

# Maphumulo Municipality

## Housing Development Plan



ROAD R74 (STANGER – GREYTOWN MAIN ROAD)  
SAKHUXOLO SKILLS CENTRE  
MAPHUMULO MUNICIPALITY  
PRIVATE BAG 9205  
4470  
TELEPHONE: 032 481 2047  
FACSIMILE : 032 481 2068

Compiled by: Zakhanya Management Services  
Contact Details: Ms. Beverly Khanyile  
Cell no: 083 634 9985

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### ABBREVIATIONS AND ACRONYMS USED

BNG	-	Breaking New Ground in Housing Delivery
DLA	-	Department of Land Affairs
DLTG	-	Department of Local Government and Traditional Affairs
EPWP	-	Expanded Public Works Programme
MM	-	Maphumulo Municipality
IDP	-	Integrated Development Plan
ISRDP	-	Integrated Sustainable Rural Development Programme
KZN DOH		KwaZulu Natal Department of Housing
KPA	-	Key Performance Areas
KPI	-	Key Performance Indicators
LED	-	Local Economic Development
MDG	-	Millennium Development Goals
MEC	-	Member of the Executive Council
MTEF	-	Medium Term Expenditure Framework
MHDP	-	Municipal Housing Development Plan
NDOH	-	National Department of Housing
NSDRP	-	National Spatial Development Framework
PGDS	-	Provincial Growth and Development Strategy
PHP	-	People's Housing Process
SDF	-	Spatial Development Framework

### **1. EXECUTIVE SUMMARY**

Maphumulo Local Municipality is one of the four local municipalities within Ilembe District Municipality. It is part of Project Consolidate – therefore receiving assistance with improvement of service delivery.

It is predominantly rural with many wards falling within Traditional Authorities. There are 11 Traditional authorities, which are Ngcolosi, Mabomvini, Hlongwa, Kwa Cele, Zubane, Mkhonto, Qadi, Embo, Amambedu, Qwabe Mthandeni, Zulu Nodunga and 11 wards (Refer to map 2: Tribal areas map in annexures attached).

In keeping with the National Housing Policy for the Creation of Sustainable Human Settlements, Maphumulo Local Municipality has prioritised rural housing for provision of houses to people residing in the traditional areas, which constitutes 99.5% of the land within Maphumulo Municipal Boundaries. The middle income, rental houses and are to be prioritised and be included in the municipal IDP. This is based on the needs assessment conducted by the municipality during the IDP review. This will ensure the provision of various housing typologies for people residing within the municipality especially those residing in the areas earmarked for economic development.

According to iLembe District Municipality IDP, significant progress has been made in housing delivery in Mandeni and KwaDukuza to meet the backlog of 40% and 30 % respectively. There has however been limited progress in Ndwedwe and Maphumulo, which have both the backlog of 70%.

There are no hostels to be upgraded, no informal settlements, hence there is no prioritization of the projects linked to informal settlement upgrade and hostels' upgrade.

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According to the Provincial Housing Development Plan (PHDP2005), and Breaking New Ground in Housing Delivery Strategy and the Municipal Systems Act of 2000 which introduced Integrated Development Plans as the primary form of planning to be adopted by all metropolitan, district and local municipalities throughout the country, there is a need to align planning processes within all three spheres of government to ensure an integrated approach to housing planning and service delivery.

This is based on the new paradigm shift for the delivery of housing, which is the Comprehensive Plan for the Development of Sustainable Human Settlements, which reinforces the concept of sustainable human settlements.

Section 9(1) of the National Housing Act, Act 107 of 1997 also reinforce this concept – “every municipality must, as part of the Municipality’s process of Integrated Development Planning, take all reasonable and necessary steps to ensure that inhabitants within its area of jurisdiction have access to adequate housing on a progressive basis”.

The delivery of housing takes on a new dimension, which encompasses all forms of housing in an integrated manner. The main focus of housing delivery is now on the Informal Settlement Upgrade Programme, Rural Housing Development, Middle Income Housing, Emergency Housing Programme, Greenfield and in-situ upgrade, Special Needs Housing, the Rental Housing, ratification of housing with defects and the provision / ensuring of Social and Economic Amenities. The proposed Housing Plan for Maphumulo Municipality will be based on the delivery programmes, which are applicable to its locality. There will also be focus on the poverty alleviation through the use of the Extended Public Works Programme (EPWP) in the Housing Delivery. The principles of (ISRDP) Integrated Sustainable Rural Development Programme, will have to be adhered to

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The plan will also establish linkages with the Provincial Growth and Development Strategy (PGDS) in which key Provincial Priorities are identified. The proposed housing plan will have to be aligned to the KZN Department of Housing strategic objectives, which are aligned to the priorities in the Provincial Growth and Development Strategy and the National Housing Priorities.

The local sphere of government is critical as a point of delivery closest to the people and the BNG strategy recognizes the need for greater synergy between the three spheres of government. Building municipal capacity is therefore a key focus area. The delivery of housing is required to take place within the context of the IDP processes.

The PHDP 2005 introduced allocation of housing subsidies according to population figures per local municipality and housing typology data from the 2001 National Population Census as released by Statistics South Africa. Although not conclusive the housing typology data gives some indication of housing demand per typology. The National Department of Housing is also using Census Data for purposes of allocating funding to Provinces. The MTEF allocation is based on the information on housing projects identified in IDPs. The information provided as current as well planned projects has been supported through the Council resolution and the adoption of the IDP as reviewed.

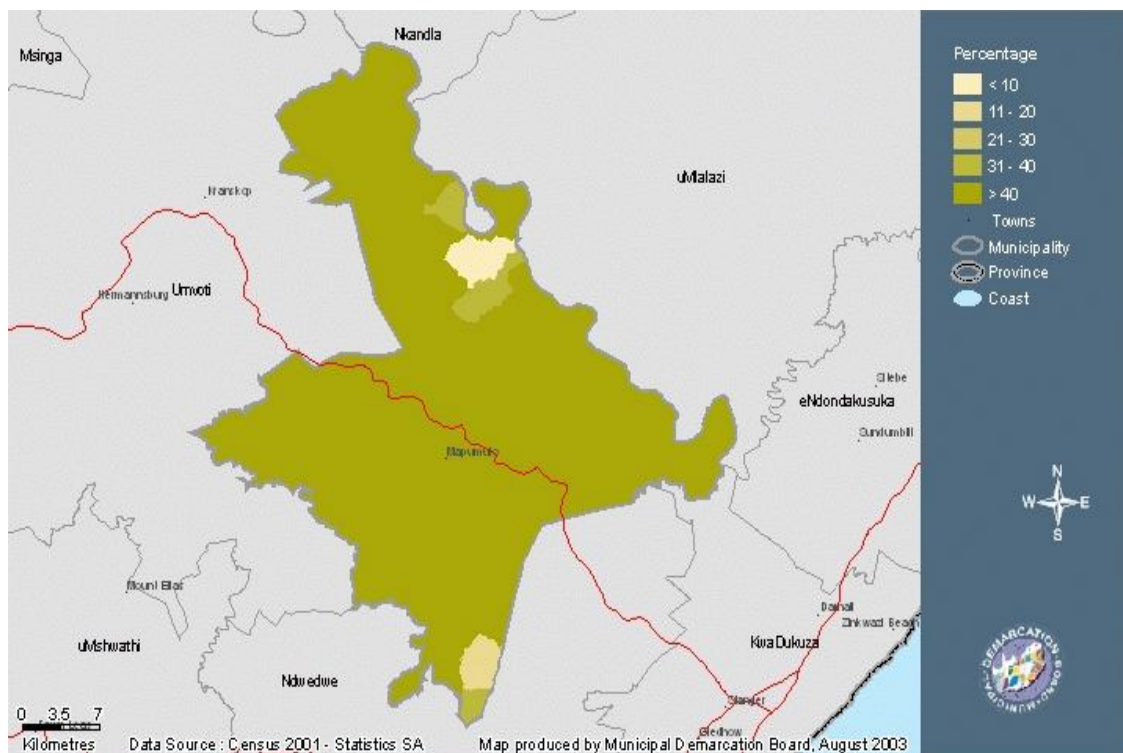


## 2. MAPHUMULO MUNICIPALITY LOCAL CONTEXT

### 2.1 Background

The Maphumulo Municipality (KZ 294) is one of four municipalities that constitute the Ilembe District Municipality (DC 29). It falls within category B municipalities. It is bounded to the north by the Tugela River and extends approximately 30 km to its southern boundary, which is Ndwedwe Local Municipality (KZ 293). The Ndwedwe Local Municipality also serves as the eastern boundary, while Umvoti (KZ 245) forms the western boundary.

A distinguishing characteristic of the Municipality is its predominantly rural character comprising mostly Tribal Land administered by the Ingonyama Trust on behalf of local communities. The policy to be used in the development of housing in the traditional areas will be the Additional Rural Guidelines, which will ensure the in-situ upgrade - where people will have their houses constructed in their homesteads without being relocated to Greenfield projects.



Map 1: Maphumulo Municipality Local Context and also refer to map 1 – Maphumulo Municipality Local Context in annexures attached.

### **2.2 Prioritised Needs**

Based on the consultative process within the 11 wards located in the municipality, the following prioritised needs were determined for the entire Local Municipal area:

1. Water and sanitation
2. Electricity
3. Job Creation, Local Economic Development (LED), Investment and Tourism
4. Roads
5. Housing
6. Agriculture
7. Social Facilities and Services
8. Telecommunications
9. Sports and Recreation
10. Town Planning in Maphumulo Village
11. Nature Conservation

### **2.3 Vision and Mission**

Based on the needs and priorities mentioned above, the municipality adopted, the following vision:

“To improve the quality of life of all residents in Maphumulo Municipality, through the provision of appropriate and adequate infrastructure, social empowerment and promoting local economic development, creating an investment friendly in an environmentally sustainable manner”.

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The mission statement is:

- Creating an enabling environment for economic development
- Empowerment of Municipal staff and social stakeholders
- Ensuring participation of marginalized community especially women, youth, disabled and HIV- AIDS infected and affected.
- Ensuring clean and safe environment.

### **2.4 Maphumulo Municipality Spatial Development Context**

The Spatial Development Framework (Refer to map 3 in annexures) guides decision-making and actions to be undertaken over a multi-year period. It informs future location decisions for development and service provision as well as strengthening the regional and sub-regional linkages. The National Spatial Development Framework (NSDF) describes the national spatial development vision of the government and the basic principles underpinning this vision as:

- Economic growth as a prerequisite for achievement of other policy objectives such as poverty alleviation.
- The government's constitutional obligation to provide basic services to all citizens, including planning for housing provision within the municipal boundaries.
- Overcoming spatial distortions of apartheid planning, future settlement and economic development opportunities that should be channelled into activity corridors and nodes that are adjacent to and link to main growth centres.
- Ensuring that the efforts to address past and current social inequalities focus on people and not on places.
- Government spending on fixed investment to be focused on local economic growth / economic potential in order to stimulate economic development potential.

### **2.4.1 Development Nodes**

One of the significant structuring elements in the Maphumulo Spatial Development Framework, are the movement corridors. Movement corridors provide linkages within the municipality and the adjacent municipalities. The Spatial Framework has a hierarchy of corridors namely primary, secondary and tertiary nodes.

#### **2.4.1.1 Primary Nodes**

There is essentially one major nodal area within the Municipal area, namely: Maphumulo Village. It has been identified on the following basis:

- ❑ Location in terms of accessibility and linkages into other target service areas and nodes
- ❑ Status in terms of development and service infrastructure
- ❑ Existing threshold and population
- ❑ Current levels of economic activity and future growth prospects

The Maphumulo Village has been identified as the administrative centre with an economic centre, in need of revitalisation through provision of social and economic amenities. This development corridor provides a framework for future provision of bulk infrastructure, which is in turn linked to the provision of housing. This area can be earmarked for mixed residential use, including bonded houses, rental accommodation and Greenfield projects, if possible. Densification of this nodal area will maximize development opportunities and facilitate the efficient utilization of existing resources, services and facilities.

#### **2.4.1.2 Secondary Nodes**

This includes linkages between Hhosi (D881) to R74 through either Kranskop in the West or Stanger to the East. It also links wards 5, 6 and 11, (D1527) to the West of P711

A settlement is classified as a secondary node based on:

- ❑ The existing economic base of the settlement and future economic growth potential.
- ❑ Their location in terms of major transportation routes. Both are located at the intersections of development corridors.
- ❑ The existing and potential agglomeration effects.
- ❑ The level of existing public service provision
- ❑ Existing level of private / commercial investment in these urban areas.
- ❑ The existing level of infrastructural and logistical support from higher order centres.
- ❑ A need for services within the community and surrounding area.
- ❑ There is an existing level of local political organisation in these urban areas
- ❑ Land is accessible for development.

Within the Maphumulo Municipality, three secondary node have been identified, namely Ntunjambili, Khabane and Nhlanomfula. These areas are well settled and are located strategically along the movement corridors. Access to basic infrastructure lies within close proximity, however, there is a lack of social and economic investment in these areas. It is however, recommended that these areas be further developed due the anticipated through-flow of traffic and the potential spin off's by being located along major transportation corridors.

#### **2.4.1.3 Tertiary Node**

A tertiary node serves to provide services to the local resident population and provides services to the adjacent rural areas. They are usually characterised by low levels of infrastructure, basic services, facilities and mobile services with some form of commercial activity. Thafamasi, Oqaqeni, Moyamuhle have been identified as tertiary nodes due its locational characteristics and ability to develop into a secondary node over time. Furthermore, it has access to basic services and infrastructure and is located along the proposed transport corridors.

#### **2.4.2 Access to Employment Opportunities**

The main road in the municipality is the R74, which provides access from Kwadukuza, to the hinterland and then leading onto Kranskop then to Greytown. The linkage to the N2 is vital as it forms the main linkages for migrant labour transport and commercial markets in the Durban Metro. Apart from the linkages to the Durban Metro, there are also important employment and business linkages to Tongaat/Maidstone (industrial/agricultural/commercial), the Dolphin Coast (tourism), Kwadukuza (industrial/agricultural/commercial), Darnall (agriculture) and Isithebe (industrial).

### 2.4.3 Settlement Patterns

Table 1: Settlement patterns per Council Ward (Statistics SA 2001)

Ward No	Number of Households	%	Area In Km2	Density
1	2 481	7.71	63.81	15.64018
2	1 694	9.45	159.13	7.68554
3	2 028	4.34	127.6	4.396552
4	1 602	12.45	112.3	14.3455
5	1 132	9.52	40.4	30.49505
6	1 389	8.24	99	10.76768
7	2 085	8.21	47.17	22.51431
8	1 878	10.49	56.4	24.06028
9	1 099	12.54	58.53	27.71228
10	1 868	10.41	64.89	20.75821
11	1 868	6.64	65.03	13.20929
<b>TOTAL</b>	<b>21 141</b>	<b>100.00</b>	<b>894.26</b>	<b>191.5849</b>

The average density in the region is 14 households per square kilometer. Ward 3 has the lowest density. (Refer to Population Density map – Map 4 in annexures). Community survey 2007 report indicates that there is a decrease in households to 19 934 (Community Survey conducted by Stats South Africa).

Wards 1, 2, 3 and 4 have a reasonable concentration of households combined with sparse settlements as well. This could very well be an indication that there is a concentration of households with some areas being left for communal grazing and farming. The land use pattern indicates that the areas to the north are used for crop production.

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Table 2: Population and Households per Ward (Statistic SA 2001)

Ward	Area In km2	Population	Households
1	64	12 974	2481
2	159	10 070	1694
3	128	11 953	2028
4	112	9 722	1602
5	40	7 148	1132
6	99	8 454	1389
7	47	12 824	2085
8	56	10 867	1878
9	59	6 748	1099
10	65	12 423	1868
11	65	21 520	3885
<b>TOTAL</b>	<b>894</b>	<b>124 703</b>	<b>21 141</b>

The total population, was estimated to be 124 703 in 2001.

According to the Community survey 2007, there has been a decrease in population to 109 157 persons.

### 2.4.4 Development Implications

- There is a significant portion of northern Maphumulo, which tended to be neglected in terms of socio-economic development. Most of the area is also rural, which is associated with low levels of services and high levels of poverty. Therefore development opportunities and infrastructure provision needs to be tailored in accordance with prioritised needs.
- The towns of Maphumulo, Nhlanomfula, Ntunjambili and eStadiyamu (Khabane) have been identified as future development centres in the municipality. Therefore they need to be re-enforced as development nodes through investment and economic opportunities being centered around the towns identified.
- There is a high dependency ratio, due to the significantly high proportion of youthful population. As a consequence thereof, demands for improved education and social facilities need to be addressed.



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- ❑ There is low percentage of males in the region; this contributes to instability in the community. High levels of out migration are indicative of decreasing employment opportunities in Maphumulo.
- ❑ Maphumulo has abundant natural features to provide potential tourism assets. However, these comparative advantages need to be capitalised and the appropriate conditions for investment in Maphumulo need to be created.
- ❑ The economy is based on a single crop (sugar cane), which does not promote effective business practices. Diversification of the agricultural sector should be based on co-operatives and activities such as organic vegetable production.
- ❑ Low levels of employment opportunities in Maphumulo have contributed to high levels of out migration and a loss of human capital.
- ❑ Maphumulo is characterised by high poverty levels and low levels of services and relatively high unemployment rates in the region. Consequently, a poverty cycle is established which is difficult to break.
- ❑ Creating economic development opportunities in “non urbanised” areas needs to be promoted, given that majority of the population of Maphumulo reside in rural areas, as they do not have access to economic opportunities as compared to those households in the urban areas.
- ❑ Approximately 80% of the households that have incomes below the minimum living level – therefore will qualify for a maximum housing subsidy from the Department of Housing. All the beneficiaries earning below R3500 would qualify for the maximum housing subsidy.

### 3 BACKGROUND OVERVIEW AND CURRENT REALITY

The development of the Housing Development Plan for the Maphumulo Municipality will have to reflect the developments that are taking place at a National and Provincial level.

#### 3.1 National Perspective

In taking forward the implementation of the Habitat Agenda for Sustainable Human Settlements, the United Nations Millennium Development Goals, the Minister for Housing, Dr. L. N. Sisulu, in September 2004, launched the Breaking New Ground (BNG) in Housing Delivery: **'A Comprehensive Plan for the Development of Sustainable Human Settlements'**. The document outlines a plan for the development of sustainable human settlements over the next five years, embracing the People's Contract as a basis for Housing Delivery.

The BNG has three parts:

Table 3: Breaking New Ground in Housing Delivery Business Plan

Part A	Background Information	Provides outline of the challenges of the housing sector
Part B	Comprehensive Plan	Highlights shifts in the way sustainable human settlements will be addressed over the next five years and provides a summary of key programmes highlighting enhancements necessary for successful implementation
Part C	Business Plans	Provides detailed information on the programmes with clear indicators of deliverables, time frames and estimated resource requirements.

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Business Plans that are part of the plan are:	Business Plan 1: Stimulating the residential Property market
	Business Plan 2: Spatial Restructuring and Sustainable Human Settlements
	Business Plan 3: Informal Settlement Upgrading Programme
	Business Plan 4: Social (Medium) Density Housing Programme
	Business Plan 5: Institutional Reform and Capacity Building
	Business Plan 6: Housing Subsidy Funding Systems Reforms
	Business Plan 7: Housing and Job creation

The Plan conceptualises human settlements as those entities that provide healthy and secure living environments. It provides for the creation of social and economic amenities such as schools, clinics, police stations, community facilities, shops and clinics within the vicinity of built houses in promoting good governance. The specific objectives that are linked to the Housing Plan from the National Department of Housing perspective are:

Table 4: NDoH specific objectives of housing delivery (BNG, A Comprehensive Plan for the Development of Sustainable Human Settlements, August 2004)

NDoH Specific Objectives	
1.	Accelerating the delivery of housing whilst realising that housing is a key strategy for poverty alleviation
2.	Utilising housing as a major job creation strategy
3.	Ensuring that property can be accessed by all as an asset for wealth creation
4.	Leveraging growth in the economy
5.	Combating crime, promoting social cohesion and improving lives for the poor
6.	Supporting the functioning of the entire single residential property market by reducing the barriers between the first economic residential market and second economy.
7.	Utilizing housing as an instrument for the development of sustainable human settlements in support of spatial restructuring.

## **3.2 KwaZulu Natal Provincial perspective**

### **3.2.1 Premier's State of the province address, February 2008**

The important factors contained in the Premier's state of the Province address (13 February 2008) and also linked to the National Lekgotla 's programme of action are:

- Implementation of the Anti poverty Strategy and Second economy intervention in job creation, fighting crime and eradicating corruption, integrated approach to service delivery, development of human capabilities and quality education,
- Ensuring provision of provincial infrastructure and Investment strategy, 2010 Fifa World Cup and building capacity of the state to deliver. These priorities amongst others form the basis for firm commitment for advancing service delivery. They also put emphasis on job creation through Provincial Spatial Economic Development strategy, which provides mechanisms to capture capital projects over the MTEF period. Committed to providing basic services to the general population to improve quality of life
- Establishes clear social and economic goals to guide development. Housing delivery contributes to service delivery and job creation thus improving the quality of life of KwaZulu Natal residents.

### **3.2.2 Provincial Growth and Development Strategy**

The new Provincial Growth and Development Strategy Framework is a response to the developmental challenges of the province. Some of the Developmental challenges outlined are:

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In the provision of services there has been the lack of coordination in planning and delivery. The focus of the province is therefore to maximise impact through integration of effort. The two interrelated functions for provinces is their role in giving province-wide direction to national perspectives and directives and in managing and administering strategies and funding thereof, as well as their role in support of municipal development. The provincial mandate therefore, is not only to administer and monitor, but also to effect the smooth alignment between the national government as the initiator of services to be delivered and local government as the key delivery agents. The Provincial Growth and Development Strategy should therefore be seen as a tool through which alignment of the priorities identified and the harmonisation of the concomitant interventions can be effected.

The Provincial Growth and Development Strategy is a tool with which the competitive advantages that the province enjoys will be unlocked, these being, inter alia, untapped environmental resources, the unique cultural heritage, the human potential, world class infrastructure as well as the hubs of industry that the province possesses.

A new system of Cabinet as well as interdepartmental clusters that have been developed, are responsible for coordinating the implementation of the PGDS Framework, which depicts the six priorities identified, namely:

- Strengthening government and service delivery.
- Integrating investment in community infrastructure.
- Promoting sustainable economic development and job creation.
- Developing human capability.
- Fighting poverty and protecting the vulnerable groups.
- Implementing a comprehensive provincial response to HIV and AIDS (KwaZulu Natal Provincial Growth and Development Strategy, version 4, July 2005.

### **3.2.2 KZN DOH MEC' Mabuyakhulu's Budget Speech, 17 April 2008**

The MEC for Local Government, Housing and Traditional Affairs, Honourable Mabuyakhulu, in his budget speech for 2008/2009 Financial year, mentioned that the department's emphasis would be on integration housing to cater for other income groups, take into account various types of accommodation and alignment of housing delivery with infrastructure delivery. He stated that the objective of the new human settlements plan is to reinforce the vision of the KwaZulu-Natal Department of Housing to promote the achievement of a non-racial, integrated society through the development of sustainable human settlements and quality housing. The programmes that have been put in place to achieve the objectives set out by the department are:

- Ensuring continuous capacity building programmes
- Housing consumer education
- Piloting of the Slums Clearance Act
- Provision of houses for the former military veterans
- Partnership with financial institutions
- Community driven housing initiative
- Removal of households in the flood plains
- Upgrade and redevelopment of the existing housing stock (Shallcross)
- Launch of the Community Residential Units Programme

He mentioned that the new housing delivery strategy is a paradigm shift from the way we have been doing our business in the past. It therefore requires paradigm shift in thinking and planning with regard to infrastructure development, re-alignment of development programmes, the collaborative approach of the various spheres of government in the province and most

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importantly the role to be played by the Traditional Leadership and the rural communities of our province.

The priorities outlined for the 2008/2009 financial year are outlined as:

- Eradication of slums
- Strengthening governance and service delivery
- Ensuring job creation programmes
- Accelerating the delivery of housing in rural areas,
- Upgrading of public sector hostels
- Ensuring the completion of blocked projects
- Creation of rental housing opportunities
- Facilitating capacity building
- Promotion of home ownership
- Provision of housing to vulnerable groups including those affected by HIV/Aids.

He said the delivery of sustainable habitats in the province would create spin-off that will enable KwaZulu Natal to deal effectively with the social, economic and developmental challenges facing the province of KwaZulu-Natal, MEC Mabuyakhulu Budget speech – KwaZulu Natal Department of Housing, 2008/2009 Budget Speech: Vote 8, 17 April 08).

### **3.2.4 Maphumulo Municipality's strategic direction with regard to housing delivery**

The housing developments in the municipality comprises of largely traditional rural dwelling units. These households are predominantly traditional dwellings units in a cluster. These traditional dwellings are not structurally sound and pose serious threats to lives during rainy seasons. The dwelling clusters occur as dispersed and sparse pockets of housing development in the municipality. The housing clusters occur on tribal authority land and therefore are not properly surveyed or documented. It is therefore quite difficult to ascertain the actual backlog for housing provision.

The Municipality has prioritized housing delivery in order to deal with the challenges of structurally unsound dwelling units. Housing provision has been included as part of the municipal priorities. The municipality has embarked on a plan to package housing projects in all wards. The plan will assist in determining the housing need.

It is therefore very important that in the development of the Maphumulo Municipality Housing Development plan all the factors stated above are taken into consideration. The provision of housing will act as a catalyst for provision of other basic amenities.



## **4. METHODOLOGY**

### **4.1 Literature Review**

Desktop reviews and Best Practices Research: This entailed going through the documents and sifting out the recommended policy interventions.

In preparing the housing plan for Maphumulo Municipality, several key policy documents were interrogated with a view to providing an informative document that will add value to the municipal planning processes. The following documents were reviewed:

- ⇒ Municipal Integrated Development Plan 2005/2006 and 2006/2007
- ⇒ Maphumulo Municipality Spatial Development Framework
- ⇒ National Comprehensive Plan for the Creation of Sustainable Human Settlements known as BNG Strategy.
- ⇒ ILembe District Municipality Integrated Development Plan, 2006/2007.
- ⇒ KZN Provincial Housing Development Sector Plan
- ⇒ Provincial Housing Department' s Policy Documents related to Informal Settlement Upgrade, Greenfields project, Rental Housing, Middle Income Housing, Rural Housing, Emergency Housing and Ratification of houses policy.
- ⇒ Department of Land Affairs Land Audit Documents for Maphumulo Municipality.
- ⇒ Information on statistics on population figures, housing demand as it relates to housing typologies captured in the 2001 Census and housing sector performance.
- ⇒ Municipal Housing Sector Plan Manual outputs (July 2006).

It can therefore be said that considerable attention was paid to reviewing relevant literature and consolidating information on policies and issues impacting on housing delivery in Maphumulo Municipality.

### **4.2 Consultative Process**

The Maphumulo Municipal Housing Development Plan was circulated to relevant stakeholders for comments. Responses received were considered when the document was finalized.

Effective project management principles which are time management, scope management, cost management, quality management and communications management were adhered to, throughout the implementation of the project.

The following relevant stakeholders were contacted to confirm the housing plan.

- ⇒ Maphumulo Municipality Planning Officials
- ⇒ Maphumulo Municipality Councillors
- ⇒ Provincial Department of Housing Planning officials / Project Management Directorate
- ⇒ iLembe District officials responsible for the management of Municipal infrastructure Grant.
- ⇒ Department of Land Affairs

The Maphumulo Municipal Housing Development Plan was circulated to relevant stakeholders for comments. Responses received were considered when the document was finalized.

## **5. DEVELOPMENT OF THE MUNICIPAL HOUSING DEVELOPMENT PLAN**

In developing the Housing Development Plan, the main focus was on:

- Ensuring sustainable human settlements by ensuring secure tenure with a safe and healthy environment and development of viable communities for all people.
- The challenge of best optimizing the land available for the creation of secure homes. This would mean providing clean water, sanitation, electricity and where necessary building schools, clinics, recreational facilities. Housing developments will continue to focus on building safe and sustainable houses.
- Housing delivery that is measured on the efforts applied in reducing the high levels of poverty and the improvement in the quality of life.
- Ensuring an organisational structure that will enable the municipality to deliver housing according to the creation of sustainable human settlements.

### **5.1 Intervention programmes that have been put in place to ensure the implementation of sustainable human settlements**

The NDoH has introduced numerous intervention strategies to ensure the creation of sustainable human settlements through the delivery of housing.

Some of the important intervention strategies that will be applicable are listed below:

## Maphumulo Municipality Housing Plan

Table 5: Intervention programme in support of BNG

<b>5.1.1 Intervention Category: Financial</b>	
<b>Definition:</b> Programmes facilitating immediate access to Housing Goods and Services creating enabling environments and providing implementation support	
<b>Individual Housing Subsidies: Credit and Non-credit linked R0 – R3 500</b>	<p>The individual subsidy mechanism is available to individual households who wish to apply for a housing subsidy to purchase an existing house or to purchase a vacant stand and enter into a building contract for the construction of a house. The latter subsidy option may only be awarded to those households who have entered into a loan agreement with a financial institution.</p> <p>The collapsing of income bands from R0 – R3500 would also ensure that the beneficiaries within this income category get the maximum subsidy. Those who earn between R1501- R3500 will have to pay a contribution of R2479 not unless they contribute their sweat-equity through the participation in the PHP programme</p>
<b>Individual Housing Subsidies: Credit linked R3501 – R7000</b>	This category includes those individuals earning between R3501 – R7000. Previously this category was excluded from the housing subsidy. The assistance is towards the conveyancing costs and is based on the joint household income.
<b>Social and Economic Facilities</b>	The Programme facilitates the development of primary public social and economic facilities, which are normally funded and maintained by municipalities, in cases where municipalities are unable to provide such facilities within existing and new housing areas as well as within informal settlement upgrading projects
<b>Operational Capital Budget (OPS/CAP)</b>	<p>The Operational Capital Budget Programme is to regulate the application of a certain percentage of the voted provincial housing funding allocation to support the implementation and manage approved national and provincial housing programme projects and priorities. It could be utilised:</p> <ul style="list-style-type: none"> <li>- for the appointment of external expertise by the Provincial Housing Departments to augment capacity, required for delivery at scale and</li> <li>- assist in enhancing the implementation of the National and Provincial Housing Programmes and projects.</li> </ul> <p>It may not be utilised to enhance the personnel establishment of any Public Sector institution</p>

<b>Housing Chapters of IDP's</b>	The programme provides guidelines for the development of housing plans in the integrated development planning process and suggests an approach to the formulation of Housing Chapters of Municipal IDP's.
<b>5.1.2 Intervention Category: Incremental Housing Programmes:</b>	
<b>Definition:</b> Programmes facilitating access to housing opportunities through a phased process	
<b>Integrated Residential Development Programme</b>	<p>The programme provides for planning and development of integrated housing projects. Projects can be planned and developed in phases and provides for a holistic development orientation.</p> <p><b><u>Phase 1: Land, Services and Township Proclamation</u></b></p> <p>The first phase could entail planning, land acquisition, township establishment and the provision of serviced residential and other land uses to ensure a sustainable community.</p> <p><b><u>Phase 2: Housing Construction: Individual ownership options.</u></b></p> <p>The second phase could comprise the house construction phase for qualifying housing subsidy beneficiaries and the sale of stands to non qualifying beneficiaries and to commercial interests etc.</p>
<b>Peoples Housing Process (PHP)</b>	The PHP assists households to access housing subsidies (consolidation, project-linked, institutional or rural subsidies) with technical, financial, logistical and administrative support to build their own homes.
<b>Emergency Housing Assistance</b>	This programme provides temporary assistance in the form of secure access to land and/or basic municipal services and/or shelter. The assistance is provided to beneficiaries who have for reasons beyond their control, found themselves in an emergency housing situation where their existing shelter has been destroyed or damaged, their prevailing situation posed an immediate threat to their health, life and safety or where they have been evicted or faced imminent eviction. It is only applicable in emergency situations of exceptional housing need.

<b>5.1.3 Intervention Category: Social and Rental Housing Programmes:</b> <b>Definition:</b> Programmes facilitating access to Rental Housing opportunities, supporting Urban Restructuring and Integration	
<b>Institutional Subsidies</b>	This mechanism is targeted at housing Institutions that provide tenure arrangements alternative to immediate ownership (such as rental, installment sale, share block or co-operative tenure) to subsidy beneficiaries.
<b>Social Housing</b>	The Social Housing programme seeks to provide 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.
<b>Community Residential Units</b>	The 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 provides a coherent framework for dealing with the many different forms of existing public sector residential accommodation. The CRU programme also provides options in Phase 4 of the "Informal Settlement Upgrading Programme".
<b>5.1.4 Intervention Category: Rural Housing Programme:</b> <b>Definition:</b> Programmes facilitating access to housing opportunities in Rural areas	
<b>Rural Subsidy: Informal Land Rights</b>	<p>The Rural programme is used to extend the benefits of the Housing Subsidy Scheme to those individuals living in areas referred to as "rural" areas where they enjoy functional security of tenure as opposed to legal security of tenure. Only individuals whose informal land rights are uncontested and who comply with the qualification criteria will be granted such Rural subsidies.</p> <p>The KZN DOH has introduced the Additional Rural Guidelines for ensuring the provision of housing in the Traditional areas in a manner which is acceptable to the rural communities and Amakhosi within the respective areas</p>

## Maphumulo Municipality Housing Plan

Other programmes include

- Alternative building technology: Human Science Research Council was tasked by the National Housing Department in conducting an investigation into the provision of building technology that promotes preservation of cultural heritage
- Special Needs housing: All the people who are physically challenged and female headed households fall within this category which has to be taken into consideration during the allocation process.

### 5.2 Land Ownership Information

The majority of the land (refer to Land Ownership and Tribal Areas Map), approximately 99.5%, of the total area of the municipality is held by the Ingonyama Trust. The United Church Board for World Ministries, adjacent to the Qadi and Mkhonto Tribal Authorities, own 0.21% of the land. Private land ownership located within the Mkhonto Tribal Authority, accounts for 0.27% of the total area. State owned land accounts for 0.03% of the municipality.

Table 6: Land Ownership information (Multi consult Dataset, 2001)

Ownership	Owner Details	Intentions for the land	Areas In Ha	%
Ingonyama Trust	Ingonyama Trust	The identified housing projects are in the Ingonyama Trust Land	96658.58	99.49
Private	Info not available		257.00	0.26
State Land	Info not available		32.22	0.03
Church	United Church Board for World Ministries	Ownership to be transferred to the Municipality	208.83	0.21
<b>TOTAL</b>			<b>97 156.63</b>	<b>100.00</b>

## Maphumulo Municipality Housing Plan

The information for land for current housing projects is listed in the section below:

Table 7: Land for housing projects

<b>Project name</b>	<b>No of sites</b>	<b>Property Description</b>
1.Nodunga	1000	Nodunga Traditional Authority
2.Amambedu	1000	Amambedu Traditional Authority
3.Mabomvini	840	Mabomvini Traditional
4.Amangcolosi	1000	Amangcolosi Traditional Authority
<b>Total</b>	<b>3840</b>	

### Information for Land for Planned Housing Projects

<b>Project name</b>	<b>No of sites</b>	<b>Property Description</b>
1.KwaHlongwa	1237	KwaHlongwa Traditional Authority
2.KwaCele	1000	KwaCele Traditional Authority
3.Mkhonto	1000	KwaMkhonto Traditional Authority
4.KwaZubane	1000	KwaZubane Traditional Authority
<b>Total</b>	<b>4237</b>	

### Land for Housing projects developed In the Initiation phase

<b>Project name</b>	<b>No of sites</b>	<b>Property Description</b>
Aids project – World vision	45	
Qadi	1000	Qadi Traditional Authority
Embo	1000	Embo Traditional Authority
Mthandeni	1000	Mthandeni Traditional Authority
<b>Total</b>	<b>3045</b>	

### 5.2.1 Land Use

Due to the fact that 99.5% of the land is traditional land, tenure options would be based on the tenure, which currently exists in the Traditional areas. The land uses in Maphumulo can be divided into formal and informal components, of which some of the informal housing is utilised for residential and business purposes (Refer to Land Use and Major Settlements Maps). Formal commercial activity, together with support services and facilities, is concentrated in



## Maphumulo Municipality Housing Plan

Maphumulo Village. Informal activity is also present in the village and also occurs at bus/taxi stops along the R74.

The land use in the municipality can be described as follows:

- ❑ In the south, sugar cane cultivation is the predominant land use. There are also other small cane farms and vegetable cultivators in and around the flat and fertile Mvoti River Valley.
- ❑ In Maphumulo, cultivated land is dependent on the topography. The steep slopes of the valley are characterised by extensive forest cultivation, whereas the more gentle sloping land is characterised by sugar cane cultivation.
- ❑ The areas to the north-west, are sparsely settled. The land cover is predominantly indigenous bushveld, which exhibits limited disturbance. Erosion on the slopes is common due to poor subsistence farming practices.

### **5.2.2 Settlement Hierarchy**

Maphumulo village is the principal administrative and service centre in the municipality. It is also the settlement earmarked for future economic growth. There are smaller nodes in the municipality, these are service-related nodes and comprise mainly of schools and smaller retail stores. The smaller nodes provide a moderate level of services to the Municipal area.

### **5.2.3 Land Restitution and Redistribution**

Restitution restores or compensates people for land rights lost due to discriminatory laws passed since 19 June 1913. Restitution can restore either the land lost alternative land or monetary compensation. According to information from the Regional Land Claims Commission in the Maphumulo Sub-Regional Development Plan (1999), there were 16 land claims on record for the previous Maphumulo District – refer to Land Claims annexure attached.

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While no land redistribution claims have been reported in the Maphumulo Local Municipal area, there have been requests from Tribal Authorities for redistribution projects (Maphumulo Sub-Regional Development Plan, 1999).

According to the Maphumulo Sub-Regional Development Plan (1999), no tenure projects are underway in the municipality. However, communities have requested tenure upgrade in Maphumulo town.

### **5.3 Housing Delivery Plan**

The housing developments in the municipality comprise of largely traditional rural dwelling units. Dwelling clusters occur as dispersed and sparse pockets of housing development in the municipality. The housing clusters occur on tribal authority land and therefore are not properly surveyed or documented. It is therefore quite difficult to ascertain the actual backlog for housing provision. Future housing developments would be line with the RDP minimum standard.

Based on the IDP, the Housing Needs Assessment the housing projects below will form part of the Maphumulo Housing Development Plan, which will be reviewed annually:

A number of potential projects in the middle-income range (R3500-R7000+) should be identified. While many of these projects will cater for income earners above the minimum R7000 required for the DoH's credit linked subsidy option, options for the inclusion of subsidy beneficiaries on the credit-linked scheme should be investigated on a project-by-project basis.

These potential projects may be drawn from the following possibilities; however the feasibility of each project will have to be evaluated before any definite estimates on the number of units to be produced is finalized.

### 5.3.1 Housing Response to HIV/AIDS

The KwaZulu – Natal Department of Local Government and Housing, in its document “ Aids : Provision Of Housing ”, states that 1 in 3 people (should read adults) in KwaZulu Natal are infected with HIV, and by 2010 there will be 750 000 AIDS orphans in the Province ( it is estimated that by 2008 there will be 1,5 million children headed households in South Africa). The document submits that the Province can assist with the alleviation of the crisis caused by AIDS by providing funding for the victims of the disease on one of the following bases:

- Through the establishment of cluster homes or children’s villages for AIDS orphans;
- Through the provision of transitional housing for adults and children who are suddenly faced with having no bread winner as a result of death because of AIDS;
- By the provision of facilities for home-based care where families are prepared to assist by looking after victims of AIDS, whether persons with AIDS or AIDS orphans.

Maphumulo Municipality in conjunction with World Vision is in the process of developing 45 two bed-roomed cluster homes for Aids orphans- OVC shelter for Aids victims. Currently the World Vision is consulting with the Welfare and Health Departments on the correct approach to be adopted on developing this institution for the HIV affected children.

### **5.3.2 Involvement of the Banking Sector in the Housing Delivery – ABSA's Commitments**

ABSA bank has developed a programme for the delivery of 100 000 low income housing sites by 2010 through ABSA Development Company called DEVCO projects.

R150m has been put aside for the initial phase, which can be increased up to R2.6bn depending on the need. ABSA aims to develop sustainable, integrated developments (SDI) that promote sustainable human settlements as detailed in the BNG- Comprehensive Plan for Creation of Sustainable Human Settlements. DEVCO will also be engaged in the in the sale of serviced even in the middle market residential townships either through land acquisition or through land availability agreements. This would be achieved through a provision of innovative end user finance solutions to the affordable housing market.

ABSA's main delivery thrusts are:

- ❖ Providing large-scale township infrastructure development on either its own land or on behalf of the local authorities.
- ❖ Facilitating housing stock development in targeted market segments
- ❖ Positioning ABSA brand as the provider of housing finance for low cost housing and affordable housing market ( Absa and Affordable Housing, 2007).

The future review of the Maphumulo Municipality Housing Development Plan should consider the opportunities availed by ABSA in the development of middle income and low cost bonded housing development.

### **5.3.3 Implementation of Housing through the Extended Public Works Programme**

The Extended Public Works Programme is one of South African Government's short to medium term programmes aimed at provision of work opportunities coupled with training. It is underpinned by budget allocations that prescribe the use of labour intensive programmes and also imparting skills to the unemployed people who are unskilled. The programme involves re-orientating line function budgets and conditional grants in more work opportunities particularly for unskilled labour. It involves creating temporary work opportunities using public sector expenditure.

The programme focuses mainly on infrastructure funded through the Municipal Infrastructure Grant funding. The guidelines identified by Department of Public-Works require the use of labour intensive methods for construction of low volume roads, trenches, storm water and sidewalks. The Housing projects identified in the Maphumulo Municipal Housing Plan will have to be implemented through the Extended Public Works Programme. Maphumulo Municipality will have to ensure that clear contracted obligations exist for both consultants and contractors who are designing, supervising and executing these works.

Maphumulo Municipality and the appointed contractors will have to ensure that the unemployed people earmarked for the EPWP programme for the housing projects implementation are provided with training in labour intensive construction methods. The employment opportunities created should last for four to six months and the other group of unemployed people will be exposed to employment opportunities (A Framework for the Implementation of the Extended Public Works Programme (EPWP) in the Housing Sector, February 2006).

#### **5.3.4 Integrated Sustainable Rural Development programme (ISRDP)**

The President announced the programme in February 2001 in his State of the Nation Address. Its core principles are:

- To promote participatory development in an integrated manner by ensuring that decision-making involves local communities and all three spheres of government.
- To integrate various governmental rural development initiatives
- To promote co-operative governance across all three spheres of government
- To develop the capacity of local government to effectively implement ISRDP
- To target the rural poor, women, youth and the disabled in particular (Rural Development Framework, May 1997).

Every government department / institution has to ensure coordination in projects within ISRDP node of which Ilembe District and the local municipalities within the District are within identified nodes. The implementation of the rural housing projects has to encompass all the core principles of the ISRDP – ensuring coordination with other government sectors and programmes as outlined in the Comprehensive Plan for creation of sustainable human settlements and also ensuring that the rural poor, women, youth and disabled are provided with economic opportunities during the housing construction.

### 5.3.5 Summary of Housing Priorities

The following table provides a priority list for the delivery of housing projects in the Maphumulo Municipality. It is however important to note that this list is drawn from current available information on the projects which was obtained from the Maphumulo Municipality IDP. The list has been categorized according to the priority housing programmes that promote the creation of sustainable human settlements. Maphumulo Municipality has concentrated on the rural projects, as already stated that Maphumulo Municipality is 99.4% traditional land.

#### 5.3.2.1 Projects at Implementation Stage

1. Nodunga Housing Project – 1000
2. Amambedu Housing Project – 1000
3. Amangcolosi Housing Project - 1000
4. Mabomvini Housing Project – 840

#### 5.3.2.2 Rural Housing Projects – Under Planning Stage

1. KwaHlongwa - 1237
2. KwaCele - 1000
3. Kwa-Zubane - 1000

Projects faced with planning challenges

4. Mkhonto - 1000

#### 5.3.2.3 Projects at initiation stage

1. Qadi - 1000
2. Embo - 1000
3. Mthandeni - 1000
4. Aids project – World Vision – 45

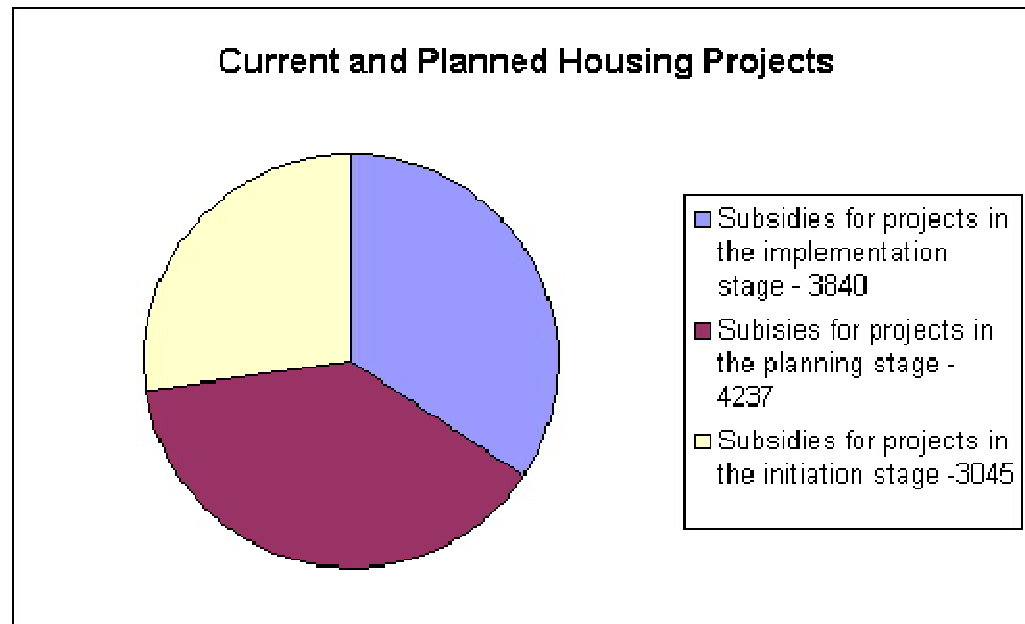
Refer to Map 5 in the annexures.

## Project Status information

Housing Project name	Land issues	Environmental Issues	Social issues	Geo-tech studies	Bulk services available	Comments
<b>Current projects</b>						
Nodunga	Finalised	N/a	Social compact agreement signed	Stage 2 geo- tech to be conducted at construction phase	Yes	The agreement for stage 2 approval has been signed and the house construction has commenced.
Amambedu	Finalised	N/a	Social compact agreement signed	Stage 2 geo- tech to be conducted at construction phase	Yes	The agreement for stage 2 approval has been signed and the house construction has commenced.
Amangcolosi	Finalised	N/a	Social compact agreement signed	Stage 2 geo- tech to be conducted at construction phase	Yes	The agreement for stage 2 approval has been signed and the house construction will commence shortly.
Mabomvini	Finalised	N/a	Social compact agreement signed	Stage 2 geo- tech to be conducted at construction phase	Yes	The submission for stage 2 approval has been completed. Project waiting to be recommended to MEC for approval
<b>Planned Projects</b>						
Cele	Finalised	N/a	Social compact agreement signed	Stage 1 geo tech conducted	Yes	Compiling information for stage 1 approval
KwaZubane	Finalised	N/a	To be sorted out	Stage 1 geo tech to be done	To be confirmed	Implementing agent working on project packaging
Amahlongwa	Finalised	N/a	To be sorted out	Stage 1 geo tech to be done	-	Stage one application completed
Mkhonto	Finalised	N/a	-	-	-	The Municipality in conjunction with the Dept of Housing have to joint appoint an implementing agent to proceed with project packaging
<b>Projects in Initiation phase</b>						
World Vision –Aids	To be sorted	Not yet done	Not yet done	Not yet done	To be confirmed	Project at initial packaging stage
Qadi	To be sorted	Not yet done	Not yet done	Not yet done	To be confirmed	Project at initial packaging stage
Embo	To be sorted	Not yet done	Not yet done	Not yet done	To be confirmed	Project at initial packaging stage
Mthandeni	To be sorted	Not yet done	Not yet done	Not yet done	To be confirmed	Project at initial packaging stage



The chart below indicates the status of housing delivery at Maphumulo Municipality



Graph 1: Current and planned Housing projects

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The total number of households to benefit is 11 122. According to the 2007 Community survey, Maphumulo municipal area had 19 934 households. There are about 458 existing households, which is 2.3% of the total population of the households that have formal housing (Community Survey 2007, Statistics South Africa). The housing backlog is estimated to be approximately 8 264.

The calculation is as follows: total number of households (19 934) minus existing formal houses (548) minus the total number of households to benefit from the current and planned housing projects which is (11 122).

Total number of households	19 934
Minus formal houses	- 548
Minus	<u>- 11 122</u>
<b>Total Estimated backlog</b>	<b><u>8 264</u></b>

Total number of households according to community survey 2007	Number of households to benefit from current and planned housing projects	Formal housing	Estimated backlog
19 934	11 122	548	8 264

A number of potential projects in the middle-income range (R3500-R7000+) should be identified. While many of these projects will cater for income earners above the minimum R7000 required for the DoH's credit linked subsidy option, options for the inclusion of subsidy beneficiaries on the credit-linked scheme should be investigated on a project-by-project basis.

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### Current Projects

Table 9: Current housing projects together with cash-flows

Project Name	Ward	No of beneficiaries	Financial year 07/08	Financial year 08/09	Financial year 09/10	Financial year 10/11	Financial Year 11/12
Nodunga	4 & 3	1000	R2 509 817.12	R10 000 000	R13 079 204	R18 888 349.20	
Amambedu	9 & 8	1000	R10 296 234	R9 829 784	R10 000 000	R8 008 182	
Mabomvini	5 & 6	840	R1 929 114.47	R10 000 000	R12 859 203	R6 019 591.44	
Ngcolosi	1 & 2	1000	R10 286 160.30	R9 000 000	10 810 383	R8 000 346.90	
<b>Total</b>		<b>3840</b>					

**Greenfields projects: None**

### Planned projects –

Table 10: Planned housing projects according to BNG categories

Programme for individual subsidies – None
Categories between R3501 – R7000 – None
Ratification of Houses prior to 1994 - None
Ratification of houses post 1994 – None
Urban renewal /Green fields PLS - None
Rental projects – none

### Rural Projects: Planning stage

Project name	Ward	No of houses planned	Financial year 07/08	Financial year 08/09	Financial year 09/10	Financial year 10/11	Financial year 11/12
KwaHlongwa	2 & 5	1237	R2 025 488	R10 000 000	R12 859 208	R22 859 208	R852 531.41
KwaCele	3	1000	R1 637 420	R1 902 859.18	R22 834 310.21	R20 931 451.02	R479 726
Mkhonto	3,4,6,10,11	1000	R1 637 420	R1 902 859.18	R22 834 310.21	R20 931 451.02	R479 726
Kwa-Zubane	11	1000		R1 902 859.18	R22 834 310.21	R20 931 451.02	R479 726
<b>Total</b>		<b>4237</b>					

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### Projects: Initiation stage

Project name	Ward	No of houses planned	Financial year 08/09	Financial year 09/10	Financial year 10/11	Financial year 11/ 12	Financial year 12//13
Qadi	8,9,11	1000	R2 025 488	R10 000 000	R12 859 208	R22 859 208	R852 531.41
Embo	8 & 11	1000	R2 025 488	R10 000 000	R12 859 208	R22 859 208	R852 531.41
Mthandeni	7	1000	R2 025 488	R10 000 000	R12 859 208	R22 859 208	R852 531.41
OVC shelter for Aids victims – World Vision		45	R500 000	R1 500 000	R925 000		
<b>Total</b>		<b>3045</b>					

## **5.4 Integration / Linkages with other Social and Economic Amenities**

### **5.4.1 Road Infrastructure**

Maphumulo. The municipality is not well served by roads, with only one route, namely the R74. This factor limits the potential of farmers in the area to produce fresh produce such as fruits and vegetables for the larger markets such as Durban. Furthermore, the steep terrain in the region inhibits large-scale farming. The total length of surfaced roads in the Municipality is 8.10%. All lower order roads are unsurfaced. Access to settlements and social facilities are severely hampered during inclement weather. The primary object of the municipality is to upgrade existing road infrastructure so that there is all weather access for public and private transport to within 5km of every settlement. Possible funding agents would be the Department of Transport and MIG

### **5.4.2 Health Care Facilities**

There are two, basic care, hospitals in wards 1 and 10. Wards 2, 7 and 9 do not have any health care facilities. The planning standards for health care facilities are 1 clinic for every 7000 people. There is therefore a current backlog of 8 facilities in the municipality. The cost per clinic is estimated at R1 million.

### **5.4.3 Education Facilities**

There are 35 secondary and 70 primary schools in the municipality. There is no shortage of classroom facilities in the municipality, however due to the dispersed nature of the population, that the Department of Education cannot provide complete schools for all areas in the municipality. Many of the schools require renovation and extensions to current facilities. Libraries and special education classes need to be provided at host schools. There is a need for a study to determine the current status of the schools in the municipality.

#### **5.4.4 Sports and Recreation Facilities**

Within the Maphumulo Municipality there are three sports fields, seven pension pay points, seven tribal courts and seven community halls. There is a backlog of sport facilities as standards indicate that there should be 1 sports field for every 2500 people, therefore there is in theory a backlog of two sports fields in the municipality. It may be prudent to formalise sport facilities and existing schools located in accessible areas. Funding (R6 million) is currently available for the construction of a stadium in Maphumulo.

#### **5.4.5 Cemeteries**

There are no municipal cemeteries in Maphumulo and the deceased are buried at tribal burial grounds or private cemeteries. There is a need for a municipal cemetery in Maphumulo taking into consideration that the rate of AIDS related deaths in the municipality is on the increase.

#### **5.4.6 Social Facilities**

There is one police station and post office located in Maphumulo village. Planning standards indicate that police station should be provided for every 25 000 people. There is therefore a backlog of three police stations in the municipality. However the likelihood of establishing 3 more police stations is slim. There is therefore a need to possibly establish satellite stations in relatively central positions. There are no libraries in the municipality. Planning standards indicate that there should be a library for every 20 000 people, therefore according to the number of people in the municipality there is a backlog of 6 libraries. To address the backlogs it is possible to link some of the school libraries and possibly provide one municipal library. Refer to Map 6 – Services infrastructure.

## Maphumulo Municipality Housing Plan

The table below shows the summary of the Social amenities according to wards:

Table 11: Summary of Social amenities

Ward	Population	Learning institutions	Health facilities	Halls/Tribal Councils	Recreation facilities	Community projects
1	12 974	10 schools – Crèches, Primary Schools and Secondary schools	11 health facilities – including Ntunjambili Hospital	4 – which Ntunjambili Community Hall, Ewosi Community Hall Ekujezeni Tribal Court and another hall.	None	Ntunjambili Community Church,
2	10 070	17 schools – Crèches, Primary Schools and Secondary schools (Some of the schools are Hluphizwe Primary)	None	2 – Including Uthukela community Hall.	1	2 – Pensioners
3	11 953	19 schools – crèche, primary and secondary schools. Some of the schools in this ward are: Jonase Primary School and Sobantu Community crèche	1 – Mphise Community Clinic	6	None	1 – Mphise Fellowship project
4	9 722	12 schools – Some of the schools in this ward are: Maqumbi Primary school, Otimati Primary school and Sibanisezwe High School.	2 – Maqumbi Community Clinic and Oqaqeni Clinic	1	None	1
5	7 148	9 – Some of the education institutions are: Siyabonga crèche, Sibanisethu Primary School Phezukomkhono High School	1 – Mbekaphansi Clinic	3	0	2

## Maphumulo Municipality Housing Plan

Ward	Population	Learning institutions	Health facilities	Halls/Tribal Councils	Recreation facilities	Community projects
6	8 454	16 – Some of the education institutions are Khethokuhle Community crèche, Bonginkosi Primary school, Lethuxolo Primary school and Tshutshutshu High School	1	4 – Some of the community halls are Masiphile and Bonginkosi Community Halls.	None	1
7	12 824	6 – Some of the education institutions in this ward are – Mansomini Community creche, Phakathwayo High School, Sakhisizwe High School.	None	3 – Some of the community halls are: Snamfini Community Hall	None	1
8	10 867	16 – Some of the education institutions are: Mushane Primary School, Hlonono Primary School	1 – thandeni Community clinic	4 – including Mthandeni Traditional Council and Emsasaneni Community Hall	None	None
9	6 748	10 – Some of the education institutions are: Bekezela Community creche, Nyamazane Primary school, Sabuyaze High School	None	1	1 – Sabuyaze Sports and Recreation facility	4 – Including Nyamazane UCC Church.
10	12 423	11 – Some of the education institutions include Malusomuhle creche, Joel Primary School, Umphumulo Primary, Maphuphesizwe High School	1	2 – Including Ntombeyahlulunina Community Hall	None	1



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11	21 520	15 – Some of the education institutions are: Thandanani Community creche, Hlimbithwa Primary School, Nothweni Primary School and Macaphuna High school	1	4 – including Zubane Traditional Council and Hlimbithwa Community Hall.	2	None
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#### **5.4.7 Existing Water Provisions**

Boreholes, streams, dams and springs are the major water sources in the municipality. Water reticulation networks are concentrated in two wards namely 4 and 10. The council's objective for the next 4 years is to, reduce the current backlog of households without water by 30%, and provide portable water to households within 200m walking distance.

#### **5.4.8 Sanitation**

Household within the Municipality rely on some forms of on site sanitation e.g. pit latrines, VIPs, and septic tanks, as there is no formal wastewater treatment works. 35.64% of the households do not have access to a formal method of sewage disposal. The objective of the local municipality is to provide access to 30 % of households without sanitation with a basic sanitation system in the form of a VIP over the next 4 years

#### **5.4.9 Electricity Reticulation**

The bulk reticulation electricity network is concentrated along the R74. The majority of households in the municipality derive their energy source from candles, whilst other forms of electricity are derived from gas and paraffin. The municipality aims to reduce the current backlog of households without electricity by 25% over the next 4 years.

#### **5.4.10 Telecommunications**

Approximately 47% of the households in the municipality do not have access to a telephone 24% of households have access to public telephones, whereas 0.9% of the total households have telephones in their dwellings. The Municipality would have to commission a communication study and forward the backlog details to the relevant service providers i.e. Telkom, Vodacom and MTN.

### **5.4.11 Economic Analysis**

Based on the Maphumulo Sub Regional Plan (1999) and the Maphumulo Municipal IDP 2007-2011 the economic base of the municipality is centred on social services, farming and external remittances from migrant workers. Potential employment opportunities generated by the four sugar mills, Darnall, Maidstone, Gledhow, and Noordsberg, together with the industrial and service areas of Stanger, Tongaat and Greytown, attract workers from the area. Decentralised industrial areas, such as iSithebe and Mandini, would also be targeted as potential employment opportunities for some of the migrant workers in Maphumulo. The formal sugar farming areas in the Lower Tugela Region draw much of its labour from Maphumulo.

The unemployment rate in the Maphumulo Municipality is estimated at 68% as compared to that of the District, which is estimated at 40% (Source iLembe Municipality IDP, 2006/2007).

Approximately 80% of the population has an income below minimum living wage, which is R18000 per annum.

Although currently there is no formal industrial development, potential does exist in Ntunjambili (Ward 1) where a shoe factory (Bata) which is no longer functional may be rehabilitated. As an alternative also the structure of the factory may be utilized for new ventures.

The proximity to the Dube Trade port has to be fully utilized by the municipality. This can open a lot of economic opportunities to address the high rate of unemployment in the area. With tourism becoming one of the most lucrative economic activities in South Africa, Maphumulo has the potential of becoming a cultural eco-tourism destination due to its cultural and scenic value. The battlefields of Bambatha Rebellion provide historical and cultural attraction in the

area. There are tourism sites that exist within the Maphumulo area, i.e. Izibaya ZikaGcugcwa, Kwa-Shushu Hot Spring and Sabuyaze Mountain. Arts and crafts have not been explored as well. The Municipality has to develop a strategy on how to maximize the benefits that are linked to the Dube Trade Port using its Agriculture arts and Tourism competitive advantage.

### **5.4.12 Agricultural Analysis**

Subsistence agricultural activities in the form of small cropping areas attached to traditional family units dominate the land usage in the Municipality. Produce derived includes staple diet crops such as maize, sorghum, and some vegetables.

### **5.4.13 Local Economic Conditions within the Municipality**

The economy base of the municipality is largely based on the service industry, farming and external remittances. There is little or no economic regeneration within the municipality. It is therefore quite essential that a Local Economic Development Study (LED) study be carried out to assess the local economic conditions and assist with formalisation of a structured plan for economic growth within the municipality.

### **5.4.14 Target Intervention Areas**

The following have been identified as specific areas in the municipality, which require targeted interventions to assist and guide development:

#### **❑ Recreation and Tourism areas**

Recreation and tourism areas should be developed and promoted in order to support LED and tourism initiatives, The primary tourism opportunity, is the development of the Die Kop Mountains and has been identified by the community representatives and councillors as an appropriate intervention in the area.

### ❑ **Poverty Alleviation Areas**

These are peri-urban and rural areas in which there are low levels of economic activity and high levels of poverty. Key intervention in these areas include:

- ❑ Provision of access to municipal and social services
- ❑ Support for LED initiatives such as SMME's and small scale agriculture.
- ❑ Given priority in terms of development projects.

### ❑ **Disaster Management Plan**

The primary aim of the Disaster Management Plan is to assist the municipality to prevent, and to deal with disasters and to avoid developments that are subject to high risk in terms of disasters.

A key component of the disaster management plan is to identify possible incidents that would put a strain on resources at the municipality. Communities which may have settled within the flood lines are more at risk to flooding, whereas informal and traditional rural settlements, by the very nature of their living environments and material of their dwellings, are at a higher risk to fire incidents.

### ❑ **Financial Plan**

The Municipality has to be well resourced to provide essential government and municipal services to the local residents and people from the municipality. It is therefore necessary to implement a sound institutional and financial plan. The municipality currently relies on the Ilembe District Council to manage its financial affairs. Majority of the funding for the municipality comes via the Ilembe District Municipality and conditional grants. The municipality is currently being assisted by Ernst and Young to set up their financial and institutional frameworks.

❑ **Land Use Management System**

The Municipal Structures Act requires that a basic Land Use Management System be included as part of the Spatial Framework, A Land use Management System is required in order to:

- Promote efficient land use
- Promote certainty of development
- Promote economic activity
- Protect amenity of adjacent land uses
- Protect natural resources, including agricultural resources
- Protect areas of cultural and historical significance
- Provide procedures for the management of land and for changes of land use.

## **6 PERFORMANCE MEASUREMENT**

In order for the housing sector plan to be practical and useful it must be effectively and accurately monitored. A suggested method of monitoring and evaluation of housing projects at packaging or feasibility stage should be followed.

Therefore projects in the packaging or feasibility stage should be monitored based on the required information collected in the Preliminary Assessment, Pre-feasibility, and Feasibility stages, as outlined below.

### **6.1 Preliminary assessment**

This stage involves a lightweight upfront project assessment, which is mainly desktop, and usually requires a site visit where relevant stakeholders can also be met. Risks and opportunities are identified before commencing with full scale and costly pre-feasibility. It is in this stage that the rough budget and scope for pre-feasibility and feasibility are defined. Information collected in this stage should form the basis for motivating for the release of preparation funding.

### **6.2 Pre-feasibility**

It is in this stage that project preparation starts in earnest, and significant project budget is required. It entails careful assessment of the project basics (e.g.: land availability, site suitability etc) by a team of specialists. The project concept and rough capital and operating budgets are produced. Key risks are eliminated, quantified or referred to the feasibility phase for resolution. The risks clarified in this stage form the basis for the projects success or failure. This stage equates to the conditional approval stage in relation to the DoH's process detailed in Chapter 3A of the Housing Code.

## Maphumulo Municipality Housing Plan

The main project risks clarified in this stage are as follows:

- ❖ Land Audit
- ❖ Initial social facilitation (community and other stakeholder support)
- ❖ Environmental scoping report (preliminary)
- ❖ Assessment of Bulk Services (of less importance in rural housing projects)
- ❖ Preliminary Geotech (of less importance in rural housing projects)
- ❖ Planning issues - site constraints and yield (of less importance in rural housing projects)

### 6.3 Feasibility

It is in this stage that more detailed work by project team takes place. The focus is to resolve outstanding risks (from the previous stage) and to finalise the project concept, design and cost parameters. Information clarified in this evaluation results in a final applications to the DoH for full project approval through the PLS application form.

The main project activities carried out in this stage are as follows:

- ❖ Land assembly / land agreements
- ❖ Further social facilitation
- ❖ Socio-survey
- ❖ Social compact
- ❖ Preliminary town planning layout (Settlement plan required for rural housing projects)
- ❖ Preliminary engineering design and costs (of less importance in rural housing projects)
- ❖ Top-structure delivery
  - i. Designs and cost estimates
  - ii. PHP plan if required.



## 6.4 Service Delivery Indicators

The service delivery indicators proposed are on the following basis:

Table 12: Service delivery indicators

Item	Key Performance Indicators	Financial year	No of projects
Preliminary assessment	No of projects identified and included in the municipal IDP and thereafter preparation funding applied for from the Department of Housing	2007/2008	
		2008/2009	
		2009/2010	
		2010/2011	
		2011/2012	
Pre-feasibility Assessment	No of projects that have been cleared of major risks to ensure project implementation	2007/2008	
		2008/2009	
		2009/2010	
		2010/2011	
		2011/2012	
Project feasibility	No of projects that have the achieved the following milestones: Land assembly Social facilitation Social survey Preliminary planning layout / settlement plan for rural areas Preliminary Engineering Design and costs  <ul style="list-style-type: none"> <li>Top-structure construction (no of housing units constructed)</li> </ul>	2007/2008	
		2008/2009	
		2009/2010	
		2010/2011	
		2011/2012	

## 6.5 Key Performance Indicators (KPI's)

Table 13: Key performance areas

<b>Objectives</b>	<b>Key Performance Indicators</b>	<b>Performance targets and target date</b>	<b>Responsible person</b>
Provision of rural houses as per the housing plan	No of rural housing units built	Targeted no of rural houses to be built per quarter	Manager: Housing
Provision of rental houses as per the housing plan	No of rental housing units provided	Targeted no of rental houses to be provided per quarter	Manager: Housing
Provision of special needs housing	No of special needs housing projects approved	Targeted no of special needs housing approved as per required need	Manager: Housing
Provision of middle income housing as per the housing plan	No of middle income housing built	Targeted no of middle-income houses to be built per quarter	Manager: Housing
Provision of social and economic amenities as per the housing plan	Social and economic amenities provided per project	Targeted social and economic amenities provided per completed project	Manager: Housing
Provision of individual subsidies between R3501-R7000.	No of individual subsidies (R3501 – R7000) to be approved	Targeted no of individual subsidies between R3501 – R7000 to be provided	Manager: Housing

## **6.6 Monitoring and Evaluation**

Monitoring and evaluation procedures would ensure the implementation of the plans identified in the IDP, measure impacts of these developments and ensure the efficient use of resources. An evaluation method gives the Municipality a formal method to evaluate the development goals as set out in the IDP have been met.

## **7 INSTITUTIONAL ARRANGEMENTS**

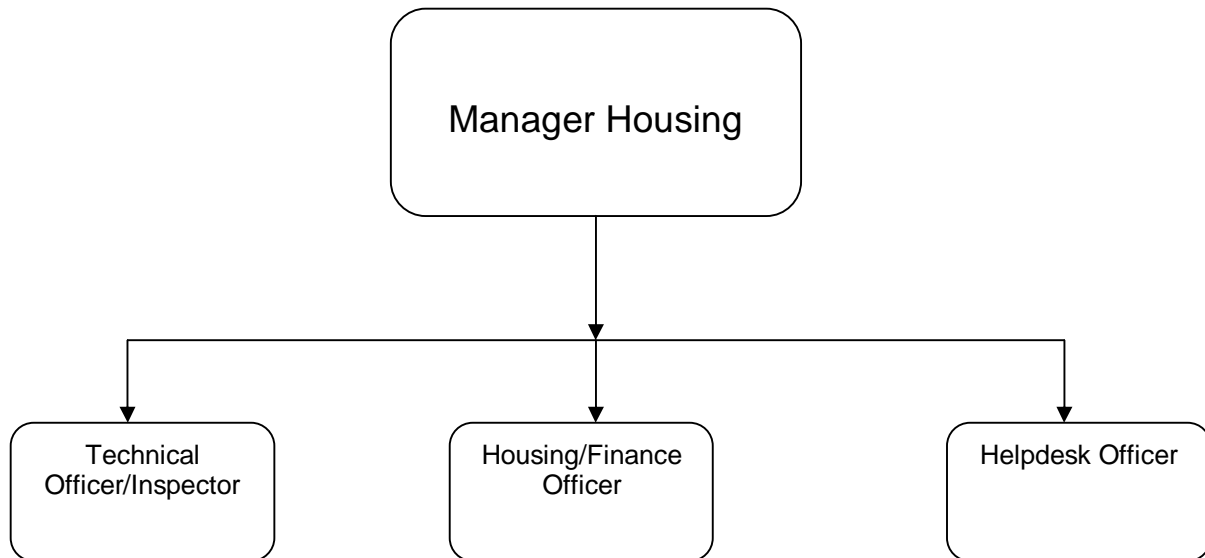
The current institution preferred arrangement for housing delivery in the municipality is based on the turnkey strategy, as outlined in Ch 3a of the housing code, through the use of independent Implementing agents (IAs). However a number of problems relating to this strategy have arisen both within, the municipality and the province, usually because of the appointment of inexperienced or unscrupulous IAs. This has culminated in the DoH requiring a tri-partite agreement between the IA or Project Manager, the DoH and the Municipality.

While this tri-partite agreement will go a long way in alleviating a number of the current institutional problems experienced, it is still vital that the municipality looks at ways of increasing internal capacity in order to manage the delivery of housing projects internally in the future.

Due to the dynamic nature of policies relating to housing delivery in the province, it is vitally important that the relevant municipal housing official engages with the DoH before any institutional arrangements for the delivery of housing projects is finalised. This will ensure that the housing institutional arrangements are current and relevant at the time of project delivery.

### **7.1 Recommended Structure for implementation of projects**

In order to achieve the goals as set out above, it is recommended that Housing Manager be assisted by the Housing Officer, Finance Officer and the Technical Officer. The following structure is recommended:



**Manager Housing:** To assume coordination and management of all the housing function within the municipality – overseer of all housing related responsibilities.

**Finance Officer/ Housing officer:** To deal with all matters related to project finances and keeping records. Collecting all relevant information from the Implementing agents and compilation of reports and keeping of records.

**Technical Officer/ Building Inspector:** To perform the responsibilities of a project monitor – overseeing the implementation of projects according to specifications and mandates of the municipality and the Department of Housing. The incumbent would also include

**Help desk officer:** To attend to all the community queries and respond to the DoH departmental queries.

## **8 CONCLUSION**

The Municipal Housing Plan will ensure that there is a structured approach to housing delivery, which is linked to the capacity for the municipality. It will also assist with ensuring that the bulk services required for the housing projects are planned properly. Provincial Housing Department will be able to track delivery, which will contribute to Provincial Housing service delivery indicators.

The municipality has a challenge of ensuring the prioritization of the housing programmes that are not included in the IDP to ensure contribution to the creation of sustainable human settlements, which is in line with the National housing policy for the creation of sustainable human settlements.

The municipality has to develop a housing demand database to ensure that the

The municipality will be able to budget for the provision of social and economic amenities so as to promote the creation of sustainable human settlements.

## **9 REFERENCES**

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- 9.12 State of the Province Address by Honourable Sibusiso Ndebele, Premier of KwaZulu Natal Province, 14 February 2007.

## Maphumulo Municipality Housing Plan

### **10                Annexures**

10.1    Maphumulo Municipality Land claims

10.2    Housing Plan Manual

10.3    Business Process for Land Acquisition

10.4    Maps

Map 1:        Maphumulo Municipality Local Context

Map 2:        Tribal areas within Maphumulo Municipality

Map 3:        Maphumulo Municipality Spatial Development Framework

Map 4:        Population Density

Map 5:        Maphumulo Municipality Housing projects

Map 6:        Maphumulo Water Services

Map 7:        Maphumulo Sanitation services