

NDWEDWE LOCAL MUNICIPALITY HOUSING SECTOR PLAN

FINAL HOUSING SECTOR PLAN

APRIL 2008

SUBMITTED TO:



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SECTION 1. INTRODUCTION

1.1. Background to the Study

In terms of Section 9 (1) of the National Housing Act 107 of 1997, every Municipality is required to prepare an IDP (Integrated Development Planning) as its framework development. In the preparation of such IDP the Municipality has to identify suitable land within its area of jurisdiction for various land uses, amongst those uses housing is one of the critical aspects of development.

The Municipality is required to prepare a Municipal Housing Sector Plan to guide housing related investments decisions as well as interplay of housing with other land uses.

In compliance with this statutory requirement Ndwedwe Municipality embarked in a process of preparing a housing plan to guide housing development in its area. Ndwedwe Municipality, commissioned Gabhisa Planning and Investments to assist the Municipality in preparing a Municipal Housing Sector Plan.

In the preparation of its Housing sector plan, the Municipality has to ensure that the plan covers the following:

- Housing delivery goals;
- Implementation of sustainable housing projects;
- A strategic focus to be improved in a five-year period linked to the IDP plans; and
- Housing socio economic context of the area.

1.2. Purpose of Housing Sector Plans

- ✓ To ensure effective allocation of limited resources to a large pool of potential development interventions
- ✓ To provide a formal and practical method of prioritizing housing projects and obtaining political consensus for the sequencing of their implementation
- ✓ To ensure more integrated development through bringing together the relevant cross-sectoral role players to coordinate their development interventions in one plan.
- ✓ To provide greater spatial linkages between the spatial development framework and the physical implementation of projects on the ground
- ✓ To ensure that there is a defined housing focus for the IDP
- ✓ To provide a critical link between integrated development planning and the practical reality of delivering housing projects on the ground.
- ✓ To ensure effective subsidy budgeting and cash flows both at the local municipal and provincial levels

1.3. Phases of the Housing Sector Plan

Phase 1: Analysis: This phase consists of identifying housing demand through analyzing existing data and through updating current relevant stakeholder information. Once demand has been defined congruence with the IDP requirements must be confirmed

Phase 2: Strategies: this phase is about analyzing the existing IDP strategies and ensuring that these strategies are aligned with the National and Provincial Department of Housing's priorities and strategies. Targets for housing delivery would thereafter be specified and the methodology for their achievement clarified

Phase 3: Projects: Housing projects formulated in the stage must fundamentally relate to the achievement of the objectives and strategies developed in phase 2. Firstly it is imperative that housing projects identified in this phase are aligned with the original projects identified in the IDP, if such a project list exists. If no such project list exists or the list is incomplete, projects identified should be aligned with the IDP's SDF. Again slight adjustments to the original IDP or SDF may be required in the annual IDP review process.

Phase 4: Integration: the alignment of projects identified in phase 3 should be confirmed through an analysis of the existing implementation plans of the various sector departments. Where major sector incongruities exist either the project should be delayed until correct alignment is achieved, or an attempt should be made to accommodate the project within the relevant sector plan. These alignment issues should be dealt with on a case-by-case basis.

Phase 5: Approval: as was the case in the first scenario this stage require the confirmation and amendment of projects.

1.4. Research Methodology

The terms of reference, which provided guidance in the manner in which, housing sector plans need to be developed and the Housing Sector Plan Manual that was prepared by the Project Preparation Trust (PPT) provided the necessary phases or stages that need to be followed towards the successful preparation of the housing sector plan. Of particular importance are the Departmental guidelines that are clearly outlined within terms of reference and include amongst others the following 'core elements' of the Municipal Housing Plan:

- ⇒ Background
- ⇒ Land Identification
- ⇒ Current Housing Situation
- ⇒ Planned Projects
- ⇒ Integration with other Sectors
- ⇒ Spatial Development Plan
- ⇒ Performance Measurement
- ⇒ Housing Institutional Framework

1.5. The Study Area Context

The Ndwedwe Municipal Area falls within of Ilembe District Municipality in the KwaZulu Natal Province. Five (5) Municipalities surround the Ndwedwe Municipality. On the southeastern boundary it is bordered by eThekweni Municipality; Umshwathi Local Municipality (within Umgungundlovu District Municipality) whilst on the western boundary Umvoti Municipality (within Umzinyathi District Municipality) and on the northern boundary Maphumulo as well as KwaDukuza Local Municipalities (also within Ilembe District Municipality) on the northeastern and eastern borders respectively.

The location of Ndwedwe indicates that the Municipality has strong forward and backward economic linkages with the coastal towns of Tongaat, Verulam and Stanger. The Municipality on the other hand has strong economic linkages with the provincials' major cities i.e. Durban and Pietermaritzburg. It is therefore inevitable that development approaches in both the surrounding municipalities and the identified economic centers or hubs are likely to influence and be influenced by Ndwedwe Local Municipality.

The Ndwedwe local Municipality covers an area of 1 153 km² accommodating a population of 153 000 people (2001 Census). The overall settlement density is approximately 145 people per km². This figure indicates a decline of 14 909 people when compared to the 167 404 population in 1996.

Approximately 60% of land falls under the tribal authorities characterized by predominantly underdeveloped, fragmented and poor settlements. The remaining 40% of land in the northeast region is used for commercial purposes. In terms of infrastructural services, the area has a severe backlog that needs to be addressed to allow for integrated development of housing.

1.6. Key Issues

The following outlines the development challenges within Ndwedwe Local Municipality as identified in the Municipal IDP Review 2005 document:

1.6.1. Socio-economic Issues

The socio-economic issues present in the area are associated with decline in population growth as a result of amongst other issues HIV/AIDS related diseases. Also the literacy rates, labour force and service backlogs are amongst prevailing issues in the area. Thus development will be affected negatively by the socio-economic status of the area.

1.6.2. Spatial Issues

Some spatial issues have a major impact on the development of the area. The spatial issues noted in the municipality's previous IDP include:

- Two thirds of the municipal area is under traditional tribal tenure, which has its challenges in terms of how this type of tenure system is perceived by various market players;

- The area has a potential of increasing the extent of commercial farming provided it integrates small-scale farming by local residents and establishment of linkages between small-scale and large-scale farming;
- The steepness and topographical state of most land as well as traditional and dispersed settlement pattern prohibits efficient integration of settlements and service provision in the area;
- The existence/ availability of a series of centers suitable for establishment of a hierarchy of service centers throughout the area. Provide opportunities for local economic development;
- Conditions such as limited access to basic services and facilities, lack of local economic development initiatives have contributed to the prevailing high unemployment rates, low income levels and consequently wide spread poverty in Ndwedwe Municipal area.

1.6.3. Movement patterns

The current road hierarchy of Ndwedwe area is as follows:

- ⇒ The **N2 North** road approximately 15 km to the east of the municipality parallel to the east coast and linking Durban to the North Coast, Gauteng etc. Also the road links Ndwedwe with local surroundings of Stanger, Richards Bay and coastal areas.
- ⇒ The **R102** road parallel with N2, the **R74** linking Stanger in the east to Maphumulo and Kranskop in the west and the **R614** linking Tongaat. Also the R74 and R614 roads act as major linkages of Ndwedwe to its surrounding areas.
- ⇒ The provincial roads in Ndwedwe include **P110**, the **N2**, the **P104**, **P712**, **P100**, the **P102**, the **P713** and the **P714**. These are provincial roads facilitating linkages with other surrounding major areas both at Provincial and National level.
- ⇒ There is also a **railway (North Coast Rail)** with stations located in Verulam, Tongaat, Shakaskraal, Stanger etc.

1.6.4. Land reform issues

As it has been highlighted in earlier sections 60% of land in Ndwedwe is under Tribal authority and this has a major impact on land development initiatives for the following reasons:

- ⇒ Lack of uniform and formal procedures and guidelines to land allocation and development;
- ⇒ Lack of proof of ownership in a form of a Title Deed;
- ⇒ The land is divided into a residential, agriculture and land preserved for grazing/ farming.

1.6.5. Environmental issues

The KwaZulu Natal Environmental Sensitivity Atlas identifies about 10 environmentally sensitive areas within the Ndwedwe area. However the existing wetlands are not formally protected since there are no priority wetland areas identified. The Nhlankazi Pilgrimage (Holly Mountain) is an attractive natural feature within the area. Both perennial and non-perennial flowing rivers and streams also traverse. Moreover river valley, cliffs, plateaus, aesthetic quality, vegetation and wild life, countryside of traditional settlements and lightly developed land add to a pleasant attractive appearance of the area.

1.6.6. Infrastructure development issues

The infrastructure development issues include:

- Water
- Electricity
- Roads

Water

Most people have no access to present water supplies. There is a need for implementation and management of potable water schemes in Ndwedwe area. This also includes issues of sanitation, healthcare and hygiene. The provision of clean piped water and incentives of saving water was identified as one of the Ndwedwe community's priority need, in the previous needs analysis assessment.

Electricity

A local Electricity Master Plan is being prepared by consultants (Africon) for provision of free basic electricity. A need to extend Electricity supply where electricity is unavailable as well as the construction of a sub-station to supplement power supply in Ndwedwe was also identified as a priority need. In broad terms the Municipality should facilitate the provision of electricity to schools, clinics and other governmental institutions. It should also co-ordinate the provision of electricity to homes and schools to enable an efficient learning environment.

Through the implementation of services to Ndwedwe area, high unemployment rate needs to be considered. This needs to be evaluated in terms of affordability of services provided to ensure that there is sustainable and adequate use of services.

Roads

In terms of powers and functions of local government, It is the responsibility of a local municipality to maintain local access roads. In the case of Ndwedwe Municipality there is limited financial resource to execute this function. There is

a need to increase road development funds to allow for implementation with some level of satisfaction. Upgrading and facilitation of transport access routes to hinterland and improvement of access to rural hinterland, as well as the construction of Taxi ranks in nodal points or another priority need.

1.6.7. Social Services

The community needs that were identified during a series of IDP workshops conducted in ward development committees (as extracted from IDP Review 2005/2006 Document) are as follows:

Welfare service provision

Pensioners walk long distances to reach pension pay-out points. There is a need to increase the number of pension pay-out points, awareness programme on welfare projects, and accessible welfare offices.

Safety and Security

In terms of safety, the area has a shortage of police stations. Current security means are often located in inaccessible locations. People have to travel long distances to report crime issues. Thus the same people escape with criminal activities uncaught. There is a need to increase the level of security in the area through provision of community-policing plan, satellite police stations and expedite establishment of community policing forums.

Health issues

The poor provision of health facilities and hygienic means is a problem in Ndwedwe area. This is pertaining to poor levels of purified water, lack of sanitation and refuse removal. This indicates a need for provision of improved health facilities. There is a need for provision of mobile clinics, community health centers that will operate 24 hours and provision of primary health care through health workers is suggested for implementation.

1.6.8. Municipal Finance

1.	The Municipality has over the past 3-4 years developed a financial management system. The Finance Department has filled more than 80% of the required staff.
2.	At present no rates are being generated in the Ndwedwe Local Municipality. Mechanisms to establish the rate base are not in place as yet.
3.	The Municipal Property Rates Act, which makes provision for all areas falling within the Municipality to be pay rates, has not been implemented by the Municipality.
4.	Once the Municipal Property Rates Act is implemented it will provide the municipality basis to commerce its rating especially commercial farming areas.
5.	The potential negative impact of rating commercial farming areas and commercial concerns will have to be mitigated through incentives and other mechanisms.
6.	The Municipality is totally dependant on the equitable share received from national government to balance its budget.

Table 1: Municipal Finance Issues

Source:Ndwedwe Local Municipality IDP as Reviewed in for 2005/06 Financial Year.

1.6.9. Housing Issues

The IDP Review 2005/6 identified the slow progress of Land Reform, as the main problem delaying adequate housing delivery in the area. Most of the land is under the ownership of Ingonyama Trust, Tribal authorities/ Inkosi (two thirds of the municipal area is under traditional tribal tenure), the State, and Private ownership/ commercial use. The state is the official owner leasing land to local people. Other housing issues include the following:

- Failure to consider the issue and impact of HIV/AIDS epidemic in the housing implementation.
- Unclear roles of Tribal authorities in land reform and housing development.
- Absence of formal structures for coordination of land reform, housing and infrastructure development.
- Lack of inter-governmental co-operation and clarification of roles in the implementation of projects.

1.7. STRUCTURE OF THE REPORT

This report will cover the following headings:

- ❖ **Section 1: Introduction** - This section provides background to the project and the study area context.
- ❖ **Section 2: -Status Quo Analysis** - This section provides the national and provincial legislative and policy framework for housing delivery in the country. This section further identifies housing demand within Ndwedwe Local Municipality as established in the IDP development processes. This section will also provide an overall SWOT analysis and summary of the key issues.
- ❖ **Section 3: Strategy Development** - This section considers 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.
- ❖ **Section 4: Projects** - This section provides the existing projects and the identified projects in line with the objectives and strategies developed.
- ❖ **Section 5: Integration** – This section considers the alignment of identified projects with sector specific service and social infrastructure development.
- ❖ **Section 6: Performance Measurement** – This section highlights on the municipal internal PMS in monitoring the implementation of housing development.
- ❖ **Section 7: Housing Institutional Framework** – This section highlights on the municipal institutional capacity and capacity gaps in managing the implementation of housing projects.
- ❖ **Section 8: Consultation Process** – This section highlights on the engagement of primary stakeholders during the preparation of the Plan
- ❖ **Section 9: Approval Process** – This section considers the statutory approval process and activities undertaken thereof.

SECTION 2. STATUS QUO ANALYSIS

The provision of housing in South Africa is a local government competency yet national government provides an overall vision for housing in South Africa and the manner of how it should be implemented. The roles of the three (3) spheres of government are as follows:

- National Government has the power to develop laws and policies that deal with matters that apply at a national level. National housing targets, goals and objectives are developed at this level;
- Provincial Government has the power to make specific laws and policies for the province in terms of all functional areas including housing. It is at this level that National Housing targets are subdivided amongst local municipalities based on housing needs analysis and delivery targets for each Municipality; and
- Municipalities have the power to administer matters such as housing and all other matters relating to implementation of development projects in their areas. Municipal housing objectives and targets are defined in the Housing sector plan.

Local municipalities have to however make known their housing needs and challenges to the provincial housing department for alignment of municipal and departmental programmes and for multi-year budgetary projections. This section will therefore highlight the national and provincial housing legislative and policy frameworks, housing delivery mechanisms, recent trends and development in housing. Most of the information pertaining to national and provincial housing policy framework has been sourced from the following websites: <http://www.kznhousing.gov.za/> and <http://www.housing.gov.za/>.

2.1. National Policy Framework

The Act notes "...Municipalities must pursue the delivery of housing. Every municipality must take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to ensure that the housing right as set out in Section 26 of the Constitution is realised," but municipalities have to do this by actively pursuing the housing development and by also addressing issues of land, services and infrastructure provision, and by creating an enabling environment for housing development in their area of jurisdiction.

Government's goal is, subject to fiscal affordability, to increase housing delivery on a sustainable basis to a peak level of 350 000 units per annum. A provincial legislature has concurrent competence with Parliament for making laws for the province with regard to all matters that fall within the functional areas defined in Schedule 4 of the Constitution. These include housing, as well as areas relevant to housing, such as consumer protection, public transport, regional planning and development, and urban and rural development.

Our housing policy must operate within a framework, set by a hierarchy of policy. At a broad level, the most significant of these policies is the Constitution of the Republic of South Africa, 1996. With regard to housing, the Housing Act is critical. All housing policy must at least operate within the framework set by these two pieces of legislation. Our basic points of departure are set by this framework as well as other pertinent policies of Government. The following therefore underlie our points of departure:

- the Constitution of the Republic of South Africa, 1996 (Act No. 108 of 1996)
- the Housing Act, 1997 (Act No. 107 of 1997) as amended
- the Reconstruction and Development Programme (RDP)
- the Growth, Employment and Redistribution (GEAR) strategy
- the Housing White Paper
- the Urban Development Framework
- the White Papers and policy frameworks pertaining to local government and the Public Service
- the Housing Code

The figure below illustrates the national housing legislative and policy framework:

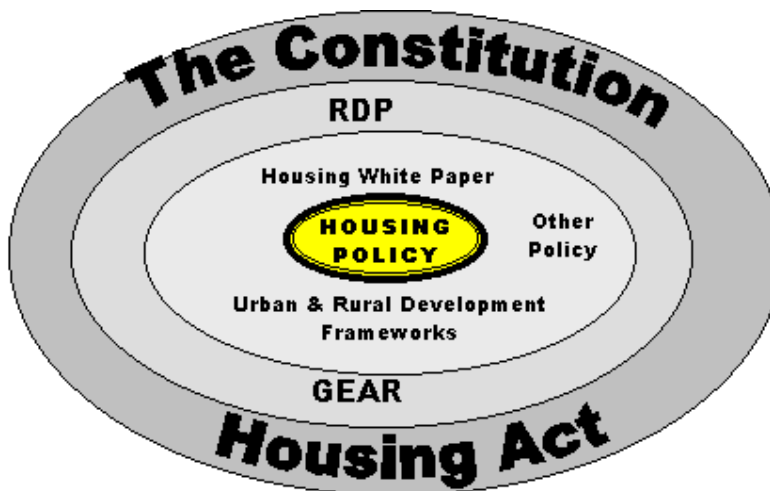


Figure 1: National Housing Policy Framework

2.1.1. Fundamental Principles for Housing Policy and Implementation

The following principles are integral to both policy and development and should be maintained by all housing sector players:

- People centered development and partnership
- Skills transfer and economic empowerment
- Fairness and equity
- Choice
- Quality and Affordability
- Innovation
- Transparency, Accountability and Monitoring
- Sustainability and Fiscal Affordability

2.1.2. Seven Key Strategies

The 1980's specifically, were characterised by municipal services and bond boycotts initiated by the civic movement and communities aimed at undermining the status quo, and responding to the anomalies of apartheid housing, including bad building methods. As a result the new South African government inherited a severely traumatised and fragmented housing sector.

Government's answer to the housing legacy of apartheid lay in developing a single cohesive policy and implementation structure. Elements of the current housing policy had been debated at length and a number of intricate legal and institutional interventions were researched and developed. In addition, various other facilitative mechanisms were developed in support of this approach. The following are the seven key strategies used in the provincial housing policy:

1. STABILISING THE HOUSING ENVIRONMENT *in order to ensure maximum benefit of State housing expenditure and facilitate the mobilisation of private sector investment.*
2. MOBILISING HOUSING CREDIT *and private savings (whether by individuals or collectively) at scale, on a sustainable basis and simultaneously ensuring adequate protection for consumers.*
3. PROVIDING SUBSIDY ASSISTANCE *to disadvantaged households to assist them to gain access to housing.*
4. SUPPORTING THE PEOPLE'S HOUSING PROCESS *entailing a support programme to assist people who wish to build or organise the building of their homes themselves.*
5. RATIONALISING INSTITUTIONAL CAPACITIES *in the housing sector within a sustainable long term institutional framework.*
6. FACILITATING SPEEDY RELEASE AND SERVICING OF LAND.
7. CO-ORDINATING AND INTEGRATING PUBLIC SECTOR INVESTMENT *and intervention on a multi-functional basis.*

2.2. Provincial Policy Framework

Initially the Provincial Housing Development Board was responsible for undertaking housing development projects. Currently there is a KwaZulu-Natal Housing Department responsible for the province's housing developmental needs. The KwaZulu-Natal Housing Act facilitates and co-ordinates housing and related activities to housing development in the Province. It must be highlighted that the provincial policy and legislative framework is in alignment with the national legislative and policy frameworks.

Under/ other than KwaZulu- Natal Housing Amendment Act of 1998, there are other housing related Acts, which also aim at achieving Housing deliverables of the province. These are KwaZulu- Natal Housing Act 12 of 1998, **The Rental-housing Act** which regulates landlord-tenant relationship, and a **Township Estate Regulation** which states the terms and conditions of establishment of a township.

There are however numerous policy documents that are specific to housing sectors housing delivery in this province.

2.3. Housing Delivery Mechanisms

Government provides housing subsidies aimed at facilitating access to shelter for all South African residents. The main qualification criteria for such assistance includes:

- ✓ Beneficiaries must have a household income of not more than R3 500 per month.
- ✓ Must not have owned a fixed residential property previously.
- ✓ married or single with dependents
- ✓ lawful resident of South Africa
- ✓ competent to contract
- ✓ where beneficiaries have only received serviced sites under previous dispensation hold ownership rights to such sites, they qualify for a consolidation subsidy.

The following table provides various housing subsidies available for qualifying individuals:

2.3.1. Project-Linked Subsidy

- This enables beneficiaries to buy homes in community or municipal driven projects approved by the Department.
- Applicants must meet all general qualification criteria.
- Communities form a development committee and approach their municipality or the respective regional office to package the project for them.

2.3.2. Individual Subsidy

- It enables beneficiaries to buy existing homes individually or homes in projects not approved by Provincial Housing Department.
- Applicants must meet the general qualification criteria.
- Beneficiaries may access this type of subsidy through the bank or reputable company that they work for and must submit the application on their behalf.
(The minister has now suspended this subsidy mechanism until loophole in the system has been addressed).

2.3.3. Consolidation Subsidy

1. This enables beneficiaries who have only received serviced sites under the previous dispensation and who hold ownership rights to such site, to provide or upgrade a top structure.
2. Applicants must meet the general qualification criteria, but the first time home-ownership requirement is waived.
3. Communities form a development committee and approach their municipality or the respective regional office to package the project for them.

2.3.4. Institutional Subsidy

- This provides subsidised accommodation through institutions to persons who qualify for individual ownership subsidies, on the basis of secure tenure such as rental, installment sale, shareblock, etc. Provides assistance to persons who do not wish to buy property.

- Applicants must meet the general qualification criteria.
- The community or institution must form a Section 21 Company and apply through the municipality for this kind of subsidy. If the area which they reside in does not have a municipality they may approach the Provincial/Regional office.

2.3.5. Relocation Subsidy

- It enables defaulting borrowers of mortgage loans, who were three months in arrears with their installments before 31 August 1997, and whose loans cannot be rehabilitated, may apply for financial assistance to buy back their homes or relocate to another property.
- Applicants must meet the general qualification criteria, except that they need not be a first time homeowner.
- Applications may be made through Servcon. The address for Servcon is as follows:
- P O Box 4767, DURBAN, 4000.

2.3.6. Peoples' Housing Process

- This provides support to people who want to build their homes themselves to access consolidation, project-linked, institutional and rural housing subsidies as well as other support measures.
- Applicants must meet the general qualification criteria.
- In order to participate in the People's Housing Process, a Support Organisation must be established. Beneficiaries can either form themselves into a Support Organisation or they must identify a potential Support Organisation and enter into a contract with it. They must then approach the municipality or the Provincial/Regional office to make a project application on their behalf.

2.3.7. Rural Subsidy

- These are available to those communities who are living in the tribal areas, and who could not previously access government housing funds
- Applicants must meet the general qualification criteria. .
- The Inkosi and his Indunas must be consulted to ensure that their authority is not undermined. The Inkosi and his Indunas form themselves into an Institution. The Institution must be a legal entity and a Public or Private Company must be formed. A section 21 Company is the most appropriate institution to use in this regard.
- The Inkosi and his Indunas serve as directors of the Institution. (Section 21 Company). The Institution must work through and closely with the municipality or the District Council under whose jurisdiction the land falls. The municipality or District Council must assist the community to establish an Institution and make the application. Approval for the project must firstly be obtainable from the Ingonyama Trust.

2.3.8. Aids Policy

- Funds are available to provide accommodation for victims of Aids.
- Not available to individuals but organizations who care for Aids victims or Aids orphans.
- The Institution must form a Section 21 Company and approach the municipalities to make an application on their behalf.

2.3.9. Transitional Policy

- This is a temporary accommodation for destitute and impoverished homeless people in the inner city areas.
- Not available to individuals, but organizations who care for destitutes and impoverished homeless people.
- The Institution must form a Section 21 Company and approach the municipality to make an application on their behalf.

2.3.10. Discount Benefit Scheme

- To promote home ownership in respect of housing stock that has been created in terms of the previous dispensation.

2.3.11. Hostels Re-Development Programme

- To create humane living conditions in the public sector hostels.

It must be highlighted that detail information on the above subsidies is available in the above-mentioned websites, especially the provincial website.

2.4. Recent Trends

When the new housing dispensation was introduced it aimed to provide security of tenure and increase the asset base of the poor. Recent development trends are centred around sustainability, sectoral integration and addressing socio-economic challenges. The figure below indicates the developmental objectives the recent housing delivery initiatives aim to achieve:

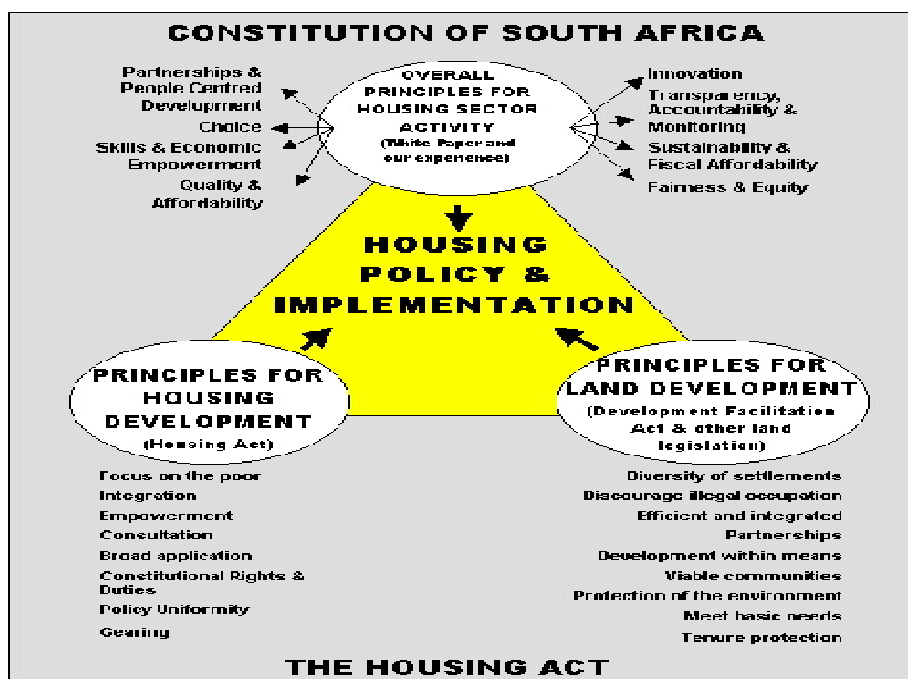


Figure 2: Integrated Approach Matrix Diagram

2.4.1. Current Provincial Priority Programmes

The Provincial Minister of Housing identified the following priority programmes for the Department for the 2005/ 2006 financial year.

1. Slums Clearance/ Informal housing removal
2. Rural Housing]
3. Violence damaged houses

2.5. Development in Housing

To-date progress in housing has been gradual, influencing and being influenced by social dynamics in housing initiatives. Numerous policies both at national and provincial level have been and are being developed and refined to accommodate day-to-day housing challenges.

2.5.1. National Housing Programmes

The following are some of the national programmes aimed at enhancing the impact of housing initiatives:

HOUSING PROGRAMMES	
PROGRAMME	DESCRIPTION
Programme 1: Administration	To Provide strategic leadership, administrative and management support services to the Department and Ministry
Programme 2: Housing Policy Planning and Research	To develop sound National Human Settlement and Housing Policies, supported by Research and Underpinned by an appropriate Legislative Framework.
Programme 3: Housing Programme Management	To manage National Housing and Human Settlement Programmes to enable, support and promote the implementation of Housing / Human Settlement projects.
Programme 4: Housing Sector Performance	To monitor the progress on implementation and performance of National Housing Policies and Programmes, evaluate and assess the Impact thereof on the beneficiary, the environment and the three tiers of Government.
Programme 5: Housing Development Funding	To fund National Housing Programmes in terms of the Housing Act (107 of 1997).

Table 2: National Housing Support Programmes

2.5.2. Housing Institutions

With regard to housing development, government has established the following national institutions to facilitate the specific housing and housing-related needs of the market, in addition to the role provincial governments and municipalities play.

Thus 30% of the SA population who are under- or un-served as a result of:

- The conventional banking sector being unable to service them due to structural incompatibilities
- Insufficient capacity in the emerging, increasingly successful but inadequately funded specialised lending sector
- Insufficient focus by Government and the private sector on alternative tenure forms.

Government created a number of housing support institutions, with various roles and functions. All institutions are required to report quarterly to the Department in terms of the Public Finance Management Act. Quarterly and annual reports must be submitted to the National Department of Housing. The Annual reports are tabled in Parliament.

NAME OF INSTITUTION	INSTITUTION OVERVIEW
National Home Builders Registration Council (NHBRC)	<p>The NHBRC is a section 21 company established to make provision for the protection of housing consumers through home warranty scheme, to regulate the home building industry through the registration of builders, setting of ethical and technical standards for the residential building industry.</p> <p>The Housing Consumer Protection Measures Act 1998 (Act 95 of 1998) extends the NHBRC home warranty scheme to government housing subsidy schemes.</p> <p>Contact Website: www.nhbrc.co.za</p>
National Urban and Reconstruction Agency (NURCHA)	<p>Nurcha, a Section 21 company. Established in 1995 and financed primarily by South African Government and Open Society Institute of New York and other Financial Institutions.</p> <p>Nurcha has four financing programmes:</p> <p>Contact Website: www.nurcha.co.za</p>
National Housing Finance Corporation (NHFC)	<p>The NHFC was established as a result of cabinet decision in May 1996, as envisaged in the White Paper on Housing, to search for new and better ways to mobilize finance for housing, from sources outside the state, in partnership with the broadest range of organizations.</p> <p>Contact Website: www.nhrc.co.za</p>
People's Housing Partnership Trust (PHPT)	<p>In support of The People's Housing Process the Minister of Housing adopted the programme in May 1998. The policy focuses on poor families in both urban and rural areas, using capital subsidies to allow people to build their own homes. It also assists people to obtain access to technical, financial logistical and administrative support to build their own homes, on either an individual or a collective basis. The PHPT is aligned with the National Housing Policy.</p> <p>Contact Website: www.phpt.co.za</p>
Rural Housing Loan Fund (RHLF)	<p>The RHLF's core business is to provide loans to low income households in rural areas. Incremental housing is a people driven process. The RHLF was linked to the NHFC but was deemed a separate entity in April 2002.</p> <p>Contact Website: www.rhlf.co.za</p>
Servcon	<p>Servcon was established as a joint venture between the Department of Housing and Council of South African banks (COSAB) in 1994. It was mandated to provide exclusive management services.</p> <p>The mission is to normalise the lending process.</p> <p>Servcon website: www.servcon.co.za</p>
Social Housing Foundation (SHF)	<p>The Social Housing Foundation was established in November 4, 1997, with the purpose of seeking to access international donor</p>

Thubelisha Homes	<p>funding and technical expertise to deploy on social housing projects in need of such support.</p> <p>Its' mandate is to broadly develop and build capacity for housing institutions.</p> <p>Contact Website: www.shf.co.za</p>
	<p>Thubelisha Homes is a section 21 Company, established for the purpose of procuring and developing the housing stock appropriate for rightsizing purposes. Thubelisha was given a Government grant of R50 million to start its operations and obtains subsidies through the Government's programmes to right size clients.</p> <p>Website: www.thubelisha.co.za</p>

Table 3: Housing Institutions

2.5.3. Housing Consumer Education (HCE)

The Department of Housing has formulated a National Housing Consumer Education Framework; which has amongst other programmes the Housing Consumer Education Programme. The objectives of the programme is to educate and train housing consumers (owners and rental users) on their rights and responsibilities, thereby contributing towards:

- Protecting and strengthening low-cost housing;
- Enhancing the market value of low-cost housing;
- Using low-cost housing as collateral for leveraging credit by the poor;
- Building strong and vibrant communities in conjunction with programmes such as "Community Development Worker", "Expanded Public Works", and "HIV & Aids awareness";
- Enhancing the maintenance culture of housing consumers; and
- Improving the sustainability of the housing unit as an inclusive element of the living environments.

The programme is made up of modules written in English, each dealing with different topics. The programme is divided into two parts:

Part 1: Generic Housing Consumer Education

- Your Housing Needs;
- Tenure Options;
- Affordability;
- Housing Finance and Savings;
- Government Housing Subsidy and other Housing Assistance;
- Contracts;
- Consequences of Breach of Contract;
- Roles and Responsibilities;
- HIV / Aids; and
- Sanitation, Health and Hygiene Accredited Programmes.

Part 2: Specific Housing Consumer Education based on various subsidy schemes

- Ownership using the individual, the project-linked or consolidation subsidy;
- Ownership through the People's Housing Process;
- The Rural Subsidy;
- The Institutional Subsidy; and
- Rental.

2.5.4. Rural Housing Loan Fund (RHLF)

The RHLF's core business is providing loans, through intermediaries, to low income households for incremental housing purposes. Incremental housing is a people driven process; and RHLF's core business is to empower low income families in rural areas to access credit that enables them to unleash the potential of their self help, savings and local ingenuity to build and improve their shelter over time.

2.6. Demographic Profile

2.6.1. Introduction

The following demographic information has been extracted from the IDP Review 2005/2006 document for the Ndwedwe Local Municipality. The information utilised was based on the 1996 and 2001 Census Data provided by Statistics South Africa. It must therefore be noted that a number of changes might have occurred on the ground and in population dynamics to nullify the figures.

2.6.2. Population

According to Statistics South Africa, the total population of Ndwedwe was 152492 in the year 2001. This figure indicates a decline of 14909 people when compared to the 167404. This decline could be attributed to many factors such as urbanization, HIV/AIDS, etc. Due to its close proximity to Ndwedwe, the City of Durban continues to attract large numbers. Most of these people relocate to Durban because of opportunities the city provides, i.e. job opportunities and better living conditions.

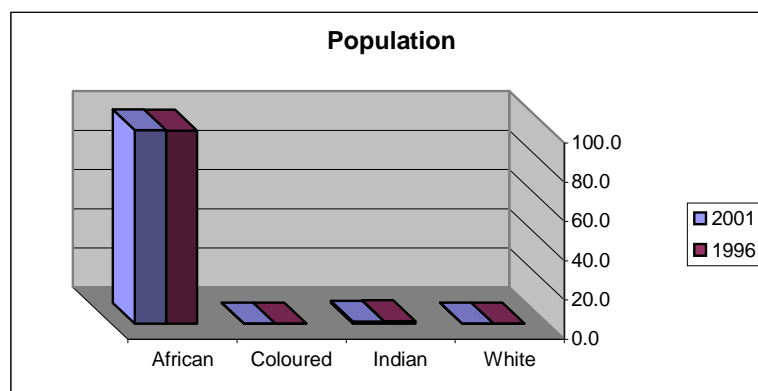


Figure 3: Ndwedwe Population

The above trend, (decline in population figures), is likely to be reversed owing to development interventions aimed at increasing the Ndwedwe Local Municipality's capacity on meeting development challenges under the Project Consolidate Programme. Ndwedwe Local Municipality is identified as one of the priority Municipality under this programme. The increased awareness and various HIV/AIDS programmes are likely to reduce HIV/AIDS fatalities.

5.6.3. Gender by Age

The figure below indicates that a large number of the population of Ndwedwe is between the ages of 15 – 34. In 2001 males between the above-mentioned ages came up to 35%, while the females were 33% of the respective gender groupings. It is worth noting however that there has been a slight decline from the 1996 figures regarding the females. In 1996 males were a total of 26533 (34%) and females were a total of 30042 (34%). The decline could be attributed to factors such as urbanization, more active participation of women in economic activities or becoming households heads or HIV/AIDS deaths.

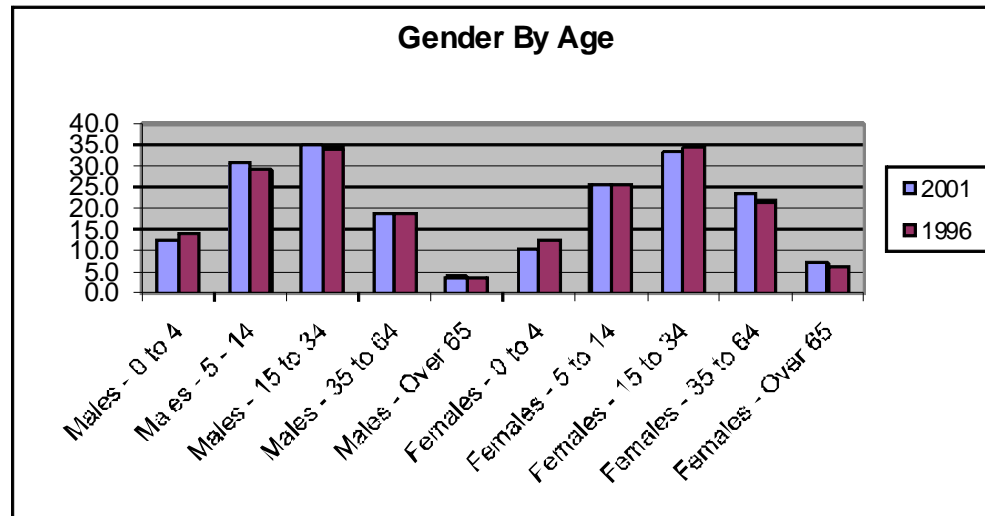


Figure 4: Gender Distribution by Age

It must be however highlighted that the overall total of female:male was 53:47 and 54:46 percentages for 1996 and 2001 Census Data respectively. The figure below indicates that the overall totals show that there had been a slight decline in males, which can be attributed to, urbanization and HIV/AIDS deaths, which can prompt elder orphaned males to seek employment opportunities in urbanized areas.

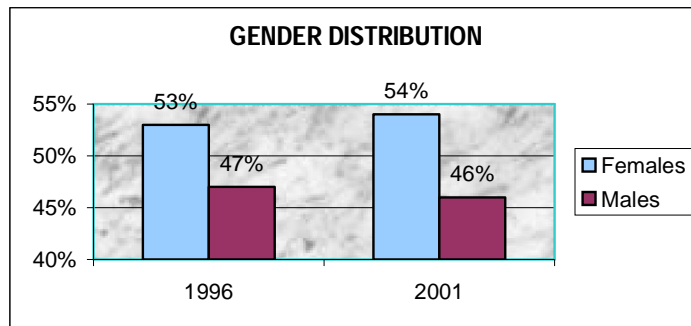


Figure 5: Gender Distribution

2.6.4. Age

With regard to age, the dominant age group is the one between the ages of 15 to 34.

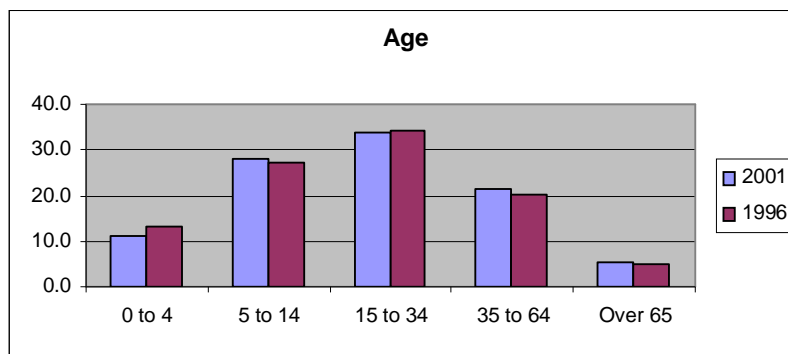


Figure 6: Age Distribution

The above figures clearly indicate that the Municipality has a youthful population, which exert more pressure to the Municipality in providing necessary amenities for this age group including educational facilities, employment opportunities, and other social development interventions. The lack of these services within the Municipality provides an explanation for the declining population figures as more youth relocating to urban areas for better living and opportunities.

2.6.5. Education

The figure below indicates education institutions being attended by 5 to 24 year olds. It is worrying that in 2001, a total number of 20447 (26.7%) persons did not attend any educational institution. The figure also shows that the number of persons attending college, technikons and universities is very small, relative to that of school attending persons. The shortage of critical skills within the Ndwedwe Municipal area could be attributed to this situation.

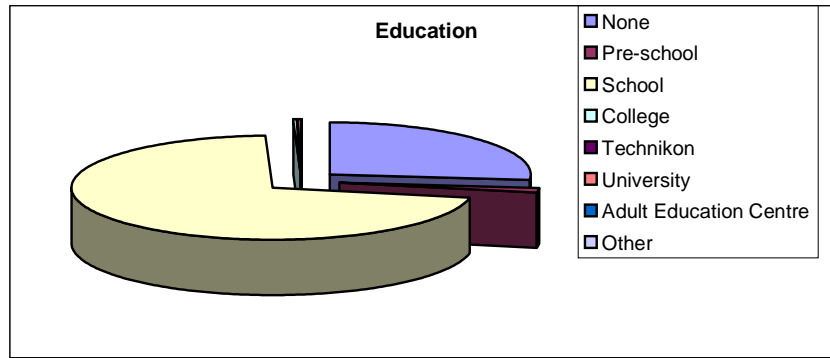


Figure 7: Education Status

The following figure indicates highest education levels attained by over 20 year olds. Of great concern with these figures is the fact that they indicate that the highest number of persons between the ages mentioned above are those without any form of schooling, the number stood at 28431 (39.3%) in 2001. The number of Grade 12 is also worrying as it stands at 7657 (10.6%) against 15940 (22.0%) persons of those having attained secondary education. Out of all over 20 year olds residing in Ndwedwe only 1235 (1.7%) have attained higher education level in 2001.

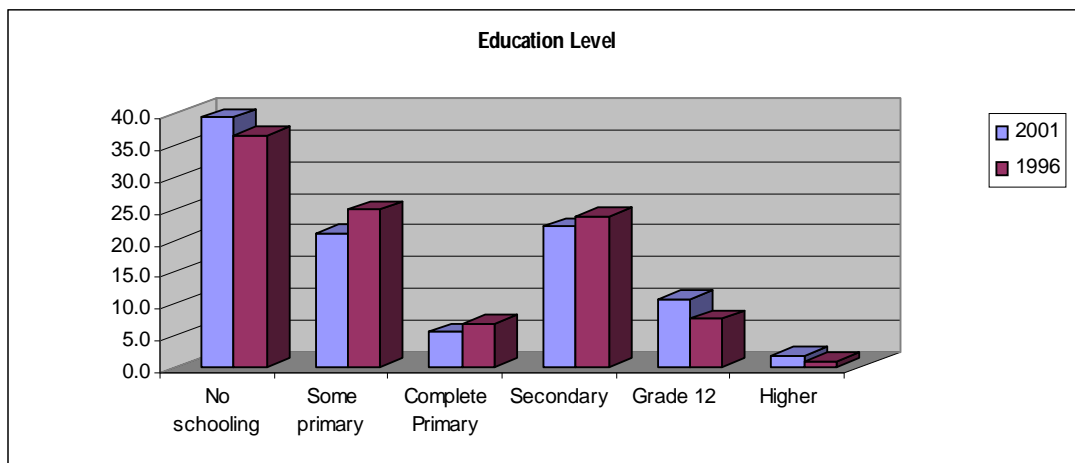


Figure 8: Education Level

2.6.6. Labour Force

Out of the total labour force of 33710 (100%) persons only 11354 (34%) were employed in 2001, while 22356 (66%) were unemployed. From 1996 to 2001 a total number of 5706 jobs were lost.

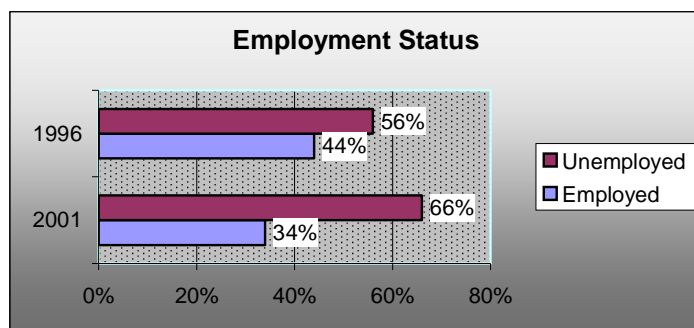


Figure 9: Employment Status

The following table indicates that a large number 4445 (39.2%) of persons are employed in the agricultural industry. A very small number is employed in the engineering industry and other sophisticated industries.

PERSONS	2001 (%)	1996 (%)
Agriculture/ Forestry/ Fishing	39.2	2.5
Community/ Social/ Personal	16.5	11.6
Construction	3.6	6.2
Electricity/ Gas/ Water	0.3	0.8
Financial/ Insurance/ Real Estate/ Business	5.2	4.5
Manufacturing	5.7	15.7
Mining/ Quarrying	0.1	0.2
Other	0.0	
Private Households	8.4	16.2
Transport/ Storage/ Communication	2.4	6.5
Undetermined	11.1	28.1
Wholesale / Retail	7.5	7.7

Table 4: Employment Sectors

The table below indicates a number per an occupation in 2001. From the reading of the table below it is clear that most people in Ndwedwe were as in 2001 in the elementary occupation. It is however worrying that only 703 persons were employed as technicians as in 2001. Professionals' figures are also of great concern as only 242 (2.1%) were employed as such in 2001.

PERSONS	2001 (%)	1996 (%)
Clerks	4.3	3.0
Craft/ Trade	6.1	13.2
Elementary	45.6	51.6
Legislators/ Senior Officials	1.9	1.7
Unspecified/ Not Economically Classified	0.0	
Plant/ Machine Operators	10.5	11.8
Professionals	2.1	5.9
Service Workers	7.4	10.1
Agricultural/ Fishery	6.7	
Technicians	6.2	2.6
Undetermined	9.2	

Table 5: Occupational Status

The table below indicates individual monthly income as in 2001. It is worth noting the fact that a large number of persons earned between R400 to R800 a month in 2001.

PERSONS	2001	1996
None	81.0%	80.0%
R 1 - 400	5.8%	2.9%
R 401 - 800	9.8%	13.9%
R 801 - 1600	1.8%	1.7%
R 1601 - 3200	1.0%	1.0%
R 3201 - 6400	0.4%	0.4%
R 6401 - 12800	0.1%	0.1%
R 12801 - 25600	0.0%	0.0%
R 25601 - 51200	0.0%	0.0%
R 51201 - 102400	0.0%	0.0%
R 102401 - 201800	0.0%	
Over R 204801	0.0%	

Table 6: Individuals' Monthly Income

2.6.7. Annual Household Income

The number of households with no income is very disturbing. However this could be attributed to the lack of job opportunities around Ndwedwe Municipality and low educational levels.

HOUSEHOLDS	2001 (%)	1996 (%)
None	32.7	22.9
R 1 - 4800	11.5	7.5
R 4801 - 9600	29.4	28.5
R 9601 - 19200	16.3	27.8
R 19201 - 38400	6.2	9.8
R 38401 - 76800	2.3	2.3
R 76801 - 153600	0.9	0.9
R 153601 - 307200	0.3	0.3
R 307201 - 614400	0.1	0.1
R 614401 - 1228800	0.0	
R 1228801 - 2457600	0.2	
Over R 2457600	0.0	

Table 7: Households' Income

2.6.8. Language

Clearly, from reading the table below, it is apparent that the dominant language is isiZulu.

PERSONS	2001	1996
Afrikaans	254	46
English	2152	2401
IsiNdebele	284	10
isiXhosa	4825	2502
IsiZulu	144546	160761
Sepedi	140	6
Sesotho	68	42
Setswana	40	3
SiSwati	92	26
Tshivenda	22	8
Xitsonga	37	8
Other	35	254

Table 8: Language Distribution

2.6.9. Disability

The table below indicates that the dominant disabilities are sight and physical.

PERSONS	2001 (%)	1996 (%)
Sight	23.8	35.4
Hearing	12.5	17.8
Communication	3.8	
Physical	27.0	31.6
Intellectual	6.9	10.9
Emotional	13.6	
Multiple	12.6	4.2

Table 9: Disability Profiles

2.7. Socio Economic issues

Technical issues pertaining to maintenance and servicing of new developments has been identified as a challenge in the area. The local authorities and communities have failed to contribute to the costs of maintenance of existing development. Failure to contribute to rates and service charges of new developments by the local communities raises questions as to whether localities will be able to sustain future developments.

- ⇒ The failure to consider and provide other social services to existing housing projects.
- ⇒ There is a lack of capacity and access to human, management, technical and financial resources.

The following highlights on socio-economic issues as contained in Ndwedwe Municipal IDP Review 2005/6:

2.7.1. Issues Relating to Education

1.	The central role which education can fulfil in the social upliftment and economic growth of the area is not always acknowledged.
2.	Although the municipal area and its population has fair access to education facilities, the capacity and quality of these facilities remains an issue of concern.
3.	Limited provision has been made in the past for alternative forms of education, specifically Adult Basic Education, basic skills training, business skills training, entrepreneurial development and other forms of tertiary education.
4.	Lack of services, viz. water, electricity and sanitation at schools.
5.	There are no mobile library services currently available in the municipality. The need exists to make the library accessible to all residents of the population through such a service.
6.	Contributing to this is the fact that although school libraries do exist they are not well managed and maintained.
7.	Community halls are mentioned as a possible facility to be used as study centres.
8.	Training facilities are often provided without consideration of the cost and other implications relating to the ongoing management of the facility.
9.	The future relevance of providing crèches are being questioned as it is now a policy of the Department of Education that such facilities can be provided at schools.
10.	A concern relating to ABET is that people do receive training, but opportunities are not necessarily provided for them to find employment or to use their skills effectively. Training opportunities therefore needs to be linked with real employment opportunities.

Table 10: Educational Issues

2.7.2. Issues Relating to Health

1.	A number of health facilities in the form of provincial and mobile clinics do exist within the district. The adequacy of these facilities is being questioned.
2.	The most important issue impacting on health is the lack of access to potable water (taps and boreholes) with a large percentage of the population dependent on natural water sources, viz. rivers, springs etc. Thus the population does not have guaranteed access to water.
3.	The health function in the municipality is currently provided by provincial government departments with limited involvement of the Ndwedwe Municipality in the coordination of these services.
4.	Cholera has not had a major impact on the population of Ndwedwe, but there is a concern that it may in future impact if access to basic water and sanitation is not provided.
5.	No health inspectorate function exists in the area.
6.	No formal landfill site or refuse removal services are available in Ndwedwe.
7.	As is the case in most areas of the country, AIDS is having a major impact on the population of the area and its resources. Health care facilities are limited to provincial clinics with communities having to access higher level health care facilities in the Durban Metro.
8.	The current situation relating to cemeteries needs to be determined.

Table 11: Health Issues

2.7.3. Issues Relating to Welfare

1.	Pensioners lack appropriate access to pension payment points.
2.	People still travel long distances to collect pensions. Adding to this is the fact that no commercial banking facilities exists within Ndwedwe and pensioners are dependent on services outside of the area in the Durban Metro.
3.	Limited provision is made for welfare facilities in the form of care for the old aged, orphanages, and care for AIDS victims and special facilities for the disabled etc.
4.	General service of the Department of Welfare is perceived to not be available to specifically rural communities.

Table 12: Welfare Issues

2.7.4. Issues Relating to Sport and Recreation

1.	The specific needs of the youth relating to sport and recreation needs to be addressed. This is of specific relevance considering the larger percentage of the population falling within the 0 to 19 year age group. The Municipality is addressing this by constructing soccer fields. A number of such fields have been built since 2001.
2.	Communities lack adequate access to appropriate community facilities, such as community halls however, since 2001 the Municipality has built a considerable number of halls.
3.	The range of sport facilities in Ndwedwe is limited but mention should be made of a newly constructed Ndwedwe Regional Sports Field.
4.	Limited capacity exists for the maintenance of sports fields. Historically sports fields were provided in rural areas, but planning for future maintenance and management of these facilities were not considered.
5.	It has been suggested that the national Department of Sport and Recreation can fulfil a much bigger role in not only the provision of sport facilities, but also the promotion of alternative sport.
6.	The promotion of traditional sport and recreation activities is an as yet unexplored field which should receive consideration in future.

Table 13: Sports and Recreation Issues

2.7.5. Economic Development Conditions

Within the context of the preceding discussions a number of issues to be addressed in planning for future economic development can be identified. Specific sector related issues follow the general discussion of the status and opportunities in each of the sectors. With this in mind the key issues relating to economic development to be addressed in planning for the local municipality include:

- Integration of the findings of economic development studies: As indicated, a range of area specific and general economic development studies have been undertaken in the District Municipality area. It is necessary that the findings of these studies be consolidated in a comprehensive economic development planning guide for the area. Although the King Shaka Job Creation Model has gone some way in achieving this for Ndwedwe a key requirement will be the preparation of a comprehensive database of economic development and investment opportunities within the Municipality. Such a database should be linked to spatial development strategy to be adopted by the Municipality and the implementation of such projects should be used as a mechanism to strengthen the spatial framework.
- Establishment of an institution driving economic development: Both the major economic studies finalised in 2001 express the need for the establishment of an institution responsible for driving economic development on the District level. Such an institution should also be involved in economic development in Ndwedwe.

2.7.6. Creating an Environment Conducive to Economic Development

Establishing an environment conducive to economic development is an essential medium term objective. An institution driving economic development is seen as a first step in such a process. Further components of establishing an environment conducive to economic development will include:

- clarity on the economic development opportunities available in the area;
- developing a full range of business training opportunities;
- providing marketing and market information;
- providing access to a range of finance options for economic development;
- ensuring that the necessary physical infrastructure in appropriate locations.

A number of major economic development opportunities have been identified for the area, relating to the Ndwedwe Village specifically. To illustrate the commitment of the council to economic development these key economic development projects must be initiated as a matter of priority.

2.8. Land Use Issues

The Ndwedwe SDF identifies the following as the dominant land uses within Ndwedwe Municipality:

- ⇒ Urban settlements;
- ⇒ Peri-urban settlements;
- ⇒ Semi-rural settlements;
- ⇒ Rural settlements; and
- ⇒ Commercial agriculture

2.8.1. Residential

The SDF further highlights that traditional settlement occurs in a dispersed and unstructured manner. This is further compounded by the fact that significant parts of the Municipality contain severely fragmented and steep topographic conditions, which render urban and infrastructure development inefficient and expensive. The SDF however indicates that topographic conditions can be utilized positively by maintaining low settlement densities, promoting appropriate local level agricultural activities and attracting recreational and tourism-related activities.

The SDF indicates that existing development would have to be accepted and basic needs be provided. It however suggests that future growth should be guided towards locations where better linkages, services, facilities and economic development opportunities can be provided. The SDF highlights that a small number of residential dwellings for employees of the various departments exist within the Ndwedwe Village. There is however a significant demand for additional formal housing. Formal residential housing exist along P100 from Ndwedwe to Verulam.

2.8.2. Agriculture

About 50% of the Municipality is occupied by commercial agriculture mainly in the form of sugar cane farming. The remainder of the Municipal area consists of traditional settlements with a limited amount of individual subsistence farming. Small areas of commercial forest exist within the central and western areas of the Municipality. The SDF indicates that agricultural development coupled with tourism and manufacturing development (agro-processing) represents the most important opportunity for the economic development of Ndwedwe Municipality.

2.8.3. Commercial and Manufacturing

The SDF indicates that only insignificant amounts of commercial and manufacturing activities occur in the Municipality. All activities are of a local character and exist primarily in the Ndwedwe Village, Bhamshela and along R614. Local corner-shops and smaller general dealers are however located throughout the Municipality.

It must be however highlighted that the land use issues would have to be incorporated in the Municipal's Land Use Management System.

2.9. Services

The dispersed settlement patterns and topographical constraints render the provision of infrastructural services expensive. The following highlights on services as gleaned from the Census Data 2001:

2.9.1. Source of Energy for Lighting

A large number of households depend on candles for lighting. In essence this indicates the need for electricity in the area of Ndwedwe.

HOUSEHOLDS	2001 (%)	1996 (%)
Electricity	21.5	19.5
Gas	1.1	0.7
Paraffin	3.3	7.8
Candles	73.1	72.0
Solar	0.3	
Other	0.8	0.0

Table 14: Source of Energy

2.9.2. Refuse

A large number of households in Ndwedwe use their own dump as a means to address refuse removal.

HOUSEHOLDS	2001 (%)	1996 (%)
Munic Weekly	2.3	1.3
Munic Other	0.9	0.4
Communal Dump	1.2	1.0
Own Dump	75.1	74.4
No Disposal	20.5	22.8

Table 15: Refuse Disposal

2.9.3. Sanitation

About 50% of households in Ndwedwe use pit latrine type of sanitation, while a considerable number have no means of sanitation.

HOUSEHOLD	2001 (%)	1996 (%)
Flush Toilet	4.8	5.3
Flush septic tank	3.3	
Chemical toilet	14.1	
VIP	14.2	
Pit Latrine	39.7	60.7
Bucket latrine	1.5	0.9
None	0.7	33.1

Table 16: Access to Sanitation Facilities

2.9.4. Telephone

The majority of households in Ndwedwe depend solely on public telephones, while a considerable number of households have no access at all to telephone or cell phones.

HOUSEHOLDS	2001 (%)	1996 (%)
Telephone and Cellphone in Dwelling	2.4	
Telephone only in Dwelling	4.1	2.3
Cellphone	7.1	
Neighbour	12.0	10.3
Public Telephone	45.7	23.0
Other - Nearby	4.0	6.9
Other - Not Nearby	10.3	14.6
No Access	14.5	42.8

Table 17: Access to Communication Facilities

2.10. Housing Context

There are two different settlement patterns that prevail in the Ndwedwe Municipality i.e. confined and dispersed traditional settlement patterns. Settlements in the north-eastern part of the area are largely confined with few specific settlements. The remainder of the land is settled in a dispersed traditional settlement pattern. The settlement densities vary from one place to another based on accessibility and topography of the area. The following are five (5) settlement densities that prevail in the area:

- ⇒ The highest settlement densities occur around Ndwedwe Village and the P100 from Verulam and Inanda with approximately 200-300 people per km². Ndwedwe village is the major settlement within the municipality. It has two existing settlements. The secondary settlement partially covers the Montobello south- west parts, Qinisani along the R614 and Ashville along the R74 in the north- east of the area. The existing tertiary settlements include Zimpondweni and Tafamasi in the south. KwaNodwengu north of Ndwedwe, Deshulwayo north of Qinisani and Glendale in the north- east.

- ⇒ Densification have also formed in the region with 200- 300 people per Km² in the vicinity of R614 and the south east of Ndwedwe tribal areas.
- ⇒ A densification of 100-200 people per Km² can also be found in the vicinity of central and western parts of the municipality.
- ⇒ 50-100 people per km² occupy the northeast and southwest of Ndwedwe. The northeast part the area is used for commercial farming while south- west region is a peripheral tribal area with steep and fragmented topographic condition. This indicates that the settlement density of an area is determined by activities prevalent in the area.
- ⇒ The lowest settlement densities with the maximum of 50 people per Km² are found on the eastern areas of the R614 and St. Martins. The reason for low-density levels is because most of the land is used for commercial farming. Thus it is not specific for residential settlement.

2.10.1. Existing Housing Typologies and Housing Backlogs

The existing housing typologies in Ndwedwe area are in a form of rural housing ranging from traditional dwelling types, formal and informal dwelling types. Most people are living in rural areas. There are a substantial number of formal residential areas in the vicinity of the P100 from Ndwedwe to Verulam. The Table 10 below indicates the distribution of housing typologies across the Municipal Wards:

The following table highlights on housing types within Ndwedwe Municipality:

HOUSEHOLDS	2001 (%)	1996 (%)
Formal	30.4	22.4
Informal	4.4	1.4
Traditional	64.8	75.1
Other	0.3	1.2

Table 18: Housing Types

About 65% of Households live in traditional dwelling type. This begins to indicate the extent to which Ndwedwe Municipality is rural. Regarding the households that occupy informal dwelling type the number is far below compared to other types of dwelling types.

HOUSING TYPOLOGIES ACROSS NDWEDWE MUNICIPAL WARDS										
NO.	GEOGRAPHICAL AREA	FORMAL		INFORMAL		TRADITIONAL		OTHER		TOTAL
		No.	%	No.	%	No.	%	No.	%	
1	Ward 1	657	66%	123	13%	210	21%	3	0%	993
2	Ward 2	1266	46%	354	13%	1077	39%	54	2%	2751
3.	Ward 3	801	40%	363	18%	816	41%	3	3%	1983
4	Ward 4	303	19%	9	1%	1296	81%	0	0%	1608
5	Ward 5	657	39%	15	1%	1026	60%	0	0%	1698
6	Ward 6	738	43%	51	3%	915	54%	3	0 %	1707
7.	Ward 7	309	14%	30	1%	1794	84%	6	0%	2139
8	Ward 8	180	11%	69	4%	1311	84%	6	0%	1566
9	Ward 9	327	30%	15	1%	750	68%	6	1%	1098
10	Ward 10	291	31%	33	3%	612	65%	0	0%	936
11	Ward 11	213	23%	9	1%	717	76%	0	0%	939
12	Ward 12	525	47%	15	1%	582	52%	3	0%	1125
13	Ward 13	672	47%	15	1%	735	52%	3	0%	1425
14	Ward 14	186	24%	9	1%	582	75%	0	0%	777
15	Ward 15	270	25%	27	2%	777	72%	0	0%	1074
16	Ward 16	108	6%	39	2%	1659	92%	0	0%	1806
17	Ward 17	312	18%	24	1%	1389	80%	0	0%	1725
18	Ward 18	243	23%	15	1%	783	75%	3	0%	1044
19	Ward 19	327	28%	15	1%	834	71%	3	0%	1179
	TOTALS	8 385		1 230		17 865		93		27 573

Table 19: Housing Typologies

It is clear from the above table that the traditional housing structures are the most dominant in almost all the wards with the exception of Wards 1, 2, and in a relatively lesser extent in Wards 3, 5, 6, 12 and 13. The informal housing structures are concentrated in Wards 1, 2, and 3 and in a relatively lesser extent in other wards. Other unspecified housing structures are almost insignificant to be seriously considered at this stage.

HOUSING BACKLOGS ACROSS NDWEDWE LOCAL MUNICIPALITY										
GEOGRAPHICAL AREA	FORMAL		INFORMAL		TRADITIONAL		OTHER		TOTAL	HOUSING BACKLOGS ¹
	No.	%	No.	%	No.	%	No.	%		
Ward 1	657	8%	123	10%	210	1%	3	3%	993	336
Ward 2	1266	15%	354	29%	1077	6%	54	58%	2751	1 485
Ward 3	801	9%	363	30%	816	5%	3	3%	1983	1 182
Ward 4	303	4%	9	1%	1296	8%	0	0%	1608	1 305
Ward 5	657	8%	15	1%	1026	7%	0	0%	1698	1 041
Ward 6	738	9%	51	4%	915	5%	3	3%	1707	969
Ward 7	309	4%	30	2%	1794	10%	6	6%	2139	1 830
Ward 8	180	2%	69	6%	1311	7%	6	6%	1566	1 386
Ward 9	327	4%	15	1%	750	4%	6	6%	1098	771
Ward 10	291	3%	33	3%	612	3%	0	0%	936	645
Ward 11	213	3%	9	1%	717	4%	0	0%	939	726
Ward 12	525	6%	15	1%	582	3%	3	3%	1125	600
Ward 13	672	8%	15	1%	735	4%	3	3%	1425	753
Ward 14	186	2%	9	1%	582	3%	0	0%	777	591
Ward 15	270	3%	27	2%	777	4%	0	0%	1074	804
Ward 16	108	1%	39	3%	1659	9%	0	0%	1806	1 698
Ward 17	312	4%	24	2%	1389	8%	0	0%	1725	1 413
Ward 18	243	3%	15	1%	783	4%	3	3%	1044	801
Ward 19	327	4%	15	1%	834	5%	3	3%	1179	852
TOTALS	8 385	100%	1 230 ²	100%	17 865 ³	100%	93	97%	27 573	19 188 ⁴

Table 20: Housing Backlogs (Statistics South Africa, Census Data 2001)

The above table clearly indicates that following Wards (in order of their priority) are experiencing huge housing backlogs: 7; 16; 2; 17; 8; 4; 3, and 1. It must be however highlighted that the above information was owed greatly to information obtained from Statistics South Africa Census Data 2001. It must however be noted that various socio-economic dynamics have occurred in traditional areas of Ndwedwe Municipality which may render StatsSA Data to be obsolete, but in the absence of documented statistical evidence to the contrary the former's data still prevails.

The housing backlogs reflected above, with specific reference to rural or traditional areas, may be mitigated by the following factors:

¹ Housing backlogs are inclusive of Informal, Traditional and Unspecified Housing Dwellings

² Number of Housing Units falling under the Slums Clearance Programme

³ Number of Households falling under Rural Housing Scheme

⁴ Overall Ndwedwe Municipality Housing Backlog

- Based on observation experienced during the consultation process, a number of formal housing structures tended to occur along the development corridors and in close proximity around the development nodes; and
- A number of people within Ndwedwe Local Municipality still continue to work as migrant workers in major cities of the country, and a majority of them have been registered home-owners if not beneficiaries to various low cost housing schemes within and around urban centers.

The above factors will relatively reduce the number of potential beneficiaries in various housing schemes. Based on the above it can be safely assumed that the number of rural housing backlogs (17 865) can be projected to half the amount i.e. 8 932 rural housing structures. While the existing housing developments are underway it has to be however acknowledged that some traditional areas have experienced huge influx of people, especially along corridors and nodes. The backlog figure should therefore not be reduced based on existing rural housing projects but to remain as it is to accommodate these incidents of population explosion.

Based on the above reasoning the following Table indicates the Housing Backlogs within Ndwedwe Local Municipality:

DESCRIPTION	PRIORITY WARDS	OVERALL BACKLOGS
Slums Clearance Programme	3; 2; and 1	1 230
Rural Housing	7; 16; 2; 17; 8; 4; and 3	8 932
Unspecified		93
TOTAL HOUSING BACKLOG		10 255

Table 21: Housing Backlogs

2.10.2. Land and Ownership Issues

The Municipal SDF indicate that with the exception of north-eastern portion of the municipality, much of the land of Ndwedwe is held under traditional tenure being ultimately in the ownership of the Ingonyama Trust. Future approaches have been, and are ongoing, regarding the issue of security of tenure, have had a negative influence on development opportunities within the area. Permission to Occupy (PTO) titles have normally been issued for individual facilities and enterprises on traditional land while the commercial agricultural land is in the freehold ownership of a series of farmers. (Source: Ndwedwe Municipality – Spatial Development Framework).

The following highlights on some of policy, institutional and planning issues regarding land reform and housing as indicated in the Municipal IDP Review 2005/6:

- ❖ Lack of understanding and communication of policy shifts in land reform and housing environment;
- ❖ Uncertainty regarding the role of traditional authorities in land reform and housing processes;
- ❖ The lack of clarity on approaches to achieving gender equity in land reform and housing processes;

- ❖ Communal Land Rights Act providing hope in addressing land rights in Traditional Authority areas.
- ❖ No formal structures for co-ordination of land reform, housing and infrastructure development;
- ❖ Uncertainty regarding the location of land claims and the impact thereof on economic and physical development;
- ❖ Land reform and housing projects identified in ad hoc manner without any regional and local frameworks in place;
- ❖ No clear land use guidelines exist within the various local municipality areas;
- ❖ Project selection and prioritization criteria as suggested in the Housing Sector Plan Manual.
- ❖ Lack of capacity within the District and Local Municipality structures to accommodate additional functions related to land reform and housing. Capacity refers to access to human, management, technical, information and financial resources.

It must be highlighted that the areas the Census information indicates as slums are those pockets of settlements located within private commercial farms, mainly sugar cane plantations. Various implementing agents were appointed at risk to assist in packaging housing projects for these areas, however land-legal issues have resulted from little to no headway being made. The office of the Department of Land Affairs in Richards Bay was contacted but the response indicated no land reform projects or restitution cases within Ndwedwe Municipality. This can be safely interpreted to mean that until the Department of Land Affairs is officially engaged the farm settlements will continue to exist and therefore no slum clearance projects within the Municipality.

2.10.3. Market Forces

Both the Municipal IDP and the SDF indicate huge formal housing demands within Ndwedwe Village and in a lesser extent within Bhamshela and Qinisani. The housing development within Ndwedwe should therefore be guided by the suggested types of residential development as indicated in the Municipal IDP. The suggestions are as follows:

Urban Residential Development, i.e. minimum density of 30 residential units/ ha located within the primary and secondary nodes of the municipality, i.e. the Ndwedwe Village, Bhamshela and Qinisani, development in the latter would however depend on its inception function being developed, the highest priority is suggested to be in developing appropriate accommodation within the Ndwedwe Village.

Peri Urban Residential Development, i.e. average densities of 10 residential units/ha, being primarily located around the denser development of the primary and secondary nodes, as well as in the vicinity of the primary access routes within the municipality, i.e. in the vicinity of the P100, R614, portions of the R74, as well as in the vicinity of Tafamasi, Montebello and Ozwathini. Priorities are likely to the areas around the Ndwedwe Village and Bhamshela and the most easterly portions of the P100. Some of the peri-urban development may over time be under pressure to develop higher densities; this should however be carefully monitored and guided.

Rural Residential Development, i.e. minimum density of 5 residential units/ha, covering most of the traditional settlement areas and allowing for on the one hand the maintenance of rural lifestyle and landscape, while on the other hand is enabling the development of more efficient community-based agricultural activities in appropriate areas.

2.10.4. Identification Models

The Municipality has no prioritization model however the following provides adopted prioritization and identification model as suggested by the housing sector manual:

- ✓ Firstly all projects should be broadly categorized according to the primary provincial housing prioritization objectives such as “ slums clearance projects” or other DoH prioritization directives
- ✓ IDP and SDF compatibility, ensure that all projects identified are compatible with the spatial development frameworks established in the original IDP.
- ✓ Housing Need, determine relative housing and infrastructure need between communities in the municipal area.
- ✓ Technical and Social feasibility: evaluate the current and planned projects, to determine their technical and social feasibility for implementation
- ✓ Trigger issues (i.e. Generating LED, Agricultural development): evaluate projects to determine whether they have the potential to trigger other essential development activities

2.10.5. Opportunities

2.10.5.1. Ndwedwe Village Urban Framework

The current urban design framework of Ndwedwe Village is likely to provide housing opportunities for both medium and high-income earners. It must be noted that the economic development opportunities that are likely to be provided by the Ndwedwe Village might negatively attract informal settlements in and around the village in search of better economic opportunities, thereby creating the urban poor and unnecessary urban sprawl.

It will be therefore necessary to strategically accommodate low cost or affordable housing in line with the keynote address delivered by Minister Lindiwe Sisulu in the World Urban Forum III, 20 June 2006, Vancouver, Canada. In her speech she highlighted that “... between 1990 and 2001, regardless of [World Urban Forum] establishing the Habitat Agenda in 1995 and the adoption of the Millenium Declaration in 2000, more than 200 million new slum dwellers were added to [the] cities. Worse, close to 3 billion people, representing about 40% of the world's population, are said to be in vulnerable positions that would make them to be in urgent need of housing and shelter by 2030. The **urbanization of poverty**, [our emphasis] that is what is increasing at a faster rate than [the governments] are able to deal with. It is on these bases that Ndwedwe Municipality should be cautionary in the development of the Village and other nodes.

In her speech she further highlighted that it is a central challenge that governments "...ensure that the issue of the urban poor, in particular, is given as much attention by the international community, beyond speaking about it." In a speech she delivered at the launch by Radio 702 and FNB of houses at Cosmo City she highlighted that informal housing and homelessness have no place in a free, democratic and non-racial society. She further indicated that any belief in any form of informality distorts the values that the society must uphold, the values that are enshrined in the Constitution, the values of equality and dignity for all. She further indicated that the above factors prompted all stakeholders to embark on the road of eradicating informal settlements by 2014.

2.10.5.2. Traditional Nature of Municipal Area

More than 60% of Municipal area falls under tribal authorities (Ingonyama Trust). The Rural Housing Policy had been in place for a number of years yet it had been until recently that the government has been able to implement it. Ndwedwe Municipal area is characterized by dispersed settlements and huge service backlogs.

The promulgation of the Communal Land Rights Act would see the addressing of land-legal problems surrounding tribal land thereby eliminating bottlenecks in development initiatives. Both the Communal Land Rights Act and government's state of readiness to implement the rural housing policy would see Ndwedwe with unlimited housing and economic opportunities.

2.10.5.3. Existing Housing Projects

The attached **Annexure A** highlights on the current housing projects. It must be highlighted that not all of the projects are in a Department of Housing's projects' database list of housing projects within Ndwedwe Local Municipality. Almost all of them are rural housing and were identified based on the number of traditional councils within the Municipality and no technical considerations were applied.

2.11. Overall SWOT Analysis

The following table provides the overall SWOT analysis of housing development within Ndwedwe Municipality:

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Close proximity to Ethekwini Metropolitan for complementary development inputs and economic benefits • Improved transport (national roads, railways and airports) • Favourable location for business opportunities • Accessibility to major economic nodes e.g. Durban Harbour and Proposed Dube Trade Port 	<ul style="list-style-type: none"> • Lack of Municipal institutional capacity to drive land reform and housing development programmes • Unclear Land Use guidelines • Absence of LUMS • Slow progress of Land Reform • Poor social service delivery • Increased competition with established businesses • Underdeveloped land

OPPORTUNITIES	THREATS
<ul style="list-style-type: none">• Ndwedwe Urban Village• DoH priority focus on Rural Housing• Rural Housing Loan Fund• Pending land reform cases• Access to potential investors• The topography	<ul style="list-style-type: none">• 60% of land under tribal authority ownership• Fragmented topography• Low affordability levels• Dispersed settlements

Table 22: Housing Development SWOT Analysis

SECTION 3 STRATEGY DEVELOPMENT

Based on having established an understanding of the major issues, constraints and opportunities influencing the development of Ndwedwe, this section provides an overview of firstly underlying approaches and principles, secondly of development objectives and thirdly of resulting strategies for the future development of the municipality in line with the Ndwedwe Local Municipality's Development Framework and Integrated Development Plan (IDP) and its periodical subsequent reviews.

3.1. Underlying Principles and Approaches

The following outlines basic physical / spatial development principles and approaches envisaged to guide the future development of Ndwedwe.

- **INTEGRATED DEVELOPMENT**, i.e. basing development on the notions of integration both in terms of various scales of planning, integrating various development sectors and integrating the various development components.
- **EFFICIENT DEVELOPMENT**, i.e. promoting development efficiency in terms of location, accessibility, density, integration, uniqueness etc.
- **SUSTAINABLE DEVELOPMENT**, i.e. promoting the establishment of sustainable development both in terms of environmental considerations as well as with regards to economic, social and institutional sustainability.
- **DEVELOPMENT AS CONTINUOUS PROCESS**, i.e. accepting that development takes the form of a continuous process of a series of actions and reactions, creating during this process new realities which can not always be accurately predicted. Appropriate planning therefore needs to concentrate rather on structuring the envisaged development than fixing individual land uses.
- **FRAMEWORK PLANNING**, i.e. guiding development through an ongoing process, establishing a development structure and direction rather than a fixed end product, including providing guidance for the performance of the development components rather than prescribing their form and contents.
- **ESTABLISHMENT OF STRUCTURE**, i.e. creating the backbone of development around which activities and land uses will change over time.
- **FOCUS ON MOVEMENT**, i.e. acknowledging that the movement system represents one of the most obvious structuring elements, providing different levels of accessibility, providing internal and external linkage and integration and guiding the location of facilities, activities and densities.
- **ESTABLISHMENT OF SERVICE NODES**, i.e. locating and associating a hierarchy of activities and land uses to the relevant hierarchy of interceptory points and creating a

hierarchy of threshold levels by concentrating a variety of amenities and activities at such points.

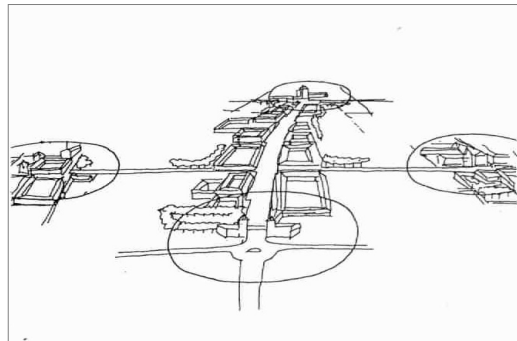
- **SETTLEMENT STRUCTURE**, i.e. creating a hierarchy of settlement areas in terms of density, level of service provision, type of development etc informed by both the settlement structure and topographic, geotechnical, environmental etc considerations.
- **SECURE LAND TENURE**, i.e. facilitating the improved economic development and investment as well as appropriate institutional integration of traditional settlement areas.
- **LOCAL ECONOMIC DEVELOPMENT**, i.e. structuring the future development by increasing local threshold levels, providing greater levels of development certainty, identifying unique needs and opportunities and providing a realistic implementation process.
- **PROTECTION AND INTEGRATION OF ENVIRONMENTAL RESOURCES**, i.e. creating improved living conditions and creating unique settlement areas by identifying the local environmental resources, establishing systems for their appropriate protection, rehabilitation and management, as well as identifying means of integration of the natural into the built environment and of appropriate utilisation.

3.2. Planning Objectives

The following provides an outline of some of the major objectives for the planning and development of Ndwedwe.

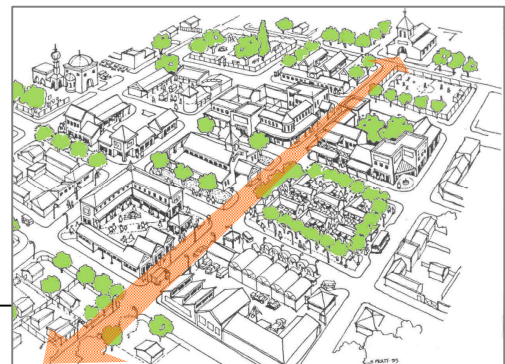
- **ESTABLISHING STRUCTURE**

The establishment of a land use structure provides guidance and certainty for future development and intentions as well as for the control and management of such development. As such it facilitates the appropriate location of land uses and physical and social services contributing to the appropriate utilization of the unique resources of the area and the adequate integration of the various development components. Such development structure would primarily be established on the basis of a hierarchy of levels of accessibility, and a resulting hierarchy of development / investment corridors and a hierarchy of activity nodes. A further significant structuring elements consists of natural environment components such as river valleys, coastal environments, river mouths, lagoons etc and other significant environmental resources.



- **FACILITATING INTEGRATION**

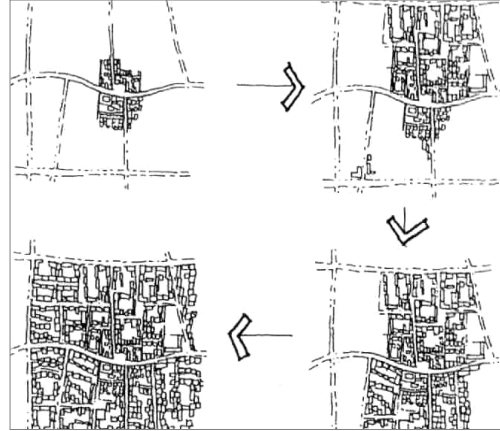
Issues of integration at the district level relate primarily to aspects such as integration with the development of surrounding districts, the integration and appropriate



linkage of local municipal development within the district, the integration and appropriate connection of major land use components, the integration of underdeveloped areas into the systems of higher development areas, the integration of natural environments with urban developments etc. Integration allows for the creation of a richer and more varied development environment providing greater development options.

- **CREATING GENERATIVE SYSTEMS**

The land use structure established should be able to guide the generation of activity in appropriate locations and for adequate spatial capacity to provide accommodation for the expected generation of increased thresholds. The concentration of appropriate development in adequately located development nodes and corridors will enable the provision of a range of amenities and facilities and the consequent creation of increased levels of thresholds for local economic development. Appropriate initial impetus should be created for the establishment of generative and ongoing development process.



- **SEEKING COMPLEXITY IN SYSTEMS**

The creation of complexity, as opposed to promoting monotonous single use development, creates greater variety and attractivity, encourages the shared use of scarce resource and opportunities and enables the development of greater threshold levels for local economic development.



- **PROMOTING INCREMENTALISM**

Development does not consist of a single event but of a process of action, reaction and renewed action. Development planning needs to appropriately accommodate such natural development progression. It needs to ensure that the appropriate strategic initial development steps are taken and that planning is adequately visionary to provide guidance for the future continued development without being too prescriptive.



- **UNIQUE SPACES AND PLACES**

Appropriate development planning, both at the local and the district level of planning, needs to respond appropriately to the context and uniqueness of places and areas. It is this input which provides the appropriate structuring elements of the development, the appropriate usage and development of areas,



while building on the uniqueness of areas and while creating unique and appropriate development.

3.3. Planning and Development Strategies

Based on the principles and objectives outlined the following establishes strategies intended to guide the planning and development of Ndwedwe.

3.3.1. Centre Strategy

Following an outline of service centre strategy which has been developed within the provincial context and which is appropriate to the establishment of district and local municipality SDF.

DISTRICT CENTRE, i.e. the municipal and administrative centre of the district, providing services to the entire district, depending on the location of the centre providing also a high level of economic development, being easily accessible from all areas of the district.

PRIMARY CENTRE, i.e. the centres of the local municipalities within the district, serving generally a radius of 25 km, providing most services and activities required at the local municipality level, being appropriately located to be easily accessed by the majority of the residents of the municipality, appropriate public transport providing accessibility for weekly and monthly requirements.

SECONDARY CENTRE, i.e. nodal development serving several local communities with above-local level facilities, amenities and activities, serving generally a radius of approximately 10km providing services required on a weekly to monthly basis, depending on the conditions of a local municipality, the municipality would accommodate two to four such nodes.

TERTIARY CENTRE, i.e. strictly local community centre providing for the basic needs of a community in terms of education, health, recreation, civic and economic activities, depending on local conditions serving an area of 2 – 5 km radius, potentially accessed by the residents of the community on daily basis.

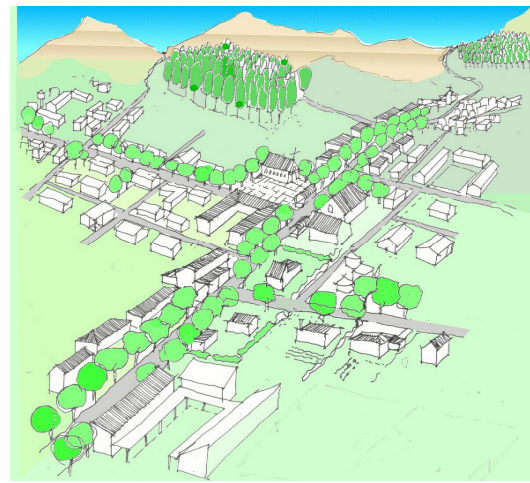
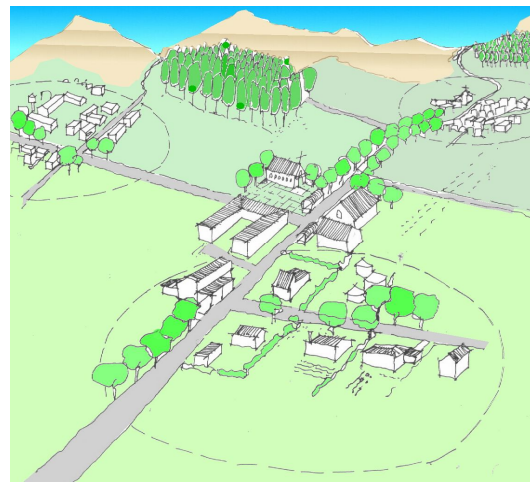
It should be noted that local conditions may require a variation of the above structure and that higher order centres will at the same time provide the services and amenities of the relevant lower order centres.

3.3.2. Cluster Strategy

Sprawling and dispersed settlement is a commonly acknowledged characteristic of many areas of the provincial landscape. The required provision of improved levels of services, the better management and protection of the natural resources of the area, the more efficient usage of the natural resources etc suggest a growth strategy which provides for guided and structured growth while accepting the present dispersed development.

This suggests inter alia the following approaches:

- Emphasis on a hierarchy of nodal developments,
- Structuring settlement growth primarily around development nodes and identified development corridors,
- Provision of improved services, facilities and promotion of increased levels of local economic activity in nodes and identified corridors,
- Promotion of increased levels of agricultural activity in areas outside the identified corridors and nodes, structured on appropriate community base and informed by specific local opportunities,
- Actively limiting settlement growth in areas of agricultural opportunity and in identified environmental resource areas,
- Identifying appropriate limits for urban growth and sprawl,
- Establishing appropriate land use and management controls.



3.3.3. Investment Framework Strategy

ACCESS ROUTES AS INVESTMENT LINES

A primary strategy is that of developing a district and local municipality structure.

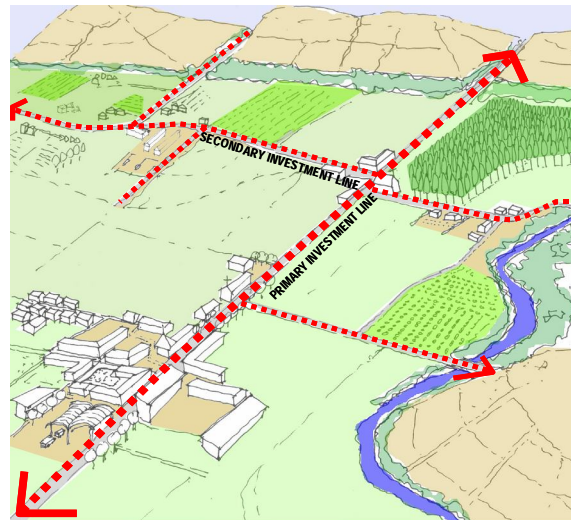
The notion of structure aims at establishing a clear framework which facilitates access, (access here refers not just to physical access but also access to a range of social and economic opportunities), and which creates a framework to direct public and private investment.

One of the main challenges in this regard is working within a context of scattered settlement. The concept in terms of creating structure is based on working with the resource base, existing settlement pattern and within a developing lattice or network of opportunity.

A key informant here is the existing network of roads and access ways as the foundation of the framework.

Access opportunities come however in different levels of importance informing therefore the type of development and activity potentially to be associated with the access route.

At both the local and district levels it is important to ensure on the one hand that such access opportunities are linked to each other across local municipality boundaries, that the SDFs extend beyond the mere identification of existing access routes and identify potential future strategic linkage opportunities, while on the other hand ensuring that such potential additional access and linkage contributes to the reconstruction and integration of peripheral and underdeveloped areas.



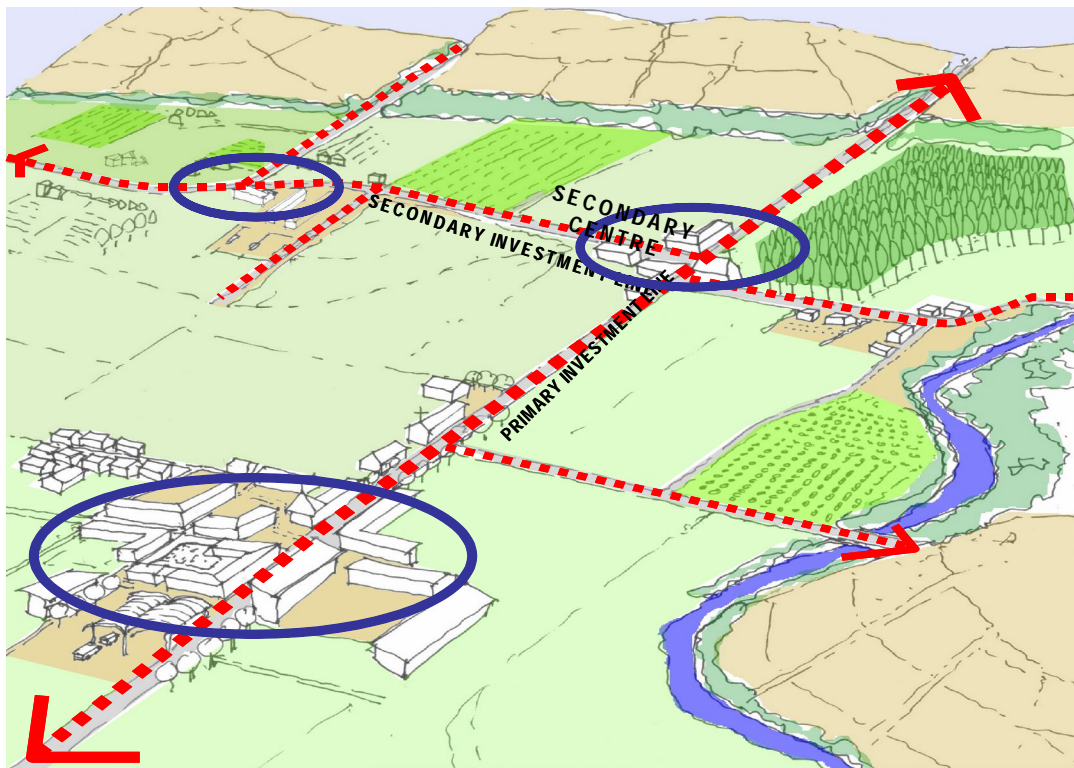
INVESTMENT CENTRES BASED ON LOCAL OPPORTUNITY

Extending the concept of an investment framework further, the next stage is based on establishing points within the system where investment should be made.

The strategy suggests that where particular investment lines meet or in places of an established presence, these would become the ideal locations to serve as investment centres.

Based on the position of particular settlements and the different levels of investment lines, certain points within the system would serve as higher order investment centres while others would serve a more local function.

While initially serving as investment centres primarily for public sector investment, renewed investment is likely to spark processes of private sector investment over time. Together the investment lines and investment centres provide the basic investment framework and structure for future development.



3.3.4. Natural Resources As Primary Asset

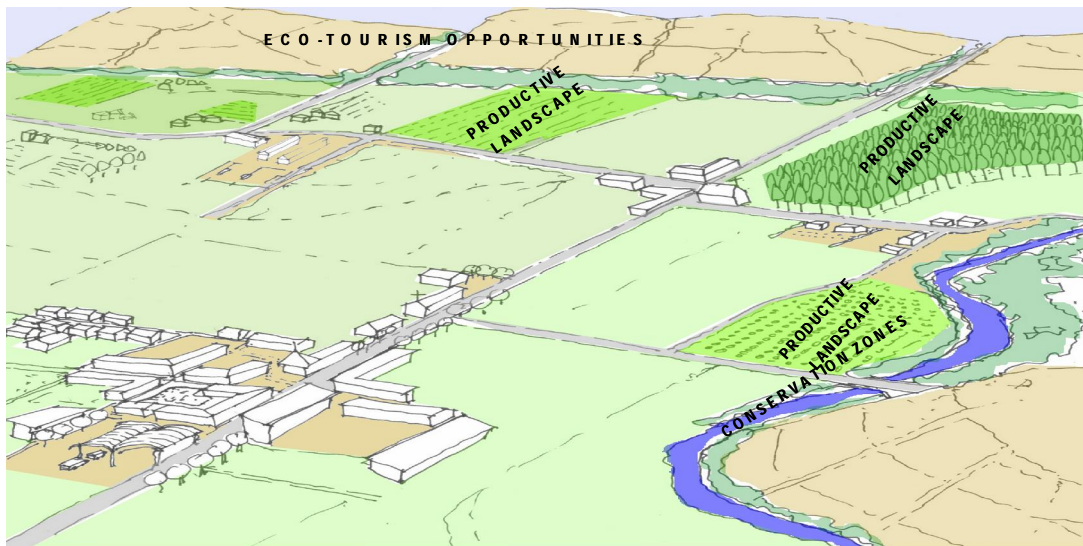
A fundamental starting point for the spatial framework should be acknowledging, protecting and enhancing the inherent qualities of the landscape.

Here the concern rests in managing the natural environment as a prime asset and resource base for the municipality.

Environmental sustainability, restoration and rehabilitation as a means to create an appropriate platform for rural development and in its own right as a meaningful part of development forms part of the approach.

Some of the more important development aspects depending on maintaining and improving the natural environment of Ndwedwe include:

- Creating good living environments, i.e. taking clues from the existing natural environment, its topography, land form etc and promoting the creation of unique developments in harmony with and integrating the natural environment,
- Promoting the establishment of sustainable agricultural activities, i.e. establishing appropriate and suitable agricultural activities, ensuring adherence to sound and sustainable usage of the environment,
- Promoting the establishment of a range of tourism and recreational development, i.e. ensuring that the unique natural environment as one of the major assets of Ndwedwe is appropriately maintained, rehabilitated and managed to further the development intentions



3.3.5. Establishing a Management Framework

Having established an investment framework, and being informed by the natural resource base, it is possible to identify an overall management framework to guide future development.

Such guidance will include the identification of primary land use zones including environmental conservation zones, agricultural zones, areas for residential settlement etc.



3.4. Spatial Development Framework

The SDF, a reduced version of which is reproduced on the following page, provides overall location of the major existing and envisaged development components of the Ndwedwe Municipality.

As such it locates a hierarchy of access, development and investment corridors, a hierarchy of activity and service nodes, a range of environmental protection areas, a variety of settlement densities and areas predominantly envisaged for economic development. Details are established in the following sections.

3.4.1. Movement

The concepts of a hierarchy of movement corridors and the structuring of development guided by such corridors has been established earlier. Applying these concepts to the realities of the municipality suggests the following:

PRIMARY CORRIDORS, providing the major internal and external linkage, are proposed to consist of:

- The existing R74 from Stanger via Ashville to Kranskop
- The existing R614 from Tongaat via Qinisani and Bhamshela to Wartburg
- The P100 from Verulam to the Ndwedwe Village and back to Inanda
- A new north-south link road, although based substantially on a series of existing local roads, connecting to the P100 at Mkhukhuze in the south to the Maphumulo Village in the adjacent municipality, creating inter alia a new interceptory point at Qinisani.

SECONDARY CORRIDORS, providing major internal interconnection between the various development areas and components, are proposed to consist of

- The Ndwedwe – Osindisweni Road
- The Mkhukhuze – Montebello Road
- Roads from the P100 to Tafamasi and Zimpondweni
- The Emona – Sonkombo – KwaNodwengu – Ozwathini Road linking in the north to the R614
- Roads from Bhamshela to KwaThayela and the D890 further to the north
- The road from the Qinisani area to Ashville,
- The road from St. Martin to Shakaskraal
- The road from the R74 to Doringkop.

TERTIARY CORRIDORS, providing major local linkage and connecting local communities into the primary and secondary corridor system, the more significant roads are indicated in the SDF but are too numerous to mention here.

3.4.2. Nodal Development

The concept of a hierarchy of activity and service nodes has been established earlier suggesting inter alia that interceptory points at primary, secondary and tertiary corridors would be the ideal location for the relevant nodes, providing services and opportunities at various levels including

PRIMARY ACTIVITY NODE, being the major centre in the municipality providing services, facilities, amenities and economic opportunities for the entire municipality, functioning also as the administrative centre of Ndwedwe,

SECONDARY ACTIVITY NODES, other major interceptory point locations serving each a portion of the municipality and providing services for such areas, suggested to consist of

- Tafamasi in the south,
- Montebello in the south-west,
- Qinisani at the intersection of the R614 and the north-south link road,
- Bhamshela at the western end of the R614 within the municipality
- Ashville along the R74 in the north of the municipality.

TERTIARY ACTIVITY NODES, consisting of strictly local nodes serving individual communities and areas.

3.4.3. Natural Environment

The intention of utilising the natural environment as one of the significant structuring elements of the development of Ndwedwe has been described earlier.

The appropriate maintenance of the natural environment, its rehabilitation where necessary, and its adequate protection and management has been suggested to be of major importance for both the creation of decent living environments, the development of tourism and recreation activities and the further development of the agricultural potential of Ndwedwe.

The SDF identifies the major and minor river valleys, escarpments, mountains and other areas identified as being of environmental significance and suggests relevant environmental protection areas.

Further detail in terms of specific areas and resources will need to be established via an environmental management plan.

3.4.4. Economic Development

The economic development of Ndwedwe must be considered as one of the most important aspects of developing the municipality. In all of the economic activities identified it appears of great importance to protect on the one hand the unique natural rural environment while on the other hand utilising the opportunities arising from the close proximity to the metropolitan development.

The envisaged location of the new King Shaka Airport within 10km of the boundary of the Ndwedwe Municipality will, if appropriately utilised, create significant opportunities for the economic development of the area.

The following economic opportunities have been identified in the SDF:

AGRICULTURAL ACTIVITIES, while the SDF locates in the first hand the existing commercial farming areas, consisting of in the region of 50% of the area of the municipality, the SDF suggests the appropriate extension of agricultural development.

Although it is understood that much of the remaining areas of Ndwedwe have a lower agricultural potential than existing farming areas, it is suggested that a range of smaller scale community-based agricultural activities can be developed in most traditional settlement areas. This should also prevent, or at least limit, the growth of residential development in inappropriate areas (see also section 7.6).

An agricultural development plan is suggested to be an important sector plan envisaged to identify relevant soil conditions, access to water etc, preconditions required, range of potential agricultural products, necessary linkages to support and market mechanisms.

The future location of the King Shaka Airport, and the associated Tradeport, should create opportunities for unique agricultural opportunities.

TOURISM AND RECREATION, another component of the important economic development of Ndwedwe. It has been indicated previously that the municipality has a variety of opportunities for the development of tourism and recreation activities, substantially relating to dramatic topographic conditions, natural African landscape

COMMERCIAL AND MANUFACTURING, at this point in time much of the commercial development relates in the first hand to providing for the needs of the local population. Within this context, the provision of improved internal linkages and the creation of new internal interceptory points will be important. In general additional commercial activities should be located within the hierarchy of activity nodes, whereby the highest level of commercial activity is expected to be located in the Ndwedwe Village. Secondary and tertiary nodes should over time their particular level of commercial development, whereby the unique location of the individual nodes should be utilised in creating unique opportunities. All nodes, in particular the higher order ones, should accommodate appropriate market amenities.

At present the municipality accommodates little to no manufacturing activities. It has been suggested that appropriate economic development zones be created in relevant locations, including the provision of appropriate business etc support, to generate new economic opportunities.

3.4.5. Residential Development

It has been discussed earlier that the present residential development is of low density and widely dispersed nature. Providing improved physical and social services, improved access and economic opportunities, requires a more structured approach to future residential development. While the existing development and its location has to be accepted, future growth should be guided into areas which have been identified to have a higher level of accessibility, allow for the provision of improved physical and social services, are able to provide a higher level of economic activity, and do not affect the protection and maintenance of unique agricultural, tourism and environmental resources.

The SDF suggests the location of three densities and types of residential development.

URBAN RESIDENTIAL DEVELOPMENT, i.e. minimum density of 30 residential units / ha, located within the primary and secondary nodes of the municipality, i.e. the Ndwedwe Village, Bhamshela and Qinisani, development in the latter would however depend on its interceptory function being developed, the highest priority is suggested to be in developing appropriate accommodation within the Ndwedwe Village.

PERI-URBAN RESIDENTIAL DEVELOPMENT, i.e. average densities of 10 residential units / ha, being primarily located around the denser development of the primary and secondary nodes, as well as in the vicinity of the primary access routes within the municipality, i.e. in the vicinity of the P100, R614, portions of the R74, as well in the vicinity of Tafamasi, Montebello and Ozwathini. Priorities are likely to be the areas around the Ndwedwe Village and Bhamshela and the most easterly portions of the P100. Some of the peri-urban development may over time be under pressure to develop higher densities, this should however be carefully monitored and guided.

RURAL RESIDENTIAL DEVELOPMENT, i.e. minimum density of 5 residential units / ha, covering most of the traditional settlement areas and allowing for on the one hand the maintenance of rural lifestyles and landscape, while on the other hand enabling the development of more efficient community-based agricultural activities in appropriate areas.

3.5. Potential Residential Phasing

3.5.1. Rural Housing

A process for the upgrading of the existing rural housing development is ongoing. This process does not result in increased densities but upgrades the existing development. While there may be a relationship between this process and the ongoing provision of improved basic services, all rural areas should be upgraded. Potential priorities could only be established on the basis of possible greater needs in specific areas.

3.5.2. Peri-Urban Housing

At this point in time it is expected that pressures for housing development will primarily express themselves at the eastern extremity of the P100 and at the R614 around Bhamshela. Densities should be as indicated above and it should be carefully monitored that the creation of peri-urban housing does not in effect result in sprawl emanating from adjacent nodes.

3.5.3. Urban Housing

As indicated above, to take place within the Ndwedwe Village area and at Bhamshela whereby such development should in all instances be guided by a development framework. Therefore it is expected that housing development in the Ndwedwe Village will constitute a priority.

SECTION 4 PROJECTS

4.1. Current Housing Projects

This section is based on the findings of Section 2 of the document with regard to housing backlogs. It must be noted that the projects presented are those that were identified by the various Amakhosi within Ndwedwe Local Municipality without any specific identification model and they are mainly rural housing. The following indicates the current projects as approved by the KZN Department of Housing:

Table 23: Current Housing Projects

NDWEDWE LOCAL MUNICIPALITY: CURRENT ⁵ HOUSING PROJECTS						
Reference	Project Title	No. of Sites	Project Value ⁶	Ward	Project Type	Comments
K04110017	Mavela	1000	R 34 049 000.00		Rural Housing	Approved and ready for construction
K05120004	Cele Nhlanguini	1250	R 42 561 250.00		Rural Housing	Approved and ready for construction
K05100007	Nodwengu	1000	R 34 049 000.00		Rural Housing	Approved and ready for construction
K041100016	Qwabe	700	R 23 834 300.00		Rural Housing	Approved and ready for construction
K04120008	Nkumbanyuswa	1000	R 34 049 000.00		Rural Housing	Approved and ready for construction
K05110009	Hlophe	1000	R 34 049 000.00		Rural Housing	Approved and ready for construction

4.2. New/ Conditional Approval Housing Projects

Table 24: Planned Housing Projects

NDWEDWE LOCAL MUNICIPALITY: NEW/ CONDITIONAL APPROVAL HOUSING PROJECTS						
Reference	Project Title	No. of Sites	Project Value	Ward	Project Type	Comments
K0511007	Matholamnyama	250	R 8 512 250.00		Rural Housing	Received approval in 2007/2008 budget

⁵ A project is considered current once approved by the KZN Department of Housing

⁶ Estimated values based on the Rural Subsidy Value of R 34 049 per beneficiary

ND01	KwaShangase	1 000	R 34 049 000.00		Rural Housing	Received approval in 2007/2008 budget
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4.3. Cash Flow Projections

Table 25: Cashflow Projections

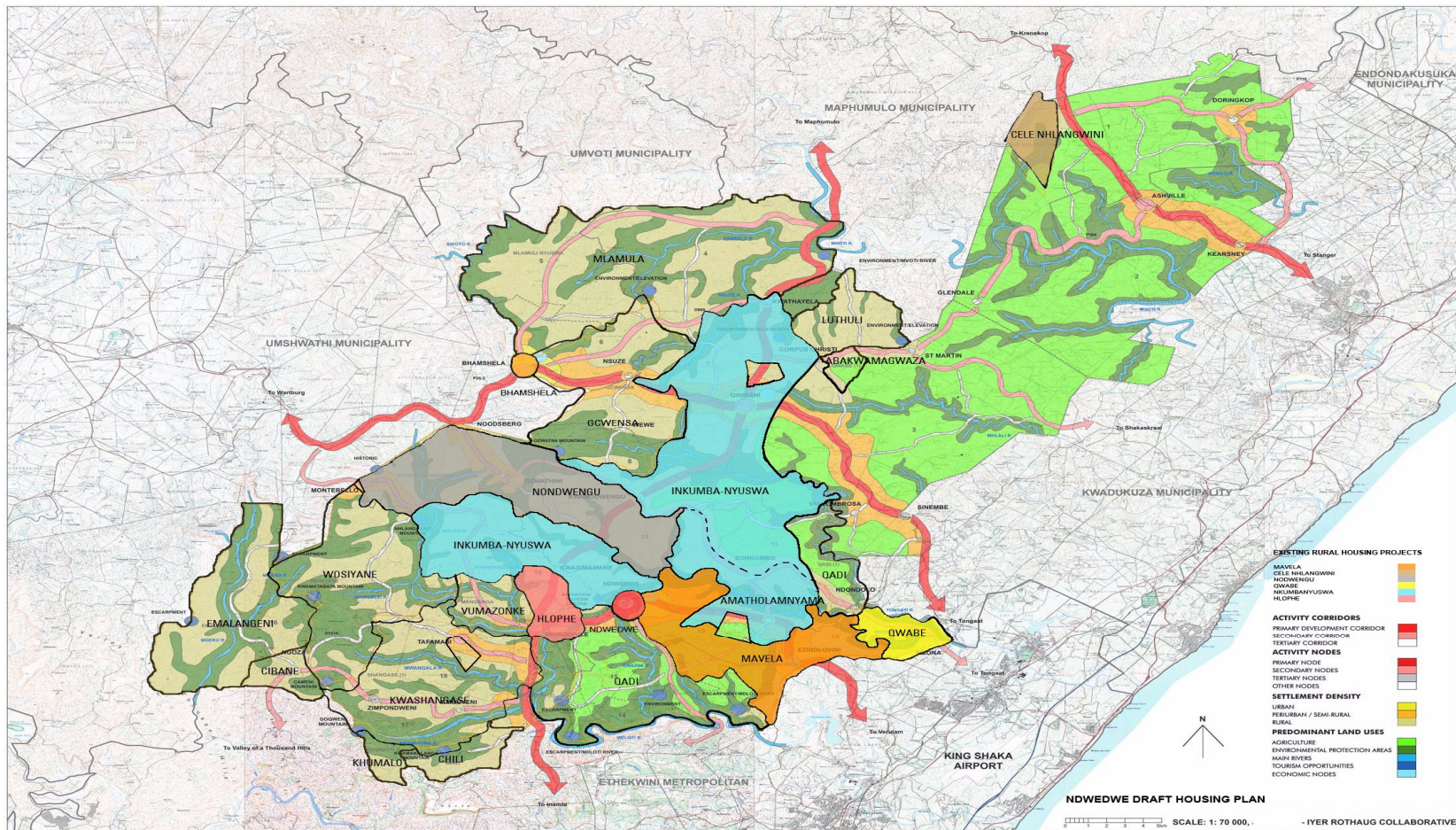
Project Number	Project Title	No of sites	Expenditure to Date	Year 1: 2007/2008	Year 2: 2008/2009	Year 3: 2009/2010	Year 4: 2010/2011	Totals
K04110017	Mavela Housing Project	1000	R 1 110 504.00	R 1 826 561.93	R 20 358 864.74	R 16 976 317.60		R 40 272 248.27
K05120004	Cele Nhlanguwini Rural Housing Project	1250	R 1 789 137.50	R 862 314.30	R 19 139 040.00	R 19 139 040.00	R 9 143 683.20	R 50 073 215.00
K05100007	Nodwengu Housing Project	1000		R 5 333 464.60	R 20 953 289.50	R 11 810 035.90		R 38 096 790.00
K041100016	Qwabe Rural Housing Project	700	R 302 850.00	R 584 709.41	R 15 239 472.00	R 11 429 604.00		R 27 556 635.41
K04120008	Nkumbanyuswa Rural Housing Project	1000	R 134 500.00	R 1 259 500.00	R 15 253 680.00	R 15 253 680.00	R 7 626 840.00	R 39 528 200.00
K05110009	Hlophe Rural Housing Project	1000		R 3 382 437.40	R 11 238 583.10	R 5 143 080.30		R 19 764 100.80
Current Projects Totals		5950	R 3 336 991.50	R 13 248 987.64	R 102 182 929.34	R 79 751 757.80	R 16 770 523.20	R 215 291 189.48
K0511007	Matholamnyama	250		R 2 315 590.70	R 18 668 353.20			
ND01	KwaShangase	1000		R 221 609.12	R 1 902 859.18	R 22 834 310.21	R 20 931 451.00	
New Projects Totals		1250		R 2 537 199.82	R 20 571 212.38	R 22 834 310.21	R 20 931 451.00	R 66 874 173.41
TOTALS		7200	R 3 336 991.50	R 15 786 187.46	R 122 754 141.72	R 102 586 068.01	R 37 701 974.20	R 282 165 362.89

The above table indicates all the projects that have been approved by the KZN Department of Housing. The other housing projects that have been proposed are attached as **Annexure C flagged as Ndwedwe Housing Backlogs**.

4.4. Housing Spatial Framework

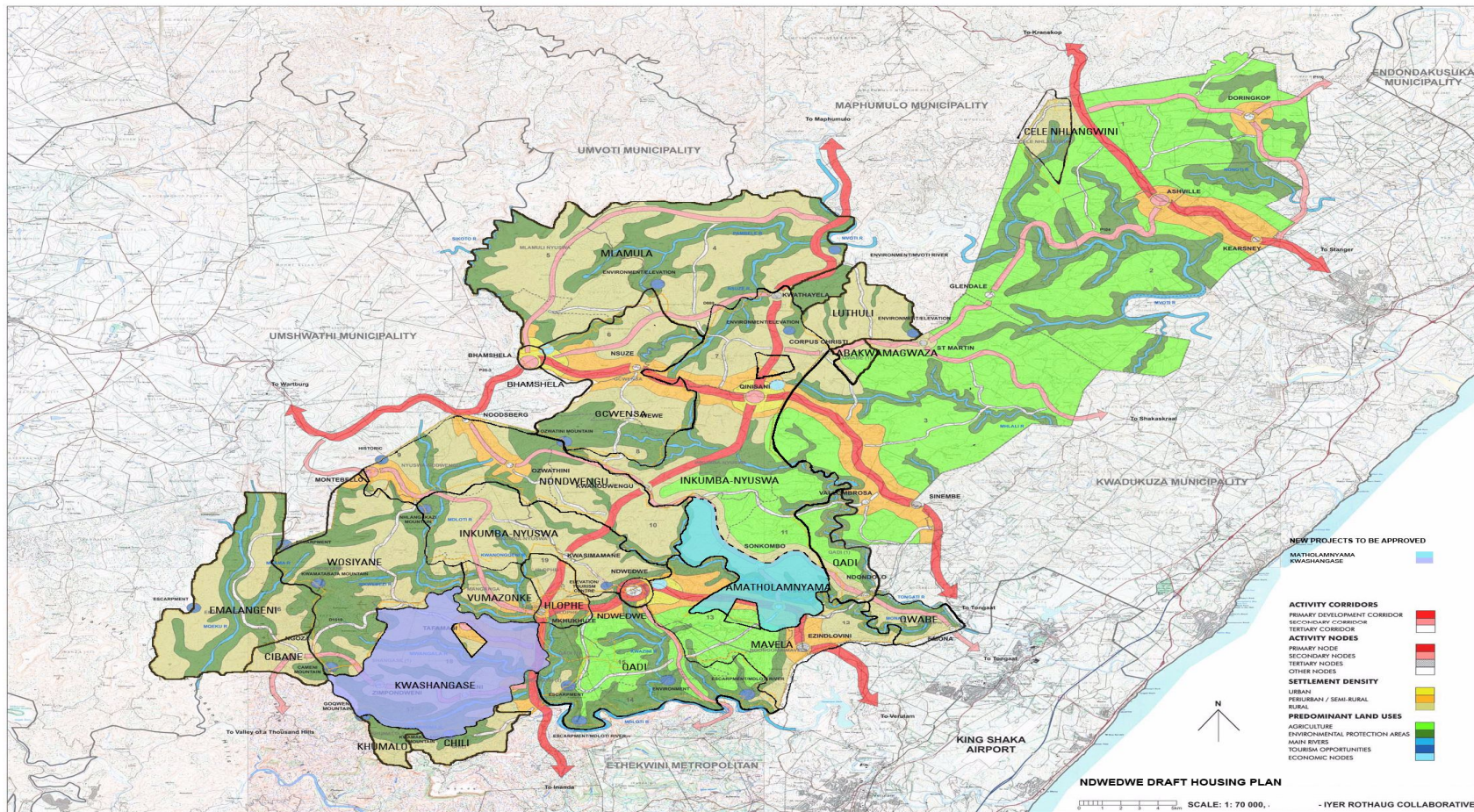
The following attached map indicates graphical representation of current and new or conditional approval projects:

Ndwedwe Local Municipality Housing Sector Plan



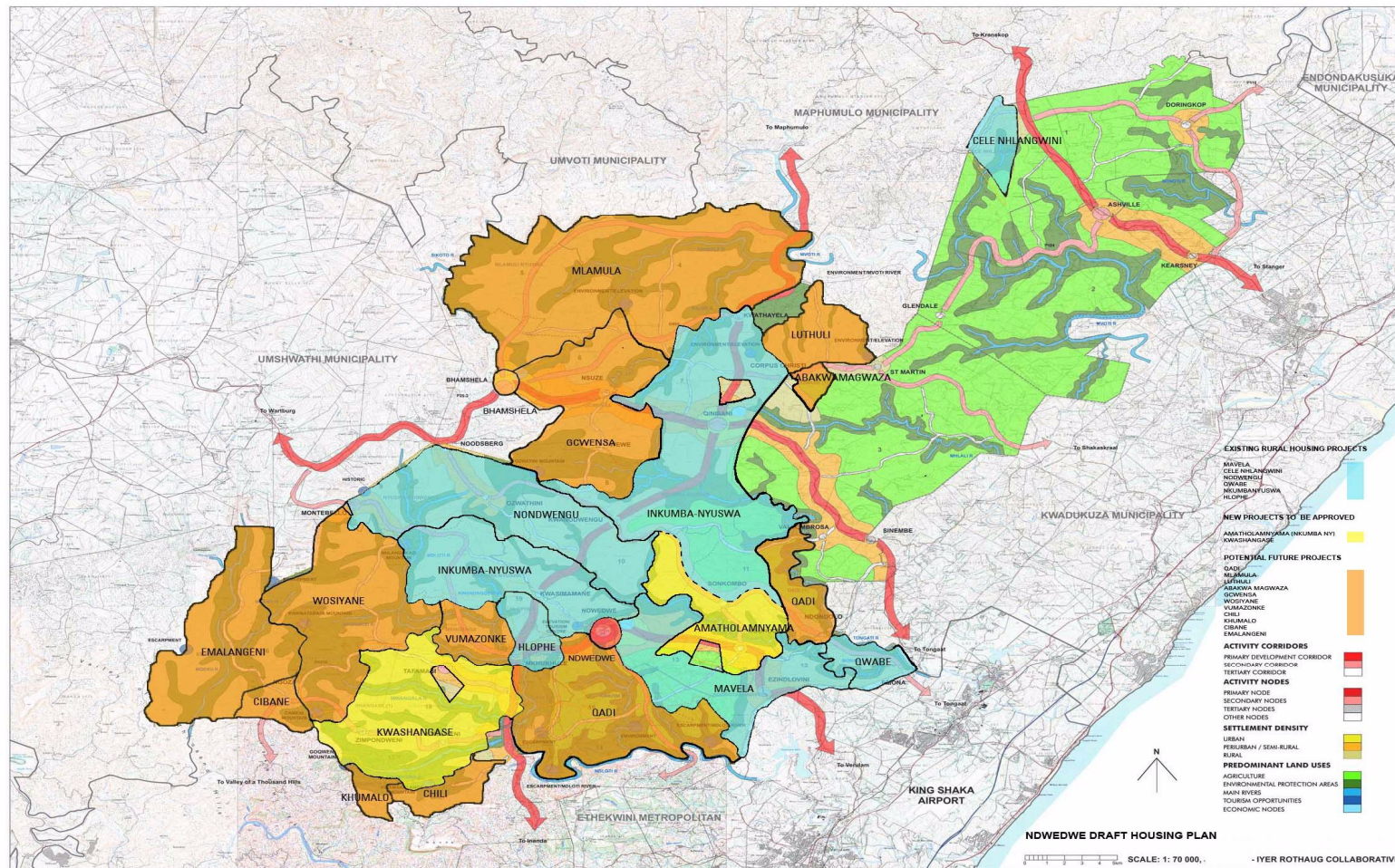
Map 2: Current Housing Spatial Framework

Ndwedwe Local Municipality Housing Sector Plan



Map 3: New or Planned Housing Projects

Ndwedwe Local Municipality Housing Sector Plan



Map 4: Ndwedwe Housing Spatial Framework

SECTION 5 INTEGRATION

This section provides a summary of all relevant infrastructure development plans and then match them with the proposed multiple housing project delivery plan in line with the guidelines highlighted in the Housing Sector Plan Manual. The following sections highlight on the various sector plans operational within the Municipality. It must be however highlighted that some of these plans were developed at a local or at a district level depending on the competency upon which the function falls.

5.1. Water Services Development Plan (WSDP)

The Plan indicates that one of the more strategic functions undertaken by the District as was of 1st July 2003, and in terms of its functions, was that of water and sanitation. As such, and in terms of the Water Act, Ilembe District Municipality has a responsibility to act as the Water Services Authority (WSA) as well as a Water Services provider (WSP). To this end the ISWIP (Implementation of Sustainable Water Services Institutions Project) programme was adopted, as developed by DWAF, to develop the necessary capacity to assist with implementing its WSA functions while ensuring that sustainable water service delivery takes place back in 2001. Through this programme was able to establish the WSA office which has grown both in numbers and responsibility in so far as water and sanitation delivery is concerned.

With regard to water service delivery the plan highlights that Umgeni Water (UW) was the main implementing agent for the Rural Development Programme in the area of Ndwedwe Local Municipality. The transfer process of these schemes took place and there had been a number of the schemes where UW had to refurbish since they were found not operational. It must be mentioned that poor cost recovery in these schemes was noticed and a need for communication facilities with the satellite offices in order to ensure that burst pipes addressed and attending to general customer queries more effectively.

Discussions with Umgeni Water personnel (Mr. David Stephen) revealed that Ndwedwe Local Municipality is relatively provided with some degree of water supply, however most of the schemes are stand-alone rural water supply schemes that rely to a large extent on protected springs, boreholes or run-of-river abstraction, which continue to present operational and financial challenges for Ilembe DM. The study also aimed at providing an adequate supply of potable water to meet the growing needs of the area.

It is on the above basis that Umgeni Water carried out a study at a concept/reconnaissance level to explore possible options available for the provision of a bulk water supply to the southern Ilembe DM area, with a primary focus on the central and southern areas of the Ndwedwe LM area aimed at providing an alternative and more reliable source of potable water. This forms part of UW's bulk water supply strategy within its operational area, in accordance with a number of guiding principles that relate to: sustainability of supply, rationalization, economies of scale, water quality, improved level of service and linking water resources to water supply.

Possible bulk water supply options were assessed taking into account: existing and future planned bulk water supply infrastructure, technical and engineering considerations, expected economic growth and development within the region, population trends and water demands, impacts on the social environment, impacts on the natural environment, and land and legal considerations. The Ndwedwe Spatial Development Framework, dated June 2005 and as annually revised, served as a very useful starting point for the planning of possible future pipeline routes and the positioning of future bulk distribution reservoirs to serve the needs of the community.

Based on the study objective, the physical nature of the area, the social and economic context, and the guiding principles of regional bulk water supply schemes, no new water resources were investigated, and no new water treatment works were included in the development of bulk water supply options within the study area. As a consequence, bulk water supply to the Southern Ilembe area is currently only practically possible from two bulk schemes, viz. (i) the proposed **Wartburg Pipeline Extension** (that will derive its water supply from the Upper Mgeni System, from Midmar Dam, through the DV Harris Waterworks, and terminate its supply at the proposed Nondabula Reservoir near the Appelsbosch Mission), and (ii) the **existing Ndwedwe Pipeline System** that is supplied by Hazelmere Dam and Water Treatment Works, which terminates at Reservoir No. 5 in the Ndwedwe Village, and from which a number of rural water schemes in the southern and central portions of the study area currently derive benefit.

It is proposed that the **Central Ndwedwe area** be served from the proposed Nondabula Reservoir (i.e. at the termination point of the Wartburg Pipeline Extension), with a bulk gravity water pipeline laid adjacent to the R614 main road (approx. 30km in length), and branch pipelines leading to a number of bulk distribution reservoirs in the area.

For the Southern Ndwedwe area, it is proposed that the existing Ndwedwe Pipeline System be extended from Reservoir No. 5 (located at Ndwedwe Village) adjacent to the main road leading westwards towards the intersection with the P100 road near the Mdloti River, and from there to continue southwards along the P100 towards the Ilembe DM / eThekweni Municipal boundary (approx. 17 km in length). A south-western pipeline is proposed to serve the outer west areas of southern Ndwedwe.

UW indicated that further studies at Pre-Feasibility and Detailed Feasibility levels of detail will be required to review water demand projections per demand zone, and revise the location and sizing of the proposed bulk water infrastructure. It should be noted that additional infrastructure will need to be constructed in order to derive the full benefit from the provision of a bulk water supply within the area. The reticulation component of any water supply system currently falls outside of UW's responsibilities. This will need to be dealt with by Ilembe DM in its capacity as the Water Services Authority.

Capital expenditure budget estimates have been provided for in UW's 30-year CAPEX programme, but these fall outside the 5-year "window period", implying that implementation of any new infrastructure would only begin in 2014, at the earliest, and possibly extend over a 5- to 10-year period, depending on the availability of capital and UW's other priorities.

While the above indicates an ideal long-term scenario, Ilembe DM however continues to provide and improve the water services within the project areas.

5.2. Ilembe District Health Plan

The document of the District Health Plan (DHP) acknowledges that the plan is a result of the efforts of the management team which has a broad range of technical and management skills and it sets out the goals and objectives and strategies formulated by this team in order to enhance delivery to the vision of the Department and ensure quality health care for the community serviced.

Health service delivery is the core business of the Department and is underpinned by the following three pillars:

- ❖ DHS
- ❖ EMRS
- ❖ Support services

The focus areas are determined by the prevalent political, economic, social and technological variables, which in turn have a direct bearing on the disease profile of the area serviced.

The priority health conditions are determined by the double burden of disease experienced by the Province and as a result of the socio economic conditions experienced by the populace this is equally experienced in Ilembe District. The prevalence of HIV and AIDS and TB is seen mostly in the overcrowded semi urban and urban parts of the District while the diseases of poverty prevail mostly in the deep rural areas. The majority of the common diseases in this District are preventable which means that aggressive prevention and promotion campaigns need to be conducted to prevent disease and promote healthy lifestyle behaviors.

Priority programmes includes amongst others:

- Maternal;
- Children; and
- Women's Health

Children's Health

Although the nutritional status of the children is reflected by the DHIS as fairly good, there is still a need to maintain the weighing rate. The performance of Ndwedwe sub district on the Immunization indicators need to be closely monitored as is performance of the entire District on the Vitamin A coverage on the under fives which definitely need attention. The Community component of IMCI has been established only in one sub-district and efforts have been made to roll it out to a next one.

Maternal and Women's Health

Although progress in developing TOP services has been slow however facilities in the entire District are committed and are making conscious efforts to establish the service. The Regional institution has accomplished a training programme for one of their nurses while the District hospitals in another sub-district are preparing to function as a complex in order to share the

nurses that will be sent for training and other resources to provide the service as soon as they are ready. It is expected that the service will be available in the District in the near future.

The District Hospitals are now all conducting Caesarian sections. However the distribution of BCG coverage in the District remains skewed because of larger numbers of deliveries being conducted in the Regional Hospital due to the referrals by both PHC nurses in the catchment area of two sub district and the Medical officers in the two District Hospitals in Maphumulo sub district. This warrants a need for strengthening labour management skills to avoid unnecessary referrals.

There has also been some improvement in the establishment and provision of neonatal care in the District and the availability of suitable physical facilities. Although cervical screening has been promoted it is off to a very slow start and needs campaigns to create awareness on its availability and value so as to encourage older women who tend to shy away from the test to get tested. The constant occurrence of maternal deaths and still births may very well be due to the prevalence of HIV and AIDS but it needs robust strategies for the implementation of the recommendations of the Confidential Enquiry into Maternal Deaths. The challenges of partner tracing and condom distribution also need more attention especially in the HTAs.

Comprehensive Management of HIV and Aids

The District continues to regard and treat HIV and AIDS as one of the leading causes of mortality in spite of the fact that Hypertension is the leading cause of morbidity in the whole Province. The submission to Voluntary testing by pregnant women and the uptake of Nevirapine by both mothers and babies remain lower than expected and needs working on, through aggressive marketing.

The District is doing fairly well on the accreditation of ARV sites and achieves above the set targets in the provision of ARVs despite the challenges of physical space and needs to prepare to absorb the staff utilised by ARK when the NGO withdraws its support at the end of this Financial year.

The disbanding of PAAU came with its share of challenges such as non-payment of contract staff and a lot of disgruntlement amongst staff. Slowed expenditure resulting from this poses another problem in terms of Finance Management. However these are not insurmountable and in time they should be sorted out.

Tuberculosis

Although the District is still struggling with improving cure rates and defaulter rates there is a remarkable improvement on the previous year's performance. The District has engaged in such efforts as dedicating vehicles and teams to defaulter tracing, and procuring the services of a service provider in collaboration with URC to increase DOTS support E/N Posts that have been created by Province to increase staff dedicated to the Programme should go a long way towards relieving shortages. There is still a need to create awareness of the Programme and increase case finding and adherence to treatment in order to prevent the occurrence of Multi and/Extreme multi Drug resistant strains of the Tubercle bacillus .

Quality Assurance

The District needs to step up performance on some of the indicators that measure performance with regards to this aspect of care e.g Patient satisfaction surveys as these are the only means through which our clients can tell us how they experience our services. The area of governance also needs to be taken to a level of skilling of governance bodies in order to ensure their meaningful participation. Although performance is good as far as the fact of their being in existence is concerned, they have not been trained for the function they perform and are therefore not sure of what they should be doing.

District Hospital Services

All of these facilities have complaints and compliments mechanisms in place and they conduct patient satisfaction surveys, however reporting on the results is not widely communicated. The bed occupancy rate and ALOS remain a challenge. All have developed a plan to increase step-down beds, however as with every other aspects of service delivery the problem of physical space has become an obstacle in this area too. The issue of appointing Batho Pele champions is a new concept and therefore remains a gap that needs to be filled both in these institutions and in the Clinics. Performance is good in the area of having Batho pele and Patients' rights posters including Morbidity and mortality audits/meetings. Lack of structured reporting to the District Management structures needs to be looked at closely

EMRS

The management of the institution has been decentralized although the procurement of capital assets and creation of posts remains centralized which is a problem that affects performance on response times that remains prolonged much to the dissatisfaction of clients. There is a slight improvement in indicators on the ratio of ESVs per population. However the shortage of ECPs does not help in that the unit continues to plan for the increase of bases and staff in order to improve its performance. A number of new tables have been added by the unit in tandem with the relevant tables of the DHP for integration, e.g the QA table on the availability of the complaints and compliment mechanism.

PHC Management and Supervision

The supervision of this area of service delivery remains a problem and needs attention. The District awaits results of requests for higher level posts to attract and retain suitable candidates. Although performance seems good as the indicator that assesses it, only looks at whether supervision is being done, the quality of the supervision is a challenge. Referral to the doctor rate remains a problem as it is on the increase, however staffing may be the cause. The low utilization rate especially for adults remains a challenge and strategies to market the services and conduct awareness campaigns through izimbizo and open days have been included in the plan.

Personal Health Services

The availability of the Community Based Health Carers and their distribution has always been a problem and the change of guard in terms of the NGO that has been managing the Programme is expected to solve the problems of supervision of these workers and improve their performance.

Environmental Health

The performance indicators in this area of service delivery indicate satisfactory levels of service delivery, however there is a need to collaborate with the Local Municipality and the District Municipality with regards to the availability of water and sanitation in order to mitigate the risk that leads to the rise in diarrhoeal diseases which are part of the Disease Profile scenario. The Programme is being transferred to the District Municipality.

(Source: District Health Plan 2007/2008 – KZN Department of Health)

5.3. Ilembe LED Strategy and Implementation Plan

The Plan identifies unemployment and poverty as a primary contributor to the socio-economic problems within South Africa, and most certainly within the Ilembe Region, and one, which cannot be solved by government in isolation. Ilembe District Municipality recognised this and has embarked on a determined local economic development growth path and job creation strategy. Because of its methodology, inclusiveness and quality of technical input it will provide the basis from which government (in partnership with business) can launch a practical and realistic economic development and job creation initiative.

Ilembe has accepted both the challenge and responsibility of the new approach to LED as recommended by national and provincial government. This new approach “highlights the mobilisation of internal resources, capacities and skills, and the provision of support to local business in line with the focus on sustainable development adopted by government.”

Key Regional Dynamics

The regional dynamics which most likely will have a fundamental effect on the long-term economic viability is: -

- The regions location between the Durban Metro and Richards Bay - the two most important harbours in Africa.
- The N2 corridor from Durban to Maputo, which already transports more than 1 million tourists per year through the King Shaka Region.
- The relocation of the Durban airport to La Mercy – the latter being only 10 km's South of Ilembe's border and its international air-bridge capabilities.
- Access to available land and the legal framework surrounding such access.
- Aids and its impact of regional demographics.
- Management of investor risk and, where necessary, direct intervention in order to attract international capital.

- Political stability which will best be ensured via measurable service delivery and economic opportunity.
- Crime, grime and the maintenance of a pristine environment.

Key regional objectives

District municipalities can play an important role by taking advantage of economies of scale within a broader geographical region and can also provide a co-ordination and support role to local municipalities. They also have, in terms of the powers and functions determined by the Municipal Structures Act 1998, the responsibility (amongst others) of leading regional economic development and tourism.

Regional Economic Development within the iLembe Region will seek to: -

- Choose an economic growth path that is sustainable, predictable and which is preferably in a sunrise phase with long term potential.
- Directly link rural development with urban renewal.
- Bring the poor and disadvantaged to the centre of development.
- Link human resource development and training to core economic strategies and infrastructural plans.
- Actively create and strengthen business linkages between the established and emerging economies.

The Plan itself provides a critique of regional economies and challenges thereof and the Housing Plan can not cover the entire detail contained in the LED Strategy. It may be however highlighted that the Strategy acknowledges that rural economic development still remain a challenge owing to globalization.

(Source: iLembe Regional Strategy and Implementation Plan)

5.4. King Shaka Heritage Route

In terms of this plan the iLembe District Municipality Job Creation Programme, prepared in 2001 by the Deloitte & Touche Consortium on behalf of the municipality, recommended the implementation of certain short-term initiatives that could act as catalysts for development in the region. The tourism sector was thus recommended for the focus of an inland and cultural heritage tourism route. As such, recommendation was provided for the implementation of the 'King Shaka Cultural Tourism Route' where focus would be on existing tourism product around the KwaDukuza area. Plus a broader and longer-term plan for both expanding the tourism route into other areas of the district as well as providing linkages to the broader provincial initiative of the Zulu Heritage Route.

The primary objective is to develop a cultural and historical tourism route, which will encapsulate the rich culture and diverse history of the region, but most importantly to open-up new and geographically diverse commercial opportunities. The aim of the King Shaka Heritage Route, which through the attraction of a significant increase of the number of tourists into the area will contribute towards the sustainability of a wide range of culturally based social and economic activities, including:

- Craftwork
- Dance
- Music
- Poetry
- Drama and Storytelling
- Acting / Drama
- Photography
- Local Cultural & Heritage Research and Documentation
- Arts Management and Entrepreneurship

(Source: King Shaka Heritage Route – Project Report, May 2007)

5.5. Enterprise Ilembe – Organisational Strategy and Operational Framework

The purpose of the strategy and operational plan is to:-

- a. Align stakeholders as to current thinking with regard to local economic development good practice.
- b. Formulate a contextual framework within which Enterprise Ilembe will need to function.
- c. Establish a common platform to inform and align stakeholders and decision makers.

Organisational Framework

From conceptualisation in 2001 it was intended for Enterprise Ilembe to be structured as a public private partnership with the mayor of Ilembe holding the position of Non-Executive Chairman; three members of the Executive Council appointed as Directors; the Municipal Manager as CFO and with the Technical Director of Ilembe District Municipality being charged with the responsibility of functional horizontal alignment between Enterprise Ilembe, Ilembe District Municipality, the four local municipalities and vertical alignment to provincial and national LED imperatives. A minimum of four additional directors were to be appointed from the private sector with proven capability to represent the priority sectors of agriculture, tourism, manufacturing and retail / services. To ensure transparency and representivity the Ilembe Growth Coalition was established to network individuals and organizations in each priority sector and each network would elect a director to represent their sector on the board of Enterprise Ilembe.

During the last eighteen months two significant events occurred that have had a material effect on the momentum of bringing Enterprise Ilembe to full operational status.

Operational Context

To be a successful driver of regional economic development and mobilise support from both the public and private sectors it is essential that the agency positions itself in a way that aligns directly to national and provincial government economic development imperatives, is informed

by international good practice, addresses factor conditions in the 2nd economy and contributes directly to improving the competitiveness of the private sector.

(Enterprise Ilembe, Organisational Strategy and Operational Plan, January 2007)

5.6. Ilembe Spatial Development Framework and Land Use Management Framework

Existing SDF and Implications

The following describes and analyses the existing district SDF, in particular with regard to its the purpose, i.e. providing guidance to the local SDFs, ensuring co-ordination, identifying the significant district issues, being strategic and forward-looking and reflecting the development vision of the district. The existing SDF of the Ilembe District Municipality was established during 2000 as part of the first IDP and exudes a great simplicity. While this is considered a positive character, it does not fulfil all the purposes of the district SDF. It identifies the various coastal corridors and the existing east-west inland linkages. Beyond this it identifies a hierarchy of nodes and the most basic land use categories. Beyond this the existing SDF provides no guidance in terms of existing or future significant land use components, a district level co-ordination of economic development areas, a district level co-ordination of coastal developments, opportunities and limitations, specifics in terms of district level reconstruction etc.

The implications for the future development of the Ilembe District are suggested to include:

- No coherence in approach and terminology of the local municipality SDFs,
- Limited physical linkage and integration of the LM SDFs with each other,
- No strategic guidance in terms of district-wide economic development,
- No guidance in terms of major environmental development issues and structuring elements,
- Not enough guidance in terms of the necessary reconstruction of major portions of the Ilembe District,
- Not enough information on which a district LUMS framework could be established.

Land Use Framework Plan

Land Use Frameworks Plans refer to broad land use categories not zones, which are only evident in the land use schemes and detailed management plans. This aspect is a main difference that sets the Framework Plan and Land Use Scheme apart. What the Ilembe District Framework Plan does not address? The District Framework Plan does not address the following issues: -

- Detailed planning and development matters addressed by the Land Use Scheme;
- Detailed Statements of Intent for Zones;
- Procedural matters related to individual development applications; and,
- Specific site related management controls.

It should be cautioned that the District Framework Plan cannot be expected to address issues of detailed management and implementation because it is by nature a strategic, policy based plan.

(Source: Ilembe Spatial Development Framework and Land Use Management Framework)

5.7. Ilembe Regional Cemetery Site Identification

The aim of this study is to research, investigate and undertake the necessary baseline research to enable the establishment of regional cemetery sites within the Municipalities of Maphumulo, Ndwedwe and eNdongakosuka.

The objectives of this study are as follows:

- Provide a framework for the understanding of the requirements for the identification of cemetery sites;
- Assess the suitability of areas for the development of cemeteries based on the planning and environmental procedures;
- Undertake detailed investigations for the preferred prioritised options for each municipality; and
- Make recommendations for the most suitable sites and to provide legislative guidance for the implementation.

The recommendations for the Ilembe District Municipality were as follows:

Considering the district plans to provide at least one regional cemetery in each of the local entities, it should be borne in mind that this might not necessarily be the way to approach this need. Throughout the study where individuals have been consulted they have expressed the desire to have a cemetery in close proximity to local communities. This could very well signal the need for smaller individual sites close to areas with a high population density, rather than one large regional site per local municipality.

Currently there are no municipal cemetery sites in Ndwedwe and Maphumulo, and the majority of burials are probably illegal, taking place at homesteads. These areas would benefit greatly from the development of regional sites. In addition to this the eNdongakosuka cemetery sites are fast approaching capacity and these three municipalities need to be considered as a matter of priority. The fourth local municipality (KwaDukuza) would also benefit from smaller cemetery sites (as opposed to a large regional site), located close to high-density areas.

In light of the above needs, local municipalities should start educational/outreach programs, introducing the benefits or advantages of cremation. The benefits from these efforts will become apparent in the long term, but neglecting this opportunity will be a great loss.

All of the above (Ndwedwe, Maphumulo, and eNdongakosuka) municipalities identified as priorities (do not have capacity in term of cemetery space) have indicated cemeteries as a priority on their IDPs.

Ideally, the wall or fence needs to be of a material that will serve no useful purpose if removed from the structure, e.g. razor wire or pre-cast concrete. Another alternative is the use of a natural vegetative barrier (like *Carissa* sp.), possibly in addition to wire fencing. Established early this will form additional protection. Of course, if there is a 24-hr staff presence at the site (i.e. a live in caretaker) this will also serve as a deterrent to any petty theft.

(Source: Ilembe Regional Cemetery Sites Identification Plan)

5.8. Other Sector Plans

It must be noted that there are various sector plans currently undertaken either at District or Local Municipality levels. Most of these plans are at initial stages and no substantial reports have been produced. One of the plans includes the Capital Investment Framework which forms part of the Municipal's IDP and indicates various capital development projects.

It must be however noted that as much as Ndwedwe Local Municipality is experiencing backlogs indicated in earlier sections most areas within Ndwedwe Municipality have enjoyed relative access to infrastructure and social services. Therefore most areas identified for housing development somehow have access to these services.

SECTION 6 PERFORMANCE MEASUREMENT

The Municipality does have a complete Performance Management System (PMS) that has been recently completed, however it has been only allocated funding for its implementation in the 2007/2008 financial year. A Balanced Scorecard Model was found to be appropriate for measuring the Organisational and individuals' performance. All Section 57 employees have signed their performance agreements. The PMS is linked to the IDP. However, there is a need for more community involvement in the setting up of indicators, targets and reviewing of municipal performance. The personnel from the KZN Housing Department who are in constant liaison with the responsible municipal officials also monitor the performance in the implementation of housing projects. (Also refer to the table indicating key performance indicators and targets).

Table 26: KPI's and Targets

KEY PERFORMANCE INDICATORS AND TARGETS SERVICE DELIVERY TARGETS AND PERFORMANCE INDICATORS BASIC DELIVERY																		
Corporate Objective	Key Performance Indicator	Annual Target	Quaterly Targets															
			2007/2008				2008/2009				2009/2010				2010/2011			
To provide rural housing opportunities to all deserving rural communities	Planning and construction of housing units to all approved housing projects		1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
		312 houses			60	252												
		2645 houses					660	660	660	665								
		2023 houses									505	505	505	508				
		440 houses													110	110	110	110

SECTION 7 HOUSING INSTITUTIONAL FRAMEWORK

The Municipality has appointed a Community Development Officer within its revised organogram to specifically deal with the implementation of housing projects within the Municipality. The Community Development Officer will also ensure that co-ordination of all housing related matters are effectively managed by the Municipality in due consultation with the Department and other primary and secondary stakeholders.

SECTION 8 CONSULTATION PROCESS

The rural nature of Ndwedwe Local Municipality necessitated the vigorous consultation with traditional councils on the development of the Housing Sector Plan processes. Almost all the traditional councils were consulted and informed about the Plan and its objectives. The Attendance Registers are attached as **Annexure A flagged as Traditional Council's Attendance Registers**.

SECTION 9 APPROVAL PROCESS

As a statutory requirement the document was taken to the motions of an approval process and the following Table 27 indicates the consultation activities undertaken:

Table 27: Approval Process Activities⁷

ACTIVITY	TIMING	RESPONSIBILITY
Present draft strategy report to Ndwedwe LM & KZN DoH	04 -05 October 2007	Gabhisa Planning and Investments (Completed)
Project Steering Committee	14 –18 October 2007	Gabhisa Planning and Investments (Completed)
Window of Opportunity for Public Comments	February 2008	Gabhisa Planning and Investment (Completed)
Project Steering Committee	23 April 2008	Gabhisa Planning and Investment / Ndwedwe Municipality (Completed)
Council Approval & Adoption	25 April 2008	Gabhisa Planning and Investment / Ndwedwe Municipality (Completed)
Final Report	14 May 2008	Gabhisa Planning and Investment (Completed)

⁷ Also refer to Annexure B for supporting documentation