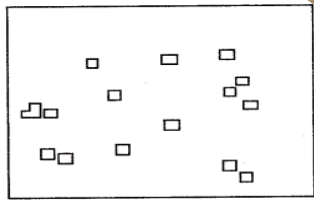
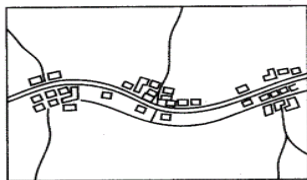


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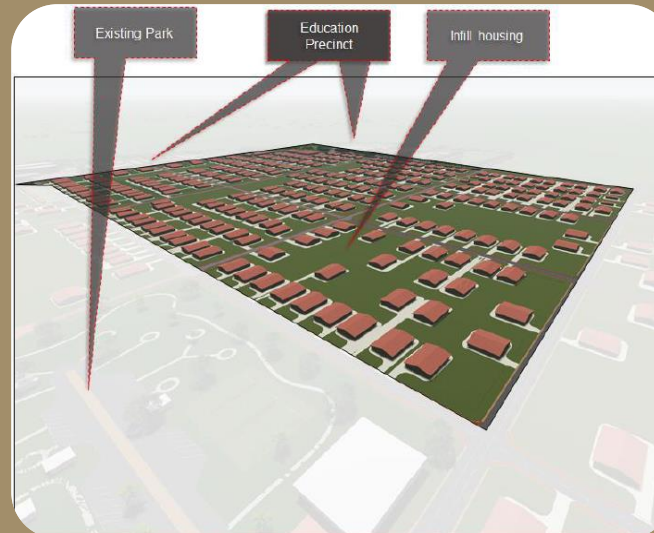


Linear Pattern



[UMUZIWABANTU MUNICIPAL HOUSING SECTOR PLAN]

[FINAL DRAFT]



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CONTENTS

1. INTRODUCTION	1
2. HUMAN SETTLEMENT POLICIES AND LEGISLATIONS	4
2.1. NATIONAL POLICIES AND LEGISLATIONS	4
2.1.1. THE CONSTITUTION OF THE REPUBLIC SOUTH AFRICA, ACT NO. 108 OF 1996.....	4
2.1.2. THE NATIONAL HOUSING CODE, ACT NO. 07 OF 1997	4
2.1.3. THE RENTAL HOUSING, ACT NO. 50 OF 1999	5
2.1.4. MUNICIPAL SYSTEMS, ACT NO. 32 OF 2000	5
2.1.5. COMPREHENSIVE PLAN FOR THE CREATION OF SUSTAINABLE HUMAN SETTLEMENTS, 2004	5
2.1.6. THE NATIONAL DEVELOPMENT PLAN (2012), VISION 2030	7
2.2. PROVINCIAL POLICIES AND LEGISLATIONS	9
2.2.1. PROVINCIAL SPATIAL ECONOMIC DEVELOPMENT STRATEGY (2007).....	9
2.2.2. PROVINCIAL GROWTH AND DEVELOPMENT STRATEGY (2011).....	11
2.2.3. PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (2011)	13
2.2.4. PROVINCIAL HUMAN SETTLEMENTS MASTER PLAN (2016)	14
2.3. DISTRICT AND LOCAL.....	14
2.3.1. UGU DISTRICT IDP AND SDF.....	14
2.3.2. UMUZIWABANTU IDP AND SDF	15
3. SOCIO-ECONOMIC PROFILE	17
3.1. SIZE AND STRUCTURE OF THE POPULATION.....	17
3.2. POPULATION DISTRIBUTION BY WARDS AND TRIBAL AUTHORITIES	17
3.3. UNEMPLOYMENT AND ACCESS TO BASIC SERVICES	18
3.4. MIGRATION TRENDS	19
4. HOUSING NEED AND DEMAND.....	22
4.1. APPROACH	22
4.2. CURRENT HOUSING SUPPLY	22
4.2.1. RECENTLY COMPLETED PROJECTS	22
4.2.2. CURRENT HOUSING PROJECTS	23
4.3. HOUSING BACKLOG.....	23

4.4.	HOUSING MARKET SEGMENTS.....	23
4.5.	DISTINCT HOUSING NEEDS.....	24
4.5.1.	EMERGENCY HOUSING NEEDS.....	24
4.5.2.	MILITARY VETERANS	24
4.5.3.	FARMWORKER HOUSING	25
4.5.4.	RENTAL/ SOCIAL HOUSING	25
4.6.	RENTAL MARKET SURVEY.....	27
4.6.1.	NUMBER OF UNITS PER PROPERTY	27
4.6.2.	TARGET INCOME GROUP	28
4.6.3.	MONTHLY RENTAL ®	28
4.6.4.	OCCUPANCY RATE	28
4.6.5.	CONSTRAINTS FACED BY PROPERTY OWNERS	28
4.6.6.	MONTHLY RUNNING COSTS	29
4.6.7.	PROPERTY MAINTENANCE RESPONSIBILITY	29
4.6.8.	SPECIAL CONSIDERATIONS	29
4.6.9.	FUTURE EXPANSION PLANS.....	29
4.6.10.	FUTURE IMPROVEMENT PLANS.....	30
4.6.11.	INTENTION TO EXPLORE OTHER MARKET OPPORTUNITIES	30
4.6.12.	SUMMARY.....	30
5.	LAND SUITABLE FOR FUTURE HOUSING.....	31
5.1.	UMUZIWABANTU SDF.....	31
5.1.1.	PRIORITY AREAS FOR FUTURE HOUSING	31
5.1.2.	SDF CONCLUDING REMARKS	31
5.2.	HARDING URBAN RENEWAL.....	34
5.3.	LAND AND LEGAL ISSUES.....	35
5.4.	ENVIRONMENTAL LIMITATIONS.....	36
6.	AVAILABILITY OF BULK INFRASTRUCTURE	39
6.1.1.	WATER STORAGE, NETWORK AND TREATMENT	39
6.1.2.	SEWER NETWORK AND TREATMENT.....	39
6.1.3.	TRANSPORTATION AND ROADS.....	40
6.1.4.	ELECTRICITY SUB-STATIONS AND NETWORK.....	41
6.1.5.	WASTE MANAGEMENT	41
7.	INSTITUTIONAL ASSESSMENT.....	42
7.1.	GOVERNANCE	42

7.1.1.	NATIONAL DEPARTMENT OF HUMAN SETTLEMENT	42
7.1.2.	PROVINCIAL DEPARTMENT OF HUMAN SETTLEMENTS	42
7.1.3.	UMUZIWABANTU LOCAL MUNICIPALITY	42
7.1.4.	TRADITIONAL COUNCILS/ AUTHORITIES.....	43
7.1.5.	INGONYAMA TRUST BOARD (ITB).....	45
7.2.	SUPPORTING INSTITUTIONS.....	46
7.2.1.	HOUSING DEVELOPMENT AGENCY.....	46
7.2.2.	NATIONAL HOUSING FINANCE CORPORATION (NHFC)	46
7.2.3.	NATIONAL URBAN AND RECONSTRUCTION AGENCY (NURCHA).....	47
7.2.4.	RURAL HOUSING LOAN FUND (RHLF)	47
7.2.5.	NATIONAL HOME BUILDERS REGISTRATION COUNCIL.....	48
7.2.6.	SOCIAL HOUSING REGULATORY AUTHORITY (SHRA).....	49
8.	KEY ISSUES AND TRENDS.....	50
9.	HUMAN SETTLEMENT DEVELOPMENT STRATEGY	51
9.1.	DEVELOPMENT VISION.....	52
9.2.	GUIDING PRINCIPLES.....	53
9.3.	RURAL LAND USE NORMS AND STANDARDS: SUSTAINABLE RURAL SETTLEMENTS.....	54
9.3.1.	PROPER LAND ALLOCATION.....	54
9.3.2.	DENSELY POPULATED RURAL SETTLEMENTS.....	55
9.3.3.	SPARSELY POPULATED RURAL SETTLEMENTS	55
9.4.	STANDARDS FOR RENTAL HOUSING AND MEDIUM DENSITY RESIDENTIAL	56
9.5.	LANDLORDS AND TENANTS CONFLICTS.....	58
9.6.	OVERARCHING GOALS, OBJECTIVES AND STRATEGIES	60
9.7.	PRIORITY INTERVENTION AREAS.....	64
9.8.	STRATEGIC RELEASE OF LAND	65
9.8.1.	LAND IDENTIFICATION AND ASSESSMENT.....	65
9.8.2.	LAND ASSEMBLE AND ACQUISITION	66
9.8.3.	PRIVATE PUBLIC PARTNERSHIP WITH THE LAND OWNERS	66
9.9.	DENSIFICATION	67
9.9.1.	BASIS FOR DENSIFICATION	67
9.9.2.	PROPOSED DENSIFICATION APPROACHES.....	68
9.10.	HUMAN SETTLEMENTS DEVELOPMENT PARTNERSHIPS	69
9.10.1.	KEY COMPONENTS FOR AFFORDABLE HOUSING PARTNERSHIPS	69
9.10.2.	CRITERIA FOR THE IDENTIFICATION OF POTENTIAL PARTNERS.....	70

9.10.3.	ACCESS TO LAND AND PROPERTY AT REDUCED COST	70
9.10.4.	FINANCING HUMAN SETTLEMENT DEVELOPMENT INITIATIVES	70
9.11.	RURAL HOUSING	71
9.11.1.	SETTLEMENT PLANNING	71
9.11.2.	GRADATION OF RURAL SETTLEMENTS	72
9.11.3.	INSTITUTIONAL ARRANGEMENTS FOR LAND ALLOCATION	73
9.12.	LOW INCOME HOUSING	73
9.13.	FINANCE LINKED INDIVIDUAL SUBSIDY PROGRAMME	73
9.14.	COMMUNITY RESIDENTIAL UNITS	74
9.15.	SOCIAL HOUSING	75
9.16.	HIGH INCOME HOUSING	75
10.	SUSTAINABLE HUMAN SETTLEMENT STRATEGIC INTERVENTIONS	76
10.1.	STRATEGIC INTERVENTION 1: INTEGRATED MIXED RESIDENTIAL DEVELOPMENTS IN HARDING TOWN	76
10.1.1.	HIGH INCOME HOUSING: CBD EXPANSION	77
10.1.2.	INCLUSIONARY (MIDDLE AND LOW-INCOME) HOUSING: INFILL DEVELOPMENT	80
10.1.3.	INFORMAL SETTLEMENT UPGRADE	85
10.2.	STRATEGIC INTERVENTION 2: RURAL INFILL HOUSING IN SECONDARY NODES	86
10.2.1.	IKHWEZI	87
10.2.2.	SALEM	88
10.2.3.	JABULANI/ BASHAWENI	89
10.3.	STRATEGIC INTERVENTION 3: RURAL HOUSING IN TERTIARY NODES	91
10.4.	STRATEGIC INTERVENTION 4: IN-SITU UPGRADE ON DENSELY POPULATED RURAL SETTLEMENTS	93
10.5.	ADEQUACY OF PUBLIC FACILITIES	96
10.6.	SLUMS CLEARANCE PREVENTATIVE MEASURES	98
10.6.1.	IDENTIFICATION, ASSESSMENT AND GRADING OF INFORMAL SETTLEMENTS	98
10.6.2.	ALTERNATIVE APPROACHES TO SLUMS CLEARANCE	99
10.6.3.	SELF HELP / COMMUNITY DRIVEN	100
10.6.4.	RELOCATIONS	101
10.6.5.	NON-CONVENTIONAL IN-SITU UPGRADING	101
10.6.6.	LIMITING FUTURE INFORMAL SETTLEMENTS GROWTH	101
10.6.7.	IDENTIFYING, ACQUIRING AND SERVICES ALTERNATIVE LAND	102
10.6.8.	ALTERNATIVE FORMS OF TENURE	103
11.	IMPLEMENTATION FRAMEWORK	104
11.1.	ORGANOGRAM	104

11.2. CURRENT PROJECTS 105

11.3. PROPOSED PROJECTS 106

11.4. HOUSING SUBSIDIES 107

12. REFERENCES 110

1. INTRODUCTION

In terms of section 9(1) of the National Housing Act No. 107 of 1997, every municipality is required, as part of its Integrated Development Planning process, to take all reasonable and necessary steps to ensure that the inhabitants within its area of jurisdiction have access to adequate housing on a progressive basis by:

- ➔ Setting housing delivery goals;
- ➔ Identifying suitable land for housing development and planning; and
- ➔ Facilitating, initiating and coordinating housing development in its area of jurisdiction.

The Umuziwabantu Housing Sector Plan (HSP) sets out a housing delivery goals and targets for the municipality and provides an approach to housing delivery and spatial transformation. Umuziwabantu is a predominately rural municipality. According to a study done by Dr Godfrey Musvoto, the morphology of a rural settlement is:

“...captured by three aspects, namely, typology, pattern (spatial organization) and the form (shape) of the rural settlement. The typology of a rural settlement appreciates that there is a continuum of rural settlements from a single building or dwelling to a village made up of an agglomeration of dwellings, pattern or spatial organization captures the density of dwellings or building structures in a typology and as such it is either nucleated or dispersed. The form of a rural settlement focuses on the shape that the buildings in a typology are arranged in; it can be linear or curvilinear. (Towards a Framework for Assessing Settlement Patterns and Trends in South

Africa to guide Sustainable Settlement Development Planning. A Case Study of KwaZulu-Natal Province: 2011: p36)

There are few urban areas and a couple of farmlands within the municipal area. The town of Harding is an urban area. Dr Godfrey Musvoto further points out that:

“Morphologically, urban settlements are characterized by commercial areas, industrial zones, and densely packed housing (Nagle, 2000). One of the earliest attempts to explain the internal structure of urban areas is the bid rent theory. This argues that the physical structure of cities is determined by competition for the most strategic locations within a city by different land uses in terms of accessibility to public transport (Hagget et al, 1977; Kaplan et al, 2004; De Blij et al, 2007). Therefore, the most profitable land uses will occupy the most privileged locations within a city with the least profitable occupying the least privileged. Land values decrease from the city centre going outwards in similar fashion to the way accessibility decreases. The land at the city centre becomes the preserve of commercial use which is the most profitable; outside the city centre it is industrial, and the remainder of the land is for residential use”. (Towards a Framework for Assessing Settlement Patterns and Trends in South Africa to guide Sustainable Settlement Development Planning. A Case Study of KwaZulu-Natal Province: 2011: p36)

In as much as the bid rent theory captures the effect of land price on the morphology of urban settlements, it is a static theory in that it fails to capture developments in public transport which make areas on the edges of towns more accessible; a development, which in turn, made suburbanization a possible. Thus, the model completely disregards the historical nature of the urban areas and

can be said to contradict itself by using a current mechanism to try to explain an entity that has been produced over time (Pumain, 2000). Hence the theory fails to capture the fluidity of urban areas morphology and changing patterns over time.

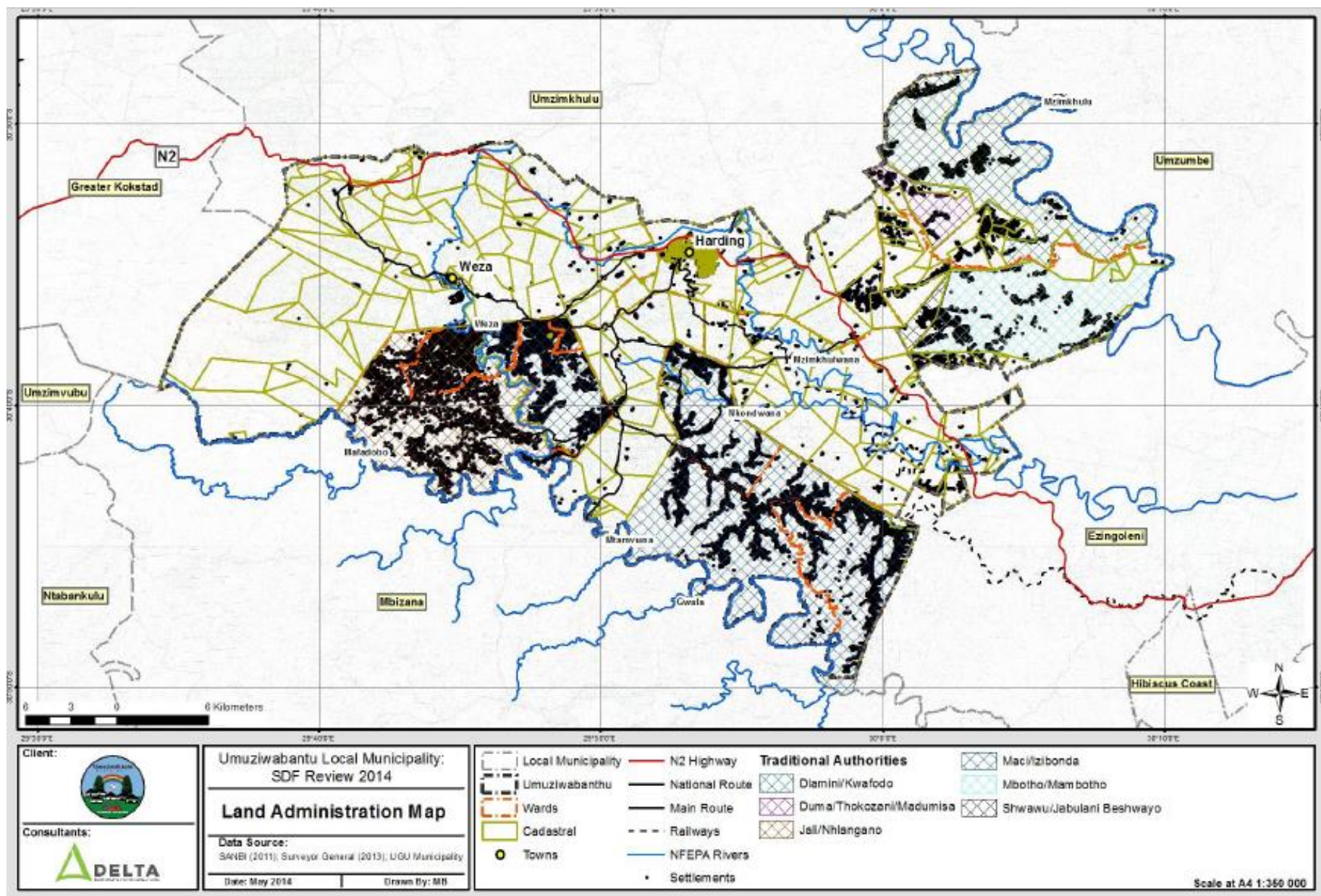


The primary aim of this project is to develop the Housing Sector Plan which has generated a set of priorities, objectives and strategies, based on the KZN Department of Housing templates, and identifies

current and future projects based on an assessment of housing needs. This Housing Sector plan will be based on the project aims and the Department of Human Settlements Guidelines. Umuziwabantu Municipality Housing Sector Plan (HSP) sets out housing delivery goals and targets for the municipality and provides an approach to housing delivery and spatial transformation.

It is a tool that will be used by the Department of Human Settlements to assess projects and allocate funds in the short to medium term, as well as monitor progress against national housing targets. Housing delivery is a crucial element in the spatial transformation of cities as it is the biggest spatial structuring element. Therefore, the Housing Sector Plan is a tool for planning at a strategic level and aligning project delivery at a local level with provincial budgets. The Housing Sector Plan directs objective setting and resource allocation, and provides a basis for decision making, in this case within a five-year time frame. The plan thus attempts to address the questions of:

- ➡ Where are we? - Status quo in respect of housing delivery.
- ➡ Where do we want to be? - Future desired situation.
- ➡ How do we get there? – Human settlements development strategy.
- ➡ How do we resource and implement? – Implementation framework.
- ➡ How do we measure? – Monitoring and evaluation framework.



2. HUMAN SETTLEMENT POLICIES AND LEGISLATIONS

2.1. NATIONAL POLICIES AND LEGISLATIONS

2.1.1. THE CONSTITUTION OF THE REPUBLIC SOUTH AFRICA, ACT NO. 108 OF 1996

The Constitution of South Africa is the supreme of all legislation in the country and supersedes all laws. It lays the foundation for all legislation, policies and programmes informing the provision of adequate housing to citizens. Section 26, Housing Chapter, of the Constitution fully delineates the parameters of housing rights. It stipulates that every citizen has the right to access to adequate housing. In this chapter, the Constitution calls upon government institutes and agents to undertake effective legislative measures, whilst utilizing available resources efficiently, to ensure this right is progressively realised. Furthermore, it protects all citizens from any violation of their housing right by stipulating that no one may be evicted from their home, or their home be demolished, without a court order. More importantly, no other legislation can supersede this stipulation or permit arbitrary evictions. In the context of this housing project, it is crucial to internalize the parameters of housing provision defined by the Housing Chapter. All planning and development processes must be informed by such parameters.

Furthermore, the following areas of the Constitution have specific relevance to the assignment and delegation of powers. Chapter 3 of

the Constitution deals with Co-operative Government, Section 41 (1) which reads as follows:

“All spheres of government and organs of state within each sphere must:

- ➔ Not assume any power or function except those conferred on them in terms of the constitution.
- ➔ Cooperate with one another in mutual trust and good faith by coordinating their actions and legislation with one another. Local Government Issues of the competence of local government are dealt with in Chapter 7 of the Constitution, of particular relevance is section 152 (1). The objects of local government are:
- ➔ To ensure the provision of services to communities in a sustainable manner;
- ➔ To promote social and economic development” A further relevant section dealing with the developmental duties of Municipalities is section 153.

2.1.2. THE NATIONAL HOUSING CODE, ACT NO. 07 OF 1997

Section 4 of the National Housing Act No 7 of 1997 requires the Human Settlements Minister to publish a National Housing Code. The rationale behind establishing the Code was to provide an implementation tool for national housing policy, as defined in the Act. The National Housing Code presents policy developments but does not supersede legislation set out in the National Housing Act. These include policies and strategies developed by National

Department of Human Settlements (DOHS). The code is also updated annually so to ensure that national housing policy remains responsive to rapidly changing housing needs. Once published by the Minister, the Code is circulated to provincial and local government. The code binds these government spheres into planning and development procedures in place to ensure the provision of adequate housing.

2.1.3. THE RENTAL HOUSING, ACT NO. 50 OF 1999

The purpose of the act is to define the responsibility of the Government in respect of rental housing and property. It mandates that setting of mechanisms of to promote the provision of rental housing property and to promote the access to adequate housing through the creation of mechanisms to ensure the proper functioning of the rental housing market. Furthermore, the legislation mandates the provision for Rental Housing Tribunals in defining and the functions, powers and duties of these tribunals. This legislation seeks to provide the general principles of the governing conflict resolution between tenants and landlords in the rental housing sector and to promote the sound facilitation of relations between landlords and tenants and to stipulate the requirements relating to leases.

2.1.4. MUNICIPAL SYSTEMS, ACT NO. 32 OF 2000

This law was passed to provide a legislative outline to affect the right to housing. Accordingly, the Act compels all municipalities to compile

housing strategies and targets as part of the IDP and within the framework of National and Provincial Policy and Legislation. The formulation of Integrated Development Plans (IDPs) is a requisite under the Municipal Systems Act 32 of 2000, while the development of Housing Plans is a sector requirement “to enable the municipality to strategically plan housing development within its area of jurisdiction through a Municipal Housing Plan that sets housing delivery goals and ensures that sustainable housing projects are implemented.” [The Housing Act No. 107 of 1997]. A municipality must;

- ➡ Structure and manage its administration, budgeting and planning processes to give priority to the basic need of the community and to promote the social and economic development of the community; and
- ➡ Participate in national and provincial development programmes. The powers and functions of municipalities are clearly outlined in Section 156 (1) and (2) and (4).

2.1.5. COMPREHENSIVE PLAN FOR THE CREATION OF SUSTAINABLE HUMAN SETTLEMENTS, 2004

At its inception, the Housing Policy and Strategy (1994) focused on stabilizing the environment to transform the extremely fragmented, complex, and racially-based financial and institutional framework inherited from the previous government whilst simultaneously establishing new systems to ensure delivery to address the housing backlog. The significant achievements of this programme have been recognized both nationally and internationally. Significant socio-

economic, demographic and policy shifts have also occurred over the past 10 years. Whilst government believes that the fundamentals of the policy remain relevant and sound, a new plan is required to redirect and enhance existing mechanisms to move towards responsive and effective delivery. The human settlements plan reinforces the vision of the Department of Human Settlement, 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 objectives:

- ➔ Accelerating the delivery of housing as a key strategy for 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, and
- ➔ Utilizing housing as an instrument for the development of sustainable human settlements in support of spatial restructuring.

In line with the NSDP and the Draft National Urban Strategy, the Department will enhance its contribution to spatial re-structuring by:

Progressive Informal Settlement Eradication:

Informal settlements must urgently be integrated into the broader urban fabric to overcome spatial, social, and economic exclusion. The new human settlements plan includes the following interventions:

- ➔ Densification policy
- ➔ Residential development permits
- ➔ It is proposed that 20% of all residential development would constitute low cost to affordable housing and would prescribe through the permit
- ➔ Fiscal incentives
- ➔ The Department in conjunction with Treasury and SARS will investigate the development of fiscal incentives to promote densification of targeted human settlement and whilst introducing disincentives to sprawl.

Enhancing Spatial Planning:

- ➔ Greater co-ordination and alignment of various planning instruments and economic policies lies at the heart of sustainable human settlements.

Enhancing the Location of New Housing Projects:

The new human settlements plan envisages the following interventions:

- ➔ Accessing well-located state-owned and parasternal land
- ➔ Acquisition of well-located private land for housing development
- ➔ Funding for land acquisition
- ➔ Fiscal incentives
- ➔ The Department will engage with SARS and Treasury to investigate the introduction of fiscal incentives and disincentives to support the development of well-located land.

Developing social and economic infrastructure:

There is a need to move away from a housing only approach toward a more holistic development of human settlements including the provision of social and economic infrastructure. The new human settlements plan proposes that:

- ➔ Construction of social and economic infrastructure
- ➔ A multipurpose cluster concept will be applied to incorporate the provision of primary municipal facilities such as parks, playgrounds, sport fields, crèches, community halls, taxi ranks, satellite police stations, municipal clinics and informal trading facilities
- ➔ New funding mechanism
- ➔ Municipal implementation

Enhancing the Housing Product:

There is a need to develop more appropriate settlement designs and housing products and to ensure appropriate housing quality in both the urban and rural environments. The new human settlements plan accordingly proposes the following:

- ➔ Enhancing settlement design
- ➔ The Department will investigate the introduction of enhancing measures and incentives to include design professionals at planning and project design stages, and will develop design guidelines for designers and regulators to achieve sustainable and environmentally efficient settlements
- ➔ Enhancing housing design
- ➔ Within a rural context, there is a need to make housing interventions more effective to enhance the traditional technologies and indigenous knowledge which are being used to construct housing in rural areas and to improve shelter, services, and tenure where these are priorities for people living there. Within the urban context, there is a need to focus on “changing the face” of the stereotypical “RDP” houses and settlements through promotion of alternative technology and design.
- ➔ Addressing housing quality.

2.1.6. THE NATIONAL DEVELOPMENT PLAN (2012), VISION 2030

The plan was also launched on the 7th November 2012, and it contains fairly detailed discussions on a range of key topics including employment, infrastructure, foreign trade, education, health, housing, social protection and safety. It makes a token attempt to

link-up with Minister Patel's National Growth Path (released in October 2010). The NDP contains little de-tailed discussion on fiscal and monetary policy. The growth targets are extremely ambitious, but if achieved would trans-form the country. The NDP proposes creating 11 million jobs by 2030, which should reduce the unemployment rate to 14% by 2020 and to 6% by 2030. Total employment should rise from 13 million to 24 million by 2030. The proportion of adults working would then increase from 41% to 61%. The plan to achieve these targets includes:

- ➡ A focus on increasing exports (focusing on those areas where SA already has the endowments and comparative advantage – mining, construction, mid-skill manufacturing, agriculture, agro-processing, tourism and business services);
- ➡ Building the linkages between export earnings and job creation, which often occur in domestically focused small and medium sized firms, most often in the services sector;
- ➡ Increasing the size and effectiveness of the innovation system;
- ➡ Supporting small business;
- ➡ Reducing the regulatory burden in sectors where the private sector is the main investor;
- ➡ Improving water, transport and energy infrastructure;
- ➡ Improving the quality of education and the skills base;
- ➡ Providing greater policy and regulatory certainty to investors;
- ➡ Improving the functioning of the labour market;
- ➡ Reforming the public health system;
- ➡ Providing better safety and security for all citizens;
- ➡ More reliable and affordable public transport;

- ➡ Better housing development (including a better urban planning approval process);
- ➡ Increased rural development; and
- ➡ An effective welfare services

The NDP acknowledges Housing as an enabler of getting South Africa to work. It states that the ultimate goal to be achieved by 2030 is a situation whereby the Housing delivery supports economic development, job creation and growth while providing equitable access to opportunities and services and reducing poverty. South Africa has been left with serious social challenges in the wake of the apartheid system. Apartheid had the systemic function to ensure that a small proportion of citizens had access to social goods and opportunities, while denying others especially those in rural areas.

The NDP observes that, while many people are still moving into metropolitan centres due to their perceived superior levels of income and employment, significant movements into areas with weak, declining or non-existent economic activity are happening, notably in the smaller towns and the dense semi-urban or rural settlements. Migrants are therefore not only attracted by the opportunity to make a living, but also by access to housing and other social services. Infrastructure provides basic services such as water and electricity. They also hold promise of improved health services, recreation facilities, and access to social welfare services, better educational facilities, hence better human development and greater mobility.

Although economic reasons have always been (and will continue to be) dominant motivations for migration, the reasons for migration becomes increasingly complex as access to housing and services becomes more important, since The National Housing Code explicitly excludes migrants from government housing subsidies and upgrading schemes. While access to infrastructure can pull migrants to places, it can also cause them to move again. Infrastructure and services should not be seen as separate from employment concerns.

2.2. PROVINCIAL POLICIES AND LEGISLATIONS

2.2.1. PROVINCIAL SPATIAL ECONOMIC DEVELOPMENT STRATEGY (2007)

The Provincial Spatial Economic Development Strategy (PSEDS) sets out to:

- ➔ Focus where government directs its investment and development initiatives to ensure sustainable and maximum impact.
- ➔ Capitalize on complementarities and facilitate consistent and focused decision making
- ➔ Act as a tool to help government to move beyond mere focusing on integration & coordination procedures to establishing processes & mechanisms to bring about strategic coordination, interaction and alignment.

It is recognized that social and economic development is never evenly distributed and spatial disparities will always exist due to the spatial distribution of natural resources, historical imperatives and

cultural factors. These spatial disparities have been aggravated by apartheid spatial planning. This has resulted in a disjuncture between where people live and where social and economic opportunities are concentrated. This spatial marginalization from economic opportunities of the majority of the population needs to be addressed in order to reduce poverty and inequality and ensure shared growth. In recognition of the above it is imperative that Government spatially references its plans. This ensures that plans take account of the inevitable spatial disparities and ensure that optimal investment decisions are made. It is towards this end that the PSEDS has been developed.

The PSEDS focuses fixed infrastructure investments in areas of economic development potential (whether realised or dormant) and prioritises areas of greatest need based on poverty densities. This does not imply that other areas, with lower economic growth potential, will be neglected. All areas in the Province will receive investments in development and the provision of basic services. The sectors of the provincial economy which will drive the growth of the province and address unemployment and poverty are the following sectors:

- ➔ Agriculture - including agri-industry
- ➔ Industry including heavy and light industry and manufacturing
- ➔ Tourism including domestic and foreign tourism
- ➔ Service sector including financial, social, transport, retail and government

An analysis of the areas of potential within these sectors follows:

I. Agriculture and agri-processing: This sector is key to addressing poverty in the province since most areas of poverty are rural. Its contribution to the provincial economy is currently small but it has the potential to increase this contribution significantly if its full potential were realised. The commercial agriculture sector is the major employer in the majority of municipalities and forms the economic anchor of these municipalities. Subsistence agriculture is by far the most important source of sustenance for rural households. In order to achieve a reduction of unemployment and poverty the challenge is to grow and transform the commercial agricultural sector and improve the linkages between the First Economy commercial agriculture and the Second Economy subsistence agriculture in order to develop such subsistence agriculture into small scale commercial agriculture. The Agricultural Revolution and the Land Reform Programme are key instruments for the achievement of these objectives and they need to be aligned.

In spatially locating areas of agricultural potential in the province emphasis is placed on the need to release latent potential which mostly exists in the Ingonyana Trust lands, and the support of the land reform initiatives in the province. Industrial development: The potential for industrial development in the province is anchored by the nodes of eThekweni and Mhlathuze. The corridors between these two nodes and extending up to Howick form the primary zone of industrial development in the province. The cities of Newcastle,

Ladysmith and Port Shepstone serve as important secondary nodes of industrial development potential.

Tourism: The primary tourism potential within the province is in the beach tourism cultural tourism and ecotourism markets. The areas of national tourism importance within the province are the Southern Zululand and Dolphin Coast, the Elephant Coast and surround the greater Pietermaritzburg and Durban region, and the Drakensberg region. The tourism products of provincial importance are:

- ➡ Arts & crafts routes in Midlands Meander and Albert Falls Amble
- ➡ Durban, south coast and north coast beach tourism linked to cultural tourism in the interior
- ➡ Drakensberg region
- ➡ Greater St Lucia & surrounding big five reserves
- ➡ Zulu Heritage & Cultural Trail
- ➡ Battlefields Route

Service sector: Analysis of the respective contribution of the various sectors to the economies of the districts in the province indicates that with the exception of two districts the service sector, which includes government services, is the largest contributor to district economies. The service sector is in fact the largest sector in the provincial economy, contributing 52.8% to GGP. The sector comprises the following:

- ➡ Wholesale/retail trade
- ➡ Transport/storage
- ➡ Communication

- ➡ Financial/insurance
- ➡ Real estate
- ➡ Business services
- ➡ Community/social/personal services
- ➡ Government services

The Provincial Spatial Economic Development Strategy takes the implications of the importance of the service sector in most districts into account. Many of the smaller rural centres and towns represent important centres of service, and particularly government activity. The PSEDs builds on the concept of developing a comprehensive network of centres throughout the province which would support the delivery of services. Services delivered would be determined by various nodes according to a hierarchy of places. In identifying the hierarchy of places existing service centres are strengthened but, more importantly, new or emerging service centres are developed.

2.2.2. PROVINCIAL GROWTH AND DEVELOPMENT STRATEGY (2011)

The Kwa-Zulu Natal Provincial Growth and Development Strategy (PGDS) translates the long term national development vision, encapsulated in the National Development Plan (NDP), at provincial level. It is the primary growth and development strategy for the Province. It serves to usher provincial and local government to accomplishing the 2030 vision, which is “By 2030 KwaZulu-Natal will be a prosperous Province with a healthy, secure and skilled population, acting as a gateway to Africa and the World” (PGDS 2011:7). The strategy is built upon principles of shared growth,

sustainable and integrated development to address issues of unemployment, poverty, inequality, service delivery. It identifies structural constraints to growth facing the Province. To address these, it prescribes catalytic and developmental interventions to accelerate shared growth.

The PGDS aims to ascertain, mobilise and maximize on the growth potential endowed in the Kwa-Zulu Natal Province. To this effect, Durban has been identified as one of the key are-as of development, from which the province can gain a competitive advantage at a national and global scale. To realise the KZN 2030 Vision, the PGDS provides seven (7) strategic goals, with associated strategic objectives and implementation interventions (refer to figure 1). In this context, particular attention is drawn to the strategic goal to ensure human and community development. One of the key objectives to achieving this goal is the provision of sustainable human settlements. An integrated development approach must be adopted to plan for and develop such settlements. Interventions undertaken in this regard must achieve enabling, equitable and sustainable living environments.

For this, housing opportunities should be provided in close proximity to economic activities, social facilities and be made accessible. The Strategy also promotes densification to help counteract the land-related constraints. The densification of human settlements is outlined as a sustainable measure to ensure equitable provision of bulk service infrastructure. This provides that

planning investigations for housing projects should look to ascertain possible ways to develop sustainable human settlements facilitated with components prescribed under this strategic objective. The Provincial Growth and Development Strategy (2011) clearly set out the Development vision for KwaZulu-Natal and the vision reads as follows:

"By 2030, the Province of KwaZulu-Natal should have maximized its position as a GATEWAY to South and Southern Africa, as well as its human and natural resources so creating a safe, healthy and sustainable living environment. Abject poverty, inequality, unemployment and current disease burden should be history, basic services must have reached all its people, domestic and foreign investors are attracted by world class infrastructure and a skilled labour force. The people shall have options on where and how they opt to live, work and play, where the principle of putting people first and where leadership, partnership, and prosperity in action has become a normal way of life. "

The PGDS sets out seven strategic goals with specific strategic objectives being identified for each of these strategic goals. The Strategic Goals are:

- ➔ Job Creation
- ➔ Human resource development
- ➔ Human and community development
- ➔ Strategic infrastructure
- ➔ Responses to climate change
- ➔ Governance and policy
- ➔ Spatial equity

The proposed rural housing project will satisfy a number of the above-mentioned strategic goals, which includes Job Creation, Human Resource Development and Human and Community Development amongst others. The Human and Community Development strategic goal pertains specifically to housing and the provision of housing in the province. The strategic objectives identified for this goal are:

- ➔ Poverty alleviation and social welfare
- ➔ Enhancing health of communities and citizens
- ➔ Safeguard sustainable livelihoods and food security
- ➔ Sustainable human settlements
- ➔ Enhancing safety and security
- ➔ Advance social cohesion
- ➔ Promote youth, gender and disability advocacy and the advancement of women.

The sustainable human settlements objective specifically relates to the housing within the province. The PGDS states that 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 because 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 has not been an easy ideal to achieve given the historical issues related to land availability and the slow progress, almost a stalemate, on land reform in the Province.

Provision of decent housing in the urban setting has taken the mode of in-situ upgrading as well as provision of new sites. However, there are land related constraints. There is also a need to do serious analysis to see whether housing programmes cover all income groups in the Province.

The challenges related to the provision of human settlements with all the elements of sustainability in rural areas are also highlighted in the PGDS. The PGDS states that the densification of human settlements is recommended to enable equitable provision of basic water, sanitation and electricity. Access to social facilities such as schools and clinics as well as provision of road linkages to markets must begin to inform the manner in which human settlements are designed in the near future.

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 PGDS highlights as a possible intervention, the implementation of polycentric nodal development in line with the Provincial Spatial Economic Development Strategy (PSEDS) to achieve sustainable livelihoods. These development nodes have been mapped on the attached Draft Conceptual Densification Plan for the Project.

2.2.3. PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (2011)

The KZN Spatial Development Framework is a plan brought about the KZN Planning Commission on the spatial analysis and desired outcome of the spatial mechanisms of the province. The KZN SDF aligns with the Provincial Growth and Development Strategy and its attendant Provincial Growth and Development Plan. The vision for the SDF can be articulated as thus:

“Optimal and responsible utilisation of human and environmental resources, building on addressing need and maximising opportunities toward greater spatial equity and sustainability in development.”

The proposed Human Settlements Sector Plan is envisaged to align with the principles, goals and vision stipulated in the PSDF. The principles are as follows:

- ➡ Principle of Sustainable Communities
- ➡ Principle of Economic Potential
- ➡ Principle of Environmental Planning
- ➡ Principle of Sustainable Rural Livelihoods
- ➡ Principle of Spatial Concentration
- ➡ Principle of Local Self-Sufficiency
- ➡ Principle of Coordinated Implementation
- ➡ Principle of Accessibility
- ➡ Principle of Balanced Development

The Principle of Sustainable Communities promotes the building of places where people want to live and work. Again, the sense of Quality of Living refers to the balance between environmental quality, addressing social need and promoting economic activities

within communities. Often communities within the rural context of KwaZulu-Natal are not located in the areas with perceived highest economic potential. Where low economic potential exists planning and investments should be directed at projects and programmes to address poverty and the provision of basic services in order to address past and current social inequalities towards building sustainable communities.

2.2.4. PROVINCIAL HUMAN SETTLEMENTS MASTER PLAN (2016)

The KZN Human Settlements Master Plan articulates that there is an acute backlog of housing within the province of KZN. The key challenges that are identified by the Master Plan include the unavailability and supply of well-located land, the continued sprawling of settlements, informal settlements, land and development costs. The proposal is that municipalities can only develop policies and strategies to deal with land assembly within the context of credible municipal wide SDFs (clearly linked to the IDP) which are informed by clear provincial guidance on the spatial targeting of land for the purposes of sustainable human settlements.

It is also imperative that restitution claims on strategically located land parcels be resolved to allow its consideration for suitable forms of development. The KZN Human Settlements Master Plan should provide a clear set of principles and objectives, as well as spatial targeting guidelines to inform a consistent interpretation of the concepts of compact development at provincial, regional/ district

and local level. The KZN Human Settlements Master Plan should provide clear guidance to promote densification and put measures in place to combat uncontrolled peri-urban development on Traditional Land under the pretend of “rural development”.

KZN Human Settlements Master Plan assumes a backlog of 716 079 units which is 17.9% of the total provincial households. The province is endeavouring to decrease this figure to 14% by the year 2020. The interventions specified in the Provincial Growth and Development Programme (PGDP) to assist the province to reach the targeted housing demand decrease includes the following:

- ➔ 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
- ➔ Eradication of Informal Settlements and Slums

KZN Human Settlements Master Plan identify UMuziwabantu as a Dense Rural settlement in terms of typology with more than 88% of the people who earn very low income. This has a lot of implications for housing needs.

2.3. DISTRICT AND LOCAL

2.3.1. UGU DISTRICT IDP AND SDF

Ugu District IDP and associated SDF adopts a service centre approach whereby the strategies for various settlement areas are identified, a hierarchy of nodes and broad land use categories. These have the following implication for Umuziwabantu:

- ➔ Harding is identified as a multi-use large neighbourhood level node. This is a node which serves a wider area and not just a single local suburb or area.
- ➔ The SDF supports the emergence of a node in the KwaMachi/Isibonda Traditional Council area. The SDF promotes new formal low to middle income residential development here in the form of small infill developments or a new larger greenfield development. The strategy is to attract higher income earners to take up permanent residence.
- ➔ The SDF promotes a future long-term rural node along the P58 towards the east of the municipality towards the boundary with Ezinqoleni.
- ➔ While a large-scale industry is not supported, the nurturing of small manufacturing SMMEs is seen as key to the sustainability and impact of the sector. Such support is proposed for Harding.
- ➔ An Open Space System comprising River Flood lines, High Priority Bio-Diversity Areas for retention (including Steep land) are demarcated. These comprise existing demarcated areas and improved areas.
- ➔ A good portion of the north-east of the municipality covering the Umzimkhulu River and surrounds is indicated as a future nature reserve. This overlaps quite significantly with the four northern Traditional Council areas located towards the Umzimkhulu River.
- ➔ This leaves the rest of the municipality as areas of commercial agriculture, and traditional practice and settlement areas.

- ➔ The District SDF further recommends the upgrading of transportation networks as well as the upgrading of informal residential settlements. Public transport network needs to be identified and connected with Intermodal Facilities, Densification to occur within nodes.

2.3.2. UMUZIWABANTU IDP AND SDF

The local IDP and SDF promotes the development of a system of nodes and corridors as a primary tool for shaping human settlement across the municipality. These include several nodal points in areas which can be classified as rural settlement. However, due to the overall scale of these settlements, the continuing expansion of these areas, and the need to manage growth appropriately, a number of these nodal points can be considered as areas which are transitioning from rural to urban settlement and which in the longer term will achieve more formalised development with a higher level of services within their core areas.

The transition from rural settlement to urban settlement must support the objectives of increased efficiency, ecological and social sustainability, greater economic opportunity and also increased choice around lifestyle and livelihoods within areas which are currently considered to be rural. In order to achieve these objectives, various strategies are required and include the following:

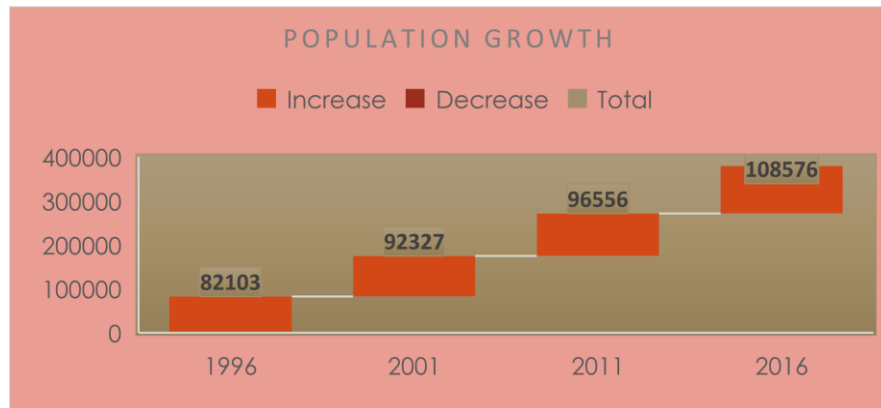
- ➔ Compaction and densification: compaction and densification refer to processes which support more intensive development

and results in increased population within a given area. Compaction involves increasing the density of development through more effective use of space. This could for instance involve subdivision of properties, designing smaller site sizes, allowing increased building bulk and height, and reducing the area required for road reserves and other facilities through more careful design.

- ➡ Containment: an urban edge is a tool for containing the horizontal expansion of urban settlements. The delineation and application of an urban edge defines an area within which urban standards of services will be provided and is based on population and land use growth projections over a period of time. Development must not be allowed to leapfrog this edge.
- ➡ Resource Protection: areas which are identified as either important areas of biodiversity or are required to support ecological function, as well as areas which demonstrate relative significance for agricultural production, must be identified and protected. Such areas must be protected from the impact of housing, and related land uses and development. These areas can be protected through conservation measures and through zoning in the municipality's scheme.
- ➡ The areas of Ikwezi, Salem and Bashaweni all suggest settlement areas which are transitioning from rural settlements towards small rural towns. Compaction within the core will promote the conditions appropriate for the delivery of urban standards of municipal services, the development of higher order economic and social services and greater variety of housing choices.

3. SOCIO-ECONOMIC PROFILE

3.1. SIZE AND STRUCTURE OF THE POPULATION

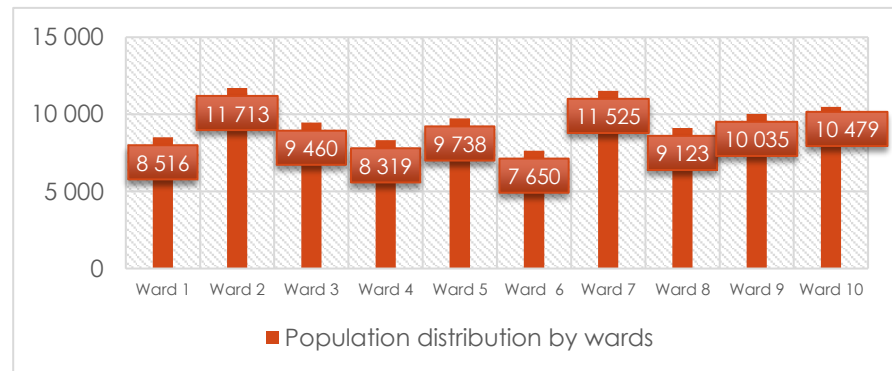


Source: Census 1996, 2001, 2011 and Community Survey 2016

Population within the municipality has increased steadily. This population grew from 92 327 to 96 556 during 2001 – 2011 and it reached 108 576 people on 2016. The racial composition of this population includes 97,9% of black African, 0,5% are white and with the other population groups making up the remaining is 1,6%. The majority of the population (41%) within the municipality are younger than the age of 15 years. A total of 33% are between the ages of 15 and 34 years. 20% of the population fall in the age category of 35 – 64 years, while only 6% of the total population of the project area are older than the age of 65 years. The age distribution figures suggest that the population of the study area, consists mostly of young individuals who will become adults in the near future. In-migration of the youth and economically active

population implies an increasing need for recreation, educational facilities and employment opportunities. The increase in population is linked to the demand of housing, however the issue is the affordability of housing.

3.2. POPULATION DISTRIBUTION BY WARDS AND TRIBAL AUTHORITIES



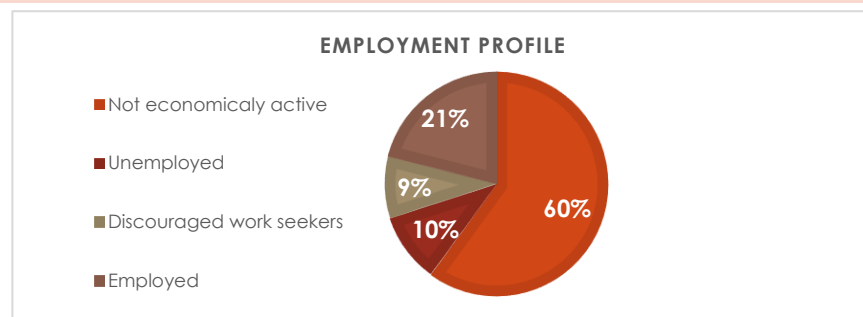
Source: Census 2011

Population is unevenly distributed amongst ten (10) administrative wards. It must also be recognised that traditional areas have their own traditional ward structure called Izigodi. These areas are not formally demarcated, but the extent of these is common knowledge among the community in an area. An induna is located within each izigodi and provides leadership on behalf of the Inkosi, the senior traditional leader. In each izigodi there are imizi or traditional settlements that are monitored by an elderly person, called

Isibonda. Land use and land allocation is managed through this system in accordance with customary law. The spread of wards by tribal councils can be illustrated as follows:

- ➡ Ward 1: KwaFodo, KwaMbotho, Thokozani Madumisa Tribal Authority and Farmland.
- ➡ Ward 2: KwaMbotho, Bashaweni Tribal Authority and farmland.
- ➡ Ward 3. Harding and Farmland.
- ➡ Ward 4. Part of Izibonda Tribal Authority (Kwa-Machi).
- ➡ Ward 5. Part of Izibonda Tribal Authority (Kwa-Machi).
- ➡ Ward 6. Part of Izibonda Tribal Authority (Kwa-Machi)
- ➡ Ward 7. Part of Inhlengano, Izibonda Tribal Authority, Weza State Forest and Farmland.
- ➡ Ward 8. Part of Izibonda Tribal Authority (Kwa-Machi)
- ➡ Ward 9. Part of Inhlengano and Izibonda Tribal Authority
- ➡ Ward 10 Part of Izibonda Tribal Authority (Kwa-Machi).

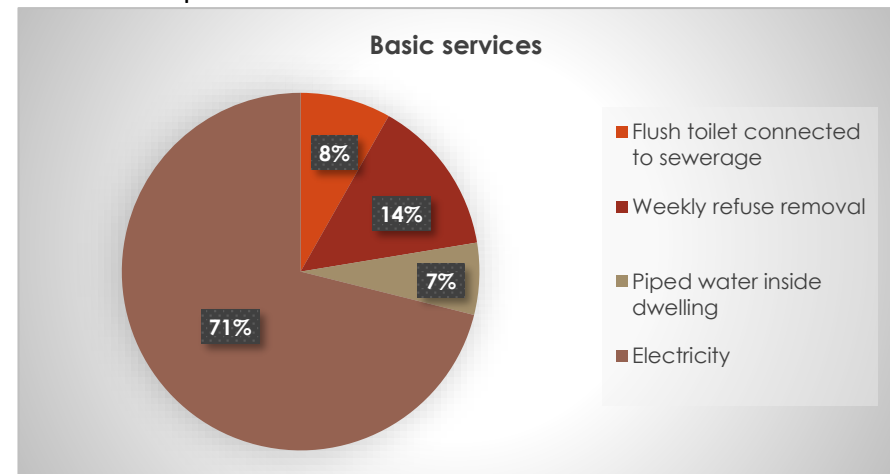
3.3. UNEMPLOYMENT AND ACCESS TO BASIC SERVICES



Community Survey 2011

Figure below illustrates the employment profile of the study area and the overall municipal profile. Approximately 5489 (26% of

economically active) of the adult economically active population within the study area indicated to be unemployed. These figures include persons older than the age of 15 who indicated that they were unemployed at the time of the survey but seeking employment and are willing to take up any employment position should it be presented.

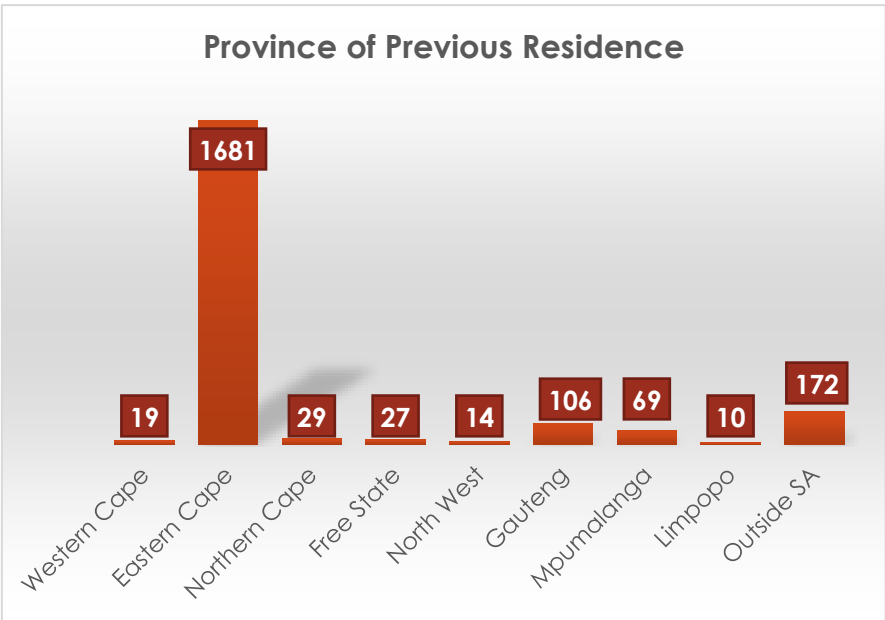


Census 2011

Approximately 11 128 of the economically active population within the study area indicated that they were employed at the time of the survey and 4489 were discouraged work seekers. The below graph show access to basic service. It is indicated that not all household have access to basic services. The delivery of this housing project will ensure that all households have access to basic services, meeting the needs of every house. Provision of basic services will constitute a significant portion of the HSP in order for the delivery

of housing need not just the shelter needs of the regions households but the basic services as well.

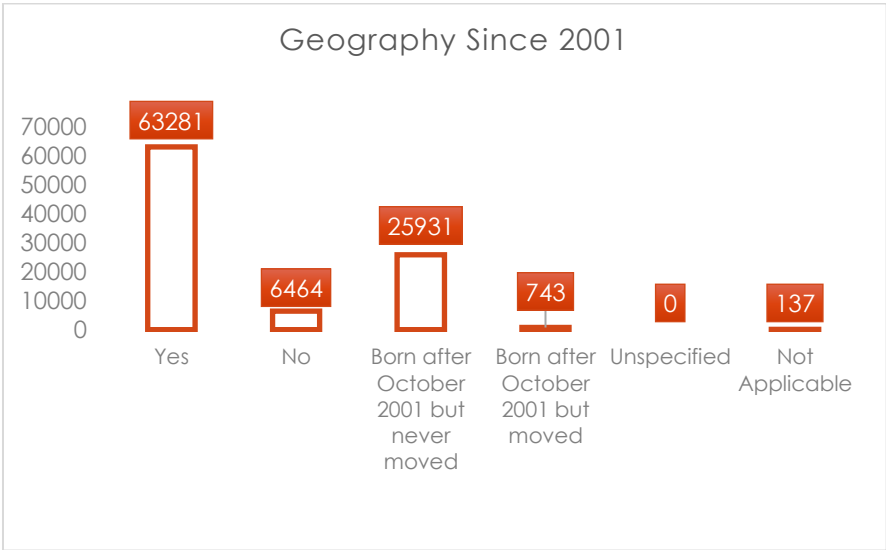
3.4. MIGRATION TRENDS



Census 2011

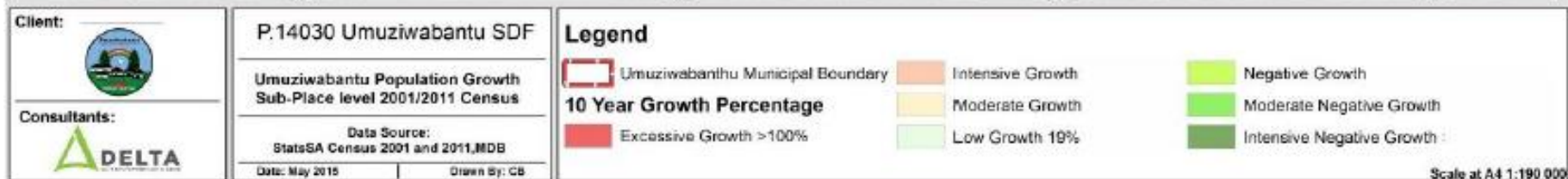
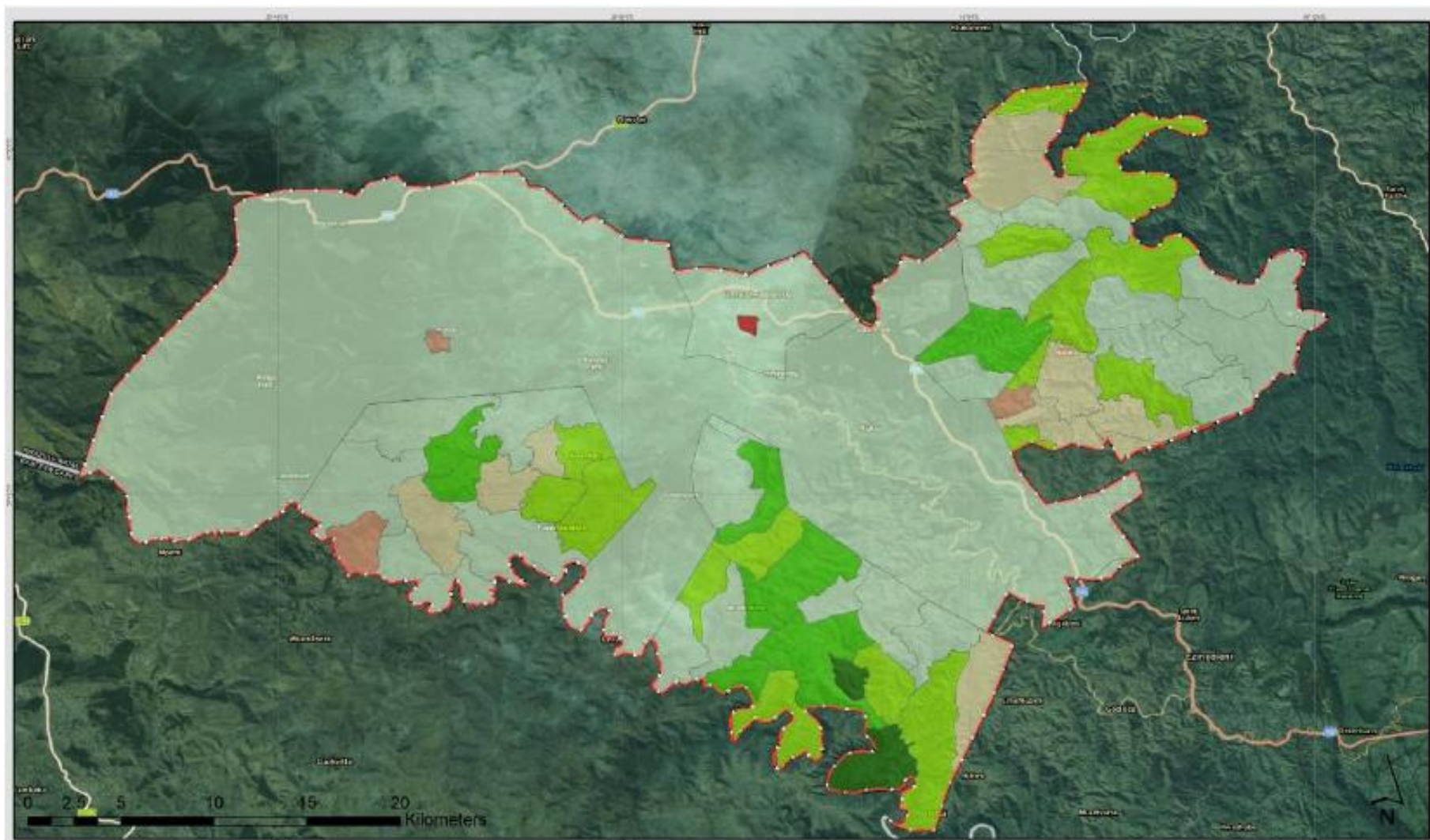
There appears to be in-migration and out-migration that takes place within UMuziwabantu Municipality. In-migration is the process of people moving into a new area in their country to live there permanently. Out-migration is the process of people moving out of an area in their country to move to another area in their country permanently. According to Census 2011, the migration statistics

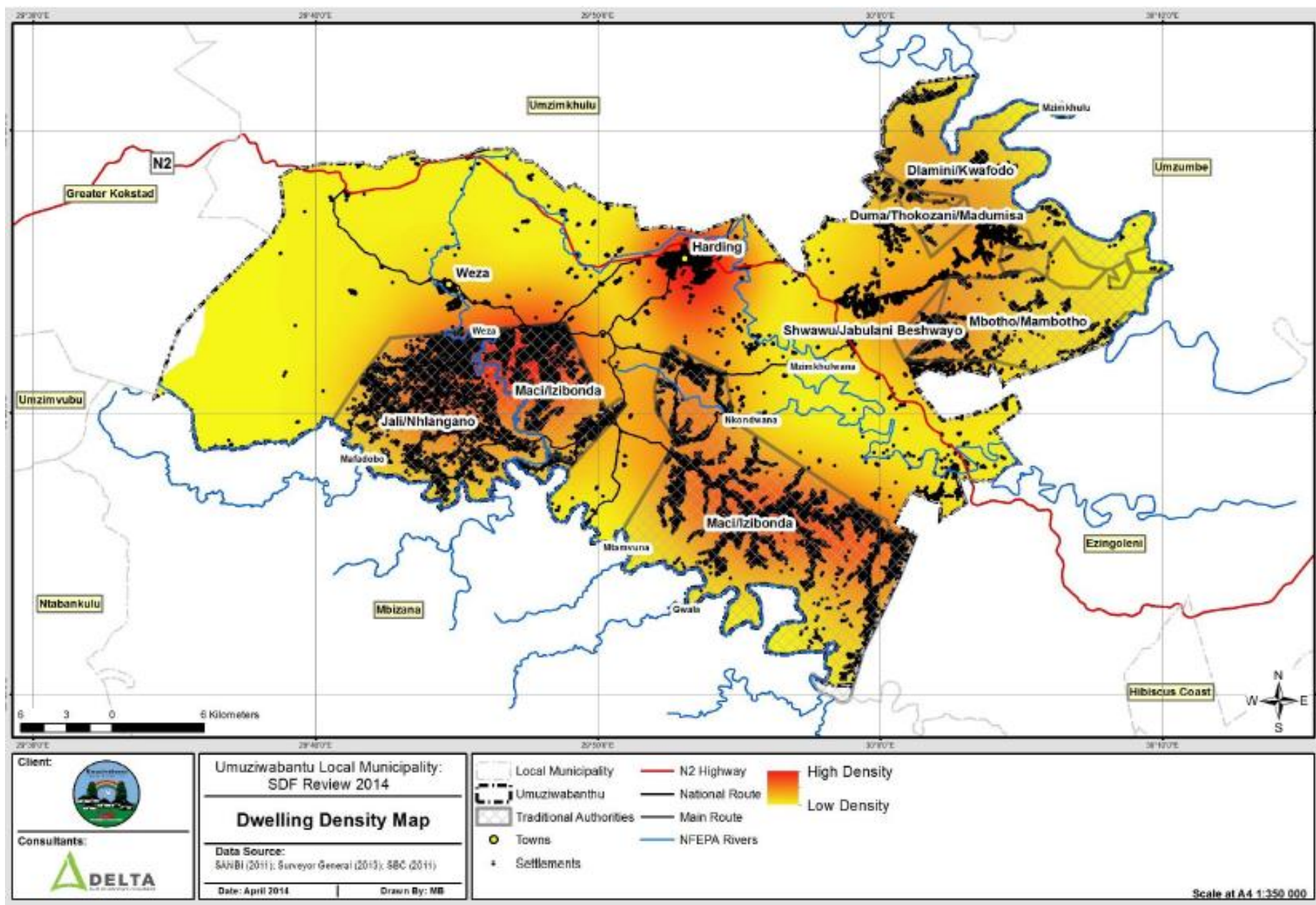
indicate that there is in-migration of population within different part of the province and the country to UMuziwabantu Local Municipal Area. The majority of the in-migration takes place between the area and the province of Eastern Cape.



Census 2011

There are approximately 2 127 people who migrated from other provinces to UMuziwabantu. 1 681 of those people were from the Eastern Cape Province. Approximately 7 207 people indicated that they previously stayed in UMuziwabantu in 2001 but moved out of the area afterwards.





4. HOUSING NEED AND DEMAND

4.1. APPROACH

Determination of housing need was undertaken, using of the following methodologies:

- ➔ The statistical method using census statistics. The statistics from the Community Survey 2016 has been used as a basis in this regard. The information relating to individuals residing in traditional dwellings, house/ flat/ room in backyard, informal dwelling/ shack in backyard and informal dwelling/ shack not in backyard was used to estimate the demand for housing.
- ➔ The other method calculates a backlog based on the analysis of the housing waiting list compiled by the municipality. At this stage, the Municipality has not developed a housing database.
- ➔ In addition to the database and housing waiting lists the Department of Human Settlements utilizes the information relating to individuals residing in traditional dwellings, house/ flat/ room in backyard, informal dwelling/ shack in backyard and informal dwelling/shack not in backyard to estimate the demand for housing.

The housing waiting list is considered to be the most effective approach in terms of determining the low – cost housing demand. This is primarily due to the fact that the housing needs statistics are based on the households that have indeed registered for housing and the municipality has confirmed the citizenship of each head of household through checking the identity document. This approach has however been criticized since there has been cases in the past

when the applicants are registering on more than one (1) housing waiting lists within different municipalities. The most effective approach would be an integrated housing database that is scrutinize at the provincial or national level by the Department of Human Settlements.

4.2. CURRENT HOUSING SUPPLY

4.2.1. RECENTLY COMPLETED PROJECTS

No.	Project Name	Project Type	Units
K06080007	KwaDumisa Housing	Rural	353
K06010001	Bashaweni Housing	Rural	445
K04120002	KwaJali Housing	Rural	890
K04110005	Nhlanwini/ KwaFodo Housing	Rural	1000
K04110003	Izibonda KwaMachi Housing	Rural	1000
K19970157	Mazakhele/ Winterton Phase 1 & 2	Greensfield/ Urban	934
TOTAL			4 622

Source: Umuziwabantu HSP (2012) and UMuziwabantu LM Records (2017)

The past human settlement planning projects have been invested within the rural areas. This covered the projects listed above in wards 1 – 3. A total of 3 688 units were delivered which reduced the backlog that existed at the time. The total backlog was estimated based on Census 2001 which indicated that at least 12 018 units were residing in traditional, informal and backyard.

4.2.2. CURRENT HOUSING PROJECTS

Project Name	Project Type	Units
KwaJali (Phase 2)	Rural	2 000
KwaMbotho	Rural	1 000
KwaMachi (Phase 2 – cluster 1)	Rural	1 000
KwaMachi (Phase 2 – cluster 2)	Rural	1 000
KwaMachi (Phase 2 – cluster 3)	Rural	1 000
KwaMachi (Phase 2 – cluster 4)	Rural	1 000
KwaMachi (Phase 2 – cluster 5)	Rural	1 000
Harding (RDP)	Urban	1 057
Harding (Middle Income)	Urban	46
TOTAL		9 103

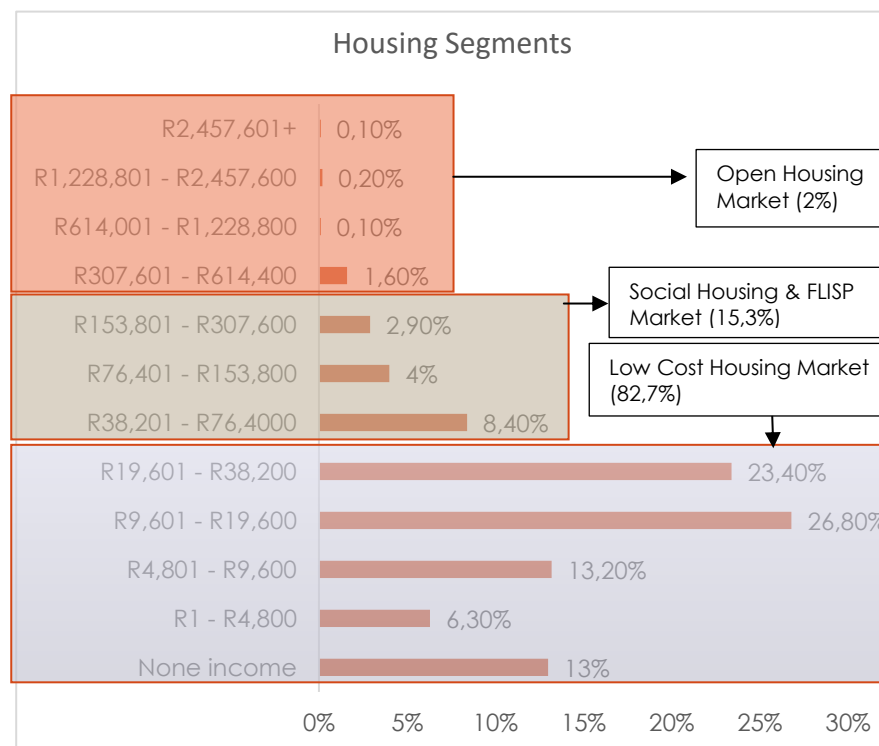
Source: Umuziwabantu Municipality (2017)

The Municipality and the Department of Human Settlement have commenced with the process to further confront the remaining housing backlogs through the delivery of 8 000 units within the rural areas and 1 103 within the urban areas.

4.3. HOUSING BACKLOG

The backlogs for housing within Umuziwabantu Local Municipality is a debatable issue. Census 2011 indicated that there are approximately 82,7% households who earn less than R 3 500 per month which suggests a low-cost housing market of 17 879 households. Considering that 4 622 units were delivered, one could estimate the backlog to be at **13 257 units**. This then creates an impression that the current projects will further reduce the backlog to 4 154.

4.4. HOUSING MARKET SEGMENTS



Census 2011

The income profile of the population residing in UMuziwabantu provides perspective into the extent of housing demand and need in the municipality within each of the programmes available for delivery. The Figure below indicates income groups of the population represented in percentages that can qualify for housing subsidies.

Approximately 82,7% households in UMuziwabantu Municipality are eligible for low cost housing subsidies. This includes about 13% of households who do not have access to disposable income and are therefore regarded as destitute. An addition 15,3% qualifies for social housing and Finance Linked Individual Subsidy Programme (FLISP). While social housing caters for those in need of rental accommodation, FLISP requires an individual beneficiary to access mortgage bond from a financial institution or pay the balance of the value of the house themselves

4.5. DISTINCT HOUSING NEEDS

4.5.1. EMERGENCY HOUSING NEEDS

The municipality recently completed the restoration of 262 units which were damaged by the disasters. These include units that were destroyed by the fire, lightening, strong winds and heavy rainfall. The municipality is currently busy with 23 units that are being restored.

4.5.2. MILITARY VETERANS

According to the National Department of Human Settlements, a Military Veteran can be classified as “A South African who served under any previous military dispensation, including those persons involved in the liberation movement.” Research conducted by the National Departments of Human Settlement indicates that the majority of veterans are poor and aged. As such, it is likely that the majority of veterans in the Province would qualify in terms of standard criteria, with the exception that formal documents may not

be in place. Such cases should first be resolved through facilitating the formalization through the relevant Departments, such as Home Affairs and/or Social Development (KZN DOHS).

There have been challenges affecting the delivery of houses for military veterans such as inadequate policies, the lack of a reliable and creditable database for military veterans, the lack of efficient governance mechanisms. The Department of Defence and Military Veterans is the responsible authority for maintaining the list of Military Veterans, whilst the Department of Human Settlements is responsible for the delivery of Human Settlements. Military Veterans form part of the fabric of society and therefore should be integrated to society through the allocation of houses in existing and planned housing projects. The KZN Department of Human Settlements published a Policy Framework for extra-parliamentary war veterans, which defines the group as “those veterans who had been prepared and engaged in liberation military activities against the administration of the then apartheid government where caused such activists to go in exile for a period of at least one year.”

The purpose of the KwaZulu-Natal Department of Human Settlements military veterans housing framework is to provide a departmental guide and approach to the provisions of houses for military veterans in support of transversal social transformation initiatives.

The group has been identified as a priority by the Department to be accommodated by the programme. It is recommended that

UMuziwabantu Municipality and Local Office of the Department of Human Settlements devises a practical programme for the assistance of Military Veterans in accessing Housing. There are military veterans within UMuziwabantu Municipality. However, it is unclear how many there are and whether they would qualify for this programme. The municipality can advise the veterans to come forward.

4.5.3. FARMWORKER HOUSING

Farmworker housing means an accommodation that has been provided within the farm for the farmworkers. This accommodation may be provided by the farmer/ employer or Department of Human Settlements through farm resident subsidies. Generally, the farmworkers in South Africa are still living under inhuman conditions, which are characterized by lack of access to potable water, proper adequate shelter, basic health service, security of tenure, sanitation, education etc. "Since 1994, a number of pieces of legislation have been enacted with the intention of regulating and improving the conditions and rights of farm workers and farm dwellers. Despite the new legislation, black people living on farms in South Africa remain amongst the most vulnerable people in society" (Wegerif et al, 2005:7). There are a number of farms that exists within UMuziwabantu and the condition that the workers live in is currently not known. A need exists to provide assistance in the event whereby the farmworkers are facing the need for proper housing.

4.5.4. RENTAL/ SOCIAL HOUSING

The need for social housing within Harding needs to be tested against the size of the market. Essentially this rental housing is intended to assist the individuals who earn between R 3 500 – R 7 500 with rental housing options within the town. The Census Data (2011) reflect that there are 8 110 people who fall within this category. It would be necessary to explore the need for this housing subsidy at a detailed level.



KwaJali Phase 2 Rural Housing Project



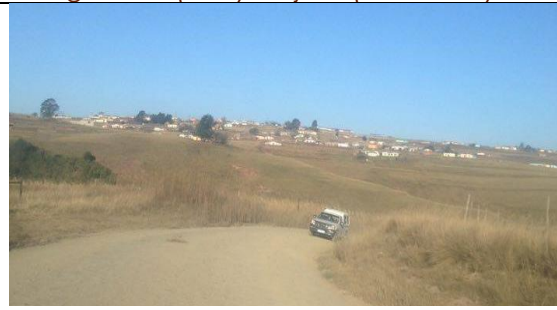
Harding urban (RDP) Project (1057 units)



KwaMachi Rural Housing Project



Site Office: Harding RDP (1057 units)



KwaMachi Rural Housing Project



Site Office: KwaMbotho Rural Project



Site Office: KwaMbotho Rural Project



Lack of sidewalks on Main Roads: KwaMachi



KwaMachi Rural Housing Project

4.6. RENTAL MARKET SURVEY

A rental market survey was carried out within the town of Harding. A sample of ten (10) residential property developers were engaged. The majority of them choose to remain anonymous which implies that their names and contacts has not been disclosed on this document. The intent of the survey was to establish the performance, trends and challenges within the rental market. The following were questions had to be answered:

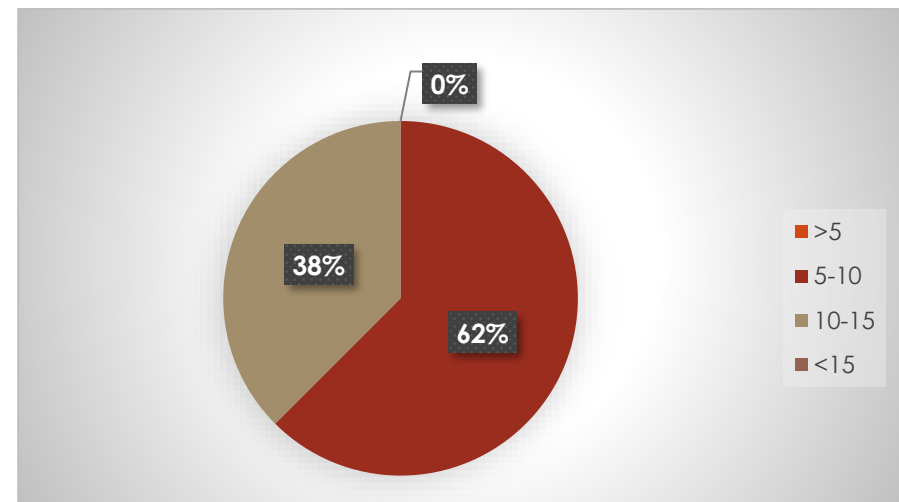
- ☞ How many units does each rental property contain?
- ☞ Who are the target group for the rental property?
- ☞ What is rental income range per unit on a monthly basis? (Bachelor, One Bed Room Unit or Family Units - Two or more bed rooms etc.)
- ☞ What is the average occupancy rate (%)?
- ☞ Which immediate constraints does the property owners face?
- ☞ What are the monthly running costs that the property face on a monthly basis?
- ☞ Who is responsible for the management (Use/ care/ operation/ maintenance) of the property? (Owner or Tenants)
- ☞ Are the special considerations taken into account which includes (1) wheelchair ramp on the entrance of the house; (2) doorway

should be wide enough for the wheelchair to navigate in and the door should be opened in reverse; and (3) doorknobs should be lowered in order to accommodate a disabled person who will be using it.

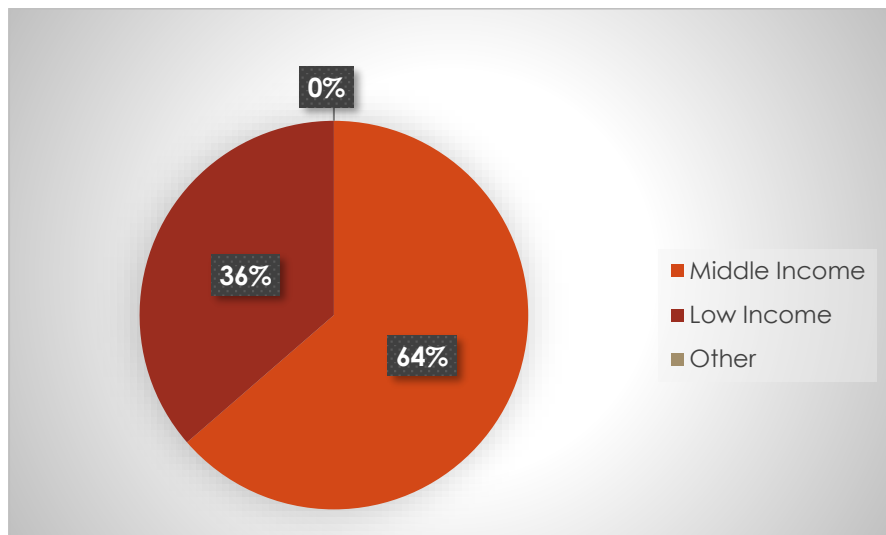
- ☞ Do the property owners have future expansion plans?
- ☞ Do the property owners future improvement plans?
- ☞ Do the property owners intend to explore opportunities either than the residential market that you are already in?

The responses were given out as follows:

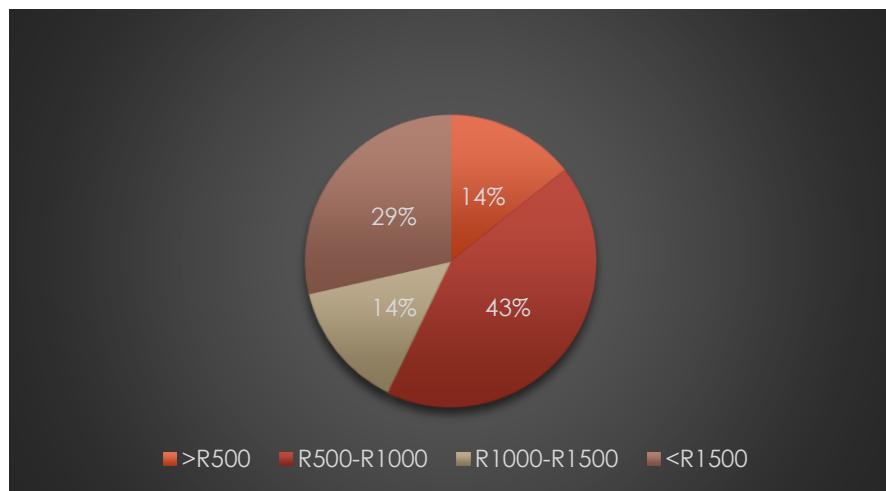
4.6.1. NUMBER OF UNITS PER PROPERTY



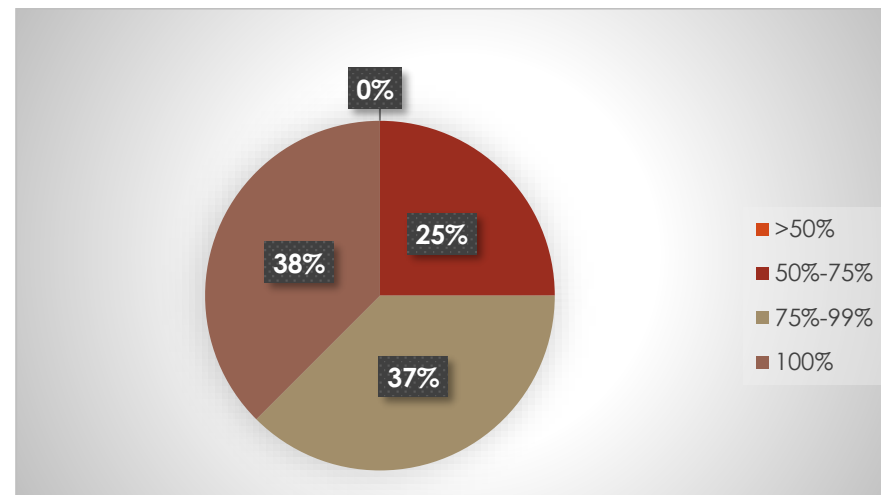
4.6.2. TARGET INCOME GROUP



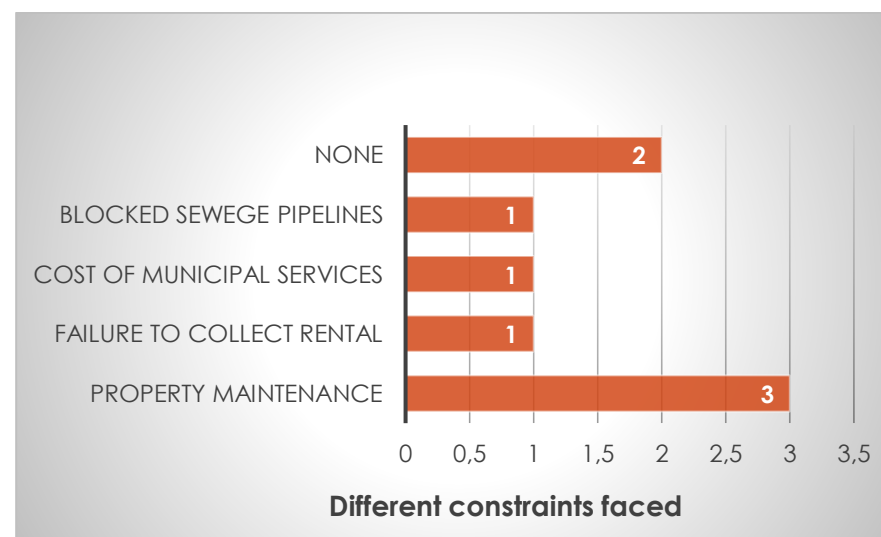
4.6.3. MONTHLY RENTAL ®



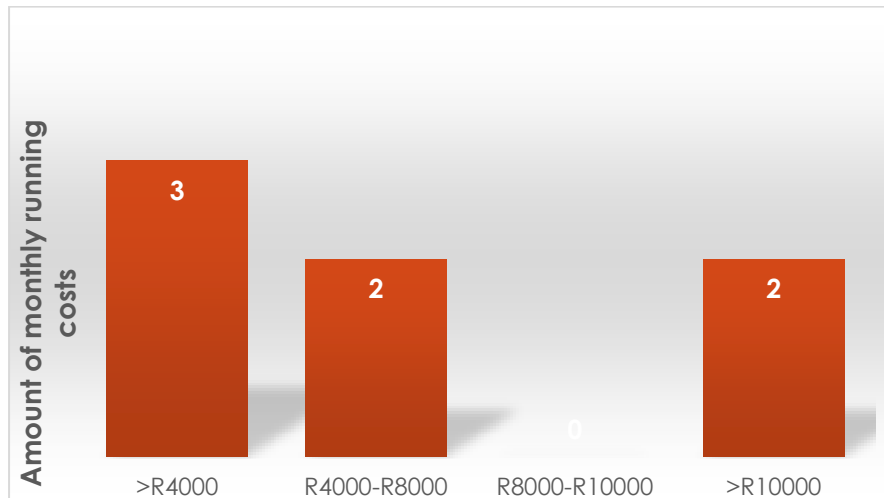
4.6.4. OCCUPANCY RATE



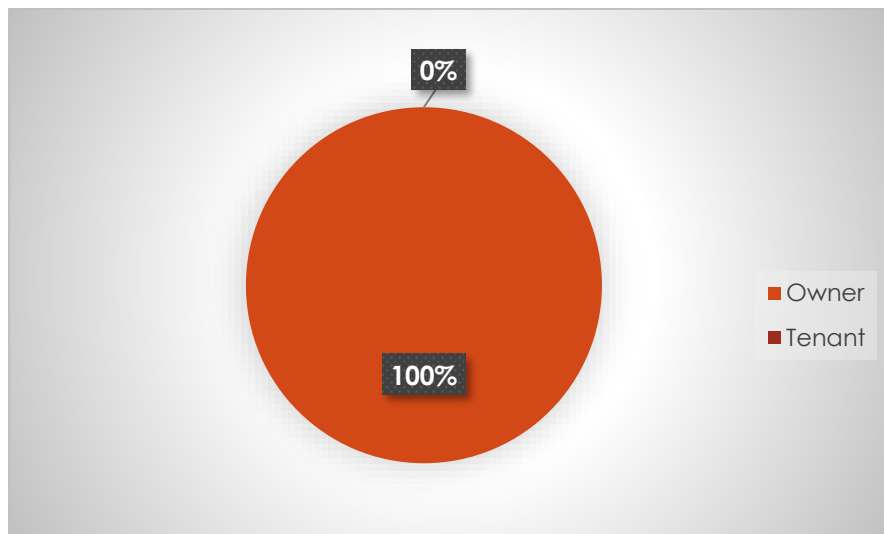
4.6.5. CONSTRAINTS FACED BY PROPERTY OWNERS



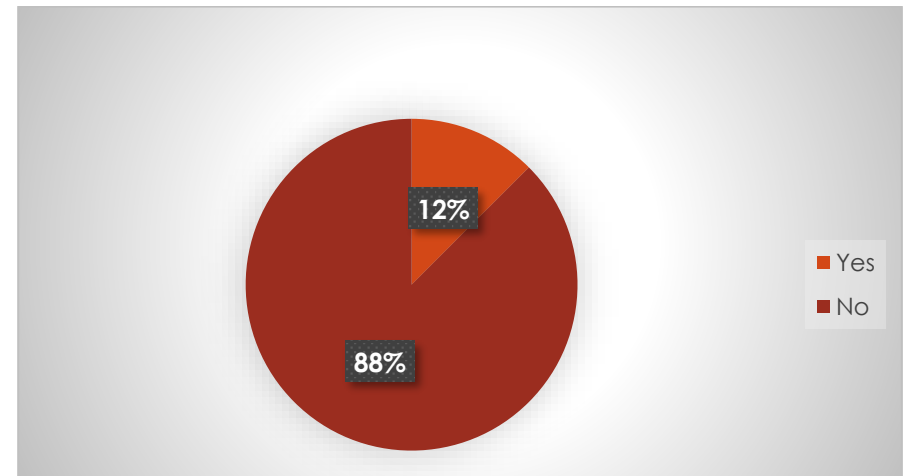
4.6.6. MONTHLY RUNNING COSTS



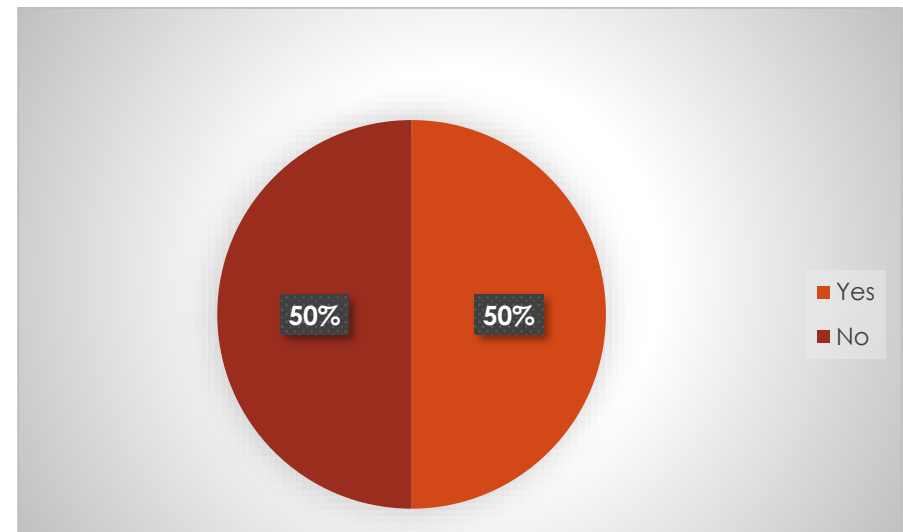
4.6.7. PROPERTY MAINTENANCE RESPONSIBILITY



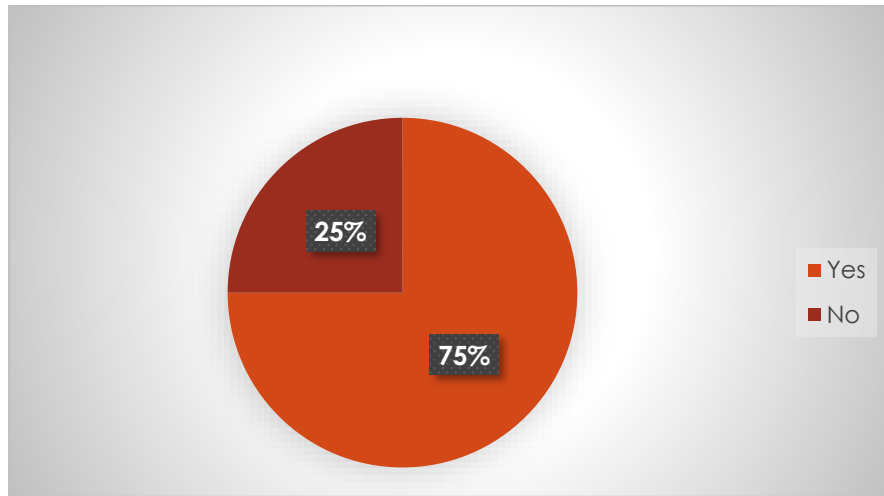
4.6.8. SPECIAL CONSIDERATIONS



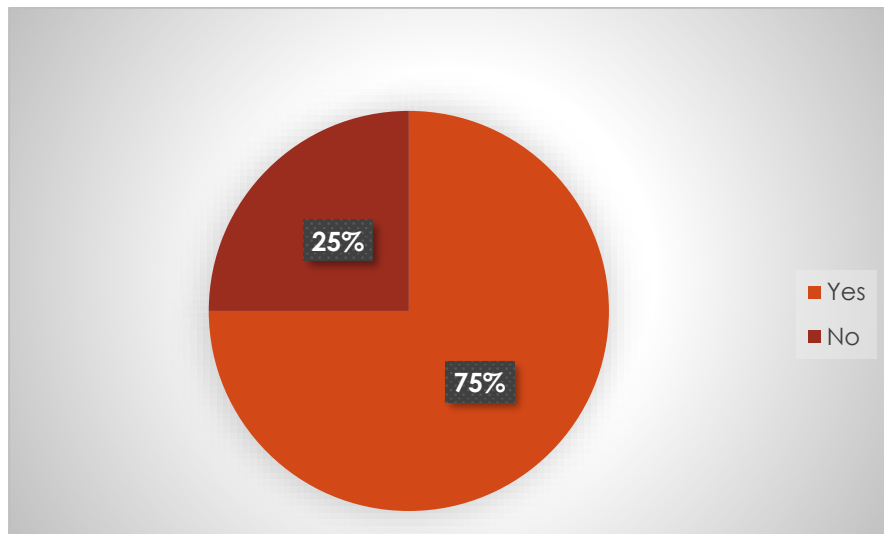
4.6.9. FUTURE EXPANSION PLANS



4.6.10.FUTURE IMPROVEMENT PLANS



4.6.11.INTENTION TO EXPLORE OTHER MARKET OPPORTUNITIES



4.6.12.SUMMARY

The following summary can be drawn from the survey:

- ☞ The majority of the rental properties within Harding are existing at a small scale with 62% of these properties that have 5 – 10 units;
- ☞ The middle-income group which include SAPS Officers and SASSA officials make up 64% of the rental market;
- ☞ Occupancy rate is very good with all properties that indicated that it is above 50%;
- ☞ The monthly rental for 43% of the properties is between R500 – R1000;
- ☞ The majority (38%) of the property owners indicated that maintenance of their properties was a challenge as well as vandalism by the tenants;
- ☞ 88% of the properties are not designed to accommodate people living with disabilities; and
- ☞ 75% of the residential property developers indicated that they are planning to expand and explore other opportunities in the rental market.

5. LAND SUITABLE FOR FUTURE HOUSING

5.1. UMUZIWABANTU SDF

5.1.1. PRIORITY AREAS FOR FUTURE HOUSING

Umuziwabantu Draft Spatial Development Framework identified areas for future housing within the town of Harding. There were no further sites that were identified for future housing on the existing Spatial Development Framework. The focus was rather aimed at the development of sustainable continuum of human settlements. The key interventions that are suggested under this strategy are densification strategy, settlement planning, delineation of urban edges and settlement edges. The Spatial Development Framework further acknowledges and accept the range of settlement typologies that exists within the area which include urban townships, company towns, rural villages and hamlets, dense rural settlement and dispersed rural settlement.

It further states that the maintenance and development of dispersed rural settlement is supported where these align with the land use, biodiversity and conservation strategies outlined in the SDF and where the carrying capacity of the land is sufficient. The support and development of dispersed rural settlements must accordingly be subject to a strategic assessment, the protection of valuable agricultural land, grassland, areas of stewardship or conservation protection. The SDF adopts a service centre approach through the identification of a number of growth points where development

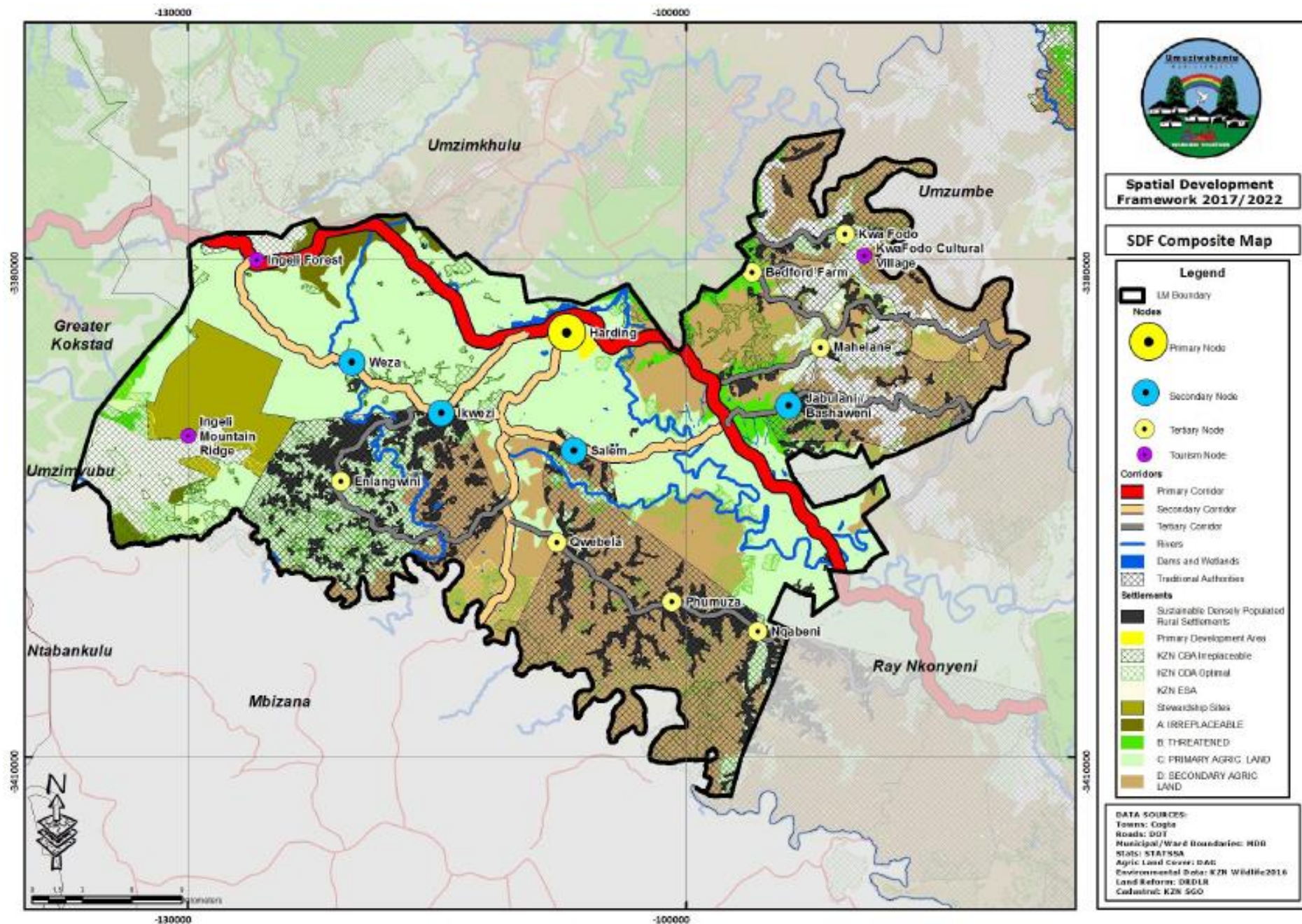
intensity should be increased within through responsible densification and infill development. These are classified as nodes with different scales of hierarchy. These can be listed as follows:

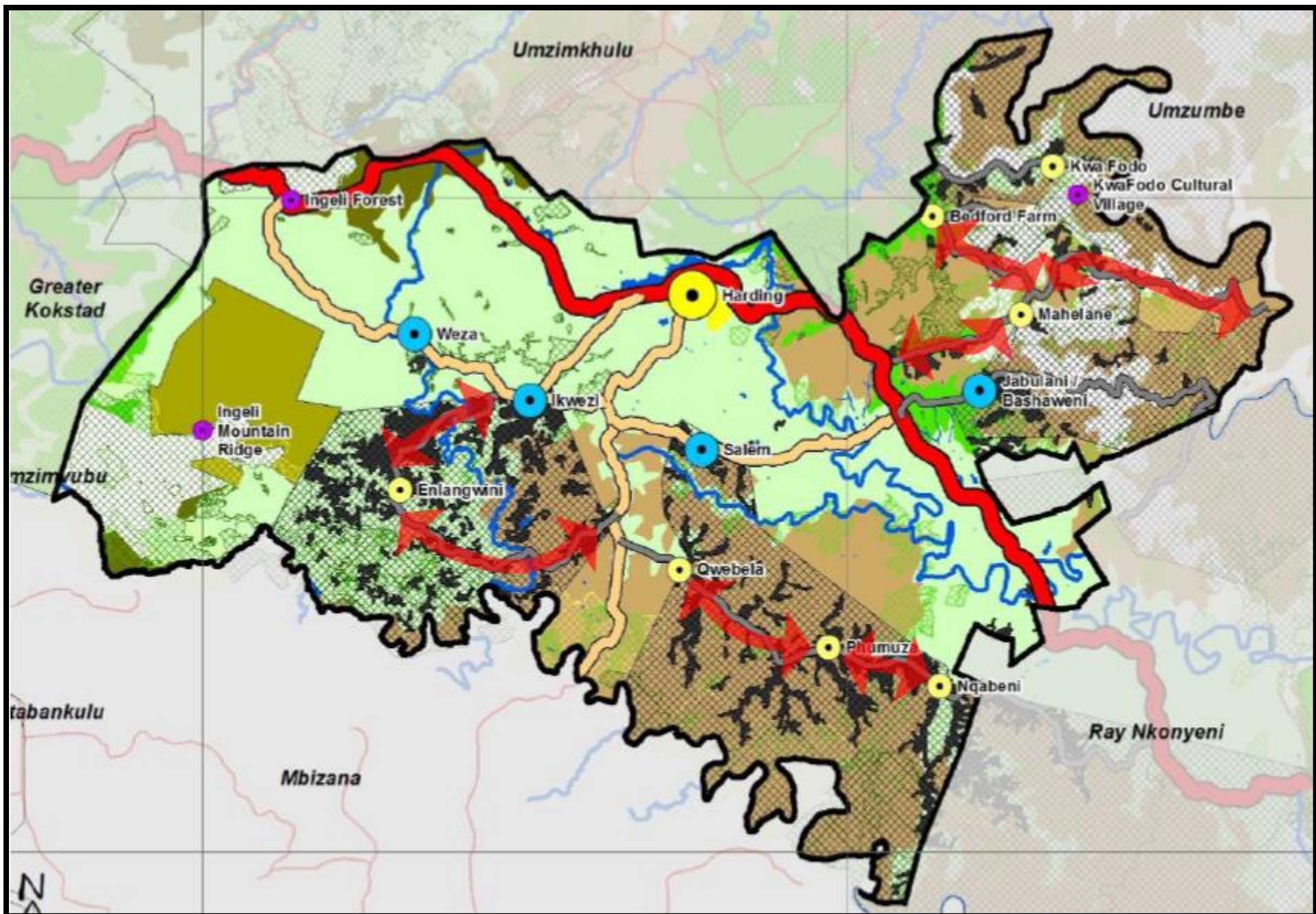
Growth Point	2001 – 2011 Census Population
Harding Town	Excessive Growth >100%
Weza	Intensive Growth
Ikwezi	Low Growth 19%
Salem	Low Growth 19%
Jabulani/ Bashaweni	Intensive Growth
Enhlangwini	Intensive Growth
Qwebela	Slight Population Decline
Phumuza	Low Growth 19%
Nqabeni	Moderate Growth
Mabaleni	Moderate Population Decline
Bedford	Low Growth 19%
KwaFodo	Low Growth 19%

Source: UMuziwabantu Population Growth Census 2001 – 2011

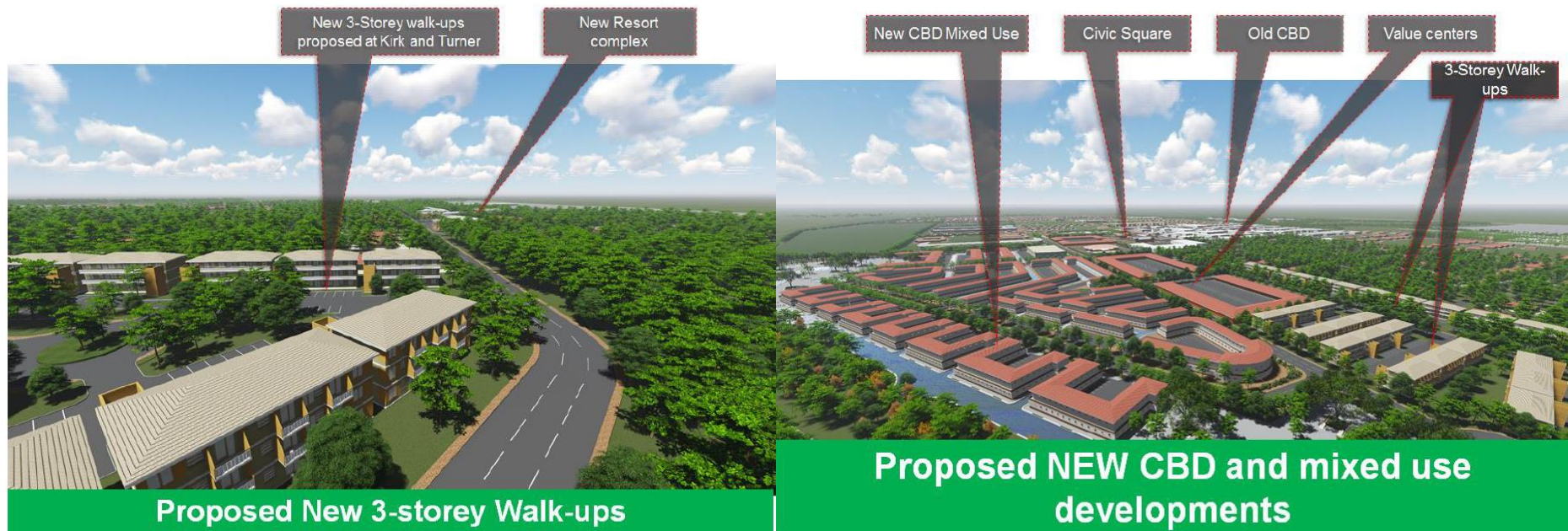
5.1.2. SDF CONCLUDING REMARKS

There are two SDF growth points which experienced population decline. These are Qwebela and Mabaleni. It is suggested that future housing be prioritized within ten other nodes which experienced population growth within 2001 – 2011. The major priority being Harding since it attracts more population than any other area within the municipality.





5.2. HARDING URBAN RENEWAL



Umuziwabantu Municipality has also developed an urban renewal for the town of Harding. This urban renewal framework plan has been adopted and approved by municipal council. Attention was paid to infrastructure and service constraints including roads, street lights, waste management issues and management of traffic. The key proposals included development of the Umuziwabantu Government Offices Precinct, informal settlements that requires upgrading, beautification, greening of the town, Mazakhele and residential, encouraging business to refurbish their buildings, expedite the establishment of the shopping mall, development which includes medium to high income housing developments.

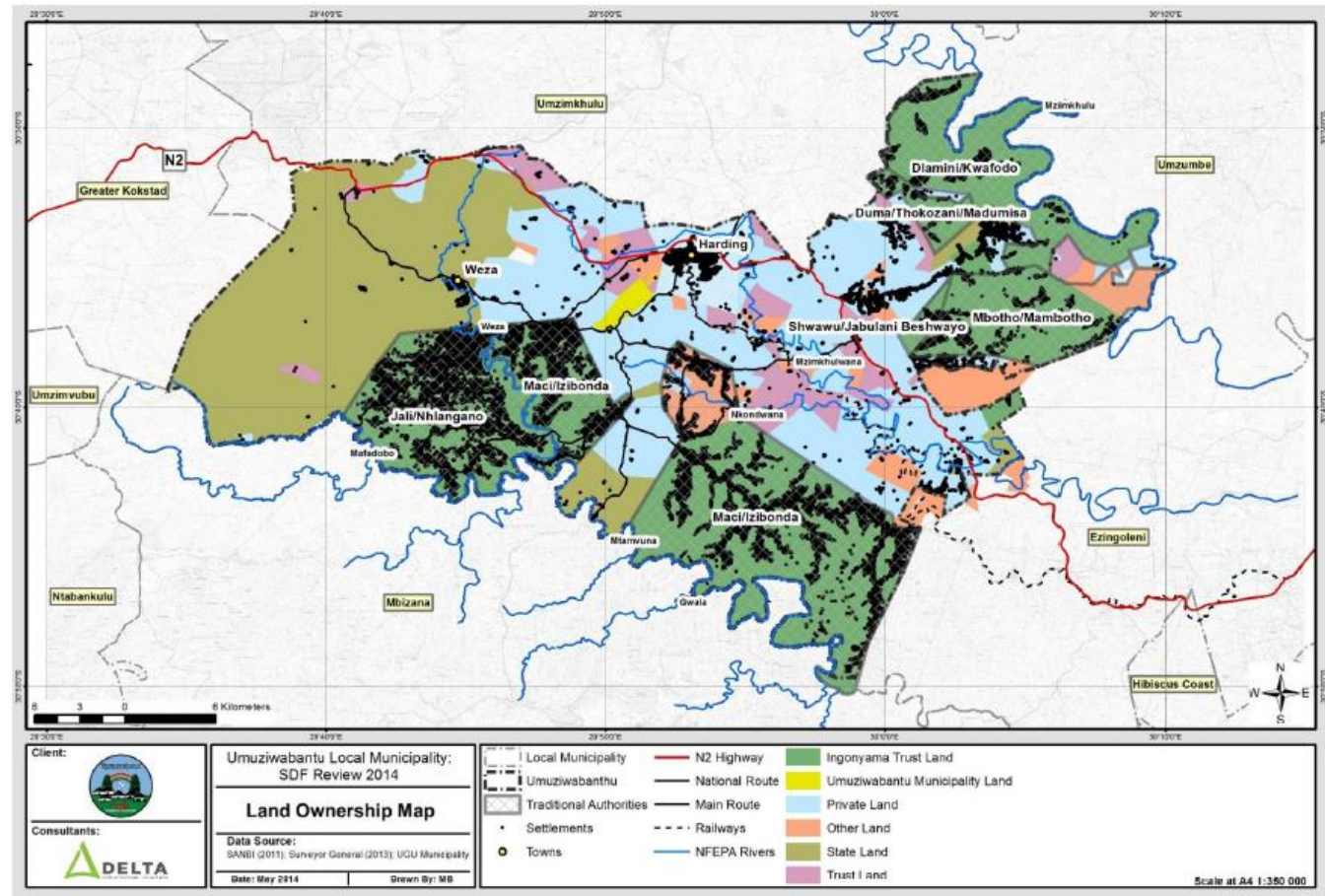


5.3. LAND AND LEGAL ISSUES

The largest proportion of land is owned by the Ingonyama Trust, with ownership of 39% of the total land. Not all the land under traditional council land is owned by the trust – approximately 2 374 Ha of traditional council land falls outside of the Ingonyama Trust ownership. The state is another significant land owner representing 23% of the total land ownership. This is a fairly high figure for any municipality and is attributed to the significant extent of land falling under the Weza State Forest which is located towards the western edge of the municipality.

UMuziwabantu Municipality owns 486Ha of land. The remaining 36% of land is under private ownership, trusts or other ownership. This land is largely

focused around Harding, within the central and the central areas towards the east of the municipality. From the land, legal point of view there does not appear to be many hindrances that could affect future housing initiatives.



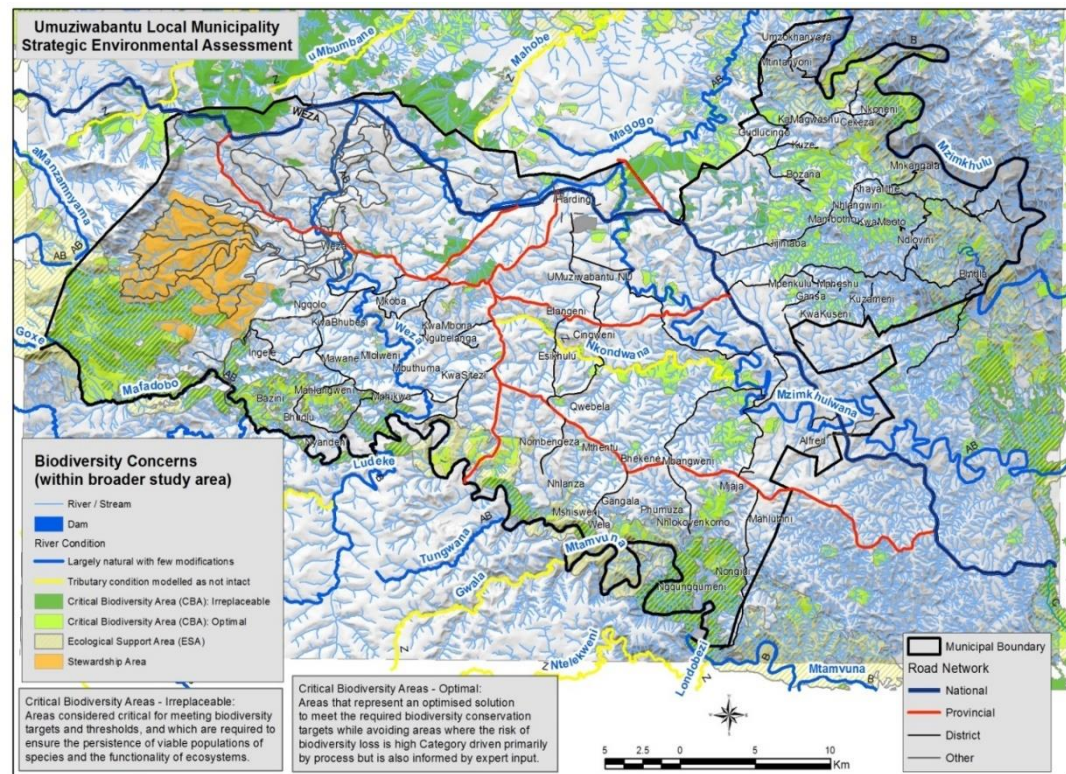
5.4. ENVIRONMENTAL LIMITATIONS

UMuziwabantu has developed a Strategic Environmental Assessment Plan which examines the areas that should be protected from the high level of development intensity. It is important that the Housing Sector Plan takes the recommendations into account. The information about the sensitive attributes of the area was integrated to produce an Environmental Sensitivity Index. The method that was used to produce this composite picture is based on the integration or ‘summing’ of physical and biological parameters that presumably have some bearing on environmental sensitivity. The map shows the data features that are considered ‘sensitive’ by law and it flags:

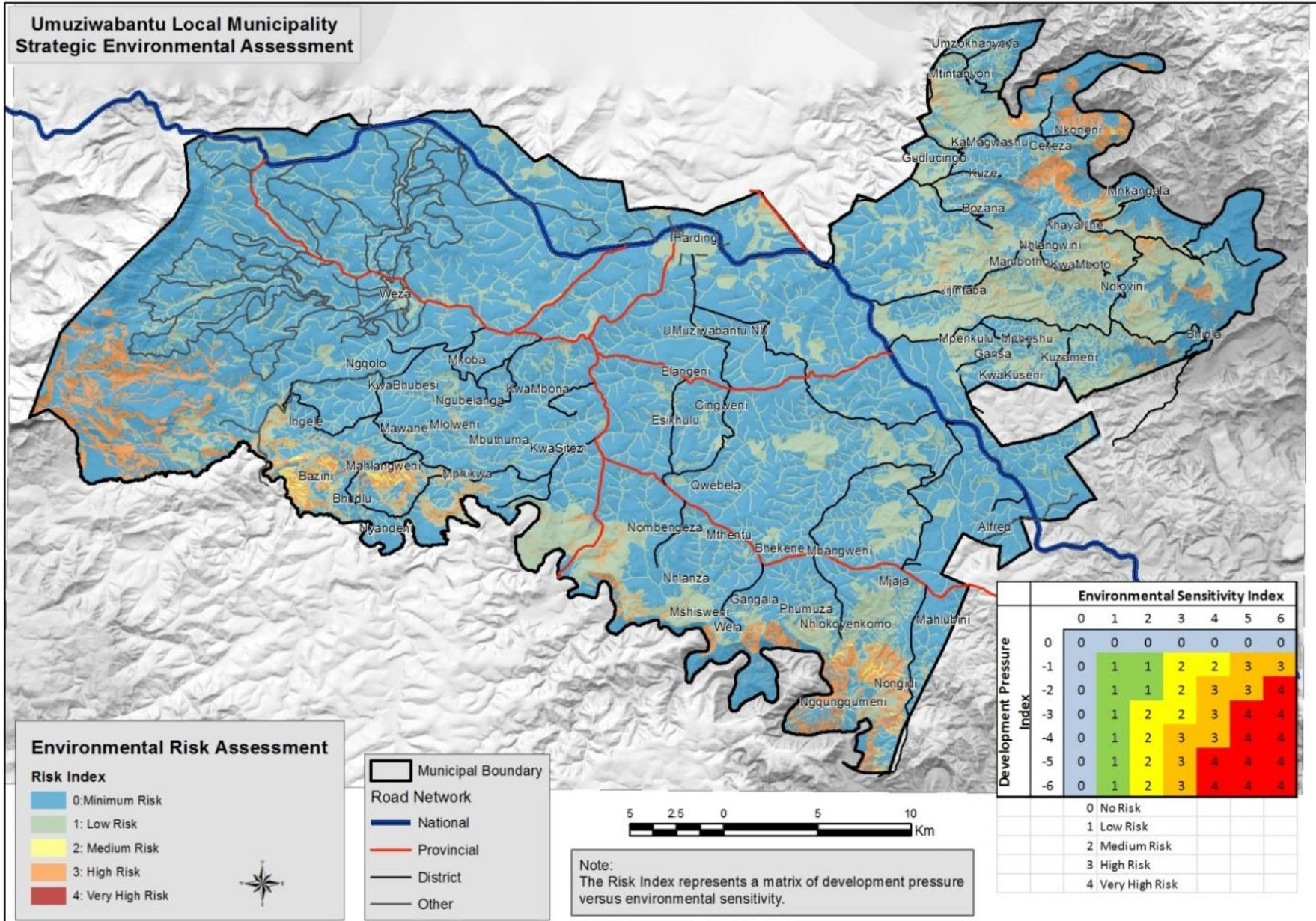
- ➔ Areas which are more susceptible to change than other areas, and
- ➔ Areas which may need stringent or less stringent development control.

It is important to understand that the index shows the “frequency of occurrence” of sensitive elements, i.e. a spatial area with a value of 1 is characterised by the presence of one element of sensitivity, whereas a value of 6 indicates that there are many (6) elements of sensitivity occurring in a given spatial area. The “blue area” on the map has a “neutral sensitivity” which only means that these areas are not characterised by a sensitive data attribute. All areas of sensitivity present some level of constraint to development and will:

- ➔ Require stringent development control; and/or
- ➔ Trigger statutory implications, i.e. development proposals in these areas may require an environmental permit or authorisation.



Umuziwabantu Local Municipality Strategic Environmental Assessment



Umuziwabantu Local Municipality Strategic Environmental Assessment

TERRAIN	Area (Ha)	%
High Mountains	19 458.74	17.86%
Mountains and Tall Hills	53 160.13	48.78%
Strongly Undulating Plains and Hills	30 058.98	27.58%
Undulating Plains	153.14	0.14%
Prominent River Valleys	6 148.26	5.64%
Total	108 979.26	100.00%

Landscape Character - Terrain

- High Mountains
- Mountains and Tall Hills
- Strongly Undulating Plains and Hills
- Undulating Plains
- Prominent River Valleys
- Incised River Valley or Gorge

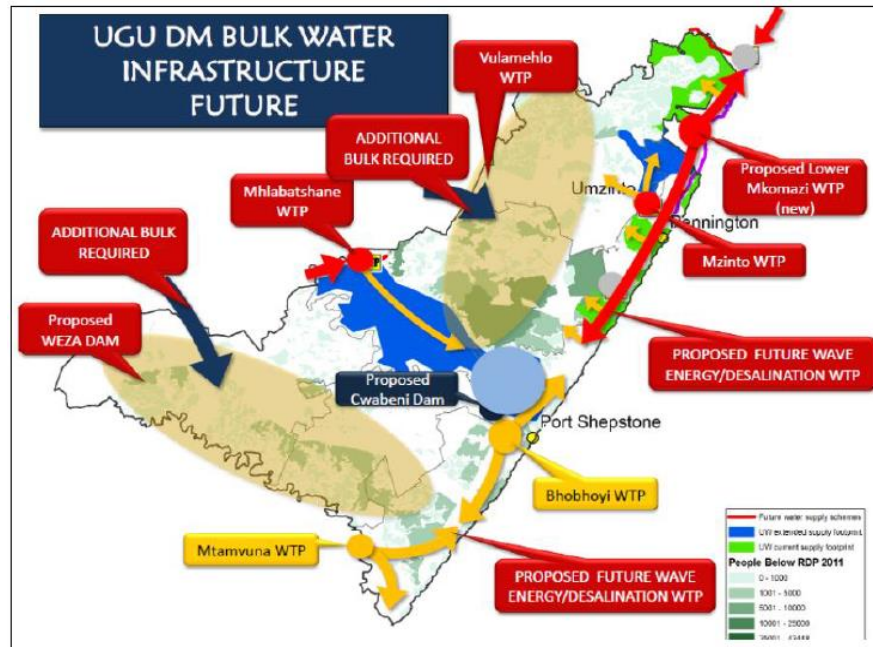
Legend:

- Municipal Boundary
- Road Network
 - National
 - Provincial
 - District
 - Other

Scale: 0 to 15 Km

6. AVAILABILITY OF BULK INFRASTRUCTURE

6.1.1. WATER STORAGE, NETWORK AND TREATMENT



Ugu District Municipality is responsible for the provision of bulk water and sanitation infrastructure within UMuziwabantu Local Municipality. Ugu District water supply is derived from dams, rivers, ground water (as well as bulk purchases from eThekweni Water and Umgeni Water). The treatment of water is handled by the Ugu District at district owned treatment plants before distribution to individual consumers. There are three operational Water Treatment plants within UMuziwabantu Municipality namely:

- ➡ KwaMbotho Water Treatment (within the Umzumkulu catchment)
- ➡ Umuziwabantu Water Treatment (within the Umzumkulwana catchment);
- ➡ Mbonwa (KwaMbonwa) Water Treatment (within the Weza catchment)

Based on the status quo, additional bulk infrastructure is required in UMuziwabantu to unlock development which include future housing. Urban residents have water in their houses or within the RDP standards in case of Winterton (KwaMazakhele) where residents get their water from the public water stand pipes, however, the phase 3 low cost housing project in winterton will include running water and flushing toilets within the households. In the rural areas, bulk water reticulation is in place across sub-regions, however, a backlog of service provision still remains. A demand assessment undertaken within the Ugu Infrastructure Audit identifies a need for an upgrade to current infrastructure in order to address future capacity requirements, with the cost of backlog eradication alone estimated at R3.4 billion.

6.1.2. SEWER NETWORK AND TREATMENT

Ugu District Municipality acknowledges a single Waste Water Treatment Works Plant within the UMuziwabantu Municipality, at Harding. This plant services approximately 1 881 households with full waterborne sanitation. Significant portions of Harding, in particular the areas of Mazikhele and Winterton are not serviced

with waterborne sanitation. On the other end of the scale 1 103 households (5.1%) are indicated as not having any access to any form of sanitation. At 73%, (or 15 760 households) the majority of households utilise ventilated or unventilated toilets or chemical toilet systems.

6.1.3. TRANSPORTATION AND ROADS

The identified road network through the UMuziwabantu Municipality totals approximately 475.6 km, of which 135.7 km is surfaced. The complete network can be broken down as follows:

Road	Distance (Km)	Total %	Surfaced	
			Km	%
National Road	51.9	11%	51.9	100%
Provincial Road	101.6	21%	51.8	51%
District Road	283.7	60%	3.0	1%
Local Road	38.1	8%	29.0	76%
Total	475.3	100%	135.7	29%

- ➡ **NATIONAL ROAD (N2):** A stretch of the N2 between Durban and the Eastern Cape traverses the municipality with the total distance within the municipality being 51.91 km. The N2 runs east-west through the municipality and connects Harding with Port Shepstone and Ezinqoleni to the east, and Kokstad in the West. The road is single carriageway and is in good condition.
- ➡ **PROVINCIAL ROADS:** The main provincial road which proceeds through the municipality is the P61, which intersects the N2 in

two locations, linking Weza to the National road. A total of 101.635 km of provincial road runs through the UMuziwabantu Municipality, with approximately 49.8% of these roads being surfaced. The condition of the provincial roads within the municipality varies, with the Department of Transport budgeting for small safety maintenance works in the form of asphalt patching and road studs and routine gravel patch maintenance budgeted for the P302.

- ➡ **DISTRICT ROADS:** A total of 283.7 km of district road lies within the bounds of the municipality. Very little of this road network is surfaced. The conditions of District roads vary widely, with the Department of Transport having budgeted a sum of R9 500 000 for periodic maintenance for improvements and re-gravelling of the D1033, D907, D252, D908 and D120 district roads. Various district roads which have also been earmarked for routine maintenance including; Patch gravelling, drain clearing and verge maintenance are: D904, D862, D1033, D211, D149.
- ➡ **MUNICIPAL ROADS:** The local municipality is responsible for all roads within Harding. The municipality contains 38.1 km of local roads. The municipality has also developed a few access roads to service rural settlements areas, notably including the link between the D250 and Jabulani Bashwawo. The condition of roads in town is poor with 24% of the roads being unpaved. Maintenance of these roads falls under the responsibility of the local municipality. The movement and transportation system is a key structuring mechanism for shaping settlement and the distribution of land uses across the municipality. It is an effective and efficient connectivity system that supports a more integrated and dynamic space economy. Movement, at all scales, promotes choice and integration. As part of this system

public transport plays a critical role in connecting communities and providing affordable access to services and other economic opportunities. Public transport plays a key structuring role in transforming rural settlements into more sustainable human settlements. The consolidation and expansion of more central well-located settlement areas should be encouraged to increase density and allow the thresholds for public transport and facilities to form. Higher densities must be encouraged within areas of nodal development and along public transport routes.

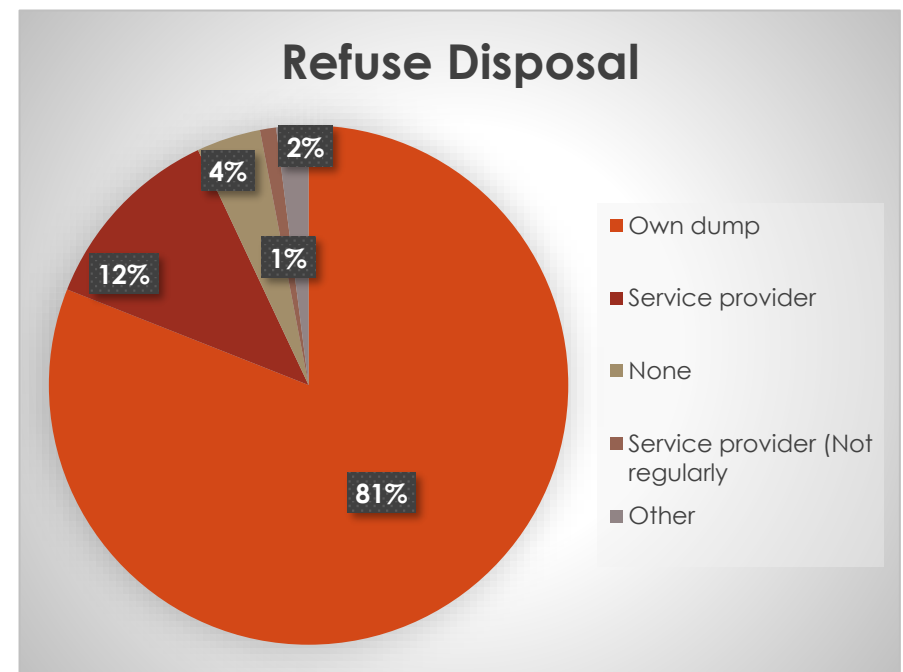
6.1.4. ELECTRICITY SUB-STATIONS AND NETWORK

The municipality is well serviced in terms of electricity supply, however there are some rural communities who do not have access to electricity. Such areas include KwaMachi and some rural areas. Electrical reticulation is undertaken by Eskom throughout the municipality, with the exception of Harding. In Harding, the municipality receives power from Eskom and distributes electricity to consumers. The installed infrastructure, of which the majority responsibility lies with Eskom, is noted to be extensive throughout the municipality, providing most acknowledged settlements with power. The networks are currently not constrained, coupled to this there is no industry development pressure or increase in economic activities.

6.1.5. WASTE MANAGEMENT

A municipal waste service roster is in operation within Harding town and it is only limited there. The majority of the UMuziwabantu population (81% of households) according to Census 2016 data,

dispose refuse on site (conventionally through burning of waste). The cost-effective solution may be to introduce recycling, waste minimisation and composting initiatives since extending the roster to cover the whole municipality may not be achieved in the short term. The Integrated Waste Management Plan identifies two proposed transfer stations in UMuziwabantu, one located to service KwaJali/Izibonda TC areas, in the vicinity of Ikwezi, and another identified as Bhekene/Gangala, located on the P58.



7. INSTITUTIONAL ASSESSMENT

7.1. GOVERNANCE

7.1.1. NATIONAL DEPARTMENT OF HUMAN SETTLEMENT

The Department came into being in 1994 after the dawn of democracy. Its roots can be traced back to 1956 when the Freedom Charter was adopted in Kliptown. The clause that says: There shall be houses, security and comfort is the founding base for the department. Also, the Constitution of the Republic of South Africa (1996) state that access to housing is a basic human right, the government has to en-sure that an environment conducive to progressive realisation of the right.

Vision

A nation housed in sustainable human settlements.

Mission

"To facilitate the creation of sustainable Human Settlements and improved quality of household life."

7.1.2. PROVINCIAL DEPARTMENT OF HUMAN SETTLEMENTS

The mission of the KwaZulu-Natal Department of Human Settlements is to create an enabling environment based on a coordinated, integrated and intersectional approach to support human settlement infrastructure development. The Department's strategic goals are to overhaul provincial human settlement services,

with the expected outcomes of improved access, equity, efficiency, effectiveness and utilisation of human settlements, and improved governance and management; improve the efficiency and quality of human settlements services, with the expected outcomes of accreditation of municipalities, improved sector/stakeholder capacity, and improved human settlements outcomes and upgrading of households in informal houses; and paradigm shift subsuming integrated development, intersectional approaches and well-coordinated project management.

7.1.3. UMUZIWABANTU LOCAL MUNICIPALITY

UMuziwabantu Municipality is in the process to establish a fully-fledged Housing Unit which will play a lead role in housing delivery, since housing delivery is one of their mandates. There is a lot of capacity constraints since the housing officer has not been appointed. It is recommended that the Municipality's Organogram contained in the IDP be implemented. The primary role of the municipality is to take all reasonable and necessary steps, within the framework of national and provincial legislation and policy, to ensure that the inhabitants within its area of jurisdiction have access to adequate housing.

The municipality has also established a Housing Forum which consists of officials from the Department of Human Settlement and municipal officials. The forum was established to facilitate discussion

on low-cost and rural housing issues within the municipality. Forum meetings are held at the municipal office at least four times a year to discuss new projects and progress with regard to current projects. The other structures that exist include Portfolio Committees and Project Steering Committees.

7.1.4. TRADITIONAL COUNCILS/ AUTHORITIES

The traditional councils will play a major role in the rural housing projects. Inkosi's and Induna's of the area will be the primary liaisons for the housing projects. Within the study area, there is land under the ownership of traditional authorities. It is indicated that the largest proportion of land is owned by the Ingonyama Trust. This represents ownership of 39% of the total land. This also indicates that not all the land under traditional council land is owned by the trust – approximately 2 374 Ha of traditional council land falls outside of the Ingonyama Trust ownership.

The customary laws normally suggest that allocation of land is done by traditional councils with the support of Ingonyama Trust. The process does not provide for the participation of local government despite their responsibility for spatial planning. Traditional councils undertake the actual allocation while Ingonyama Trust play a supportive role which involves issuing Permissions to Occupy (PTO) and lease agreements. (KZNPD: Spatial Planning and Land Allocation Processes on Ingonyama Trust Land, 2010)



Source: <http://www.gettyimages.com/detail/photo/aerial-view-of-a-rural-zulu-homestead-high-res-stock-photography/654686261> - 17 Sep. 17



Source: <https://www.shutterstock.com/video/clip-3333698-stock-footage-wide-of-a-traditional-african-xhosa-village-in-the-transkei-south-africa.html> - 17 September 2017

Traditional Councils and Ingonyama Trust Board are under pressure to allocate land for a range of uses within Ingonyama Trust land. This is evidence from the spread of settlements within the areas that should ideally be preserved for agricultural purposes. The private investors are showing a growing interest in terms of developments within the rural areas given the untapped market for commercial investments (Shopping Malls). In some instances, these uses compete for the same space or end up in inappropriate locations for the type of use. Most common land uses in traditional council areas include settlement (imizi), grazing, limited agriculture, and limited commercial and community facilities. There is increasing pressure in some areas to allocate land for tourism, conservation, mining and other non-traditional settlement uses. Other critical challenges facing these structures in their land allocation function are as follows:

- ➡ Need to balance land tenure and use rights against need for development including conservation. The land tenure rights of the members of a community extend beyond a portion of land allocated to each household and include grazing, fire-wood collection, harvesting of herbs, etc.
- ➡ Changes in land use patterns in the rural areas including encroachment of settlement into agricultural land. This occurs in a context where the government is calling for communities to protect agricultural and engage in food production and increasing need for residential land as certain areas experience in-migration and increase in small and nuclear families.

- ➡ Lack of standards and norms for the allocation of different land uses in a rural context. Rural areas, particularly those falling under the traditional councils, have not benefited from spatial planning nor has the relevant authorities developed norms and standards for land allocation. As a result, there is no common practice/pattern in the manner in which traditional councils deal with the issue of land allocation generally.
- ➡ Lack of clarity on the factors that should be taken into account when allocating land for a range of uses. Some of imizi is located on areas prone to flooding, community facilities are located on poorly accessible areas, uses with serious environmental impact are found within settlements, etc.
- ➡ Overlapping land rights arising from the lack of proper systems and procedures, and technical support. This is common in areas where a number of Permission to Occupy has been issued close to each other.

Land use control is a day-to-day function whereby a local municipality regulates development within its jurisdiction. However, current realities in rural areas are that land planning and management has been poorly done because the tools available to do this are incompatible to life circumstances and conditions in these areas. This document seeks to address this challenge, by providing norms and standards to regulate land use planning and management tools that are responsive to rural communities. In this way, a single land use plan which caters for diversity within a municipal jurisdiction is possible, so that uniformity of planning is not a reductionist exercise. (KZNPD: Spatial Planning and Land Allocation Processes on Ingonyama Trust Land, 2010)

The Traditional Councils should generally take into account the following when allocation is undertaken:

- ➔ Neighbours support/opinions,
- ➔ Size of the plot,
- ➔ Applicant's previous records,
- ➔ Historical allocation,
- ➔ Places for grazing and agricultural fields,
- ➔ Age, gender and marital status,
- ➔ To a lesser degree environmental issues (e.g. preserving some forests for medicinal purposes etc.) are also taken into account.

While the above land allocation criterion is viewed as important to traditional councils. The critical issues are however omitted when a land allocation application is made. Those issues include environmental sensitivity, topographical constraints, close proximity to services and facilities, building lines, road reserves and floodlines (i.e. as it is done on a planning application process). This has a potential to place enormous pressure on service, infrastructure and community facilities closer to where people live. (KZNPDC: Spatial Planning and Land Allocation Processes on Ingonyama Trust Land, 2010)

7.1.5. INGONYAMA TRUST BOARD (ITB)

Ingonyama Trust was established in 1994 by the former KwaZulu Government in terms of the KwaZulu Ingonyama Trust Act, (Act No 3KZ of 1994) to hold all the land that was previously owned or belonged to the KwaZulu Government. The man-date of the Trust

was to hold land for “the benefit, material welfare and social well-being of the members of the tribes and communities” living on the land. When the democratic government came into existence initially in terms of the Interim Constitution of 1993 the original enabling Act was reviewed comprehensively such that the final product was a new Act albeit called the Amendment Act. This Amendment Act had to meet all the constitutional requirements both in terms of the Interim Constitution and the final Constitution of 1996.

The Amendment Act was passed in 1997 and came into operation on the 2nd October 1998. His Majesty the King is the sole Trustee of the land. The Amendment Act provides, among other things, for the establishment of Ingonyama Trust Board to administer the affairs of the Trust and the Trust land. In line with its statutory mandate the Board is responsible for: -

- ➔ The formulation and implementation of policy;
- ➔ The provision of effective land administration and real estate management systems
- ➔ The creation of a climate to encourage development;
- ➔ The extension of security of tenure in accordance with both customary and statutory law always subject to the Constitution of the Republic of South Africa No. 108 of 1996.

It is submitted that there is no land under the ownership of the Ingonyama Trust Board.

7.2. SUPPORTING INSTITUTIONS

7.2.1. HOUSING DEVELOPMENT AGENCY

The Housing Development Agency is mandated by the Housing Development Agency Act No. 23 of 2008. This piece of legislation mandated the Housing Development Agency to play a pivotal role in assisting organs of State with regards to the upgrading of informal settlements. In response to the mandate the agency commissioned a study with the Stats SA data along with other sources and formulated analysis that related to the profile, status and trends of informal settlements. The studies commissioned by the agency provided data that plays a vital role in the upgrading of informal settlements.

The KwaZulu-Natal Informal Upgrade Strategy seeks to bring about rapid, equitable and broad-based responses to the challenges of informal settlements in the province. The focus of the strategy is primarily in line with the National Housing Code and governments developmental priorities as reflected in the Outcome 8 National Delivery Agreement which targeted to upgrade well located informal settlements. The Strategy seeks to be practical and achievable given the scale of the informal settlement challenge, its complexity and the limited human and financial resources available. What is more profound about the Strategy is that it seeks a way to give effect to the KwaZulu-Natal Elimination and Prevention of Re-Emergence of Slums Act, which obliges all Municipalities to assess the status of informal settlements and to plan accordingly. The Strategy promotes

the following main developmental actions and responses in respect of addressing the basic infrastructure and housing needs of informal settlements:

- ➔ Rapid Up-Front Preliminary Assessments and Categorisation of all informal settlements in order to obtain an adequate profile and to enable the determination of the appropriate developmental response(s).
- ➔ Full Upgrading (full services, top-structures and tenure) where appropriate, affordable and viable.
- ➔ Interim Basic Services for settlements viable and appropriate for long term full upgrading but where this is not imminent (a situation which often prevails).
- ➔ Emergency Basic Services for settlements where long term upgrading is not viable or appropriate, but relocation is not urgent or possible (a situation which also of-ten prevails).
- ➔ Relocations as a last resort for settlements where this is an urgent priority.

7.2.2. NATIONAL HOUSING FINANCE CORPORATION (NHFC)

The National Housing Finance Corporation (NHFC) is one of several Development Finance Institutions (DFIs) created by the South African Government to sustainably improve on the socio-economic challenges of the country. The developmental financial focus of the NHFC is specifically about finding workable models on affordable housing finance for the low- and middle-income target market. The NHFC defines its end-beneficiary target market as “any South African household with a monthly income that is between R1 500 and R15 000”, namely, the low- to middle-income household also known as

the Gap market. This market sector is mostly able to contribute towards its housing costs, but finds it hard to access bank-funded housing finance.

7.2.3. NATIONAL URBAN AND RECONSTRUCTION AGENCY (NURCHA)

The mission of the National Urban Reconstruction and Housing Agency (NURCHA) is to initiate programmes and take considered risks to ensure a sustainable flow of finance for the construction of low-income and affordable housing, community facilities and infrastructure. NURCHA works in partnership with all role-players in these markets to maximise the development of sustainable human settlements. In fulfilling its mission of releasing finance for housing and related infrastructure, NURCHA seeks to act in a manner that maximises the developmental impact of its work. As it implements its programmes, it tests them against its development principles, which are to: extend the housing market; maximise options for the construction and financing of housing and related facilities and infrastructure; promote synergy and cooperation between public and private sectors; and use NURCHA loans to contribute to the emergence of a new generation of successful, black-owned construction companies.

7.2.4. RURAL HOUSING LOAN FUND (RHLF)

Rural Housing Loan Fund SOC NPC (RHLF) was established in 1996 by the national Department of Housing, South Africa with initial grant

funding from the German development bank, KFW. RHLF was set up as a wholesale development finance institution with the mandate of enabling low income earners to access small loans that they could afford to repay. Borrowers use these loans to incrementally improve their housing conditions. As a wholesale finance institution, RHLF facilitates housing micro loans through intermediaries who may be retail, community based or NGO housing finance lenders. These partners borrow funds from RHLF and on-lend to individual borrowers throughout the rural areas of South Africa, including small towns and secondary cities. Our intermediary lenders enable RHLF to reach all nine provinces of South Africa efficiently.

Vision

RHLF is a world class rural housing social venture capital fund that creates new financial arrangements and opportunities for rural families to improve their housing, economic and living environments.

Mission

Their mission is to empower rural people to maximize their housing choices and improve their living conditions with access to credit from sustainable retail lenders.

Values

- 👉 We are loyal and honest to each other and practice joint accountability.
- 👉 We practice straight talk and team work

- ➡ We are passionate about improving the living conditions of the rural poor.
- ➡ We believe in sustainable, responsible social and economic development.

7.2.5. NATIONAL HOME BUILDERS REGISTRATION COUNCIL

The National Home Builders Registration Council (NHBC) requires that all new houses be inspected during the building process to ensure that they comply with the relevant Act. There is currently no legal requirement for an inspection of second hand houses before a sale takes place. In South Africa, there has been a fledgling property inspection industry for about 30 years but most South Africans still don't make use of property inspectors when buying, selling, building or altering a property. The role of the professional property inspector is to provide common sense, factual answers regarding the actual physical condition of the property.

Using his training, extensive knowledge and experience, the property inspector will document all significant observable defects, assess and explain the significance of each defect and, where practical, provide an informed estimate as to the cost of repair. In South Africa, it is a fact that most people still pay more attention to the condition of a second-hand motor vehicle than to the condition of a property they are interested in buying. That's weird when one considers the amount of money it takes to build, buy or maintain a property in South Africa. To avoid expensive mistakes, anyone who is thinking of buying or owning property needs accurate information

regarding the property they are interested in. They need answers to questions such as:

- ➡ How long will the roof last before needing replacement or repair?
- ➡ Are there any problems with damp in the walls, roof leaks or storm water run-off?
- ➡ Are there any structural concerns regarding the foundations, walls and roof?
- ➡ Are the visible cracks in the walls serious – does it mean the house will fall down?
- ➡ Is the geyser, plumbing and drainage systems all in order?
- ➡ Is the electrical system adequate and safe?
- ➡ Have all the improvements on the property been approved by the local authority?
- ➡ Has the building been well maintained?
- ➡ What maintenance and repairs are needed – immediately and within the foreseeable future?

The rules of the property game have now changed because the new Consumer Protection law places the responsibility on the seller and his agent to make full disclosure to the buyer of the actual condition of the property which is changing hands. The problem, of course, is that very often the seller and his agent are not aware of what may be serious defects in a property. This may be because the seller and the agent have not climbed up onto the roof or crawled into the roof cavity. Sellers and their agents generally also lack the expertise and experience to identify structural problems, damp and so on. Building Credibility: The second-hand home inspection industry in South

Africa is small and unregulated at present. Home inspections are sometimes undertaken by under-trained or inexperienced inspectors and there is no standardized operating procedure to ensure quality of service. For home inspection to gain credibility and establish itself as an industry in South Africa it needs:

- ➔ Clearly defined home inspection procedures based on international standards and experience;
- ➔ A minimum training standard and generally accepted qualification for South African home inspectors;
- ➔ A generally accepted system for routine home inspections before transfer of properties. To gain traction the rationale for such a system would need to be accepted and required by the major South African banks as a pre-requisite for the banks providing home finance;
- ➔ Legislation and other rules and regulations to define standards of practice and training and a code of ethics. The Consumer Protection Act is a welcome first step in moving to protect consumer rights in this regard;
- ➔ A formal, independent governing body to regulate the home inspection industry in South Africa.

7.2.6. SOCIAL HOUSING REGULATORY AUTHORITY (SHRA)

Investment

Social Housing is a rental or co-operative housing option, which requires institutionalized management. It is provided by accredited SHIs or in accredited social housing projects in designated restructuring zones.

Regulation

Social housing provides good quality rental accommodation for the upper end of the low-income market (R1 500 - R7 500). The primary objective of urban restructuring is creating sustainable human settlements.

Promote

Social housing is not just about building houses; it is also about transforming our residential areas and building communities.

8. KEY ISSUES AND TRENDS

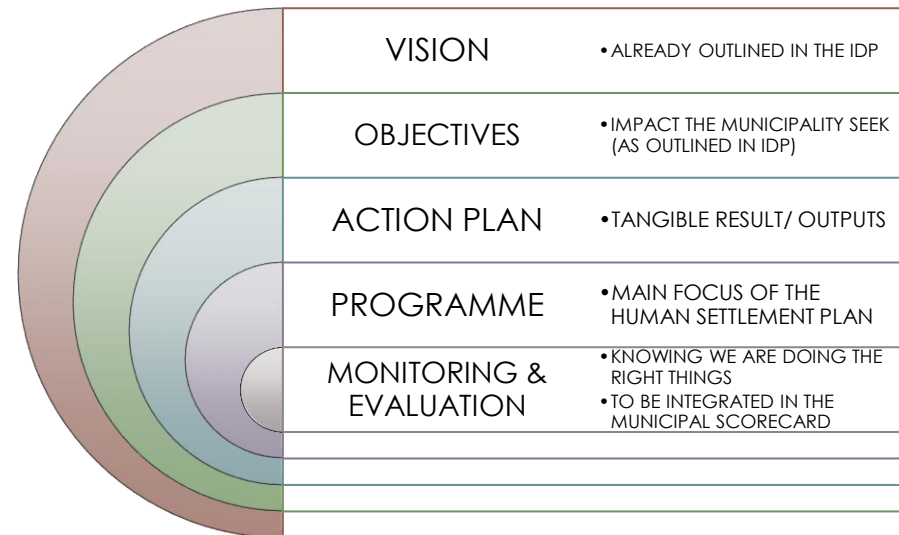
This document has analysed the existing situation in terms of housing in UMuziwabantu Local Municipality. It is clear that there is a need for a sustainable human settlement planning approach within the municipality which will respond to all the requirements as stipulated by the law. The following elements will need to be further dealt with on the strategic part of the exercise:

- ➔ Housing backlog: a clear confirmation of the housing backlog taking into account farmworker worker housing, military veterans, social housing and middle to upper income housing as well as the rural housing backlog which may still exists;
- ➔ Land for future housing: the SDF and Urban Renewal Strategies that have been done have advocated for a sustainable human settlement approach. The concepts introduced are refreshing with different housing typologies. The next stage that should be covered is the identification of land that can accommodate these conceptual proposals.
- ➔ Bulk infrastructure: there is a clear indication around the inadequacy of bulk water infrastructure within the rural parts of the municipality. It is increasingly becoming important to engage Ugu District Municipality to intervene and commit on addressing this challenge.
- ➔ Social facilities and amenities: the rural nature of the municipality implies that the majority of the human settlement projects are in rural areas. A need for further amenities and social facilities within the rural areas has been identified within the SDF but the majority of the areas seems to be provided with basic health, educational and sports facilities.
- ➔ Inclusionary and Rental Housing: a need for inclusionary housing and rental housing options need to be introduced for the low to middle income earners. This will maximize accessibility to the other housing options within the area.
- ➔ High Income Housing: the studies that were undertaken for the town of Harding also identified opportunities for high income housing within the town. This could be good for the town in terms of attractive private sector residential investment and enticing the municipal rates collection base.

9. HUMAN SETTLEMENT DEVELOPMENT STRATEGY

The creation of “Sustainable Human Settlements” is a central point of departure for future settlement planning. The Draft SDF define this concept as:

“The concept of sustainable human settlements has been developed further into a strategic framework for overall socio-economic development. Human settlements are the spatial dimension as well as the physical expression of economic and social activity. The creation of sustainable human settlements is inevitably an objective for social development as it defines and determines the relationship between where people live, play and work on the one hand and how this occurs within the confines of the natural environment. It is one of the most visible and quantifiable indicators of the society’s ability to meet one of its basic needs - shelter, and a pre-requisite for sustainable human development and economic growth.”
(UMuziwabantu LM Draft SDF: 2017, p168)



The municipality had previously followed a “mass housing delivery approach” based on chasing present delivery targets with limited attention being paid to quality of environments being created. As a result, houses were built in peripheral areas where land could be acquired cheaply thereby perpetuating urban sprawl and segregated development. Housing projects were located further from job opportunities and social amenities. The municipality has realised a need to shift away from this and adopt a strategic approach in line with the 2030 vision of the municipality. The challenge now is to go beyond the simple construction of houses, and to focus energies on building sustainable communities using housing development as a

catalyst. Development of sustainable human settlements is identified in the IDP as one of the priority programs. As such, the strategy:

- ☛ facilitates and promotes synergies while living space for each locality to develop a unique character based on its strengths and location advantages;
- ☛ acknowledges and seeks to refine the development vision outlined in the IDP by indicating the desired future situation in respect of the development of human settlements;
- ☛ outlines the human settlement development strategy which provide objectives statements and serve as a road map to the desired future situation; and
- ☛ presents the strategic intervention areas/ initiatives which essentially are the activities that should be undertaken to achieve the objectives.
- ☛ Prioritizing SDF priority nodes and densely populated rural settlement for future housing opportunities as this is in alignment with other service delivery priorities and economic opportunities.
- ☛ To appropriately plan for housing delivery in areas of greatest need to maximize development impact.

9.1. DEVELOPMENT VISION

Human Settlement Development Strategy for UMuziwabantu Municipality embraces the vision statements as introduced in the IDP and refined in various sector plans including the SDF and SEA. The Integrated Development Plan captures the vision statement as follows:

“To be a preferred investment destination with superior, sustainable and people centered service delivery” (UMuziwabantu LM Draft SDF: 2017, p91)

It is within this context that UMuziwabantu Municipality will promote the development of sustainable human settlements on a progressive basis which are affordable, safe and secure. This will not be achieved unless the municipality:

- ☛ upscales delivery on human settlements (housing delivery);
- ☛ secures and coordinate funding for human settlement development; and
- ☛ introduces effective measures to manage development of sustainable settlements across the spectrum.

The long-term goal is to transform existing areas and develop future settlements as sustainable human settlements within the framework of developing a well governed, sustainable, productive and inclusive municipality.

9.2. GUIDING PRINCIPLES

The human settlement development strategy for UMuziwabantu Municipality is anchored on the notion of 'right adequate and affordable housing' and seeks to address the following concerns:

- ☞ Sustainability: Sustainable development is meeting the needs of the present without compromising the ability of future generations doing so. Development should therefore be undertaken in a manner that meets the social, economic and environmental needs in a unified way.
- ☞ Integration: The principle of integration will ensure that the various land uses function as a single combined unit. This will require identifying areas for development, improved movement networks and improving accessibility within the town.
- ☞ Efficiency: This requires the city to operate efficiently in terms of the movement pattern and urban development. Increased levels of efficiency will enable citizens to conduct their daily activities quickly and easily.
- ☞ Choice: It is necessary for a range of housing products to be provided in different parts of the city. This would therefore give residents a choice in terms of where to live and the conditions under which they want to live.
- ☞ Densification: This entails a change in urban management approaches and introduction of systems and procedures that promotes an increase in densities.
- ☞ Affordability: housing opportunities should be accessible to the broader spectrum of the population taking into account the socio-economic conditions and profile of the local community.
- ☞ Liveability: This forms the basis for the provision of supporting public facilities including diversification of residential products.
- ☞ Connectivity: focusing mainly on defining functional and structural linkages between different elements of the municipal area.
- ☞ Accessibility: in and around the area which includes improving efficiency of the current system, safety of pedestrians around the area, and improving environmental conditions along the mobility routes.

9.3. RURAL LAND USE NORMS AND STANDARDS: SUSTAINABLE RURAL SETTLEMENTS

The notion behind sustainable human settlement is based on the creation of a dignified environment for human habitation. It is basically intended to promote development that is objective to the improvement of the social, economic and environmental quality of human settlements and the living and working environments of all people in particular the urban and rural poor. This developmental approach involves the creation of dwelling areas which are sustainably well provided with basic services, infrastructure, and basic amenities with well-blended economic opportunities. Given that the study area is remote and generally rural in character with low density settlements occurring on Ingonyama Trust and private land, development of sustainable human settlements is advised to be located along the main transportation routes, on areas that have social infrastructure nearby and held together by a web of local access roads and public facilities.

At a regional level, they should be interlaced together by a system of regional access routes. Therefore, Umuziwabantu needs to adapt into a strategy of allocating human settlements which do not expose future generation to significant environmental risks and ecological scarcities. This episode will further express attention for; (1) proper

land allocation, (2) sustainable sparsely and densely populated rural settlements, (3) provision of public facilities, (4) provision of parks and play lots, (5) introduction of housing products, and (6) provision of sports and recreational facilities. These various elements are to be considered in encouraging sustainable human settlements within the study area.

9.3.1. PROPER LAND ALLOCATION

Land allocation within the prime land of the study area includes large tracts of land that are registered under Ingonyama Trust and allotment is the responsibility of Izinduna and Amakhosi. With that mentioned, when proper allocation of land is undertaken central towards a creation of sustainable human settlement rural land use norms and standards ought to be adhered to. The Department of Co-operative Government and Traditional Affairs has produced general principles for land allocation on rural land use norms and standards. These principles and ethics should be considered by all traditional council areas when executing their role, and they are listed as follows:

- ➡ The allocation of land shall be made by the Traditional council of the area concerned and such allocation shall be confirmed by writing;
- ➡ The Traditional council may only allocate land in an area defined as its area of jurisdiction;

- ➔ In the performance of this function, the traditional council shall take into account similar developments existing in the area;
- ➔ In allocating site, the Traditional council shall be guided by the availability of appropriate services and infrastructure, including transportation in the area;
- ➔ The land allocated will be used or developed only in accordance with the land use plans of the area; The Traditional council should take into account disaster management issues;
- ➔ The Traditional council shall ensure the protection of natural environment al and cultural resources of the area when allocating land. People may not be allocated sites on wetlands, protected forest, heritage sites, etc.;
- ➔ The Traditional Council shall ensure the preservation of prime agricultural land and allow change in land use only in public interest;
- ➔ Each household is entitled to one residential site; Subject to availability of unallocated land, each household is entitled to a portion of arable land;
- ➔ An allotment once given remains in the possession of the family and their dependents in accordance with the laws of success, or/and inheritance, in perpetuity;
- ➔ All community members shall have equal access to grazing land unless the rules of the community concerned state otherwise; and
- ➔ A person allocated a site may not transfer or sublet or otherwise dispose his/her allocation without prior written consent of the traditional council of the area. The traditional council shall not refuse such consent unreasonably.

9.3.2. DENSELY POPULATED RURAL SETTLEMENTS

The utmost study area is predominantly rural in character, and most population density is observed on areas where exists easy access to services and economic activities. These areas should also be prioritised for waste collection roster, and they include KwaFodo, Mbotho, Weza and Nkondwane. To endure these settlements within the particular areas, the KwaZulu-Natal Draft Rural Land Use Norms and Standards (2017) suggested the following standards in terms of sustaining densely rural settlements:

- ➔ Located within 5km Radius to SDF Nodes and Corridors;
- ➔ Prioritized for Settlement Plan Preparation;
- ➔ Strengthened Institutional Arrangements between Land Allocators and Land Use Managers;
- ➔ Delineation of Settlement Edge;
- ➔ Settlement Planning to involve Densification;
- ➔ Stringent controls shall apply which includes prohibiting some of the activities such as on-site burial; and
- ➔ Should be prioritized for advanced services which includes waterborne sewerage.

9.3.3. SPARSELY POPULATED RURAL SETTLEMENTS

Apartheid administration has played a role in contributing to the distribution of settlements to be sparse, and owing to the history of the study area, a traditional form of land use has been practiced in most of the areas that are within the project boundary for many

years. Moreover, to that, communities tend not relocate to areas closer to services due to beliefs associated with home burials within the site and individual preferences. Sparsely populated settlements are evident throughout the study area, and more visible in areas such as Nhlanguwini and Bozana. These sparsely populated rural settlements shall be subjected to the following standards:

- ➔ Located within a radius beyond 10km from SDF Nodes and Corridors;
- ➔ Development of Agri-Villages should be the priority;
- ➔ Protection of patches of subsistence agricultural land;
- ➔ Management of grazing land including introduction of strategies such as rotational grazing;
- ➔ Consolidation of settlements as a mean to create service thresholds;
- ➔ Rudimentary services can be freely allowed such as boreholes and VIP sanitation; and
- ➔ Some of the rural activities such as on-site burial shall be allowed.

9.4. STANDARDS FOR RENTAL HOUSING AND MEDIUM DENSITY RESIDENTIAL

The mushrooming of rental housing stocks within the town of Harding has been created due the scarcity of affordable housing within UMuziwabantu. However, the delivery of rental housing stock by the private sector has sometimes been characterised by

substandard units which created a poor living environment. UMuziwabantu Municipality is advised to request a thorough application with a layout plan or plans showing:

- ➔ the position, dimensions and materials to be used in the construction of all roads, drive-ways, parking areas, squares and pedestrian access ways, if any;
- ➔ the boundaries of all dwelling unit curtilages, private open areas and common open spaces;
- ➔ the position, nature, extent and levels of all proposed and existing buildings on the site and adjoining sites;
- ➔ the proposed landscaping of the site;
- ➔ the proposed public open space;
- ➔ the proposed common open spaces;
- ➔ the position and nature of recreation facilities, if any;
- ➔ the position and extent of all utility areas;
- ➔ the position and nature of the proposed means of a water supply sewage disposal and the discharge of storm water; and
- ➔ the existing contours, natural vegetation and other topographical features of the site.

A set of sketch drawings prepared by a person registered with the architecture and drafting profession (SACAP) at a scale of 1:100 or 1:200, showing the plans, sections and elevation of each type of structure within the proposed development including particulars of the materials and colours to be used for the exterior wall finishes and roof or roofs; together with both front and rear elevations of each typical group of dwelling units. Any other documents which the

Municipality may reasonably require. The following minimum areas per dwelling unit will apply to a Medium Density Housing site:

- ➡ Private Open Area - 30 m²
- ➡ Usable Common Open Space - 50 m²
- ➡ Utility Area - 15 m²

The following requirements will apply in respect of roads serving Medium Density Housing:

- ➡ Where in the opinion of the Municipality a road within a Medium Density Housing Site should serve the public, the Municipality may require the road to be registered as a public road, provided that for the purpose of bulk and coverage calculation, the area of the public road will be included in the gross site area.
- ➡ The minimum width of a road carriageway within a Medium Density Housing site will be 3m where the carriageway is one-way and 5m where the carriageway is two-way.
- ➡ Situated at the end of every cul-de-sac, provision of a turning space will be provided to the satisfaction of the Municipality. In the event of the different dwelling unit curtilages being transferred in freehold or registered leasehold title, the Municipality will require that:
 - (i) the common property will be owned exclusively by the freehold or registered leasehold owners of the dwelling units in co-ownership; and no co-owners will be entitled to require the partition of the common land according to the proportion of his or her share;

- (ii) A Home Owners' Association will be established. The Association will administer and maintain the common property, control the external appearance of buildings within the Medium Density Housing site and deal with any other matter pertaining to the Medium Density Housing site which is of common interest to its members. The affairs of the Association will be regulated by a Memorandum of Agreement. Articles of Association will be submitted to the Municipality. The Home Owners Association will be replaced by the Body Corporate if units in a development are sold by sectional title.
- (iii) no dwelling unit curtilage within the Medium Density Housing site will be transferred or separately registered before the whole Medium Density Housing site has been developed to the satisfaction of the Municipality.
- (iv) no dwelling unit curtilage within any portion of the Medium Density Housing site specified by the Municipality, will be transferred or separately registered before the specified portion of the Medium Density Housing site within the curtilage is situated, has been developed to the satisfaction of the Municipality.

9.5. LANDLORDS AND TENANTS CONFLICTS

The conflicts between the tenants and landlords are managed by the Rental Housing Act No. 50 of 1999. “The Rental Housing Act, a post-Constitution statute, is also clearly intended to protect the vulnerable. Its preamble clearly embraces the fundamental rights entrenched in the Constitution (S 25 and 26). It seeks, inter alia, to protect parties from unfair practices and exploitation.” It is a law passed by Parliament for landlords / landladies and tenants of residential dwellings. As a law of general application, it is aimed to protect and regulate tenant-landlord relationship in all situations of leased dwellings. It protects the rights of a prospective tenant against discrimination. It guides parties how to behave and conduct themselves, what they must do, what they cannot do and what would happen if they “violate” each other’s rights or fail to carry out their duties. The RHA protects both tenants and landlords/landladies from exploiting each other and against other forms of “unfair practices”. “Unfair practice” is a very important part of the RHA that allows parties to lodge a complaint with the provincial Rental Housing Tribunal.

RHA suggest that when a Tenant or a Landlord breaks the Law in terms of the RHA or their relationship breaks down then RHT needs to be contacted for advice; file a complaint so that any dispute or conflict regarding an unfair practice or matters affecting the relationship between parties in respect of their lease contract can be resolved. Example of an unfair practice action includes the practice

such as the landlord illegally disconnects the electricity supply to the tenant’s room. The landlord’s action is unlawful, and the tenant can lodge a complaint with the RHT. The RHT can hear matters of this nature and in terms of section 13(12) (c) “issue spoliation and attachment orders and grant interdicts.” This action is also made a criminal offence: Section 16(1) states “Any person who is unlawfully locks out a tenant or shuts off the utilities to the rental housing property; or (i) contravenes any regulation, will be guilty of an offence and liable on conviction to a fine or imprisonment not exceeding two years or to both such fine and such imprisonment.

“Non-action”/ omission may be an unfair practice, any “non-action”/ omission that goes against the law as stated in the RHA and its Unfair Practices Regulation is also an unfair practice, as for example the tenant’s failure to pay the rental. The landlady can lodge a complaint with the RHT or approach a court to recover the arrears. Under General Provisions of the RHA, section 4(5) states: “The landlord’s rights against the tenant include his or her right to - (a) prompt and regular payment of a rental or any charges that may be payable in terms of a lease; (b) recover unpaid rental or any other amount that is due and payable after obtaining a ruling by the Tribunal or an order of a court of law;”

How does a Landlord or Tenant file a Complaint? The complainant fills in a complaint form. This can be done in one of the following ways: in person at the RHT office, faxed to the RHT office and by other means allowed by the RHT (e.g. e-mail). What are some of the

matters the RHT can deal with? It has the authority to deal with disputes, complaints or problems that include: -

- ➡ Non-payment of rentals;
- ➡ Refund of security deposit;
- ➡ Invasion of tenant's privacy (including family members and visitors);
- ➡ Overcrowding;
- ➡ Determination of fair rentals;
- ➡ Unlawful seizure of tenant's goods;
- ➡ Discrimination by landlord / landlady against a prospective tenant;
- ➡ Receipts not issued;
- ➡ Tenant conducting a nuisance;
- ➡ Maintenance and repairs;
- ➡ Illegal lockout;
- ➡ Disconnection of services; and
- ➡ Conversion, demolition and renovations.

9.6. OVERARCHING GOALS, OBJECTIVES AND STRATEGIES

CHALLENGE	RESPONSIVE OBJECTIVES	STRATEGIES
Harding Town urbanisation with excessive growth of >100%.	Develop integrated mixed residential settlements (inclusionary housing, CRU, social, low and middle-income housing) within the Primary Node of the Municipality in order to accommodate future households.	Strategic release and assembly of well-located parcels of vacant land within the Harding urban edge.
		Promote gap market housing which will occur in the form of site and service schemes (FLISP).
		Development of integrated mixed residential settlements (inclusionary housing, social, low and middle-income housing) as infill development.
		No SLUMS by 2030: Informal settlement upgrading and eradication within the urban edge.
Population growth within rural pressure points or secondary nodes of Weza, Ikwezi, Salem, Bashaweni/ Jabulani, Enhlangwini, Phumuza, Nqabeni, Bedford and KwaFodo.	Prioritize future housing based on locational advantages i.e. Settlements with future (economy, social, services & options) with positive population growth that ranges from Intensive Growth, Moderate Growth and Low Growth 19%.	Integrated Development: Prioritize and link Rural Housing Projects with rural pressure points.
		Densification: identification of well-located and suitable land for future

CHALLENGE	RESPONSIVE OBJECTIVES	STRATEGIES
		<p>housing development within the rural pressure points.</p> <p>Subsidy Instruments: Utilize the Rural Housing Subsidy or PHP as an instrument to deliver housing within the secondary/ rural pressure points.</p>
Rural Housing Backlogs which is estimated at 13 257 units.	Strategic rural housing development, priority being the densely populated settlements along corridors and nodes.	<p>To involve Amakhosi as part of the in-situ housing process.</p> <p>To identify areas that are not suitable for housing (in-situ) due to geotechnical and environmental limitations.</p> <p>To encourage EPWP concepts on housing delivery.</p> <p>To utilize the Rural Housing Subsidy.</p>
Housing needs by farmworkers and military veterans are not being addressed.	To respond to the housing needs of farmworkers and military veterans.	<p>To spread awareness to farm owners, farmworkers and military veterans about the housing subsidy opportunities.</p> <p>To work in tandem with farmers and identify farmworkers who live in poor</p>

CHALLENGE	RESPONSIVE OBJECTIVES	STRATEGIES
		<p>conditions and requires state subsidy.</p> <p>To accommodate farmworkers and military veterans to the existing rural or urban housing projects.</p> <p>The farmworkers can be accommodated if the housing project is nearby the area of employment and commuting is possible.</p> <p>To embark on agri-village housing projects in cases whereby the farm is isolated, and commuting is not possible.</p>
Lack of Capacity within the Municipality to implement housing initiatives and projects.	Prioritization of staff compliment necessary to carry out the responsibility of delivering sustainable human settlements.	<p>Revision of organisation structure through the identification of strategic and operational positions necessary for human settlement function.</p> <p>Budget prioritization, recruitment and appointment of required personnel.</p>
	To upgrade the bulk infrastructure capacity within areas that are prioritized for future housing.	Umuziwabantu to participate on the District IDP Technical committees and advice Ugu on water and

CHALLENGE	RESPONSIVE OBJECTIVES	STRATEGIES
Constrained infrastructure capacity for water and sanitation in order to accommodate future development.		infrastructure requirements to support housing development within its area of jurisdiction.
		Umuziwabantu to invite Eskom and Ugu on the Local IDP project steering committee meetings and Representative Forums to ensure alignment of the infrastructure plans with the future housing projects.
		Umuziwabantu to participate on the District Infrastructure Forum and present to the district the areas where priority infrastructure is needed.
		Umuziwabantu and Ugu to strengthen the Intergovernmental Relations in order to ensure that they engage each other on an on-going basis on the matters pertaining to bulk infrastructure maintenance and water losses

9.7. PRIORITY INTERVENTION AREAS

The primary role of the Human Settlement Plan is to facilitate the creation of sustainable human settlements and provide a range of housing products in safe, accessible and affordable locations. Its objectives are as follows:

- ☛ To contribute towards spatial transformation and creation of an efficient settlement and spatial pattern.
- ☛ To accelerate development and consolidate human settlement development in line with the national policy directives and the IDP of the municipality.
- ☛ To build capacity for effective human settlement development.
- ☛ To eradicate all slums by 2030 and promote the establishment of viable communities
- ☛ To meet the basic needs of all citizens in an affordable way
- ☛ To promote the integration of the social, economic, institutional and physical aspects of land development
- ☛ To facilitate rapid and cost-effective release of land for human settlement development purposes.
- ☛ Discourage the phenomenon of “urban sprawl” in urban areas and contribute to the development of more compact town.

UMuziwabantu Municipality will make a direct intervention in housing delivery generally, with the following being the priority areas of intervention:

- ☛ Development of integrated settlements (inclusionary housing, social, low and middle-income housing).
- ☛ Gap market which will occur in the form of site and service schemes.
- ☛ Slums clearance.
- ☛ Strategic rural housing development (densely populated settlements along corridors and nodes).

The municipality acknowledges that making a difference in each of these target housing products, there are several cross-cutting dimensions that needs to be addressed. These include the following:

- ☛ Access to well-located and suitable land for housing development.
- ☛ Availability of bulk infrastructure.
- ☛ Availability of funds.
- ☛ Availability of capacity and expertise to deliver housing at scale.

The municipality will work in tandem with the relevant stakeholders (including the Department of Human Settlements) to address each of these and thus move progressively towards the achievement of its vision for the future.

9.8. STRATEGIC RELEASE OF LAND

The primary aim of this program is to facilitate the release of strategically and suitably located land as rapidly and cost effectively as possible so as to provide a range of housing products. Particular focus should be paid to state owned land. This includes land registered in the name of UMuziwabantu Municipality, land held by the Provincial Department of Human Settlements in terms of the power of attorney and land administered by the national Department of Rural Development and Land Affairs. The following actions are necessary to ensure that the sufficient land is released for meeting housing delivery targets:

- ☞ Land identification and assessment.
- ☞ Land assembly and acquisition.
- ☞ Partnership with land owners.
- ☞ Land development.

9.8.1. LAND IDENTIFICATION AND ASSESSMENT

Land identification exercise should be undertaken to identify, map and assess all strategically located land that is suitable for housing development. This is in addition to the land that is owned by the municipality which has already been identified. The exercise should be based on the following criteria:

- ☞ Ownership of land.
- ☞ Restrictive conditions of title and other encumbrances.
- ☞ Current land use.
- ☞ Existing zoning.
- ☞ Size and potential yield for different housing products.
- ☞ Availability of services.
- ☞ Location in relation to employment and other urban opportunities.
- ☞ Market value of the land as determined by the municipality for rating purposes.
- ☞ Geotechnical, topographical and other environmental conditions should allow cost-effective development and servicing of the land.

- ☞ The use of the land for housing purposes should be in accordance with IDP and the associated sector plans.

A land audit and evaluation should thus be undertaken to identify all public and private sector land that meets these criteria. Focus should be paid to land located within development nodes and along development corridors and spines as identified in the SDF.

9.8.2. LAND ASSEMBLE AND ACQUISITION

Appropriate land parcels should be selected and prioritised for assemble and development for housing purposes. Depending on in-house capacity, this activity may be outsourced to private service providers or the National Housing Agency. Assembly and acquisition of land involves undertaking the following activities:

- ☞ Engage the Department of Rural Development and Land Affairs about land requirements at least for the short to medium term.
- ☞ Negotiating with the land owners to establish the availability of the land for housing development. This should lead to the signing of a land availability or sale agreement.
- ☞ Where possible and applicable, facilitate the rezoning of the land to an appropriate zone that will facilitate housing delivery.

- ☞ Undertake preliminary investigations to establish suitability of the land for housing development and establish potential yield thereof.

- ☞ Institute expropriation process where all other possible procedures have been exhausted to acquire the land.

Preliminary investigations should be undertaken in-house with the assistance of experts from different departments.

9.8.3. PRIVATE PUBLIC PARTNERSHIP WITH THE LAND OWNERS

The municipality should enter into partnership arrangements with the development of some of the privately-owned land. This is particularly critical in some parts of Harding where land owners are reluctant to release the land to the municipality, and where there are opportunities for self-help site and service schemes. The partnership arrangement should be structured as follows:

- ☞ The landowners should be assisted to form themselves into a private company for the development of their land. Shareholding in the company will be based on the total value of assets (land) as agreed between the municipality and the land owners.
- ☞ The company will enter into a development agreement with the municipality in terms of which the municipality will undertake detailed planning of the area, obtain all the necessary

development approvals and provide services. This will be undertaken on the provision that the municipality will recover costs incurred when the land is sold to a third party.

- ☛ The initiative may be undertaken with the involvement of financial institutions such as Ithala Bank, private banks, Development Bank of Southern Africa, etc who will provide finance for the packaging of the project and provision of services. Urban Renewal programs may also be approached for assistance in this regard.

The benefit of this approach is that the land owners will realise the value of the assets and this will entice them to release the land for housing development. It will facilitate the renewal of areas such as Harding and prevent the area from degenerating into a huge low-cost housing township. It will provide for the development of a mixture of residential units ranging from low cost to middle income housing, and low density to higher density development. In a nutshell, it will facilitate the transformation of Harding into a sustainable human settlement area.

9.9. DENSIFICATION

This strategy is aimed at addressing the structural composition of the municipal area as a whole from a densification point of view, rather

than making any detailed proposals for densification in specific areas. This strategy can also be seen as an attempt to give effect to the UMuziwabantu SDF, as far as issues related to urban form and residential development are concerned.

9.9.1. BASIS FOR DENSIFICATION

It is widely accepted amongst the urban restructuring policy makers that the current local trends and the resulting spatial form has certain implications or consequences for the way in which the town function. These consequences can be summarised as follows:

- ☛ Settlement patterns are grotesquely distorted with the poorest residents having to travel the longest distances, and wealthier people living closest to the most desirable economic and social opportunities;
- ☛ The area's inconvenient and dysfunctional for the majority of citizens as they generate enormous amounts of movement with great costs in terms of time, money, energy and pollution;
- ☛ Provision of efficient and viable public transportation is almost impossible, because of the low densities and the dispersed location of activities. This contributes to the huge levels of traffic congestion experienced in different parts of the municipality;

- ☛ Installation and maintenance of engineering services is costly, which also has implications for the affordability of utilisation of services. Settlements on the periphery tend to place larger burdens on government expenditure for service provision;
- ☛ Large tracts of land with agricultural and amenity potential has been destroyed and this tendency shows little prospect of coming to an end;
- ☛ Poverty and inequality have been worsened because of travelling costs and lack of opportunity and choice; and
- ☛ For many, the area has become a hostile place in which to live offering few economic, social, cultural, environmental or recreational opportunities.

9.9.2. PROPOSED DENSIFICATION APPROACHES

The following approaches should be adopted as means to achieve densification:

- ☛ **Infill Development:** this refers to the development of patches of vacant developable land. These properties should be serviceable with water, sanitation and electricity. The selection of these properties should be guided by the intent spatial planning instruments which includes Spatial Development Framework and Integrated Development Plan.

- ☛ **Overall residential density/ town density** refers to the density of the entire town and its facilities (units/hectare).
- ☛ **Net residential density** which refers to the density of a specific area including half the width of adjacent roads and any adjacent open space. Some areas currently zoned special residential should be rezoned to allow medium density and higher density developments.
- ☛ **Gross residential density** which refers to the density of a specific site including the neighbourhood land occupied by local facilities such as schools, local shops and open space (units/hectare).
- ☛ **Suburban Densification Zones** are those existing low-density areas where there is potential for moderate densification through subdivisions, second dwelling houses and cluster housing developments. This zone makes for good application in areas that are close to places of employment, major retail centres and prominent transport routes.

Higher densities (such as second dwellings, duplex developments, walk-ups and low-rise apartments) should be promoted around local nodes, social facilities and open spaces/ recreation facilities. Densities should be increased by incentivising/allowing higher density redevelopment and infill (especially government-subsidised housing) along major transport routes and in nodes at densities up

to 80 units/ hectare. Locating higher densities in suburban areas around these activities not only does it increase the accessibility to these functions but also increases the feasibility of these functions/activities themselves. Areas of subsidised housing should be required to accommodate a mixed range of densities within their development so as to detract from their current monotonous environments.

9.10. HUMAN SETTLEMENTS DEVELOPMENT PARTNERSHIPS

Partnership occur when two or more organization agree to work together to achieve or share complementary housing objectives. The partnership can take many forms. It can be based around joint investment or resource (such as time, expertise, information, funding, etc), development sites and material. It can be based around joint risk-taking and benefit sharing, or it can be based round shared responsibility.

9.10.1.KEY COMPONENTS FOR AFFORDABLE HOUSING PARTNERSHIPS

The following are likely to be essential components for any affordable housing partnership to achieve the desired outcomes within UMuziwabantu Municipality:

- ☞ access to land or property at reduced cost (including discounted market price, leasehold, deferred payment and the effect of planning policy);
- ☞ access to finance such as grants, deferred loans or loans at below market interest rates;
- ☞ management expertise particularly the capacity to manage development risk and ongoing- management risk;
- ☞ opportunities for cross-subsidization within and between development(s);
- ☞ good quality design that is highly energy and water efficient taking into account issues such as global warming and environmental sustainability;
- ☞ municipal support through the planning process and through contributions to the partnership of resource and /or implicit subsidies; and
- ☞ the support of the local community

There are three inter-related steps that have to be taken in the short to medium term in order to establish effective settlement development partnerships:

- ☞ establishment of objectives and target;

- ☛ identification of potential partners and sources; and
- ☛ selection of the appropriate model for each scheme.

These should not be seen as sequential set of activities, but different pieces of a puzzle. Finding suitable partners may require revision of objective, resource may not be available to reach target households, the preferred model may require additional partners etc.

9.10.2.CRITERIA FOR THE IDENTIFICATION OF POTENTIAL PARTNERS

Particular focus should be paid to land owners and businesses that are:

- ☛ aware of housing need and opportunities;
- ☛ have a strong social or community ethos;
- ☛ have adopted a community investment approach that recognizes the value of a strong local community; and
- ☛ are considering development of a site that could also include some affordable housing units.

9.10.3.ACCESS TO LAND AND PROPERTY AT REDUCED COST

The municipality should work with the land owners to:

- ☛ identify potential sites or properties (surplus to requirements) that could be made available, at a reduces cost;
- ☛ explore possibilities for land swaps, to consolidate into parcels suitable for development – that could lead to a better market opportunity and site suitable for affordable housing;
- ☛ explore possibilities for alternative designs for a development proposal on the site that could include some affordable housing in such a way as to increase the overall value of the investment;
- ☛ investigate options for conversion and or renovation of an existing property using quality design and construction, high energy and water efficient components etc, to provide affordable housing; and
- ☛ explore financial and management options for the most effective way of achieving affordable housing on the site. For example, this might involve transfer on the property to a non-profit community organization, with access to favourable funding from state institutions.

9.10.4.FINANCING HUMAN SETTLEMENT DEVELOPMENT INITIATIVES

The following should be undertaken in order to address financing of human settlement development initiatives:

- ☛ investigate the options for using land property assets to ensure any loan finance, on favourable terms;
- ☛ consider the use of deferred interest payment that could reduce cost until income stream or capital is available for projects that involves financial institutions;
- ☛ explore the potential for private sector partners to carry costs until units are sold and transferred to the target beneficiaries;
- ☛ consider whether advance payments on pre-sold units (shared-ownership or some market – rate units for cross subsidization) could produce residents’ equity contributions; and
- ☛ explore possible contributions from the council in the form of direct financing (through rates based debt and/ or rate relief) and indirect subsidies (such as development contributions’ remissions).

9.11. RURAL HOUSING

The Government’s rural housing assistance programme has been designed to complement the realisation of the objectives of the Integrated and Sustainable Human Settlements. It focuses on areas outside formalised townships where tenure options are not registered in the Deeds Office but rather protected in terms of land rights legislation - Interim Protection of Informal Land Rights Act,

1996 (Act No. 31 of 1996). As opposed to registered individual ownership in formal towns, rural households enjoy protected informal tenure rights and/or rental or permission to occupy. The rural housing assistance programme is needs, or demand based and designed to provide housing and infrastructure assistance within the specific circumstances.



Rural Housing Subsidy Programme (In-Situ Upgrade)

9.11.1.SETTLEMENT PLANNING

Preparation of settlement plans is not a legal requirement, but one of the key activities in the implementation of rural housing projects. The Communal Land Rights Act, Act No. 11 of 2004 which would have

made the preparation of Communal General Plans (akin to settlements plans) mandatory was recently declared unconstitutional. The approach supported currently by the Department of Human Settlement is an indication of Geographic Positioning System (GPS) coordinates on a map of where a house will be constructed.

Settlement plans provides an opportunity for the preparation of detailed development frameworks for rural areas. The plans should serve as a guide for the development and future allocation of land for different land uses. As such, it is recommended that future settlement plans should be prepared for each tribal ward (isigodi) and provides for the following:

- ☛ Areas where settlement may or may not occur. This will be derived from an overlay of a series of environmental information such as floodlines, slope, wetlands, etc.
- ☛ Land reserved for the future location of public facilities such as schools, clinics, etc.
- ☛ Vacant sites land within the settlement area where residential sites may still be allocated. This is critically important as it provides for the consolidation of settlements.

- ☛ Establishment and application of standards such as minimum lot size so as to promote equity and facilitate effective use of land.
- ☛ Roads with a particular focus on bus routes and local access roads. It is noted that not all households may enjoy direct road access.
- ☛ Agricultural land which includes both arable and grazing land.

Settlement plans should be prepared with full involvement of local communities and traditional councils. They should be simple and easy to follow and should provide guidance to traditional councils for the allocation of land for different uses.

9.11.2. GRADATION OF RURAL SETTLEMENTS

It is generally accepted in development planning that settlements form a continuum from dense urban through to extremely low density rural settlements. The same is true of the UMuziwabantu Municipality. This assertion received further credence from the wall-to-wall local government system which breaks the artificial separation of rural areas from urban generally. This raises a key issue of managing interface zones between rural and urban areas. It is therefore recommended that:

- ☛ Rural settlements should be classified in terms of their location and density so as to facilitate development of a continuum of settlements based on these criteria.
- ☛ Settlements that abut onto urban settlements and those that are currently experiencing development pressure should be prioritised for settlement planning and housing interventions.
- ☛ Appropriate land use controls are introduced in areas where settlement plans have been developed and housing interventions initiated.

9.11.3. INSTITUTIONAL ARRANGEMENTS FOR LAND ALLOCATION

One of the critical areas for intervention in terms of transforming rural areas into sustainable human settlement is the allocation of land. This intervention will assume the form of technical support to the structures that are entrusted with this activity. Areas of support may include the following:

- ☛ Identification of areas where settlement should not occur.
- ☛ Development and application of standards in the allocation of sites for residential use.
- ☛ Capacity building and training on factors that needs to be considered in the allocation of sites.

- ☛ Guiding settlement pattern so as to facilitate efficient delivery of services and development of the requisite infrastructure.

9.12. LOW INCOME HOUSING



Low-Cost Housing Units (Greenfield Projects)

Low Cost Housing Programme focuses on households that earn less than R 3500 per month. It offers affordable, attractive and innovative responses to the urgent need to house the urban poor. Low-cost housing is an issue of huge social relevance in South Africa, and indeed UMuziwabantu Municipality. Statistically it is significant that, for the first time in history, over 50% of the world's population now reside in urban areas. The impact of this is also visible in Harding with population growth that exceed 100%.

9.13. FINANCE LINKED INDIVIDUAL SUBSIDY PROGRAMME

FLISP is an instrument that assists qualifying households by providing a once-off down payment to those households who have secured

mortgage finance to acquire a residential property for the first time. FLIPS target households whose gross income range is R3 501 to R15 000 and are South African citizens. FLISP assists qualifying beneficiaries who wish to obtain mortgage finance from a lender to:

- ➔ Acquire ownership of an existing residential property,
- ➔ Obtain vacant serviced residential stands which are linked to house building contracts with home builders registered with the National Home Builders Registration Council (NHBRC) or,
- ➔ Build a new house with the assistance of a home builder registered with the National Home Builders Registration Council (NHBRC), on a serviced residential stand, that is ready owned by the beneficiary.



Example of FLISP Housing Projects

9.14. COMMUNITY RESIDENTIAL UNITS

Another housing type that can be introduced in UMuziwabantu is the Community Residential Units. This programme focusses on

public rental housing stock., whether it is the refurbishment thereof, the demolition thereof for the purpose of developing new stock or for infill. The objective of CRU is to facilitate the provision of secure, rental housing accommodation for households earning between R800 and R3 500 per month.



Example of CRU Housing Project

The project also makes provision for the development of greenfield developments. These projects are usually managed by the municipality themselves, but it can be outsourced should the municipality wish to do so. People who qualify for this programme are:

- ➔ Married or cohabiting couple,
- ➔ A single person with financial dependants,
- ➔ Competent to contract,
- ➔ Have a joint monthly household income of between R800 - R3500,
- ➔ Registered on the Municipal Housing Demand Database, and
- ➔ Must be a South African citizen.

9.15. SOCIAL HOUSING



Example of Social Housing Projects

Social Housing is a rental or co-operative housing option, which requires institutionalized management. It is provided by accredited SHI or in accredited social housing projects in designated restructuring zones. Social housing provides good quality rental accommodation for the upper end of the low-income market (R1 500 - R7 500). The primary objective of such housing is to enhance urban restructuring through the creation of sustainable human

settlements. Social housing is not just about building houses, it is also about transforming residential areas and building communities.

9.16. HIGH INCOME HOUSING



Example of High Income Housing

Housing opportunities for high income earners are provided through market mechanism. However, the Municipality can facilitate the delivery of middle income and up market housing through the incorporation of appropriately located land into the town planning scheme area and introduction of appropriate zoning.

10. SUSTAINABLE HUMAN SETTLEMENT STRATEGIC INTERVENTIONS

10.1. STRATEGIC INTERVENTION 1: INTEGRATED MIXED RESIDENTIAL DEVELOPMENTS IN HARDING TOWN

Harding is identified as a primary node within the municipal SDF. The town will need to transform into an ordered and regulated urban node offering an attractive environment for people to live, work and play. This implies a need for diverse housing typologies within the municipality. The concept of inclusionary housing should also be introduced. A South African Framework for Inclusionary Housing Policy (IHP) defined inclusionary housing as:

"the harnessing of private initiative in its pursuit of housing delivery to low-middle income households to also provide (include) affordable housing opportunities in order to achieve a better socio-economic balance in residential developments and also contribute to the supply of affordable housing Private initiative it should be noted includes both large developments and smaller developments (cut-off point specified later in the document)" (IHP, 2007, p9)

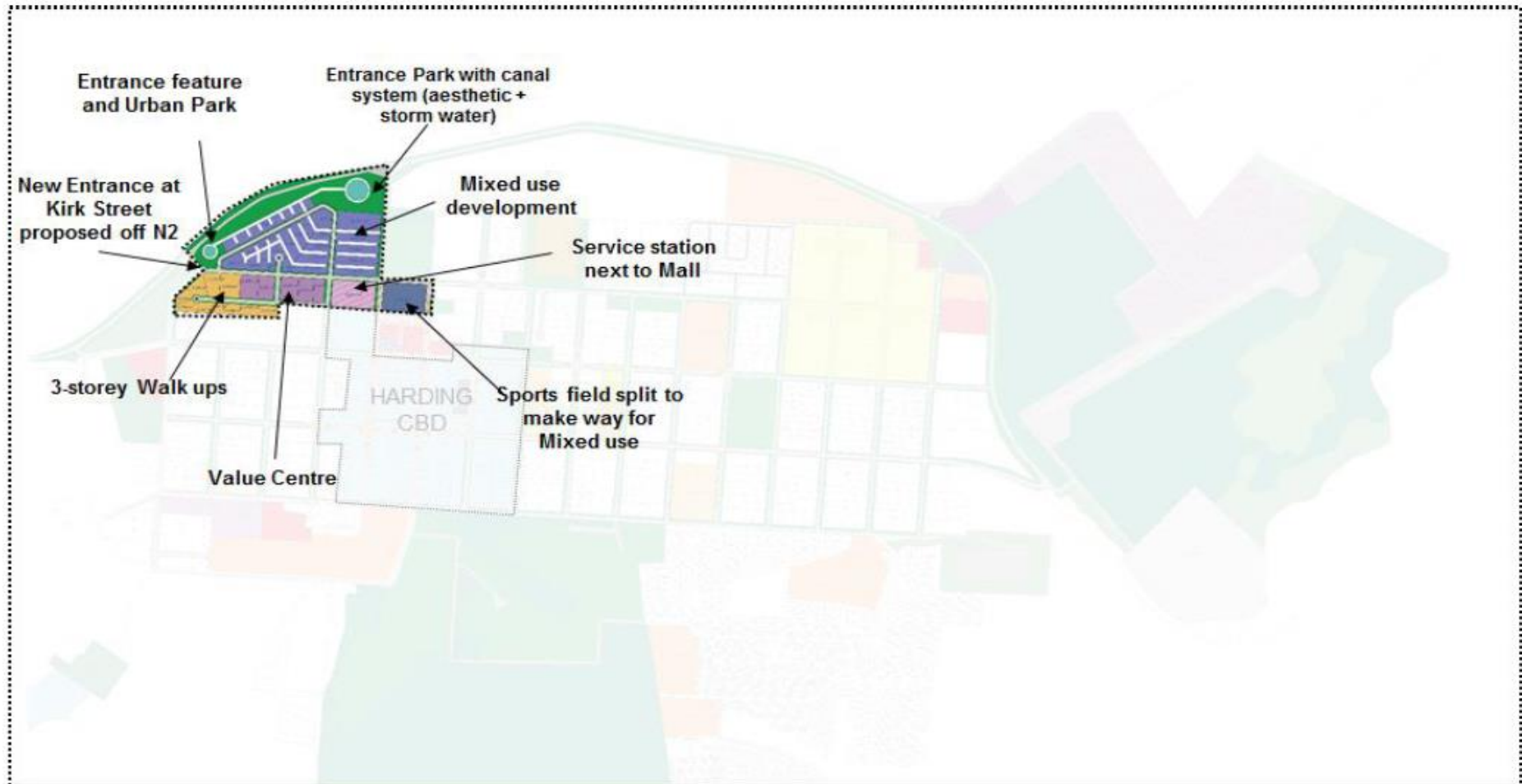
However, the key objectives of inclusionary housing can be stated as follows:

- ☛ To make a contribution towards achieving a better balance of race and class in new residential developments;

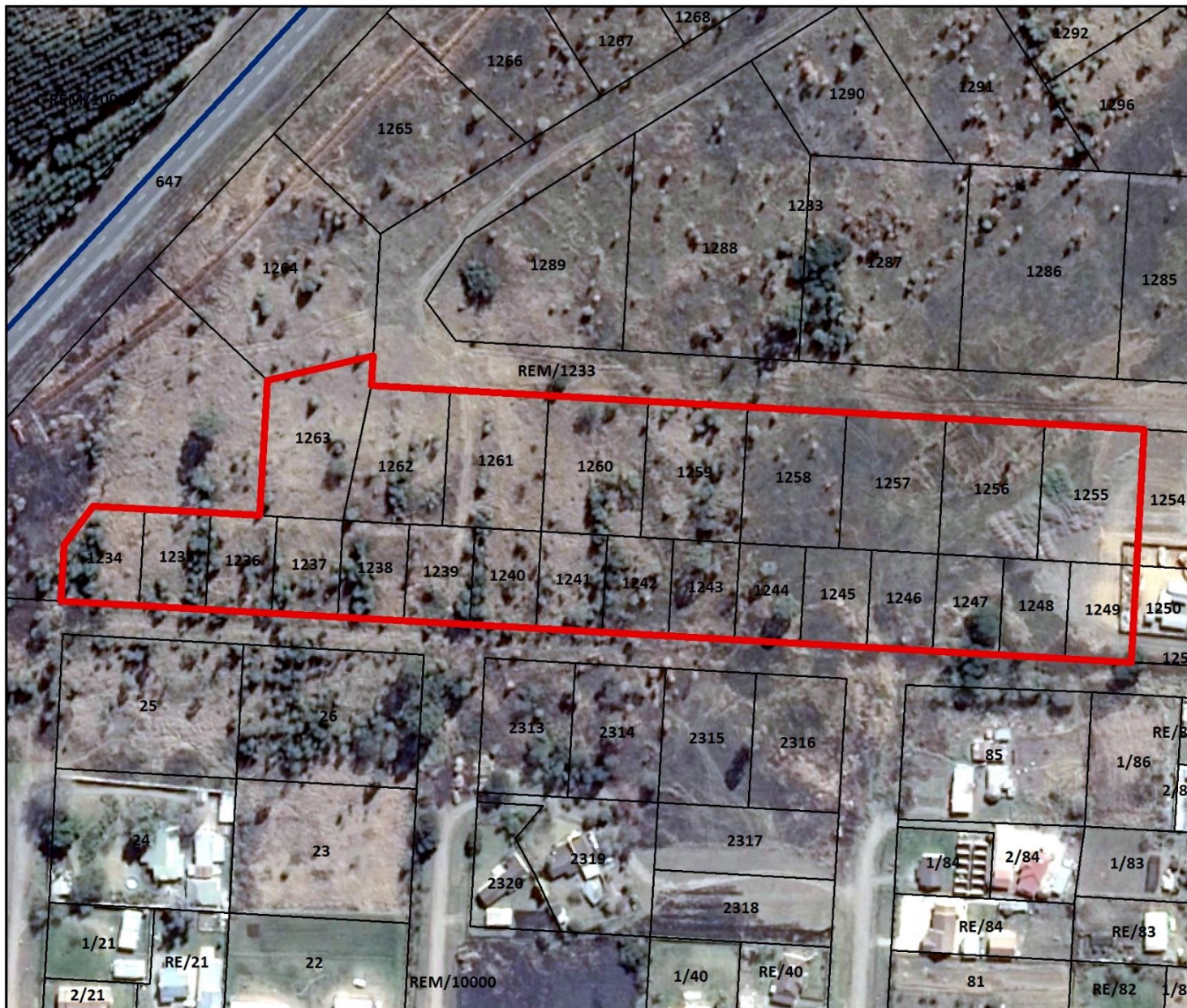
- ☛ To provide accommodation opportunities for low income and lower middle-income households in areas from which they might otherwise be excluded because of the dynamics of the land market;
- ☛ To boost the supply of affordable housing (both for purchase and rental);
- ☛ To mobilize private sector delivery capacity to provide affordable housing;
- ☛ To leverage new housing opportunities off existing stock at the same as contributing to the densification of the emerging nodes

With the exception of the qualification in terms of the household income, all other qualification criteria applicable to beneficiaries of Government's housing assistance will apply and in addition thereto, beneficiaries who apply for a subsidy in terms of this programme must earn between R3 501-00 to R 15 000-00 per month and qualify for mortgage finance from a financial institution accredited by the Provincial Housing Department.

10.1.1.HIGH INCOME HOUSING: CBD EXPANSION



The urban renewal initiative identified land along Kirk Street (within close proximity to N2) which could be unlocked for future housing. The portion that could be zoned for housing is approximately 3,92ha. This presents an opportunity for high income housing. This is part of the CBD expansion initiative which would require a bulk infrastructure capital outlay of R 132 079 232.00.



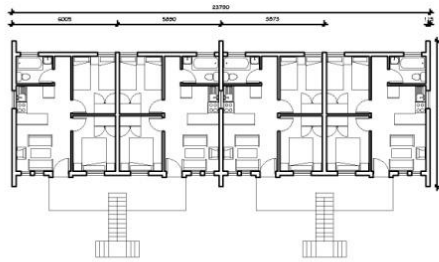
Housing Projects

High Income and Social
/ Rental Housing :
Harding CBD
Expansion (3.92ha)

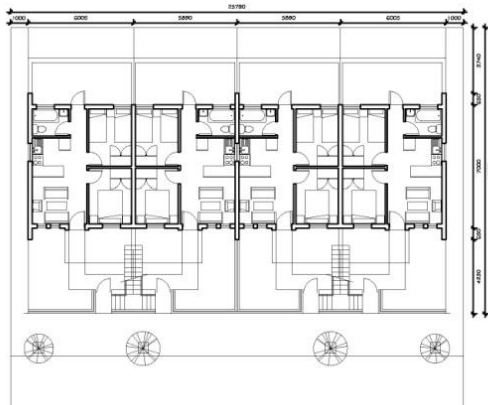
Legend

- Housing Projects
- Erf
- National Road

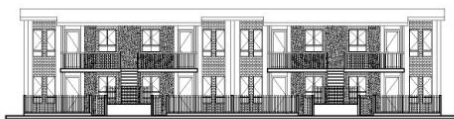




FIRST FLOOR



GROUND FLOOR



ELEVATION



3D VIEW

TYPOLOGY 22	
22 MF/DO/RO	
Medium Frontage - Double Storey - Row	
Unit size	42m ²
Stand size	91m ²
No of bedrooms	2
FAR @ delivery	0.92
FAR @ optimum	1.27
Density	132 units/ha
Unit cost	
Infra. Cost	

10.1.2.INCLUSIONARY (MIDDLE AND LOW-INCOME) HOUSING: INFILL DEVELOPMENT



Another opportunity site was identified at the corner of Livingstone Street and Conner Street. It is approximately 29,19ha and it present an opportunity for middle-income housing (FLISP). The estimated costs for bulk infrastructure is R 56 636 833.00.

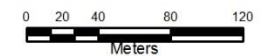


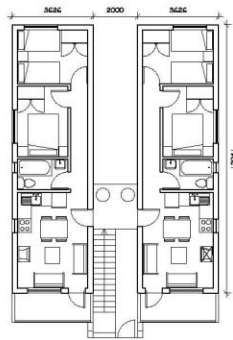
Housing Projects

**Middle and
Low-Income Housing :
Harding Infill
Development (29.19ha)**

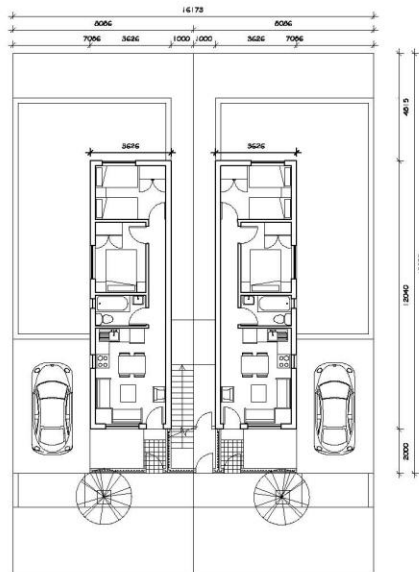
Legend

-  Housing Projects
-  Erf
-  National Road
-  Provincial Road





FIRST FLOOR



GROUND FLOOR

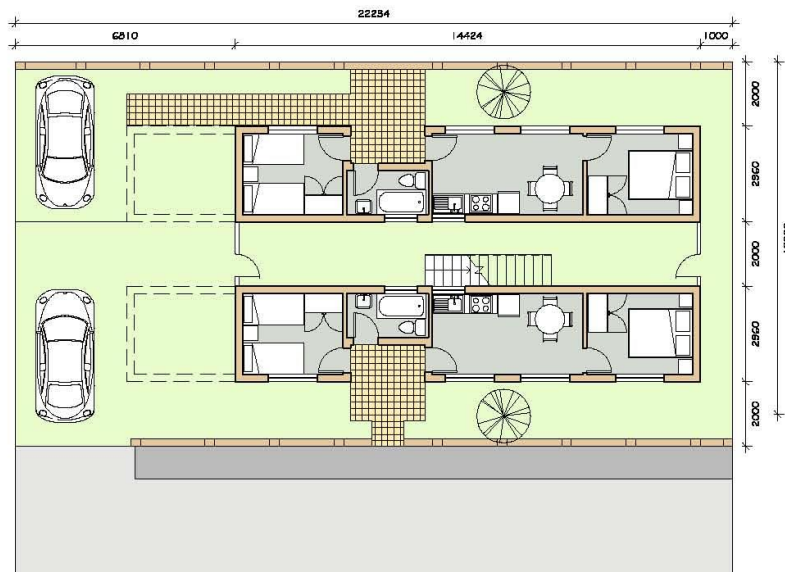


3D VIEW

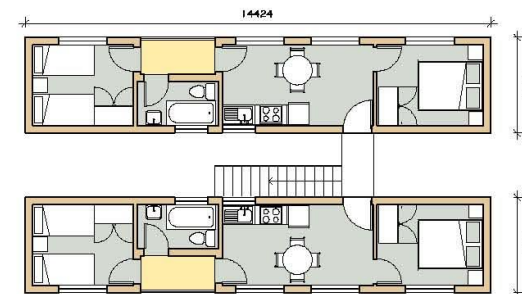


ELEVATION

TYPOLOGY 8	
8 NF/DO/SD	
Narrow Frontage -Double Storey -Semi-Detached	
Unit size	44m ² /unit
Stand size	153m ²
No of bedrooms	2
FAR @ delivery	0.58
FAR @ optimum	1.19
Density	78 units/ha
Unit cost	
Infra. Cost	
Scale	1:200



Ground Floor



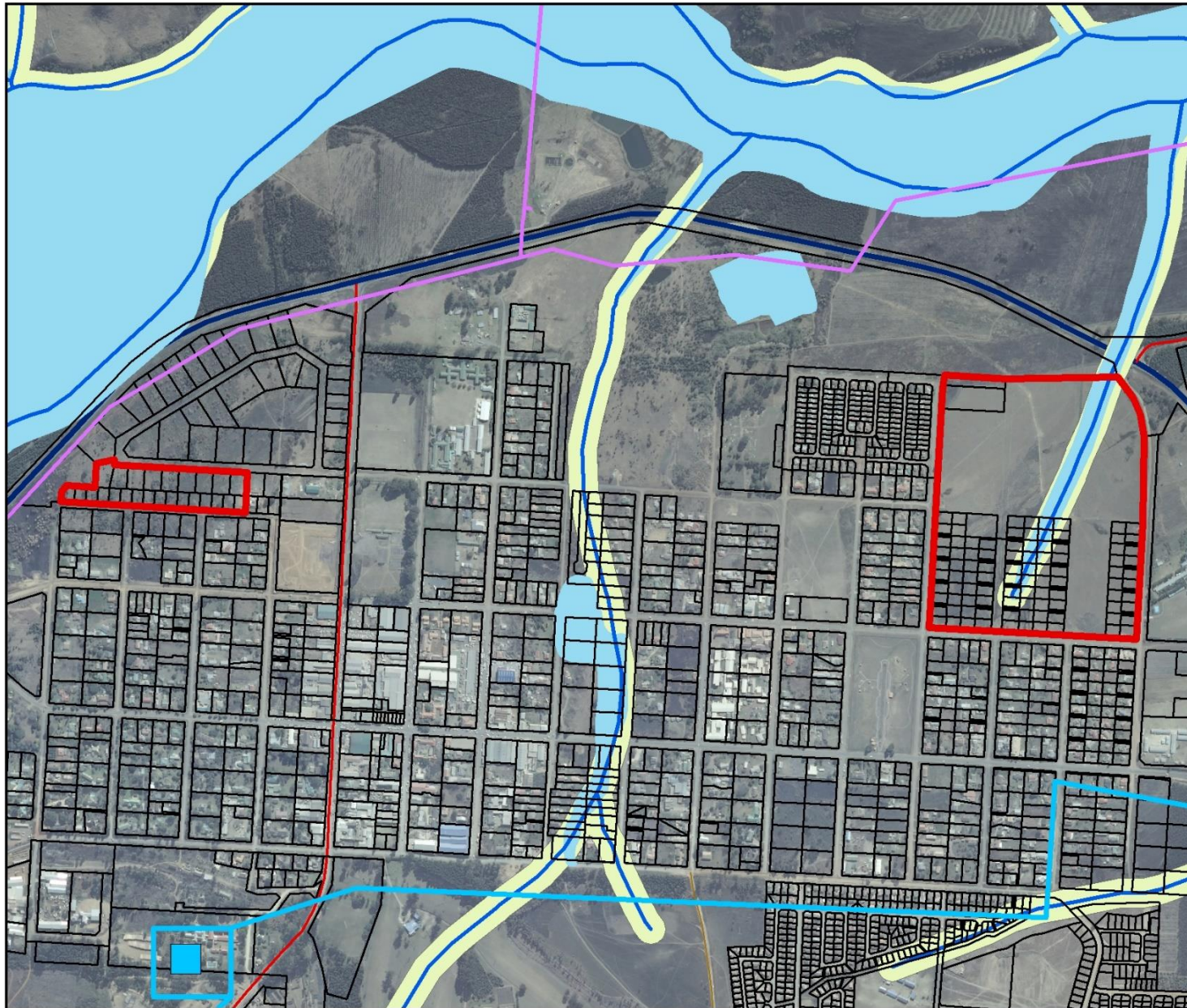
First Floor

TYPOLGY 34

34 WF/DO/SD

Wide Frontage - Double
Storey - Semi - Detached












Unit size	40m ² /unit
Stand size	132.5m ²
No of bedrooms	2
FAR @ delivery	0.6
FAR @ optimum	0.77
Density	90 units/ha
Unit cost	
Infra. Cost	
Scale	1:200



Housing Projects

Harding Town Developments

Legend

-  Housing Projects
-  Eskom: MV Cables
-  Water Treatment Works
-  Existing Pipelines
-  Erf
-  Streams
-  NFEPA Wetlands
-  Stream 70m Buffer
-  National Road
-  Provincial Road
-  District Road



10.1.3. INFORMAL SETTLEMENT UPGRADE

There are two informal settlement areas which are Rem of Erf 587 and Mazakhele area. While it is acknowledged that Informal settlements are not homogenous, one common factor in their formation is that they provide an initial point of access into the urban environment for incoming migrants, or for those moving from other parts of the city. The barriers to entry are minimal and the associated are generally affordable. The nature of this access can be further unpacked into a number of elements such as (Misselhorn, April 2008: 54):

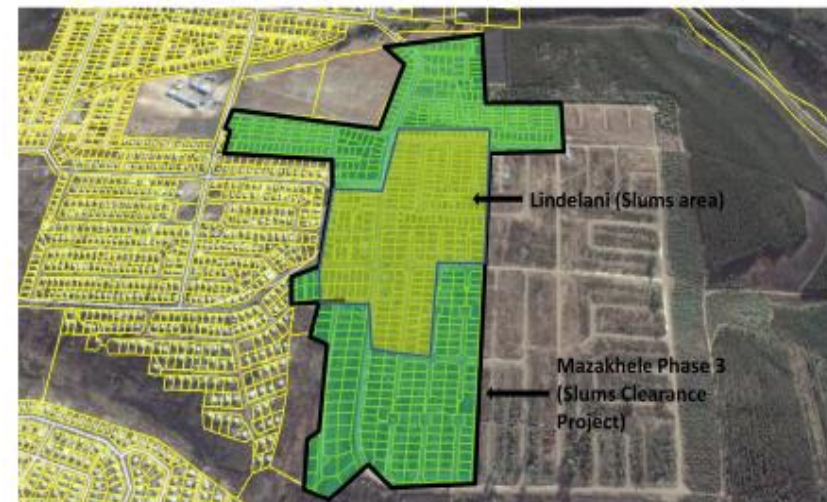
- ☛ Access to employment and other economic / livelihood opportunities (which are often modest or survivalist in nature);
- ☛ Access to social facilities (e.g. education and health care);
- ☛ Access to the political system (access to ward councillors and the space to vote and lobby);
- ☛ Access to the legal system (or improved access to it); and
- ☛ Potential access to housing and infrastructure (e.g. through waiting lists for housing projects or through rudimentary / illegal services and connections available).

Informal settlements thus serve a critical function as 'holding places' where people can access the urban environment at extremely low financial cost and piece together various livelihood strategies there. Some might remain

Informal Settlement on Rem of Erf 587 (near Stafford Street)



Mazakhele Phase 3 Project



permanently and even ultimately gain access to formal housing, whilst others might reside temporarily for specific purposes which, once fulfilled, result in them moving elsewhere in the town or returning from whence they came.

It is therefore critical that informal settlements are understood as being not only a housing issue (in the narrow 'shelter' sense of the word), but more importantly in terms of access to the urban environment as well as valuable social networks which develop over time and are generally localized and settlement specific. This suggests strongly that the responses to informal settlements should similarly be focused more on the various issues of access and social capital/ social networks, than the provision of houses and tenure as first priorities.

10.2. STRATEGIC INTERVENTION 2: RURAL INFILL HOUSING IN SECONDARY NODES

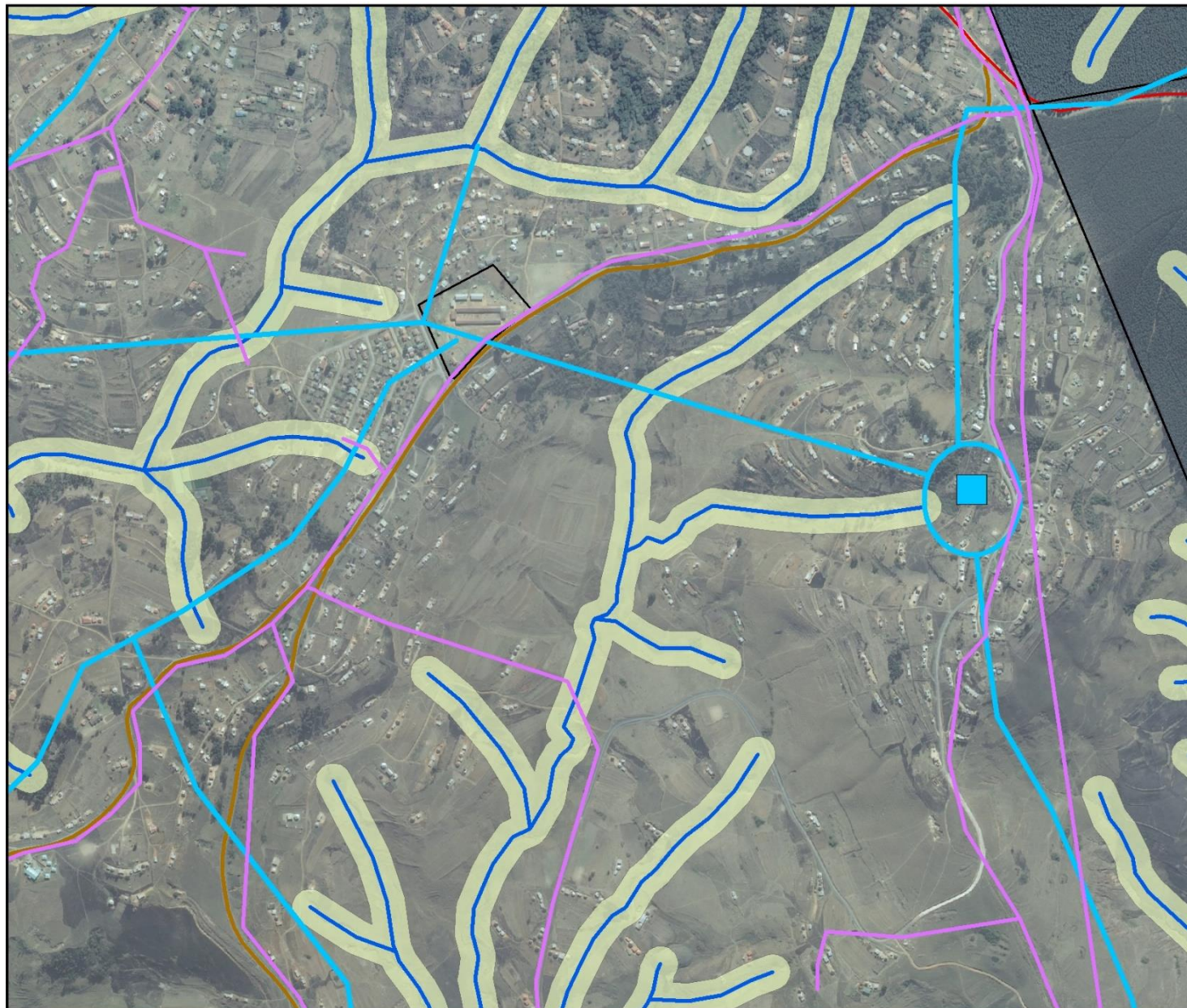
The SDF stated that "there are a number of candidate settlement areas that should be targeted for development as secondary order nodes. The scale, locality, density and existing level of investment within these places suggests the opportunity for more compact and intensive development. Secondary nodes will service a local catchment area which is defined by household distribution and accessibility to the node. These centres must be developed based on

the principles of compact, smart development." (UMuziwabantu SDF: 2017, p154)

The secondary nodes within UMuziwabantu are primarily rural service node with limited economic and social activities that are taking place within it. The SDF has prioritized these areas to be developed as the growth points which encourages public and private investments within the area. Some of these areas are part of the current rural housing projects which includes Machi Phase 2 (Cluster 2 and 5). The infill projects are proposed within the following nodes:

- ☛ Ikhwezi – has experienced high growth over the last decade. The area lies at the junction of the P238 and P61 within the KwaMachi TC area;
- ☛ Salem – is located on the P327 centrally within the municipality and connects with P59 and N2 south-east;
- ☛ Jabulani/ Bashaweni – provides an entry point into the Mambotho TC area; and
- ☛ Weza – is a company village centred the activity of that particular area. However, the node should be developed and further integrated into the functional identity of the municipality. Some diversification of the node is supported by the SDF.








10.2.1.IKHWEZI

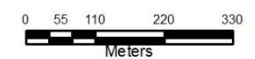


Housing Projects

**Inkwezi
Development
(11.57ha)**

Legend

-  Water Treatment Works
-  Existing Pipelines
-  Farms
-  Streams
-  Stream 70m Buffer
-  Provincial Road
-  District Road



10.2.2.SALEM



Housing Projects

**Salem
Development
(11.00ha)**

Legend

- Existing Pipelines
- Farms
- Streams
- Stream 70m Buffer
- Provincial Road
- District Road



0 55 110 220 330
Meters

10.2.3.JABULANI/ BASHAWENI

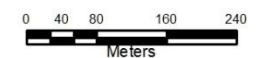


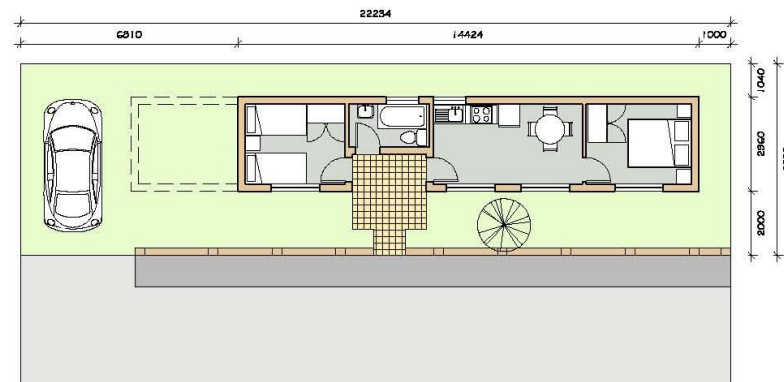
Housing Projects

**Weza
Development
(23.34ha)**

Legend

-  Farms
-  Streams
-  Stream 70m Buffer
-  Provincial Road





Ground Floor



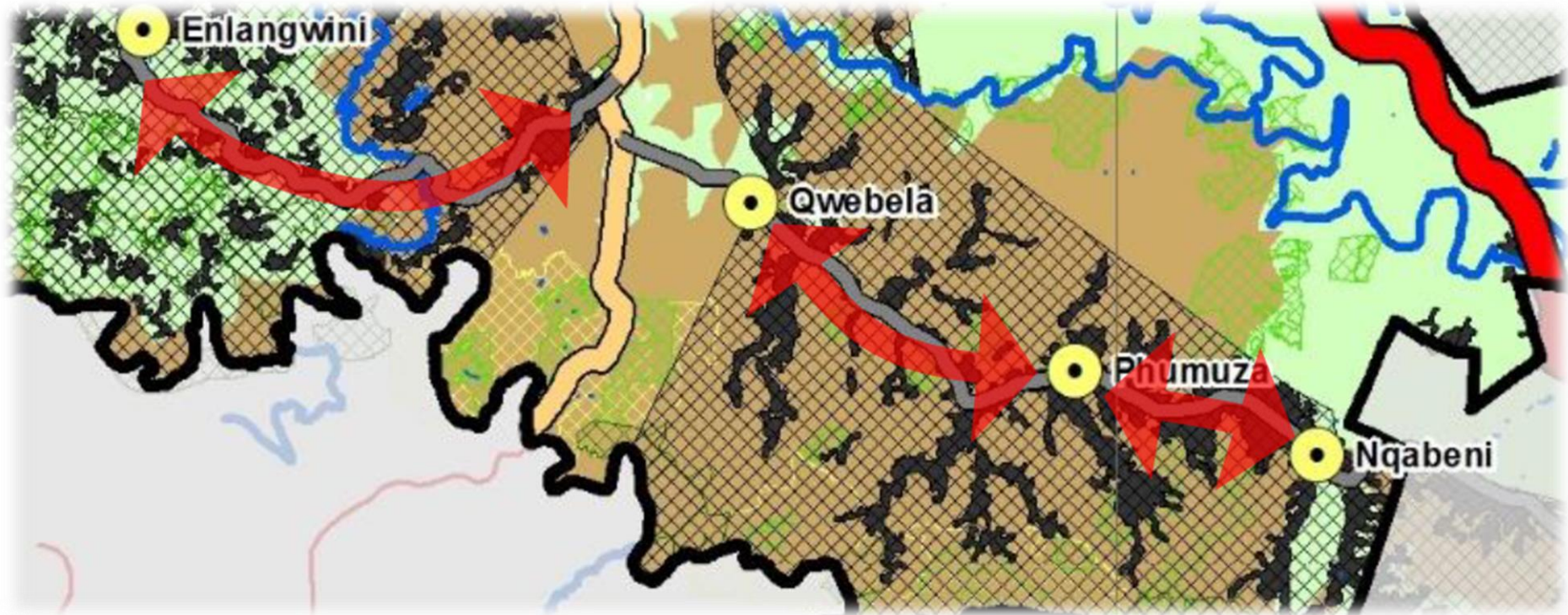
T Y P O L O G Y 3 0

30 WF/SI/DE

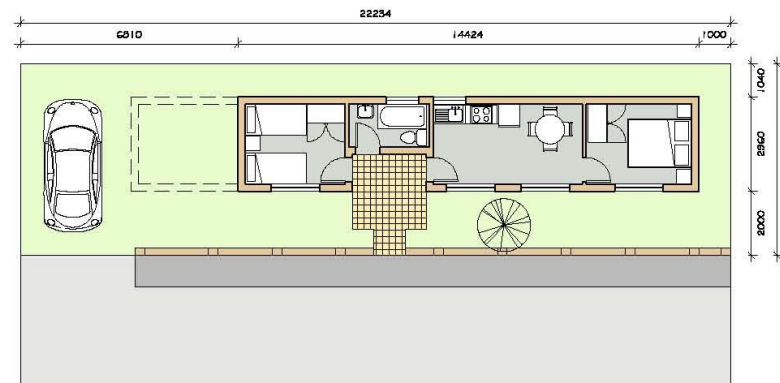
Wide Frontage -
Single Storey - Detached

Unit size	40m ²
Stand size	133.4m ²
No of bedrooms	2
FAR @ delivery	0.3
FAR @ optimum	0.37
Density	45 units/ha
Unit cost	
Infra. Cost	
Scale	1:200

10.3. STRATEGIC INTERVENTION 3: RURAL HOUSING IN TERTIARY NODES



The SDF identified Phumuza, Nqabeni and Enlangwini as the tertiary nodes. Primarily these function as rural service centres for a rural catchment and the intent is to resource these areas with community facilities and services which are Primary school, Crèche, Mobile Clinic, Postal services, Taxi Rank, Recycling depot and Agricultural hub/ support centre commercial facilities. The intention is to roll out housing delivery within future growth points or opportunity areas as opposed to the traditional practice of ad hoc ward to ward project identification. The rural housing projects will be considered as the first option within these particular areas bearing in mind that the majority of the population that require housing are within this income category.



Ground Floor



T Y P O L O G Y 3 0

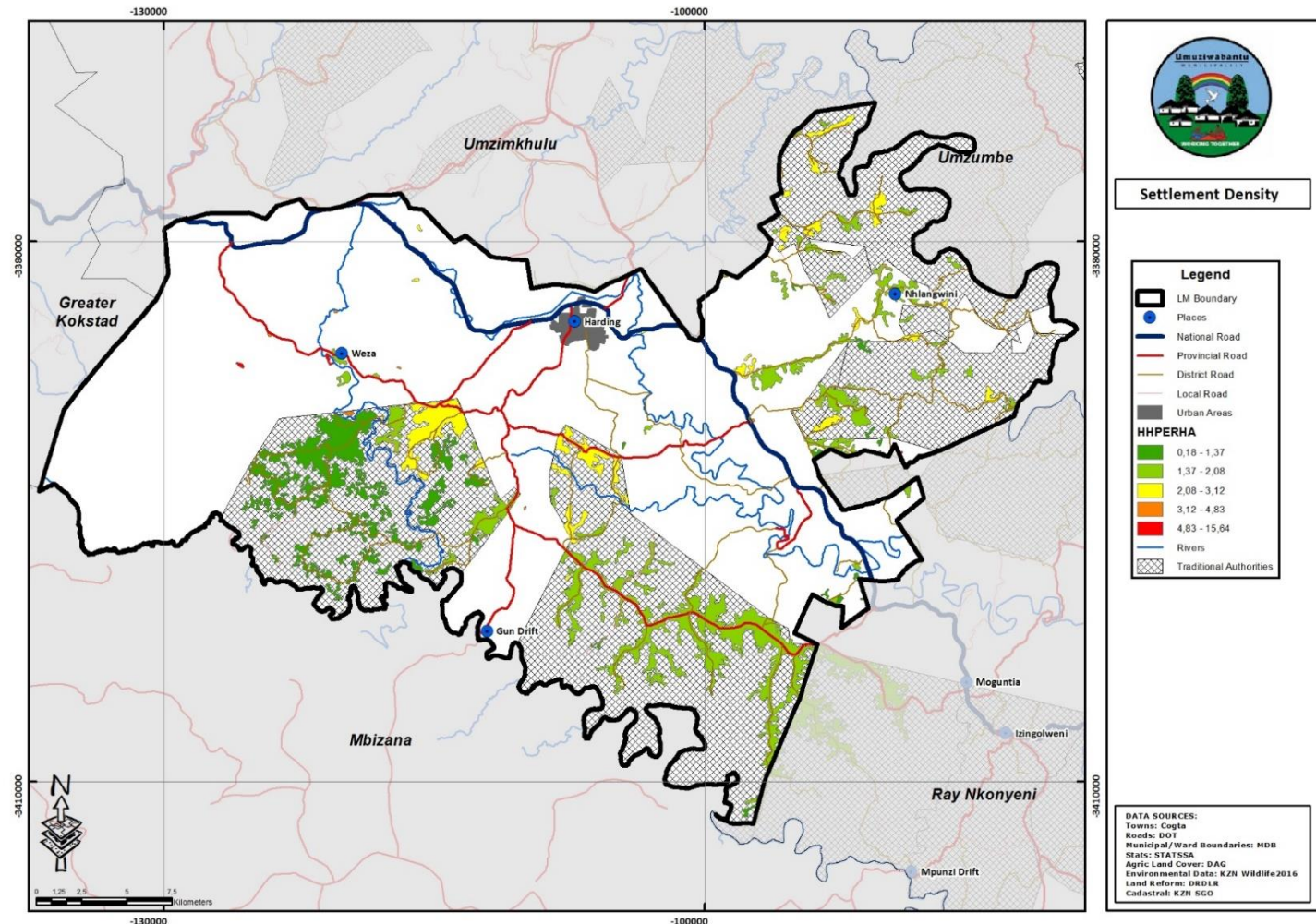
30 WF/SI/DE

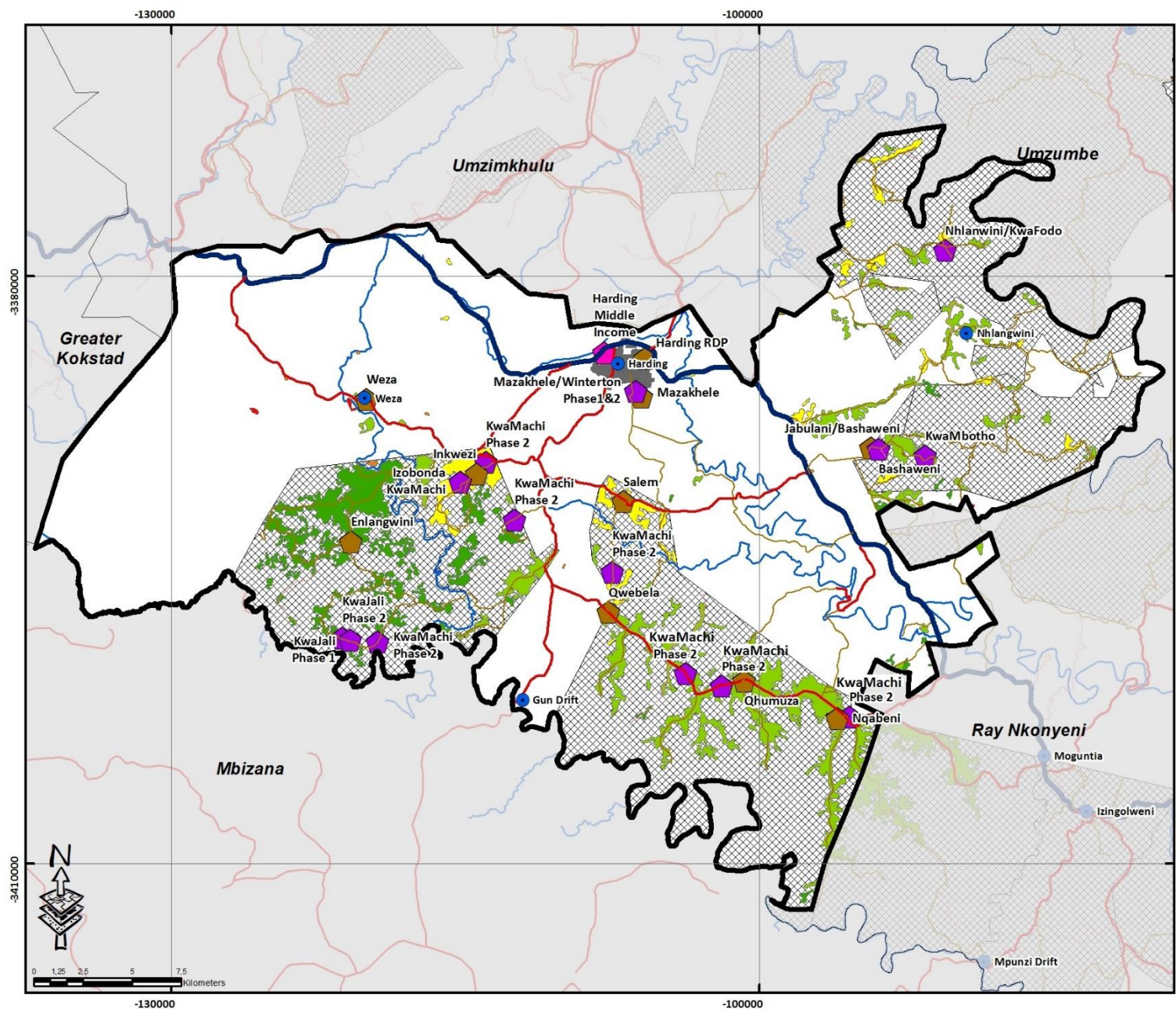
**Wide Frontage -
Single Storey - Detached**

Unit size	40m ²
Stand size	133.4m ²
No of bedrooms	2
FAR @ delivery	0.3
FAR @ optimum	0.37
Density	45 units/ha
Unit cost	
Infra. Cost	
Scale	1:200

10.4. STRATEGIC INTERVENTION 4: IN-SITU UPGRADE ON DENSELY POPULATED RURAL SETTLEMENTS

The densely populated rural settlements are a priority in terms of rural housing in-situ upgrade. According to the map insert the settlement with the highest density in the rural areas include KwaMachi (around Ikhwezilamachi Primary School), KwaMachi (around Emlajisweni Primary School) and KwaFodo. These settlements are mostly located within 5km Radius to SDF nodes and corridors and should be prioritized for Settlement Plan preparation. The majority of these rural projects have been identified as part of Machi Phase 2. The priority clusters in this case is Cluster 2 and 5.





Housing Projects

Legend

-
- HHPERHA**
- LM Boundary
 - Places
 - National Road
 - Provincial Road
 - District Road
 - Local Road
 - High Income and Social Rental Housing
 - Low-income and Middle income
 - Rural Housing Project
 - Urban Areas
 - 0,18 - 1,37
 - 1,37 - 2,08
 - 2,08 - 3,12
 - 3,12 - 4,83
 - 4,83 - 15,64
 - Rivers
 - Traditional Authorities

DATA SOURCES:
Towns: Cogta
Roads: DOT
Municipal/Ward Boundaries: MDB
Stats: STATSSA
Agric Land Cover: DAG
Environmental Data: KZN Wildlife 2016
Land Reform: DRDLR
Cadastral: KZN SGO

10.5. ADEQUACY OF PUBLIC FACILITIES

Area	Number of People	Facility	Traveling Distance to Public Facilities		
			Less than 1km	Between 1 km – 2 km	Beyond 2km
Harding Town	9 460	Clinic	✓		
		Primary School	✓		
		High School	✓		
		Hall	✓		
Ikhwezi	9 123	Clinic	✓		
		Primary School	✓		
		High School	✓		
		Hall	✓		
Salem	8 319	Clinic		✓	
		Primary School	✓		
		High School	✓		
		Hall	✓		
Jabulani/ Bashaweni	11 713	Clinic		✓	
		Primary School	✓		
		High School	✓		
		Hall	✓		
Phumuza	10 479	Clinic	✓		
		Primary School	✓		
		High School	✓		
		Hall	✓		
Nqabeni	9 738	Clinic		✓	
		Primary School	✓		
		High School	✓		
		Hall	✓		

Area	Number of People	Facility	Traveling Distance to Public Facilities		
			Less than 1km	Between 1 km – 2 km	Beyond 2km
Enhlangwini	7 650	Clinic	✓		
		Primary School	✓		
		High School	✓		
		Hall	✓		

An application of travelling distance per areas that are prioritized for future housing reflects that these areas are served with public facilities which includes Clinics, Schools and Community Halls. The majority of the facilities are within a 1km radius within the proposed sites while very few clinics are within 1 – 2 km from the proposed sites. This indicates that the housing projects that have been proposed will be provided with the public facilities.

10.6. SLUMS CLEARANCE PREVENTATIVE MEASURES

While it is acknowledged that Informal settlements are not homogenous, one common factor in their formation is that they provide an initial point of access into the urban environment for incoming migrants, or for those moving from other parts of the city. The barriers to entry are minimal and the associated are generally affordable. The nature of this access can be further unpacked into a number of elements such as (Misselhorn, April 2008: 54):

- ➔ Access to employment and other economic/ livelihood opportunities (which are often modest or survivalist in nature);
- ➔ Access to social facilities (e.g. education and health care);
- ➔ Access to the political system (access to ward councillors and the space to vote and lobby);
- ➔ Access to the legal system (or improved access to it); and
- ➔ Potential access to housing and infrastructure (e.g. through waiting lists for housing projects or through rudimentary / illegal services and connections available).

Informal settlements thus serve a critical function as ‘holding places’ where people can access the urban environment at extremely low financial cost and piece together various livelihood strategies there. Some might remain permanently and even ultimately gain access to formal housing, whilst others might reside temporarily for specific

purposes which, once fulfilled, result in them moving elsewhere in the city or returning from whence they came.

It is therefore critical that informal settlements are understood as being not only a housing issue (in the narrow ‘shelter’ sense of the word), but more importantly in terms of access to the urban environment as well as valuable social networks which develop over time and are generally localized and settlement specific. This suggests strongly that the responses to informal settlements should similarly be focused more on the various issues of access and social capital/social networks, than the provision of houses and tenure as first proprieties.

10.6.1. IDENTIFICATION, ASSESSMENT AND GRADING OF INFORMAL SETTLEMENTS

It is recommended that the municipality should undertake a rapid assessment and grading of informal settlements (based on desk-top information) along the following lines:

- ➔ Category A: Those settlements for which there are conventional upgrade and/or relocations options available in the short term (i.e. in the next year or so). This implies that the preparation of such projects has already been completed, that they are technically feasible, that there is community acceptance and that the capital funding (subsidies, infrastructure and land acquisition funding) is all in place. This also assumes that the

municipality is ready to embrace the concept of informal settlement upgrading.

- ➔ Category B: Those settlements which are neither in category A nor C (i.e. there is no short-term housing solution for them, but there is also no immediate environmental or other threat, making it impractical and illogical to relocate them). These are settlements for which interim relief measures or alternative/incremental upgrading processes are likely to be highly relevant. This category will consist of two main types of settlements, that is those with some potential for conventional upgrading and which are technically viable but for which there is likely to be a delay in securing funding, and those which are likely to be difficult or impossible to upgrade conventionally due to their being located on land which is marginal in many senses (e.g. steep, lacks correct zoning, overcrowded, difficult to service, poorly drained etc), but where there is no significant immediate risk residents.
- ➔ Category C: Those settlements which are at immediate and significant risk (e.g. of natural disasters such as flooding or slope slippage or toxic waste or the need to make the land available for highly strategic purposes such as a new airport) and which consequently need to be immediately relocated without delay. It is again anticipated that settlements in this category will constitute a small proportion of all informal settlements (perhaps in the order of 10% of the total).

10.6.2.ALTERNATIVE APPROACHES TO SLUMS CLEARANCE

10.6.2.1 CONVENTIONAL INFORMAL SETTLEMENT UPGRADING

Conventional informal settlements ('in-situ) upgrading entails the re-development of an informal settlement in a comprehensive and relatively complete fashion in respect of housing, tenure and infrastructural services. The full range of project fundamentals have to first be secured before such upgrading can be successfully achieved. This requires that, among others, the following activities are undertaken:

- ➔ extensive community interactions and workshops and the acquisition of community buy in and understanding (including a socio-economic survey / enumeration process, supplemented by focus group session to gain more qualitative information on settlement dynamics and livelihoods strategies);
- ➔ land availability;
- ➔ bulk services and preliminary estimates for reticulation;
- ➔ preliminary environmental assessment must be completed, and other environmental limitations ascertained;
- ➔ geotechnical conditions must be assessed and confirmed as being suitable for housing development;
- ➔ preliminary town planning including preliminary layout, yield estimates, determination of possible relocation, and identification of relocations solutions;
- ➔ preliminary services layouts and services estimates; and
- ➔ planning and environmental approvals confirmed as achievable.

Approaches should be adopted in dealing with logistical issues of re-developing a site which is already settled including:

- ➡ Rollover: This usually entails development of main service lanes with small scale relocations followed by a gradual rollover process where small phases of residents are temporarily relocated to a temporary relocation area.
- ➡ Temporary relocation: this usually entails the relocation of the entire settlement to a temporary relocation area to enable more rapid development of the site.

Although conventional informal settlement upgrading is quite possible, and is encouraged by the existing housing framework (notwithstanding various challenges and difficulties in putting it into effect), it is often simply avoided for a range of reasons which include, amongst others:

- ➡ an unwillingness to trigger resistance from ratepayers in adjacent, more affluent suburbs;
- ➡ the complexities and challenges of working with the urban poor; and
- ➡ the comparative ease of undertaking green fields projects (typically coupled with relocations from informal settlements) instead of upgrading.

There is an acute scarcity of well located, developed land for partial or full-scale relocations. Most developable land has already been developed and the land which remains is typically located far away

from urban centres and nodes which offer access to employment opportunities and other facilities.

Conversely, there are a range of problematic cost implications and other constraints relating to the development of more peripheral but more readily available land which include the following:

- ➡ The high cost of expanding the bulk services network of a city (e.g. extending bulk water, road and sewer connectors).
- ➡ The increased transport cost for residents in travelling to the localities where they pursue their livelihood strategies (it being noted that the ability of the urban poor to tolerate or absorb this additional financial stress is limited and the potential impact can be catastrophic as became evident from the case of delft transitional relocation area in Cape Town).
- ➡ The social costs in terms of disrupted livelihood and other social networks.

10.6.3.SELF HELP / COMMUNITY DRIVEN

A variation of the above theme is that of self-help or community driven housing (previously known as 'people's housing processes'). This is typically a slower delivery method but one which offers several advantages including mobilization and realization of local social capital, greater ownership and control of the housing process by local residents, greater participation by residents in the design process, and potentially the achievement of a bigger or more valued

housing product as a result of sweat equity and / or a more cost-effective construction process.

10.6.4.RELOCATIONS

Relocations may affect only a portion of settlements or the entire settlements and may be temporary (e.g. to a temporary relocation area) or permanent (i.e. to another green-fields project site). Whilst temporary relocations of the settlement may be inevitable and permanent relocations of some residents might also be inevitable, the relocation of entire settlements, often worse located land relative to livelihood opportunities and other amenities, should be undertaken only as a last resort and in special circumstances (e.g. material health and safety risks to residents) given the significant negative impact on residents typically flow from such wholesale relocations.

It is emphasized that, in cases where relocations or temporary relocations are necessary, that they need to be planned for scheduled as part of the project preparation process, as they have the potential to stall or terminate a project should they not be available and ready when construction commences. Given the competition around allocations of housing opportunities, there is very possibility that, when the time comes, a portion or even the entire target relocations destination has already been occupied,

either legally due to competing political pressure or through invasion. Ensuring that there is both forward planning and adequate, high level political buy in respect of relocation is therefore critical.

10.6.5.NON-CONVENTIONAL IN-SITU UPGRADING

This approach is suggested in the light of the significant constraints in achieving conventional upgrading and identifying suitable relocations destinations for green-fields projects. Non-conventional upgrading takes two main forms:

- ➡ The provision of interim relief measures and/or the initiation of initial upgrading measures to address key needs such as fire protection, basic sanitation, access to potable water, solid waste removal, basic health care, and improved internal access ways (e.g. for emergency vehicles).
- ➡ The delivery of a full upgrade solution but utilizing different methods and housing typologies. This could include combination elements, most of which are aimed at increasing densities and minimizing relocations (e.g. denser housing forms such as double storey units or attached units, reduce levels of internal services [especially access roads], and alternative forms of tenure).

10.6.6.LIMITING FUTURE INFORMAL SETTLEMENTS GROWTH

An important aspect of addressing the challenges of informal settlement is that of limiting their further expansion. Such strategies should not be seen as alternative to upgrading, but as

supplementary to it. They need to take place in parallel with conventional and non-conventional informal settlement upgrading approaches and can be considered as two-fold, that is limiting the growth and densification of existing settlements, and identifying, acquiring and services alternative land. Strategies to address continuing growth and densification of the existing settlements should include the following:

- ➡ shack numbering;
- ➡ forceful evictions of new-comers; and
- ➡ negotiation with communities (i.e. making the provision of development dependent on the community leadership preventing further influx).

Control of this nature is most effective when it is negotiated with the community and where there is consequently a high level of community buy in and support. This can in turn be realistically achieved when the municipality has something to offer in terms of development delivery. Where upgrade programs are uni-dimensional (i.e. focused only on full, conventional upgrading or relocations), the municipality will have limited leverage and informal settlement residents may typically regard the municipality as an enemy as opposed to an ally.

10.6.7.IDENTIFYING, ACQUIRING AND SERVICES ALTERNATIVE LAND

A ‘twin-track’ approach to addressing informal settlement is widely accepted, where upgrading is accompanied by the rapid provision of serviced land for settlement, or ‘managed land settlement’. These areas can be laid out and basic services provided so that health and safety can be considerably better than in informal settlements, and they are also considerably easier to upgrade than spontaneous, unplanned settlements. The key elements of such a strategy are that it must:

- ➡ be simple and quick and it must replicate the key benefits of informal settlements as far as possible;
- ➡ set minimum building standards;
- ➡ be administered by members of the community under the supervision of the municipality;
- ➡ provide for the payment to beneficiaries leaving the project a proportion of the money they had paid for the plots; and
- ➡ enable allocation of plots to households were which would then be subsequently upgraded while the household is living there.

It is important that strategically located land, suitable for low income settlement, be identified, acquired, planned and serviced in anticipation of future influxes and informal settlement growth. This also serves to anticipate future growth nodes, which will become well-located in respect of such factors as access to employment

opportunities, in the future. This needs to consist of the following main elements:

- ➔ Rapid assessment and identification of suitable land relative to existing informal settlement, transport linkages, existing employment opportunities and future growth nodes.
- ➔ Prioritisation of land parcels for acquisition and rapid assessment (pre-feasibility level) to determine development potential (e.g. bulk services, geo-tech, restrictive conditions, topography, housing yield etc).
- ➔ Rapid acquisition of prioritised land by private treaty and / or expropriation, it being noted that the availability of funding for such acquisitions and the related technical work that accompanies them, will be a key factor.
- ➔ Preliminary planning and service layouts for targeted land parcels and the acquisition of the necessary planning and environmental approvals (e.g. via the SPLUMA and NEMA). Such planning would need to take into consideration the preference for more integrated, mixed suburbs, both in respect of mixed income levels (affordability) as well as provision for the appropriate social facilities and amenities (e.g. health, education, welfare, recreation, etc).

In addition, this may entail servicing of certain acquired land parcels (not necessarily all of them) in anticipation of:

- ➔ future demand / influx;
- ➔ relocations arising from full upgrades;
- ➔ voluntary relocations of those currently residing in over-populated informal settlements; and

- ➔ provision of low income housing on certain land parcels (not necessarily all of them) depending on funding availability, projected demand / backlogs and other factors.

It is noted that the above process will in all likelihood have two major thrusts that is the acquisition of land parcels to address immediate informal settlement demand issues, in which case a more rapid and less heavily planned process would be appropriate, and on a more strategic basis to address medium term projected demand.

10.6.8.ALTERNATIVE FORMS OF TENURE

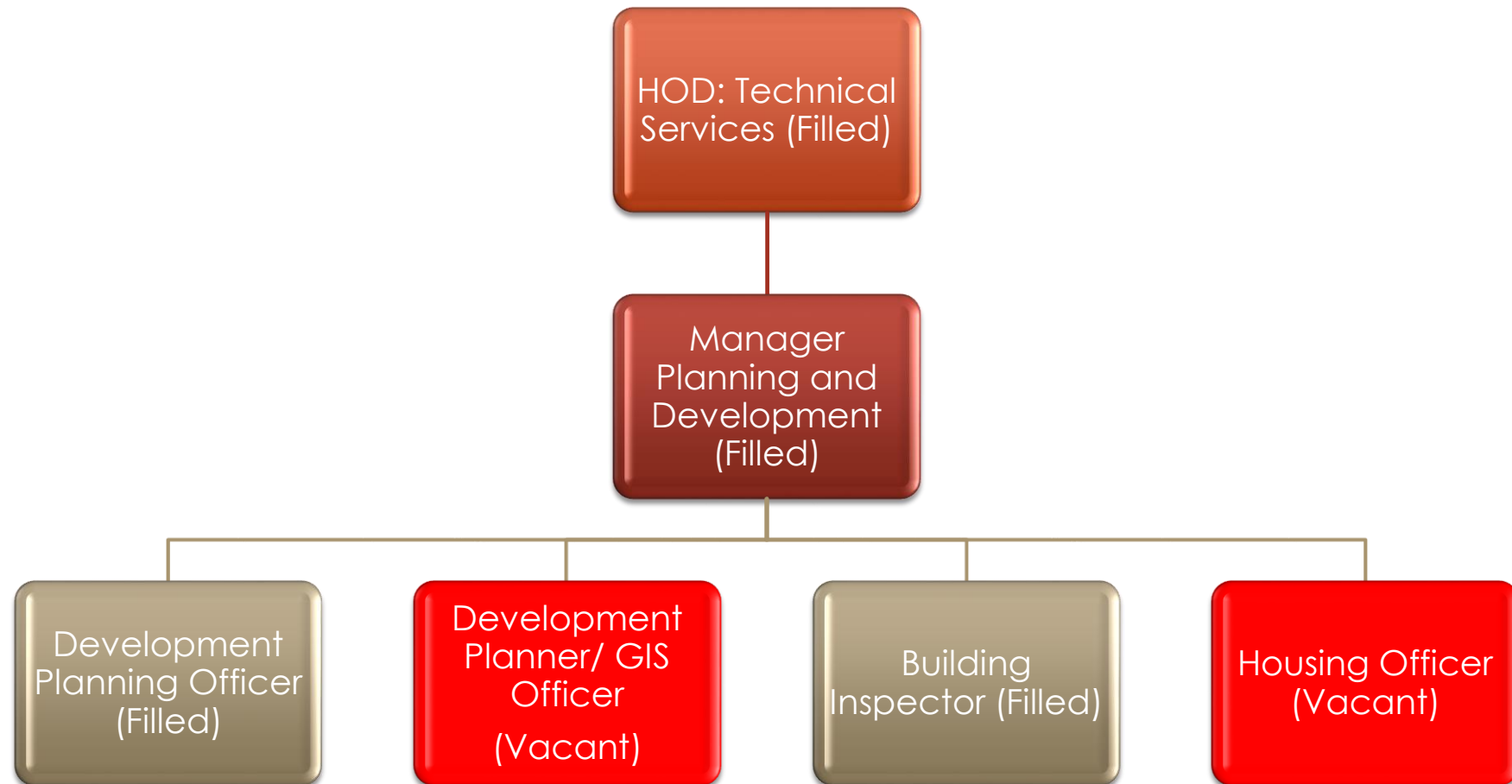
Alternative tenure forms need to be considered which could include the following, and which can create the platform for future tenure upgrade if it is considered appropriate and functional:

- ➔ Municipality holding ownership without any transfer to residents;
- ➔ Duly established local development/ housing committee regulates occupational rights under the supervision of the municipality – ABM staff;
- ➔ Local development committee regulates occupational rights by means of a formal register, a copy of which might be provided at regular intervals to the municipality;
- ➔ Local register maintained by the municipality (e.g. via a decentralised municipal office) in which case certificates of occupation could be issued (in this scenario, the municipality would probably first have to be the landowner).

11. IMPLEMENTATION FRAMEWORK

11.1. ORGANOGRAM

Figure 1: Housing Unit-Proposed Structure



11.2. CURRENT PROJECTS

PROJECT TITLE	CATEGORY / TYPE	NAME OF WARD	NO. OF SUBSIDIES	FUNDER	TOTAL COSTS	FINANCIAL YEARS (000 000)				
						2017/ 18	2018/19	2019/20	2020/21	2021/ 22
KwaJali (Phase 2)	Rural	9	2 000	DHS	R 221 894 000.00	R10	R10	R10	R10	R10
KwaMbotho	Rural	2	1 000	DHS	R 110 947 000.00	R10	R10	R10	R10	R10
KwaMachi (Phase 2 – cluster 1)	Rural	4	1 000	DHS	R 110 947 000.00	R10	R10	R10	R10	R10
KwaMachi (Phase 2 – cluster 2)	Rural	5	1 000	DHS	R 110 947 000.00	R10	R10	R10	R10	R10
KwaMachi (Phase 2 – cluster 3)	Rural	6	1 000	DHS	R 110 947 000.00	R10	R10	R10	R10	R10
KwaMachi (Phase 2 – cluster 4)	Rural	8	1 000	DHS	R 110 947 000.00	R10	R10	R10	R10	R10
KwaMachi (Phase 2 – cluster 5)	Rural	8	1 000	DHS	R 110 947 000.00	R10	R10	R10	R10	R10
Harding (RDP)	Urban	3	1 057	DHS	R 145 164 943.58	R10	R10	R10	R10	R10
Harding (Middle Income)	Urban	3	46	Private	R 16 100 000.00	R 5	R 5	R 6		
Sub-Total			9103		R 1 045 840 943.58					

11.3. PROPOSED PROJECTS

PROJECT TITLE	CATEGORY / TYPE	NAME OF WARD	NO. OF UNITS	AREA	FUNDER	TOTAL COSTS	FINANCIAL YEARS (000 000)				
							2019/20	2020/21	2021/ 22	2022/ 23	2024/ 25
Harding- Kirk Street High Income Housing Project	Urban Greensfield	3	150	2,4 Ha	Private	R 52 500 000.00	R 10	R 10	R 10	R 10	R 10
Harding- Kirk Street Social Housing Project	Rental housing	3	100	1,5 Ha	DHS	R 26 400 000.00	R 5	R 5	R 5	R 5	R 5
Harding- Livingstone Street Middle Income Housing (FLISP)	Urban Greensfield	3	200	5 Ha	Private	R 52 800 000.00	R 10	R 10	R 10	R 10	R 10
Harding- Livingstone Street Low Income (CRU) Rental Project	Urban Greensfield	3	100	4 Ha	Private	R 26 400 000.00	R 5	R 5	R 5	R 5	R 5
Ikhwezi Rural Infill Housing Project	Greensfield	8	150	6 Ha	Private	R 16 642 050.00	R 3	R 3	R 3	R 3	R 3
Salem Rural Infill Housing Project	Greensfield	10	150	6 Ha	Private	R 16 642 050.00	R 3	R 3	R 3	R 3	R 3
Jabulani Rural Infill Housing Project	Greensfield	2	150	6 Ha	Private	R 16 642 050.00	R 3	R 3	R 3	R 3	R 3
Weza Low Income Housing Project	Greensfield	7	150	6 Ha	Private	R 16 642 050.00	R 3	R 3	R 3	R 3	R 3
Phumuza Rural Infill Housing	Greensfield	10	250	10 Ha	DHS	R 27 736 750.00	R 5	R 5	R 5	R 5	R 5
Nqabeni Rural Infill Housing	Greensfield	5	250	10 Ha	DHS	R 27 736 750.00	R 5	R 5	R 5	R 5	R 5
Enhlangwini Rural Infill Housing	Greensfield	6	250	10 Ha	DHS	R 27 736 750.00	R 5	R 5	R 5	R 5	R 5
Sub-Total			1 900	66,9 Ha		R 307 878 450.00					

11.4. HOUSING SUBSIDIES

Housing Programmes and Subsidies	Beneficiary Income	Ownership or rental, rent-to-buy, etc.	Kind of Assistance	Features of the Subsidy	Subsidy Amount (2017)
Individual Subsidy	R0 -3500	Ownership	Assistance to buy a stand and a house in an approved project or from a seller in the market.	Persons earning R1501-3500 must pay a financial contribution of R2479.	R 110 947.00
Individual Subsidy (Special Dwelling for people living with Disabilities)	R0 -3500	Ownership	Assistance to buy a stand and a house in an approved project or from a seller in the market.	The costs for dwelling is designed for people dependent on wheelchair use. The design of the housing structure takes into account of pre-cautionary measures.	R164 136.00
Individual Subsidy (Military Veterans)	R0 -3500	Ownership	Assistance to buy a stand and a house in an approved project or from a seller in the market.	House designed for provision to approved military veteran subsidy beneficiaries.	R188 884.00
Project Linked Subsidies	R0 -3500	Ownership	Services and houses in ownership.	Houses are built by contractors, which are employed by province or municipality for groups of people that qualify for subsidy.	R 110 947.00

Housing Programmes and Subsidies	Beneficiary Income	Ownership or rental, rent-to-buy, etc.	Kind of Assistance	Features of the Subsidy	Subsidy Amount (2017)
Consolidation Subsidy	R0 -3500	Ownership	A top structure subsidy for the construction of a house.	Subsidy to build a top structure on a piece of land acquired from a previous government programme. Persons earning R1501-3500 must pay a financial contribution of R2479.	R 110 947.00
Rural Subsidies	R0 -3500	Informal land rights as security for occupation	Subsidy for services and houses with wide discretion.	Subsidy in rural areas where land is state owned and governed by traditional authorities.	R 110 947.00
People's Housing Process	R0 -3500	Ownership	Technical assistance and support plus services and building materials to construct houses.	People are in charge of the building of their own homes supported by a support organization.	R 110 947.00
Discount Benefit Scheme	Irrespective of beneficiary income	Ownership	An amount as discount on sales price of house or balance on loan.	State financed rental property will be sold to tenants with a fixed discount.	Calculated on individual subsidy scheme.
Institutional Subsidies	R0 -3500	Rental/Rent-to-Buy	Fixed subsidy amount per household (R41 027 for 2008/09). Institution needs to add R2479 per unit.	The subsidy is given to the institution doing the project for every household earning below R3500 per month.	R 110 947.00

Housing Programmes and Subsidies	Beneficiary Income	Ownership or rental, rent-to-buy, etc.	Kind of Assistance	Features of the Subsidy	Subsidy Amount (2017)
Community Residential Units	R0 -3500	Rental	Subsidy amount based on the project development costs.	Redevelopment of former hostels into low cost rental units.	Amount varies and is based on policy.
Finance Linked Individual Subsidy Programme	R3501 - 15000	Ownership	Variable subsidy amount depending on the income groups in the project.	State finance a portion of housing development costs for middle income group.	Calculated on individual subsidy scheme.
Social Housing Subsidy	R3501-7500	Rental	Variable subsidy amount depending on the income groups in the project.	Subsidy for restructuring of urban areas, aiming for economic, social and racial integration.	R 264 000.00
BNG Housing (previously RDP)	R0 -3500	Ownership	Ownership of house and plot.	Free housing for the poorest of the poor	R 110 947.00

Source: SALGA, Housing Development Options: A Guide for Municipalities (2007) and updated subsidy amount as per National Dept of Housing website.

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Qualitative Interviews: Residential Property Developers

[Ms Salim – 039 682 1664](#)

[Mr S Mzotho – 071 333 7591](#)

[Mrs Desade – 084 940 1520](#)

[Mr Mkhize – 073 309 0038](#)