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EXECUTIVE SUMMARY

According to the revised IDP document, the vision of the Nongoma Municipality is: “All communities shall have access to sustainable and physical infrastructure and be empowered to decide on their own future”. (Revision 2007)

In terms of Section 84 of the Municipal Structures Act, 1992 clarified in the Government Gazette of 05 December 2002, the “Confirmation of the status quo in respect of provision of housing”, forms a major mandate of the Nongoma Municipality”, as it forms part of basic service delivery.

The housing component forms part of the development objectives of the Nongoma Municipality and the ultimate goal of the municipality is the provision of housing to more than 20000 deserving households. Through this document this aspect of housing component has been dealt with in great detail.

This took the following format: Consideration of population demographics, which served to highlight varying information on Nongoma community.

In preparation of this housing plan, using demographics, it was established that Nongoma municipality has a great task ahead of providing housing to about 20000 families over a period of five years. The majorities of these beneficiaries are unemployed and would require full subsidization and are in rural areas.

In addition to the above it was established that Nongoma Municipality is purely a rural municipality hence the development of the housing process should be insitu and be rural housing so as to avoid urban sprawl that is discouraged by the National Department of Housing.

Break down of housing projects per Wards was done and these were broken down into phases in terms of implementation. Estimates based on the current housing subsidy bands was done and a total of R454 million would be required by the
municipality in order to implement the proposed housing projects thus meeting its backlog.

Ultimately, the municipality should be self-sustaining hence the need for collection of rates for services rendered; in the planning process credit linked housing has been included as one form of collection of rates.

As a provider of basic service to the community it serves, the municipality has to take into consideration of the disabled the orphans as well as those suffering or affected by AIDS, this has been done by including housing projects which specifically address these special needs. One of the mandates of the municipality is to develop the communities economically as part of this, local economic development plan has been considered.

Finally a proposed management structure for the projects has been included, which ensure proper monitoring and implementation of the proposed housing project. The plan was discussed by a full council in two sittings and on the 16 of August 2007 it was advertised on the Ilanga newspaper inviting public comments. There were no comments received. However on the 31 of August it was adopted an IDP sector plan subject to incorporation of changes and comments made by the department of housing, the municipality as well as the public.
1.0 PURPOSE AND OBJECTIVES

An environmental analysis of Nongoma has been carried out in detail with the objective of developing a housing plan that would guide the municipality in planning and implementing its housing projects in order to overcome the housing backlog it is currently faced with. The process followed in this development included consideration of the following elements amongst others:

- Exploring various housing development packages within Nongoma
- 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 ground.
- To ensure that there is definite housing focus for the IDP
- To ensure effective subsidy budgeting and cashflows both at the local municipal and provincial levels.

Preparation of this housing plan is a requirement in terms of the revised procedures established in Chapter 3 of the National Housing Code. This is also in line with the Municipal Systems Act of 2000 which formally introduced the Integrated Development Plans (IDP’s) as the primary operational framework and was to be adopted by all metropolitan, districts and local municipalities throughout the country. Further to this, the Act specifies that the planning undertaken by a municipality must be aligned with and complement the development plans. In a similar fashion this housing sector plan is supported by the Provincial Housing Department as its compilation is geared towards alignment of the municipal housing program with the municipal IDP. This is evidenced by the fact that its preparation has been funded by the Provincial Housing Department.
2.0 LEGISLATIVE FRAMEWORK

Preparation of this Housing Plan was guided by specific policies and Acts, which are related to basic service delivery and housing development within municipalities. These instruments are discussed in detail in this section.

The Constitution of South Africa

The present constitution of South Africa includes a number of provisions relevant to the future development of Nongoma. Section 26 of the constitution states that everyone has the right to:

“Have access to adequate housing, where “adequate housing” is defined in the RDP White Paper of November 1994, in the following terms: “As minimum all housing must provide protection from weather, durable structure, and reasonable living space and privacy. A house must include sanitary facilities, storm water drainage, a household energy supply, and convenient access to clean water. More over it must provide for secure tenure in a variety of forms.

The Constitution also describes the objectives of local government, including regional council as:

The provision of services to communities in a sustainable manner,
The promotion of social and economic development
The promotion of safe and healthy environments, and
The encouragement of community and community organization involvement in matters of local government

This section goes on to state that a municipality must strive, within its financial and administrative capacity, to achieve the above objectives. With regard to the development duties of local government, a municipality must structure and manage its administration and budgeting and planning processes to give priority to the basic needs of the community, and to promote the social and economic development of the community; and participate in national and provincial development programmes.
Housing act (Act 107 of 1997)
The purpose of the Housing Act is, inter alia, to provide for the facilitation of a sustainable housing development process and to lay down general principles applicable to housing development in all spheres of government. In terms of this act the functions of local government include ensuring that the process of integrated development planning takes all necessary steps to ensure that, within the framework of national and provincial housing legislation, all inhabitants of the area of jurisdiction have access to adequate housing on a progressive basis. Furthermore local governments must set housing goals and identify and designate land within their areas of jurisdiction for the development of housing.

Additional Rural Guidelines for Housing Development on Traditional Land
The following factors, dealt with in the existing guidelines, continue to be applicable to the approach proposed in this document:

The Expenditure of Public Monies
Rural subsidies are public monies and the expenditure thereof must take place in compliance with the principles of the Public Finance Management Act, Act 1 of 1999.

Planned & Integrated Development
All development, including rural development must take place in accordance with relevant municipality’s Integrated Development Plans or Spatial development plans where IDP’s have not been fulfilled.

Support of the Municipality
The municipality having jurisdiction over the project area must support all development, including rural development. In order to ensure that development proceeds in a coordinated, sustainable and integrated basis, the Department of Housing requires housing developments to be driven by municipalities.
Local Government Transition (Act 209 of 1993)

The local Government transition act enables local authorities to adopt by-laws to supplement existing planning and development legislation. Most local authorities already have by-laws, which relate specifically to the keeping of livestock, poultry, and small stock to preventing noise, nuisance, small pollution, and the spread of rodents, unhygienic conditions and promoting public health. Many local authorities adopt a pragmatic approach to the application of by-laws and only act upon complaints from residents. The principles behind health bylaws are sound and will have to be applicable in developing appropriate land use management mechanisms and housing projects in Nongoma.

The environmental Conservation Act (Act 73 of 1989)

The Environmental conservation act includes sections on the protection of the natural environment, control of environmental pollution, and the control of activities deemed to potentially have detrimental effects on the environment. The regulations under this Act include details of the requirements of environmental impact assessments, waste management procedures (the identification of matter as waste and the application for waste disposal site permits) and the control of noise. The requirements of this Act will have to be considered prior to undertaking any future development in Nongoma.

The KwaZulu Natal Department of Housing Draft Sector Plan for EPWP

The objectives of the EPWP within the Housing Provision context are:

- Ensuring that employment is created for local communities where the project gets implemented.
- Provision unemployed people with work experience and
- Provision of education, on the job training and skills development programme to the workers.

The Integrated Development Plan (IDP) Nongoma

The objectives of which is for the municipality to identify its priority issues and problems, which determine its vision, objectives, and strategies, followed by the identification of projects and programs to address them.
3.0 METHODOLOGY

3.1 DATA COLLECTION PROCESS

The guidelines of the housing plan provided by the Provincial Department of Housing together with the Strategic Housing Planning Process Template formed the basis in the development of this Housing Sector Plan. The Housing Plan Template took into consideration of the following elements amongst others:

- Finalization of Existing Projects
- Removal of slums /informal settlements
- Extension of rural Housing Development
- Upgrading of Hostels
- Provisional of Rental Housing
- Development of new urban housing
- Special Projects
- Finalization of old Business
- People Housing Process (PHP)
- Housing Subsidy to the Disabled
- Emergency Housing Needs

The Municipal Housing Sector Plan Manual prepared by Project Preparation Trust of KZN and the Department of Housing was also utilized extensively. Underlying the methodology used was the need to build on work already completed and to avoid any duplication of effort. For this reason a literature search, was done on the Internet, Policies and circulars as well as extensive consultations with LED & Planning Director of Nongoma Municipality was done and constant reference to the IDP and Led documents was done.

For the purpose of this study the definition of “stakeholders” was adapted from “The national strategy for Environmental Management in South Africa” (CSIR, 1998), which is defined as “those who have a general stake in the implementation of housing projects rather than an interest in a particular activity.” Using this definition, the following categories of stakeholders were defined:

- Land owners and residents in the area;
The Nongoma Local Municipality:
- Department of Housing
- The District Municipality

The first aspect to consider in preparation of the housing sector was demographic information of the municipality. The importance of considering this information is that:
- Through population statistics current housing demand can be established
- Future housing demand can be projected.
- Income levels of communities can be established which influences types of housing packages to be considered for that particular municipality
- Availability of basic services (which form part of housing)

3.2 BACKGROUND
3.2.1 LOCAL CONTEXT

Nongoma is the heart of the Zulu Kingdom as it is the official resident to the Zulu Royal King. It is one of the municipalities falling under the Zululand District Municipality. Neighbouring municipalities include Hlabisa to the southeast, to the west, Abaqulusi to the north Upongolo, Jozini to the northeast, Ulundi to the Southwest and Edumbe to the Northwest.
## 4.0 NONGOMA DEMOGRAPHIC INFORMATION

### Population Projections 2001-2012

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<td>198442</td>
<td>31581</td>
<td>218286</td>
<td>34739</td>
<td>245040</td>
<td>35434</td>
<td>249941</td>
<td>36143</td>
<td>254940</td>
<td>36865</td>
<td>260039</td>
<td>37603</td>
<td>265240</td>
<td>38355</td>
<td>270544</td>
<td>39122</td>
</tr>
</tbody>
</table>

Sourced from Statistics SA
According to the municipal IDP document the revision of 2007 only 12% of the communities in Nongoma have access to electricity while the remaining 88% meet their needs by making use of alternative sources of energy such as hydro-carbon i.e. (coal, gas and paraffin) and or biomass (wood, dung and crop waste).

5.2 Roads
Rural access roads are in a poor condition and are in need of urgent upgrading and maintenance. The primary concern is however, the overall accessibility of the
Nongoma and linkages to the rest of the Nongoma Municipality and the province. The portions of the road from Vryheid, Hluhluwe, Hlabisa, Pongola and Mkuze are gravel roads and inaccessible during the rainy season. By improving these linkages with the rest of the region, an area of economic development and growth will be realized in Nongoma. There are however, works in progress to provide tar in the roads from Vyrheid and Hlabisa as well as the small portion of the road to Pongola. (sourced from IDP Document 2007)

5.3 Water supply

According to the Municipal IDP (2007), 73.0% people in Nongoma have no access to clean water. The absence of potable water and sanitation services makes people vulnerable to poor health, which reduces the quality of life and productivity. According the IDP (2007), most of the areas have access to water, but due the rugged terrain, water is not as accessible as it should. The District municipality is
Currently busy throughout the municipality in providing rural communities with water.

5.4 Sanitation

The above map shows the number of people without access to sanitation facilities. According to the Municipal IDP (2006/2007), there is one waterborne sewer works which caters for Nongoma Central Business District and the surrounding plots. As evident in the map, most communities for sanitation facilities and make use of bushes. Limited homes have VIP toilets while few households have pit latrines while the rest of the communities make use of bushes thus resulting in the spread of enteric diseases as effluent gets washed to rivers where communities currently obtain drinking water.
6.0 SPATIAL DEVELOPMENT FRAMEWORK

Zululand District is made up of six local municipalities. These are Baqulusini, Nongoma, Ulundi, Phongolo and the vast majority, 84%, of the population lives within the rural areas with high levels of poverty. 16% of the population is settled along the routes. The principal economic feature is level 3 to 4 urban Centre and vast communities settled on underdeveloped rural hinterland. Agriculture and tourism are the main sectors in the economy.

The district relies heavily on tourism. The spatial and economic fragmentation of the district represents both a constraint to, and an opportunity for future development. There is a need to connect the benefits of development through tourism with rural communities.

The principal role of the district and local municipalities is to create an enabling environment within which local economies can grow and prosper. The essence of Local Economic Development (LED) is that local actors acting in partnership across government, business and civil society should drive it. LED involves identifying and using primarily local resources, ideas and skills to stimulate sustainable economic growth and development. The aim of LED is to create sustainable employment opportunities for local residents, alleviate poverty and to the benefit of all local residents. It has to be driven by local stakeholders in partnership with provincial, national and global stakeholders.

One of the municipalities falling under the District is Nongoma Local Municipality. Nongoma is predominately a rural municipality. The area has two secondary corridors, which run from Ulundi to Pongola and from Hlabisa to Vyrheid. This place is the home District of Zulu Monarch and lies in the heartland of the great Zulu culture. It is a traditional throne of the Zulu Royal Family and the region is rich with traditional cultural history, the practice of ancient customs and the traditional way of social life. Therefore the task the municipality has is to turn this rich history into a tourism hub thus contribute immensely to economic growth and development of the area.
6.1 HOUSING SPARTIAL DEVELOPMENT PLAN

In this housing sector plan planned housing projects are distributed per wards and the demand is based on types of houses the individual households have. The planned housing projects are distributed over a period of five years and are indicated in the Nongoma Municipality wards map which is attached to the document as an annexure.

6.2 CURRENT SETTLEMENT PATTERN

As previously mentioned, Nongoma is a rural Municipality with people’s homes mostly built along the road. This linear pattern makes it easier for provision of water and other bulk infrastructure services. The residents have fairly enough space to build or further sub-divide the land for their sons or grand children.

The pattern varies, in some areas it is densely populated with homes clustered in one area in a circular fashion. The reader should note that Traditional faction fights do contribute to patterns of households i.e. it is appropriate for one to move closer to others in order to be able to fend off the enemy attacks.

In a similar fashion building homes on the hilltop is also an advantage as one would be able to see the enemies at a reasonable distance and prepare for defense mechanism, however with regard to Nongoma, the land flat with gentle slopes. As one move closer to Nongoma Central Business District settlements are clustered and densely concentrated, due to need to be closer to service centres such as clinic, home affairs and the municipality and the two notable slums are in Ophiyaneni and White City.

This development is influenced by economic hardships which the local communities have continued to face; there is tendency to move closer to where economic activity is concentrated. As was observed during the socio-economic study informal trading appears to be on the increase, hence these traders moving closer to town in order to be able to move their wares without having to relay on transport, which at times is
difficult to get. In the provision of houses, the municipality has an obligation to do proper town planning and relocate the households into areas zoned for residential purposes and relocate light industries from central business (CBD) area to areas zoned for industry. Secondly the main housing package the municipality would have to provide is rural housing as ninety five percent of the population is settled on rural land.

6.3 SPATIAL DEVELOPMENT PLAN AS A LINKAGE TOWARDS DEVELOPMENT OF SUSTAINABLE HUMAN SETTLEMENTS, ‘BNG Strategy

According to the Housing Sector Plan Manual for Local Municipalities, the “Breaking New Ground” document approved by Cabinet and presented to MINMEC on September 2 2004 a number of progressive changes to the delivery of housing in South Africa has been made.

The new human settlements plan reinforces the vision of the Department of Housing, to promote the achievement of non racial, integration society through the development of sustainable human settlements and quality housing. Within this broader vision, the Department is committed to meeting the following specific objectives:

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

As part of an approach which envisages that municipalities will play a significantly increased role in the housing process, municipalities must take the lead role in negotiating the location of housing supply to facilitate spatial restructuring. This will also encourage integration between housing delivery spatial planning,
APPLICATION

In the implementation of this housing plan the Municipality would have to work in collaboration with various tiers of government so that in the process of provision of houses the communities are assisted in gaining access to water, education, health care services and social security. The development of sustainable settlements is a way of restoring socio-economic rights imbalances to the communities. I.e.

• Security tenure, Availability of services, materials, facilities and infrastructure

The provision of accessible, affordable and habitable housing; and Location where housing must be in areas that allow easy access to places of work and potential economic opportunities, schooling childcare, health-care and recreational facilities; housing should be in a health and safe environment (this is also applicable to insitu development.

This can be understood through addressing the four pillars that have a direct effect to human value and it's a MUST for the municipality to address in the implementation of each of the planned projects:

ADDRESSING ENVIRONMENTAL CHALLENGES

• Land conservation, urban integration and greening;
• Water conservation, Improved sanitation and materials recycling

GENERATE ECONOMIC EMPOWERMENT

• Access to land
• Job creation
• Entrepreneurship and emerging contractor support
• Affordability and alternative finance

ENHANCING SOCIAL CAPITAL

• Overcoming racial, tribal, factional and political affiliation
• Diversified housing schemes with regard to topology, tenure and unique individual needs

BUILD INSTITUTIONAL CAPACITY
• Integrative approach from all spheres of Government
• Ensure involvement from Public Sector
• Ensure private sector involvement
• Ensure involvement of Amakhosi
• Ensure involvement of civil society
• Ensure involvement of beneficiaries

6.4 INTEGRATION WITH OTHER SECTORS
According to the National Department of Housing Circular reference number NB10/3/10/11, issued by the Director General of Housing on the 24 of April 2007, with effect from 1 April 2007, provision of internal municipal engineering services must be sourced from alternative resources. The implication of this is that there is a need to ensure that in any future planned housing project, there must be a link to other sectors such as the Department of Water Affairs, Department of Roads and Transport. Therefore in implementing the housing projects, the municipality must ensure that other Departments become part of stakeholders of each housing project steering committees. The implementing Agents for the project would have to that closely liaison with stakeholders so as to ensure infrastructure services are budgeted for by respective departments as well the district. The IDP document has identified some of the projects that would contribute to planned housing projects and have been tabulated below

<table>
<thead>
<tr>
<th>Institution</th>
<th>Project Description</th>
<th>Year Planned For</th>
<th>Project Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>DWAF</td>
<td>Delene Water Project</td>
<td>2007/2008</td>
<td>R3 Million</td>
</tr>
<tr>
<td>Dept of Roads &amp; Transport</td>
<td>Regravelling of Several D- Roads</td>
<td>2005-2007</td>
<td>R17 Million</td>
</tr>
<tr>
<td>Ministry/Department</td>
<td>Project Description</td>
<td>Fiscal Year</td>
<td>Budget</td>
</tr>
<tr>
<td>--------------------</td>
<td>---------------------</td>
<td>-------------</td>
<td>--------</td>
</tr>
<tr>
<td>DWAF</td>
<td>Sanitation Projects in 8 Areas within communities</td>
<td>2007/2008</td>
<td>R12 Million</td>
</tr>
<tr>
<td>DTLGA</td>
<td>uSuthu Tribal Authority- Lums Project</td>
<td>2006/2008</td>
<td>R8 Million</td>
</tr>
<tr>
<td>DTLGA</td>
<td>New Hope Land Use Project</td>
<td>2007/2008</td>
<td>R13 Million</td>
</tr>
<tr>
<td>DED</td>
<td>Several local economic development projects</td>
<td>2007/2009</td>
<td>R38 Million</td>
</tr>
<tr>
<td>DEPT OF Social Welfare</td>
<td>Several Sustainable development projects</td>
<td>2007/2008</td>
<td>R1,8 Million</td>
</tr>
<tr>
<td>Dept of Education</td>
<td>Renovation of 76 schools</td>
<td>2007/2009</td>
<td>R95 Million</td>
</tr>
</tbody>
</table>

The above projects are being done or will be implemented within a number of wards therefore it would be incumbent upon the Implementing agent to ensure that each project being packed must take into consideration of other projects done by these various departments so as to ensure integrated development.
7.0 HOUSING DEMAND
The housing demand and delivery forms core part of this strategic plan and all other issues that have been addressed are sub integral part of the housing component. It is therefore imperative that in addressing this major component, consideration of how it fits into the strategic vision of both the municipality and the District Municipality, hence; The housing demand is quantified in the table on page 28 as being in the region of 20000 households.

The vision of the Nongoma municipality is:
“All communities shall have access to sustainable and physical infrastructure and be empowered to decide on their own future”. (Revision 2007)
In terms of Section 84 of the Municipal Structures Act, 1992 clarified in the Government Gazette of 05 December 2002, the “Confirmation of the status quo in respect of provision of housing”, forms a major mandate of the Nongoma Municipality.

Municipality Vision and Objectives Regarding Housing
The objective relating to housing is number 2.4.1.5 in the Municipal IDP documents of 2007 and it is defined as the critical asset for the poor and can cushion them against the impact of poverty. According to the IDP document, not only does housing provide shelter and space for human development, but also may be used as a basis for home enterprise. It concludes by saying that there is a need to package housing development proposals.

7.1 CURRENT HOUSING STRUCTURES
Housing in this area is problematic to a large extent as most of the residents have only mud houses. These houses are not safe during stormy weather. There are limited trees to build houses with. Thatching houses has become dangerous, even more dangerous with the absence of trees that help to breakdown strong winds. More than three quarters of the population of Nongoma have no proper houses as most of them still live in mud – thatched rounder Val houses.
Housing backlog
### 7.4 CURRENT HOUSING SUBSIDY BANDS

<table>
<thead>
<tr>
<th>Income category</th>
<th>Top structure funding</th>
<th>Own Contribution</th>
<th>Product Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual , and Project Linked Subsidies</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R0 to R1500</td>
<td>R38 984.00</td>
<td>None</td>
<td>R38 984.00</td>
</tr>
<tr>
<td>R1501 to R3500</td>
<td>R36 505.00</td>
<td>R2 479.00</td>
<td>R38 984.00</td>
</tr>
<tr>
<td>Indigent: Aged, Disabled or health stricken</td>
<td>R38 984.00</td>
<td>None</td>
<td>R38 984.00</td>
</tr>
<tr>
<td>Institutional Subsidies</td>
<td>R36 505.00</td>
<td>Institution must add capital</td>
<td>At least R38 984.00</td>
</tr>
<tr>
<td>R0 to R3500.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Consolidated Subsidies</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R0 to R1500</td>
<td>R38 984.00</td>
<td>None</td>
<td>R46 484.00</td>
</tr>
<tr>
<td>R1501 to R3500</td>
<td>R36 505.00</td>
<td>R2 479.00</td>
<td>R46 484.00</td>
</tr>
<tr>
<td>Consolidated Subsidies: Aged, Disabled or health stricken</td>
<td>R38 984.00</td>
<td>None</td>
<td>R46 484.00</td>
</tr>
<tr>
<td>Rural Subsidies(R0 to R3500)</td>
<td>R38 984.00</td>
<td>None</td>
<td>R38 984.00</td>
</tr>
<tr>
<td>People’s Housing Process (R0 – R3500)</td>
<td>R38 984.00</td>
<td>None</td>
<td>R38 984.00</td>
</tr>
</tbody>
</table>

**SUBSIDY THAT MYA BE APPLIED FOR IN A PROJECT:**

Construction Cost (40m2) .................................. R38 984.00

Add: Indirect Cost ........................................ R 2772.24

___________________________

R41 756.42

Add Direct Cost .......................................... R13 219.14

(Developer must submit motivation)

Total Subsidy ............................................. R54 976.56

Rounded Off .............................................. R54 976.00

Sourced from: Provincial Department of Housing Subsidy Section
## 7.5 CURRENT HOUSING PROJECTS 2000-2007

### NONGOMA LOCAL MUNICIPALITY

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Type of Project</th>
<th>Approved Budget</th>
<th>Start Date</th>
<th>Projected Completion Date</th>
<th>Current Status / Comments</th>
</tr>
</thead>
</table>
| Ward 14 - Njeni - Phenyane - Ngoqongo - Ondengeni | Rural Housing | R36,6m | 12/10/2006 | 11/10/2009 | **Status**: 1000 subsidies approved  
  - Planning Consent approved by the DLG&TA  
  - Already received Tranche 1 final approval  
  - DFA Submission made  
  **Pertinent Issues**: Sparseness of households and lack of access will slow down implementation momentum  
  - Use of local labour vs mass delivery will also affect speed of delivery  
  - Issue of more than one house per Umuzi  
  - Capacity of the IA to deliver at the required scale doubtful – Need to urgent accreditation and classification of IAs according to their proven record of delivery |
| Holinyoka | Rural subsidies | R36,6m | 19/11/2000 | 18/11/2009 | **Status**: 1000 subsidies approved. Planning Consent approved by the.  
  **Pertinent Issues**: Sparseness of households and lack of access is slowing down the implementation momentum. Additional resources (building contractors) are currently being deployed  
  - Use of local labour vs the need for speed and mass delivery - challenge  
  - Need vs costs vs equitable distribution of housing opportunities - Issue of more than one house per Umuzi.  
  - Time lapse in obtaining approval to align subsidy approved with current subsidy value  
  - Issue of one house per Umuzi addressed. |
| Baxedene | Rural subsidies | R51,139m | 19/11/2004 | 18/11/2010 | **Status**: 1400 subsidies approvedPlanning Consent approved by the DLG&TA  
  **Pertinent Issues**: Sparseness of households and lack of access is slowing down the implementation momentum. Additional resources (building contractors) are currently being deployed  
  - Use of local labour vs the need for speed and mass delivery - challenge  
  - Need vs costs vs equitable distribution of housing opportunities - Issue of more than one house per Umuzi.  
  - Time lapse in obtaining approval to align project costs with current applicable subsidy  
  - Issue of one house per Umuzi addressed. |

Sourced: The Comhousing & Fideco
PLANNED HOUSING PROJECTS: 2008-2012
8.0 IDENTIFICATION OF FOCUS AREAS WITHIN HOUSING SECTOR

The Municipality will contribute to EPWP in the following activities that offer best opportunities for Use of labour.

Site Services:

a) Water:
   - Trenching (task based excavation)
   - Pipe laying (team task based installation)
   - House Connections, stand pipes (team task based installation)

b) Sanitation:
   - Trenching (task based excavation)
   - Pipe laying (team task based installation)
   - House Connections, VIP’s (team task based installation)

c) Roads:
   - Clearing (task based excavation)
   - Longitudinal cut & fill (team task based with compaction equipment)
     With appropriate innovative design;
   - Cross section profile formation (team task based with compaction equipment); and
   - Drainage (task based)

d) Storm Water:
   - Drainage (task based)

e) Material Development

The Housing sector would also look into the following areas to enhance employment:

- Manufacturing of masonry elements on site
- Manufacturing of roof trusses on site

On site manufacture of elements of e.g., pre cast components hand cartage, labour operated borrow pits can all contribute further).
f) Top Structure
Housing top structure is already labour intensive in earthworks (platform formation), concrete, formwork and reinforcement (foundation trenching). Housing also has a great potential to deliver additional job opportunities and transfer of skills in terms of top structure. The top structure is already labour intensive however guidelines are still to be developed that would make it more labour intensive. This programme does not necessarily create additional jobs rather focus on “Sweat equity”.

The municipality will incorporate EPWP guidelines into the delivery process, and where possible, amend contracts that have not started on implementation. Furthermore, projects approved as of April 2004 will be aligned to EPWP guidelines to ensure that the municipality makes significant contributions to the programmes. Municipalities and Implementing Agents would be contractually bound to adhere to the guidelines.

8.1 SPECIAL SUBSIDIES: (AGED, DISABLED, HEALTH STRICKEN)
Based on the above statistics, special housing projects would have to consider during planning and phasing implementation of these projects. Aids pandemic appears to be on the increase; the result of this would be orphans that would remain behind with no housing. It is therefore incumbent upon the Municipality to ensure that they receive housing. Further to this the municipality would consider constructing one Aids village that would cater for those sick of Aids.

8.2 LAND IDENTIFICATION AND AVAILABILITY
During the study it was established that more than half of the land in Nongoma fall under three Traditional Authorities, and Land Affairs Department. The Traditional Authority within this area owns a staggering 80% of the land. Families are compelled to approach the Induna or Chief, who allocates land to the family. This is rectified by the Traditional Court in the form of PTO Certificate.

Statistics on tenure status discussed earlier reflects the high prevalence of this form
of ownership. It does, however, have serious implications as far as land use and sustainable settlement is concerned. Where no framework is available to guide the issuing of PTOs, concerns regarding the environmental, technical and social suitability of sites for land use are raised. Appendix C shows municipal land

8.3 FORM OF TENURE

The current form of Tenure within Nongoma Municipality is the Permission To Occupy as most of the land currently falls under Ingonyama Trust., Land Affairs And Free Hold in order to carry out any housing project, the Municipality has to obtain Authority from the Secretariat of the Ingonyama Trust that is issued in the form of Land Availability Agreement.

The following are therefore the steps followed leading to the development within land falling under Ingonyama Trust.

1. SOCIAL COMPACT AGREEMENT BETWEEN MUNICIPALITY (DEVELOPER) & TRADITIONAL AUTHORITY

2. LAND AVAILABILITY AGREEMENT BETWEEN INGONYAMA TRUST AND THE MUNICIPALITY

3. G. P. S. DIAGRAM & CERTIFICATE OF ALLOCATION OF SITES

4. PROJECT PROPOSAL SUBMITTED FOR APPROVAL

5. PROJECT (PLS) AGREEMENT BETWEEN DEPARTMENT & DEVELOPER

6. X AMOUNT OF SUBSIDIES MADE AVAILABLE TO DEVELOPER
IMPORTANT POINTS TO NOTE WHEN IMPLEMENTING THE GUIDELINES

- Since registration of the project with the NHRBC is not compulsory, the municipality will be responsible for the specs standard of house built
- The development procedure must be negotiated with the Department of Local Government and Traditional Affairs and most suitable route must be used.

There are 2 major points of departure that must be noted when applying the Additional Rural Guideline:
- The Institutional Subsidy route is not compulsory
- Tenure options other than the 35-year lease may be utilized

8.4 LAND CLAIMS
According to Municipal records there are land claims put by the Thokazi community on the following areas, Vetspruit, Bloemgaard, Veetplaats and Rondebosch. These claims are currently being finalized however the claimants would not take occupation but create a game reserve and lodges, the funding of which is being currently sought. In a nutshell the claims would not have any impact on the proposed housing projects. There also no land reform projects taking place.
1. Project Selection & Prioritisation (IDP / HDP)

2. Preliminary Assessment

3. Pre-feasibility ("project description")

4. Conditional approval of DoH / municipality / MIG / NHBRC

5. Feasibility

6.2 Approval for additional internal & bulk Services

Procurement of implementing Agents, detailed design & project implementation

Terminate or take special action

Reserve subsidies & obtain prep. Funds

DOH Subsidy application

Project Viable?

Municipality / MIG application

NO

Yes

NO

YES

YES

NO
### 11.0 OCESS INDICATORS: LINKAGES BETWEEN ISSUES AND STRATEGIES

<table>
<thead>
<tr>
<th>Priority Housing Issues</th>
<th>Objectives</th>
<th>Strategies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Finalization of Existing Projects</td>
<td>To provide houses to residents within Nongoma Municipality</td>
<td>Completion of Baxedene, Holinyoka, Maye/ Dabase and Usuthu</td>
</tr>
<tr>
<td>Removal of Slums/ Informal Settlements</td>
<td>Clear Slums within Nongoma CBD</td>
<td>Prioritise slums clearance projects in White City and Ophiyaneni</td>
</tr>
<tr>
<td>Extension of Rural Housing Development</td>
<td>To provide decent houses to rural 24359 residents within Nongoma Municipality</td>
<td>Phasing of the Projects over a period of 5 years</td>
</tr>
<tr>
<td>Upgrading of Hostels</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Provision of Rental Housing</td>
<td>To promote the municipality to be self – sustaining</td>
<td>Construction of at least 150 units to be used as rental stock</td>
</tr>
<tr>
<td>Development of new Urban Housing</td>
<td>Rezoning of Nongoma Town into Residential and Industrial or Light &amp;CBD</td>
<td>Implementation of Town Planning Layout already developed</td>
</tr>
<tr>
<td>Special Projects</td>
<td>To implement poverty and Aids related Projects, improving lifestyle of the community</td>
<td>Construction of Aids Villages Having Community Gardens To consider the disabled in the Provision of Houses</td>
</tr>
<tr>
<td>Finalization of Old Business</td>
<td>To ensure finalization of old projects</td>
<td>To finalize all special projects outstanding as well as current projects</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>--------------------------------------</td>
<td>---------------------------------------------------------------------</td>
</tr>
<tr>
<td>Implementation of Capacity Building Programs</td>
<td>To promote Skills Development at Community</td>
<td>Implementation of Housing projects that are community driven and Implementation of the EPWP programme during construction phase of the housing projects</td>
</tr>
<tr>
<td>People- Centered Housing Development (Peoples’ Housing Process)</td>
<td>To promote local employment and Build Local Capacity through SETA Learner ships and on Site Training</td>
<td>Individual beneficiaries to form construction teams in the implementation of housing projects</td>
</tr>
<tr>
<td>Promotion of Marginalized Women in Construction</td>
<td>Women organization to be given priority in implementation of Housing projects</td>
<td>Ensure that more 50% of organizations involved in implementation of each housing related project are women organization.</td>
</tr>
<tr>
<td>Savings – Linked Subsidies</td>
<td>Promote individual contribution to own housing</td>
<td>Formation of Co-operatives</td>
</tr>
</tbody>
</table>
Housing Subsidy to the Disabled

To ensure non-discrimination in the provision of houses

Construction of houses that are user friendly to individuals that are disabled by having a project to cater for disabled people within Nongoma

12.00 THE PROCESS OF PLANNING & PREPARING PROJECTS FOR IMPLEMENTATION

12.1 Land

Land rights development would have to be obtained from the Ingonyama Trust and the Local Chief would have to agree to sign Permission to Occupy.

12.2 Social

A social survey would have to be in place together with a social compact agreement and the beneficiaries should be matched with the eligibility of the subsidy route to be taken.

12.3 Environmental

As indicated in the methodology section, environmental scoping on any housing project is a legislative requirement so to ensure that there are environmental issues that may affect development of the housing project.

12.4 Bulk Services

The reason for discussing available bulk services within Nongoma was to ensure that prioritization of projects is in line with available services and proposed bulk infrastructure projects. The initial primary creation of the EMIIP, MIP, CMIP and now MIG funding is the Districts to provide bulk infrastructure services for housing projects. It is therefore imperative for the
municipality to ensure that each planned housing projects, funds for bulk services are reserved by the respective District municipality.

12.5 Geotechnical
The information obtained from the report compiled by a qualified geotechnical engineer in vital in determining geotechnical conditions for development, specifically water, sewer, storm water control, roads, cut and fill, platforms and foundations.

12.6 Planning
The current settlement pattern with GPS co-ordinates is one of the requirements in a rural housing development. This would apply in more 75% of Nongoma projects.
For social housing and middle income housing a detailed town planning with DFA submissions would have to be done.

12.7 Engineering Designs and Costs
The project manager within the respective project must ensure that he/she obtains a preliminary layout and design and cost report and bill of quantities for internal reticulation and bulk connector services.

With all the above discussed reports, the project manager would have to read all the reports and satisfy himself on behalf of the municipality that there is nothing hindering implementation of the project, after which using the same information, he will complete the housing funding application pack.

13.00 MONITORING OF HOUSING PROJECTS
As part of the strategic interventions in the implementation of the housing projects it is imperative to lay down the monitoring system that would be followed in checking whether the set objectives are adhered to or not, if not intervention programmes be utilized immediately. Therefore the table below serves to outline that.
## 14.00 PERFORMANCE INDICATORS

<table>
<thead>
<tr>
<th>PRIORITY PROGRAMS</th>
<th>STRATEGIES</th>
<th>PERFORMANCE INDICATOR</th>
<th>ASSUMPTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Finalisation existing projects</td>
<td>Implementation of current approved projects</td>
<td>units to be completed by end of 2009</td>
<td>Program complete if more 95% units completed</td>
</tr>
<tr>
<td>informal settlements</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
| Extension of Rural Housing Development | Phasing of the Projects over a period of 5 years | • Land availability agreements obtained  
• Formation of Development Structures inclusive of Amakhosi and Municipality  
• Submit conditional approval  
• Pls submission  
  1. HAC  
  2. Approval  
  3. Contracts | Need for housing project to be from Amakhosi and community Amakhosi to agree to development  
Policies and procedures have been clearly explained to all stakeholders  
That housing consumer education is in place  
That the land availability procedure is exhausted and finalised by the Ingonyama Trust and the form of Tenure is also finalised  
That there is no land claim on the proposed development  
That there is maximum economic benefit from the community on the project  
That there is skills transfer and capacity building during implementation phase of the project.  
That all stakeholders are involved in the implementation of the project.  
That the spatial development plan is used in the process and EPWP Program is adhered to |
| Upgrade Hostels | N/A | N/A | N/A |
| Provision of Rental Housing | Construction of at least 150 units to be used as rental stock | Readily available list of potential occupants. Projections of income to be derived from rental stock | This is in line with the aspect of municipal self sustainability as this would ensure and regulate the behavior of unscrupulous landlords and ensures fair and reasonable rent being paid by the tenants who in this case would mostly be professionals employed |
| Development of Urban Housing | Implementation of Town Planning systems already developed | Identification of beneficiaries Town Planning Layout | Municipality recovering costs through rentals and rates for use of services |
| Special Projects | Construction of Aids Villages Having Community Gardens | • Submission of Detailed Self Sustaining Program | • Decrease in numbers of Aids |
| Finalization of old Business | N/A | N/A | N/A |
| Implementation of Capacity Building Programs | Implementation of Housing that are community driven | Employment of local people in implementation of housing projects | More than half of contract workers involved in every project locally to be women and youth |
| People Centred Housing Development (People’s Housing Process) | Individual beneficiaries to form construction teams in the implementation of housing projects | Pre-project Implementation Training Workshops | Local People being team leaders in construction teams |
### Promotion of Marginalized Women in Construction

Ensure that more 50% of organizations involved in implementation of each housing related project are women organization

Implement Small Builders Training Program. Train them using Seta material and funding

Formation of Construction Co-ops of Women Organisation

### Savings Linked Subsidies

Formation of Co-operatives

Introduction of Savings Co-ops

Promotion of stock velds and other modern savings schemes

### Housing subsidy to the disabled

Construction of houses that are user friendly to individuals that are disabled

Ensure that a certain number of subsidies are set aside for disabled

Physical identification of individuals with disabilities and house plans to specifically designed to cater for their special needs

### Emergency Housing Needs

To able to meet emergency critical situations such as floods

N/A

N/A

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**15.00 PROPOSED HOUSING PROJECTS MANAGEMENT STRUCTURE**

Having a good strategic plan is one thing but it is as good as having a piece with nothing written on it if there are no resources for implementing and monitoring it. As part of the process, it is of utmost importance to recommend a monitoring structure that will ensure implementation of the housing implementation.
**ROLES & RESPONSIBILITIES OF THE TECHNICAL SERVICES DEPARTMENT**

- Run the housing components within the municipality
- Ensure fair appointment of the project managers and monitor their performance
- Implement housing projects
- Ensure that funding for bulk services on each of the projects is reserved with the District Municipality
- Define and set out performance standard for the implementing Agents and Project Managers
- Check and monitor all project programs on monthly basis
- Trouble-shoot on bottlenecks that may hinder progress of each of the housing projects.
• Control and monitor budget of each of the projects being implemented.

• Interpret housing policies and have a full understanding of funding application procedures

• Ensure that the correct housing package is utilized in the relevant area.

• Ensure participation by all stakeholders on the implemented project.

• Facilitate housing education to all beneficiaries of each project

• Resolve any conflicts that may arise during implementation of the project.

• Ensure that the local communities derive economic benefit on each of the implemented project.

• At all costs, ensure that nepotism does interfere in the distribution of housing units or subsidies.

• Monitor and ensure adherence to quality building standards and alignment to NHBRC standards.

• Ensure Black Economic Empowerment during implementation of the projects.

• Ensure that all other Government spheres have a role to play in the implementation of housing projects.

• Ensure incorporation of the EPWP program in the implementation of each of the housing projects.
17.00 CONCLUSION & RECOMMENDATIONS

Projects Planning

- Scheduling of projects to be done systematical taking into consideration of availability of water and funding for bulk services

- Scheduling of projects for implementation to be done by both the technical unit and the housing unit

- The municipality to build its own capacity on project packaging and management

- Planned projects to be realistic and not based on ambitions

Project Implementation

- Monitoring and evaluation of projects to be done by both the Technical Unit and the Housing Unit

- The municipality to appoint Project Managers and Implementing Agents using the Performance Contracts with set time frames

- Ensure that contractors adhere to quality standards set by NHBRC and SABS respectively and that this is not compromised at the expense of maximization of profit margins

- The municipality to use contractors from its existing database

- That the municipality ensure incorporation of EPWP and PHP in the implementation of projects
Capacity Building

During preparation of this housing sector plan, two workshops were held with councilors whereby the process of developing a housing plan as well as prioritization of housing projects was discussed and explained. Further to this in preparation of the housing plan, the Technical Director and the LED Manager were involved from conceptualization to implementation level. Conclusively, capacity building on the municipal officials and the councilors was done and they all have a sense of ownership of this sector plan.

Revision of the Housing

That the revision of this plan be done in collaboration with the IDP document.
18.00 REFERENCE SECTION


4. The Constitution of the Republic of South Africa


6. The Housing Amendment Act, 2001 (Act 4 of 2001)

7. The Rental Housing (Act 50 of 1999)


9. The Municipal Systems Act

10. National Housing Capacity Building and Training Program

11. Nongoma Land Use Management System (Draft Document)

12. Nongoma Spatial Development Plan
ADDENDUM

1. Housing Spatial Development Plan