



UMHLATHUZE MUNICIPALITY DRAFT HUMAN SETTLEMENTS PLAN REVIEW 2022/2023

March 2022

DMS:

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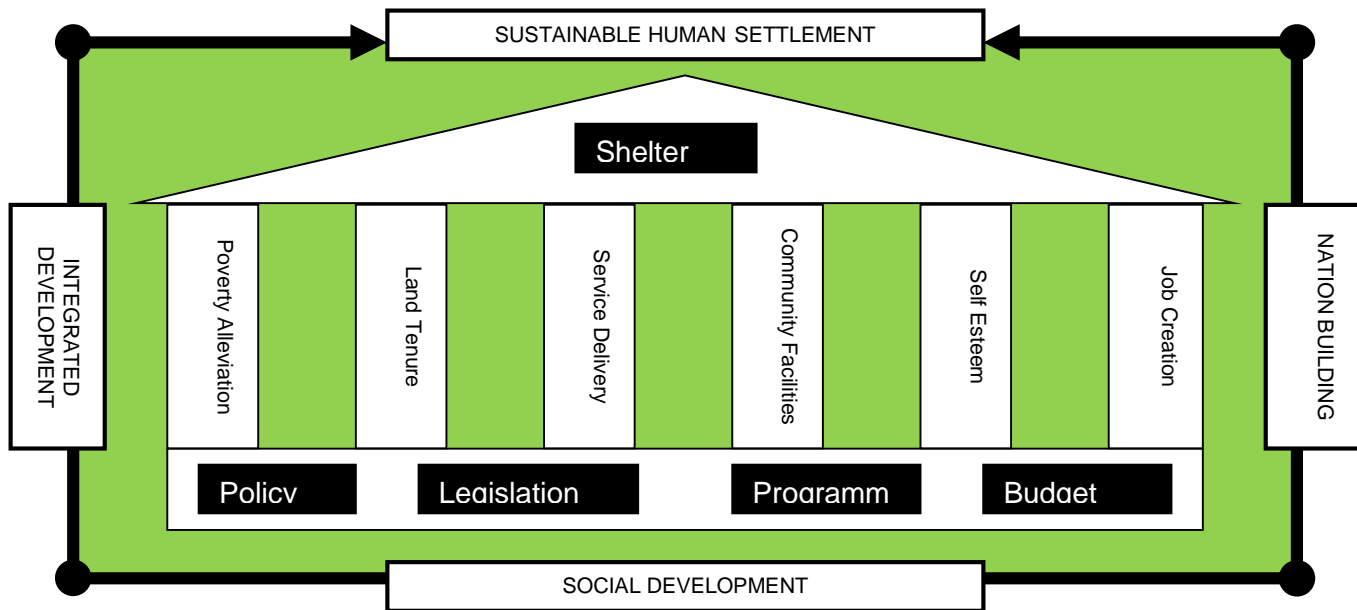
DATA DISCLAIMER

- ***Post 2016, the uMhlathuze Municipality consists of 34 Wards and has increased in size by approximately 50% from 79 334 Ha to 123 325 Ha***
- ***Only official population data was available for the newly demarcated municipal area***
- ***All other analysis in respect of infrastructure and socio-economic issues had to be based on a combination of the pre 2016 LGE municipal ward data from the uMhlathuze and former Ntambanana Municipalities respectively***
- ***There are gaps in the spatial representation of data as there is no seamless alignment of 2011 and 2014 wards with the new municipal boundary of uMhlathuze***

1. INTRODUCTION

Housing refers to an integrated approach to development using the delivery of shelter as the primary focus. As indicated in Figure 1 below, housing includes, among others, the development of housing units, service delivery, the upgrading of land tenure rights, social and community development and planning policy issues. Future housing projects should facilitate the attainment of all of these development goals.

Figure 1: Housing Concept



Housing delivery within the uMhlathuze Municipal area of jurisdiction occurs in two different forms. In the first instance, State funded/supported housing in which the municipality serves as a developer and in agreement with the Department of Human Settlements and Implementing Agents (IAs). The second pertains to private sector developments.

The National Housing Code states that every municipality, as part of its integrated development planning “must take all reasonable and necessary steps within its framework of national and provincial housing legislation and policy to ensure the constitutional right to have access to adequate housing is realised on a progressive basis”. In order for the municipality to fulfil its role, it must carry out the following housing functions:

1. Housing delivery goals
2. Identify land for housing
3. Housing development

One of the requirements of the municipality is to develop a Human Settlements Sector Plan/Housing Chapter of the IDP, which forms part of the Municipality’s Integrated Development Plan (IDP).

The human settlements sector plan is a strategic management tool to assist the municipality to focus its energy to ensure that all activities in the human settlements sector plan are working towards the goal of housing delivery. The human settlements sector plan aims at achieving the following objectives:

1. to integrate housing development plans into the municipality plans.

2. to develop a comprehensive human settlements plan for City of uMhlathuze providing strategic direction and guidance.
3. to develop a single shared vision and housing development plan between City of uMhlathuze and KZN department of Human Settlements.

The Human Settlements Sector plan for the City of uMhlathuze is founded or guided in the context of National, Provincial and Municipal directives. All the three spheres of government have their own vision, mission and strategies.

2. LEGISLATIVE AND POLICY CONTEXT

The global agenda and policy principles underlying planning for efficient use of land and planning for choice and quality of life are detailed in this section. In addition, a summary is provided of the policy pronouncements both at national and provincial levels as well as the KwaZulu-Natal Provincial Growth and Development Strategy (KZN PGDS) principles that have been aligned with relevant national and provincial legislation, policies and strategies. These policy imperatives are particularly important as they assist in providing guiding principles about the theory of change that a human settlements programme of the municipality needs to drive. The also assist in providing a framework against which monitoring and evaluation of the human settlements programme should be done.

2.1 UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

The Sustainable Development Goals (SDGs) replaced the Millennium Development Goals (MDGs) which were in existence for 15 years. The Sustainable Development Goals is a universally shared common global vision of progress towards a safe, just and sustainable space for all human beings to thrive on the planet. 17 Sustainable Development Goals (SDGs) are intended to be action-oriented, concise and easy to communicate, limited in number, aspirational, global in nature and **universally applicable to all countries**, while taking into **account** different national realities, capacities and levels of development and respecting national policies and priorities.





Figure2: United Nations Sustainable Development Goals














In partnership with its social partners, the Municipality has embarked on a process of localising the SDGs in the uMhlathuze context. This initiative is at its infancy stage and as such, broader

consultation with various stakeholders and role-players is yet to be achieved. As part of the first attempt to localisation, the following localisation framework has been agreed to.

Table 1: Municipal Response and Vision on SDGs

SUSTAINABLE DEVELOPMENT GOAL	RESPONSE	VISION
 <p>1 NO POVERTY</p>	<ul style="list-style-type: none"> ○ Creating a concessive environment for investors, this in turn will lead to the creation of employment opportunities for local communities. 	<p>By 2030, we should have created an environment that is conducive for employment and efficient livelihoods.</p>
 <p>2 ZERO HUNGER</p>	<ul style="list-style-type: none"> ○ Within the broader economic development imperative: by using agriculture to include communities in the economy can result in an agriculture support plan. 	<p>The municipality should ensure that local communities have an opportunity to participate in the municipality's economy through the agricultural industry.</p>
 <p>3 GOOD HEALTH AND WELL-BEING</p>	<ul style="list-style-type: none"> ○ Co-ordinate with the Department of Health and various stakeholders. ○ The Operation Sukuma Sakhe, provides access to housing and healthcare. ○ Promoting healthier lifestyles through sport and recreational facilities. ○ Promoting good nutrition through urban gardening. 	<p>By 2035, HIV/AIDS and lifestyle diseases (i.e. heart disease, obesity and diabetes) statistics should be reduced by 50%.</p>
 <p>4 QUALITY EDUCATION</p>	<ul style="list-style-type: none"> ○ Local Economic Development (LED) will result in achieving achieve social and economic development. ○ Forming partnerships with educational, training institutions and industries to create living labs of learning. ○ Local government should be restricted to a facilitation role. 	<p>A city attracting citizens for quality educational institutions promoting inclusive and equitable learning opportunities for all through partnerships with institutions and industries.</p>

SUSTAINABLE DEVELOPMENT GOAL	RESPONSE	VISION
5 GENDER EQUALITY 	Empowerment through: <ul style="list-style-type: none"> Education and skills development Employment SCM processes Leadership Mentorship 	Attaining gender equality by promoting that women and girls have the same opportunities.
6 CLEAN WATER AND SANITATION 	<ul style="list-style-type: none"> Conserve water resources such as lakes and rivers Provide basic sanitation (i.e. VIP toilets). 	By 2030, all households should have access to basic services such as potable water and sanitation.
7 AFFORDABLE AND CLEAN ENERGY 	Building sustainable energy generation infrastructure: <ul style="list-style-type: none"> Solar energy Gas to power energy Waste to energy Wind energy <p>Public participation exercises are required for community's investment.</p>	By reducing the dependency on coal for electricity generation by 30%.
8 DECENT WORK AND ECONOMIC GROWTH 	Promote and incentivise investments.	To promote and incentivise investments.
9 INDUSTRY, INNOVATION AND INFRASTRUCTURE 	By upgrading the municipality's infrastructure as the agenda for smart cities.	By 2030, increase/expand municipal areas (inclusive of marginalised) with contemporary and innovative infrastructure.
10 REDUCED INEQUALITIES 	Identify community members in need of employment opportunities to alleviate poverty and increase skills development training programs (Operation Sukuma Sakhe).	Reduce inequality within the municipality

SUSTAINABLE DEVELOPMENT GOAL	RESPONSE	VISION
11 SUSTAINABLE CITIES AND COMMUNITIES 	<ul style="list-style-type: none"> Planning integrated human settlements Incorporate functional recreational spaces within human settlements Create catalytic economic activities outside of core urban areas. 	<p>Ensure integrated and inclusive planning for human settlements</p>
12 RESPONSIBLE CONSUMPTION AND PRODUCTION 	<p>Reduce consumption of non-renewable resources through introduction of waste usage (By Product)</p>	<ul style="list-style-type: none"> Moving away from using of non-renewable resources Minimization of waste to by product (feedstock)
13 CLIMATE ACTION 	<ul style="list-style-type: none"> Reduce emissions by enforcing the By-law to industries and introduce against idling stationary vehicles. Recycling program: Every household and Municipal building should have bins for recyclable and non-recyclable waste bins Recycle water 	<p>Reduce greenhouse gases while adapting to climate change</p>
14 LIFE BELOW WATER 	<ul style="list-style-type: none"> To sustainably deliver services to communities. Master drainage plan Regulate urban renewal Efficient management by Environmental Department Partnerships with TNPA/ Municipalities/ Environmental Awareness Involvement in a operation Phakisa 	<ul style="list-style-type: none"> To conserve the marine life by sustainably using resources provided by the ocean. Effective partnerships, awareness campaigns and enforcing Bylaws.
15 LIFE ON LAND 	<ul style="list-style-type: none"> Identify conservation areas in the Spatial Development Framework (SDF). Partnerships with environmental authorities, civil society and businesses. Promote tourism opportunities with natural assets. 	<p>No net loss of sensitive ecosystems (to be declined).</p>

The above provides a base from which the Municipality is to expand its vision and localisation programmes through various municipal programmes. Of critical importance is how the Municipality responds to “The New Urban Agenda”; which amplifies SDG 11 by presenting a shared vision on managing urbanisation for sustainable urban development.

A very prominent, emerging global issue is the recession as a result of the Covid-19 pandemic which is forcing everyone to re-imagine the future. When considering sustainable development, the Municipality has to look into how it can mitigate risks and evolve toward smarter infrastructure development, economic facilitation and spatial planning. Whereas the impact of the Covid-19 pandemic has been sudden, and to a degree unexpected, Municipalities are also confronted with the looming climate change impacts that affirm the need to mitigate risks as mentioned.

2.2 NATIONAL DEVELOPMENT PLAN

The National Development Plan is a plan for the country to eliminate poverty and reduce inequality by 2030 through uniting South Africans, unleashing the energies of its citizens, growing an inclusive economy, building capabilities, enhancing the capability of the state and leaders working together to solve complex problems.

The plan has the following high-level objectives to be achieved by 2030:

- Reduce the number of people who live in households with a monthly income below R419 per person (in 2009 prices) from 39% to zero.
- Reduce inequality, as measured by the Gini coefficient, from 0.69 to 0.6.

Amongst others, the following enabling milestones are noted from the Plan:

- Increase employment from 13 million in 2010 to 24 million in 2030.
- Raise per capita income from R50 000 in 2010 to R120 000 by 2030.
- Establish a competitive base of infrastructure, human resources and regulatory frameworks.
- Ensure that skilled, technical, professional and managerial posts better reflect the country's racial, gender and disability makeup.
- Broaden ownership of assets to historically disadvantaged groups.
- Provide affordable access to quality health care while promoting health and wellbeing.
- Establish effective, safe and affordable public transport.
- Ensure that all South Africans have access to clean running water in their homes.
- Make high-speed broadband internet universally available at competitive prices.
- Ensure household food and nutrition security.
- Broaden social cohesion and unity while redressing the inequities of the past.
- Play a leading role in continental development, economic integration and human rights.

With specific reference to the youth of South Africa, the NDP notes that South Africa has an urbanising, youthful population. This presents an opportunity to boost economic growth, increase employment and reduce poverty.

The National Planning Plan priorities and its alignment with Municipal Strategic Goals are summarized in the table below:

Table 2: National Development Plan Priorities

No.	National Plan Priorities	uMhlathuze Alignment thereof
1	Create jobs	<u>Goal 3: Viable Economic Growth and Development</u> ○ Objective 3.1.2 : Stimulate key sectors that promote economic growth and create jobs
2	Expand infrastructure	<u>Goal 2 : Integrated infrastructure and efficient services</u>

No.	National Plan Priorities	uMhlathuze Alignment thereof
		<ul style="list-style-type: none"> Objective 2.1.1: To expand and maintain infrastructure in order to improve access to basic service and promote local economic development
3	Use resources properly	<u>Goal 1 : Democratic, responsible, transparent, objective and equitable municipal governance</u> <ul style="list-style-type: none"> Objective 1.1.1 : To ensure effective and efficient administration complying with its legal mandates
4	Inclusive planning	<u>Goal 1 : Democratic, responsible, transparent, objective and equitable municipal governance</u> <ul style="list-style-type: none"> Objective 1.1.4: To promote a municipal governance system that enhances and embraces the system of participatory governance.
5	Quality education	<u>Municipal Mission</u> <ul style="list-style-type: none"> Improve Citizens skills levels and education
6	Quality healthcare	<u>Goal 3.3 : Safe and healthy living environment</u>
7	Build a capable state	<u>Goal 1 : Democratic, responsible, transparent, objective and equitable municipal governance</u> <ul style="list-style-type: none"> Objective 1.1.1 : To ensure effective and efficient administration complying with its legal mandates
8	Fight corruption	<u>Municipal Mission</u> <ul style="list-style-type: none"> Creation of Secure and Friendly City Through Fighting Crime
9	Unite the nation	<u>Goal 3.4: Social Cohesion</u> <ul style="list-style-type: none"> Objective 3.4.1 : To promote Social Cohesion

2.3 MEDIUM TERM STRATEGIC FRAMEWORK (2019 – 2024)

The 2019-2024 Medium Term Strategic Framework (MTSF) is the second 5-year implementation plan for the NDP. The MTSF sets out the package of interventions and programmes that will advance the seven priorities adopted by government as illustrated hereunder.

Figure 3: MTSF Priorities (2019-2024)



The MTSF focusses on the triple challenges of poverty, inequality and unemployment and is based on the following pillars:

- Strong Inclusive Economy
- Capable Developmental State
- Capable South Africans

Women, People with Disability and the Youth are cross cutting focus areas. The following table details the alignment of some initiatives of the Municipality in relation to the MTSF priorities.

Table 3: Alignment of uMhlathuze Initiatives with MTSF Priorities

<p>1. Capable, Ethical, Developmental State</p>	<ul style="list-style-type: none"> ○ Internalization of SDGs ○ Land Use Management Challenges in Rural areas ○ Effective JMPT ○ Alignment with SOE by way of an Memorandum of Understanding ○ Hierarchy of Plans in place ○ Council Codes of Ethics ○ Consultation approach ○ Improved Business Processes (SAP) ○ Youth Desk ○ Women's Forum
<p>2. Economic Transformation & Job Creation</p>	<ul style="list-style-type: none"> ○ Ease of Doing Business ○ Green Economy: Materials Recovery & Waste Management ○ Comprehensive Integrated Transport Plan ○ Securing Water Supply ○ Energy Sector Plan & Alternatives ○ Biodiversity Economic Opportunities ○ Agricultural Support Plan ○ Informal Economy Support

	<ul style="list-style-type: none"> ○ Ongoing business (including SMME) support
3. Education, Skills & Health	<ul style="list-style-type: none"> ○ Public Wi-Fi ○ Proposed Maritime TVET (Operation Phakisa) ○ Target areas of known educational backlogs ○ Operation Sukuma Sakhe War Rooms to assist with Community Health ○ Completion of ECD (Early Childhood Development) Centres
4. Consolidating the Social Wage Reliance & Quality Basic Services	<ul style="list-style-type: none"> ○ Batho Pele Committee ○ Target Areas of Poverty as per socio-economic indicators ○ Target assistance to known Child Head Households and Indigents (OSS) ○ Support for EPWP ○ Pursue Food Security (Agricultural Support Plan) ○ Food Bank ○ Water, Sanitation, Electricity & Waste Removal
5. Spatial Integration, Human Settlement & Local Government	<ul style="list-style-type: none"> ○ Settlement patterns, Nodes & Corridors ○ Spatial Transformation Agenda ○ Priority Housing Development Areas (PHDAs) process ○ Green House Gas Inventory ○ Green Building Guideline ○ Rural Planning & Agrarian Support ○ Infrastructure Sector Plans ○ Water Re-use PPP ○ Public Transport Planning & Investment ○ Land Reform Task Team
6. Social Cohesion & Safer Communities	<ul style="list-style-type: none"> ○ Disaster Management Plan (Level 2) ○ Arts & Culture Events ○ Functionality of OSS & War Rooms ○ Grant-in-Aid ○ Special Programmes
7. A Better Africa & World	<ul style="list-style-type: none"> ○ National & International Collaboration & Coordination ○ Partnerships (UWASP, ICLEI, GIZ etc.) ○ Disaster Management Services ○ Climate Action

2.4 INTEGRATED URBAN DEVELOPMENT FRAMEWORK (IUDF)

The Integrated Urban Development Framework (IUDF) is a policy framework guiding the reorganization of the urban system of South Africa so that cities and towns can become inclusive, resource efficient and adequate places to live, as per the vision outlined in Chapter 8 of the National Development Plan (NDP).

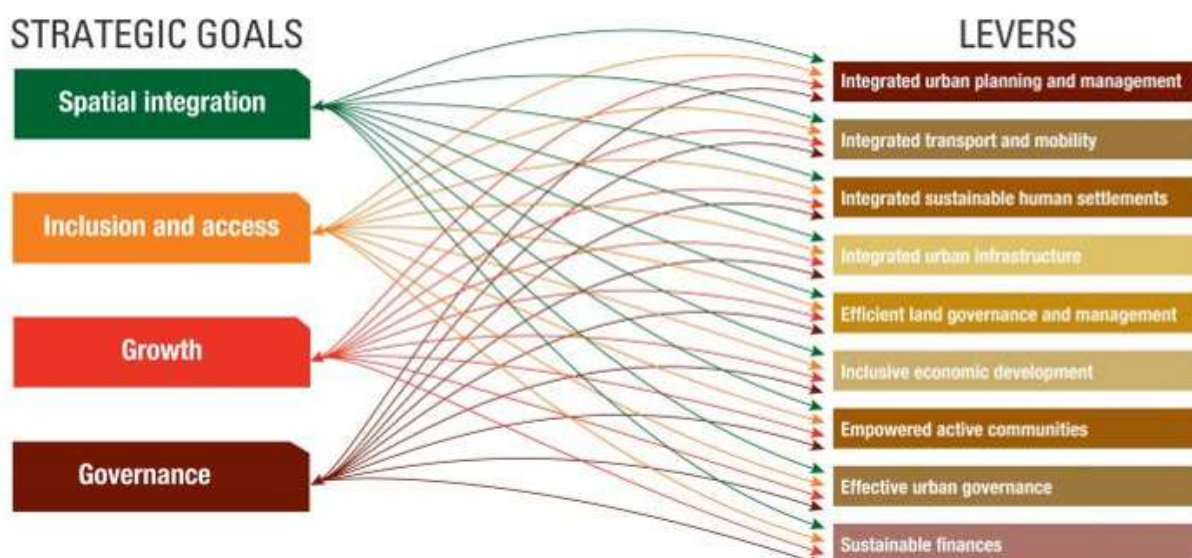
The overall outcome of the IUDF is spatial transformation. This new focus for South Africa steers urban growth towards a sustainable growth model of compact, connected and coordinated cities and towns. The IUDF implementation plan identifies a number of short term proposals to achieve spatial transformation.

The overall objective of the IUDF is to transform urban spaces by:-

- Reducing travel costs and distances
- Aligning land use, transport planning and housing
- Preventing development of housing in marginal areas
- Increasing urban densities and reducing sprawl
- Shifting jobs and investment toward dense peripheral townships
- Improving public transport and the coordination between transport modes

The IUDF objective conforms to the New Urban Agenda (NUA) vision of “cities for all”. The NUA is a global commitment to sustainable urban development at all levels (global, regional, national, subnational and local), and encourages agencies and role-players to provide practical guidance for the implementation of the New Urban Agenda and the urban dimensions of the Sustainable Development Goals. In South Africa, more than 60% of the population lives in urban areas. ***The IUDF, which is South Africa’s urban policy, articulates how South Africa will transform urban areas to overcome both historical and prevailing challenges, while working together to ensure more integrated, sustainable and equitable human settlements.***

Figure 4: Strategic Goals and Levers of the IUDF



These above IUDF levers relate very specifically to the pillars of spatial transformation and such is embraced by the uMhlathuze Municipality. The Municipality is planning and implementing for improved public transport, investment is aimed at aiding the

Informal Economy and a number of processes are underway to establish integrated human settlements in the municipal area. Specific projects are identified in support of spatial transformation and in line with the listed levers.

2.5 STATE OF THE NATION AND STATE OF THE PROVINCE ADDRESS

President Cyril Ramaphosa delivered the State of the Nation Address (SONA) on the 10th of February 2022 before a joint sitting of the two houses of Parliament. The President in his speech spoke about the five priorities:

- Growing the Economy and Jobs;
- Building Better Lives;
- Fighting Corruption;
- Making Communities Safer;
- Making Government Work.

The KZN Provincial State of the Province (SOPA) will focus on working better and faster by prioritizing:

- Economic Recovery and Creating Jobs;
- Improving Access to Water and Sanitation;
- Fighting Crime and Building Safer Communities;
- Social Protection and Human Development;
- Building the Capacity of the State;
- Building a Better Africa and a Better World.

The following table provides a summary of the alignment between key elements of the SOPA and SONA, their relationship with the MTSF priorities as well as the practical application thereof in the uMhlatuze context.

Table 4: Alignment between MTSF, SONA, SOPA and application in uMhlathuze

MTSF PRIORITIES (2019-2024)	STATE OF THE NATION ADDRESS KEY POINTS	STATE OF THE PROVINCE ADDRESS KEY POINTS	PRACTICAL APPLICATION (examples)
1. Capable, Ethical, Developmental State	<ul style="list-style-type: none"> ○ Extend District Development Model 	<ul style="list-style-type: none"> ○ Digital economy ○ Information communication technology and 4IR ○ Operation Clean Audit ○ Implementation of the District Development Model 	<ul style="list-style-type: none"> ○ Internalization of SDGs ○ Land Use Management Challenges in Rural areas ○ Effective JMPT ○ Alignment with SOE by way of an Memorandum of Understanding ○ Hierarchy of Plans in place ○ Council Codes of Ethics ○ Consultation approach ○ Improved Business Processes (SAP) ○ Youth Desk ○ Women's Forum
2. Economic Transformation & Job Creation	<ul style="list-style-type: none"> ○ Funds to reduce youth unemployment ○ Tapping into the international market ○ State of intensify SOE repurposing for growth, development ○ Government to regulate commercial use of hemp products ○ Major economic reforms set to change SA's fortunes ○ Measures to improve energy generation 	<ul style="list-style-type: none"> ○ Investment Attraction ○ Economic Infrastructure ○ Digital economy ○ Enterprise development ○ Youth empowerment and job creation ○ Operation Vula fund ○ Private-Public Partnerships ○ Tourism Development ○ Environmental sustainability ○ Cannabis the green rush ○ Transport infrastructure delivery ○ Transport & job creation 	<ul style="list-style-type: none"> ○ Ease of Doing Business ○ Green Economy: Materials Recovery & Waste Management ○ Comprehensive Integrated Transport Plan ○ Securing Water Supply ○ Energy Sector Plan & Alternatives ○ Biodiversity Economic Opportunities ○ Agricultural Support Plan ○ Informal Economy Support ○ Ongoing business (including SMME) support
3. Education, Skills & Health	<ul style="list-style-type: none"> ○ Coding, Robotics in Grade R to 3 ○ Building 9 TVET Colleges ○ New University ○ Student Accommodation 	<ul style="list-style-type: none"> ○ Digital economy ○ Youth empowerment and job creation ○ Private-Public Partnerships ○ Youth empowerment – Sukuma 100 000 ○ Bridges and enabling access to education ○ Performance of Basic Education ○ Information communication technology and 4IR ○ Improve health system 	<ul style="list-style-type: none"> ○ Public Wi-Fi ○ Proposed Maritime TVET (Operation Phakisa) ○ Target areas of known educational backlogs ○ Operation Sukuma Sakhe War Rooms to assist with Community Health ○ Completion of ECD (Early Childhood Development) Centres

MTSF PRIORITIES (2019-2024)	STATE OF THE NATION ADDRESS KEY POINTS	STATE OF THE PROVINCE ADDRESS KEY POINTS	PRACTICAL APPLICATION (examples)
4. Consolidating the Social Wage Reliance & Quality Basic Services	<ul style="list-style-type: none"> State to intensify SOE repurposing for growth, development 		<ul style="list-style-type: none"> Batho Pele Committee Target Areas of Poverty as per socio-economic indicators Target assistance to known Child Head Households and Indigents (OSS) Support for EPWP Pursue Food Security (Agricultural Support Plan) Food Bank Water, Sanitation, Electricity & Waste Removal
5. Spatial Integration, Human Settlement & Local Government	<ul style="list-style-type: none"> Extend District Development Model 	<ul style="list-style-type: none"> Environmental sustainability Multi-planting season programme Production of seeds, seedlings and fruit trees Transport infrastructure delivery 	<ul style="list-style-type: none"> Settlement patterns, Nodes & Corridors Spatial Transformation Agenda Priority Housing Development Areas (PHDAs) process Green House Gas Inventory Green Building Guideline Rural Planning & Agrarian Support Infrastructure Sector Plans Water Re-use PPP Public Transport Planning & Investment Land Reform Task Team
6. Social Cohesion & Safer Communities	<ul style="list-style-type: none"> Domestic Violence Amendment Act to better protect GBV victims New crime detection University 	<ul style="list-style-type: none"> School safety interventions Fighting Crime Social Cohesion 	<ul style="list-style-type: none"> Disaster Management Plan (Level 2) Arts & Culture Events Functionality of OSS & War Rooms Grant-in-Aid Special Programmes
7. A Better Africa & World		<ul style="list-style-type: none"> Digital economy Environmental sustainability 	<ul style="list-style-type: none"> National & International Collaboration & Coordination Partnerships (UWASP, ICLEI, GiZ etc.) Disaster Management Services Climate Action

2.6 NATIONAL SPATIAL DEVELOPMENT FRAMEWORK

The National Spatial Development Framework (NSDF) seeks to bring about a peaceful, prosperous and transformed South Africa. In accordance with its transformative agenda, and guided by the Spatial Planning and Land Use Management Act, Act 13 of 2013 (SPLUMA), the NSDF consist of the following parts:

- Part One provides the background to the need for and role of the NSDF, within the context of the NDP and outlines the NSDFs theory of change;
- Part Two provides an overview of the process that was followed in the compilation of the NSDF;
- Part Three provides a high-level overview of a series of significant national spatial development dynamics, challenges and opportunities;
- Part Four puts forward the national spatial development vision of a shared and just South Africa and outlines the “shifts” that must be made by way of six levers to give expression to the national spatial development vision as well as five outcomes to achieve the national development objectives;
- Part Five provides national spatial development and investment guidance in the form of an ideal spatial pattern, sub-frames as well as action areas; and
- Part Six deals with the implementation of the NSDF.

The National Spatial Development Vision Statement:

“All Our People Living in Shared and Transformed Places in an Integrated, Inclusive, Sustainable and Competitive National Space Economy”

The National Spatial Development Logic proposes a number of interrelated shifts to ensure the movement to a Post-Apartheid National Spatial Development Pattern with regard to:

- The beneficiaries of national spatial and spatial development
- The natural resource base
- The nature, function and performance of our settlements
- Our rural areas
- The nature, significance, form and impact of spatial development planning

The National Spatial Development Framework Levers are outlines in the following figure:

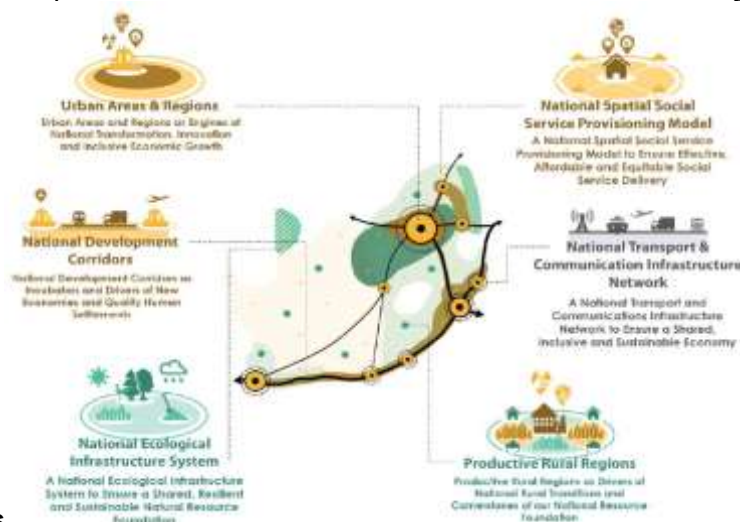


Figure 5: NSDF Levers

The 5 National Spatial Development Outcomes are summarised in the following table.

Table 5: NSDF Outcomes

Nr.	Outcome Description
1	A network of consolidated, transformed and well-connected national urban nodes, regional development anchors, and development corridors and that enable South Africa to derive maximum transformative benefit from urbanization, urban living and inclusive economic development.
2	National corridors of opportunity enable sustainable and transformative national development, urbanization, urban consolidation, mutually beneficial urban and rural linkages, and ecological management.
3	National connectivity and movement infrastructure systems are strategically located, extended and maintained, to support a diverse, adaptive and inclusive space economy and a set key national and regional gateway cities and towns.
4	Productive rural regions, supported by sustainable resource economic and strong and resilient regional development anchors that provide access to people living in rural areas to the national and global economy.
5	National ecological infrastructure and the national resource foundation is well-protected and managed, to enable sustainable and just access to water and other natural resources, both for current and future generations.

As noted, sub-frames and action areas are also derived and the following table provides a summary thereof:

Table 6: Overview of Actions required in the National Spatial Action Areas in accordance with the NSDF Sub-Frames

National Spatial Action Areas	Relevant NSDF Sub-Frames			
	National System of Nodes and Corridors	National Resource Economy Regions	National Movement and Connectivity Infrastructure System	National Ecological Infrastructure and Natural Resource System
National Transformation Corridors	<ul style="list-style-type: none"> Consolidating development in fully-fledged and transformed national urban nodes Supporting and strengthening regional development anchors to play their crucial (1) national connecting, and (2) regional development anchoring and enhancing roles 	<ul style="list-style-type: none"> Supporting and strengthening and emerging farmers and small and medium-scale agriculture Supporting eco-production and eco-entrepreneurs Ensuring sustainable food production for national food security 	<ul style="list-style-type: none"> Creating new connections, e.g. the N2-extension, and strengthening existing connections 	<ul style="list-style-type: none"> Managing land development and land uses to ensure the protection of critical national water resources Supporting agricultural practices and human settlement patterns and forms that optimise the use of land, and limit the impact on the ecology and the associated ecological service systems
Central Innovation Belt	<ul style="list-style-type: none"> Diversifying the economy and supporting its transition to the secondary and tertiary sectors Creating transformed, well-functioning settlements 	<ul style="list-style-type: none"> Supporting agro-processing, viable mineral and metals beneficiation and alternative energy production 	<ul style="list-style-type: none"> Strengthening existing connections to, and links with the core areas of the Gauteng Urban Region 	<ul style="list-style-type: none"> Managing and mediating the impacts of (1) dense human settlement and (2) intense economic activity on critical national water resources, e.g. the pollution-mitigation actions in the case of the Vaal River
National Resource Risk Areas	<ul style="list-style-type: none"> Ensuring the sustainable use of resources, and preventing pollution and resource depletion 	<ul style="list-style-type: none"> Managing competing and incompatible land uses, e.g. mining, agriculture and eco-tourism 	<ul style="list-style-type: none"> Strengthening infrastructure networks to facilitate regional, national and cross-border flows 	<ul style="list-style-type: none"> Prioritising resource management by, amongst others, introducing far more stringent and binding protection of strategic (1) water resources and ecological systems services areas, and (2) high-value agricultural land
National Urban Regions	<ul style="list-style-type: none"> Strengthening the network and nodes on it to become national centres of economic and human resource development and innovation 	<ul style="list-style-type: none"> Managing national and cross-border interdependencies for national and wider SAIC benefit 	<ul style="list-style-type: none"> Refurbishing and developing infrastructure to enable and support (1) economic diversification and expansion, and (2) more youthful and larger populations Strengthening regional, national and cross-border linkages 	<ul style="list-style-type: none"> Managing national and regional cross-border interdependencies to the benefit of all concerned Managing the impact of human settlement and economic activities on strategic water resource areas
Arid-Innovation Region	<ul style="list-style-type: none"> Strengthening regional development anchors as connecting, catalytic and interface points 	<ul style="list-style-type: none"> Supporting intensive, high-value productive agriculture Strengthening and expanding alternative energy generation 	<ul style="list-style-type: none"> Supporting connections between urban cores and regional development anchors 	<ul style="list-style-type: none"> Ensuring sustainable agriculture activities that assist with ensuring regional and national food security Managing land development and economic activities, to ensure the protection of critical natural resources

2.7 PGDS SPATIAL PLANNING PRINCIPLES

The strategic and targeted nature of the Provincial Growth and Development Strategy implies that specific interventions will be undertaken within key geographical areas of Need and Potential.

The Principle of **Environmental Planning** (Bioregional Planning) refers to understanding and respecting the environmental character (potential and vulnerability) and distinctiveness of places and landscapes and promoting balanced development in such areas.

The Principle of **Economic Potential** aims to improving productivity and closing the economic performance gap between the various areas of KwaZulu-Natal towards economic excellence of all areas. Rapid economic growth that is sustained and inclusive is seen as a pre-requisite for the achievement of poverty alleviation.

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.

The Principle of **Local Self-Sufficiency** promotes locating development in a way that reduces the need to travel, especially by car and enables people as far as possible to meet their need locally.

The Principle of **Spatial Concentration** aims to build on existing concentrations of activities and infrastructure towards improved access of communities to social services and economic activities. In practical terms this promotes concentration along nodes and corridors with multi-sectoral investment i.e. roads, facilities, housing etc. This principle will further assist in overcoming the spatial distortions of the past. Future settlement and economic development opportunities should be channelled into activity corridors and nodes that are adjacent to or link the main growth centres in order for them to become regional gateways.

The Principle of **Sustainable Rural Livelihoods** considers rural areas in a way which is integrated with other decision making associated with the Sustainable Livelihoods framework. This principle requires that spatial planning consider the locality and impact of human, physical, natural, financial and social capitals of an area and spatially structures these in support of each other. Another aspect of this principle is promoting spatial planning in a continuum where rural areas are not addressed as completely separate entities to urban centres, but rather a gradual change in landscape with the potential progression of rural areas to more closely resemble the service standards and quality of living achieved in some urban contexts.

The Principle of **Balanced Development** promotes the linking of areas of economic opportunity with areas in greatest need of economic, social and physical restructuring and regeneration at all spatial scales. In practical terms the principles sought to find a balance between the potentially competing land uses by understanding the relationship and integration between major dimensions within the province and promoting a synergetic mixture of land uses in support of each other at various spatial scales.

The Principle of **Accessibility** simply promotes the highest level of accessibility to resources, services, opportunities and other communities. This is intrinsically linked to transportation planning and should consider localised needs for the transportation of people and goods by various modes of transport as guided by the scale and function of a region.

LOCAL RELEVANCE: The uMhlathuze Municipality abides by sound spatial planning principles as extracted hereunder:

1. Environmental awareness and sensitivity with due consideration to the EMF and ESMP.
2. Promotion of sustainable communities and the realization of restructuring zones in respect of human settlement projects.
3. Urban integration and densification to decrease economic cost of travel specifically.
4. Introduction of urban development boundary as a measure to achieve spatial concentration.
5. Development of rural framework plans being initiated.

2.8 PROVINCIAL SPATIAL ECONOMIC DEVELOPMENT STRATEGY: CORRIDOR AND NODAL FRAMEWORK

The 2007 PSEDS (Provincial Spatial Economic Development Strategy) has been updated to enhance the original nodes and corridors. In particular, the updated study needed to provide guidance on what types of interventions are needed and which localities. More specifically, it has a rural development focus to address poverty issues and represents a move away from a hierarchical tiered structure to a balanced and integrated network of towns and cities.

The PSEDS has been undertaken in line with the comparative advantage approach as summarized hereunder:

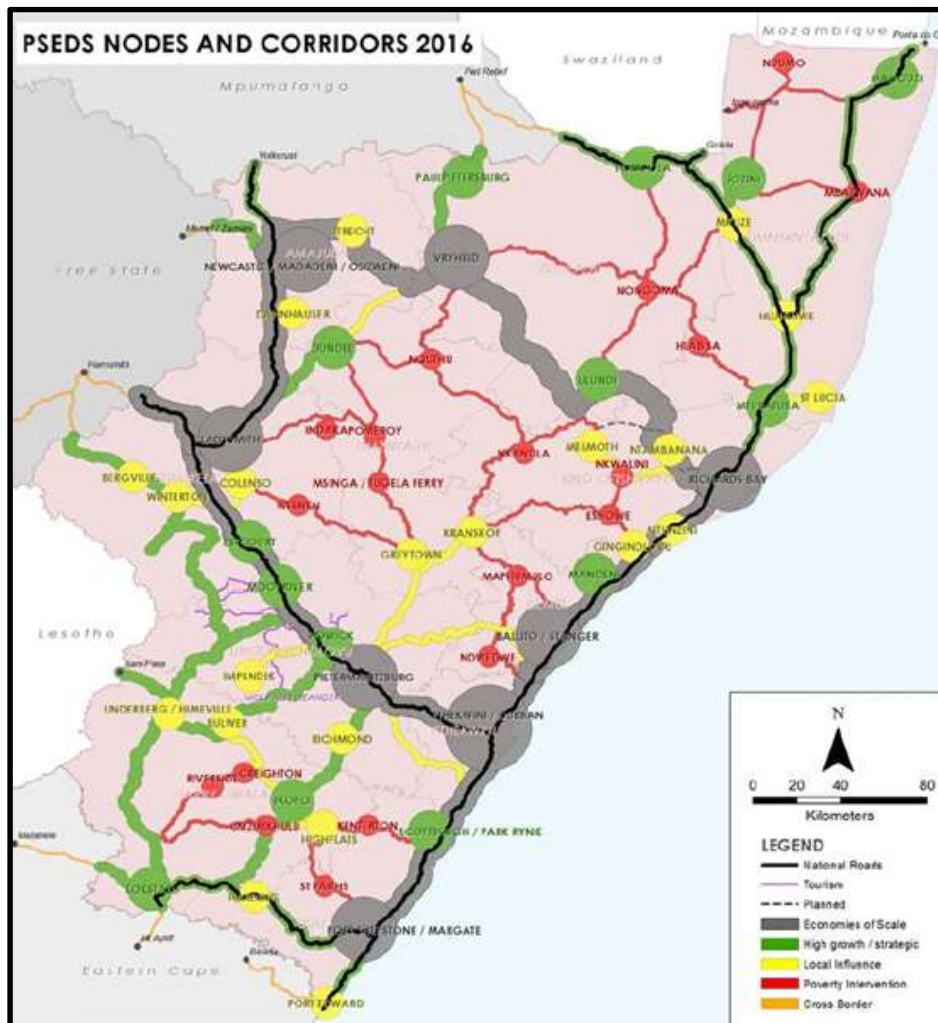
- Focusing on what type of development should take place in different regions/districts helps to overcome some challenges of spatial prioritization.
- Investment should occur in the sectors which provide the greatest socio-economic return to investment.
- It is important to know what each district does best, specifically comparatively best.

To this end, the following set of new criteria was applied for the identification of nodes:

1. Economies of Scale factors as informed by population density contribution to GDP and diverse services to international, national and provincial clients.
2. Strategic factors relating to medium population density areas with high economic growth or high potential for future economic growth.
3. Local influence factors such as centres that are significant as district and municipal centers providing services to the district and local municipality.
4. Poverty alleviation factors relating to high levels of poverty, low unemployment and spatial isolation.

In context of the above, the following composite mapping of PSEDS Nodes and Corridors is summarized:

Figure 6: Composite mapping of PSEDs Nodes and Corridors



2.9 KING CETSHWAYO DISTRICT SDF

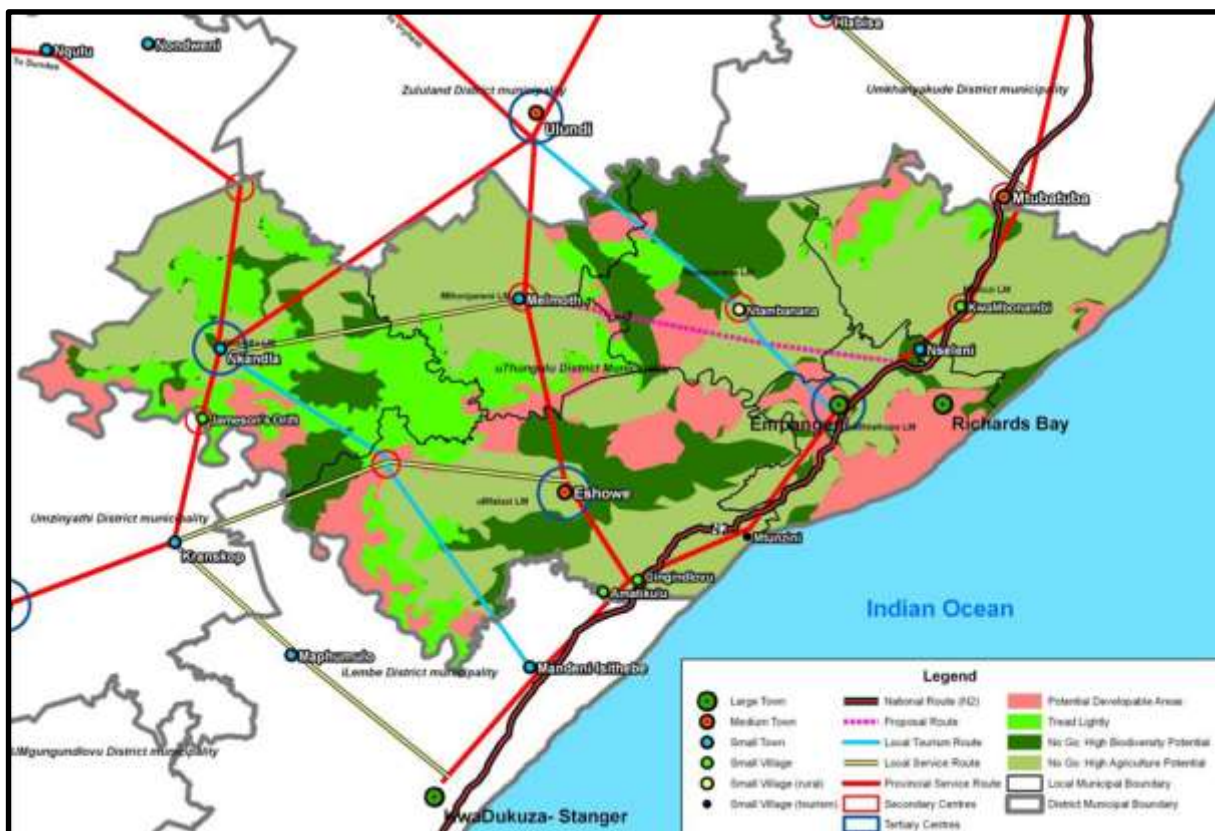
From a planning perspective, the spatial development frameworks of the Kind Cetshwayo District, as well as the neighbouring Local Municipalities have been interrogated. The district SDF is briefly summarised hereunder as it provides a global, comparable interpretation of nodes and routes.

The Kind Cetshwayo SDF comprises of: (i) the hierarchy of centres and movement routes identified for prioritisation in the capital investment component (ii) the broad zoning guidelines for land use at local municipal level in the district based on an extensive assessment of natural resources, agricultural potential, topography, human settlement and level of services.

The five proposed tertiary centres in this SDF, in and around the district are located at Greytown, Nkandla, Eshowe, Ulundi and Hluhluwe. Richards Bay-Empangeni has been classified as a metro level centre and therefore performs both the tertiary and higher level functions. Second order centres are located at Buchanana, Melmoth, the proposed new centre near Nkandla, Kranskop, Maphumulo, Mandeni and Mtubatuba.

These lower order centres should be reconstituted as rural villages. They need to be structured such that they have a sense of place, there is differentiation in terms of functionality in the use of space and there is room to accommodate future urbanisation pressures. Furthermore they need to be located on defined transportation routes that lead directly to higher order centres in order for residents to benefit from these services.

Map 1: King Cetshwayo Spatial Development Framework



The King Cetshwayo SDF mapping outlines the following:

- No go areas for any further non-agricultural development in high value agricultural areas as well biodiversity sensitive areas.
- Tread lightly for areas that are both environmentally and agriculturally sensitive.
- Areas suited to development.

The conditions associated with land use in each of these broad land use categories is further summarised hereunder:

- i. 'No-go' areas: Owing to critical biodiversity or/and agricultural potential of land in this zone, it should not be used for any form of built environment development save for that relating to natural resources management or/and farming. There may be opportunities for limited hospitality facilities where it can be demonstrated that such development does not compromise the integrity of the agricultural or biodiversity resource in the area. In traditional areas where there are pressures for expanded residential development on identified biodiversity and agricultural resource areas, then these pressures should be diverted to identified urban areas.
- ii. 'Tread lightly' area: This includes land which is environmentally sensitive, but for which there are alternative sites in the region which demonstrate the same characteristics in terms of replaceability. If development is mooted in 'tread lightly' areas this should be subject to identifying suitable offsets to ensure that the biodiversity in that area is not lost. Any development anticipated in the 'tread lightly' areas should be subject to environmental and planning assessments to safeguard biodiversity.
- iii. 'Developable' area: This includes land that is transformed and hence there is limited biodiversity or agricultural potential that remains to be protected and managed. Thus, potentially, land in this broad land use category could be considered available for different forms of development. However, owing to the fact that these areas have been identified at a regional scale verification at local level is essential as part of scheme preparation for land use management.

2.10 UMHLATHUZE VISION 2030 STRATEGIC ROADMAP

During 2017, a Strategic Roadmap for the uMhlathuze Municipality was compiled with a special focus on the identification of critical levers to optimize growth and inclusive development opportunities in the Municipality. The key motivation was the formulation of compelling yet practicable strategic goals capable of propelling the City to its next level.

The following strategic initiatives were agreed upon:

1. Improvement of Basic Services
2. Advancing Inclusive Economic Development and Private Sector Investment
3. Social Regeneration and Upliftment
4. Create Environmental Sustainable Development
5. Cross Cutting Initiatives

Hereunder a summary of the respective programmes identified under these strategic initiatives is provided:

Table 7: Vision 2030 Strategic Roadmap Programmes

IMPROVEMENT OF BASIC SERVICES	
Programme 1: Basic Services Monitoring and Tracking Programme (Service Delivery Nerve Centre)	To monitor effective delivery of basic services through a 'single view' of the customer and suite of services and projects delivered to communities; in order to prevent duplications of effort and investment, as well as harmonise city's projects and operational activities.
Programme 2: Spatial Transformation and Land Banking	The programme aims to advance spatial transformation goals (equity and access) and strategically forecast long term development goals in order to secure land provision for industrial growth and social purposes.
ADVANCING INCLUSIVE ECONOMIC DEVELOPMENT AND PRIVATE SECTOR INVESTMENT	
Programme 3: Investment Coordination, Monitoring and Alignment	To coordinate and track investment initiatives in the City in order to achieve multi-stakeholder alignment and synergies in the roll-out of private sector investment programmes.
Programme 4: Investment Promotion Initiative	To position the City as an investment and tourism destination of choice to local and international audiences
Programme 5: Logistics and Port-Based Initiatives	The programme aims to optimise the city's competitive position as a Port City and its strategic location along the main route connecting Durban and Mozambique, as well as rail line connecting with the hinterland.
Programme 6: Agricultural Development Initiative	The programme aims to promote and unlock agricultural sector as a feasible and sustainable contributor to economic development of the city.
Programme 7: City of uMhlathuze Knowledge Hub	To establish knowledge repository (virtual / face-to-face) to drive broader business and investor intelligence on the city, support innovation, capture economic and social research, profile trading partners, record project histories and learnings, as well as serve as a base for commissioning ongoing specialist studies relevant to city's development
Programme 8: Investment and Development Funding	The purpose of the programme is to seek supplementary and alternative funding sources meant to activate investment and development in the City - noting the limitations in traditional sources of funding and pressing social provisioning needs.
SOCIAL REGENERATION AND UPLIFTMENT	
Programme 9: Strategic Learning and Growth Initiative	<p>The purpose of the initiative is to:</p> <ul style="list-style-type: none"> ○ create interfaces between industry and educational institutions in order to determine skills supply and demand balances ○ reconcile learning content priorities between educational institutions and industry to engineer relevance and connectedness ○ forecast new skill requirements and facilitating expedited acquisition of such skills through defined partnership agreements and other means

	<ul style="list-style-type: none"> ○ mobilize and connect the youth of the city with industry and to drive learning, innovation and solutions in line with gainful opportunities
Programme 10: uMhlathuze City Sports and Arts Initiative	To advance the brand stature, social balance and cohesion of the city through coordinated sports, arts and recreation strategic initiatives
Programme 11: Safety and Security Mobilisation Programme	The programme elevates the agenda of transforming the City of uMhlathuze into a safe and secure environment in which it is fitting to live, work and make business. The programme counteracts the negative insecurity trends and their effects on social well-being, business growth and investment.
Programme 12: Social Regeneration and Engagement Intervention	The programme is a deliberate and structured intervention to counteract moral and social decay within the jurisdiction of the municipality by driving social change programmes and messages through leadership and other community structures.
CREATE ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT	
Programme 13: Climate Change Intervention Programme	The purpose of the programme is to introduce mitigation strategies and management of climate change factors impacting development and welfare of the citizenry in the City
CROSS CUTTING INITIATIVES	
Programme 14: Integrated and Strategic Infrastructure Investment	The purpose of the programme is to develop a long term integrated and strategic infrastructure investment roadmap that is aligned to the Spatial Development Framework and in line with the priorities of the City and investors. This includes infrastructure renewal, upgrade and development of new infrastructure (social and economic infrastructure).
Programme 15: Socio-Economic Transformation Programme	The purpose of the programme is to develop an integrated and focussed socio- economic transformation programme with specific packaged deliverables and interventions aimed at addressing the triple challenges of poverty, unemployment and inequality at local government level working with other spheres of government and social partners.

2.11 uMHLATHUZE ECONOMIC DEVELOPMENT TRANSFORMATION ROADMAP

The Municipality embarked on a meticulous and comprehensive process to develop an all-embracing roadmap that will guide the City's interventions and programme of action in relation to economic development, economic transformation and job creation. As a hub of industrial development and investment, the City must position itself as a strategic driver and champion of economic development for the benefit of local enterprises, job seekers, aspirant entrepreneurs and local economy.

The main objective of the roadmap is clarify the City's role in championing economic development, economic transformation and job creation with a view to creating a conducive

environment for job intensive and inclusive economic growth. More specifically, the following priority sectors have been identified:

- i. Manufacturing & logistics
- ii. Agriculture, Agro-processing and rural economy
- iii. Maritime & Blue Economy
- iv. Tourism
- v. Wholesale, retail, trade and services
- vi. Mining and beneficiation
- vii. Township economy
- viii. Construction & Built environment
- ix. Green Economy and Energy
- x. ICT & Innovation

2.12 UMHLATHUZE INTEGRATED DEVELOPMENT PLAN

The uMhlathuze Municipality has compiled its fourth generation IDP in context of the now expanded municipal area.

2.12.1 UMHLATHUZE VISION

The current long term vision of the Municipality is:

“The Port City of uMhlathuze offering a better quality of life for all its citizens through sustainable development and Inclusive Economic Growth”

The above municipal vision underpins the following mission elements:

- Job Creation through Economic Development
- Improving Citizens Skills Levels and Education
- Improve Quality of Citizens Health
- Creation of Secure and Friendly City through Fighting Crime
- Planned Rural Development Interventions
- Maintaining Consistent Spatial Development
- Commitment to Sustainable Environmental Management

2.12.2 UMHLATHUZE GOALS AND OBJECTIVES

The following provides a summary of the amended goals and objectives of the Municipality:

Table 8: uMhlathuze IDP Goals and Objectives

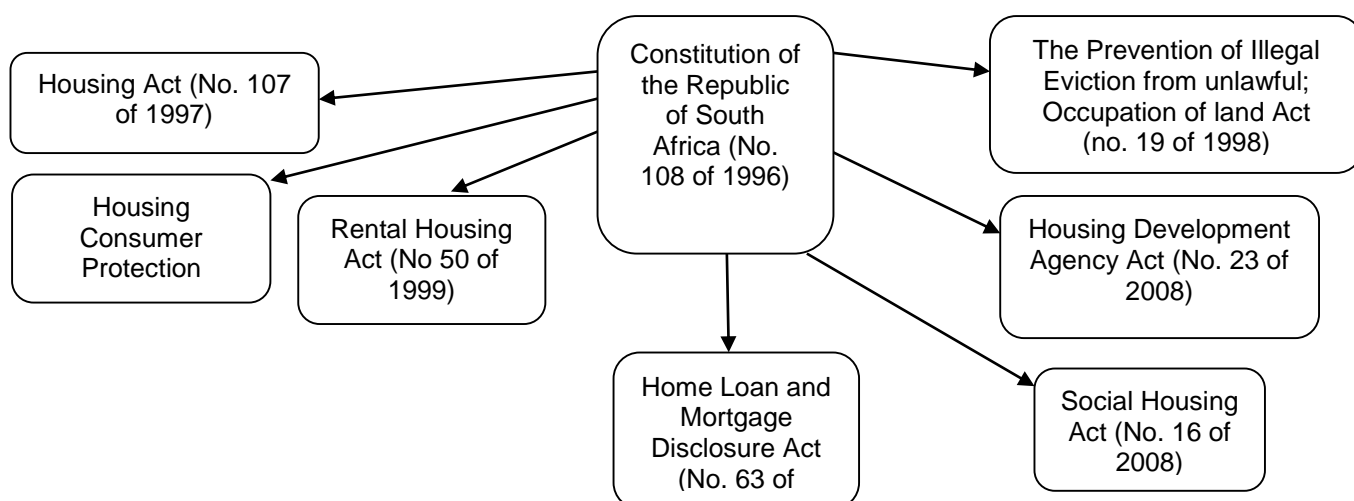
NATIONAL KPA 1 : GOOD GOVERNANCE AND PUBLIC PARTICIPATION	
GOALS	OBJECTIVES
1.1 Democratic, Responsible, Transparent, Objective And Equitable Municipal Governance	1.1.1 To ensure effective and efficient administration complying with its Legal Mandates
	1.1.2 To maintain an organizational performance management system as a tool to monitor progress of service delivery
	1.1.3 Ensure Institutionalisation of Batho Pele Culture

NATIONAL KPA 1 : GOOD GOVERNANCE AND PUBLIC PARTICIPATION	
GOALS	OBJECTIVES
	1.1.4 To promote a municipal governance system that enhances and embraces the system of participatory Governance
	1.1.5 To promote Access to Information and Accountability
	1.1.6 To bring the organization to an enabled risk maturity level
	1.1.7 Ensure reliability and maintain independence of internal audit activity
NATIONAL KPA 2 : BASIC SERVICES AND INFRASTRUCTURE PROVISION	
GOALS	OBJECTIVES
2.1 Integrated infrastructure and efficient services	2.1.1 To expand and maintain infrastructure in order to improve access to basic services and promote local economic development

2.13 OVERVIEW OF RELEVANT NATIONAL HOUSING POLICY AND LEGISLATION

The following provides a summary of the national policy and legislative context within which human settlements delivery takes place in South Africa.

Figure 7: National Policy and Legislation



2.13.1 THE SOUTH AFRICAN CONSTITUTION, ACT NO. 108 OF 1996

The Constitution of the Republic of South Africa (Act 108 of 1996) is the supreme law of the country. The sections of the Constitution that are relevant with respect to this project are the following:

- In terms of Sections 26, 27 and 29 of Chapter 2 - Bill of Rights - everyone has the right to access to adequate housing, health care services, social security and education.

- In terms of Schedules 4 and 5, the Province has legislative competence in regard to (*inter alia*): Environment; Urban and Rural development; Welfare; Housing, Health Services; Regional planning and development; (concurrent competence with national) and Provincial planning and Provincial Roads and Traffic (exclusive competence).

The Constitutional Act broadly outlines the roles and responsibilities of the different spheres of Government where:

- **National Government** has the power to develop laws and policies that deal with matters that apply at a national level. The National Housing Policy is developed at a national level to facilitate an effective and equitable housing sector. National government is also responsible for development of National housing targets, goals and objectives.
- **Provincial Government** has the power to make specific laws and policies for the province in terms of all functional areas including housing. National Housing targets are subdivided amongst local municipalities based on housing needs analysis and delivery targets for each Municipality.
- **Municipalities** have the power to administer matters such as housing and all others relating to implementation of development projects in their areas. Municipal Housing objectives and targets are defined in the Municipality's Human Settlements Plan. Section 152 & 153 state that the Municipalities are responsible for integrated development planning in order to ensure sustainable provision of services, promote socio-economic development, promote a safe and healthy environment, give priority to the basic needs of communities and to encourage involvement of communities.

2.13.2 HOUSING ACT (ACT NO. 107 OF 1997)

The National Housing Act was introduced to response to the Constitutional human settlements related objectives. The Act introduced a variety of programmes which provides the poor households access to adequate housing. The Policy Principle set out in the White Paper on Housing aim to provide poor households with houses as well as basic services such as potable water and sanitation on an equitable basis.

Key Elements include of the Housing Act include:

- It defines housing related functions of national, provincial and local spheres of government.
- It requires the Minister to set out a National Housing Code which includes a national housing policy and administrative guidelines.
- It provides for a South African Housing Fund, and describes how funds will be allocated and managed.
- Repeals previous housing legislation.

Subsequent amendments to the Housing Act include:

- The Housing Amendment Act (No. 28 of 1999)
- The Housing Second Amendment Act (No 60 of 1999)
- The Housing Amendment Act (No. 4 of 2001)

2.13.3 PREVENTION OF ILLEGAL EVICTION FROM AND UNLAWFUL OCCUPATION OF LAND ACT 1998 (AMENDED IN 2005 AND 2008 (PIE))

The PIE Act is a critical piece of legislation in South Africa giving effect to Section 26 (3) of the Constitution of the Republic of South Africa, 1996, which states that:

“No-one may be evicted from their home, or have their home demolished without an order of court made after considering all the relevant circumstances. No legislation may permit arbitrary evictions”

Key Elements of the PIE Act include:

- The Act protects the rights of tenants and prohibits unlawful eviction.
- It provides for a legal, fair and just process of eviction, if eviction is necessary.
- It describes how to evict unlawful occupiers.
- It provides for urgent proceedings in instances where there is threat of damage, danger or extreme circumstances.
- It describes the eviction process that will be followed if it is carried out by the State.
- It repeals the Prevention of Illegal Squatting Act of 1951, and other out of date legislation.

Considering “all the relevant circumstances” is an attempt to ensure that considerations counting for and against the execution of an eviction in a given context will be weighed carefully and judiciously before a person is deprived of access to their current home, or, indeed, to any permanent home. Therefore and in summary the act aims to both protect ‘unlawful occupiers’, from illegal eviction and to protect land-owners and local government from unlawful occupation and to define the process by which these issues may be resolved.

2.13.4 RENTAL HOUSING ACT 50 OF 1999 ACT

The Rental Housing Act regulates the relationship between landlords and tenants in all types of rental housing. Section 2(1) (a)(i) of the Act stipulates that is the government’s responsibility to “promote a stable and growing market that progressively meets the latent demand for affordable rental housing among persons historically disadvantaged by unfair discrimination and poor persons, by the introduction of incentives, mechanisms and other improve conditions in the rental housing market”.

Section 7 of the Rental Housing Act provides for the establishment of provincial Rental Housing Tribunals to resolve disputes between landlords and tenants concerning “unfair practices”. Section 14 (1) of the Act states that a local authority may establish a Rental Housing Information Office to advise, educate and provide information to tenants and landlords in regards to their rights and obligations, as well as to refer parties to the Tribunal and keep records of enquiries to submit to the Tribunal on a quarterly basis.

2.13.5 SOCIAL HOUSING ACT 16 OF 2008

In 2008 the Social Housing Act was passed, providing the enabling legislation for the Social Housing policy. The Act aims to establish and promote a sustainable social housing environment and defines the functions of national, provincial and local governments in respect of social housing, allows for the undertaking of approved projects by other delivery agents with the benefit of public money and gives statutory recognition to social housing institutions (SHI’s).

Key Elements of the Act include:

- The Act describes definitions and general principles related to social housing.
- It describes the roles and responsibilities in terms of National Government, Provincial Government and Municipalities.
- It establishes a Social Regulatory Authority that operates in terms of the Public Finance Management Act (PFMA) and reports to the Minister.
- The composition, appointment, functioning and powers of the Regulatory Authority are described.
- The Act allows for the accreditation of Social Housing institutions which develop and provide social housing making use of public funds.
- It describes the requirements, financing options, functions and management of Social Housing Institutions.

2.13.6 HOUSING CONSUMER PROTECTION MEASURES ACT (NO. 95 OF 1998)

The Act provides for housing consumers. It also provides for the establishment of the National Home Builder's Regulation Council (NHBRC). The NHBRC is established as a juristic person that provides protection to housing consumers.

The Act describes details such as objectives of the council, composition, staffing and financial matters and it provides for the registration and deregistration of home builders. It also restricts activity of a home builder unless they are registered.

The NHBRC is mandated to publish a Home Builders Manual in the Act and the Manual describes technical and other requirements as well as agreements between housing consumers and home builders. It further provides for legal enforcement with regard to mortgagees, conveyancers and other parties.

2.13.7 HOUSING DEVELOPMENT AGENCY ACT (NO. 23 OF 2008)

This Act establishes the Housing Development Agency and provides for its functions and powers. The Act acknowledges the lack of housing delivery and various factors impacting on housing delivery, and as such, the Housing Development Agency (HDA) is established as a juristic person, to assist with fast tracking housing development. The HDA is mandated to identify, acquire, hold, develop and release land which is suitable for human settlements and can also project manage housing development. The HDA is mandated to ensure that the required planning, budgeting and provision of infrastructure required for housing development takes place. The functions, appointment, staffing, regulatory and other matters relating to the establishment and functioning of the Board are also described.

2.13.8 LOCAL GOVERNMENT MUNICIPAL SYSTEMS ACT 32 OF 2000

To provide for the core principles, mechanisms and processes that is necessary to enable municipalities to move progressively towards the social and economic upliftment of local communities, and ensure universal access to essential services that are affordable to all. In summary, key elements of the Act include:

- To define the legal nature of a municipality as including the local community within the municipal area, working in partnership with the municipality's political and administrative structures;
- To provide for the manner in which municipal powers and functions are exercised and performed;

- To provide for community participation; to establish a simple and enabling framework for the core processes of planning, performance management, resource mobilisation and organisational change which underpin the notion of developmental local government;
- To provide a framework for local public administration and human resource development;
- To empower the poor and ensure that municipalities put in place service tariffs and credit control policies that take their needs into account by providing a framework for the provision of services, service delivery agreements and municipal service districts;
- To provide for credit control and debt collection;
- To establish a framework for support, monitoring and standard setting by other spheres of government in order to progressively build local government into an efficient, frontline development agency capable of integrating the activities of all spheres of government for the overall social and economic upliftment of communities in harmony with their local natural environment; to provide for legal matters pertaining to local government; and to provide for matters incidental thereto.

2.13.9 NATIONAL DEVELOPMENT PLAN

Chapter 8 of the National Development Plan outlines the proposed strategy (vision 2030) to address the challenge of apartheid geography and create the conditions for more humane and environmentally sustainable living and working environments.

The Key principles of the National Development Plan (Chapter 8) in relation to human settlements are stressed herewith. To fundamentally reshape human settlements by 2050 (with significant progress by 2030), South Africa needs:

- To address inequities in the land market that makes it difficult for the poor to access the benefits of life in towns and cities.
- Stronger measures to reconfigure towns and cities towards more efficient and equitable urban forms.
- Housing and land policies that accommodate diverse household types and circumstances.
- Municipalities that put economic development and jobs at the heart of what they do and how they function.

In the first five-year period (2012-2017), the following steps were proposed:

refer to specific outcome?

Develop a more coherent and inclusive approach to land

- All municipalities should be encouraged to formulate a specific land policy, as part of their integrated development plan, showing how vacant and under-used land will be developed and managed to achieve wider socio economic and environmental objectives (within the initial focus on well-located vacant and under-used-state-owned land to support affordable housing).
- Municipalities should examine how poorer people access land and accommodation, and then develop ways to support and regularise these processes to give people more security.
- Government departments responsible for land and taxation should work together to develop instruments to capture some of the increase in land values resulting from public investment in infrastructure, helping to recoup some of the costs of this investment to use for public benefit.
- Administrative procedures for land development should be scrutinised to eliminate unnecessary inefficiencies, without compromising the need for careful evaluation of proposals. Municipalities should report on turnaround times.

Radically revise the housing finance regime

- Prevent further state support for housing in poorly located areas and prioritise development in inner cities and around transport hubs, corridors and economic nodes.
- Shift state investment from support for top structures to incentivise the acquisition of well-located land and support the development of the public environment needed for sustainable human settlement.
- Shift housing funding away from building single houses to supporting the development of a wide variety of housing types with different tenure arrangements (including affordable rental and social housing).
- Encourage housing development as part of a mix of activities and land-use-types.

Revise the regulations and incentives for housing and land use management

- Strengthen the link between public transportation and land use management with the introduction of incentives and regulations to support compact mixed-use development within walking distance of transit stops and prioritise higher density housing along transit routes
- Incentive new private housing developments to include a proportion of affordable housing.
- Support the growth of housing in the gap market by addressing obstacles in supply (lack of serviced land and delays in regulatory approval) and demand (provision of affordable loans by financial institutions).
- Require all new developments to be consistent with a set of sustainable criteria (to be developed urgently and collaboratively across the spheres of government).
- Require all local spatial development frameworks to incorporate a growth with investment in bulk infrastructure. Introduce a proactive element into land-use management systems by allowing municipalities to proactively rezone land to achieve specific objectives such as densification along transit routes.
- Work towards increased household mobility and greater spatial flexibility by reviewing the restrictions on the sale of government provided houses and giving consideration to alternatives to fixed location subsidies such as housing vouchers or grants for purchasing building materials.

These listed levers relate very specifically to the pillar of **spatial transformation** and such is embraced by the Municipality. The Municipality is planning and implementing for improved public transport, investment is aimed at aiding the Township Economy and a number of processes are underway to establish integrated human settlements in the area. Specific projects are identified in the SDF Implementation Plan (Section 12) in support of spatial transformation and in line with the listed levers.

National CoGTA, through the ICM (Intermediate City Municipality) City Support Programme is supporting the uMhlathuze Municipality with the following components:

2.13.10 NATIONAL HOUSING CODE (2009)

The National Housing Code (as revised in March 2009) identifies the primary role of the municipality as taking 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 on a progressive basis. This entails the following:

- Initiating, planning, facilitating and coordinating appropriate housing development.
- Promoting private sector development and playing the role of developer.
- Preparing a housing delivery strategy and setting up housing development goals.
- Setting aside, planning and managing land for housing.
- Creating a financially and socially viable environment for housing delivery.
- Facilitating the resolution of conflicts arising from housing delivery initiatives.
- Facilitating the provision of bulk services.
- Administering national housing programmes.
- Expropriating land for housing development

The aim of this plan is to assist the municipality in fulfilling the abovementioned role assigned to it in terms of the National Housing Code.

2.13.11 BREAKING NEW GROUND

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

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

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

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

2.13.12 EXPANDED PUBLIC WORKS PROGRAMME

The EPWP aims at alleviating and reducing unemployment by the provision of work opportunities. The principles/guidelines of the above plan/programme are taken into account in the existing housing projects and will be taken into account when new Municipal projects are implemented.

2.13.13 KWAZULU-NATAL ELIMINATION AND PREVENTION OF RE EMERGENCE OF SLUMS ACT, 2007

The main aim of the above Act is:

- to provide for the progressive elimination of slums in the Province of KwaZulu-Natal;
- to provide for measures for the prevention of the re-emergence of slums;
- to provide for the upgrading and control of existing slums

The KZN Slums Act aims to achieve these goals primarily through formalizing informal settlement planning in the overall Municipal planning processes. This requires Municipalities to enumerate existing informal settlements and their overall living conditions and thereafter to report on progress to date in both the development of prioritized informal settlements and on improving living conditions in other settlements.

Section 16 of the Act, dealing with the eviction of unlawful occupiers was disputed by civil society and the matter was referred to the Constitutional Court for a decision. This section requires a private land owner to evict unlawful occupiers in terms of the Prevention of Illegal Eviction from and Unlawful Occupation of Land Act of 1998 within a specified period and if failing to adhere, requires the Municipality to proceed with the eviction in terms of PIE Act.

2.13.14 KWAZULU-NATAL INFORMAL SETTLEMENTS ERADICATION STRATEGY

The 2009 National Housing Code's Informal Settlement Upgrading Programme adopts a broad and inclusive definition for informal settlement. It characterizes informal settlements as settlements demonstrating one or more the following characteristics:

- Illegality and informality;
- Inappropriate locations;
- Restricted public and private sector investment;
- Poverty and vulnerability; and
- Social stress.

The KZN Informal Settlement Eradication Strategy is a developmentally focused strategy which seeks to bring about more rapid, equitable and broad based responses to the challenge of informal settlements in the province. This focus is strongly in line with the National Housing Code and current developmental priorities of government as recently reflected in the Outcome 8 National Development Agreement. Given the scale of the informal settlement challenge, its complexity and the limited human and financial resources available, the strategy seeks to be practical and achievable.

The scale of informal settlement in KwaZulu-Natal coupled with the undulating topography and challenging underlying land legal issues increases the challenge. The Strategy therefore recognizes that a range of different responses are necessary and that there needs to be flexibility for Municipalities to address specific challenges which vary from one settlement or municipality to another.

The multi-pronged Strategy promotes the following main developmental actions and responses in respect of addressing the basic infrastructure and housing needs of informal settlements:

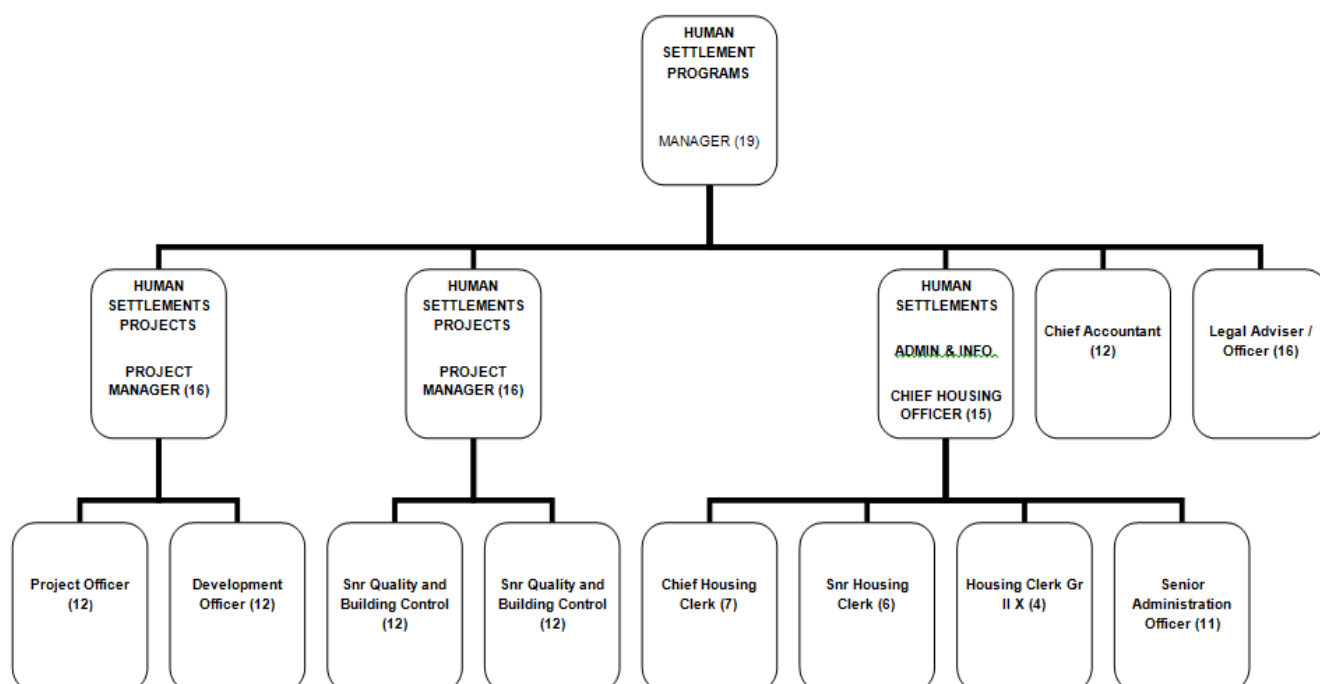
- **RAPID UP-FRONT PRELIMINARY ASSESSMENTS AND CATEGORISATION** of all informal settlements in order to obtain an adequate profile and to enable the determination of the appropriate developmental response(s).
- **FULL UPGRADING** (full services, top-structures and tenure) where appropriate, affordable 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 often prevails).
- **RELOCATIONS** as a last resort for settlements where this is an urgent priority.

A key objective of the Strategy is to give effect to the KwaZulu-Natal Elimination and Prevention of Re-Emergence of Slums Act (Act No. 6 of 2007). The purpose of this Act is to provide for: 'the progressive elimination of slums in the Province of KwaZulu-Natal; measures for the prevention of the re-emergence of slums; and the upgrading and control of existing slums'. The Act obliges all Municipalities to assess the status of informal settlement and to plan accordingly. The uMhlathuze Municipality has identified 7 informal settlement projects that will be implemented in accordance with the requirements of the KZN Informal Settlements Eradication Strategy. Some of families within the identified settlements will have to be relocated to another project area due to unstable land conditions and some are situated within the flood lines. However, the relocation process will be the Municipality's last option.

2.14 MUNICIPAL INSTITUTIONAL ARRANGEMENTS FOR HUMAN SETTLEMENTS

The Municipality has dedicated Human Settlements Section within the City Development Department. The section consists of 17 positions of which 14 have been filled and 4 are vacant. These positions are Manager: Human Settlements Programmes (filled); 2 Project Managers (filled); Legal Adviser (vacant); Accountant (filled); 2 Project Officers (filled); 2 Senior Quality & Building Control Officers (filled); Chief Housing Officer (Administration & Information-filled); Administration Officer (filled); Senior Housing Clerk (filled); Chief Housing Clerk (filled) and 2 Housing Clerks (filled). The main objective is to enhance the immediate human settlements project management capacity. The section works together with other internal sections such as Planning (Land Use management, Administration & Development), Property, Legal and Infrastructure & Technical Services Department. It is the responsibility of the section to liaise with department and other stakeholders in the delivery of housing.

Diagram 1: City Development Human Settlement Structure



2.14.1 Municipal Housing Accreditation

One of the objectives of the National Department of Human Settlements Comprehensive Plan, as outlined in the Outcome 8 imperative for the Development of Human Settlements, is to expand the role of municipalities in the management and development of sustainable and Integrated Human Settlements. To this end, the National Department of Human Settlements has approved a policy framework for the accreditation of municipalities to administer housing programmes. The municipal accreditation programme is a progressive one that entails incremental delegation and ultimate assignment of housing functions to municipalities.

2.14.2 Institutional Arrangements

In line with the provisions of section 10 of the Housing Act no. 107 of 1997, the municipality was accredited to administer housing function as indicated above under Municipal Accreditation. These functions are delegated to enhance coordinated development (horizontal integration) and fast-track delivery (vertical integration). The municipality will capitalize on its status to evolve efficiency that will strengthen its own capacity to administer the housing programmes and improve the quality and pace of delivery in construction of sustainable human settlements. Trainings programmes on beneficiary and subsidy administration have been conducted with municipal officials and further trainings will be conducted. The Housing Subsidy system is already in operation.

The municipality is currently using service providers as Implementing Agents. The current institution preferred arrangement for housing delivery in the municipality is based on the turnkey strategy, as outlined in Chapter 3a of the housing code. More specifically, the turnkey contractor is appointed by the Developer through a public tender to do all the work related to the successful completion of the project, including:

- Planning of approved land

- Township establishment process
- Design and installation of internal reticulation services and the construction of houses

The provincial department of Human Settlements funds all housing projects, the municipality is regarded as the project manager (Developer) and the implementing agents are the project executors.

2.14.3 Roles and Responsibilities of the Stakeholders

The sustainable human settlements process involves a number of stakeholders with different specific roles and responsibilities to attend to. The key role players in the Human Settlements process varies from broad public (beneficiaries), Department of Human Settlements (National and Provincial), Municipality, Implementing Agents, Housing Institutions, National Housing Finance Corporation, National Home Builder's Registration Council, Non-Governmental Organizations & Community-Based Organizations, Ingonyama Trust, Traditional Councils, Banking Institutions, Social Housing Regulatory Authority, Housing Development Agency, Construction Industry Development Board, Rural Housing Loan Fund etc. A summary of some of their respective functions is provided hereunder:

Table 9: Roles and Responsibilities of Stakeholders

Stakeholders	Roles & Responsibilities
National Department of Human Settlements	<ul style="list-style-type: none"> ○ Provider funding for housing development ○ Make human settlements policies and legislations ○ Development human settlements delivery strategies and programmes ○ Monitor housing delivery in the Country
Provincial Department of Human Settlements	<ul style="list-style-type: none"> ○ Set Provincial human settlements development goals ○ Ensure provision of adequate human settlements in the Province ○ Assist and support municipalities to perform their functions and duties related to human settlements ○ Develop the human settlements delivery and implementation plan for the Province ○ Project management, Evaluation and Monitoring
Municipalities	<ul style="list-style-type: none"> ○ Identify and designate suitable land for human settlements development ○ Provision of basic and infrastructure services (i.e. water, sanitation, roads, electricity) ○ Plan human settlements development for its inhabitants ○ Project management, Evaluation and Monitoring
Housing Institutions	<ul style="list-style-type: none"> ○ Provide housing support in a form of capacity building (e.g. Rental housing processes)
National Housing Finance Corporation	<ul style="list-style-type: none"> ○ Provide wholesale funding to intermediaries or micro-lenders who lend money to low and moderate income people who wish to construct, extend or improve their own homes.
National Home Builders Registration Council	<ul style="list-style-type: none"> ○ Project potential housing consumers from unfair homebuilders and provide standards for the home industry. ○ Project enrolment

Stakeholders	Roles & Responsibilities
	<ul style="list-style-type: none"> ○ Developer's registration
Non-Governmental Organizations and Community-Based Organizations	<ul style="list-style-type: none"> ○ Housing development ○ Financing ○ Research and training in human settlements processes.
Implementing Agents	<ul style="list-style-type: none"> ○ Project Management ○ Development of houses ○ Quality Assurance
Ingonyama Trust Board	<ul style="list-style-type: none"> ○ Land release
Traditional Councils	<ul style="list-style-type: none"> ○ Project Monitoring ○ Land Release ○ Project approval
Banking Institutions	<ul style="list-style-type: none"> ○ Provision of housing finance
Broad Public (beneficiaries)	<ul style="list-style-type: none"> ○ Maintenance of homes
Housing Development Agency	<ul style="list-style-type: none"> ○ Fast-tracking the acquisition and release of state, private and communally owned land for human settlement developments ○ Provide project management services for the development of human settlements
Construction Industry Development Board (CIDB)	<ul style="list-style-type: none"> ○ Sustainable growth, capacity development and empowerment ○ Improved industry performance and best practice ○ Transformed industry, underpinned by consistent and ethical procurement practices ○ Enhanced value to clients and society
Social Housing Regulatory Authority	<ul style="list-style-type: none"> ○ Promote the development and awareness of social housing by providing an enabling environment for the growth and development of the social housing sector. ○ Provide advice and support to the Department of Human Settlements in its development of policy for the social housing sector and facilitate social housing programmes. ○ Provide best practice information and research on the status of the social housing sector. ○ Support provincial governments with the approval of projects applications by social housing instructions. ○ Provide assistance when requested with process of the designation of restructuring zones ○ Enter into agreements with provincial governments and the National Housing Finance Corporation to ensure the coordinated exercise of powers

3. DEMOGRAPHIC AND SOCIO-ECONOMIC ANALYSIS

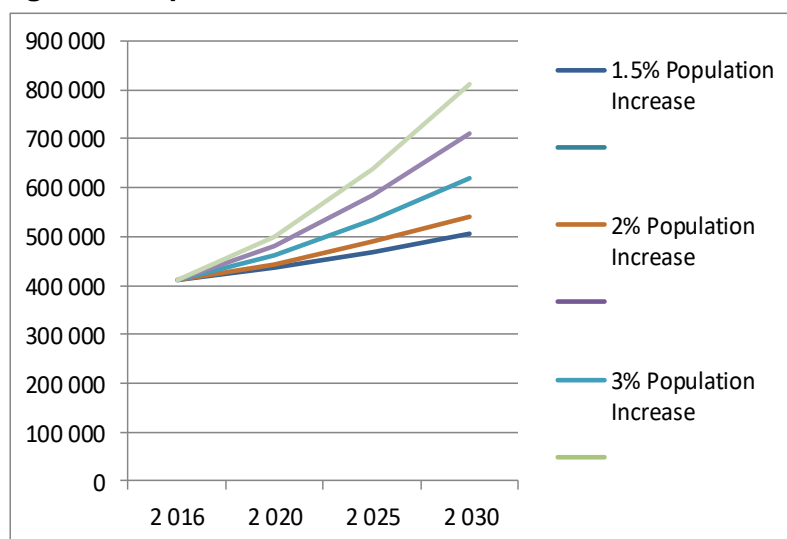
3.1 DEMOGRAPHIC INDICATORS

According to the 2016 Community Survey, uMhlathuze has the following main demographic indicators:

Population: 410 465 people
Households: 103 915
Household Size: 3.95

The following graph is a graphical illustration of a 1.45%, 2%, 3%, and 5% annual population growth rate applied to the base of 410 465.

Figure 8: Population Increase Forecasts



From the table provided, it can be seen that the uMhlathuze Municipality has the highest population of all the municipalities in the King Cetshwayo District with a 22,73% portion. The population increase (as at 2016) in the King Cetshwayo District, broken down per municipality is indicated in the following table.

Table 10: Population Numbers in King Cetshwayo District Municipality

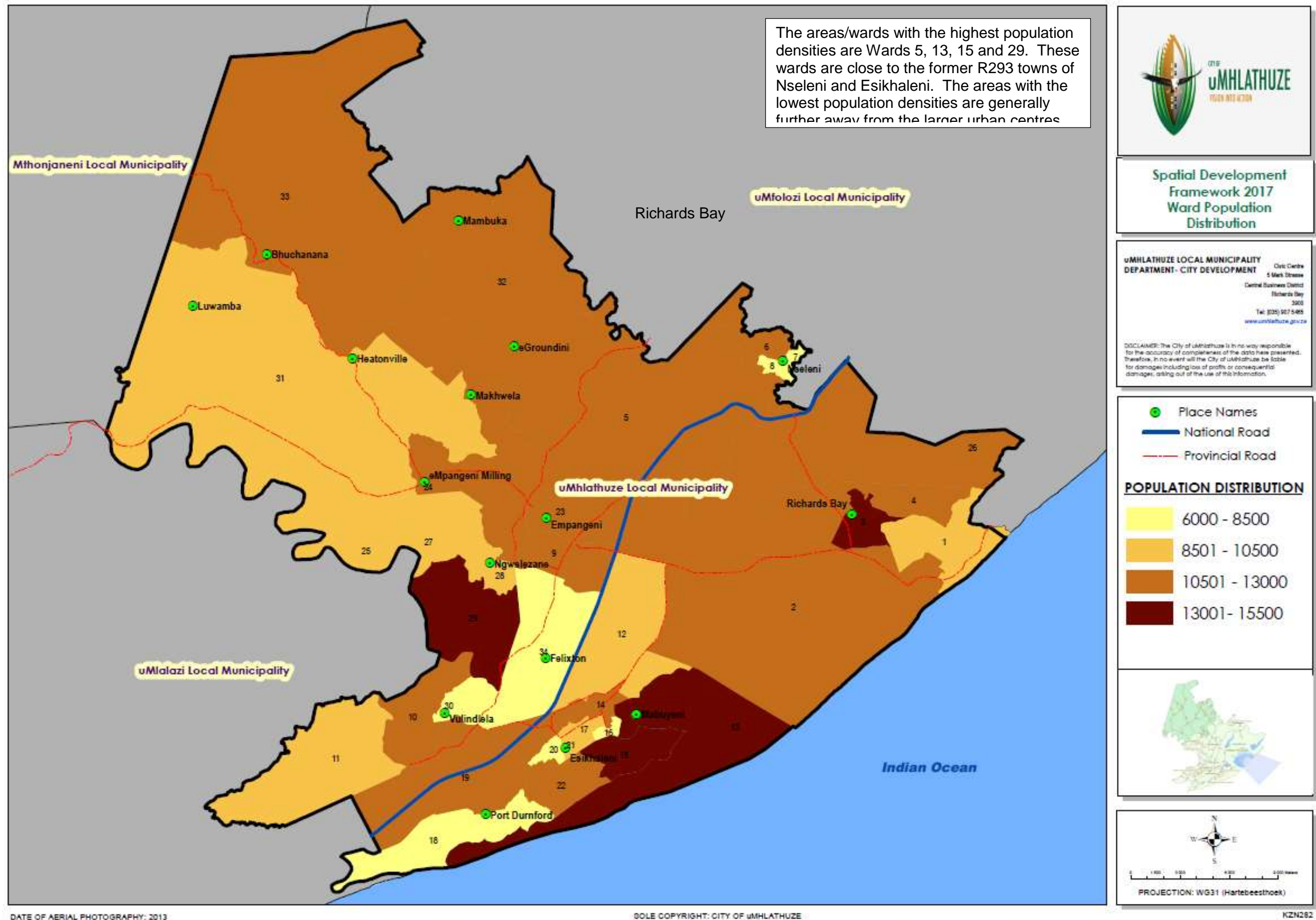
	KCDM	IMFOLOZI	UMHLATHUZE	UMLALAZI	MTHONJANENI	NKANDLA
2011	907519	122889	334459	213601	47818	114416
2016	971135	144363	410465	233140	78883	114284
% Growth	7,01%	17,47%	22,73%	9,15%	64,97%	-0,12%

Source: Community Survey 2016

From the above it is noted that the uMhlathuze and Mthonjaneni Local Municipalities have experienced the largest population increase, mainly due to the dissemination and incorporation of the former Ntambanana Municipality into the two listed municipalities.

The following map inset provides a visual representation of the population density distribution in the uMhlathuze Municipal area.

Map 2: Population Density



The higher population densities in the formal urban, and surrounding areas, as well as some of the Traditional Council areas has been observed. Entrepreneurship development and sustainability efforts in former R293 towns have been hampered by a number of reasons including inequalities, level of education, and lack of adequate information. The uMhlathuze Municipality is actively engaging relevant role-players in the Township Economy to address these challenges.

Population growth scenarios have been applied to the base figure from the 2016 Community Survey. Adequate data and research is not available at this time to apply an historic growth trend as the composition of the municipality, in terms of boundaries and wards, has changed post the Local Government Elections of 2016. The following base data has therefore been used:

- **A baseline population in the uMhlathuze Municipality of 410 465 people in 2016 as per the Community Survey**
- **A calculated household size of 3.95 as derived from 2011 census data**
- **A total number of 103 915 households in the municipal area derived from the above source**

Apart from indicating population growth scenarios, an indication is also provided on the estimated land required to accommodate the increase in households in the municipal area. In this regard, the following base data (assumptions) has been applied:

- **Household size of 3.95**
- **Residential land utilization of 15 units/hectare or 25 units/hectare**

The increase in the population from 1996 to 2011 has been just below 2% per annum in the uMhlathuze Municipality as indicated in the following table:

Table 11: Population Growth Scenarios from 2016 to 2030

	2 016	2 020	2 021	2 022	2 023	2 024	2 025	2 026	2 027	2 028	2 029	2 030
1.5% Increase	410 465	435 653	442 187	448 820	455 552	462 386	469 322	476 361	483 507	490 759	498 121	505 593
Households	103 915	110 292	111 946	113 625	115 330	117 060	118 816	120 598	122 407	124 243	126 107	127 998
2% Increase	410 465	444 301	453 187	462 250	471 495	480 925	490 544	500 355	510 362	520 569	530 980	541 600
Households	103 915	112 481	114 731	117 025	119 366	121 753	124 188	126 672	129 205	131 790	134 425	137 114
3% Increase	410 465	461 982	475 841	490 117	504 820	519 965	535 564	551 631	568 180	585 225	602 782	620 865
Households	103 915	116 957	120 466	124 080	127 803	131 637	135 586	139 653	143 843	148 158	152 603	157 181
4% Increase	410 465	480 186	499 393	519 369	540 144	561 750	584 220	607 588	631 892	657 168	683 454	710 793
Households	103 915	121 566	126 429	131 486	136 745	142 215	147 904	153 820	159 973	166 372	173 026	179 947
5% Increase	410 465	498 923	523 869	550 062	577 565	606 444	636 766	668 604	702 034	737 136	773 993	812 693
Households	103 915	126 310	132 625	139 256	146 219	153 530	161 207	169 267	177 730	186 617	195 948	205 745

From the above, the following is highlighted using 2016 as the base year:

- At a steady population increase of 1,5% per annum, the municipal population will surpass 500 000 people by 2030.
- The municipality will reach a population of 500 000 before 2021 if a population growth rate of 5% takes place over the next few years.
- At such a 5% per annum population growth rate the number of households in the municipality will double by 2030.

Table 12: Corresponding Residential Land Requirements from 2016 to 2023

	2 011	2 016	Increase	2 017	Increase	2 018	Increase	2 019	Increase	2 020	Increase	2 021	Increase	2 022	Increase	2 023
1.5% Increase	334 459	410 465	6 157	416 622	6 249	422 871	6 343	429 214	6 438	435 653	6 535	442 187	6 633	448 820	6 732	455 552
Households		103 915	1 559	105 474	1 582	107 056	1 606	108 662	1 630	110 292	1 654	111 946	1 679	113 625	1 704	115 330
Urban Residential Land @ 15 units/ha		6 928	104	7 032	105	7 137	107	7 244	109	7 353	110	7 463	112	7 575	114	7 689
Urban Residential Land @ 25 units/ha		4 157	62	4 219	63	4 282	64	4 346	65	4 412	66	4 478	67	4 545	68	4 613
2% Increase		410 465	8 209	418 674	8 373	427 048	8 541	435 589	8 712	444 301	8 886	453 187	9 064	462 250	9 245	471 495
Households		103 915	2 078	105 993	2 120	108 113	2 162	110 276	2 206	112 481	2 250	114 731	2 295	117 025	2 341	119 366
Urban Residential Land @ 15 units/ha		6 928	139	7 066	141	7 208	144	7 352	147	7 499	150	7 649	153	7 802	156	7 958
Urban Residential Land @ 25 units/ha		4 157	83	4 240	85	4 325	86	4 411	88	4 499	90	4 589	92	4 681	94	4 775
3% Increase		410 465	12 314	422 779	12 683	435 462	13 064	448 526	13 456	461 982	13 859	475 841	14 275	490 117	14 704	504 820
Households		103 915	3 117	107 033	3 211	110 244	3 307	113 551	3 407	116 957	3 509	120 466	3 614	124 080	3 722	127 803
Urban Residential Land @ 15 units/ha		6 928	208	7 136	214	7 350	220	7 570	227	7 797	234	8 031	241	8 272	248	8 520
Urban Residential Land @ 25 units/ha		4 157	125	4 281	128	4 410	132	4 542	136	4 678	140	4 819	145	4 963	149	5 112
4% Increase		410 465	16 419	426 884	17 075	443 959	17 758	461 717	18 469	480 186	19 207	499 393	19 976	519 369	20 775	540 144
Households		103 915	4 157	108 072	4 323	112 395	4 496	116 890	4 676	121 566	4 863	126 429	5 057	131 486	5 259	136 745
Urban Residential Land @ 15 units/ha		6 928	277	7 205	288	7 493	300	7 793	312	8 104	324	8 429	337	8 766	351	9 116
Urban Residential Land @ 25 units/ha		4 157	166	4 323	173	4 496	180	4 676	187	4 863	195	5 057	202	5 259	210	5 470
5% Increase		410 465	20 523	430 988	21 549	452 538	22 627	475 165	23 758	498 923	24 946	523 869	26 193	550 062	27 503	577 565
Households		103 915	5 196	109 111	5 456	114 566	5 728	120 295	6 015	126 310	6 315	132 625	6 631	139 256	6 963	146 219
Urban Residential Land @ 15 units/ha		6 928	346	7 274	364	7 638	382	8 020	401	8 421	421	8 842	442	9 284	464	9 748
Urban Residential Land @ 25 units/ha		4 157	208	4 364	218	4 583	229	4 812	241	5 052	253	5 305	265	5 570	279	5 849

From the above, the following is noted using 2016 as the base year:

- An estimated additional 1300 ha of land may be needed from 2016 to 2023 to accommodate a 1,5% population increase at a development density of 15 units per hectare.
- An estimated additional 600 ha of land may be needed from 2016 to 2023 to accommodate a 1,5% population increase at a development density of 25 units per hectare

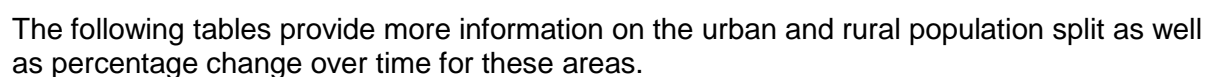
Table 13: Corresponding Residential Land Requirements from 2023 to 2030

	2 023	Increase	2 024	Increase	2 025	Increase	2 026	Increase	2 027	Increase	2 028	Increase	2 029	Increase	2 030
1.5% Increase	455 552	6 833	462 386	6 936	469 322	7 040	476 361	7 145	483 507	7 253	490 759	7 361	498 121	7 472	505 593
Households	115 330	1 730	117 060	1 756	118 816	1 782	120 598	1 809	122 407	1 836	124 243	1 864	126 107	1 892	127 998
Urban Residential Land @ 15 units/ha	7 689	115	7 804	117	7 921	119	8 040	121	8 160	122	8 283	124	8 407	126	8 533
Urban ResidentialLand @ 25 units/ha	4 613	69	4 682	70	4 753	71	4 824	72	4 896	73	4 970	75	5 044	76	5 120
2% Increase	471 495	9 430	480 925	9 619	490 544	9 811	500 355	10 007	510 362	10 207	520 569	10 411	530 980	10 620	541 600
Households	119 366	2 387	121 753	2 435	124 188	2 484	126 672	2 533	129 205	2 584	131 790	2 636	134 425	2 689	137 114
Urban Residential Land @ 15 units/ha	7 958	159	8 117	162	8 279	166	8 445	169	8 614	172	8 786	176	8 962	179	9 141
Urban ResidentialLand @ 25 units/ha	4 775	95	4 870	97	4 968	99	5 067	101	5 168	103	5 272	105	5 377	108	5 485
3% Increase	504 820	15 145	519 965	15 599	535 564	16 067	551 631	16 549	568 180	17 045	585 225	17 557	602 782	18 083	620 865
Households	127 803	3 834	131 637	3 949	135 586	4 068	139 653	4 190	143 843	4 315	148 158	4 445	152 603	4 578	157 181
Urban Residential Land @ 15 units/ha	8 520	256	8 776	263	9 039	271	9 310	279	9 590	288	9 877	296	10 174	305	10 479
Urban ResidentialLand @ 25 units/ha	5 112	153	5 265	158	5 423	163	5 586	168	5 754	173	5 926	178	6 104	183	6 287
4% Increase	540 144	21 606	561 750	22 470	584 220	23 369	607 588	24 304	631 892	25 276	657 168	26 287	683 454	27 338	710 793
Households	136 745	5 470	142 215	5 689	147 904	5 916	153 820	6 153	159 973	6 399	166 372	6 655	173 026	6 921	179 947
Urban Residential Land @ 15 units/ha	9 116	365	9 481	379	9 860	394	10 255	410	10 665	427	11 091	444	11 535	461	11 996
Urban ResidentialLand @ 25 units/ha	5 470	219	5 689	228	5 916	237	6 153	246	6 399	256	6 655	266	6 921	277	7 198
5% Increase	577 565	28 878	606 444	30 322	636 766	31 838	668 604	33 430	702 034	35 102	737 136	36 857	773 993	38 700	812 693
Households	146 219	7 311	153 530	7 677	161 207	8 060	169 267	8 463	177 730	8 887	186 617	9 331	195 948	9 797	205 745
Urban Residential Land @ 15 units/ha	9 748	487	10 235	512	10 747	537	11 284	564	11 849	592	12 441	622	13 063	653	13 716
Urban ResidentialLand @ 25 units/ha	5 849	292	6 141	307	6 448	322	6 771	339	7 109	355	7 465	373	7 838	392	8 230

From the above, the following is noted using 2016 as the base year:

- An estimated additional 6800 ha of land may be needed from 2016 to 2030 to accommodate a 1,5% population increase at a development density of 15 units per hectare.
- An estimated additional 4000 ha of land may be needed from 2016 to 2030 to accommodate a 1,5% population increase at a development density of 25 units per hectare

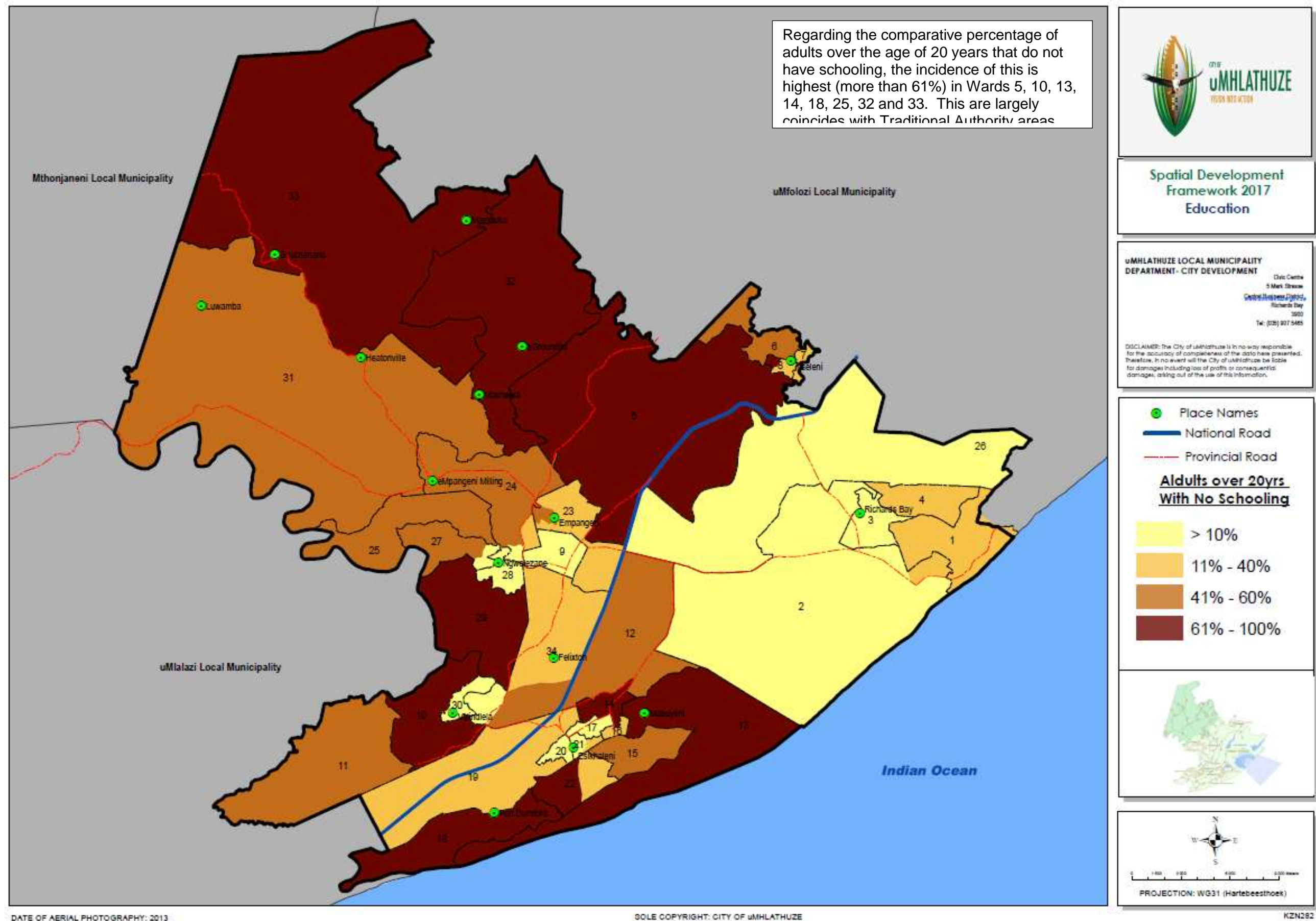
Figure9: Settlement Footprint Growth 1990 to 2014



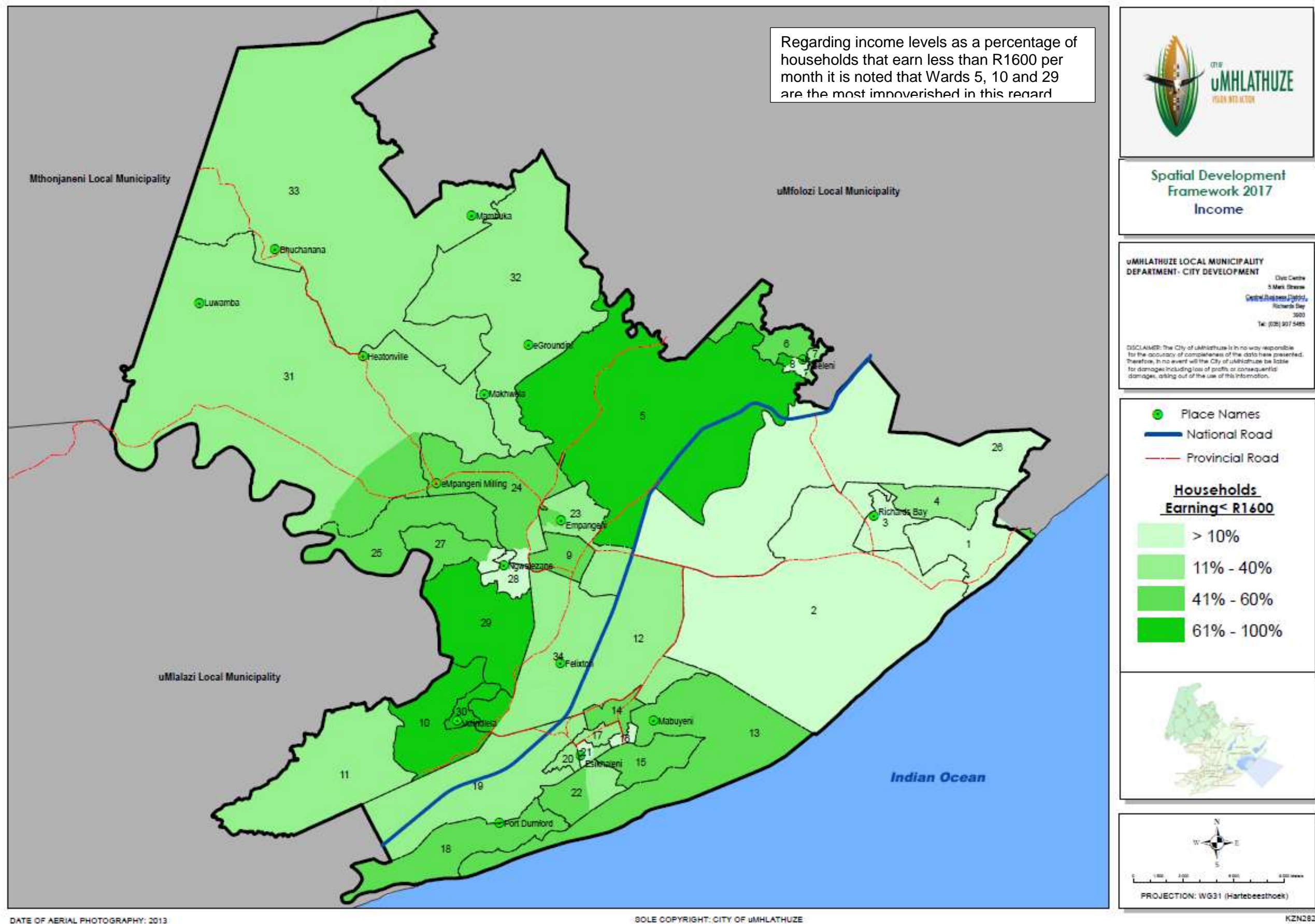
The following series of maps provides information pertaining to:

- 50

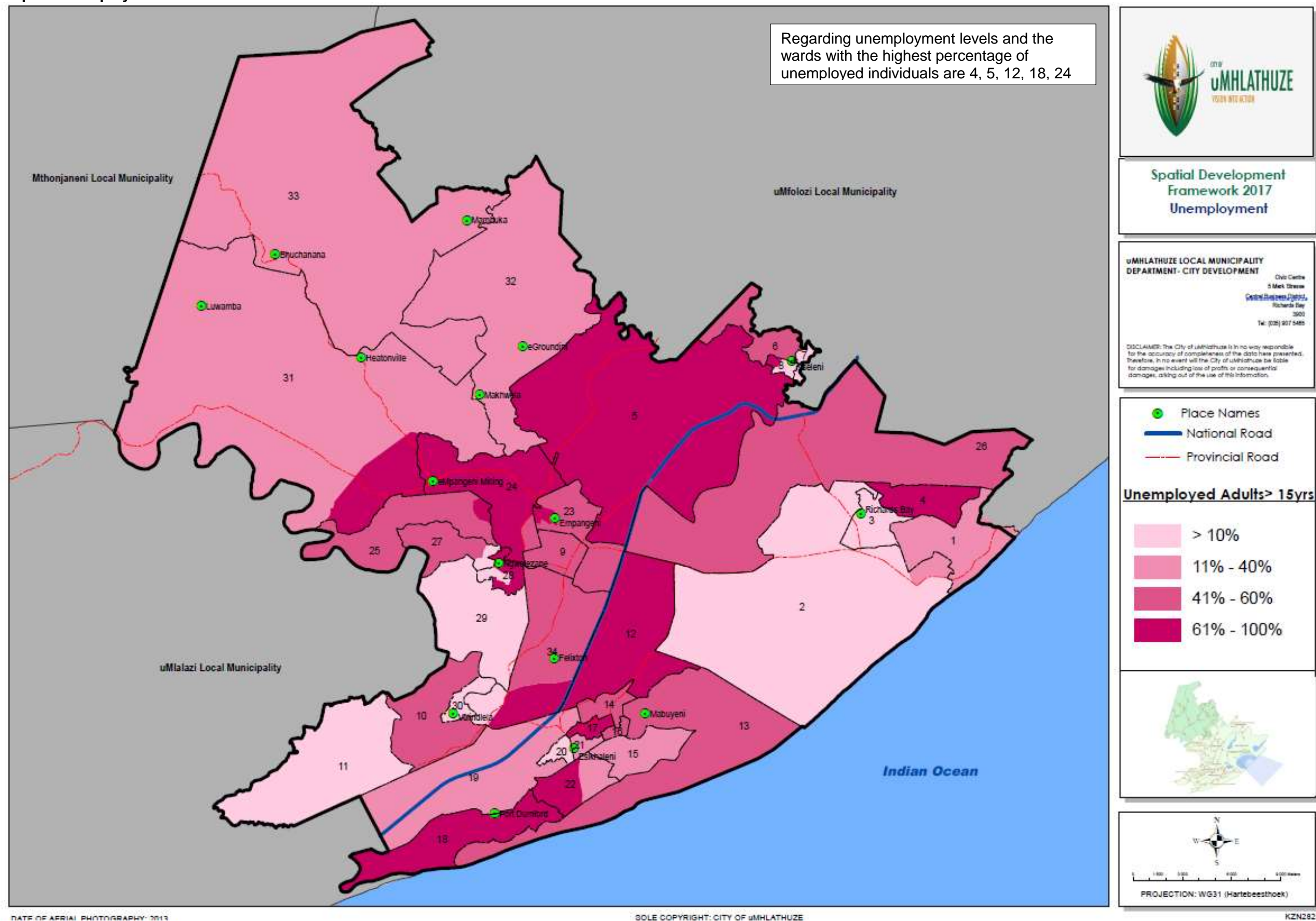
Map 3: Level of Education



Map 4: Income Level below R1600 per month



Map 5 : Unemployment Levels



3.3 ECONOMIC PROFILE

Functional age groups indicate the level of the potential work force in a region. Therefore, the key age group relates to individuals aged 15 to 64 years. The following table provides a comparison between the 2007, 2012 and 2017 in respect to economic active population for uMhlathuze and the other municipalities in the King Cetshwayo District.

Table 14: Economic Population

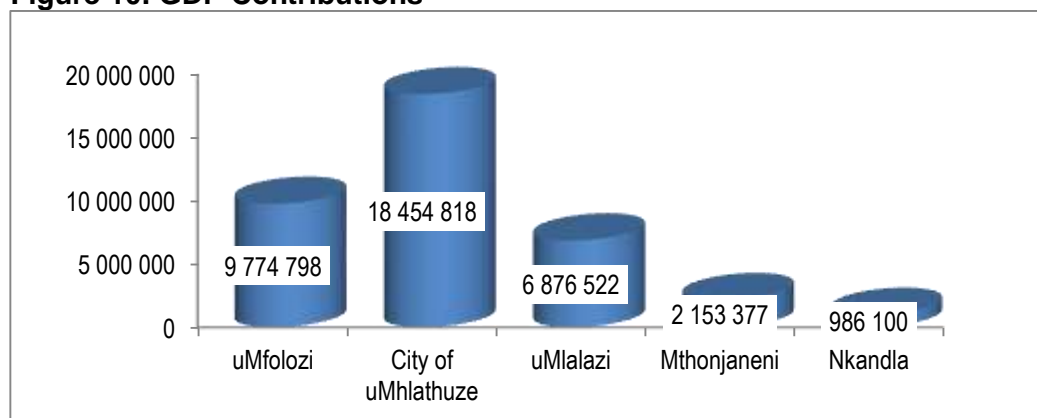
	Total Economically Active population			EAP growth rate			Average annual growth (2007-2017)
	2007	2012	2017	2007	2012	2017	
South Africa	18 007 069	18 739 171	21 839 604	2,8	2,2	2,5	1,95
KwaZulu-Natal	3 296 129	3 027 883	3 473 626	1,1	1,8	2,8	0,53
King Cetshwayo	258 037	226 303	273 446	0,4	1,9	2,9	0,58
uMfolozi	32 477	29 595	37 115	1,8	2,5	3,6	1,34
uMhlathuze	142 413	131 468	156 315	0,9	1,8	2,8	0,94
uMlalazi	44 316	37 266	45 957	0,1	1,7	2,9	0,36
Mthonjaneni	22 044	16 339	19 483	-1,9	1,2	2,5	-1,23
Nkandla	16787	11635	14 576	-2,8	2,6	3,9	-1,4

Source: IHS Markit, 2018

3.3.1 Economic Realities

The municipality has an important role in the national, provincial and district economies on account of the bulk-handling harbour facilities at Richards Bay that enable international trade links. Richards Bay is the largest deep-water port in Africa, and handles the bulk of South Africa's exports. Its development has provided the impetus for large-scale industrial growth. uMhlathuze has the most developed economy of all the municipalities in the district and is the major contributor to the District GDP (it is the third largest economy in KwaZulu-Natal). The following bar chart indicates the GDP contribution by uMhlathuze Municipality comparing to other local municipalities within King Cetshwayo District. It is evident that uMhlathuze remain the strong contributor to the district GDP, with 48% contribution.

Figure 10: GDP Contributions



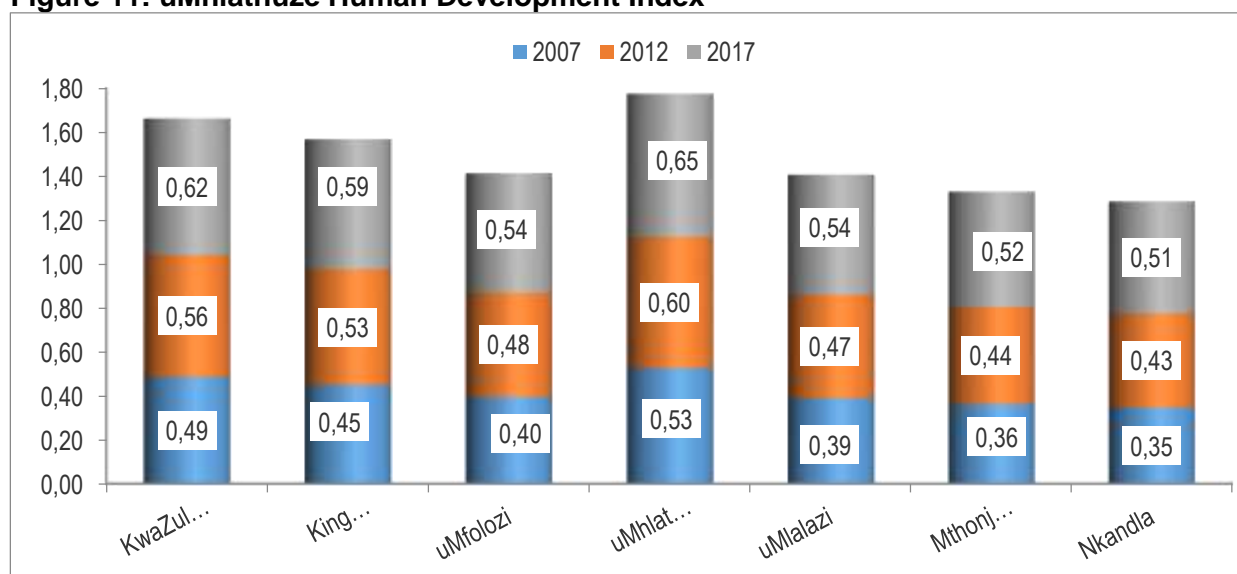
Source: Global Insight 2015

3.3.2 Human Development Index and Gini Coefficient

Measuring the life expectancy, literacy rates and income levels as proxy of quality of living, the Human Development Index (HDI) of uMhlathuze Municipality has remained the same since 2009 to 2015, at 0.63. The Human Development Index (HDI) is defined as a “composite, relative index which attempts to quantify the extent of human development of a community. It is based on measures of life expectancy, literacy and income”. The HDI can assume a maximum value of 1, indicating a high level of human development, and a minimum value of 0.

The following table and figure provides the HDI and Gini Coefficient for uMhlathuze Local Municipality over a given period of time.

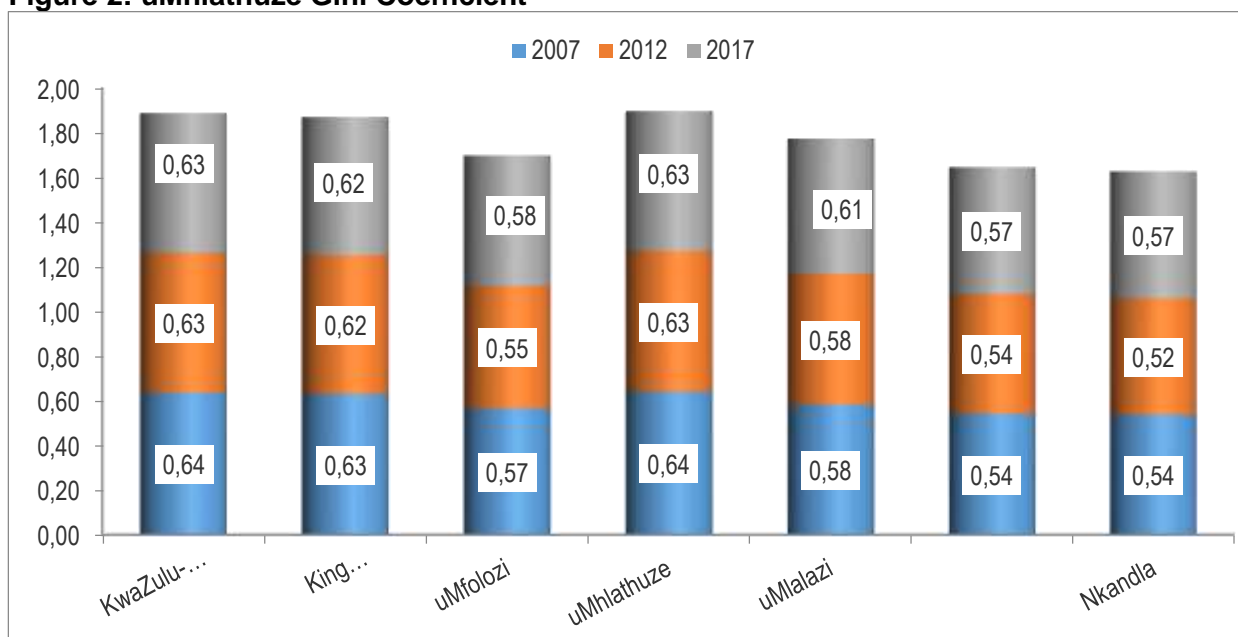
Figure 11: uMhlathuze Human Development Index



Source: IHS Markit, 2018

Income inequality is indicated by the Gini-coefficient. Income inequality in the King Cetshwayo District and Province has become less equal over time.

Figure 2: uMhlathuze Gini Coefficient



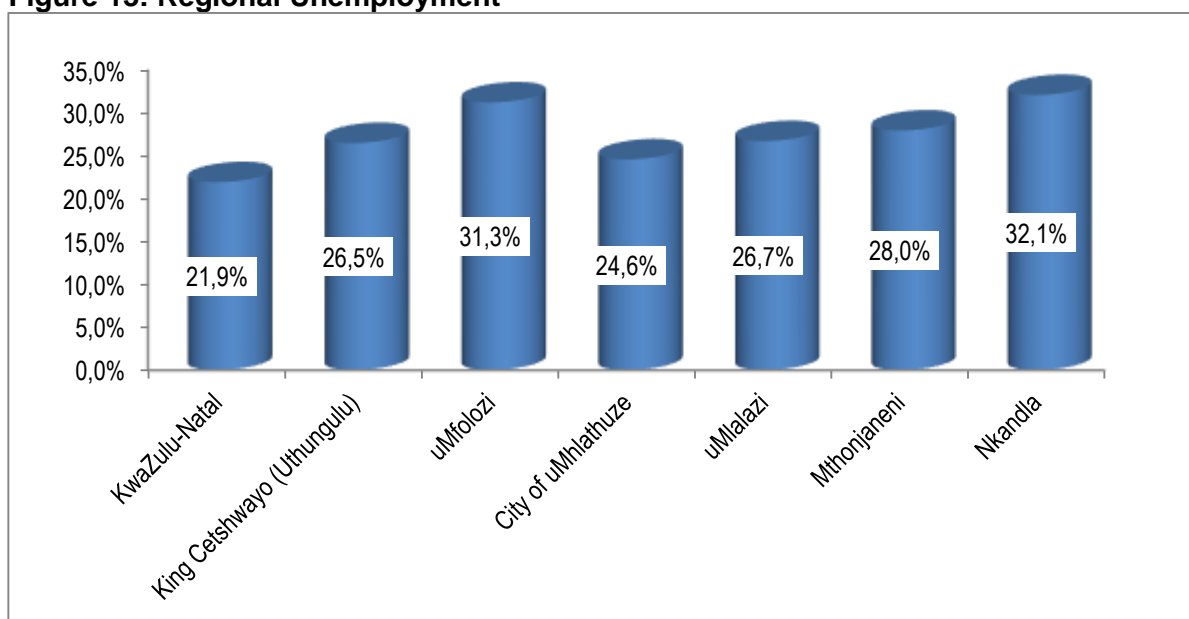
Source: IHS Markit, 2018

3.3.3 Employment and Income Levels

High unemployment undermines the equitable distribution of income and underpins poverty. Employment is one of the main desired outcomes of economic growth and is currently a major focus of government policy at the national level. The figure above indicates percentage of unemployment in King Cetshwayo District. The City of uMhlathuze is seating at 24.6% with regards to unemployment as per the recent Global insight statistics. The picture is better if compared with other municipalities within the region; however, it is still relatively higher when compared with 21.9 % of the Province.

Job creation is not the core competency of the municipality however City of uMhlathuze is committed to radical economic transformation which entails making the environment conducive for investors.

Figure 13: Regional Unemployment



Source: Global insight 2015

Table 15: Formal and Informal Sector Employment

	Formal employe nt	Informal employe nt	Total employe nt	% share of King Cetshwayo formal employe nt	% share of King Cetshwayo informal employe nt
King Cetshwayo District	155,150	37,965	193,114	100	100
uMfolozi	31,984	8,579	40,563	20.6	22.6
City of uMhlathuze	76,488	17,158	93,646	49.3	45.2
uMlalazi	27,721	7,631	35,352	17.9	20.1
Mthonjaneni	11,213	2,729	13,941	7.2	7.2
Nkandla	7,744	1,868	9,612	5.0	4.9

IHS Markit, 2018

uMhlathuze is contributing 49.3% towards formal employment within the King Cetshwayo District and about 45.2% of informal employment. Because of the economic position uMhlathuze is contributing more to the regional employment.

Table16: Formal and Informal Employment per Sector

	KwaZulu-Natal	King Cetshwayo	uMhlathuze
Primary sector	8,4	5,1	9,3
Agriculture	5,4	4,8	7,6
Mining	3,0	0,4	1,7
Secondary sector	18,5	20,7	24,2
Manufacturing	10,3	12,2	12,4
Electricity	0,6	0,4	0,2
Construction	7,6	8,1	11,5
Tertiary sector	73,2	74,2	66,6
Trade	21,5	22,1	18,8
Transport	5,3	6,0	7,0
Finance	16,8	13,5	13,3
Community services	21,5	23,6	20,3
Households	8,1	8,9	7,1

Source: IHS Markit, 2018

Table 17: Performance of Broad Economic Sectors

	2005	2010	2015
Primary sector	14.4	13.3	15.4
Agriculture	3.3	3.7	3.9
Mining	11.1	9.7	11.5
Secondary sector	38.3	37.4	36.2
Manufacturing	32.5	31.3	30.5
Electricity	2.1	1.8	1.6
Construction	3.8	4.2	4
Tertiary sector	47.3	49.2	48.4
Trade	9.4	9.7	9.7
Transport	11.7	12.6	12.9
Finance	10.5	11.3	14.8
Community services	15.6	15.6	28.2

Source: IHS Markit, 2018

To be noted in 2010 there was a decline in the mining sector; however, we are noting an increase within the year 2015. Manufacturing is not doing well; this is confirmed by the declining trend seen over the years from 32.5 in 2005 and 30.5 in 2015. There is almost a double increase within the community services sector from 15.6% in 2005 to 28.2% in 2015.

3.3.4 Income and Dependency

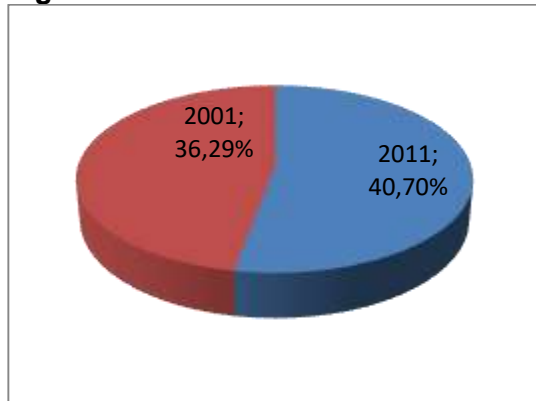
Income levels and the number of dependents have a significant impact on the ability of an employed person to meet the financial needs of his/her dependents.

Table 18: Comparative Dependency Ratio

	Dependency Ratio	
	per 100 (15-64)	
	2001	2011
SOUTH AFRICA	58.7	52.7
KWAZULU-NATAL	65.4	58.5
DC28: Uthungulu	74.5	64.7
KZN282: uMhlathuze	55.8	48.2
KZN286: Nkandla	99.2	86.6
KZN281: Mfolozi	80.2	68.2
KZN283: Ntambanana	85.7	79.3
KZN284: uMlalazi	81.5	74.9

Source: Census 2011

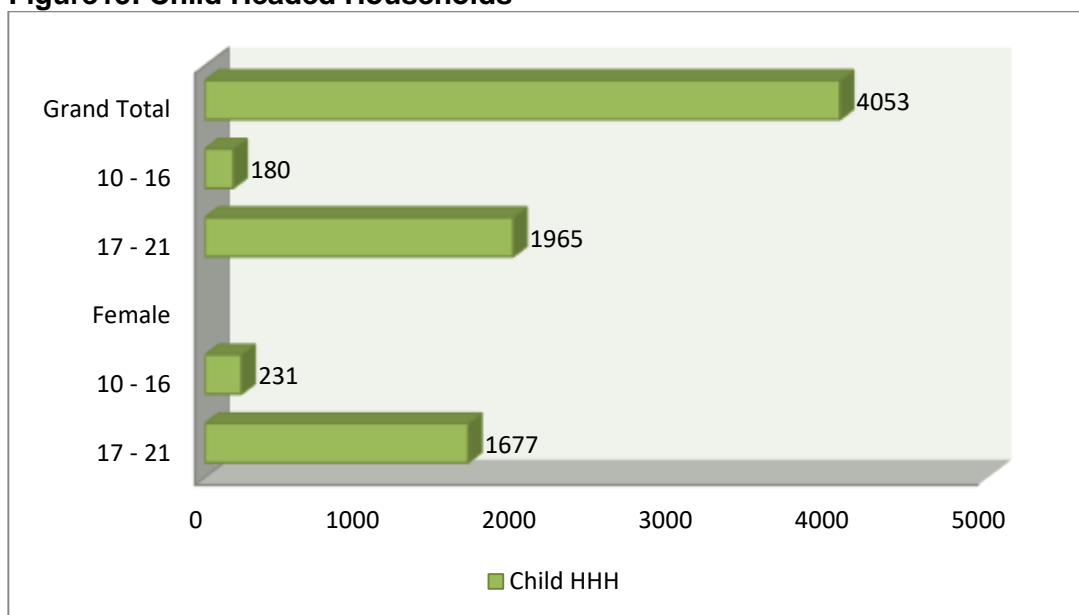
Figure 14: Female Headed Households



The number of Female headed Households has increased from 2001 from 36.29 % to 40.70% in 2011. This can be attributed by many factors including the high level of divorce cases, and the fact that more women are becoming more independent.

Source: Statistics SA, (Census 2011)

Figure15: Child Headed Households



3.4 HIV/AIDS

uMhlathuze is providing resources to the Premier's Sukuma Sakhe Programme which seeks to reduce HIV and AIDS which is also prevalent amongst young people through awareness programmes. Typical impacts of AIDS include decreased productivity of workers, increased absenteeism and additional costs of training new workers. It also represents a greater demand and pressure on health facilities and as the statistics gathered from antenatal clinics indicate a very real problem of AIDS orphans and child (minor) headed households. Below are recent statistics on HIV Prevalence in the Province, District and uMhlathuze Municipality.

Figure 16 : HIV/AIDS Statistics

	Number of people living with HIV			Proportion of people living with HIV as the total size of population			Number of AIDS Deaths estimates		
	2007	2012	2017	2007	2012	2017	2007	2012	2017
KwaZulu-Natal	1565 260	1641 759	1814 99	15,7	15,7	16,3	86 320	65 084	34 009
King Cetshwayo	147 802	146 893	158 200	16,3	16,0	16,5	8 158	5 813	2 970
uMhlathuze	62 371	63 135	70 275	17,2	16,9	17,2	3 335	2 453	1 296

Source: *Global Insight 2017 (Supplied by KZN Provincial Treasury)*

3.5 SUMMARY OF KEY DEMOGRAPHIC AND SOCIO-ECONOMIC ISSUES

- According to the 2016 Community Survey, uMhlathuze had 410 465 people and 103 915 households at the time at an average households size of 3.95.
- In uMhlathuze, the highest population densities are found in the in the formal urban and surrounding areas, i.e. peri-urban areas.
- At a steady population increase of 1,5% per annum, the municipal population will surpass 500 000 people by 2030.
- The municipality will reach a population of 500 000 before 2021 if a population growth rate of 5% takes place over the next few years. At a 5% per annum population growth rate the number of households in the municipality will double by 2030.
- **An estimated additional 1300 ha of housing land may be needed from 2016 to 2023 to accommodate a 1,5% population increase at a development density of 15 units per hectare. An estimated additional 600 ha of housing land may be needed from 2016 to 2023 to accommodate a 1,5% population increase at a development density of 25 units per hectare.**
- **An estimated additional 6800 ha of housing land may be needed from 2016 to 2030 to accommodate a 1,5% population increase at a development density of 15 units per hectare. An estimated additional 4000 ha of housing land may be needed from 2016 to 2030 to accommodate a 1,5% population increase at a development density of 25 units per hectare.**
- Timeous provision has to be made for planning and development as bulk infrastructure provision in particular has long lead times.
 - Regarding the comparative percentage of adults over the age of 20 years that do not have schooling, the incidence of this is highest (more than 61%) in Wards 5, 10, 13, 14, 18, 25, 32 and 33. This are largely coincides with Traditional Authority areas. Efforts are needed to facilitate the provision of education facilities, e.g. provision of services for such purposes.
 - Regarding income levels as a percentage of households that earn less than R1600 per month it is noted that Wards 5, 10 and 29 are the most impoverished in this regard and economic development support efforts have to focus in these areas.
 - Regarding unemployment levels and the wards with the highest percentage of unemployed individuals are 4, 5, 12, 18, 24 and 28.
- In the past, entrepreneurship development and sustainability efforts in townships have been hampered by a number of reasons including inequalities, level of education, and lack of adequate information. The municipality has embarked on a number of initiatives to support the informal economy, especially in former township areas.

4. SPATIAL ANALYSIS

The uMhlathuze Local Municipality is located in the King Cetshwayo District Municipality in the North-Eastern part of KwaZulu-Natal. The uMhlathuze LM is bordered by the following LMs within the King Cetshwayo District:

- Mfolozi (KZ 281)
- uMlalazi (KZ 284)
- uMthonjaneni (KZ 285)

Following the 2016 Local Government elections, the former Ntambanana Local Municipality was disestablished and a portion of its former area was included into the uMhlathuze Local Municipality.

Richards Bay and Empangeni are the most significant economic centres in the Local Municipality and in the District Municipality as well. Richards Bay, as a harbour and industrial town, attracts people from surrounding towns, rural settlements and from beyond the district. Empangeni's role as an industrial, commercial and service centre to the settlements of Esikhaleni, Eshowe, Nkandla, Buchanana (Ntambanana) and other rural settlements attracts many people to the range of higher order services available in the town.

The uMhlathuze Municipality has an area of 123 325Ha. The portion of the former Ntambanana Local Municipality accounts for 43 991Ha of this. Post the 2016 Local government Elections, the uMhlathuze population is estimated at to be in the region of 410 465 people.

The municipality has vast areas of commercial farmlands as well as a number of areas that are significant from an environmental perspective.

The municipal area includes the formal towns of Empangeni, Richards Bay, eSikhaleni, Ngwelezane, eNseleni, Vulindlela and Felixton. Rural settlements include Buchanana, Luwamba, Makwela, Mambuka, Hluma, Matshana and Mabuyela.

Mapping is provided of the uMhlathuze Municipality's regional context as well as wards.

4.1 LAND OWNERSHIP

The following table provides a breakdown of the land ownership in terms of hectares (Ha) and percentages (%).

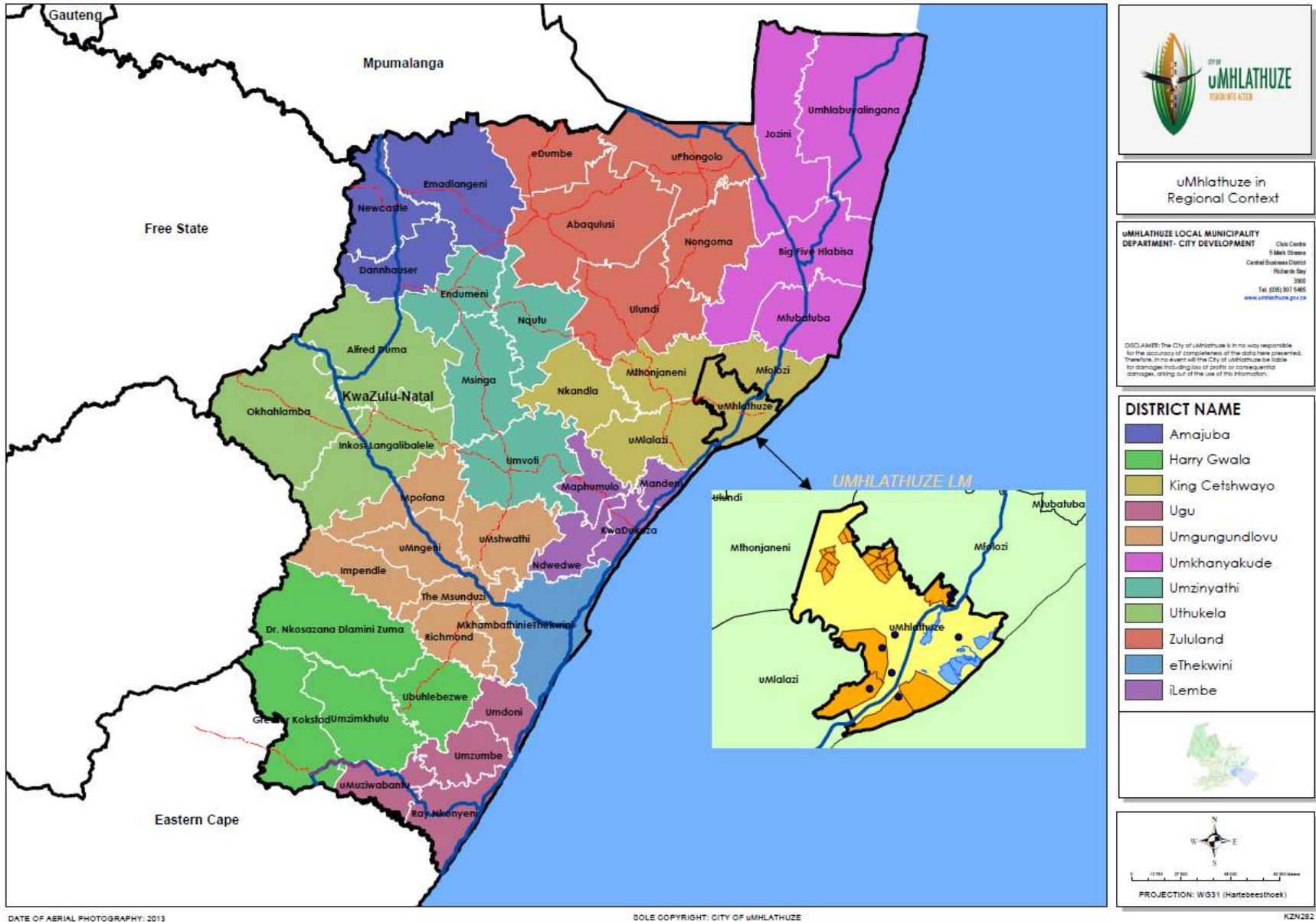
Table 19: Land Ownership Breakdown

Land Owners	Area(Hectares)	Percentage (%)
Province of KZN	14167	11.49
City of uMhlathuze	4259	3.45
Transnet	2989	2.42
IDZ	107	0.09
Ingonyama Trust Board	63795	51.73
Private	32467	26.33
Lakes	5541	4.49
Total	123325	100.00

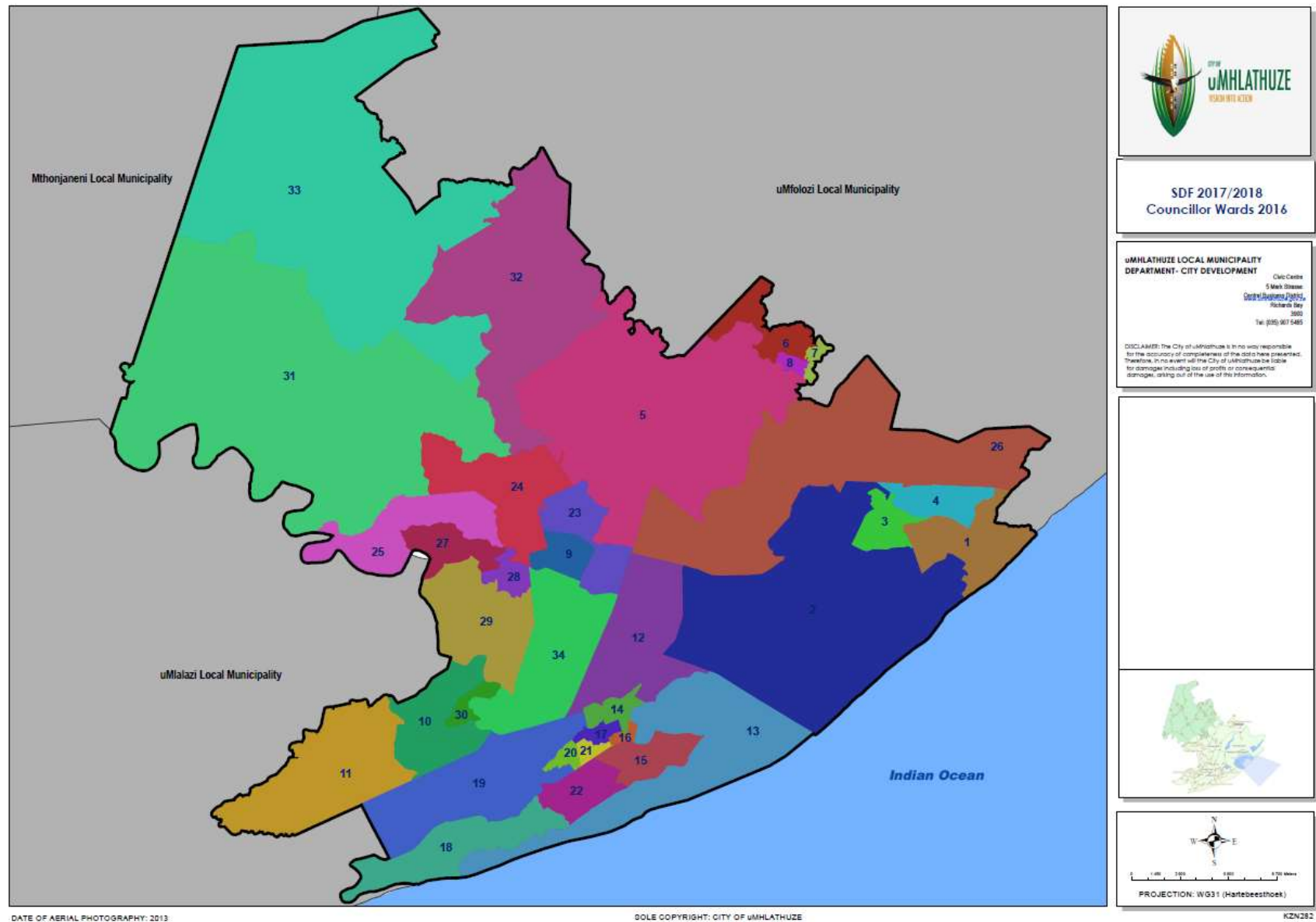
Identified State Owned Land for Human Settlements Development

Erf Number	Ownership	Hectares
11488	State	217
16833	State	920 (100 ha required)
Portion 1 of Erf11489	State	368
16715	State	537
Total		2042

Map 6: uMhlathuze in Regional Context



Map 7: uMhlathuze Municipal Wards



The previous table indicates that 26% of land within uMhlathuze Municipality is under private ownership and 51% under Ingonyama Trust Board which is normal administered by Traditional Authorities.

One of the biggest Municipal challenges in relation to land ownership is the distribution and allocation of land in the Ingonyama Trust Board land which is mainly administered by Traditional Authorities. Such distribution is common in the peri-urban and infill areas. This situation led to formation of unplanned settlements which put pressure to the Municipality from services provision perspective.

The summary of challenges that are associated with settlements within Peri-Urban and Infill Areas (non-formalised settlements) can be further explained as follow:

- i. **Lack of proper planning:** Under ideal circumstances, settlement planning takes place prior to land allocation and development. The main objective of settlement planning being to ensure and promote sustainable communities and settlements taking into consideration environmental factors, climate change, geotechnical conditions, biodiversity, land legal and basic services issues. Non-planned settlements contribute to generally unsustainable communities and livelihood challenges.
- ii. **Limited basic services:** Unplanned settlements are always subjected to limited services, since planning in these areas always come afterwards and inevitably create challenges for the design and installation of infrastructure. The provision of services in such unplanned areas is treated as in-situ upgrades which is a reaction to community needs with limited sources.
- iii. Settlements are located in the **high risk areas** i.e. environmental sensitive, flood prone areas, wetlands and unstable soils, under power lines, on top of water pipes, sewer pipes etc.: Some structures within non-formalised settlements are located within the environmental sensitive areas and other high risk areas as listed where no formal planning and development would have taken place if planned.
- iv. **Undesirable Impact on food security:** Land allocation also takes place for residential purposes without assessment of the agricultural value of the land. Sometimes good agricultural land is transformed and used for residential/settlement purposes. The high demand of residential land in the Traditional Council areas has led to a situation where residential development takes precedent in agricultural areas which has a significant impact to food security for humans.
- v. **Undesirable Impact on prime land for grazing:** The random allocation of land without proper guidelines and guiding development frameworks in the peri-urban/infill areas has also contributed to a shortage of grazing land. This has led to a situation where livestock associations from some of these areas are applying to the Municipality to lease land for grazing purposes.
- vi. **Insufficient land for future social and economic facilities due to random distribution of land:** The majority of land that is allocated for residential purposes has led to an increase in population density in these areas. This means that, the demand for land for educational, health and economic facilities also increases. However, the major challenge is that in most cases such needs cannot be accommodated in these areas due to insufficient land being reserved for such purposes.

The following inset provides images of peri-urban settlement tendencies between 2006 and 2013.

Figure 17: Peri-urban Development adjoining Ngwelezane

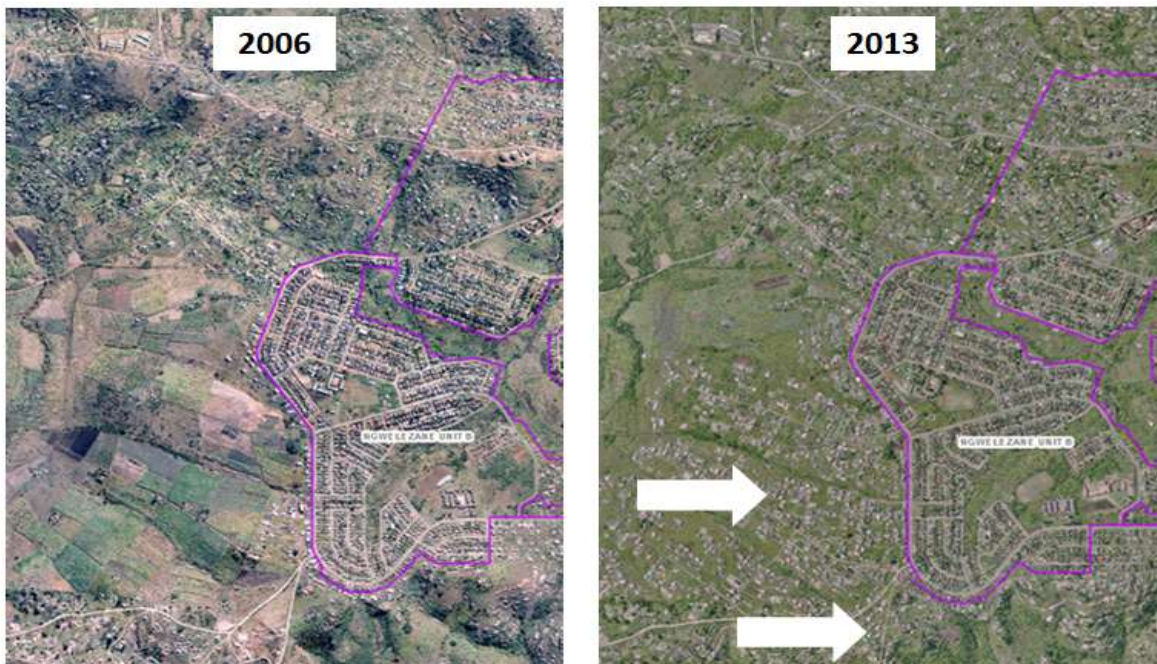


Figure 18: Peri-urban Development adjoining the Richards Bay Airport



5. SOCIO-DEMOGRAPHIC ANALYSIS

uMhlathuze has a racially and culturally diverse community. The Black African community makes up the largest sector 85% of the community followed by the White community (7%). The Indian and Coloured community makes up 3% and 1% respectively.

uMhlathuze Municipal area has a female population of (51.3%) that is higher than the male population (48.7%) and it has the largest portion out of the other five local municipalities with 36% of the population residing in this local municipality.

5.1 POPULATION AND HOUSEHOLD NUMBERS

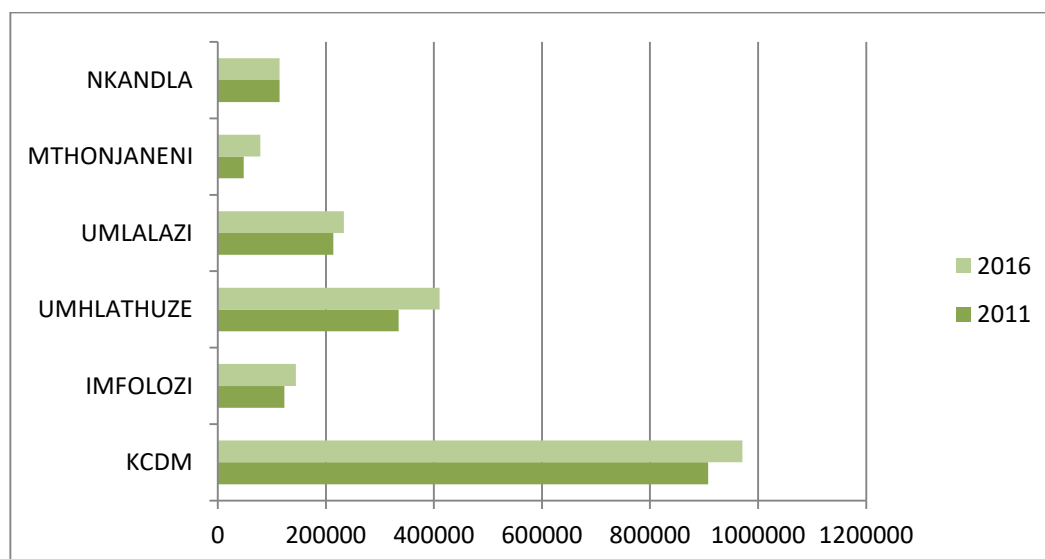
The population increase (according to the 2016 Community Survey) in the King Cetshwayo District, broken down per municipality is indicated in the following table.

Table20: Population Numbers in King Cetshwayo District Municipality (KCDM)

	KCDM	IMFOLOZI	UMHLATH UZE	UMLALAZI	MTHONJA NENI	NKANDLA
2011	907519	122889	334459	213601	47818	114416
2016	971135	144363	410465	233140	78883	114284
% Growth	7,01%	17,47%	22,73%	9,15%	64,97%	-0,12%

Source: Community Survey 2016

Figure 19: Population Numbers in King Cetshwayo District Municipality (KCDM)



There are higher population densities in the formal urban, and surrounding areas, as well as the Traditional Council areas.

Population growth scenarios have been applied to the base figure from the 2016 Community Survey. Adequate data and research is not available at this time to apply an historic growth trend as the composition of the municipality, in terms of boundaries and wards, has changed post the Local Government Elections of 2016.

Table 21: Population Growth Scenarios from 2016 to 2030

	2 016	2 017	2 018	2 019	2 020	2 021	2 022	2 023	2 024	2 025	2 026	2 027	2 028	2 029	2 030
1.5% Increase	410 465	416 622	422 871	429 214	435 653	442 187	448 820	455 552	462 386	469 322	476 361	483 507	490 759	498 121	505 593
Households	103 915	105 474	107 056	108 662	110 292	111 946	113 625	115 330	117 060	118 816	120 598	122 407	124 243	126 107	127 998
2% Increase	410 465	418 674	427 048	435 589	444 301	453 187	462 250	471 495	480 925	490 544	500 355	510 362	520 569	530 980	541 600
Households	103 915	105 993	108 113	110 276	112 481	114 731	117 025	119 366	121 753	124 188	126 672	129 205	131 790	134 425	137 114
3% Increase	410 465	422 779	435 462	448 526	461 982	475 841	490 117	504 820	519 965	535 564	551 631	568 180	585 225	602 782	620 865
Households	103 915	107 033	110 244	113 551	116 957	120 466	124 080	127 803	131 637	135 586	139 653	143 843	148 158	152 603	157 181
4% Increase	410 465	426 884	443 959	461 717	480 186	499 393	519 369	540 144	561 750	584 220	607 588	631 892	657 168	683 454	710 793
Households	103 915	108 072	112 395	116 890	121 566	126 429	131 486	136 745	142 215	147 904	153 820	159 973	166 372	173 026	179 947
5% Increase	410 465	430 988	452 538	475 165	498 923	523 869	550 062	577 565	606 444	636 766	668 604	702 034	737 136	773 993	812 693
Households	103 915	109 111	114 566	120 295	126 310	132 625	139 256	146 219	153 530	161 207	169 267	177 730	186 617	195 948	205 745

The following base data has therefore been used:

- A baseline population in the uMhlathuze Municipality of 410 465 people in 2016 as per the Community Survey
- A calculated household size of 3.95 as derived from 2011 census data
- A total number of 103 915 households in the municipal area derived from the above

From the above, the following is highlighted:

- At a steady population increase of 1,5% per annum, the municipal population will surpass 500 000 people by 2030.
- The municipality will reach a population of 500 000 before 2021 if a population growth rate of 5% takes place over the next few years.
- At such a 5% per annum population growth rate the number of households in the municipality will double by 2030.

Table 22: Household Numbers and Sizes

Ward	Number	Households	Size
1	12146	3406	3.57
2	12255	3931	3.12
3	9058	2586	3.50
4	12473	2941	4.24
5	15564	3391	4.59
6	12544	3549	3.53
7	5895	2232	2.64
8	5136	1815	2.83
9	13558	4317	3.14
10	11311	2513	4.50
11	9130	1513	6.03
12	8574	1963	4.37
13	14928	2688	5.55
14	12316	3263	3.77
15	12251	3064	4.00
16	7801	1878	4.15
17	10462	3346	3.13
18	14887	2880	5.17
19	12019	2983	4.03
20	8551	2488	3.44
21	6950	1931	3.60
22	9181	1960	4.68
23	10704	3323	3.22
24	18332	4371	4.19
25	13870	3162	4.39
26	11524	2909	3.96
27	8874	2673	3.32
28	7441	2355	3.16
29	15368	3368	4.56
30	11360	3915	2.90
31	9820	2074	4.73
32	9474	1586	5.97
33	10707	1941	5.52
	364464	92315	3.95

Source: Census 2011

It is estimated that 58% of the population resides within Traditional Council areas, followed by urban areas with 39% and a small portion of the population, 3%, on Farm Land.

5.2 GENDER BREAKDOWN

Table 23: Population and Gender per Ward

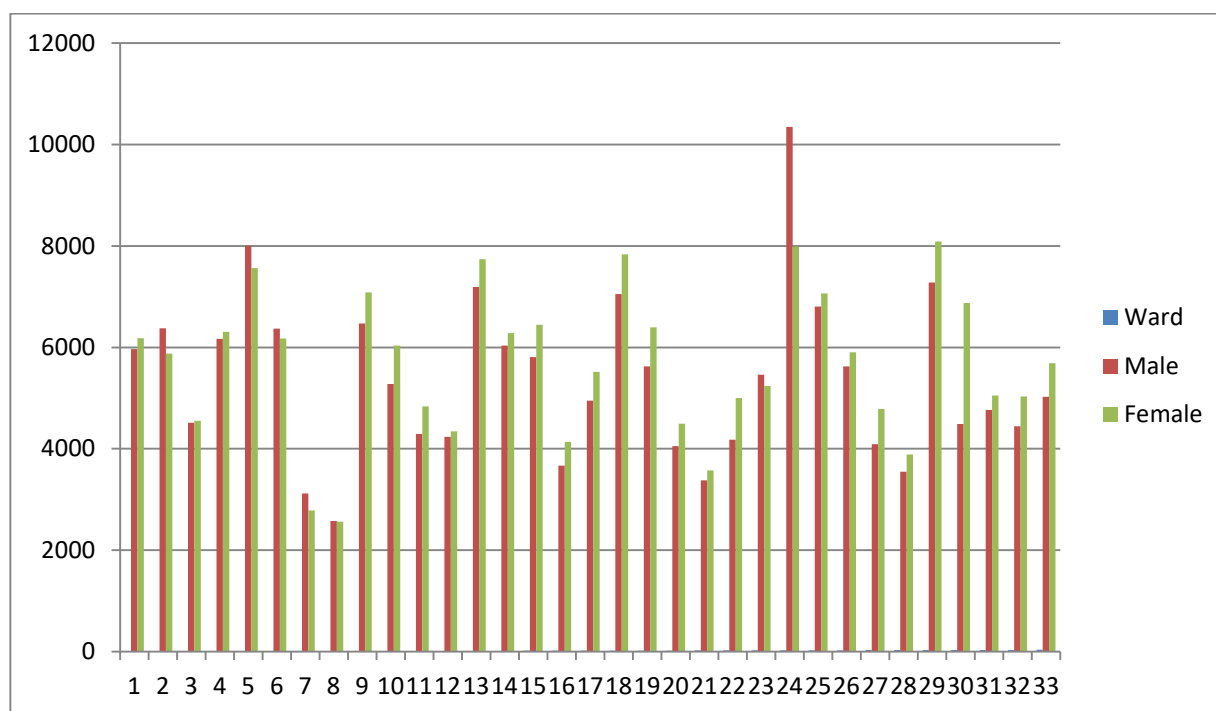
Ward	Male	Female	Grand Total
1	5966	6179	12145
2	6377	5877	12254
3	4510	4548	9058
4	6168	6304	12472
5	8003	7560	15564
6	6371	6173	12544
7	3116	2780	5896
8	2577	2559	5137
9	6473	7085	13558
10	5277	6033	11310
11	4295	4836	9131
12	4234	4341	8574
13	7190	7738	14928
14	6033	6283	12315
15	5808	6444	12252
16	3669	4132	7801
17	4949	5514	10463
18	7050	7837	14887
19	5626	6394	12020
20	4055	4497	8552
21	3377	3573	6950
22	4180	5001	9181
23	5461	5242	10703
24	10346	7985	18331
25	6804	7067	13871
26	5622	5901	11523
27	4090	4783	8873
28	3550	3890	7440
29	7281	8086	15367
30	4485	6874	11359
31	4767	5052	9819
32	4443	5031	9474
33	5022	5688	10710
TOTAL	177175	187287	364462

The municipal wards that have the highest population numbers are wards 5, 13, 18, 24, 25 and 29.

In line with national and provincial trends, there are more females than males in the Municipality, i.e. 187 287 females and 177175 males. The wards where the number of males is higher than the number of females are wards 2, 5, 7, 8, 23 and 24. It is possible that single males live in these wards and are employed in the municipal area and that their families live elsewhere.

Source: Census 2011

Figure 20: Gender Breakdown per Ward



5.3 INDICATORS OF POVERTY

The 2016 Community Survey results indicated the following poverty headcount for the uMhlathuze Municipal area as well as the Municipalities in the larger district.

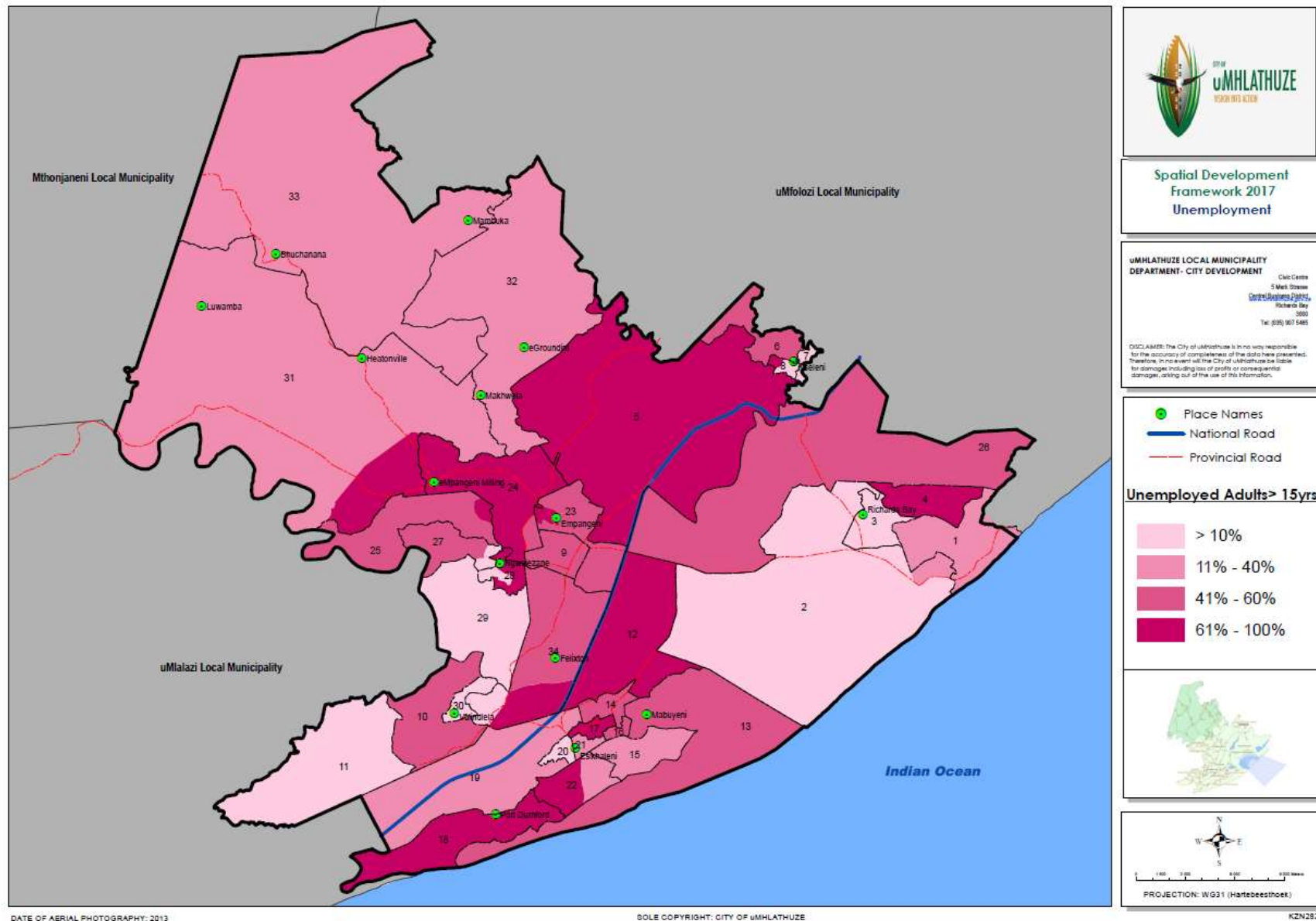
Table 24: Indicators of Poverty in the District

Province/District/Local municipality	2015 Grants and subsidies received as a % of Total income	Poverty			
		2011		2016	
		Poverty headcount	Intensity of poverty	Poverty headcount	Intensity of poverty
DC28: King Cetshwayo District	86.8%	11.1%	41.0%	7.7%	43.1%
KZN282: uMhlathuze	16.4%	4.1%	41.6%	2.3%	39.6%
KZN286: Nkandla	74.5%	24.2%	41.2%	17.9%	44.2%
KZN281: Mfolozi	83.7%	10.0%	41.5%	7.2%	42.7%
KZN283: Ntambanana	92.9%	16.9%	41.3%	15.0%	41.9%
KZN284: uMlalazi	36.6%	15.6%	40.4%	12.7%	44.2%
KZN285: Mthonjaneni	48.2%	16.4%	40.9%	11.4%	43.0%

The following mapping provides an indication of income and employment levels in the uMhlathuze Municipality.

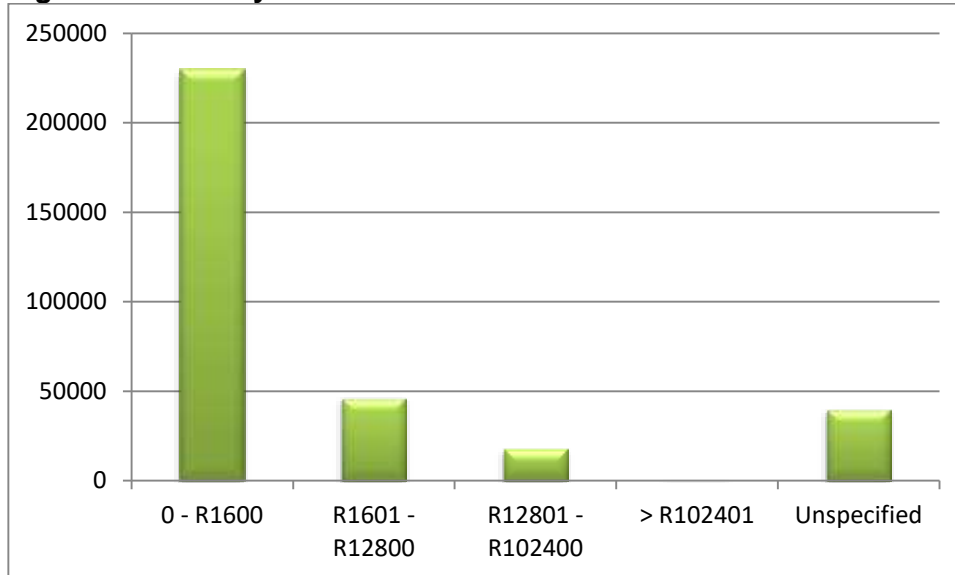


Map 9: Unemployment Levels



Income levels and the number of dependents have a significant impact on the ability of an employed person to meet the financial needs of his/her dependents. Very high numbers of persons in Wards 5, 6, 13, 15, 18, 25 and 29 earn less than R1600 per month.

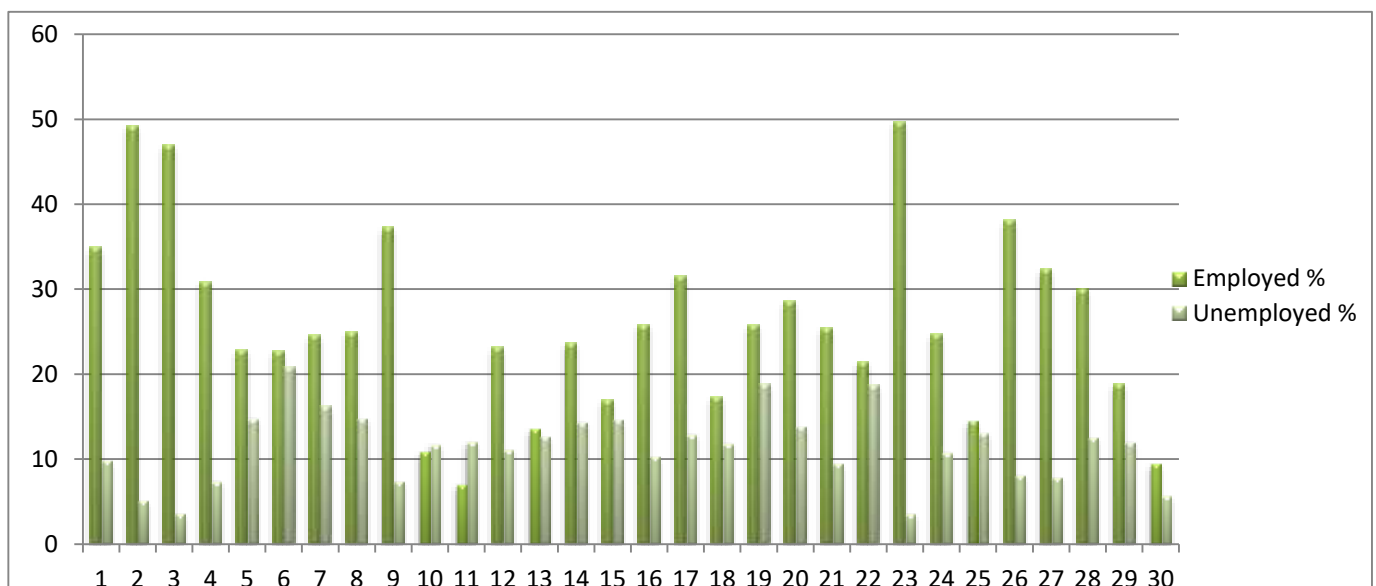
Figure 21: Monthly Individual Income in uMhlathuze



Source: Census 2011

The above figure indicates that a very large portion of the municipality earn less than R1600 per month.

Figure 22: Percentage Employment per Ward



The above figure and table on the left shows the percentage of persons in the respective municipal wards that are employed and unemployed. The highest percentage employment is in Ward 1, 2, 3, 9, 23 and 29. These wards largely correlate with the developed urban areas of Richards Bay and Empangeni. Unemployment levels seem to be highest (as a percentage) in Wards 6, 19 and 22. These wards largely correlate with areas that are developing (densifying) on the urban periphery of Esikhaleni and Nseleni. With the wards to be incorporated there is positive rate of employment as compared to

unemployment. The highest rate of unemployment from the wards to be incorporated in found in ward 5.

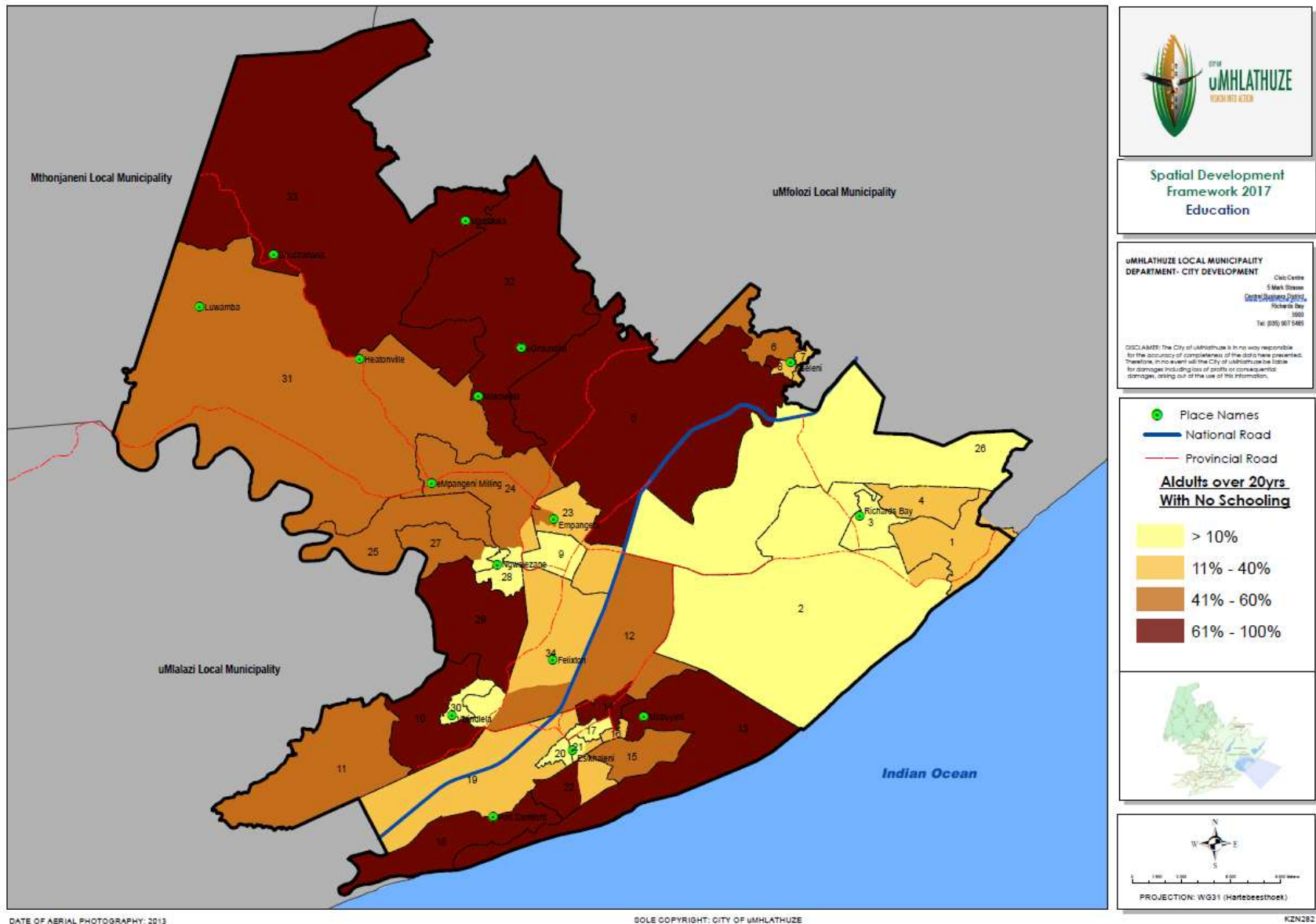
Education levels are provided for the 2001 and 2011 census years in the following table. Comparisons are made with the levels in the country, the King Cetshwayo District as well as the local municipalities in the King Cetshwayo district. The following table provides a summary of the situation while more explanatory figures are provided hereafter of specific situations.

Table 25: Comparative Education Levels

	No Schooling		Higher Education		Matric		Primary Educational Enrolment	
							aged 6-13	
	2001	2011	2001	2011	2001	2011	2001	2011
South Africa	17.9	8.4	8.4	6.7	22.1	27.8	91	93.1
DC28: Uthungulu	31.6	15.7	5.8	4.2	18.3	29.5	88.3	89.6
uMhlathuze	18.5	7.2	10.9	7.3	27.6	36.9	90.1	91.7
Nkandla	49.8	28.8	2.5	1.7	11.5	21.0	88.7	86.7
Mfolozi	29.6	14.6	2.3	1.2	14.5	30.3	89.3	88.2
Ntambanana	38.0	21.2	1.5	0.8	10.4	23.1	86.4	91.3
uMlalazi	39.2	22.5	3.5	2.9	13.2	22.9	87.0	88.9
Mthonjaneni	37.3	23.3	3.9	2.3	14.7	22.1	85.6	88.9

Although there has been a slight increase in the primary enrolment levels at national and district level, it remains concerning that, in some instances, nearly 10% of children of school going age, are not attending school. Reasons could relate to access, affordability and other poverty related factors such as HIV/Aids for this. The number of persons that do not have any education (no schooling) has declined between 2001 and 2011 as indicted in the figure hereunder.

Map 10: Adults with No Schooling



5.4 HOUSING TYPOLOGY

The following table has been extracted from the 2016 Community Survey and provides an indication of the respective housing typologies of the main dwellings in the local municipalities of the King Cetshwayo district.

Table 26: Housing Typology per Local Municipality

Province/District/Local municipality	Main dwelling							
	2011				2016			
	Formal	Traditional	Informal	Other	Formal	Traditional	Informal	Other
DC28: King Cetshwayo District	142 048	54 380	4 757	1 792	159 371	58 094	7 466	867
KZN282: uMhlathuze	76 478	6 836	2 568	727	92 812	6 697	4 315	511
KZN286: Nkandla	7 142	15 138	79	103	3 711	18 030	91	
KZN281: Mfolozi	18 572	5 851	850	310	19 556	8 005	1 823	56
KZN283: Ntambanana	6 812	5 846	117	51	7 105	4 676	222	
KZN284: uMlalazi	27 359	16 370	828	504	29 285	16 974	469	226
KZN285: Mthonjaneni	5 685	4 338	313	97	6 902	3 712	546	74

Some of the implications of the abovementioned demographic profile for housing in the uMhlathuze Municipal Area are as follows:

- A high proportion of households in the municipal area reside in traditional houses. The housing development focus should therefore be on improving the conditions of these rural households.

6. INFRASTRUCTURAL ANALYSIS

The availability of bulk infrastructure, as well as the additional capacity within the infrastructure system is another crucial factor when considering any form of development. The urban centers of Richards Bay and Empangeni are well serviced with major arterials, electricity, telecommunications, water, sanitation, waste disposal, housing, medical and emergency services. However, this is not the case for the former peri-urban and rural areas, where infrastructure and services are often a challenge due to population densities.

6.1 WATER AND SANITATION

6.1.1 BULK WATER MASTER PLAN

During 2019, the uMhlathuze Bulk Water Master Plan was reviewed and the approval process is underway.

The Bulk Water Master Plan has taken cognisance of planned developments as captured in the IDP, SDF and Human Settlements Plan within the municipal area to inform bulk water needs in the future. These planned developments have been grouped by locality into the listed schemes whereby the expected demand can be quantified in relation to the supply.

For the purposes of the BWMP, the bulk water system has been taken as those components upstream of key supply reservoirs together with the reservoirs. Hydraulic modelling was undertaken. Default values for residential land uses were determined using the Guidelines for Human Settlement Planning and Design. The data from the City of uMhlathuze was used for non-residential land uses and major water consumers.

The analysis throughout the BWMP takes into account three water requirement conditions, namely the:

- Estimated water requirement for the existing development;
- Estimated water requirement for the existing development together with the anticipated water requirement for the planned and approved developments; and
- Estimated water requirement for the existing development, the anticipated water requirement for the planned and approved developments together with the anticipated water requirement for the remaining potential of expansion areas A to H.

For the purposes of this BWMP a population growth rate of 2% per annum was adopted and the following should be noted:

- Expansion areas A to H are significant in size and, based on a mixed use concept, have the potential to accommodate 94 000 residential units accommodating between 230 000 and 420 000 people.
- Proposed and approved developments together with an allowance for the development of Expansion Area C (east of Empangeni) contain some 27 500 residential units, many of which are in the other expansion areas. At an annual average population growth rate of 2%, the human settlements and private sector projects of some 27 500 new units would meet the requirements till around 2027.
- The remaining development potential of the expansion areas is some 66 500 residential units, which should be adequate beyond 2040.
- Plans have been presented or approved for some 550 ha of industrial and commercial development, most of which is in expansion areas C, E and F.

The estimated AADD potable water requirements can be summarised as follow:

Table 271: Estimated AADD Potable water requirements

Unit	Estimate existing requirement	Anticipated requirement for existing, planned and approved developments	Anticipated requirement for existing, planned and approved developments and the remaining potential of areas A to H
Litres/day	104 739 763	154 313 149	280 547 923
MI/Day	105	155	280

The estimated daily peak potable water requirements

Table 28: Estimated Daily Peak water requirements

Unit	Estimate existing requirement	Anticipated requirement for existing, planned and approved developments	Anticipated requirement for existing, planned and approved developments and the remaining potential of areas A to H
Litres/day	154 198 843	225 080 324	414 019 018
MI/Day	155	225	415

The existing reservoirs that have been taken as the bulk water system reservoirs are:

- Northern Scheme which is supplied from Mzingazi and Nsezi WTW
- Empangeni Scheme which is supplied from the Nsezi WTW
- Western Scheme which is supplied from the Ngwelezane and the Nsezi WTW via the Empangeni Scheme
- Southern Scheme which is supplied from the Esikhaleni WTW
- Ntambanana Scheme
- Nseleni Scheme

In order to serve the areas in which planned and approved developments are situated and to cater for the additional potential of expansion areas A to H, the following additional reservoir locations are proposed:

- Hill Top
- Perkins Estate
- Pentlands
- Beacon 157
- Korhaan Hill
- 12555

An indicative programme for the augmenting of the bulk water supply system has been derived and the following key points are noted with regard to water availability and water balance:

- Present indications are that the City of uMhlathuze's lawful water use together with the allocation from Mhlathuze Water would be adequate for the water requirements of the existing development together with the planned and approved developments in the city as a whole. However, an additional AADD allocation of some 10 MI/d would be necessary from Mhlathuze Water to augment the 37 MI/d available for the Nsezi/Ngwelezane (Empangeni) sub-system.
- The existing development together with the planned and approved developments would be sufficient to meet the estimated population growth till around 2025. With the addition of a further AADD of 10 MI/d from Mhlathuze Water the medium term water requirements should be met.
- In order to meet the AADD of the existing development, the anticipated water requirement of the planned and approved developments as well as the anticipated water requirement of the remaining development potential of the expansion areas, the City of uMhlathuze would need to look to Mhlathuze Water for a further allocation of some 16 MI/d for the Mzingazi/Nsezi (Richards

Bay/eNseleni) sub-system and for a further allocation of some 97 MI/d for the Nsezi/Ngwelezane (Empangeni) sub-system.

In order to meet the estimated **daily peak water requirements** for the existing development together with the anticipated water requirement for the planned and approved developments the following is noted:

- The City of uMhlathuze would need to look to Mhlathuze Water for 120 MI/d to 125 MI/d of potable water for the Mzingazi/Nsezi (Richards Bay/eNseleni) sub-system and for the Nsezi/Ngwelezane (Empangeni) sub-system.
- In order to meet the estimated daily peak water requirement for the existing development, the anticipated water requirement for the planned and approved developments as well as the anticipated water requirement for the remaining potential of the expansion areas, the City of uMhlathuze would need to look to Mhlathuze Water for around 300 MI/d for the Mzingazi/Nsezi (Richards Bay/eNseleni) sub-system and the Nsezi/Ngwelezane (Empangeni) sub-system.
- It is not envisaged that the capacity of the Mzingazi WTW would be augmented as the current capacity is adequate to attain full benefit from the City of uMhlathuze's lawful water use of 59.62 MI/d on average. This would enable the full capacity of the existing WTW and pumping infrastructure to be utilized in the Mzingazi/Nsezi (Richards Bay/eNseleni) subsystem.
- In order to take advantage of the infrastructure in the eSikhaleni sub-system it would be necessary to increase the capacity of the eSikhaleni WTW from 27 MI/d to 40 MI/d. This would be adequate to meet the anticipated daily peak water requirement of some 39 MI/d for the estimated water requirement for the existing development, the anticipated water requirement for the planned and approved developments together with the anticipated water requirement for expansion area A.

The City of uMhlathuze has five wastewater treatment works (WWTW) and a marine outfall and it is suggested that this wastewater should be suitable for **re-use** if adequately treated.

- An investigation concluded that it should be realistic to re-use some 20 MI/d of the wastewater being discharged to sea through the Alton/Arboretum marine outfall – a figure that could increase as a result of further developments.
- The indirect re-use of treated wastewater (which could be around 20 MI/d) discharged from the City of uMhlathuze's Nseleni, Empangeni, Ngwelezane and Vulindlela wastewater treatment works to the Nseleni River and the Mhlathuze River upstream of Mhlathuze Water's Nsezi WTW could make up the possible shortfall of almost 10 MI/d for the Nsezi/Ngwelezane (Empangeni) sub-system.
- The expected AADD water requirement for the existing, planned and approved developments as well as the remaining potential of the expansion areas could exceed the City of uMhlathuze's lawful water use together with its allocation from Mhlathuze Water's lawful water use by almost 120 MI/d. By that time, potential wastewater for re-use could be some 100 MI/d.

The City of uMhlathuze is implementing a 5 year strategic management plan for **water conservation and water demand management**. The plan includes investigating areas for prioritisation, reducing water losses, to monitor the network and to evaluate performance. Inadequate human and financial resources are hampering the ongoing implementation of the required interventions. In the event of distribution losses being more than 12%, bulk water conveyance and storage capacity might be necessary earlier.

With regard to **refurbishment and replacement** of assets, it would be prudent for the water assets that are nearing the end of their 'lifespans' and that have 'days remaining' of 1851 days (5 years) or less in the asset register to be investigated in order to ascertain the need for them to be refurbished or replaced. Same applies to troublesome assets.

The following indicative capital funding requirements are noted:

Table 29: Indicative Capital funding requirements

2015 - 2020	2021 - 2025	After 2025
R375 million	R390 million	R1 250 million

The post 2025 funding includes for a possible extension of the Nsezi WTW/Mandlazini Reservoir supply main, a possible third 47.5 Ml reservoir at Mandlazini as well as for a WWTW at the head of the Alton/Arboretum marine outfall for the re-use of wastewater. This figure may be less following more detailed investigations in this regard.

In addition, an annual maintenance and refurbishment/replacement budget should be provided in addition to the budgets required for capital cost and recurrent expenses. Maintenance is estimated at 4% of the estimated capital cost of the infrastructure per annum; and refurbishment/replacement at 2% of the estimated capital cost of the infrastructure as follow:

Table 302: Indicative maintenance and refurbishment funding requirements

	2020	2025	+/- 2040
	Million Rand per annum	Million Rand per annum	Million Rand per annum
Maintenance	13	29	78
Refurbishment/replacement	7	15	39

6.1.2 BULK SEWERAGE MASTER PLAN

For the purposes of the BSMP, the bulk sewerage system has been taken as sewers 200 mm in diameter and larger, pump stations and pumping mains associated with such sewers and sewage/wastewater treatment facilities.

Land use information that is available is not at the level of detail that would be ideal for a BSMP. Consequently, proposals in the Integrated Development Plan (IDP), Spatial Development Framework (SDF), the Municipal Human Settlements Plan (the Human Settlements Plan) and township layout plans were used as the main sources of information for future development.

Bulk sewers were planned along watercourses above or at the level of the 1:100 year flood levels. The BWMP and the BSMP were both based on the premise that the City of uMhlathuze's water demand management (WDM) and water conservation (WC) interventions would be successful to the extent that the water use reduction would allow for increased household use in the existing built areas and that additional water would be required for future developments that have been identified in Richards Bay and Empangeni together with development in the expansion areas that the SDF and Human Settlements Plan have identified. Pump stations constitute weak points in sewerage systems and it is desirable to keep the number of pump stations to a minimum. Consequently, the proposals take a long-term perspective on the way in which development can be done over time to limit the need for pumping, even if additional WWTW may be required.

The planning has been done for the full development potential. Thereafter proposals were formulated for the progressive installation of the bulk sewerage infrastructure in line with the land use change proposals/applications that are identified in the IDP, SDF and the Human Settlements Plan. Subsequently, possible locations for additional sewers, pump stations, pumping main routes and WWTW were identified.

For the purposes of the BSMP a population growth rate of 2% per annum was adopted, which is the same as the average annual population growth rate adopted for the BWMP. The estimated increase in housing units, based on the above is reflected in the following table:

Table 31: Estimated Increase in Housing Units

Population change at an annual growth rate of 2.00% pa	Household size (persons/household)	Estimated new unit requirement			
		2015	2025	2030	2040
	2.5	10 200	42 200	62 200	102 200
	3.0	8 500	35 167	51 833	85 167
	3.9	6 538	27 051	39 872	65 513
	4.5	5 667	23 444	34 556	56 778

The IDP, SDF and Human Settlements Plan contain proposals for human settlement projects, private sector projects and expansion areas designated A to H.

Expansion areas A to H are significant and the initial concept is that they would contain mixed land uses. The potential would be some 102 000 residential units accommodating between 255 000 and 460 000 people.

Proposed and approved developments together with an allowance for the development of expansion area C (east of Empangeni) contain some 35 000 residential units. At an annual average population growth rate of 2.00%, the human settlements and private sector projects of some 35 000 new units would meet the requirements to some-time between 2025 and 2030.

The **expected combined sewage/wastewater flow** to the macerators and WWTW in the seven sewerage sub-systems is summarised herewith:

Table 32: Expected combined sewage/wastewater flow

Flow category	Unit	Estimated existing flow	Anticipated flow for existing, planned and approved developments	Anticipated flow for existing, planned and approved developments and the remaining potential of areas A to H
ADF	litres/day	35 096 000	74 901 532	168 604 718
	MI/d (rounded off)	35	75	170
PDWF	litres/second	813	1735	3 900
PWWF	litres/second	1 016	2 170	4880

In addition to the existing sewerage sub-systems, the topography upon which the City of uMhlathuze is situated lends itself to the establishment of two further sub-systems and possibly to a third new sub-system. The three potential additional sewerage sub-systems would cover:

- Most of **expansion area A** (which could include Vulindlela), the eastern and south western part of expansion area B and expansion area C draining to what is referred to as the proposed Area ABC WWTW;
- Most of **expansion areas D, E and H** draining to what is referred to as the proposed Area DEH WWTW; and
- Possibly the eastern part of expansion area F draining to what is referred to as the possible **Area F** WWTW.

Some of the sewers and pumping mains require very significant augmentation. The development patterns and timing will influence when the additional sewer capacity will be required. In some cases it might be within a short time, while in others it might be several decades.

Currently the flow to the existing **macerators** and WWTW is some 35 MI/d. The required capacities for the anticipated flow for the existing, planned and approved developments are expected to be

around 75 MI/d. The required capacities for the anticipated flow for the existing, planned and approved developments together with the remaining potential of expansion areas A to H are expected to be of the order of 185 MI/d.

Consideration was given in the modelling to the capacities of **existing pump** stations as well as to the need for further pump stations. Additional pump stations are proposed to deliver sewage/wastewater from expansion areas A to H to the designated macerator or WWTW.

The City of uMhlathuze has undertaken a study into the potential for the re-use of wastewater currently being discharged to the Alton/Arboretum marine outfall. The investigation concluded (subject to more detailed investigation) that it should be realistic to re-use some 15 MI/d of the wastewater being discharged to sea through the Alton/Arboretum marine outfall initially and that the volume could increase to some 30 MI/d after 2030.

Some 100 MI/d of treated wastewater is expected to be available for **re-use** from the existing, planned and approved developments together with the remaining potential of expansion areas A to H. This represents slightly more than half of the sewage/wastewater that is expected to be generated.

The City of uMhlathuze is implementing a water management programme through a five year strategic management plan for **water conservation and water demand management**. The indicative programme and cost estimate for augmentation of the bulk sewerage system is shown in the table herewith:

Table 33: Cost Estimate for Augmentation of Bulk Sewage System

	2015-2020	2020-2025	After 2025
Component	Total (Rand)	Total (Rand)	Total (Rand)
Alton			
Total	95 000 000	2 000 000	148 000 000
Arboretum/Area F WWTW			
Total	87 000 000	183 000 000	257 000 000
Empangeni/Area DEH WWTW			
Total	112 000 000	2 000 000	849 000 000
eNseleni			
Total	-	-	-
eSikhaleni			
Total	-	-	-
Ngwelezane			
Total	-	-	-
Vulindlela			
Total	-	-	-
Area ABC WWTW			
Total	106 000 000	203 000 000	506 000 000
Total for all sub-systems	400 000 000	390 000 000	1 760 000 000

The indicative cost to refurbish or replace infrastructure is outlined herewith:

Table 34: Indicative Refurbishment Cost

	2015-2020
Component	Total (Rand)
Alton	
Total	27 075 000
Arboretum	
Total	125 550 000
Empangeni	
Total	49 164 000
eNseleni	
Total	-
eSikhaleni	
Total	8 350 000
Ngwelezane	
Total	3 500 000
Vulindlela	
Total	7 252 000
Total for all sub-systems	220 891 000

Particular attention should be given to the relationship between the Alton and Arboretum macerators and the manner in which they will be refurbished and augmented. Significant allowances have been made for them in both the indicative capital and refurbishment/replacement cost estimates.

An annual **maintenance and refurbishment/replacement budget** should be provided in addition to the budget required for recurrent expenses. The following proportion of the estimated capital cost of the additional infrastructure is proposed:

- Maintenance at 4% of the estimated capital cost of the infrastructure per annum; and
- Refurbishment/replacement at 2% of the estimated capital cost of the infrastructure.

Table 35: Estimated Annual Maintenance and Refreshment Budget

	2020	2025	+2040
	Million Rand per annum	Million Rand per annum	Million Rand per annum
Maintenance	16	32	100
Refurbishment/replacement	8	16	50

6.2 WASTE WATER RE-USE PROJECT

Water scarcity, changing climate patterns and urbanisation have had an enormous toll on the availability of adequate water to support communities. Water and wastewater treatment has become a key response to these challenges, helping to provide the necessary water to sustain communities, business and agriculture.

Waste water is discharged to the sea through marine outfalls, while there is increased pressure placed on potable water sources (boreholes, rivers, etc.) has raised a number of concerns. The business / commercial and industrial sector accounts for the bulk usage and further growth would increase the demand for potable water on the City. Reuse would be regarded as an alternative option to supplement this need and thus “free up” the demand for potable water for business / commercial and industrial sector.

The uMhlathuze Municipality appointed a Transaction Advisor (TA) during December 2016 in terms of the National Treasury PPP Municipal Project Cycle. The transaction advisor is required to produce a comprehensive feasibility study for the Project using a public sector comparator and PPP reference models. The outcomes should provide information in respect of:

- full project cycle costs
- affordability limits
- risks and their costs
- optimal value-for-money methods of delivery

The PPP project cycle will also allow for the following three regulatory tests of affordability, value for money and risk transfer to be applied at every stage of preparing for, procuring and managing a PPP agreement:

- Can the municipality afford the deal?
- Is it a value-for-money solution?
- Is substantial technical, operational and financial risk transferred to the private party?

If, on the basis of the feasibility study, the PPP solution is decided on, the transaction advisor will provide the necessary technical, legal and financial advisory support for the procurement of a private partner. The feasibility study has been completed and consisted of the following 5 main stages:

- Stage 1: Needs Analysis
- Stage 2: Option Analysis
- Stage 3: Service Deliver Options Analysis
- Stage 4: Project Due Diligence
- Stage 5: Value Assessment

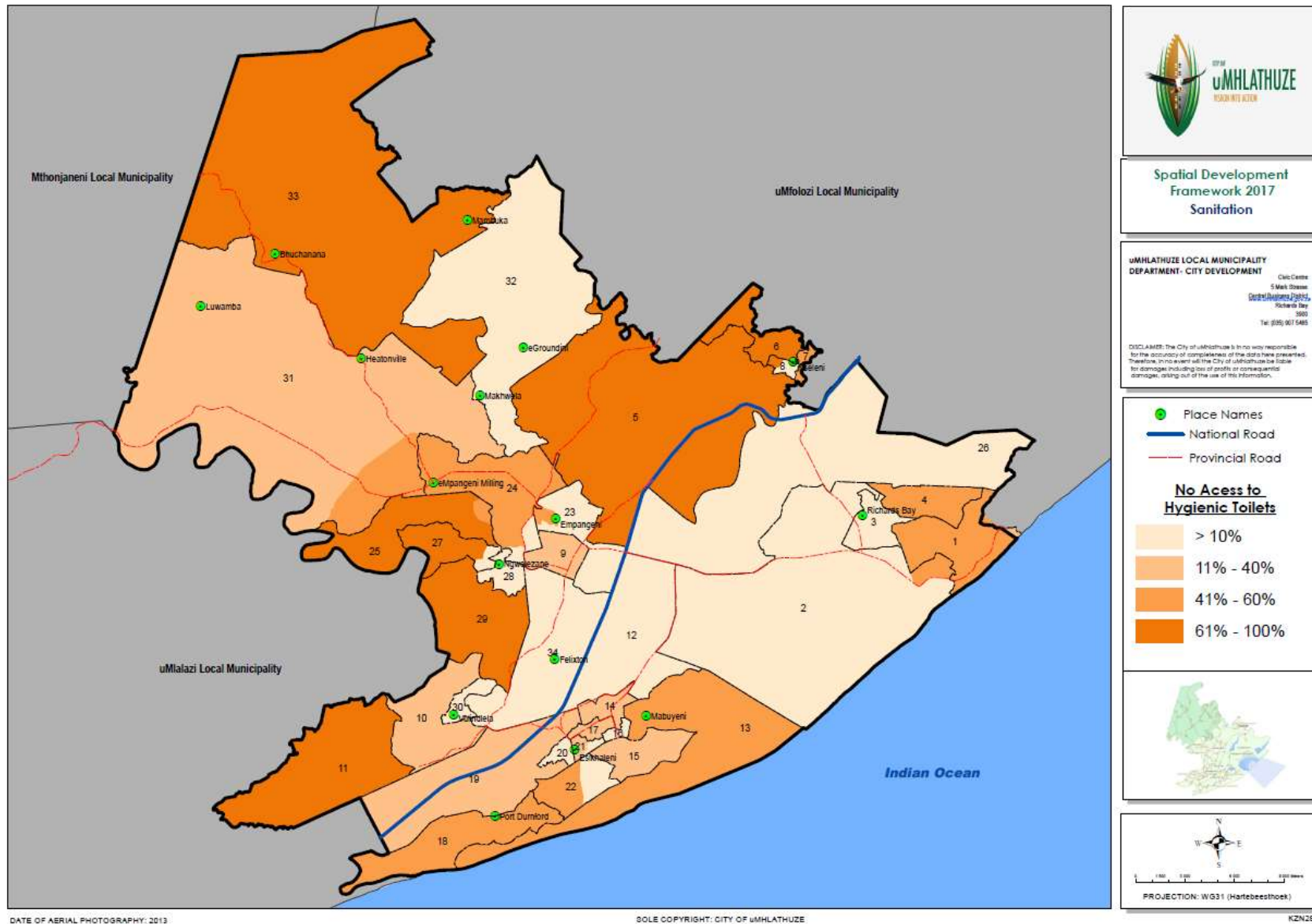
A map of the eThekweni Local Municipality, South Africa, divided into 34 numbered wards. The wards are color-coded: light blue for wards 1-10, dark blue for wards 11-20, and medium blue for wards 21-34. Major roads are shown as red dashed lines. Neighboring municipalities are labeled: Mthonjaneni Local Municipality to the northwest, uMfolozi Local Municipality to the northeast, and uMlalazi Local Municipality to the southwest. The Indian Ocean is visible to the east. Key locations marked include Lwamba, Bhechana, Heatonville, Grounding, Makhaqa, Empangeni, Felixton, Port Durnford, and Richards Bay. Ward numbers 1 through 34 are distributed across the area, with some areas like ward 9 being unshaded white.



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Map 12: Access to Sanitation



6.3 ROAD TRANSPORT

During 2009, the Municipality reviewed its Arterial Road Framework Plan that extends beyond the boundaries of the existing formal urban areas into the proposed expansion areas as provided. The plan proposes additional arterial routes to provide access to the main urban centre and it is now opportune to plan for the roll-out of such arterials. Furthermore, the plan needs to be updated given the new expanded municipal boundaries. A further study of the Public Transport Amenities in the municipal area has also been completed. As part of this study the following was completed:

- Deliver a status quo analysis of public transport facilities in the City of uMhlathuze (bus/taxi stops, routes and ranks)
- Analyse the need for and possible location of a truck stop facility
- Develop concept layouts for all bus/taxi ranks within the City
- Undertake a study to identify a site for a truck stop site

The uMhlathuze Municipality has also initiated the process of preparing a **Comprehensive Integrated Transport Plan (CITP)** with the assistance of the Department of Transport. The process has just recently started and, when complete, is envisaged to consist of the following chapters.

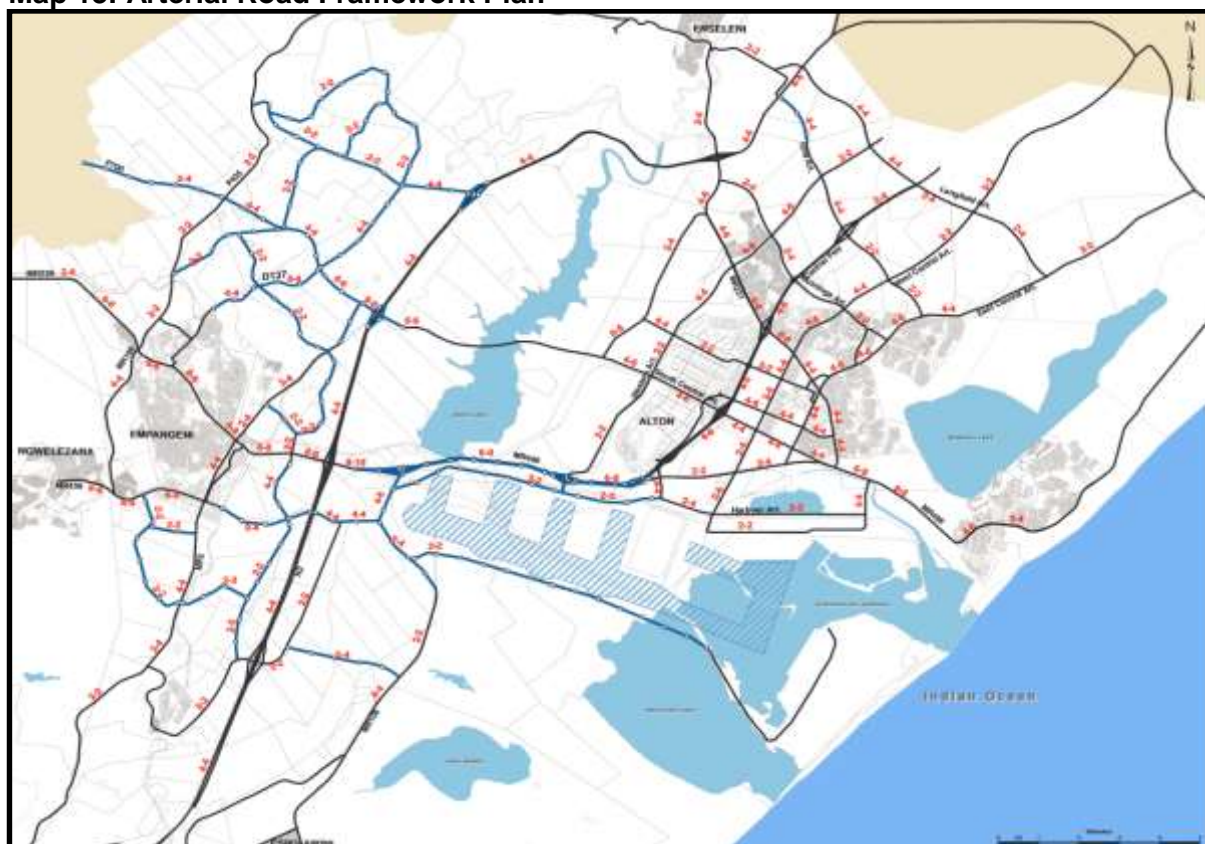
Table 36: Chapters of the CITP

Chapter 1: Introduction	Organizational and institutional arrangements as well as coordination measures relating to the plan preparation.
Chapter 2: Transport Vision and Objectives	A concise statement, informed by a consultation process, on how the transport system in the Municipality should be shaped in the long term. Objectives that are related to the articulated as well.
Chapter 3: Transport Register or database	All data collection and information requirements to inform the plan preparation will be undertaken as part of this chapter. Typical types of information will include: <ul style="list-style-type: none"> ○ Demographic ○ Transport supply and demand ○ Description of the public transport system ○ Description of public transport services including non-motorized transport and learner transport ○ Description of the institutional and organizational set-up of the public transport industry ○ Traffic demand and road infrastructure ○ Freight transport routes and movements ○ Financial information, specifically relating to the implementation of the plan
Chapter 4: Spatial Development Framework	Consideration of nodes and corridors, infill development areas for densification etc.
Chapter 5: Transport Needs Assessment	Determination of the transport needs of the community by way of consultation, analysis, modelling, surveys etc.
Chapter 6: Public Transport Operational Strategy	To integrate public transport networks, services and modes so that passengers can move optimally with least cost and shortest time.
Chapter 7: Transport Infrastructure Strategy	To deal with development and maintenance of all transport infrastructure (road, rail, non-motorized and freight) both for public and private sector. Inputs into this phase from external sources as well as internal processes, such as the Pavement Management System.

Chapter 8: Travel Demand Management	Development of a system of actions aimed to maximize the capacity of the transport system for the movement of people and goods rather than vehicles. Refers to issues such as vehicle occupancy, prioritized public transport etc.
Chapter 9: Freight Logistics Strategy	Dealing with the location of depots/freight centres and consideration of the routes for moving of goods as well as regulatory and financial measures.
Chapter 10: Other Transport-related Strategies	At least a strategy for non-motorized transport as well as a safety and security strategy for public transport is required hereunder.
Chapter 11: Summary of LIPTs	Responsibility for such, i.e. district or local, to be confirmed.
Chapter 12: Funding Strategy	Includes a summary of proposals and programmes and details (1) priorities, (2) funding and (3) implementation programme.
Chapter 13: Stakeholder consultation	Range of stakeholders to be consulted during the process as advised.

Apart from road transport planning outlined above, planning for the future development of the Richards Bay Port has been undertaken by Transnet National Ports Authority. Matters relating to the Richards Bay Port and mooted expansion plans are discussed in another section of this report.

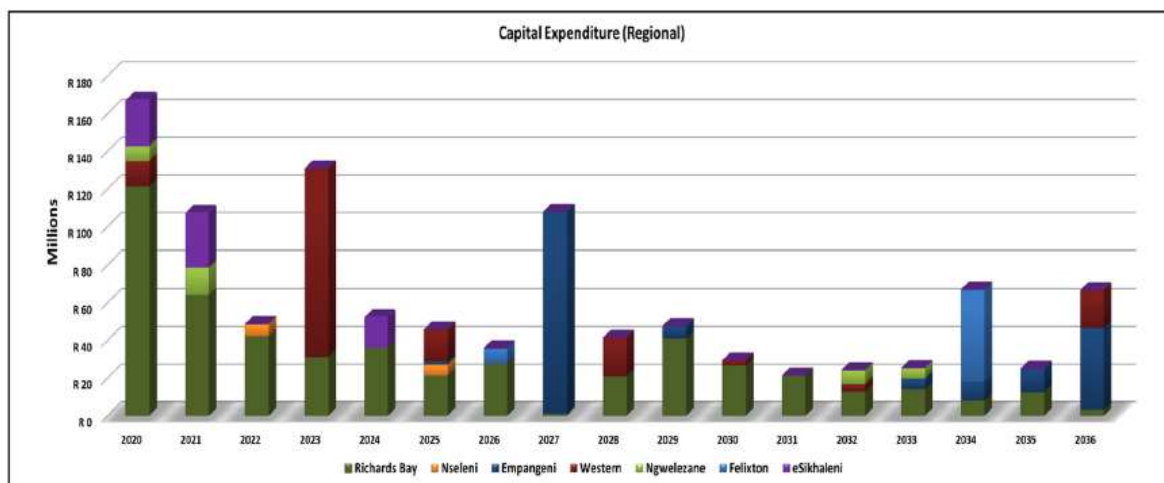
Map 13: Arterial Road Framework Plan



Amongst others, the study identifies where new infrastructure should be located, refurbishment and renewal requirements. More specifically, the project consists of the following components:

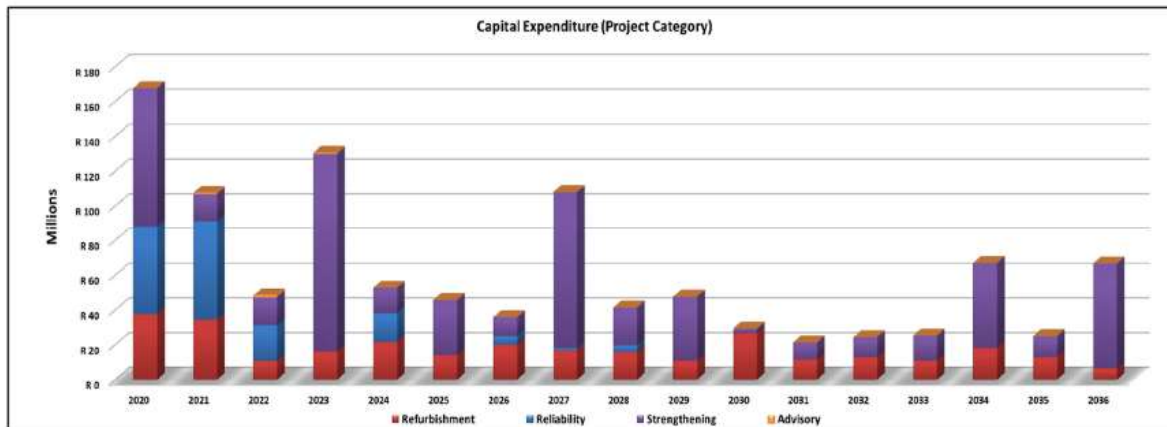
- Development Perspective to determine the present and future electricity requirements of electrical end-users and reconcile such with available resources and services.
- Electricity Demand Forecast to develop a 20-year forecast in support of the development perspective.
- Refurbishment Assessment to gain an overall impression of the network considering the design age of the network, the prioritization of replacement and refurbishment etc.
- Distribution Network model representing the electrical networks with the CoU supply network to review the adequacy of the network.
- Recommendations for Expansion and Strengthening Requirements.
- Capital Program that allows for distribution network development and optimization; reliability requirements and refurbishment requirements.

Figure 23: Estimated Capital Expenditure/Region



The above estimated capital expenditure has been strategically extended over the study period allowing for adequate strengthening as well as ensuring this plan could be practically implemented and affordable. Priority projects have been identified for immediate implementation and some projects will follow once planning has been finalized and funds secured. The backlog of require projects within the short terms resulted in the large capital outlay required over the first tow years which indicates and immediate need for system upgrades.

Figure 24: Estimated Capital Expenditure/Project Type



The above highlights that system strengthening (expansion) forms a significant portion of the capital spend of approximately 60% with bulk of the strengthening component allocated to Richards Bay, Empangeni and Western.

7. THE ENVIRONMENT

The **geomorphology** of the landscape is generally described as a low-relief area that is bounded by a coastline and a high-relieve terrain on the landward side. Forming part of the Zululand Coastal Plain, the area indicates a history of erosion and sedimentation, and sea level fluctuations.

The municipal area falls within an area which is recognized as the second richest floristic region in Africa: containing approximately 80 % of the of South Africa's remaining forests, rich birdlife and many other significant flora and fauna species. The uMhlathuze Municipal Area supports more than 170 Red Data species, which has been reported as amongst the highest in the country for an area of its size.

The geology and geomorphology of the area controls the transport and storage of water and influences the **hydraulic functions of the ground water system**. Furthermore, the soils are very permeable and almost all the rainfall infiltrates into the groundwater, where it is temporarily stored before being discharged into the streams, lakes and wetlands.

7.1 ENVIRONMENTAL ASSETS

The environmental assets of the areas are briefly described hereunder:

Economic Development: Coastal Dunes contain heavy minerals that are sought after for mining, which is a key sector in the context of regional economic development and national plans.

Tourism: The beaches are significant tourism assets for the municipality, attracting an Annual Beach Festival a hosting beach events at Alkanstrand, and providing a seasonal holiday destination and on-going recreational amenity. Other tourism assets worthy of preservation are the area's lakes and forests, heritage sites, conservation areas around Mzingazi River, and the estuary found south of the Port. The proposed developments of the waterfront, has a strong tourism focus. Environmental assets and socio-economic indicators have therefore been considered in the conceptual plans for the Waterfront.

More toward the inland, there are a number of game ranches and lodges that attracts a significant number of visitors annually.

Water Resources: The coastal Lakes (Lake Mzingazi, Lake Cubhu and Lake Nseze) are important water resources for the municipality. The development of Richards Bay in particular, with its industrial development, has seen a significant increase in the abstraction rates of these lakes over the past 20 years.

Ecological Features: Water logged areas have been drained to accommodate development but has in the process, created important hydrological and ecological linkages. In certain instances, these artificial regimes, have resulted in the formation of valuable natural assets that support high levels of biodiversity and species endemism. An example of such is the Thulazihleka Pan system in Richards Bay.

7.2 ENVIRONMENTAL SERVICES MANAGEMENT PLAN

An ESMP has been prepared for the pre 2016 uMhlathuze area of the Municipality that outlines, amongst others, the following critical goals Environmental Services Management:

- To define cohesive and functional spatial management units within the municipal area that need to be managed in order to optimise the delivery of environmental services.
- To develop management plans for each management unit that identify the management activities required to secure environmental services supply.

The areas that provide environmental services to the City are spatially defined, and the following “Levels” of protection were determined:

Level 1: Environmental Corridors: Included in this zone are areas of high biodiversity and environmental significance that require a high level of legal protection.

Level 2: Conservation Zone: Included herein are areas of biodiversity/ environmental significance, which are not viable for proclamation but that require some form of legal protection. No transformation of the natural assets or the development of land for purposes other than conservation should be permitted in this zone. Sustainable use of renewable resources is permitted.

Level 3: Open Space Linkage Zone: Included in the open space linkage zone are areas that provide a natural buffer for Level 1 and 2 Zones, areas that provide a natural link between Level 1 and 2 Zones and areas that supply, or ensure the supply of, significant environmental services. Transformation of natural assets and the development of land in these zones should only be permitted under controlled conditions.

Level 4: Development Zone: Includes all areas that are not included in Level 1, 2 and 3 zones. Areas in this zone are either already developed or transformed and contain land and natural assets that are not critical for environmental service supply.

7.3 AIR QUALITY

Air quality management plays an integral part in land use planning and zoning. A study was initiated to assess air quality within the pre 2016 uMhlathuze Municipality. The main objective of the air quality investigation was to inform the Spatial Development Framework for the City of uMhlathuze to ensure all environmental aspects were considered for current and future planning.

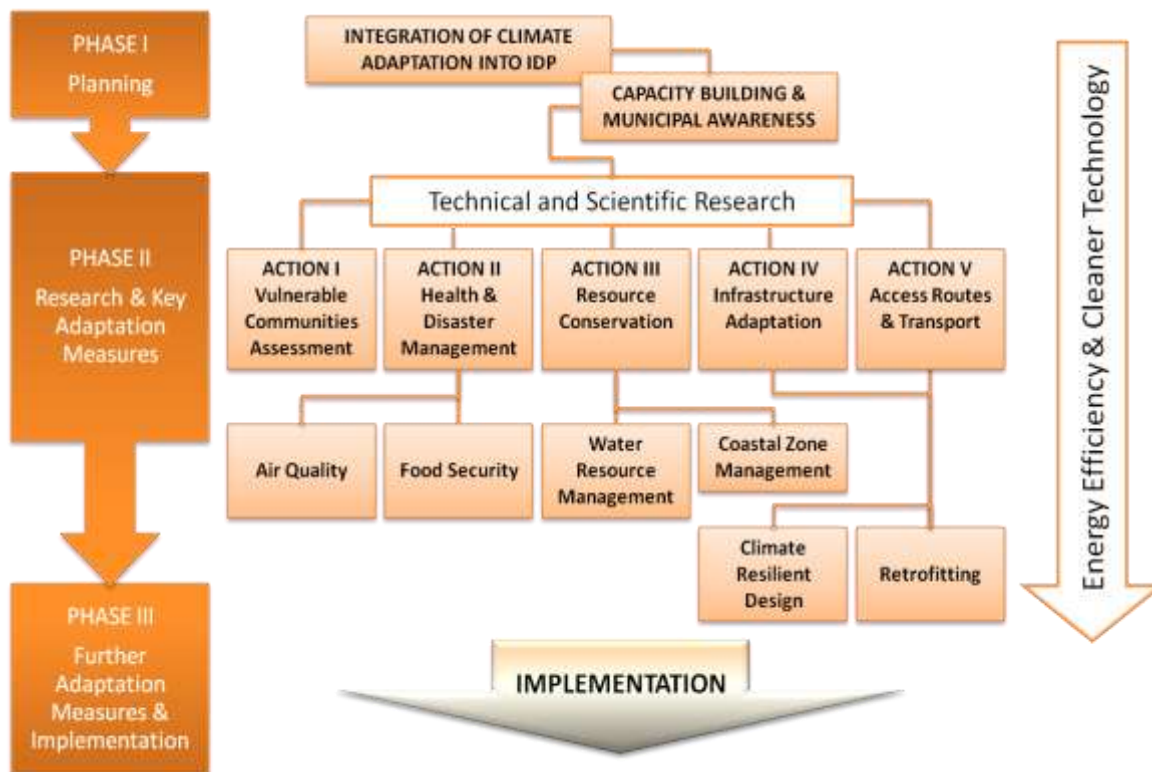
The study had the following focus areas and it is now opportune that the study be extended to include the extended municipal area:

- Determination of ambient air quality limits to be adopted as targets for areas within the City of uMhlathuze;
- Determination of areas where local air quality limits are exceeded or are in danger of being exceeded;
- Determination of buffer zones for existing industrial areas; and,
- Identification of possible future industrial development areas that would not impact on the health and well-being of the residents in uMhlathuze or on the sensitive environment.

7.4 CLIMATE CHANGE

Climate change strategies are drafted on the basis of two fundamental principles, i.e. **mitigation** and **adaptation**. To this end, a Climate Change Municipal Action Plan is in place that also has to be extended/reviewed to include the enlarged municipal area. The areas that were added to the Municipality experience climate change in a different manner and are generally more vulnerable. The Municipal Action plan adopts a phased approach to allow for a systematic and realistic response to potential climate impacts.

Figure 25: Phased Approach to Municipal Action Plan



Two aspects needed addressing in this regard:

1. The Climate Change and Energy Strategies needed to be dissected into an implementable format; and
2. Roles and responsibilities for implementation and reporting needed to be clarified. The institutionalization of a dedicated working team is considered key to successfully implementing the Climate Change program. This could furthermore render a platform to collectively deal with broader environmental issues confronting the Municipality.

To this end, Council adopted a **Climate Change Action Plan in October 2018** that set out the following objectives:

1. An outline of the institutional framework for Climate Change linking global policy with national, provincial and local imperatives;

2. An overview of the uMhlathuze climate risk profile and associated vulnerability for the Municipality;
3. A presentation of the adopted Climate Change and Energy strategies as a basis for prioritising actions/projects for implementation of the Climate Change Action Plan;
4. Development of a Climate Change Action Plan which focuses on priority climate adaptation and mitigation interventions;
5. Strategic Partners and Global affiliations to scale up on climate actions; and
6. Institutional arrangements, which talks to the establishment of a formally constituted committee to implement and report on the climate change action plan.

7.5 BIODIVERSITY AND DEVELOPMENT

The greater uMhlathuze Municipal Area supports more than 170 Data species, which according to the South African National Biodiversity Institute, ranks amongst the highest in the country for an area of its size. This remarkable concentration of Red Data Species is one of the main reasons that most of the remaining percentage of undeveloped, indigenous land cover, is considered irreplaceable by Ezemvelo KZN Wildlife for meeting its conservation objectives in the Province.

Table 37: Biodiversity Significance

Vegetation Type	Red Data Species (Significance)	Conservation Target
Grasslands	124	100 % following a detailed survey. Conservation of a substantial portion of the remaining natural asset in the region is required if conservation objectives are to be pursued
Forests	90	
Nseleni River_Lake Nsezi System	70	
Large Wetlands	55	
Estaries	28	
Lakes	18	
Mhlathuze River System	11	
Swamp Forests	9	

All of the remaining ecosystem types are important for supporting Red Data Species, implying that there is a direct conflict with future development imperatives. The Spatial Development Framework has identified such development opportunities for the area. Port expansion with associated industrial development is the single most significant opportunity in the area with tremendous potential to grow the local, regional and national economy. Existing planning approaches in the area also present opportunities to enhance conservation and hence tourism objectives. The limited space to accommodate the growth demand in the area reflects the realities of ecological risks that may arise and the anticipated conflict between conservation and development. The situation highlights the need for closer collaboration and coordinated planning between environmental stakeholders and prospective developers.

8. STRATEGIC APPROACH TO HOUSING DELIVERY

The Human Settlements Medium Term Strategic Framework 2019-2024

The new MTSF is reinforcing the principles of the NDP and IUDF in the implementation of Human Settlements. The outcome that is espoused by this MTSF is that of a spatially just and transformed national space economy that enables equal access to social services and economic opportunities in cities, regions and rural areas.

Announcing the seven bold priorities in February 2020, the President said the focus will be on:

- Economic transformation and job creation;
- Education, skills and health;
- Consolidating the social wage through reliable and quality basic services;
- **Spatial integration, human settlements and local government;**
- Social cohesion and safe communities;
- A capable, ethical and developmental state; and
- A better Africa and World.

The Human Settlements MTSF therefore provides an implementation framework for the 4th priority, that of Spatial integration, Human Settlements and local Government. The human settlements South Africa wants has neighbourhoods that have the following characteristics

- a. Compact design (Red Book, 2019 suggest that densities must be context specific where high densities is more than 100 dwellings per hectare; medium densities between 40 – 100 dwellings per hectare)
- b. Integrated network of walkable streets (streets are designed for walking, cycling & driving)
- c. Mixed land uses
- d. A range of dwelling types, typologies and tenure options (e.g. rental, ownership, etc.)
- e. Social facilities (schools; health; ECD centres; community centres; ICT access hubs; etc.)
- f. A variety of transportation choices and the accompanying infrastructure
- g. Economic amenities (formal or informal depending on the community)
- h. Public spaces and special sites
- i. Infrastructure developed using green and smart technologies
- j. Consideration in design and management for safety and security
- k. Urban greening and agriculture

The articulation of these ambitions in the local space therefore is through the various programmes of the Integrated Development Plan of the municipality and its spatial development vision, the SDF.

8.1 SPATIAL DEVELOPMENT FRAMEWORK

The Spatial Development Framework (SDF) is one of the key sector plans in a municipality's IDP. The preparation of a SDF for uMhlathuze Municipality was *"to provide the framework to guide the overall spatial distribution of current and desirable (future) land uses within the municipality"*.

All planned human settlements projects takes into account the Spatial Development Framework Plan, in particular where housing should be provided and economic opportunities as acknowledged by the Provincial Spatial Economic Development Strategy and other relevant strategies.

This is to ensure that the Spatial location of current and future infrastructural investments addresses the challenges of reducing poverty and unemployment, reducing the housing backlog, creating jobs and meeting the provisions of all socio-economic and human rights contained in South Africa's Constitution.

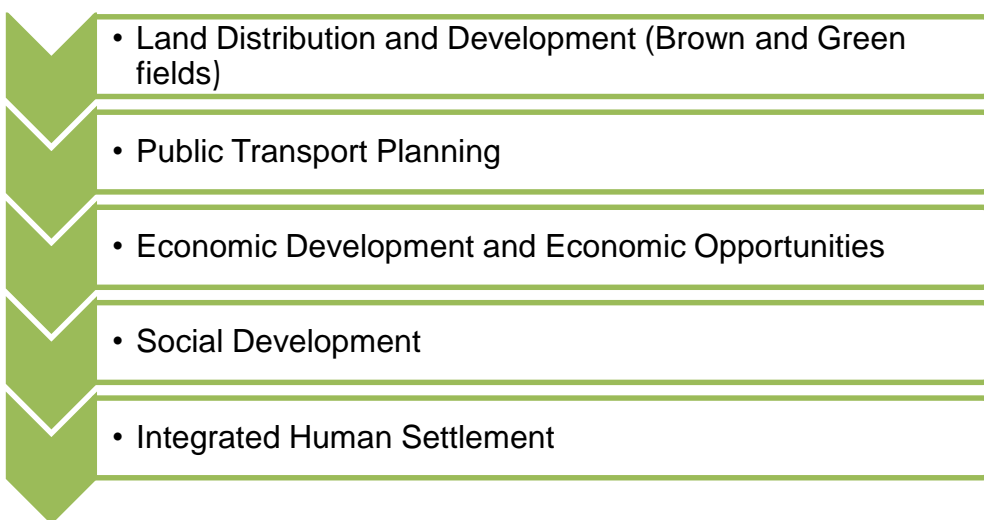
Settlements should be located and designed in such a way as to facilitate structural and functional integration. This means that, there should be transport opportunities in a reasonable walking distance from houses to connect residents to other modes of transport, job opportunities and bigger shops and metropolitan facilities, as well as smaller shops and parks in close proximity to housing developments to fulfil the immediate local needs of residents.

8.1.1 SPATIAL TRANSFORMATION

The concept of Transformation is always associated with social change in South Africa. The National Development Plan 2030 makes a strong statement about the need to “address the challenge of apartheid geography” which is defined in terms of living, working and environmental sustainability. SPLUMA is identified as a tool to give effect to Spatial Transformation.

According to SACN (2013) ... in order to achieve spatial transformation in the cities, government have to rein in the real changes not only in the physical realm but also in the way we approach both the problems and the solutions. The uMhlathuze Municipality, like any other municipality in country is required to undertake processes of spatial transformation in line with the National Development Plan, Provincial Growth and Development Strategy & Plan, Spatial Planning and Land Use Management Act. The uMhlathuze Municipal Spatial Transformation Concept is derived from five key Pillars:

Figure 26: Pillars of Spatial Transformation



The main objective of uMhlathuze Municipal Spatial Transformation Concept is to address the integrated development, city compacting, structural elements, equal access to land, create sustainable economic development & opportunities which will contribute to job opportunities. It is also to prioritise development within and along Municipal Nodes and Corridor as well as developing a development partnership with neighbouring Municipalities. Settlement patterns and particularly the physical segregation of areas should be improved to make the area more economically viable.

At a human settlement level, the following targeted interventions can be implemented:

- Transportation in the region should be improved.
- More appropriate standards should be used for the rural areas, e.g. in terms of walking distances to facilities
- Stimulating development in all settlements in the area
- Water provision to farms and rural areas

- Reasons for ongoing urbanisation should be explored
- Spin-offs from service delivery and development should be promoted
- Economic spin-offs should also create social benefits

8.1.2 SPATIAL DEVELOPMENT PRINCIPLES

The municipal vision is underpinned by the following spatial development principles:

- Sustainable growth and development
- Quality, affordable services
- Financial health and fiscal discipline
- Transformation and integration
- Accountable and transparent local government
- Recognition - diversity
- Respect - fundamental rights
- Equity
- Focus on supply side economics and asset management
- Safe and secure living environment
- Importance of a Metropolitan Open Space System and natural assets
-

8.1.3 SPATIAL DEVELOPMENT RATIONALE

The physical segregation and distortion of the area is evident, with Ngwelezane, Esikhaleni, Vulindlela and Nseleni forming separate physical entities within the urban area. These areas are however completely reliant on Empangeni and Richards Bay for employment, goods and services. Although Empangeni and Ngwelezane are growing physically closer together, it is not currently possible to integrate Vulindlela, Esikhaleni and Nseleni physically with any of the other urban areas. Empangeni and Richards Bay have a strong peripheral dependency, with large tribal areas which have a high population density, situated outside the formal urban areas. In terms of population density, concentration and service demands, large sections of these tribal areas can be classified as emerging urban settlements.

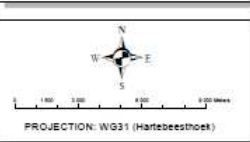
The Strategic Development Rationale for the City of uMhlathuze is therefore to develop the area with a **hierarchy of nodes**. Nodes will also be established in the rural areas to provide access to social and economic opportunities. Several of the densely populated rural areas can be classified as emerging urban settlements, where the future urban form should be shaped from an early stage to ensure efficiency and enable formalisation and upgrading.

The Strategic Development Rationale puts forward an incremental development approach, where the upgrading of existing services and provision of new services are focused in specific areas according to settlement and nodal classification. The formalization emerging urban settlements and identification of nodes in rural areas would provide the directives to shape the future urban form and would determine the priority areas for infrastructure service provision. This would ensure that areas with high population concentrations situated outside the primary nodes in the area, particularly in rural areas, are first in line to benefit from upgrading and new service provision. This approach would also ensure that existing service levels are maintained and pressure on services is alleviated. This requires the cooperation of all levels of government and service providers, to ensure coordinated, focused and integrated efforts towards community upliftment and development.

Table 38: Summary of uMhlathuze Settlement Classification

PRIMARY SETTLEMENTS		RICHARDS BAY AND EMPANGENI
<ul style="list-style-type: none"> Centres of employment, industrial and commercial activity. Continue to serve as main municipal administrative centres. Main public transportation nodes (Richards Bay Taxi City and Empangeni A and B-Ranks). A range of specialized services and facilities are available to a larger hinterland. 		
SECONDARY AND TERTIARY SETTLEMENTS		ESIKHALENI, NSELENI, VULINDLELA, NGWELEZANE AND FELIXTON
<ul style="list-style-type: none"> Formalized towns, mainly residential in nature. Most community facilities are available at these locations, and therefore provide their resident communities with basic commercial and recreational facilities. More specialized services and facilities are obtained from the primary settlements. Opportunity to formalize better employment opportunities at all secondary settlements. 		
PERI-URBAN AREAS		UNFORMALIZED AREAS MAINLY ADJACENT TO THE FORMALIZED SECONDARY NODES OF ESIKHALENI, VULINDLELA, NSELENI AND INCLUDES MZINGAZI AND PORTIONS OF MANDLAZINI
<ul style="list-style-type: none"> Characterized by dense population; small stands not necessarily able to support agricultural activities; Continuous infill-development takes place; pressure for connections to municipal infrastructure (individual connections) and possible health impacts as a result of over-crowding and lack of community services. In-situ rural housing projects not necessarily viable as a result of high densities. Opportunities for formalization for some of these areas. Township establishment possible on municipal land but limitations exist on Ingonyama Trust Board (ITB) land. <p>(Note: The Mandlazini and Mzingazi area, albeit considered part of the Richards Bay formal area, are in the process of formalization)</p>		
OPPORTUNITY NODES		HIGHLY ACCESSIBLE AREAS WITH UNTAPPED POTENTIAL
<ul style="list-style-type: none"> Characterized by good accessibility but very limited development economic opportunities. Potential to provide services and economic opportunities to surrounding hinterland 		
RURAL SETTLEMENTS		DENSER SETTLEMENTS WITHIN THE TRADITIONAL COUNCIL AREAS
<ul style="list-style-type: none"> Identified in line with the uMhlathuze Rural Housing Projects. Accessible locations for community services and infrastructure. Specific planning and development interventions are required to identify community services that are to be encouraged at these nodes. 		
SCATTERED SETTLEMENT		
<ul style="list-style-type: none"> Remainder of the Municipal Area. Potentially viable for in-situ rural housing projects if not too far removed from Secondary or Rural Settlements. 		

The map displays the eMphahlele Local Municipality, which is bordered by Mthonjaneni Local Municipality to the north, uMfolozi Local Municipality to the northeast, and uMlalazi Local Municipality to the southwest. The municipality's boundary is outlined in black. Various towns and villages are marked with colored dots and labels: Mambura (yellow), Bhuchanana (blue), Luwamba (yellow), Heatonville (green), eGroundini (yellow), Makhwela (yellow), eMphahlele (red), Empangeni (red), Igwelezane (purple), Felixton (blue), Vukindela (purple), eSikhaleni (purple), Port Dumford (green), Mabuyeni (yellow), and Richards Bay (red). The Indian Ocean is visible to the east of the municipality.



9. UMHLATHUZE MUNICIPAL HUMAN SETTLEMENTS PLAN

Section 9 (1) of the National Housing Act states that every municipality must, as part of the municipality's process of integrated development planning (IDP), take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to:

- a) *ensure that—*
 - i) *the inhabitants of its area of jurisdiction have access to adequate housing on a progressive basis;*
 - ii) *conditions not conducive to the health and safety of the inhabitants of its area of jurisdiction are prevented or removed;*
 - iii) *services in respect of water, sanitation, electricity, roads, stormwater drainage and transport are provided in a manner which is economically efficient;*
- b) *set housing delivery goals in respect of its area of jurisdiction;*
- c) *identify and designate land for housing development;*
- d) *create and maintain a public environment conducive to housing development which is financially and socially viable;*
- e) *promote the resolution of conflicts arising in the housing development process;*
- f) *initiate, plan, co-ordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction;*
- g) *provide bulk engineering services, and revenue generating services in so far as such services are not provided by specialist utility suppliers; and*
- h) *plan and manage land use and development.*

The Municipal Human Settlements Plan enables the Municipality to strategically plan housing development within its area of jurisdiction.

A strategic approach has been adopted with respect to the formulation of the uMhlathuze Municipality Human Settlements plan as noted hereunder:

- **Optimal Use of Existing Information:** Optimal use of existing information was made. The City of uMhlathuze Integrated Development Plan, and subsequent reviews thereof, was used as the base. Other key information sources included the municipal SDF, and provincial and national literature.
- **Holistic Approach:** Social, economic, physical and institutional factors were taken into account during the project, in order to ensure that housing occurs in an integrated and co-coordinated manner within the municipal area.
- **GIS:** This has entailed, *inter alia*, the mapping of all spatial informants and the existing and proposed housing projects.

The plan accordingly is also informed by the spatial priorities of the municipality, notably areas that are earmarked as restructuring zones, Priority Housing development areas and or areas have been identified as strategic in achieving the spatial transformation imperatives.

9.1 MUNICIPAL RESTRUCTURING ZONES

uMhlathuze Municipality has been identified by the Kwa-Zulu Natal Department of Human Settlements as one of the five Local Municipality with declared Restructuring Zones. In order for the Municipality to be declared as a Restructuring Zone it has to identify areas that will be regarded as Municipal restructuring zones which conforms to the Spatial Development Framework and is aligned with the Integrated Development Plan.

Restructuring Zones will be used to open up areas which have major economic opportunities and from poor people have been excluded or to protect poor people from being displaced from areas within economic opportunities.

On demarcation and declaration as the Restructuring Zone, the Municipality have access to Institutional and restructuring grants for rental/social housing establishment purposes.

The Municipal Restructuring Zones seeks to achieve the following three main objectives of restructuring:

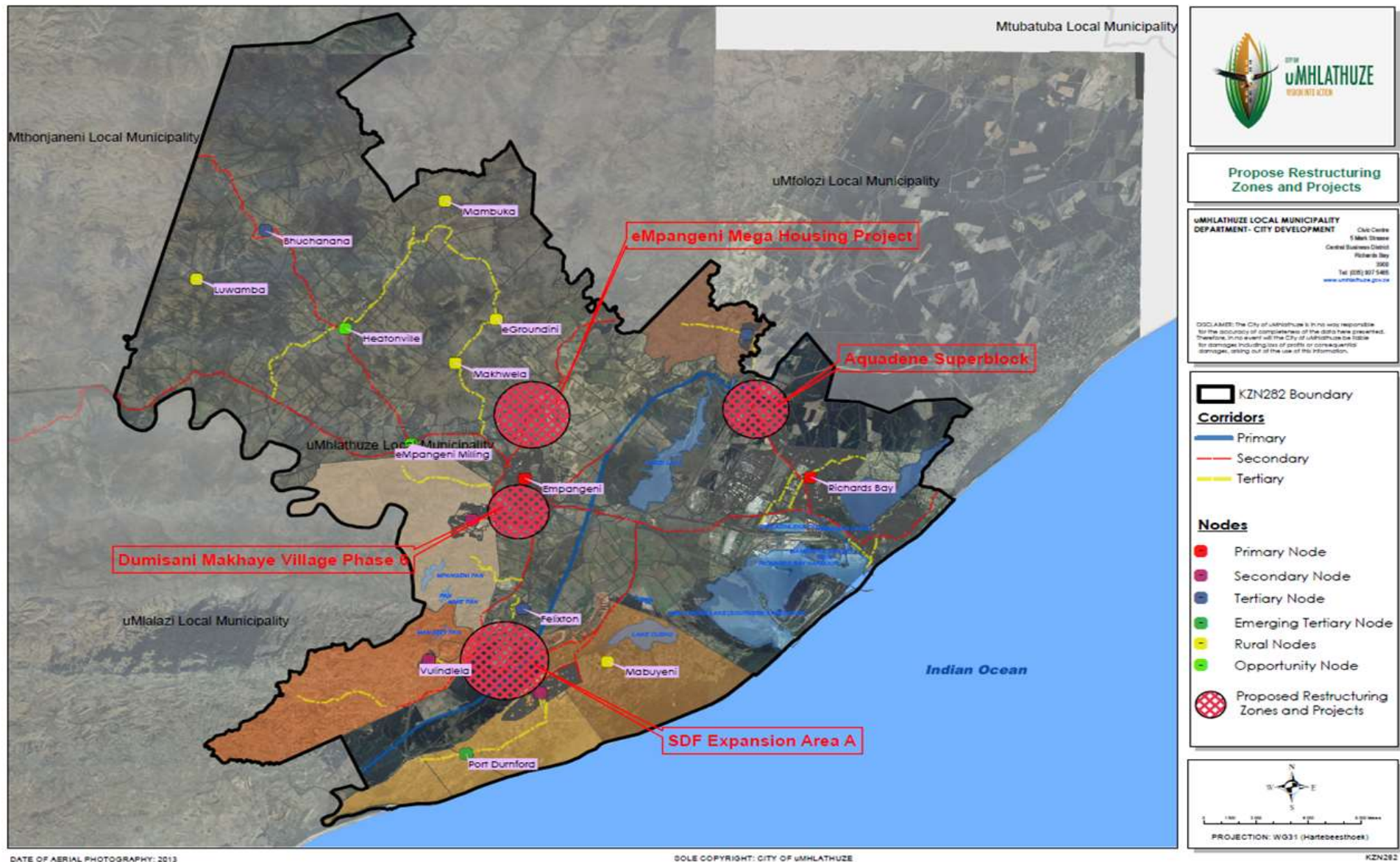
- Spatial restructuring by bringing lower income (and often disadvantaged) people into areas where there are major economic opportunities.
- Social restructuring by promoting a mix of race and classes.
- Economic restructuring by promoting spatial access to economic opportunity and promoting job creating via the multiplier effect associated with building medium density housing stock.

In terms of the Social Housing Act the Municipality cannot manage its rental blocks but will have to establish or work with the accredited Social Housing Institution/Association.

The uMhlathuze Municipality has identified Richards Bay and Empangeni as its Restructuring zones. The Municipality has identified the following projects within its proposed Restructuring Zones. The identified projects are:

- Aquadene: Phase 1
- Dumisani Makhaye Village Phase 6: Phase 2
- SDF Expansion Area A (Erf 16833): Phase 3
- Empangeni Mega Housing Project: Phase 1 and 2

Map 17: Human Settlements Restructuring Zones



9.2 PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS (PHDAs)

The Minister of Human Settlements, Water and Sanitation, Lindiwe Sisulu has declared 136 Priority Human Settlements and Housing Development Areas (PHSHDAs) across the entire country. They were gazetted on the 15 May 2020 gazette number 43316.

The PHSHDAs intends to advance Human Settlements Spatial Transformation and Consolidation by ensuring that the delivery of housing is used to restructure and revitalise towns and cities, strengthen the livelihood prospects of households and overcome apartheid spatial patterns by fostering integrated urban forms.

They are underpinned by the principles of the National Development Plan (NDP) and allied objectives on the National Spatial Development Framework (NSDF) and the Integrated Urban Development Framework (IUDF) which includes:

- Spatial Justice: reversing segregated development and creation of poverty pockets in the peripheral areas, integrate previously excluded groups and resuscitate declining areas;
- Spatial Efficiency: consolidating spaces and promoting densification and efficient communication patterns;
- Access to connectivity, economic and social infrastructure: ensure the attainment of basic services, job opportunities, transport networks, education, recreation, health and welfare to facilitate and catalyse increased investment and productivity;
- Access to adequate accommodation: emphasis is on the provision of affordable and fiscally sustainable shelter in areas of high need; and
- Provision of quality housing options: ensure that different housing typologies are delivered to attract different market segments of appropriate quality and innovation

Significant portion of public funding to the PHSHDAs with the intention of attracting private sector investments and each shall be underpinned with an implementation protocol as per the Intergovernmental Relations Framework Act, 2005.

List of Priority Human Settlements Development and Housing Development Areas (PHSDHAs) per Province

Province	Number
Eastern Cape	12
Free State	10
Gauteng	26
KwaZulu Natal	22
Limpopo	11
Mpumalanga	16
North West	14
Northern Cape	6
Western cape	19

List of Priority Human Settlements Development and Housing Development Areas (PHSDHAs) within the municipality

District	Local Municipality	PHSHDA	Main Places	Ward numbers
King Cetshwayo	uMhlathuze	Empangeni	Empangeni Ngwelezana	5,9,23,24,25,27,28,29 & 34
King Cetshwayo	uMhlathuze	eSikhaleni Vulindlela Corridor	Esikhaleni Vulindlela	10,12,13,14,15,16,17,18,19,20,21,22 & 30
King Cetshwayo	uMhlathuze	Richards Bay	Richards Bay, Nseleni	1,2,3,4,5,6,7,8 & 26

9.3 HOUSING DELIVERY PROGRAMMES

The Human Settlements plan for the municipality focuses on the following housing delivering programmes which are aligned to the National and Provincial plans:

9.3.1 INTEGRATED RESIDENTIAL DEVELOPMENT PROGRAMME (IRDP)

The programme provides for planning and development of integrated housing development. Projects can be planned and developed in phases and provides for a holistic development orientation.

Phase 1: Land, Services and Township proclamation

This phase entails planning, land acquisition, township establishment and provision of serviced residential and other land use stands to ensure a sustainable integrated community.

Phase 2: Construction

This phase comprises the house construction for qualifying housing subsidy beneficiaries and the sale of stands to non-qualifying beneficiaries and to commercial interests etc.

9.3.2 RURAL SUBSIDY: INFORMAL LAND RIGHTS

The programme is used to extend the benefits of the housing subsidy scheme to those individuals living in areas referred to as “rural” area where they enjoy functional security of tenure as opposed to legal security of tenure.

9.3.3 COMMUNITY RESIDENTIAL UNITS (CRU)

This programme facilitates the provision of secure, stable rental tenure for the lowest income persons who are not able to be accommodated in the formal private rental and social housing market. It also provides a framework for dealing with the many different forms of existing public sector residential accommodation, including Hostels Redevelopment Projects. CRUs provide affordable rental accommodation for those households whose total income is between R800 and R3500 per month.

9.3.4 SOCIAL HOUSING

The programme seeks to provide housing opportunity in a rental or co-operative housing options for low income persons at a level of scale and built form which requires institutional management and which is to be provided by accredited social housing institutions and in designated restructuring zones. Social

Housing provide affordable rental accommodation for those households whose total income is between R3501 and R15000 per month.

9.3.5 UPGRADING OF INFORMAL SETTLEMENTS PROGRAMME (UISP)

The main objective of the programme is to give effect to Part 3 of the Housing Code: This programme emphasizes in situ upgrading over relocations and emphasizes an incremental, infrastructure-led approach. The key objective of this programme is to facilitate the structured in situ upgrading of informal settlements as opposed to relocation to achieve the following complex and interrelated policy objectives:

Tenure Security: to enhance the concept of citizenship, incorporating both rights and obligations, by recognising and formalising the tenure rights of residents within informal settlements;

Health and Security: to promote the development of healthy and secure living environments by facilitating the provision of affordable and sustainable basic municipal engineering infrastructure to the residents of informal settlements. This must allow for scaling up in the future; and

Empowerment: to address social and economic exclusion by focusing on community empowerment and the promotion of social and economic integration, building social capital through participative processes and addressing the broader social needs of communities.

9.3.6 NATIONAL UPGRADING SUPPORT PROGRAMME (NUSP)

The National Department of Human Settlements (NDoHS) established a partnership with Cities Alliance and with funding provided by the World Bank and commissioned an appraisal of 16 pilot and priority projects in 2008 to assess progress in informal settlement upgrading. This assessment plus an analysis of the overall progress in informal settlement upgrading concluded that the orthodox approach was unlikely to meet the government's stated ambition to 'eradicate' all informal settlements by 2014, and that a radical shift in approach was required to an increased emphasis on incremental upgrading (National Upgrading Support Programme Assessment Report February 2009).

The report formulated the establishment of the NUSP and a proposed a refinement of the targets and approach of the UISP. The NUSP has been approved by the NDHS and is included in the department's medium-term strategic plan, and was included as a particular item in the Performance Agreement between the President and Minister for Human Settlements signed in April 2010.

The National Upgrading Support Programme, (NUSP) aims to assist Municipalities and Provincial Departments in achieving their Delivery Agreement targets, while at the same time promoting incremental upgrading, participatory planning and livelihoods-based approaches to the upgrading of informal settlements.

The identified NUSP household targets are illustrated in the table 1 below:

Table 39: NUSP Households Targets

Province	Provincial Allocation Formula (%)	Informal Settlements Households Share of National Target
Eastern Cape	14.86	59 400
Free State	6.60	26 400
Gauteng	24.19	96 800
KwaZulu-Natal	19.05	76 200
Limpopo	7.80	31 200
Mpumalanga	6.62	26 480
Northern Cape	2.33	9 320

North West	7.21	28 840
Western Cape	11.34	45 360
Total	100	400 000

UPGRADING OF INFORMAL SETTLEMENTS PROGRAMME

The programme facilitates the structured upgrading of informal settlements. It applies to in situ upgrading of informal settlements as well as where communities are to be relocated for a variety of reasons. The programme entails extensive community consultation and participation.

9.3.7 FINANCE LINKED SUBSIDY PROGRAMME (FLISP)

The programme is for applicants whose total household income is above R3500 per month but below R15 000 per month. This subsidy is based on a sliding scale – the less your total household income, the greater the subsidy. This subsidy provides a once-off down payment which is to be used as a deposit to secure a mortgage/bond from a commercial bank. Applications for FLISP subsidies are made to the Provincial Department of Human Settlements.

9.3.8 ERADICATION OF TITLE DEEDS BACKLOG PRE-1994 HOUSING STOCK (ENHANCED EXTENDED DISCOUNT BENEFIT SCHEME)

The programme applies to state financed properties first occupied before 1 July 1993 and stands or units contracted for by 30 June 1993 and allocated to individuals by 15 March 1994. The programme entails discounting of an amount up to the amount of R 31929.00 on the purchase price/purchase price balance/loan of the properties in question.

9.3.8.1 POST-1994 HOUSING STOCK (DUMISANE MAKHAYE VILLAGE)

The programme applies to state financed properties first occupied after July 1994. These are all low income houses or RDP houses

9.3.9 SOCIAL AND ECONOMIC AMENITIES PROGRAMME

The programme aims at the provision of adequate amenities in existing townships and new housing areas. The grant can be used for the following amenities:

- Community Halls
- Parks
- Sports fields
- Taxi Rank facilities
- Informal trading facilities

9.4 HOUSING DEMAND AND PRIORITISATION

According to the 2016 Community Survey, uMhlathuze had 410 465 people and 103 915 households at the time at an average households size of 3.95. At a steady population increase of 1,5% per annum, the municipal population will surpass 500 000 people by 2030. The municipality will reach a population of 500 000 before 2021 if a population growth rate of 5% takes place over the next few years. At such a 5% per annum population growth rate the number of households in the municipality will double by 2030. An estimated additional 1300 ha of land may be needed from 2016 to 2023 to accommodate a 1,5% population increase at a development density of 15 units per hectare. An estimated additional 600 ha of land may be needed from 2016 to 2023 to accommodate a 1,5% population increase at a development density of 25 units per hectare. An estimated additional 6800 ha of land may be needed from 2016 to 2030 to accommodate a 1,5% population increase at a development density of 15 units per hectare. An estimated additional 4000 ha of land may be needed from 2016 to 2030 to accommodate a 1,5% population increase at a development density of 25 units per hectare.

The uMhlathuze municipal area is characterized by a shortage of suitably well-located land for housing development. However the municipality has identified a number of potential land parcels that have potential for housing development.

There are portions of land within the City of uMhlathuze which are not developable due to limitations such as private land ownership, lack of suitable infrastructure, environmentally sensitive wetlands, geotechnical and environmental considerations; however there is an urgent need to give careful consideration to the process of urban densification and the identification of well-located land for development.

9.5 WAYS OF DETERMINING HOUSING DEMAND/NEED

It is vitally important that due to limited budget and economic challenges the country is faced with, the housing projects should be delivered primary in areas where there is a greatest need. Housing Demand can be calculated in a number of different ways/methods as expanded upon hereunder.

9.5.1 WAITING LIST

Housing waiting list have a number of short coming including, including applicants putting their names down on more than one municipality waiting list and the problems related to maintenance of such large waiting list. Also many potential beneficiaries do not place their names on this list.

9.5.2 CENSUS

The current preferred method of calculating housing demand is through the use of statistical data collected in census 2001-2011. Census data on household income levels can be used to determine areas of greatest need based on poverty levels while census data on housing typologies which indicate the number of informal dwellings per ward can be used to determine greatest need based on housing backlog.

9.5.3 NATIONAL HOUSING NEEDS REGISTER

The National Housing Needs Register (NHNR) is a web based application that contains records related to the need of households for adequate shelter based on captured housing needs questionnaires. The records captured on the NHNR is one of the main sources that is to be used by Provinces and Municipalities for planning and budgeting processes related to Human Settlements Development Grants.

The purpose is to create a single integrated database of potential human settlements beneficiaries. It is a tool to support a fair, equitable, transparent, and inclusive selection and approval process for all housing development projects undertaken through the Integrated Residential Development Programme (IRDP).

Benefits of the NHNR can be summarised as follow:

- It allows for the allocation of housing opportunities in a manner that greatly reduces malpractices and corruption.
- It is a web based system requiring users to connect to the internet and be registered to gain access eliminating the need for physical installations thereby reducing the time required for implementation.
- Municipalities and Provinces will be able to obtain a better understanding of the housing needs and backlog within their respective areas.
- It serves as a reliable planning and budgeting tool to enable the delivery of housing based on identified need.
- It will assist to understand the different dynamics and needs of potential beneficiaries for various tenure options in the province.

Currently the municipality does not have credible data on the housing demand/needs of the citizens of the uMhlathuze municipality. The municipality relies mainly on the census statistics, and there are limitations to this method, data can be outdated. The municipality is in the process of implementing/rolling out the National Housing Needs Register (NHNR). The municipality was one of the nine municipalities that showed interest in piloting implementation of the NHNR programme in KZN.

9.6 HOUSING DEMAND/NEED ESTIMATION IN UMHLATHUZE

The municipality use the 2016 community survey and 2011 census to determine the housing demand and to try and provide the closest estimates. The approach uses the Type of dwelling and the income levels to try and determine the housing demand. The housing backlog estimates based on census data takes into account both the population residing in informal settlements, and the creation of housing opportunities for those in inadequate shelter, such as traditional homestead or under conditions of overcrowding. There are two main limitations to this method, first the data may be considered outdated. Second, this approach does not take into account the housing need in formal dwellings.

9.6.1 Housing Demand Estimation based on Type of Dwelling

According to 2016 Community Survey there are approximately 103 915 households in eMhlathuze municipal area, out of that 92 812 households are formal dwellings, 6697 are traditional dwellings, 4315 are informal, and 511 other. Data from community survey does not indicate the quality of these households but from the statistics it is clear that a substantial number of households are substandard (i.e. informal & traditional).

From the 103 915 households in the municipal area, 92 812 are formal. Based on the dwelling types therefore, it can be assumed that 11 103 of the households are in need of housing.

The majority of these informal settlements are located in Khoza/Bhejane, Dube and Mkhwanazi Traditional Authorities and these areas are therefore the areas of greatest need in relation to informal settlements upgrade and slums clearance projects. Also from Buchanana 1349 households and Luwamba 467 households have been identified by the feasibility study as in need of houses.

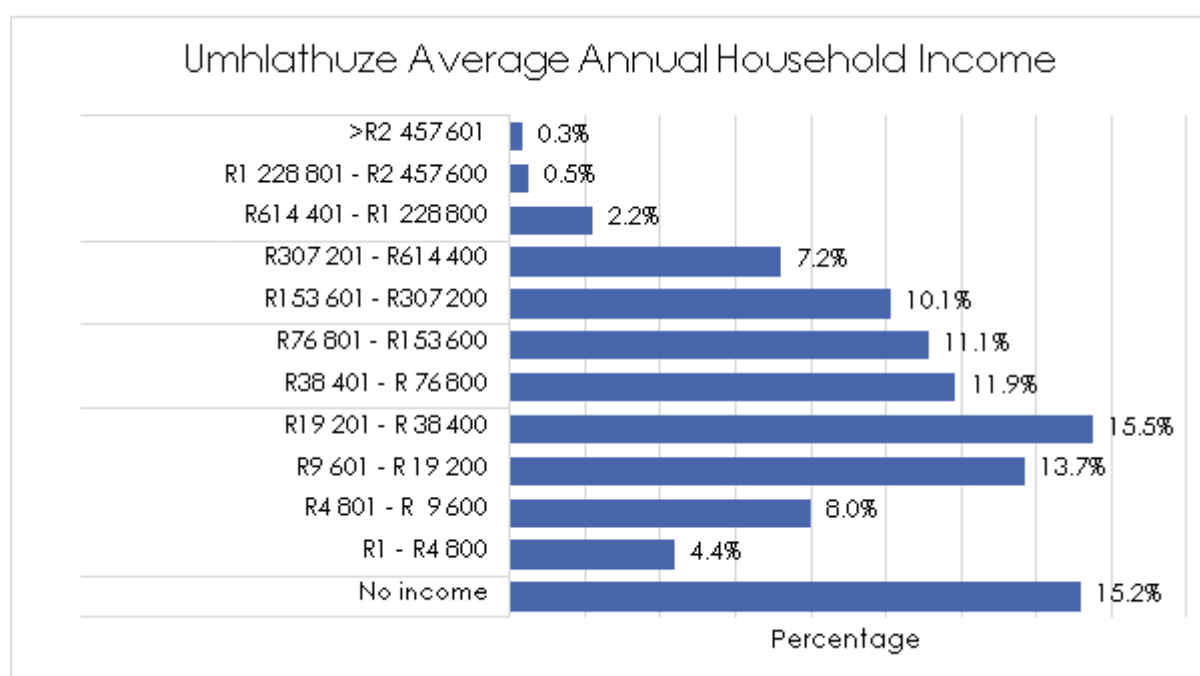
Local municipality	Main dwelling
--------------------	---------------

	2011				2016			
	Formal	Traditional	Informal	Other	Formal	Traditional	Informal	Other
KZN282: uMhlathuze	76 478	6 836	2 568	727	92 812	6 697	4 315	511

Source: Community Survey 2016

9.6.2 Housing Demand Estimation based on Income Level

Monthly Individual Income in uMhlathuze



Source: Calculations based on data from the 2011 Census

To determine the housing market segment, the following section analyses the annual household income profile of the population residing within uMhlathuze Municipality. This will provide the perspective in terms of housing demand and need in the municipality from the different segment of the market. The annual household income group reflects categories that qualify for the open housing markets, social housing, finance linked subsidy programme or low cost housing subsidies.

Most of the households in uMhlathuze fall within the lower income segment with 15,5% of the households earning between R19,201 – R38,400 per annum followed by 13,7% of households earning between R9,601 – R19,200 per annum. The high-income category (>R 2,457,601 per annum) makes up only 0, 3% of all households. It is estimated that in 2020, the average household income in this region is R13, 078 per month or R156, 941 per annum.

According to the income level Households that earn below R3 500 per month accounts for 56.8% and they qualify for low cost housing, whereas those earning between R3 501 to R15 000 per month accounts for 23.8 % and qualify for social housing and R3 501 to R22 000 per month accounts for 33.9% and qualify for Finance Linked Individual Subsidy Programme (FLISP). Income brackets for

FLISP and social housing tend to overlap as both begin from R3501 pm and end on different income levels.

Urban Econ is currently doing a demand study to determine the social housing demand within the municipality once the study has been concluded, close estimates will be determined.

9.7 MUNICIPAL HOUSING PRIORITIES AND STRATEGIC PROGRAMMES

9.7.1 PRIORITY PROGRAMME ONE: UPGRADING OF INFORMAL SETTLEMENTS

Informal settlement is a reality in all urban contexts particularly where a large degree of economic activity is prevalent that creates the expectation of employment opportunities. The uMhlathuze Municipality is no exception. Perceptions and definitions are important when considering informal settlement and or slums. A number of interpretations exist in this regard, but for the purpose of this document, informal settlements are regarded as those areas where settlement is concentrated and has been increasing in density in recent years on urban/peri-urban land that is not formalised, i.e. where Township Establishment procedures have not been finalised. Typically, these informal settlements are located in areas that have been earmarked/reserved for other purpose, notably conservation corridors, wetlands, buffer strips. Importantly, what is regarded as informal settlements in this document, are areas that have generally been settled with some form of permission albeit on a portion of Traditional Council land abutting a formal town area.

In 2014, Project Preparation Trust (PPT) was appointed by the National Department of Human Settlements to provide participatory based planning support to uMhlathuze municipality to produce development frameworks across all seven informal settlements in the municipality. Council so far has not approved the Settlement Assessment and Planning overview and close out report by PPT.

The following seven informal settlements were targeted for assessment and planning

1. uMzingwenya River settlement
2. Bhejane/Khoza (Nseleni) Traditional Authority areas
3. Mzingazi Agri-Village and Buffer Strip settlement
4. Mandlazini Agri-Village and Buffer Strip settlement
5. Mkhwanazi (Vulindlela) Traditional Authority areas
6. Ngwelezana Hospital
7. Vulindlela

9.7.1.1 The uMzingwenya Informal Settlement and Slums Clearance

The Mzingwenya settlement situated within a flood risk zone between Mdlebe Ntshona Road and the Mzingwenya. Attempts to manage or prevent the situation have proven to be rather complex in view of the fact that land ownership vests with two Traditional Authorities. Essentially, the settlement is found to consist of varying residential dwellings ranging from:

- Basic or low income dwellings
- Middle income type of dwellings
- Upmarket dwellings
- Train type dwellings erected and driven by private housing entrepreneurs as rental housing

Attempts to manage or prevent the situation has proven to be rather complex in view of the fact that land ownership vests with two Traditional Authorities; namely the KwaMkhwanazi Authority having jurisdiction on land adjacent to Esikhaleni Section J, and KwaDube Authority which is involved with the portion adjacent to Esikhaleni section H.

It is estimated that there are at least 1800 households living in this area within the 1:100 year floodline, therefore the informal settlement may well be regarded as the Municipality's largest disaster area with respect to the flood risks. The Provincial Department of Human Settlements has given the Municipality approval to commence with the feasibility studies for uMzingwenya River Settlement.

Map 38: The uMzingwenya Settlement

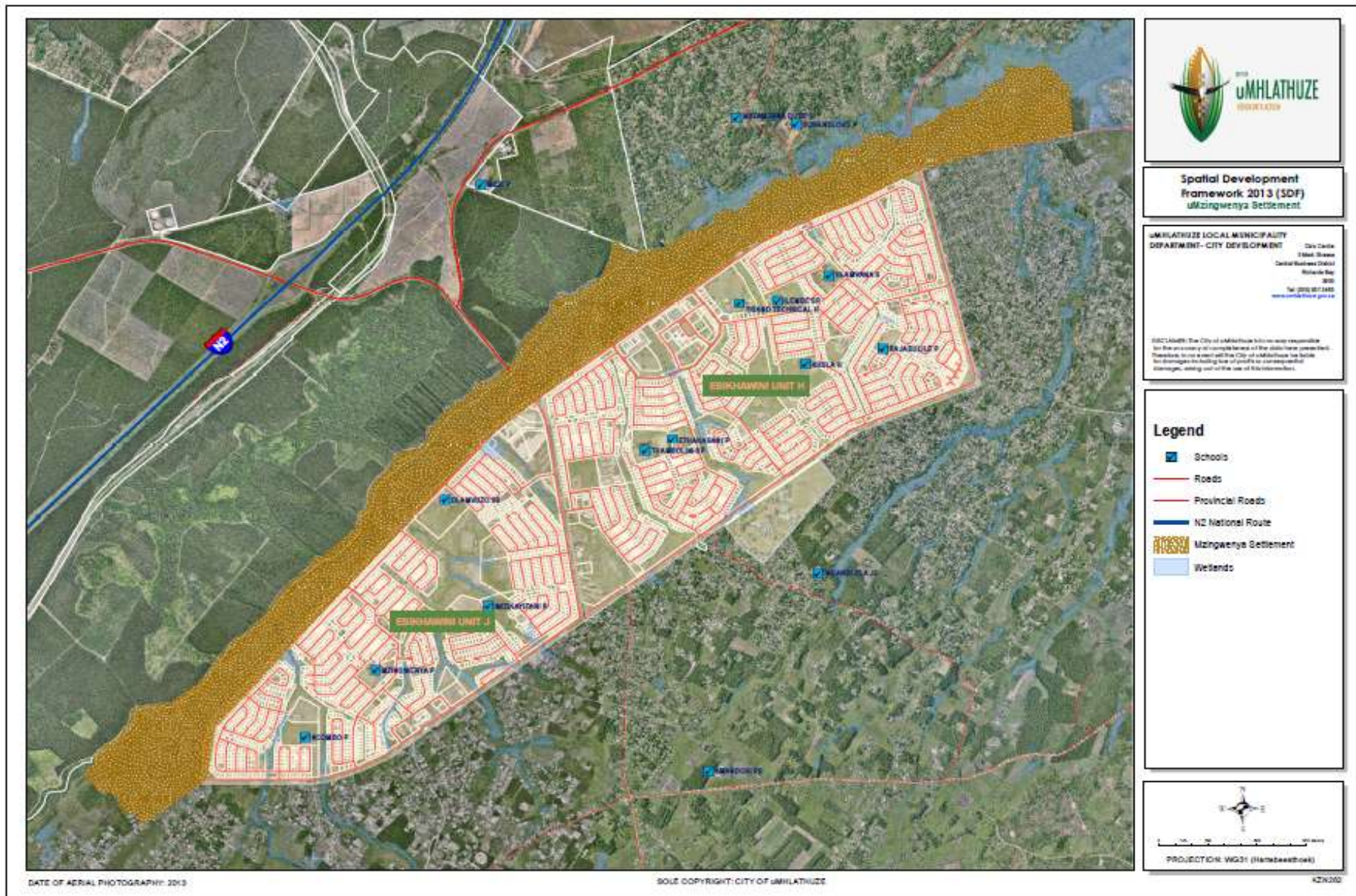


Figure 273: uMzingwenya Land Development Potential

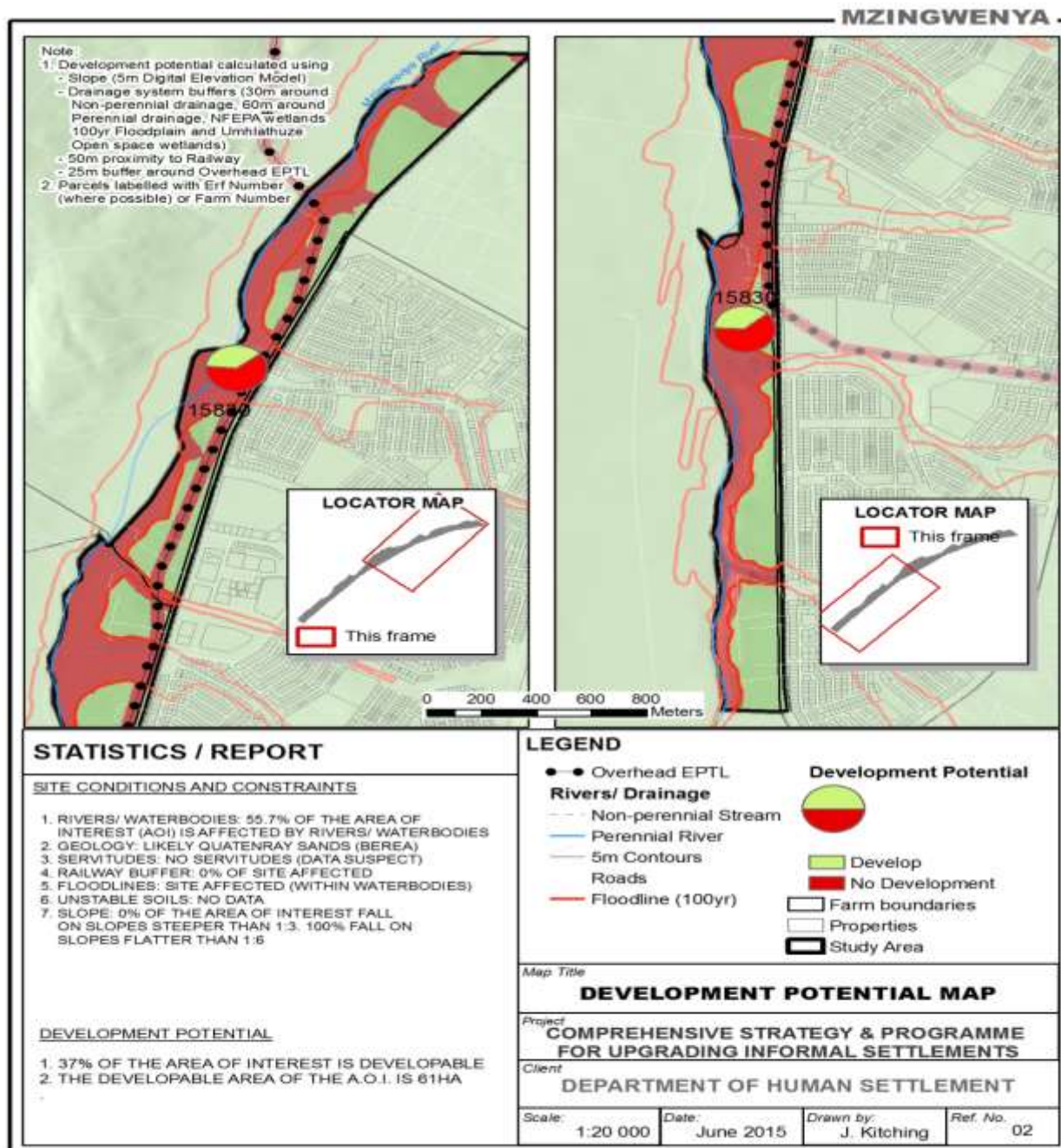


Table 29: uMzingwenya River Informal Settlement Classification

Informal Settlement Category-Criteria		C	Bulks Availability (Yes/No/Upgrade)
Criteria		Imminent relocation	
Informal Settlement Classification		<ul style="list-style-type: none"> ○ Site Not and appropriate for long term upgrading ○ Urgent need for relocation (e.g. material and immediate threat to safety through flooding, slope instability, toxic waste exposure etc). ○ Relocation destination available (either in-situ upgrade or green fields project with unallocated sites or site for emergency transit camp and emergency funding available). 	Yes but capacity will require upgrade
Possible area for relocation		SDF Expansion Area A	Available in the surrounding areas, the Municipality is busy with infrastructure upgrade plans in order to accommodate envisaged consumers

9.7.1.2 Nseleni Informal Settlement and Slums Clearance

The Nseleni settlement situated on the outskirts of Nseleni Township some of the structures are situated close to a 100 year floodline and some are built on a slightly steep area. Essentially, the settlement is found to consist of varying residential dwellings ranging from:

- Informal
- Basic formal or low income dwellings
- Train type dwellings erected and driven by private housing entrepreneurs as rental housing

The land belongs to Khoza/Bhejane Traditional Authority which made it difficult for the Municipality to control the allocation of land in unsuitable land. The municipality has requested funding for the project from the Provincial Department of Human Settlement to appoint the Implementing Agent that will assist with detailed feasibility studies and sourcing of land for relocation.

Map 19: Nseleni Peri-Urban Settlement



Figure 284: Nseleni Land Development Potential

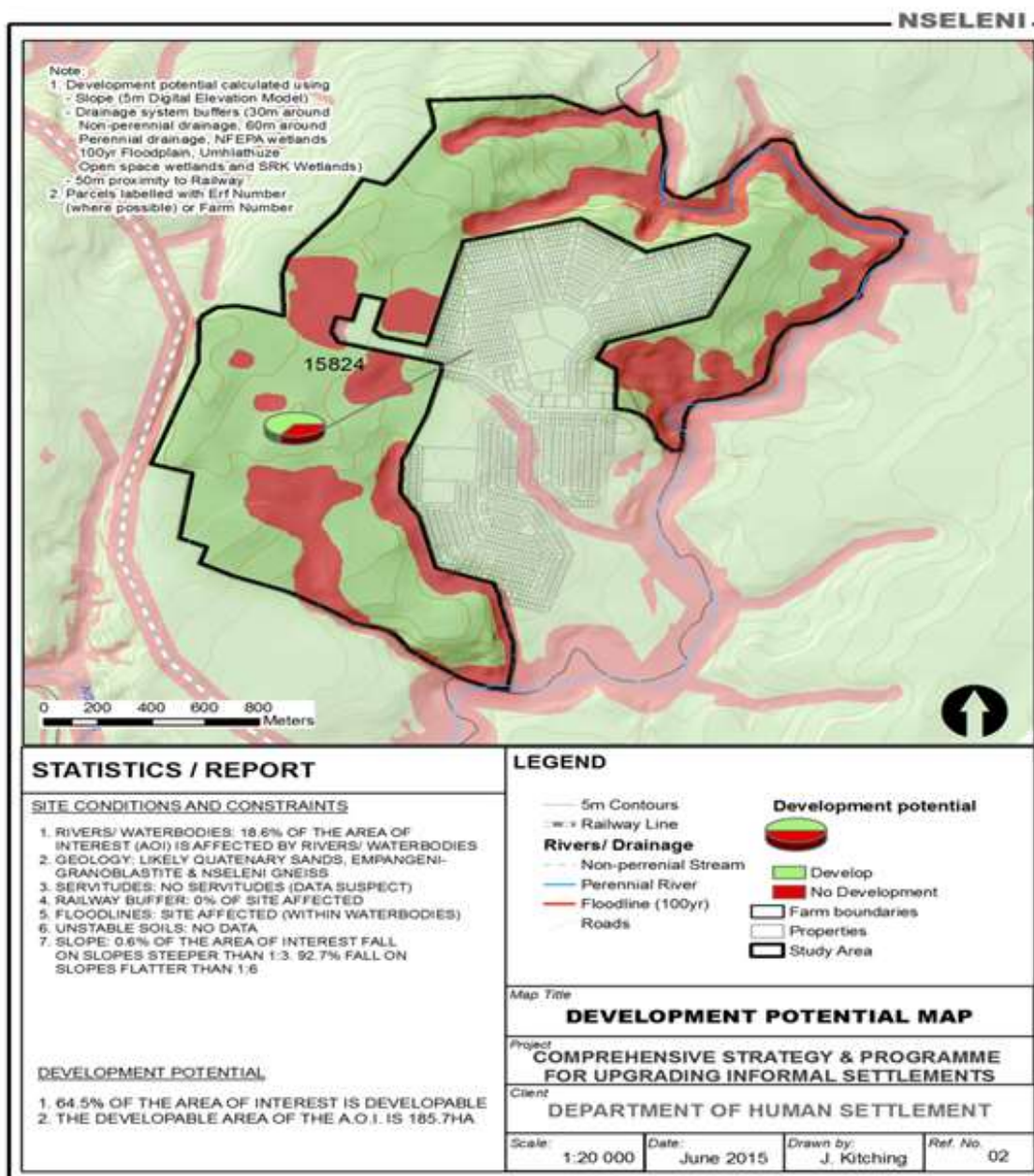


Table 40: Nseleni Informal Settlement Classification

Informal Settlement Category-Criteria		C	Bulks Availability (Yes/No/Upgrade)
Criteria		Imminent relocation	
Informal Settlement Classification	Settlement	<ul style="list-style-type: none"> • Site NOT and appropriate for long term upgrading • Urgent need for relocation (e.g. material and immediate threat to safety through flooding, slope instability, toxic waste exposure etc). • Relocation destination available (either in-situ upgrade or green fields project with unallocated sites or site for emergency transit camp and emergency funding available). 	Yes but capacity will require upgrade
Possible area for relocation		Municipal greenfield Housing Development.	Available in the surrounding areas, the Municipality is busy with infrastructure upgrade plans in order to accommodate envisaged consumers

9.7.1.3 Mzingazi Informal Settlement and Slums Clearance

The Mzingazi Agri-Village is owned by the City of uMhlathuze and is located adjacent to Meerensee Extension 5. The Municipality is in the process of finalizing the township establishment processes for Mzingazi Village, which was initiated in the early 1990's. The aim of the project is to transfer ownership of created properties to various beneficiaries, thereby providing full title to the properties.

Financial and technical support for the project has been obtained from the KZN Department of Human Settlements. A number of issues are being considered/attended to during the process, i.e.:

- A land claim was submitted by the Mbonambi Community that affects the project area, and the finalization of this claim is understood to be imminent. The go-ahead has been obtained from the Regional Land Claims Commission and the township register was opened in the Deeds Office during August 2018.
- Flood line and geotechnical assessments were undertaken to identify settlement in wetland areas. In some instances, it may be necessary to provide occupants in such areas with an alternative or safe site.
- A formal planning application was completed in order to register the layout applicable to the 565 families.
- In some cases, original beneficiaries have informally subdivided their properties to give ownership to purchasers or family members.
- There are various encroachments of site boundaries being attended to.
- A formal planning process to amend the approved layout plans in order to make provision for:
 - Amended site boundaries; and
 - Informal subdivisions (in order to transfer these subdivided sites to multiple beneficiaries).
- The project would have to determine which of the sites occupied should be formalised by means of township establishment, and which of the sites should not be formalised as a result of environmental risks or other factors.

MEERENSEE

Mzingazi

uMhlathuze Local Municipality (KZN282)

uMfolosi Local Municipality (KZN281)

Legend

- Suburb Boundary
- Roads
- Cadastral Boundaries
- Lakes
- Wetland Areas

DATE OF AERIAL PHOTOGRAPHY: 2013

SOURCE: COPYRIGHT: CITY OF UMLATHUZE

KZN282

Figure 29: Mzingazi Land Development Potential

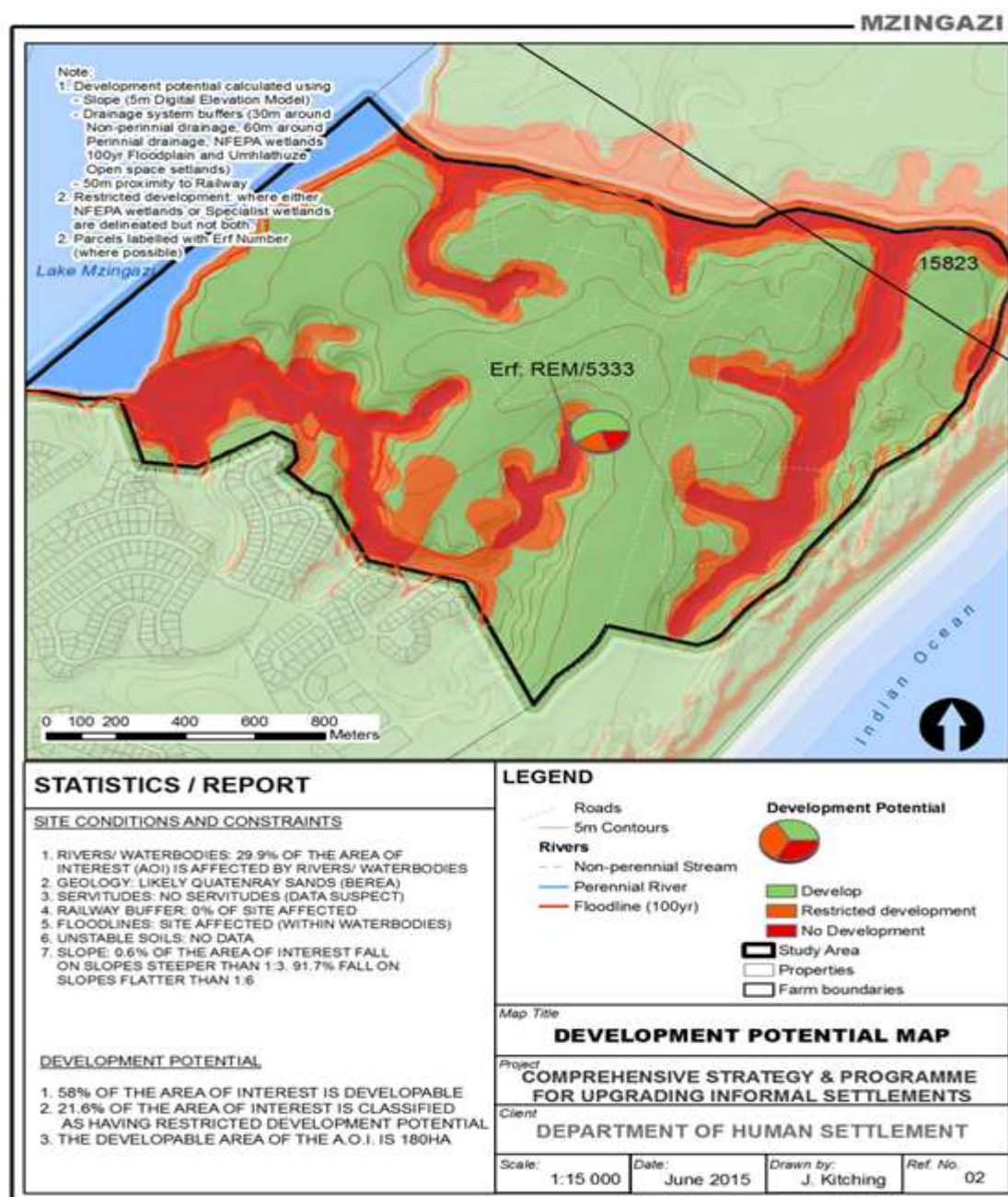


Table 3: Mzingazi Informal Settlement Classification

Informal Settlement Category-Criteria	B1	Bulks Availability (Yes/No/Upgrade)
Criteria	Interim Basic Services (eventual full upgrade when resources and timing permit)	
Informal Settlement Classification	<ul style="list-style-type: none"> Site viable and appropriate for long term upgrading (land, bulk services, topography, environmental, geotech all "OK") 	Yes but will capacity will require upgrade

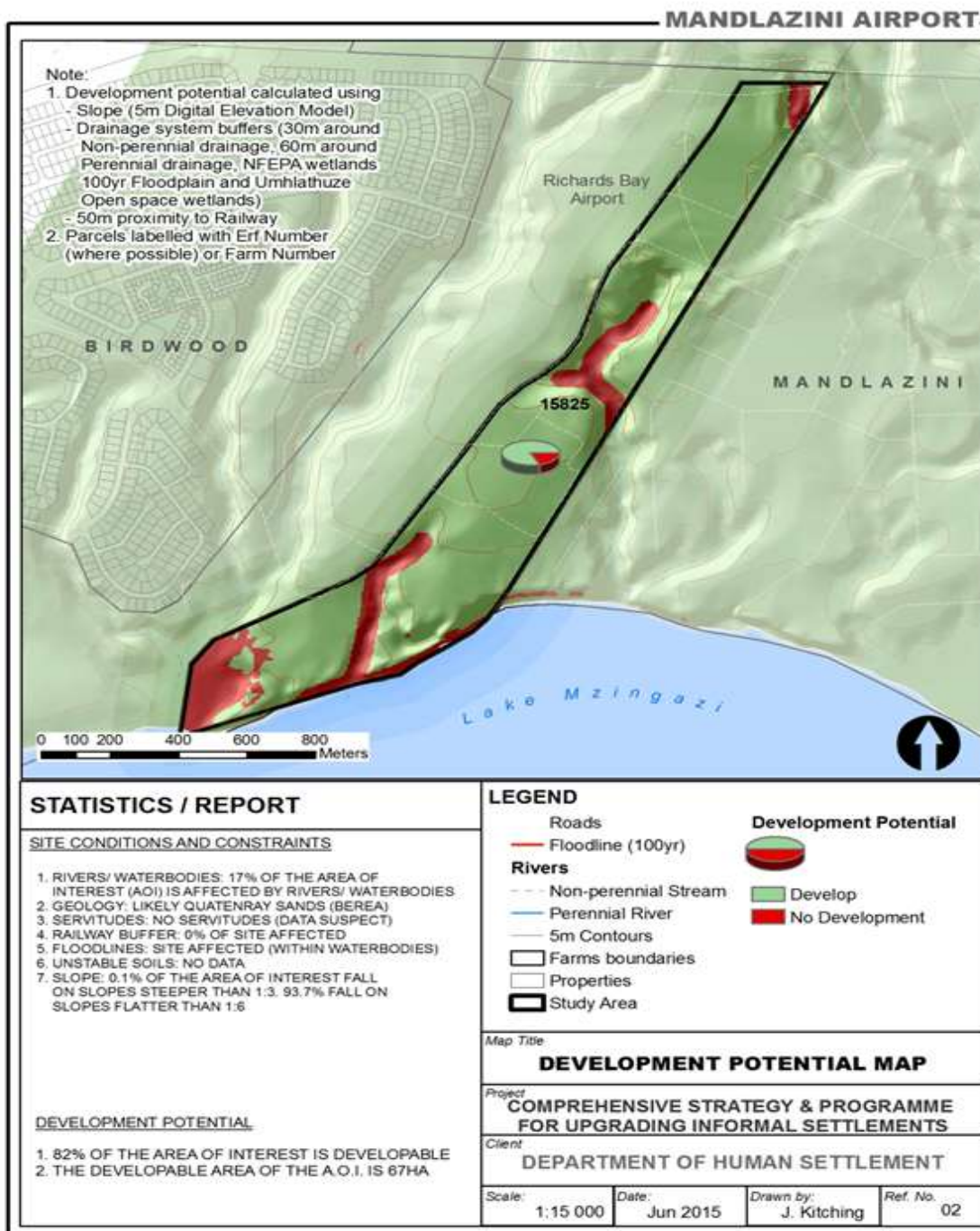
	<ul style="list-style-type: none"> BUT Project implementation not ready (i.e. cannot be expedited in the next year or two due to lack of available funding, land not yet secured and some areas have no access to bulk services. 	
Possible area for relocation	Municipal greenfield Housing Development	Available in the surrounding areas, the Municipality is busy with infrastructure upgrade plans in order to accommodate envisaged consumers
Informal Settlement Category-Criteria	B2	Bulks Availability (Yes/No/Upgrade)
Criteria	Emergency Basic Services (eventual relocation when resources and timing permit)	
Informal Settlement Classification	<ul style="list-style-type: none"> Site NOT viable and appropriate for long term upgrading BUT NO urgent need for relocation e.g. material and immediate threat to safety through flooding, slope instability, toxic waste exposure etc.) 	Available in the surrounding areas but relocation will be considered as the solution.
Possible area for relocation	Municipal greenfield Housing Development	Available in the surrounding areas, the Municipality is busy with infrastructure upgrade plans in order to accommodate envisaged consumers

Source: Department of Human Settlements

9.7.1.4 Mandlazini Informal Settlement and Slums Clearance

The Mandlazini-Airport Buffer Strip measures approximately 65 hectares in extent and according to a November 2011 survey, there are approximately 500 residential structures in the buffer strip. Some of the structures are of an informal/temporary nature while other structures are built from brick and mortar. The land in question is owned by the uMhlathuze Municipality. There are two main concerns relating to the settlement in this buffer strip. In the first instance, some of the structures are believed to be located within a watercourse. In the second instance, this settlement is located within the predicted 55dBA noise contour as determined by the 2010 Update of the Richards Bay Airport Master Plan.

Figure 30: Mandlazini-Airport Buffer Strip Land Development Potential



Map 24: Mandlazini-Airport Buffer Strip Informal Settlement



The Mandlazini Informal Settlement falls under two (2) categories due to its nature of location, i.e. Category B1 and Category B2.

Table 42: Mandlazini Informal Settlement Classification

Informal Settlement Category- Criteria			B1	Bulks Availability (Yes/No/Upgrade)
Criteria			Interim Basic Services (eventual full upgrade when resources and timing permit)	
Informal Settlement Classification			<ul style="list-style-type: none"> Site viable and appropriate for long term upgrading (land, bulk services, topography, environmental, geotech all "OK") BUT Project implementation not ready (i.e. cannot be expedited in the next year or two due to lack of available funding, land not yet secured and some areas have no access to bulk services. 	Yes but capacity will require upgrade
Possible area for relocation			Municipal greenfield Housing Development	Available in the surrounding areas, the Municipality is busy with infrastructure upgrade plans in order to accommodate envisaged consumers
Informal Settlement Category- Criteria			B2	Bulks Availability (Yes/No/Upgrade)
Criteria			Emergency Basic Services (eventual relocation when resources and timing permit)	
Informal Settlement Classification			<ul style="list-style-type: none"> Site NOT viable and appropriate for long term upgrading BUT NO urgent need for relocation e.g. material and immediate threat to safety through flooding, slope instability, toxic waste exposure etc.) 	Available in the surrounding areas but relocation will be considered as the solution.
Possible area for relocation			Municipal greenfield Housing Development	Available in the surrounding areas, the Municipality is busy with infrastructure upgrade plans in order to accommodate envisaged consumers

Mandlazini Agri-Village Infill Areas

The provision of government housing subsidies in Mandlazini Village will be twofold as a result that the some 570 beneficiaries from Mandlazini Village benefited from government land reform programme. These beneficiaries are likely to benefit from consolidation subsidies subject to qualifying criteria being met. Some of the residents will benefit from low income housing program.

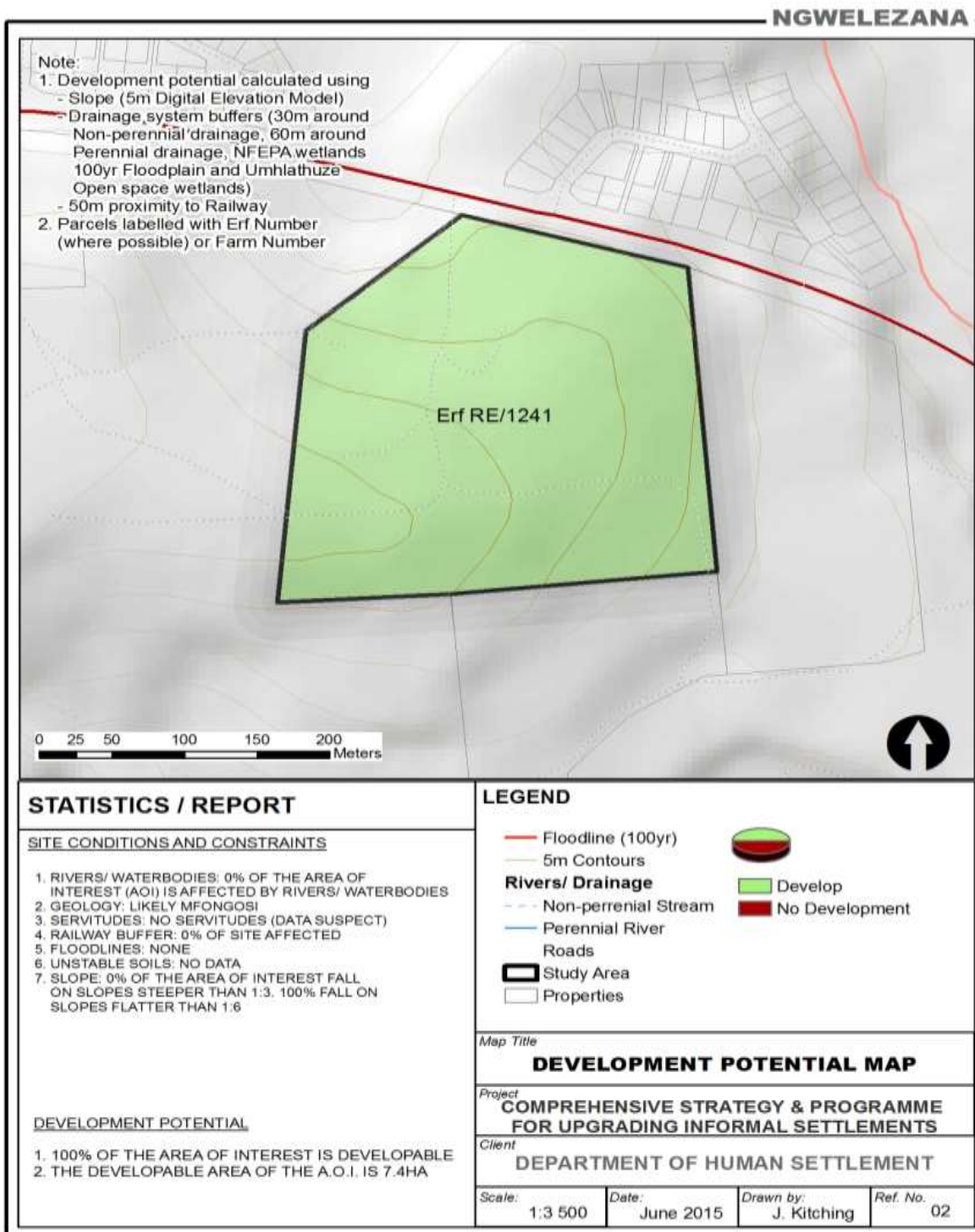
The Municipality is currently installing waterborne sewerage system in the area and an EIA (Environmental Impact Assessment) has been approved. Recent indications are that the more than 300 families reside in the infill areas. It is essential that an appropriate sanitation solution is provided for the

community of Mandlazini as the Village borders one of the main fresh water sources in the municipal area, Lake Mzingazi.

9.7.1.5 Ngwelezane Informal Settlement

Erf 1241 settlement is situated within Ngwelezane Hospital consisting of individual free standing structures and train type structures driven by private housing entrepreneurs as rental housing. The land belongs to the Department of Public Works. The municipality identified some of these beneficiaries to be displaced to Dumisani Makhaye Village Phase 8 which is the BNG houses. These structures will then be demolished.

Figure 31: Ngwelezane Land Development Potential



UMHLATHUZE
MUNICIPALITY

Spatial Development Framework 2013 (SDF)
Ngwelezane Hospital Settlement

UMHLATHUZE LOCAL MUNICIPALITY
DEPARTMENT: CITY DEVELOPMENT

10th Floor
10th Floor
Central Business District
Durban
031 261 1000
www.umhlathuze.gov.za

DISCLAIMER: The City of Umhlathuze is not responsible for the accuracy of the information presented in this document. The City of Umhlathuze is not liable for damages resulting from the use of this information.

Legend

- Roads
- Hospital Site
- Cadastral Boundaries
- Settlement Boundary

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42/2013

Table 4: Ngwelezane Informal Settlement Classification

Informal Settlement Category-Criteria		B2	Bulks Availability (Yes/No/Upgrade)
Criteria		Emergency Basic Services (eventual relocation when resources and timing permit)	
Informal Settlement Classification		<ul style="list-style-type: none"> • Site NOT viable and appropriate for long term upgrading • BUT NO urgent need for relocation e.g. material and immediate threat to safety through flooding, slope instability, toxic waste exposure etc.) 	Yes
Possible areas for relocation		Municipal greenfield Housing Development	uMhlathuze Village Phase 8: Yes Aquadene Housing Development: Available in the surrounding areas, the Municipality is busy with infrastructure upgrade plans in order to accommodate envisaged consumers

9.7.1.6 Vulindlela/University of Zululand Informal Settlement

Vulindlela/University of Zululand settlement is situated on the outskirts of Vulindlela Township. Some of the structures are built on a slightly steep area. Essentially, the settlement is found to consist of varying residential dwellings ranging from:

- Informal
- Basic formal or low income dwellings
- Train type dwellings erected and driven by private housing entrepreneurs as rental housing

The land belongs to Mkhwanazi Traditional Authority which made it difficult to the Municipality to control the allocation of land in unsuitable land.

[illegible]

Figure 32: Vulindlela/University of Zululand Settlement Land Development Potential

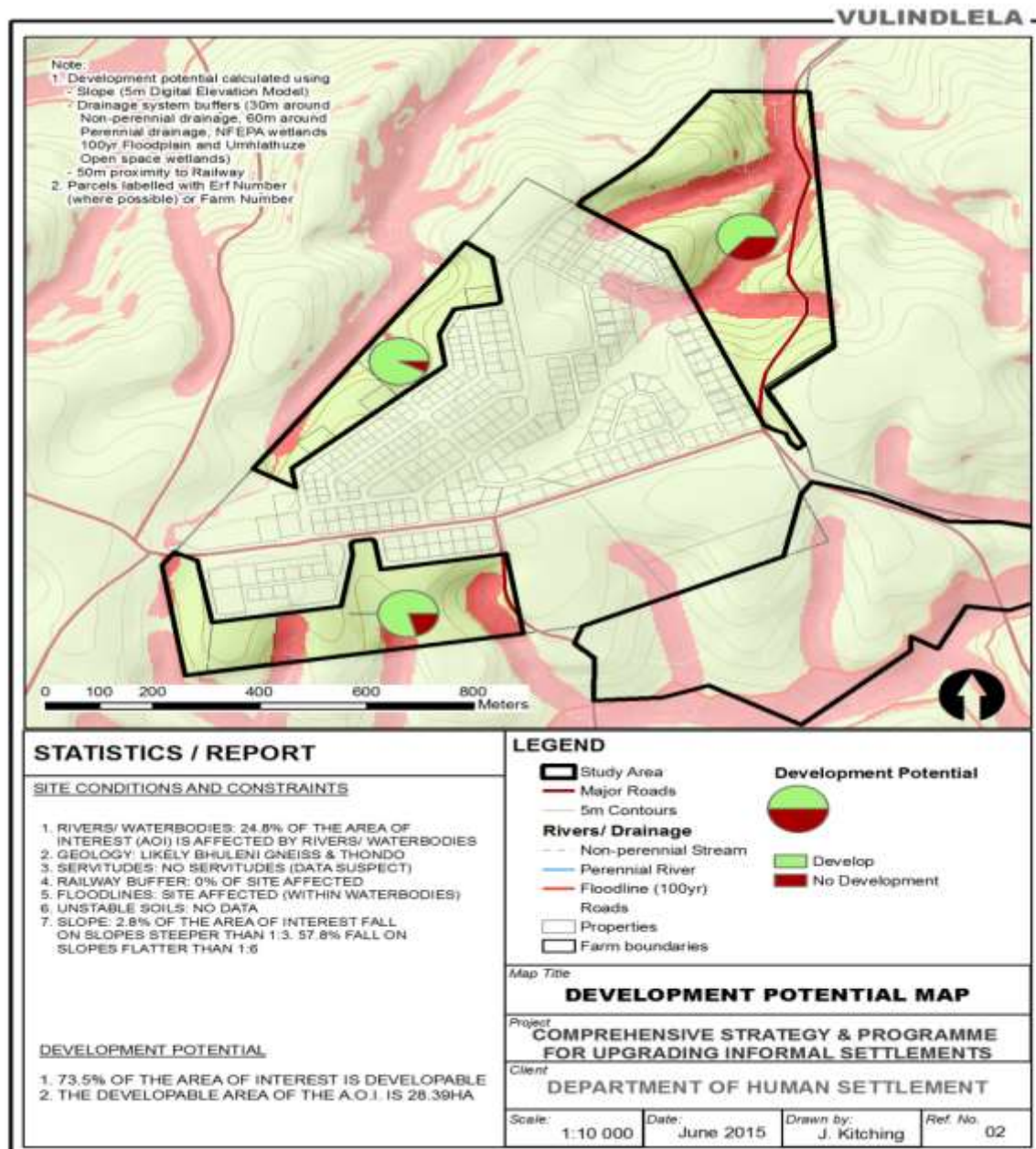


Table 5: Vulindlela/University of Zululand Informal Settlement Classification

Informal Settlement Category-Criteria		C	Bulks Availability (Yes/No/Upgrade)
Criteria		Imminent relocation	
Informal Settlement Classification		<ul style="list-style-type: none"> • Site NOT and appropriate for long term upgrading • Urgent need for relocation (e.g. material and immediate threat to safety through flooding, slope instability, toxic waste exposure etc). • Relocation destination available (either in-situ upgrades or green fields project with unallocated sites or site for emergency transit camp and emergency funding available). 	Yes
Possible area for relocation		Municipal greenfield Housing Development	Available in the surrounding areas, the Municipality is busy with infrastructure upgrade plans in order to accommodate envisaged consumers

The provision of government housing subsidies in Mzingazi and Mandlazini Village will be twofold as a result that the some 570 and 562 beneficiaries from Mandlazini Village and Mzingazi Village, respectively benefited from government land reform programme (i.e. access to serviced stands) but do not have adequate houses. These beneficiaries are likely to benefit from consolidation subsidies subject to qualifying criteria being met.

The upgrade of some of the informal settlements will not be viable since development may be constrained by certain factors such as geotechnical conditions, Geohydrological conditions, flood-lines, topography etc.

During the later part December 2014, the municipality began with the installation of electricity services to the community of Mzingazi and Mandlazini informal settlements. This was part of the incremental informal settlement upgrade approach.

It is very important to consider that any development in the City of uMhlathuze is guided by the Spatial Development Framework. To this end, new township development will be in line with the SDF expansion areas and areas that require intervention, i.e. the all listed areas above, are indicated as intervention areas of the SDF.

9.7.2 PRIORITY PROGRAMME TWO: INTEGRATED RESIDENTIAL DEVELOPMENT PROGRAMME (GREENFIELD DEVELOPMENT)

Priority Human Settlements and Housing Development Areas have been approved by the National Minister of the Department of Human Settlement and they were gazetted on the 15 May 2020). These PHSAs are discussed in detail on page 135.

The three current IRDP projects fall within the Priority Human Settlements and Housing Development Areas and the PDHSHAs are in the following areas:

- Empangeni
- Richards Bay
- Esikhaleni Vulindlela Corridor
-

9.7.2.1 DUMISANI MAKHAYE VILLAGE

Phase 6 and 8 planning stage has been completed with the installation of internal services such as roads, water, sewer and stormwater. There is still works outstanding with the external bulk and should be completed before end of 2021/2022 financial year. The township establishment for Phase 6 has been completed and the IA will have commenced with construction of FLISP houses. With Phase 8 the IA is busy with the township registration process, in order to begin with the construction of top structures. BNG beneficiary registration is underway and also FLIPS.

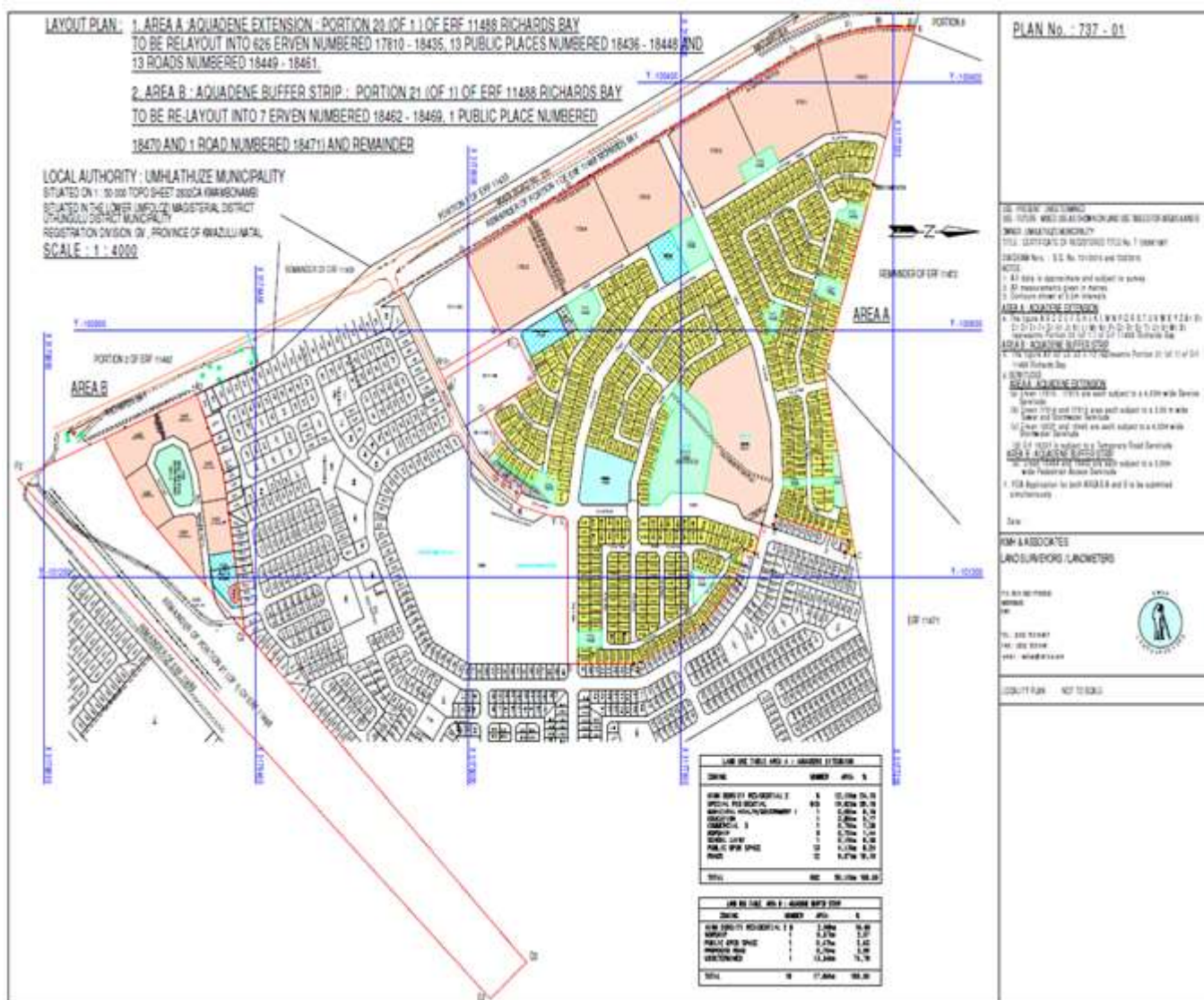
Table 45 Units per Phase for DMV

Phases	Number	Housing Instrument
Phase 6	1102	Flisp and Social Housing
Phase 8	133	RDP

Table 46 other sites provided in Phase 1:

Activity	Number
Community facilities	6
Municipal, health and government	4
Education	1
Public Open Spaces	5
Conservation	6

9.7.2.2 AQUADENE HOUSING PROJECT



Aquadene Housing development consists of 5 different phases, phase 1, 3 and 4 being owned by the Municipality and phase 2 and 5 being privately owned. The proposed development consists of single residential units (Integrated Residential Development) and Social Housing Units (Rental). The project consists of 615 RDP houses, 212 Flisp and 1000 Social Housing units.

Table 47 Units per Phase for Aquadene

Phase	Number	Housing Instrument
Area A	6 blocks and 615 RDP	Social Housing, Flisp and RDP
Area B	6 blocks	Social Housing

Table 48 Other sites provided in Phase 1:

Activity	Number
----------	--------

Mixed use low impact (shop)	1
Municipal, health and government	1
Education	1
Public Open Spaces	13
Commercial	1
Worship	3

9.7.2.3 EMPANGENI MEGA HOUSING PROJECT



Phase 1 of the project

The project is classified as a Catalytic project and it an Integrated Residential Development Programme (IRDP) which will provide a tool to plan and develop integrated settlements that include all the necessary land uses and different housing types and price categories to become a sustainable integrated community. It encompasses integrated planning and development, providing for the housing, social and economic needs of different income categories.

Table 49: Units per Phase for Empangeni Mega Housing

Phase	Number of Units	Housing Instruments
Phase 1A	488	Serviced Sites and Medium Density Residential

Phase 1B	592	RDP and High Density Residential
Phase 1C	665	Flisp and High Density Residential
Phase 2	8316	Planning
Total	10061	

Table 50 other sites provided in Phase 1:

Activity	Number
Mixed use low impact (shop)	1
Municipal, health and government	13
Education	3
Public Open Spaces	18
Conservation	5

9.7.2.4 IDT PROJECT: PEOPLE'S HOUSING PROCESS

Approximately 50 (20%) of the 250 sites have been consolidated in the IDT project. The will be refined where the layout will be re-designed and further verification of beneficiaries. Prior to the layout design and verification of beneficiaries there are number of challenges that need to be addressed such as socio-political, legal/contractual, encroachment and land ownership.

The Municipality has done the verification of beneficiaries and has informed the Department of Human Settlements about the current status of this project for intervention in terms of giving a go ahead with the payment of qualifying beneficiaries. The municipality is also awaiting the Department of Human Settlement to provide Land surveyors and Town Planners to assist with redesigning the layout to rectify all the encroachments and un-registration of unbuildable sites from the beneficiaries' names. The municipality has made payments to 21 beneficiaries whose structures were discovered that they conform to the norms and standard as per the programme.

9.7.3 PRIORITY PROGRAMME THREE: COMMUNITY RESIDENTIAL UNITS AND SOCIAL HOUSING

9.7.3.1 Esikhaleni Hostel Upgrade

The Esikhaleni Hostel Refurbishment Programme for the 20 blocks (360 units) has been completed. The process of converting the flats into sectional title is the next process the municipality will be embarking on. Impala Flats (J464) was used as a pilot project as twenty seven units were transferred out of the thirty six (36) units. The municipality is engaging the Department of Human Settlements to get approval to convert the flats to sectional title units as the Hostel Redevelopment Programme was replaced by the Community Residential Units (CRU) which does not allow for individual ownership of the units.

9.7.3.2 Nseleni Hostel upgrade: Old Transnet Housing Stocks

The municipality has started the process of transferring the 114 properties the Enhanced Extended Discount Benefit Scheme (EEDBS). More than 50 properties have been transferred and 8 will be relocated to Dumisani Makhaye Village.

The multiple allocated units will be dealt with by displacing/relocating other beneficiaries to the IRDP projects.

9.7.3.3 New Social Housing projects

Three of the IRDP projects fall within the two Restructuring Zones (DMV Phase 6, Aquadene and Empangeni Mega Housing project), where new social housing flats will be constructed. At Dumisani Makhaye Village 1020 units will be constructed and Aquadene Housing project 1000 units will be constructed. The municipality together with the Department of Human Settlements have converted some of the high density residential sites in Phase 1 B to social housing at Empangeni Mega Housing project. The feasibility study has been conducted, what is outstanding in the evaluation of sites and an estimation of 1400 units will be constructed

The municipality has appointed Social Housing Institutions for DMV and Aquadene which will manage the projects and properties after construction. They are currently busy with packaging of the projects to submit to the Department of projects endorsements then to SHRA for funding.

9.7.4 PRIORITY PROGRAMME FOUR: FINANCE LINKED INDIVIDUAL SUBSIDY PROGRAMME (FLISP)

The municipality continues to assist people who fall in the gap market segment. The programme assist those who want to own properties but cannot benefit from the BNG houses as they earn above R3500.

Phase 6 of Dumisani Makhaye Village, 82 sites are ready for the construction of FLISP units. At Empangeni Mega Housing Phase 1, 137 free standing sites and more than 400 High Density Residential sites are also ready for construction. More houses will be constructed in Aquadene IRDP project. Free standing houses and flats will be made available within this programme for Aquadene and Empangeni Mega Housing projects.

9.7.5 PROIRITY PROGRAMME FIVE: ERADICATION OF TITLE DEEDS BACK LOG (PRE AND POST 1994)

Pre-1994: The intention of this programme is to rectify, regularize and normalize occupancy to ensure that the Old housing stocks are occupied legally by rightful beneficiaries. The housing stocks are spread in all former R293 townships (Ngwelezane, Esikhaleni, Vulindlela and Nseleni)

Post-1994: To eradicate title deeds of houses constructed after 1994 in this case will be the Dumisani Makhaye Village Housing project.

Table 51: Delivery of title deeds

	Total Backlog	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total Delivered to date.	Current Total Backlog
Pre-1994 (EEDBS)	405	105	92	87	21	24		329	76
Post-1994 (DMV)	627		65	159	108	146	24	502	125
Total	1032	105	157	246	129	170	24	831	201

We anticipate that by end of 2020/21 financial year all the properties that do not have problems/challenges should be transferred to beneficiaries while those that have problems, should all be addressed by end of 2021/2022 financial year.

Challenges:

- Release of Staff Houses owned by Department of Public Works to municipality in order to dispose to qualifying beneficiaries.
- Sort out multiple allocations in 58 units (Enseleni Hostels) and find alternative accommodation for the displacees.
- Sub-division of some properties especially Old Stock in various townships.
- Vulindlela Township Establishment.

9.7.6 PRIORITY PROGRAMME SIX: OPERATION SUKUMA SAKHE (OSS)

The OSS initiative prioritises households that need urgent interventions. Once a need is identified through the Sukuma Sakhe war room, relevant officials in the municipality and department are notified. The departmental inspectors and project managers visit the identified site to assess the problem, and then the extent and urgency is confirmed and recorded. The programme prioritises the poorest of the poor, mostly falling within the definition of “vulnerable groups” these includes the indigents, women, children and disabled persons. A database been created by the municipality and the cases are recorded when submitted by the war room.

OSS Intervention Reality



9.7.7 PRIORITY PROGRAMME SEVEN: RURAL HOUSING PROJECTS

TABLE 52: PLANNED RURAL HOUSING PROJECTS

PROJECT NAME	REFERENCE NO.	WARD	NO. OF SITES	FINANCIAL YEAR	STATUS
Buchanana Rural Housing		33	1500	2019/20	Planning
Luwamba Rural Housing	K14050027	31	1000	2019/20	Planning
Mkhwanazi Rural Housing		10,11,18,19,22 & 30	1000	TBD	Pre-planning
Madlebe Rural Housing		24,25,27,28 & 29	1000	TBD	Pre-planning
Dube Rural Housing		12,13,14,15,16 & 17	1000	TBD	Pre-planning
Bhejane Rural Housing		5,6,7 & 8	1000	TBD	Pre-planning

9.7.8 PRIORITY PROGRAMME EIGHT: PRIVATE HOUSING DEVELOPMENTS

Table 53 Proposed Middle-High income Housing Projects

Project	Est. Sites	Potential issues/Comments
Aquadene medium income housing (Transnet and Mondi)	230	EIA and bulk sanitation to be upgraded
Sinkiniti	400	Potential for development to be investigated
Hillview Phase 2	230	EIA and DFA approval required, poss clayey soils
Wild-en-Weide ext.	1719	Access to private land may be difficult
Birdswood ext./ Sappi Development	407	EIA required
Wild-en Vilde –Brackenham buffer	50	Potential for development to be investigated
TOTAL SITES	3036	

It is estimated that the number of potential developments in the high income housing range is sufficient to meet the demand for housing in this range. It is also envisage that most of these developments will be completed through the private sector developers.

9.7.9 PRIORITY PROGRAMME NINE: EMERGENCY HOUSING PROGRAMME

The Emergency Housing Programme is a programme provided for in Part 3 Volume 4 of the National Housing Code. According the Housing Code “The main objective of this Programme is to provide temporary assistance in the form of secure access to land and/or basic municipal engineering services and/or shelter in a wide range of emergency situations of exceptional housing need through the allocation of grants to municipalities”.

Table 54: Application of the Programme

Emergency Housing Programme Programme funds: Land acquisition, temporal shelter or supply of materials for construction, Repair and/or reconstruction of existing damaged formal housing, Relocation assistance.	
Covered Emergency Circumstances	Who will be assisted
Homelessness as a result of a declared state of disaster. Homelessness as a result of extra ordinary occurrences – floods, strong winds, severe rainstorms / hail, snow, devastating fires, earthquakes, sinkholes or large disastrous industrial incidences. In the way of engineering services – water, sewerage, power. Evicted or threatened with eviction from land or unsafe buildings. Live in conditions that pose immediate threats to life, health and safety.	<ul style="list-style-type: none"> • The normal subsidy criteria will not apply • Income may exceed R3500 pm • Minor headed households • Persons without dependents • Non first time owners • Previous beneficiaries • The Aged • Foreign citizens conditions prescribed by Home Affairs on a case by case basis

Emergency Housing Grant Purpose of Grant funds: To provide funding to provinces for provision of temporary shelter assistance to households affected by disasters or a housing emergency. To provide funding to provinces to repair the damage to housing for low income households following a disaster or housing emergency if the costs of the repairs are less than the cost of relocation and provision of temporary shelter.	
Outputs	Who will be assisted
Emergency and short term assistance to households affected and impacted by and/or disasters, through: <ul style="list-style-type: none"> - Provision of temporary shelter. - Temporary relocation of households to safer accommodation and/ or shelter. - Repairs to damaged houses following a disaster. 	<ul style="list-style-type: none"> • Existing shelter has been destroyed or damaged by a disaster. • Displaced following a disaster. • Relocation due to prevailing material (i.e. physical) conditions posing an immediate threat to the adequacy and safety of their existing housing as a result of a disaster

Emergency Houses:

All 39 temporal houses have been completed in ward 1, 5, 6, 11, 18,19, 20, 31 & 33 to assist some of the beneficiaries that were identified through this programme. Another 21 are being constructed in ward 11 for people who were affected by “Elios”. The permanent structures will be constructed using the OSS programme as the IA has been appointed. Priority will be given to the beneficiaries of these temporal structures.



9.7.10 HOUSING AFFORDABILITY AND ELIGIBILITY

Currently persons who fall under the gap market category (i.e. R7501-R15000) have a challenge in accessing government housing subsidy and bonds from financial institutions. In most cases this category include professional such as nurses, teachers, administration clerks etc.

The President of the Republic of South Africa, Mr. JG Zuma in his State of the National Address on 9 February 2012 stated that R1 billion guarantee funds announced in 2010 to promote access to loans will start its operations in April 2012 and will be managed by the National Housing Finance Corporation. The scheme will enable the Banks to lend to people earning between R3500 and R15 000. The fund will be able to obtain a subsidy of up to R83 000 from Provinces, to enable them to obtain housing finance from an accredited Bank.

Each National Housing Programme has its specific eligibility criteria. The general eligibility criteria are clarified below:

A person only qualifies for a housing subsidy if he or she is:

- A lawful resident of South Africa or in possession of permanent residence status
- Legally competent to contract (must be 18 years old and above)
- Not yet benefited from Government assistance
- Previously owned a fixed residential property
- Married or cohabiting
- Single with financial dependents who reside permanently with housing subsidy applicant.
- Earns between R0 – R3500
- Persons classified as military veteran with proof of service and details of social services received
- Persons classified as aged (60 and above) with or without financial dependents qualify: Aged persons can be qualified as persons who have attained minimum age set to qualify for Government's old age social grant.
- Persons classified as physically challenged qualifies whether single, married or cohabiting or single with financial dependents
- Single persons without financial dependents qualify for a serviced site or can apply to the MEC for a waiver in order to receive a low income housing subsidy.

Financed Linked Individual Subsidy (FLISP): According to the 2012 State of Nation Address by the President of Republic of South Africa, Mr. JG Zuma, persons earning between R3501 – R22 000 will now qualify for the Financed Linked Individual Subsidy as from April 2012. This quantum was revised in April 2018 to R22 000 from R15 000.

Housing Consolidation Subsidy: Persons who are beneficiaries of Land Restitution Programme qualify for a Housing Consolidation Subsidy and the follow criteria are applicable:

- Serviced site: qualify for a housing consolidation subsidy
- Unserviced site: qualify for a subsidy to service the site and for the construction of a top structure
- Where not site has been provided: a person qualify for the purchase of a serviced site and/or a housing subsidy for the construction of a structure.

Community Residential Units (CRU): The programme facilitates the provision of secure, stable rental tenure for the lowest income persons (e.g. income less than R3500 per month) who are not able to be accommodated in the formal private rental and social housing market.

Social/ Rental Housing: The Social Housing programme seeks to provide a rental or co-operative housing options for low income persons at a level of scale. The targeted persons are people earning between R3501 – R1500 per month.

Enhanced Extended Discount Benefit Scheme (EEDBS): This programme applies to state financed properties first occupied before 1 July 1993 and stands or units contracted for by 30 June 1993 and allocated to individuals by 15 March 1994. The programme entails discounting of an amount up to the prevailing housing subsidies on the loan/purchase price/ purchase price balance of the properties in question.

9.7.11 BENEFICIARY NOMINATION CRITERIONS

The Municipality currently does not have the Housing Allocation Policy. The Municipality has developed Allocation Guidelines for urban projects to assist as an interim measure while waiting for the Provincial Allocation Policy to be approved as well as the Implementation of the National Housing Needs Register (NHNR).

In-terms of the Guidelines the following Categories have been identified as categories of importance:

- Preference will be given to residence of uMhlathuze Municipality.
- Cluster wards
- Older persons (above 60 years and older)
- Disabled persons
- The totally homeless
- Women/child headed households
- Military Veterans
- Households faced with eminent evictions as part of Court eviction
- Displacements from other programmes like informal settlements, hostels, Enhanced Extended Discount Benefit Scheme (EEDBS).

10. LAND SUITABLE FOR FUTURE HOUSING DEVELOPMENT

One of the primary challenges facing the uMhlathuze Municipality is the identification of suitably located land for development. The Municipality has recognized this need through focusing much of its capacity to the investigation of land that is suitable for housing development. The identification of land is a priority of the Municipal IDP and SDF.

The uMhlathuze Municipality's Spatial Development Framework identifies a number of expansion areas as future development nodes. All these properties are privately owned. However, the Municipality is heavily reliant on stakeholders such as Department of Human Settlements, Housing Development Agency (for social housing development) and the Department of Rural Development & Land Reform to assist with acquiring of suitable land for housing development which is currently privately owned or state owned.

These expansion areas were identified given due consideration to, amongst others, geotechnical, air quality and environmental constraints. Apart from these listed constraints, planning principles were also applied. Some of the main principles relate to developing a more integrated urban structure, infill development and also creating economic opportunities in proximity to areas of dense settlement. Out of eight proposed expansion areas, seven of them will accommodate housing development in different categories (i.e. medium, high, mixed etc). These include the following:

The following information is provided in respect of each of the identified expansion areas.

- location
- ownership
- availability of bulk and/or connector services
- accessibility in terms of transport and economic opportunities
- linkage to Spatial Development Framework

Table 6: Land Suitable for Housing Development: SDF Proposed Expansion Areas

PROJECT NAME	LOCATION	LAND OWNERSHIP	PROJECT TYPE	BULK AVAILABILITY	SDF LINK
Expansion Area A	Esikhaleni-Vulindlela Corridor	Mkhwanazi Traditional Authority (Mkhwanazi Community)	Mixed Residential	Yes	Yes
Expansion Area B	Felixton	Private	Mixed Residential	No	Yes
Expansion Area D	Empangeni	Private	High Residential	No	Yes
Expansion Area E	Empangeni	Private	Mixed Residential	No	Yes
Expansion Area F	Richards Bay-Birdswood-Mandlazi & Veldenvlei	State	Mixed Residential	No	Yes
Expansion Area G	Nseleni Interchange	Private	Mixed Residential	No	Yes
Expansion Area H	Empangeni (Empangeni Mega Housing)	Council	Mixed Residential	No	Yes

The table below indicated identified State owned land that is suitable for housing development:

Table 56: State Owned Land Suitable for Housing Development

Erf Number	Ownership	Hectares
11488	State	217
16833	State	920 (100 ha required)
Portion 1 of Erf11489	State	368
16715	State	537

10.1 EXPANSION AREA A

Expansion area A (Esikhaleni-Vulindlela Corridor) has been identified as priority number 1 for possible relocation of Mzingwenya settlement communities who are located in a 1:100 year floodline. The expansion Area A is currently subject to a commercial forestry lease with a small portion of the corridor having been developed as a municipal cemetery.

During 2007, the uMhlathuze Council commissioned a concept layout for the area that proposed a mix of residential, commercial and industrial uses. Of the 650 ha for which concept layout was done in 2007, nearly 300 ha was indicated for residential purposes. It is very important to bear in mind that as little as 100 ha could alleviate housing development pressures in Esikhaleni (the uMzingwenya settlement as well as overflow from the hostel refurbishment process) and from other critical intervention areas in the municipality. The current single residential development density in Esikhaleni is 24 units/ha. By applying the prevalent density to the possibly required 1300 units (for uMzingwenya alone) would require about 60 ha of land.

The City of uMhlathuze requires access to at least 100ha of land in the Esikhaleni Vulindlela Corridor (Area A). The following cost estimates have recently been provided:

- Cost for partially cultivated, uneven land = R60 000/ha
- Cost for level, well planted areas = R100 000/ha
- Estimated 50 ha @ R60 000 = R3 million
- Estimated 50 ha @ R100 000 = R5 million

It is therefore estimated that the uMhlathuze Council would require between R6 million and R10 million to purchase 100 ha of land in the Esikhaleni Vulindlela Corridor (Area A) for the purposes outlined above.

10.2 AQUADENE EXTENSION

The Proposed Aquadene Extension is situated in portions of Erf 11488 with an extent of approximately 217 hectares. It is understood that, this portion of land is in the ownership of the Department of Human Settlements. The proposed yield per hectare is 10 000m²/60m² which equals to 166 units in General Residential 2 zoning.

Advantages of the site include:

- Proximity to Infrastructure services
- Accessibility
- Close proximity to the economic opportunities
- Owned by organ of state

Map 24: SDF Expansion Area A



10.3 PLANNED PRIVATE HOUSING DEVELOPMENT

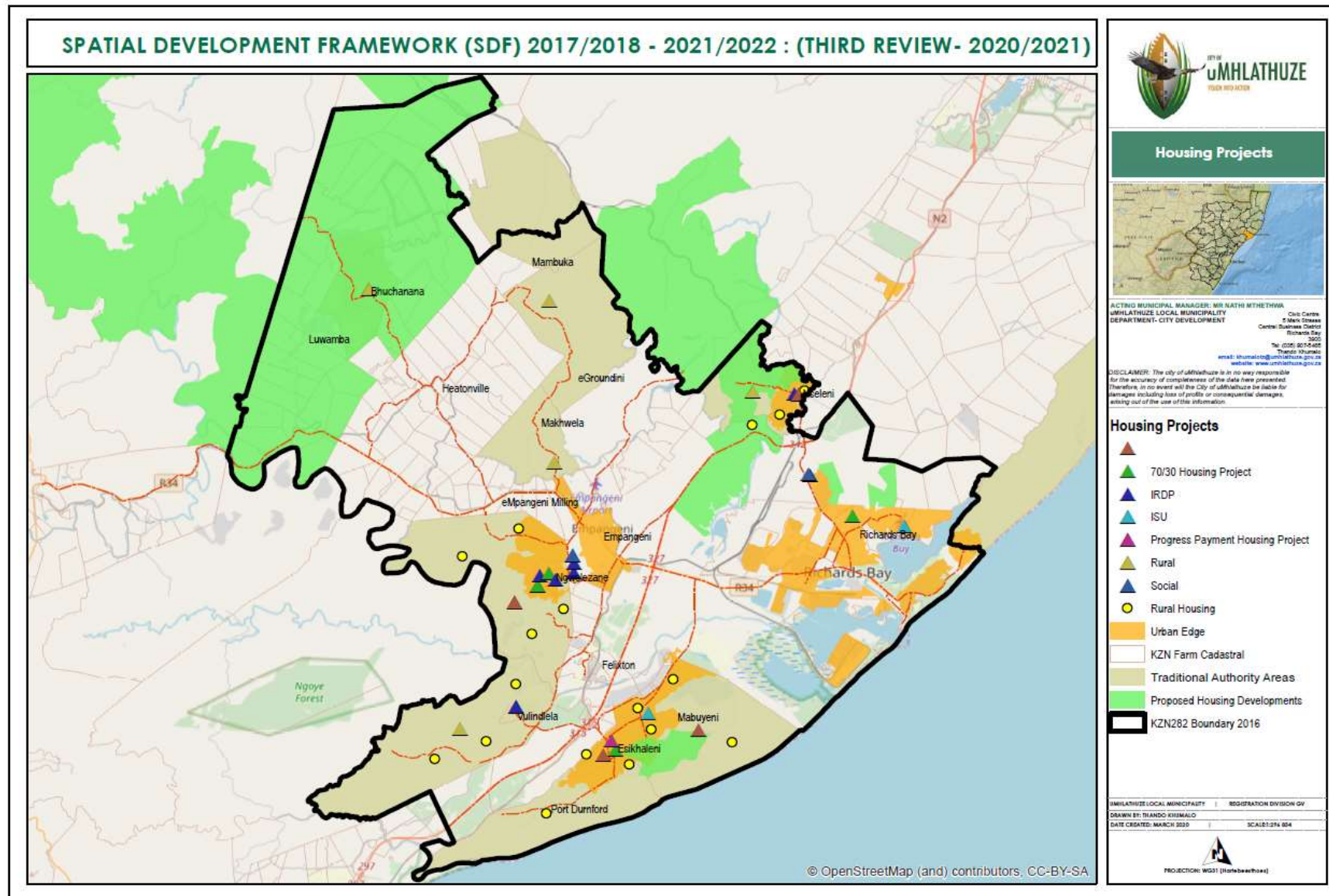
The following table provides some details on housing developments being pursued by the private sector.

Table 577: Planned Private Initiated Projects

PROJECT NAME	LOCATION	LAND OWNERSHIP	PROJECT TYPE	BULKS AVAILABILITY	SDF LINK
Carsdale Housing Development	Empangeni	Private	Mixed Residential	Yes: possibility to be upgraded	Yes
Hillview Extension	Empangeni	Private	Low-Medium Residential	Yes: possibility to be upgraded	Yes
Westview Medium Housing	Empangeni	Private	Low-Medium Residential	Yes: possibility to be upgraded	Yes
Royal Creek	Richards Bay	Private	Mixed Residential	Yes: possibility to be upgraded	Yes

11. UMHLATHUZE HOUSING STATUS QUO

Map 25 Housing Projects



In this section, details are provided in respect of Urban Projects, Rural Projects as well as the implication of land reform related issues in the municipality.

11.1 URBAN PROJECTS COMPLETED

Table 58: Urban (Greenfield and Brownfield) Projects

PROJECT NAME	REFERENCE NO.	WARD	NO. OF SITES/UNITS	STATUS
Dumisani Makhaye Village Phase 1	K199900054	9	1191	Completed in 1997/1998 financial year
Dumisani Makhaye Village Phase 5	K199900054	24	313	Completed in 2009/2010 financial year
Dumisani Makhaye Village Phase 7	K11010002	24	547	Completed in 2018/19 Financial year
Dumisani Makhaye Village Phase 6 & 8	K14050025	9 and 24	133 low income 1020 Social Housing 82 Flisp	Internal Bulk services have been completed in the 2018/2019. Bulk water & sewer has been completed. Intersections and access roads have been completed.
Aquadene Housing *Internal Services)	K16030010	26	615 low income 1579 CRU/Social	The IA has completed the internal services (water, sewer and roads). Bulk storm water and water has been completed while sewer is at 98% overall progress.
Empangeni Mega Housing Project		5, 24 and portion of 23	10061	Internal bulks services (water, sewer, roads and storm water) have been completed for phase 1. External bulk water is at 100% and upgrade of outfall sewer has been completed. Phase 1 is ready for top structures. Phase 2 has started with installation of internal bulk services.
Esikhaleni Hostel Upgrade(CRU's) (Roof replacement)	8/2/1UMH608-19/20	20	360	Roof replacement at Esinqobile and Impala Flats/hostels has been completed.

11.2 RURAL PROJECTS COMPLETED

Table 59: Rural Projects

PROJECT NAME	REFERENCE NO.	WARD	NO. OF SITES	STATUS
Mkhwanazi Rural Housing	K09090003	10,11,18,19,22 & 30	1000	The project was closed at 952 houses built and 48 outstanding are currently built under OSS programme
Madlebe Rural Housing	K10080001	24,25,27,28 & 29	1000	Completed in 2012/13 financial year
Dube Rural Housing	K11030015	12,13,14,15,16 & 17	1500	The project was closed at 1487 house built and 13 house outstanding are currently built under OSS programme
Bhejane/Khoza Rural Housing	K09090002	5,6,7 & 8	1200	Completed in 205/16 financial year
Buchanana Rural Housing		33	1500	Stage 1 activities have been completed. The feasibility study identified 1347 households that need houses. The municipality has submitted an application pack for stage 2 activities which is the construction of top structures.
Luwamba Rural Housing	K14050027	31	1000	Stage 1 activities have been completed. The feasibility study identified 467 households that need houses. The municipality has submitted an application pack for stage 2 activities which is the construction of top structures.
Mkhwanazi and Dube Rural Housing Project (OSS)	K19010001/1	10,11,12,13,14,15,16,19,22 & 30	61	The contractor managed to build 49 houses and 13 houses are outstanding. The IA withdrew from the project and the department is in the process for appointing a new IA to complete the outstanding houses.
OSS houses	K14020017/27	11, 13, 22 & 29	41	The project has been completed and all 41 houses constructed.
Emergency Houses	K19030003/12	1, 5, 6, 11, 18,19, 20, 31 & 33	37	Construction of 37 temporal emergency houses have been completed in 2019/20 financial year

Emergency Houses		11	21	Construction of temporal emergency houses have been completed in 2021/22 financial year.
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MUNICIPAL EXTERNAL INFRASTRUCTURE PROJECTS TO SUPPORT IRDP HOUSING PROJECTS

No	Project Name	Task	Duration	Project Value	Progress (%)	Implementation Date/ Planned Implementation Date	Completion Date
1.	Dumisani Makhaye Village Phase 6 & 8	External Bulk Services	12 Months	R 11 800 039.00	100%	July 2019	May 2019
2.	Aquadene Housing Project	External Bulk Sewer	12 Months	R 29 347 266.70	98%	December 2016	July 2020
		Storm Water Northern Outfall	12 Months	R 17 039 201.42	100%	November 2018	June 2020
3.	Empangeni Mega Housing	Bulk Water Rising Main	12 Months	R 18 181 818.18	100%	July 2017	December 2020
		Upgrade Empangeni Outfall Sewer	16 Months	R 35 377 184.62	100%	March 2019	March 2021
4.	Dumisani Makhaye Village Phase 8	Access Intersection	5 months	R 10 038 475.00	100%	January 2021	July 2021

11.3 LAND REFORM PROGRAMMES

Land claims are made against the State in terms of the Restitution of Land Rights Act (No. 22 of 1994) and are resolved by way of physical land redistribution or other appropriate/practical means, e.g. financial compensation. Following the commencement of the Restitution of Land Rights Amendment Act (Act No. 15 of 2014), people who missed the 31 December 1998 deadline to lodge land claims now have an opportunity to lodge claims until 30 June 2019. It is important to note that the intention of land claims is **not** to stop development.

The Municipality is constantly engaging with the Land Claims Commission to attend to matters relating to land claims in the municipal area.

It has been determined that the following land claims in the municipality are being attended to:

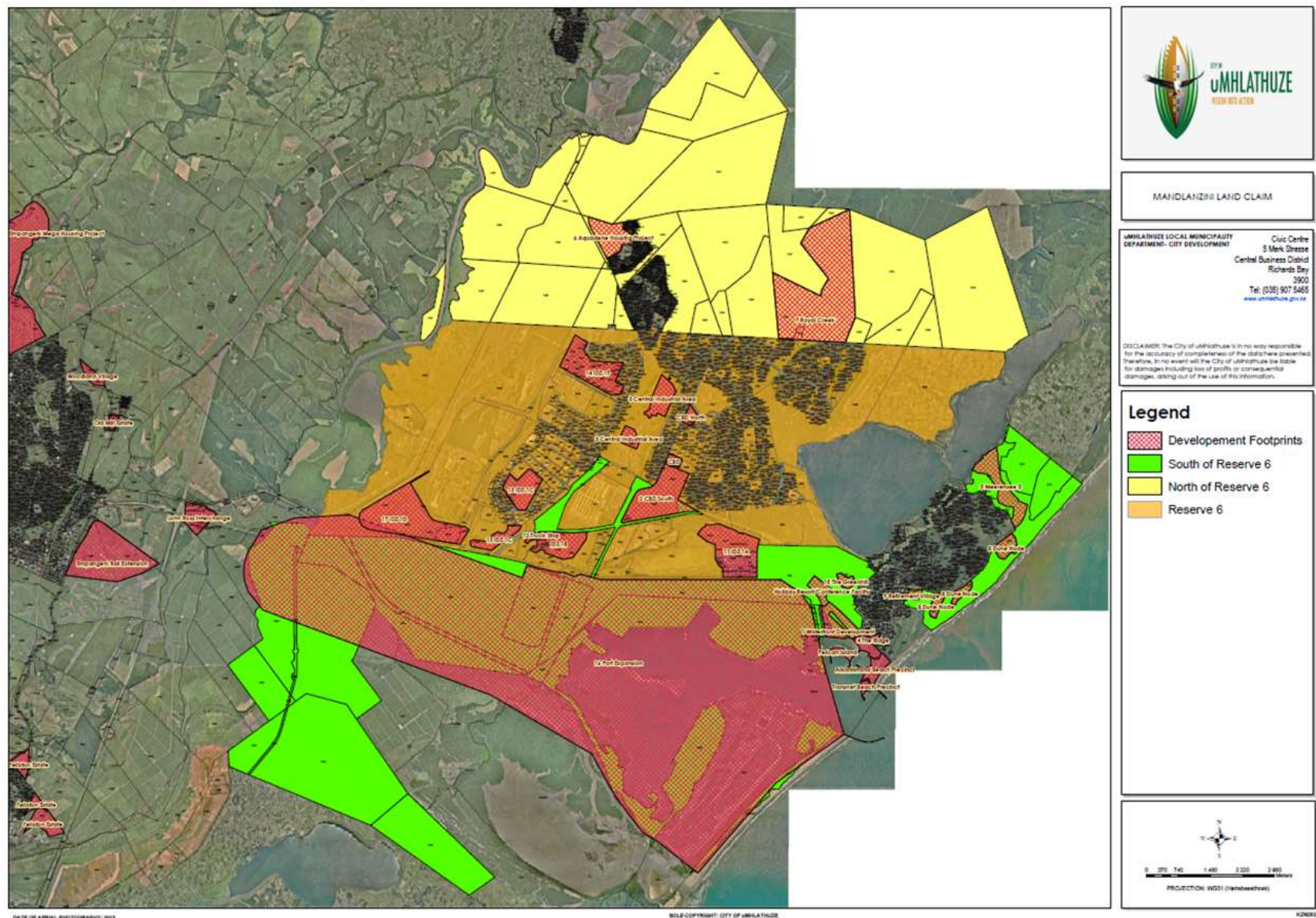
1. Mandlazini / Mambuka Land Claim (Ref No Krn6/2/2/E/21/0/0/3)
2. Mambuka Amendment Claim (Amendment Notice 255 Of 2017)
3. Mbonambi Land Claim (Ref No Krn6/2/2/E/21/0/0/67)
4. Mndaba Group Land Claim (Ref No Krn6/2/2/E/21/0/0/53)

Mapping, based on information available, in respect of numbers 1, 2 and 3 above is provided. The relation of the Mambuka claim in relation to developments is also indicated.

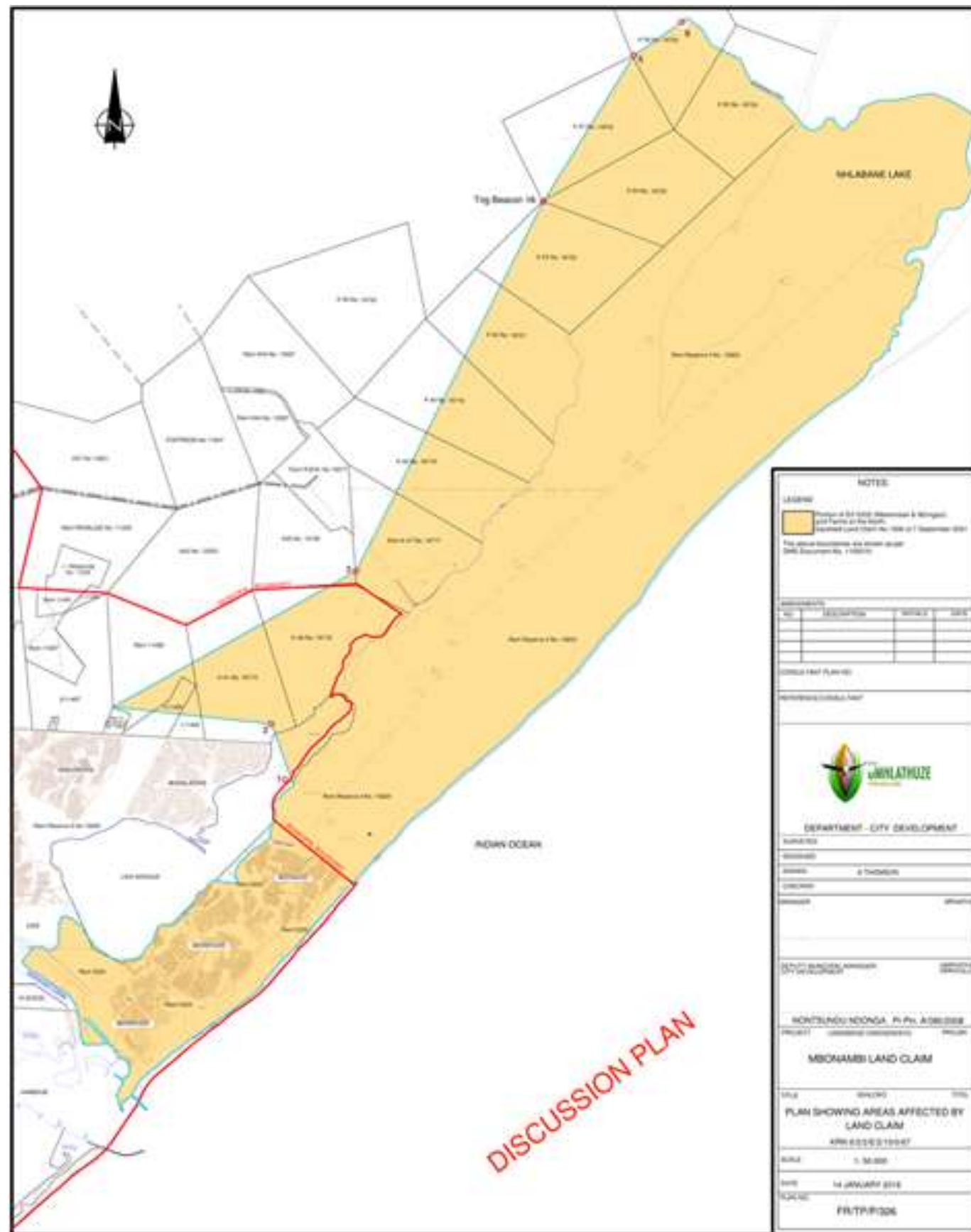
In recent months, land claims in respect of Mkhwanazi and Obizo (Cebhekulu) have been finalised and, once detailed information is available, such will be included into this document.

The opportunity to lodge land claims has been extended to 30 June 2019 and, to a degree, some developers feel uncertain about the prospects of pursuing a development on land that may be subject to claim in future. However, the Regional Land Claims Commission has made it clear that the intention of land claims is not to hinder development.

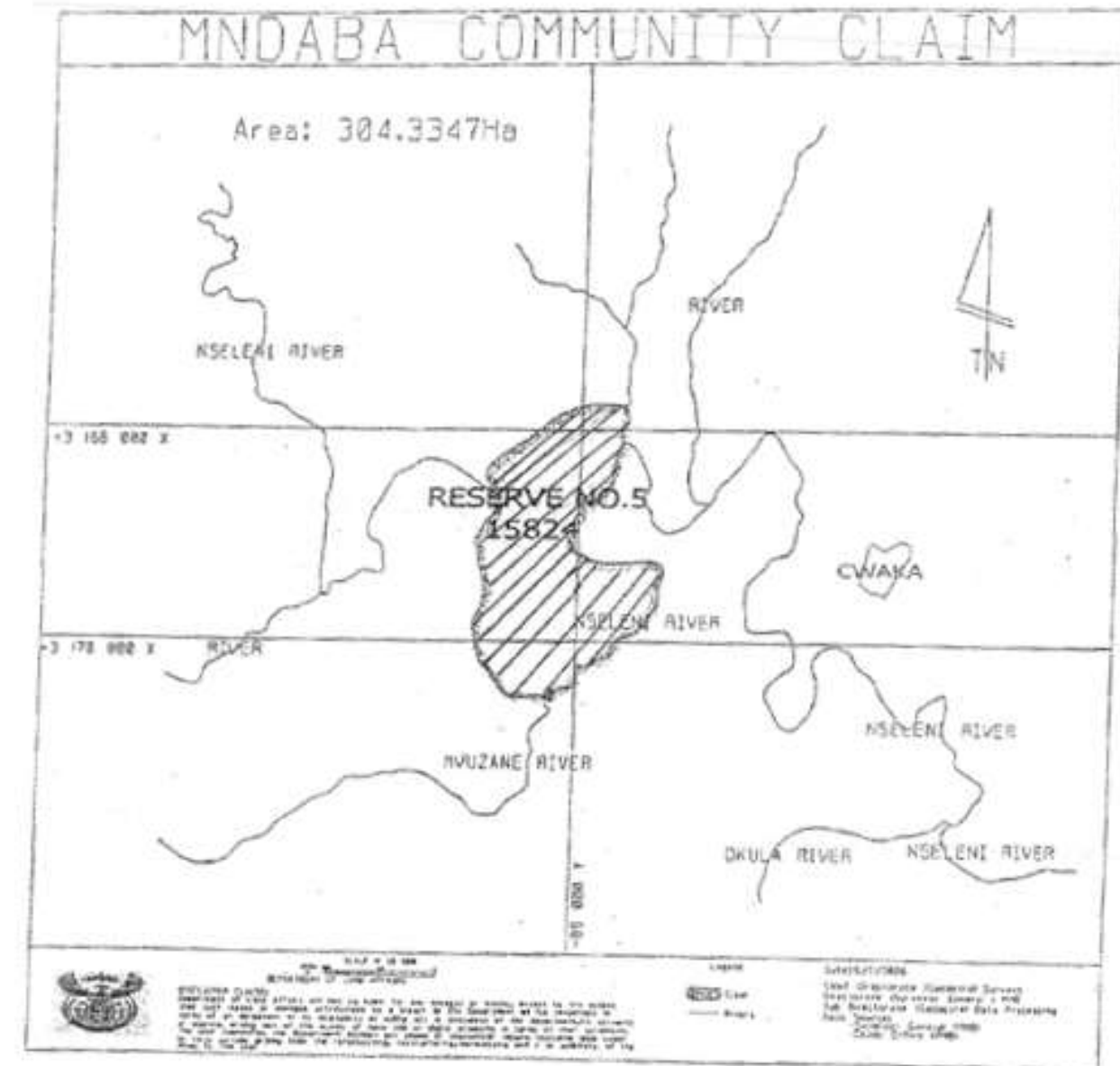
Map 26: Extent of Original and Extended Mambuka Land Claim



Map 27: Mbonambi Land Claim



Map 28: Mndaba Land Claim



12. HOUSING DELIVERY/IMPLEMENTATION PLAN

Table 60: THE TABLE BELOW INDICATE CURRENT AND PLANNED PROJECTS

CURRENT PROJECTS

No	Name	Type	Instrument	Ward	Sites	Progress/Comments	Project Value	Implementation Date/ Planned Implementation Date	Completion Date
1.	Dumisani Makhaye Village Phase 6 & 8	IRDP	FLISP	9	FLISP: 82	The IA has started building FLISP houses and 5 have been completed.	TBD	October 2021	March 2023
			Low income houses	24	133	The IA is also ready to commence with Phase 8 which is low income houses and most beneficiaries have been approved on the HSS. Platforms have been cut.	BNG/Low income houses R17 731 682.09	March 2022	February 2023
			Social Housing	9	1020	The Social Housing Institute (SHI) for social housing has been appointed and the project has been endorsed by the Provincial PSC. The SHI is busy with packaging of the project to submit to SHRA for funding approval.	TBD	TBD	TBD

No	Name	Type	Instrument	Ward	Sites	Progress/Comments	Project Value	Implementation Date/ Planned Implementation Date	Completion Date
2.	Aquadene Housing Project	IRDP	Low income houses	26	615	Finalise bulk services and to meet the conditions of establishment. Beneficiaries identification process has commenced.	TBD	Anticipated Date April 2023	
		IRDP	Social Housing	26	1000	The SHI has been appointed and the project endorsed by the Provincial PSC. The SHI is busy with project packaging for SHRA approval.	TBD	Anticipated Date June 2022	TBD
3.	Empangeni Mega Housing Project Phase 1	IRDP Approx. 1745 units Phase 1A:488 units Phase 1B:592 units Phase 1C: 665 units	Low income houses	24	146 houses	Low income houses: The application for BNG top structures to be submitted to the DoHS, awaiting approval of the list by Council.	TBD	Anticipated Date June 2022	TBD
			Serviced sites	24	405 sites	Serviced sites: Municipality to finalise the service sites disposal process.	TBD	Anticipated Date June 2022	TBD
			Social Housing	24	Estimated 1400 units	Social Housing: The municipality is in the process of appointing the SHI.	TBD.	TBD	TBD
			FLISP	24	136 Free standing	FLISP: The IA is busy with preparation to	TBD	Anticipated Date June 2022	TBD

No	Name	Type	Instrument	Ward	Sites	Progress/Comments	Project Value	Implementation Date/ Planned Implementation Date	Completion Date
					400 HRD	implement the programme.			
4.	Empangeni Mega Housing Project Phase 2 (Internal Bulk Services)	CRU/Social/ low income housing and FLISP	IRDP	5	Phase 2: 8316 units	The contractor for internal bulks services (water, sewer, roads) is sitting at 25%.	R69 021 855.76 for internal bulk services.	Internal services October 2020.	Internal services October 2024.
5.	Mzingazi Village In-Situ Upgrade	Urban In situ Upgrade and partial relocation (Urban Greenfield)	Informal Settlement Upgrade	1	Approximately 2500 sites	Planning stage	R1,800,000 for Planning Stage (PDA process)	2019/20	2021/22
6.	Operation Sukuma Sakhe project	Rural Low income housing	Rural	31,32 & 33	235 houses	IA to commence with construction of top structures	R29 747 422.46	2021/2022	2022/2023
7.	Buchanana Rural Housing	Rural Low income housing	Rural	33	1347	Construction of houses in phases. Awaiting the Department of Human Settlements approval.	TBD	Anticipated date May 2022	TBD
8.	Luwamba Rural Housing	Rural Low income housing	Rural	33	467	Construction of houses. Awaiting the Department of Human Settlements approval.	TBD	Anticipated date May 2022	TBD
9.	SDF Expansion Area A	IRDP	CRU/Social and low income housing	17, 19, 20	1300: Low income housing sites (Mzingwenya River Settlement)	IA has been appointed and is busy with planning.	Cost for partially cultivated, uneven land = R60 000/ha	TBD	TBD

No	Name	Type	Instrument	Ward	Sites	Progress/Comments	Project Value	Implementation Date/ Planned Implementation Date	Completion Date
					3636: CRU/Rental Housing		Cost for level, well planted areas = R100 000/ha -Estimated 50 ha @ R60 000 = R3 million. Estimated 50 ha @ R100 000 = R5 million		
10.	Mandlazini Village In-Situ Upgrade	Urban In situ Upgrade and partial relocation (Urban Greenfield)	Informal Settlement Upgrade	4	Approximately 750 sites	Planning stage	TBD	TBD	TBD
11.	Mzingazi Village In-Situ Upgrade	Urban In situ Upgrade and partial relocation (Urban Greenfield)	Informal Settlement Upgrade	1	Approximately 2500 sites	Planning stage	R1,800,000 for Planning Stage (PDA process)	2019/20	2021/22
12	IDT Area (People's Housing Process Ngwelezane)	In-situ upgrade/ Slums Clearance	EPHP	27	Approx. 250 (138 sites approved by Department of Human Settlements)	21 were paid in 2019/20. Re-layout and land surveying outstanding.	R 1,789,309	2013/2014	TBD

PLANNED PROJECTS

No	Name	Type	Instrument	Ward	Sites	Houses Constructed/Services Progress	Project Value	Implementation Date/ Planned Implementation Date	Completion Date
1	Vulindlela/University of Zulu-Land Informal Settlement	In situ Upgrade (Urban Edge/Peri-Urban and partial (Urban Greenfield)	Rural/ Informal Settlement Upgrade	30	To be determined during project planning stage	Planning stage	Household count to be conducted in order to determine the number of households to be relocated	TBD	TBD
2	Nseleni Informal Settlement	In situ Upgrade (Urban Edge/Peri-Urban) and partial relocation (Informal Settlement Upgrade & Relocation	5,6,7 & 8	To be determined during project planning stage	Planning Stage	Request for Reservation of funding has been submitted to the Department	Planning/alternative process underway	TBD
3	Ngwelezane Hospital: Erf 1241	Urban In situ Upgrade and partial relocation (Urban Greenfield)	Informal Settlement Upgrade & Relocation		To be determined during project planning stage	Planning Stage	Household count to be conducted in order to determine the number of households to be relocated	TBD	TBD
4	Mkhwanazi Rural Housing 2	Rural In-Situ upgrade	Rural	10, 11 13, 15 17, 18 19, 20, 22	1000	Pre-Planning	TBD	TBD	TBD
5	Madlebe Rural Housing 2	Rural In-Situ upgrade	Rural	24, 25 27, 28, 29	1000	Pre-Planning	TBD	TBD	TBD

6	Dube Rural Housing 2	Rural In-Situ upgrade	Rural	12, 13 14, 15 16, 17	1000	Pre-Planning	TBD	TBD	TBD
7	Bhejane Rural Housing 2	Rural In-Situ upgrade	Rural	5, 6,7, 8	1000	Pre-Planning	TBD	TBD	TBD

NB: Some of the families from the above-mentioned informal settlements areas will be relocated to a greenfield project as they are that they are situated within flood-lines, unstable land and wet lands.

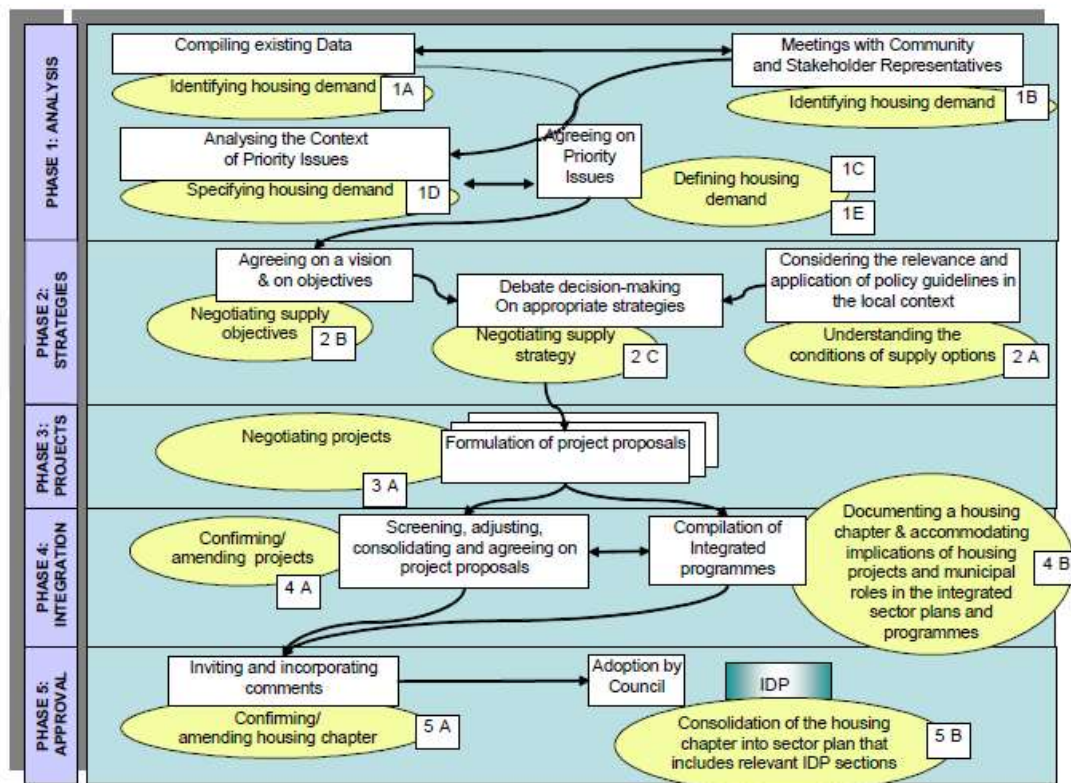
Table 61: MUNICIPAL EXTERNAL INFRASTRUCTURE PROJECTS TO SUPPORT IRDP HOUSING PROJECTS

No	Project Name	Task	Duration	Project Value	Progress (%)	Implementation Date/ Planned Implementation Date	Completion Date
1.	Aquadene Housing	Access Roads	8 months	Estimated R 9 Million	0%	Anticipated Date September 2022	April 2023
2.	Aquadene Housing	Storm water Transnet channel	12 months	TBD	0%	TBD	TBD

13. PARTICIPATIVE PROCESS

The participative approach for the development of the municipal Human Settlements Plans can be summarised by the following diagram.

Diagram 28: IDP and Municipal Housing Sector Plan Alignment Model



Phase 1: Analysis: identify housing demand both through analyzing existing data and through meeting with communities and relevant stakeholders. Thereafter demand is specified and defined to ensure congruence with the IDP requirements.

Phase 2: Strategies: considering the relevance and applicability of housing sector policy guidelines within the municipal context. Targets for housing delivery would be specified and the methodology for their achievement clarified in this stage.

Phase 3: Projects: Housing projects formulated in the stage must fundamentally relate to the achievement of the objectives and strategies developed in phase 2.

Phase 4: Integration: The compilation of sector programmes and plans in this phase is meant to ensure that the collective impact and resource requirement of individual housing projects makes most efficient use of all available resources.

Phase 5: Approval: The stage requires the confirmation and amendment of projects to ensure:

- Alignment with overall IDP objectives and strategies;
- Consolidation of the requirements of individual projects from resources available;
- The technical, financial, environmental and institutional viability of projects individually and collectively;
- The achievement of coherence and integration between the projects of different sectors;

The benefits of scale to be achieved by structuring similar projects as part of an integrated programme. It is essential to consultation and communicates with all stakeholders in the housing development process in order to monitor the project progress, address challenges and ensure access to information.

Housing Forum

The Housing Forum is the body that is responsible for making technical decisions and input regarding human settlements programmes and projects. It also attends and makes decisive decision regarding human settlements related challenges. It consists of Provincial Human Settlements officials, Municipal officials, Implementing Agents, Ward Councillor/s.

Project Steering Committee

The Project Steering Committee acts as support the Housing Forum making technical decisions and inputs that are project specific. It consists of Provincial Human Settlements officials, Municipal officials, Implementing Agents, Ward Councillor/s, Traditional Council representatives, Ward Committees.

Technical Team meetings

The Technical Team is a project specific committee responsible for the smooth implementation of the project, quality assurance, and safety assurance. It is also responsible for making technical decision and inputs in respect of the specific project. It consists of quantity surveyors, civil engineers, project managers, members of the Project Steering Committee, Ward Councillor/s, Municipal officials, Human Settlements officials, National Home Builders Registration Council, Implementing Agents, occupation and safety officers.

Public and Stakeholder Participation Programme

The consultation and stakeholder participation meetings were held as part of the IDP Roadshows as per the table below:

Table 62:

CLUSTER	WARDS	VENUE	DATE	TIME
1	Ward Committees	KwaHlanganani Hall	07 September 2021	11H00
2	Ward Committees	Ngwelezana Town Hall	07 September 2021	15h00
3	Amakhosi	R/Bay Civic Centre (Council Chamber)	09 September 2021	11H00
4	31, 32 & 33	Macekane Sportsfield	11 September 2021	13h00
5	9,23,24,25,27,28, 29	Ngwelezana Sportsfield	12 September 2021	13h00
6	10,11,30 & 34	Vulindlela Sportfield	03 October 2021	13H00
7	15,16,17,18,19,20,21 & 22	ESikhaleni TVET (College)	03 October 2021	13H00
8	12,13,& 14	Ndesheni Sportsground	03 October 2021	13H00
9	1,2,3,4,5,6,,8,& 26	Mzuvukile Sportsground	03 October 2021	13H00

14. HOUSING CONSUMER EDUCATION

The Housing Consumer Education Programme is a Department of Human Settlements initiative aiming at capacitating Municipal housing officials, Councillors, Traditional leaders, housing beneficiaries, implanting agents and other stakeholders to understand their role and involvement in the housing development.

Amongst others, the following are the outcomes of the Housing Consumer Education:

- How to prevent corruption.
- Understanding the mandate of National Department of Human Settlements.
- How to access information.
- Understanding the key housing legislation and policies.
- Understand the housing roles and responsibilities of all spheres of Government.
- Understand the housing subsidy as an asset (socio-economic benefit of owning a home).
- Understand the role of housing beneficiaries/consumers etc.

uMhlathuze Municipality is committed in educating all its citizens in understanding available human settlements programmes and also ensuring that they are well-informed about housing projects within the city. Housing Consumer Education is conducted every quarter in different wards.

Housing consumer education is done in conjunction with the KZN Department of Human Settlements, NHBRC and Eskom when they are available. In the municipality all relevant sections such as Rates & Services Collection, Waste Management and Electricity participate in the programme.

Continuous engagements with community on human settlements are also done through IDP Roadshows and ward community meetings.

15. PROJECT CASH FLOW

Table 63:

UMHLATHUZE PROJECT CASH FLOW					
	Sites/units	Mill Value	2020/21 1 April- 31 March	2021/22 1 April- 31 March	2022/23 1 April- 31 March
PLS/Greenfield Dumisani Makhaye Village Phase 8 (BNG Top Structures)	133	R17 731 682.09	R 8 865 841.04	R 8 865 841.04	
Empangeni Phase 2 Bulk services	8421	R 147 955 637.58	R 49 318 545.86	R 49 318 545.86	R 49 318 545.86
Empangeni Phase 1C (BNG Top Structures)	146	R 18 200 000.00		R 9 100 000.00	R 9 100 000.00
Aquadene Housing Project Bulk Services		R 59 318 393.00	R 29 659 196.50	R 29 659 196.50	
Hostel Upgrades Esikhaleni Roof Replacement	02	R 5,8 million	R 5,8 Million		
Mzingazi informal Settlements	2500	R 8 765 575.00	R 2 921 858.33	R 2 921 858.33	R 2 921 858.33
Mzingazi Social Compact & Livelihood	1800	R 3 807 900.00	R1 269 300.00	R1 269 300.00	
Mandlanzini	1200	R 2 538 660.00	R 846 220.00	R 846 220.00	R 846 220.00
Mandlazini Buffer	600	R 1 269 330.00	R 423 110.00	R 423 110.00	R 423 110.00
Mzingwenya	2000	R 4 231 100.00	R 1 410 366.66	R 1 410 366.66	R 1 410 366.66
Nseleni Informal Settlement	3200	R 4 654 210.00	R 1 550 403.33	R 1 550 403.33	R 1 550 403.33
Vulindlela Informal settlements	3000	R 6 346 650.00	R 2 115 550.00	R 2 115 550.00	R 2 115 550.00
TOTALS	23 106	R280 619 137.67	R 104 180 391.72	R 107 480 391.72	R 67 686 054.18

The projections are based on the Provincial Department of Human Settlements Financial Year as the funding is sourced from the department for human settlements for projects.

16. PERFORMANCE MEASUREMENT

MONITORING AND REVIEW

SCOPE OF MONITORING AND REVIEW SYSTEM

Council has a scorecard system for monitoring delivery across all units. The scorecard system has two components – the Service Delivery and Budget Implementation Plan (SDBIP) at a strategic level, and the Performance Management Monitoring at the project level. The SDBIP and the Performance Management Monitoring scorecards are updated quarterly. Auditors also monitor performance management scorecards.

RISK MANAGEMENT

Table 64:

Objective	Risk	Possible Causes	Possible Impact	Control Measures
Human Settlements: Infrastructure and Services Provision	Government Subsidised Housing	Demand is higher than supply of housing due to lead time to deliver housing. Due to amongst other 1. Infrastructure challenges 2. Land availability 3. Funding constraints due to performance linked payments	1. Land Invasions 2. Vandalism of completed housing structure 3. Illegal occupation of completed housing structure 4. Community unrest / protests	1. The Municipal Human Settlements Plan 2. Level 2 Accreditation 3. Standard Operations 4. National Housing Needs Register
Good Governance	Housing Consumer Education	Lack of Education of new housing owners could result in 1. Lack of payment of rates and rentals 2. Registration sale 3. Renting of houses 4. Maintenance issues	1. Loss of revenue 2. Poor management of asset by beneficiary and eventual deterioration of property.	Facilitation of Consumer Education as an ongoing process

17. CONCLUSION AND RECOMMENDATIONS

The municipal IDP has identified human settlements as one of the municipality's priorities. The current and planned human settlements projects have taken into account National and Provincial legislative guideline as well as Municipality Spatial Development Framework strategies and requirements.

It be noted that a housing plan cannot be limited to only housing, but needs to be promoted in such a manner that it gives meaning to the goal of creating viable communities.

It also be noted housing is more than just a structure but it also fulfils different types of needs such as physical, psychological, social, and economic needs.

- Physical Needs: security, peace and human dignity.
- Psychological Needs: sense of space and privacy.
- Social Needs: family gathering area
- Economic Needs: Investment opportunity

Based on the above mentioned statement, it the responsibility of the Municipality to take into consideration all different types of needs related to housing when planning the new housing development.

The Municipal Housing Sector Plan, like the Municipal Integrated Development Plan it need to be reviewed annually in order to accommodate new projects, update current projects information, alignment with National and Provincial Department of Human Settlements and other Sector Department programmes and Municipal sector plans.