,120.00	R 219,294,000.00	R 13,901,020.00	R 239,052,140.00
6	Ngudwini Phase 2 Rural Housing Project	5	Rural	2000	1497	R 5,857,120.00	R 219,294,000.00	R 13,901,020.00	R 239,052,140.00
7	Uyaya Phase 2 Rural Housing Project	2,3,4,5	Rural	2000	2585	R 5,857,120.00	R 219,294,000.00	R 13,901,020.00	R 239,052,140.00
8	Ndlangubo Phase 2 Rural Housing Project	24,26	Rural	2000	830	R 5,857,120.00	R 219,294,000.00	R 13,901,020.00	R 239,052,140.00
9	Mvuzane Phase 2 Rural Housing Project	1,4	Rural	2000	1486	R 5,857,120.00	R 219,294,000.00	R 13,901,020.00	R 239,052,140.00
10	Kholweni Phase 2 Rural Housing Project	8	Rural	2000	1145	R 5,857,120.00	R 219,294,000.00	R 13,901,020.00	R 239,052,140.00
11	KwaKhoza Phase 2 Rural Housing Project	15,18	Rural	2000	1197	R 5,857,120.00	R 219,294,000.00	R 13,901,020.00	R 239,052,140.00
12	KwaMondi Phase 2 Rural Housing Project	13	Rural	2000	594	R 5,857,120.00	R 219,294,000.00	R 13,901,020.00	R 239,052,140.00
13	Mamba Phase 2 Rural Housing Project	2	Rural	2000	1071	R 5,857,120.00	R 219,294,000.00	R 13,901,020.00	R 239,052,140.00
14	Nzuza Phase 2 Rural Housing Project	17,19,20	Rural	2000	780	R 5,857,120.00	R 219,294,000.00	R 13,901,020.00	R 239,052,140.00
15	Mzimela Phase 2 Extension Housing Project	21,23	Rural	2000	889	R 5,857,120.00	R 219,294,000.00	R 13,901,020.00	R 239,052,140.00
16	Ogagwini Phase 2 Rural Housing Project	20,21	Rural	2000	811	R 5,857,120.00	R 219,294,000.00	R 13,901,020.00	R 239,052,140.00
Total Budget for Planned Projects				30000		R87,856,800.00	R 3,289,410,000.00	R208,515,300.00	R 3,585,782,100.00

6.7 SUMMARY OF HOUSING PROJECTS

A summary of the municipal housing projects is listed in Table 6.7 below.

Table 6.8: Summary of Municipal Housing Projects

Status of Projects	No. of Units
Completed Project	1 544
Projects in Planning Phase	7 500
Projects awaiting construction	5 402
Projects in construction	4 000
Future Planned Projects	30 000
Total Number of Housing Units	48 446

As indicated in the preceding sections of this report the total housing backlog for the uMlalazi Local Municipality is estimated as being approximately 17 443. If taking into consideration the number of units of housing projects in planning and awaiting construction, there will still be a need for further projects to be identified. The future planned projects however far supersede the estimate housing backlog in the municipality, it is thus recommended that during the detail project feasibility studies specific attention should be given to the number of beneficiaries per identified project area.

7 INTEGRATION

7.1 CROSS-SECTOR ALIGNMENT ISSUES

There is very little cross sectoral integration within IDP and other sector plans, and there is therefore a need to focus on integration in future reviews of all sector plans within the Municipality. It is imperative that the Intergovernmental Relations Framework Act of 2005 (IGR) finds expression within the Municipality. The objective of the Act is to provide a framework for implementation of the principle of cooperative governance set out in Chapter 3 of the Constitution and also provides guidance for co-operation by national, provincial and local governments, and all organs of state to facilitate coordination in the implementation of policy and the delivery of goods and services. National, provincial and local governments must seek to achieve the objective of the Act, by:

- Taking into account the circumstances, material interests and budgets of other spheres of government and organs of state, when performing their functions;
- Consulting other affected spheres of government in accordance with formal procedures;
- Co-ordinating their actions when implementing policy or legislation affecting the material interests of other spheres of government;
- Taking all reasonable steps to ensure that they have sufficient institutional capacity and effective procedures to:
 - to consult, to co-operate and to share information with other spheres of government; and
 - to respond promptly to requests by other spheres of government for consultation, cooperation and information sharing.
- Participating in intergovernmental structures of which they are members.

7.2 HOUSING PLANNING AND DELIVERY RISK MANAGEMENT MATTERS

In terms of housing delivery there is always a number of risks that can impact on the housing delivery process. These common risks are listed in Table 7.1 below with proposed mitigation measures to address the potential risks.

Table 7.1: Potential risks impacting on housing delivery

Risk	Risk Mitigation
Poor information and analysis on need and demand for proper planning.	<ul style="list-style-type: none"> • Undertake Housing Demand Survey / Housing Voice. • Conduct appropriate feasibility studies. • Ensure project pipeline is applied identify aspects of existing and planned projects that need to be covered.
Poor capacity within the municipality.	<ul style="list-style-type: none"> • Ensure clear allocation of responsibilities • Identify areas requiring capacity. • Identify strategic partners. • Review organogram and skills plan based on in-house responsibilities.
Lack of properly structured co-operation between the municipality and the province.	<ul style="list-style-type: none"> • Submit formal requests for partnering / training / mentoring. • Establish SLA for on-going support.
Difficulty of resolving the secure tenure issues in the communal areas.	<ul style="list-style-type: none"> • Follow provisions of IPILRA. • Establish partnership between DRDLR.
Lack of proper control and management of the 12 started projects.	<ul style="list-style-type: none"> • Obtain PRT information. • Integrate with Project Pipeline. • Ensure PRT/DHS officials communicate with LM.

8 APPROVAL

Key approvals and alignment required for the finalisation of the Housing Sector Plan and incorporation into the IDP.

1. KZNDoHS approval of Final HSP.
2. uMlalazi Municipal Council approval of Final HSP. (Formal Council Minutes)
3. Amendments & Integration into the IDP Program.

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