

HONOURABLE  
**MR NTUTHUKO 'JOMO' SIBIYA**  
MEC FOR HUMAN SETTLEMENTS  
AND PUBLIC WORKS

# HUMAN SETTLEMENTS **BUDGET VOTE** 2022/23



**“Speed, efficiency and integrity - 365 Days without compromising quality”**



**KWAZULU-NATAL PROVINCE**  
HUMAN SETTLEMENTS  
REPUBLIC OF SOUTH AFRICA



**BUDGET VOTE 08 DELIVERED BY THE HONOURABLE MEC FOR HUMAN  
SETTLEMENTS & PUBLIC WORKS NTUTHUKO “JOMO” SIBIYA  
11 MAY 2022**

Honourable Speaker of the Provincial Legislature, Nontembeko "Ntobeko" Boyce  
Deputy Speaker, Honourable Themba Mthembu;  
Honourable Premier Sihle Zikalala;  
Hon. Members of the Executive Council;  
Hon. Chairperson and members of the Human Settlements Portfolio Committee;  
Honourable Members of the KwaZulu-Natal Legislature;  
Respected AmaKhosi;  
The Head of Department and Officials;  
Academia, Religious Leaders and Captains of Industry;  
Members of the Media;  
Ladies and Gentlemen;  
Comrades and Compatriots

**1. INTRODUCTION – A FOCUS ON SPEED, EFFICIENCY AND INTEGRITY- “365  
DAYS WITHOUT COMPROMISING QUALITY”**

**Honourable Chairperson**, we extend our appreciation to the ordinary members of society who are following this sitting through various social media platforms and the mainstream media.

We are grateful that you have taken time off your busy schedules to be with us as we elaborate on our vision and plans to make our beautiful province, KwaZulu-Natal, prosperous, healthy, safe and warm for all its diverse peoples.

As the people of this province, we started this year with a sombre note after various communities experienced flooding that resulted in the destruction of homes and the loss of innocent lives.

The recent floods more than others, is a story that has filled our hearts with anguish and deep pain. As elected public representatives, across all political lines, we have interacted with families of the victims; watched visuals as family members and neighbours tried to shield and save the victims.

Journalists are still narrating stories of how community members joined hands in search of victims who disappeared during such a forceful natural disaster. Rescue workers have been working flat out in search of the victims and in some instances, they have put their lives at risk.



Weeks after the disaster, we are seeing the outpouring of messages of condolences and support extended to the affected families.

Quite remarkable, the people of this country, across all racial lines, are digging deeper to the bottom of their hearts in search of love which they want to share with surviving communities.

Ours is a story of unbelievable love and human kindness.

**Honourable Members**, it is our wish that such love and human kindness be sustained in order to end the suffering of the majority of the people of this province.

In particular, we appreciate the co-operation of residents and ratepayers associations in different parts of the province. They have allowed us to build temporary residential units in vacant land to accommodate the displaced communities.

On the other side, we are in negotiations with individuals and ratepayers associations, who have flatly refused to allow us to build temporary residential units for the helpless communities. They have declared their backyard a no go zone despite the availability of government and municipal land.

We are concerned about this resistance which has resulted in some delays in moving displaced communities. We appeal for understanding and for the spirit of Ubuntu to prevail.

History will judge us harshly if we prolong the suffering of communities whose trauma will take a very long time to heal.

To allay the fears, we wish to point out that communities who were once accommodated in some TRUs months ago are already being moved to their newly built permanent homes.

Critically, it should be emphasized that the majority of those who suffered in recent floods are impoverished urban residents who provide a cheap labour in order to survive the economic oppression. This is the reality we must face.

Izolo sibe nomhlangano noMongameli WaBahlali baseMjondolo uMnuz Sbu Zikode kanye nobuholi bonke. Sibonga ukusebenzisana kanye nezincomo azenzile ukuze lenkulumo yanamhlanje ibe nesisindo.

Abahlali basemijondolo bangoMama bethu - bangoBaba bethu - bangoBhuti bethu futhi bangoSisi bethu sonke.

Akekho umuntu othandayo ukuhlala emjondolo.

Akekho umuntu othandayo ukukhulisa izingane zakhe nomndeni wakhe emjondolo. Labo abahlali emijondolo abangabandluluwa. Bayaludinga uthando futhi bayadinga ukuthathwa njengabantu.



Singumnyango siyaqonda ukuthi izimo ababhekene nazo abantu abamnyama fanele zilungiswe yiithi njengoba singabaholi abakhethiwe ukuze sithuthukise izimpilo zabo.

**Honourable Members**, we want to restore the dignity of a mother and a father, who, because of historical economic exclusion, remains a low income earner with no hope of a better salary and decent shelter.

Late on, I will give details on how we are responding to the legacies of the Group Areas Act, the Influx Control Act and many other evil inspired apartheid legislations that dehumanised indigenous people.

We are not making up stories when we state that our grandfathers, fathers and uncles were foreigners in major cities of economic activities such as Durban, Pietermaritzburg and Richards Bay. They only qualified to have single beds only in hostels such as Glebelands, Wema Seventeen in Umlazi and many more others.

In some instances, our fathers and uncles were allowed to settle in underdeveloped townships such as Umlazi, Lamontville, KwaMashu and Hammarsdale only as temporary residents. They were regarded as cheap labour that helped create wealth for a selected few. This is our sad past.

**Compatriots**, the ANC government has mandated us to change all of that. And we are not apologetic.

We are inspired by the longest serving President of the current governing party OR Tambo. When addressing the United Nations Assembly he remarked:

*“We fight also for a South Africa whose wealth will be shared by its people equitably. We fight to abolish the system which obtains in our country today and which concentrates almost all productive wealth in the hands of a few, while the vast majority exists and toils to enlarge that wealth.”*

*“We will have a South Africa in which the young of our country shall have access to the best that mankind has produced, in which they shall be taught to love their people of all races, to defend the equality of the peoples, to honor creative labor, to uphold the oneness of mankind and to hate untruth, obscurantism, immorality and avarice.”*

**Honourable Members**, our work must be viewed within the context of responding to the words of this pathfinder of our freedom.

We are building decent homes for our people because we understand that a home is the starting place of love, hope and dreams.

Home is where love resides. Home is where memories are created. Home is where laughter never ends.

A house is made of bricks and beams. A home is made of hopes and dreams.

**Speed and efficiency in the provision of relief efforts**

**Madam Speaker**, allow me to turn my focus to the issue of relief efforts following recent floods.



The floods necessitated an immediate response. As we have pointed out in various platforms, funding has been reprioritised in line with Section 6 (a) of the Division of Revenue Act (DORA), 2022. This has allowed R1 billion in the human settlements grants to be reprioritised to alleviate the impact of the disaster.

We will show the same integrity that was shown during our quick interventions following the heavy storms in December 2021 and January 2022. No corruption was reported and no single cent was squandered when we acted with speed and efficiency to come to the aid of victims.

Planned deliverables from projects will change to allow for the reprioritisation of funds to enable our best response to the floods. However, we will endeavour to source additional funding from the National Department of Human Settlements during the budget adjustment phase. We will move with speed, efficiency and integrity using the funds solely what they are meant for and without compromising quality.

In the same vein, we are cautioning municipalities to utilise funding through the Municipal Housing Operating Accounts (MHOA) by strictly adhering to the policy and procedures. We would like to reiterate that these funds are meant for the construction of human settlements, provision of serviced sites and community facilities.

We remain committed to working with all municipalities affected by the disaster and we continue to receive updates on the requests for temporary residential units and permanent houses for affected families.

Although rain delayed the construction of the first TRUs, we are on the ground, back on track and covering lost time with pace in eThekweni Municipality and Ilembe, Ugu and uMzinyathi Districts.

We met with senior government officials across all spheres to ensure that, collectively, we identify land to build houses for families living along waterways.

In addition, the Department through its readily available panel of service providers has appointed eight service providers for the construction of 1,810 TRU's.

This is a Phase 1 immediate intervention which is prioritizing people living in mass care centres across all Districts including the EThekweni Metro. We have also advertised a request for service providers to add capacity on the existing service providers.

The Housing Development Agency (HDA) is working closely with us to map out more pieces of land to supplement the over 17,000 Hectares of land already identified by all spheres of government to build houses.

The KZN Department of Human Settlements has identified 3,815 properties to build houses for destitute people, including those who will be relocated from river banks.

We are also acquiring land from private developers so that we can move our people from disaster-prone areas like Kennedy Road, Msuthu and other informal settlements. This is the aggressive approach we are adopting to address the land issues for communities that are still residing in unsuitable areas.



## **We have not forgotten those affected by Tropical Cyclone Eloise**

**Honourable Members**, we are alive to the realities of Climate Change and its negative impact on human settlements.

We have take a decision to embark on an extensive education awareness campaign working with the Council on Climate Change and other stakeholders.

We will focus on driving the message for people not to build formal or informal structures on floodplains, next to river banks or any unsuitable land. The risk to all is very great and we have seen the damage that can be done.

Importantly, unexpected natural disasters do impact on our planned programme of action but we see our responses and interventions to these disasters as part of our robust delivery.

Prior to the devastating floods in April 2022, Tropical Cyclone Eloise affected mostly the uMkhanyakude, Zululand, Ilembe, King Cetshwayo, uMzinyathi, uThukela, uMgungundlovu District Municipalities in late January and February 2021. The Department received funding to the amount of R102,590,072 for the construction of 1,592 temporary structures. The construction was completed and all funds spent within the 2021/22 financial year.

Mother Nature also released heavy rains in some parts of the Province between November 2021 and January 2022. The storms affected 14,671 houses, either totally or partially destroyed with the majority of these damaged houses being in uMgungundlovu District Municipality (8,143 houses).

Over R31 million was set aside as a relief package (including provision of Temporary Residential Accommodation and material supply) for affected areas (Azalea-KwaPata, eBumnandini, Zuzukuhle, Dambuza, KwaMachibisa and Copesville).

Approximately R22.6 million in relief packages were allocated to Ilembe District Municipality (Mandeni, Maphumulo and Ndwedwe). Relief packages were also allocated to Ray Nkonyeni, Mthonjaneni and Nquthu.

Following my visits to uMgungundlovu, uMzinyathi and Ilembe District Municipalities, I met with residents of Mthonjaneni in King Cetshwayo District Municipality and contextualized the importance of rural housing development to address the legacy of apartheid. We have set aside more than R6 million to assist victims of heavy storms in these local municipalities.

**Changing lives for the better through 365 days of speed and efficiency – that is what we are here for!**

**Madam Speaker**, in the 2022 State of the Province Address (SOPA), our Honourable Premier Sihle Zikalala has marshalled all of us to work together to turn the corner on delivery.

He personally witnessed that we, as Human Settlements, are doing precisely that when we handed over newly-built houses to the Khoza and Dlamini families in the Mzinene and



KwaNompondo areas and launched Phase 2 of the Mdletsheni Rural Housing Project in the Big Five Hlabisa Local Municipality just before SOPA. Phase 1 of this Project has already yielded 300 houses.

We have further extended our hands to local and district municipalities so that, working together, we can extend the human settlements delivery footprint across our beautiful province.

We also appreciate the active participation of our social partners and the communities, whom we have vowed to serve, for their consistent engagements with us during our project monitoring visits and outreach programmes.

One such visit was to Newcastle Local Municipality in February this year where we monitored progress in human settlements projects (the Johnston Blaaubosch and Cavan (JBC) Housing Development Project; N11 Community Residential Unit (CRU) and Hospital Street Social Housing Project) with a total budget of over R1 billion.

Another was a very fruitful engagement with the residents of the Jika Joe Informal Settlement in Pietermaritzburg in March this year. The residents are excited that we will be building 3,000 houses for them. Over and above the Jika Joe Community Residential Unit (CRU) Project, we have identified land in Signal Hill and Lincoln Meade for these subsidised houses.

**Honourable Members**, we noted concerns raised by Lincoln Meade Residents and Ratepayers Association regarding the Jika Joe Community Residential Unit (CRU) Project.

We stated on the 31<sup>st</sup> March that unlike the apartheid government which never consulted, we are a democratic government. We understand that as part of ensuring participatory democracy, we must meet with Lincoln Meade Residents and Ratepayers Association.

Local business forums, community activists serving in ratepayers associations provide alternative versions of leadership at the local level. They provide the leadership that is honest, accountable and consensus-seeking. It is for these reasons we offer to work with Lincoln Meade Residents and Ratepayers Association to strengthen the rollout of our Social Housing Programme.

**Honourable Members**, on another important issue. The fact that the housing backlog is a moving target, which now stands at 742,019 (in terms of the Census 2011, Statistics SA), does not break our resolve to provide comfort and restore dignity to our people.

Interventions, through the Operation Sukuma Sakhe (OSS) Programme, have seen officials and myself travel to the most remote parts of the Province. We have reached the most-deserving and poorest of people in order to provide decent and safe homes.

In some instances, we have responded to requests posted in various social media platforms. In doing so we are demonstrating that we are an accessible government for the people.



Homes for these once-forgotten souls are built in less than a month, replacing decent and safe temporary shelters that are erected with urgency as there are instances where dire living conditions simply cannot be allowed to continue.

In many instances these are families that are experiencing for the first time what we take for granted, like opening a window or sleeping on a bed, as was the case with a very needy family in Ward 21 in Nongoma Local Municipality.

We have witnessed many lives change for the better since the very first intervention a day after our Budget Speech last year. This was when we visited Gogo Mazibuko who is over 90 years old and lived in abject poverty in Ward 9 near Bergville in the oKhahlamba Local Municipality. Her mobility around her dilapidated and falling structure (which she called home) involved her being pushed around in a wheelbarrow.

News of Gogo Mazibuko's plight reached us through social media, and we responded with haste to better her life. We promised Gogo that a house will be built for her in less than a month. Her newly built house was handed over to her within three weeks of that promise.

My team has worked tirelessly to ensure that many more lives have changed for the better in all corners of the Province. To date, 3,974 OSS houses have been built. We plan to deliver 855 more houses through the OSS Programme this financial year.

We also provided Sithole family in Nongoma with a decent home that caters for their needs of a person with disability.

We intervened moved with speed and provided a home to Gogo Mthalane from Ward 12 in uMvoti Local Municipality.

Here, because of the terrain, a donkey was used to transport building material. Visuals of that work were broadcast on SABC 1 Cutting Edge.

Honourable Members, we are also dealing with unlawful occupation of houses. Admittedly, this also derails our plans and makes the backlog a faster moving target.

As announced by the Premier in SOPA, we are conducting an audit in order to evict and criminally charge illegal occupiers of houses in the Siyahlala-La Housing Project in Newcastle in Amajuba District Municipality.

We will further investigate the issue of a housing project in Nquthu that is reported to be occupied illegally.





## 2. BUDGET FOR HUMAN SETTLEMENTS AND SUSTAINABLE LIVELIHOODS

2.1 Honourable Chairperson, in proudly noting that the Department has yet again spent its full budget for the 2021/22 financial year, I am honoured to share with my fellow citizens of KwaZulu-Natal the **R4,123 billion** allocation to the KwaZulu-Natal Department of Human Settlements for the 2022/23 financial year – a budget that will be reprioritised in order to ensure that the dignity and livelihoods of those affected by the floods are restored.

### 2.2 BUDGET ALLOCATION PER GRANT

The total allocation for the Human Settlements Development Grant (HSDG) is R2,935,224 and the allocation towards the Informal Settlements Upgrading Partnership Grant (ISUPG) is R756,868. An amount of R397,705 is ring-fenced for disasters that occurred during 2019 and 2020. The Department has received R6,499 million for EPWP grant in the 2022/23 financial year and is committed to ensuring these funds are fully utilised with the aim of creating temporary work opportunities and transferring skills to the unemployed in all housing projects.

Allocation	2022/23 R'000	2023/24 R'000	2024/25 R'000
<b>Conditional Grant</b>			
HSDG	2,935,224 b	3,132,253 b	2,776,615 b
EPWP	6,499 m	-	-
ISUPG	756,868m	790,226m	825,715m
<b>Conditional Grant Total</b>	<b>3,698,591 b</b>	<b>3,922,479 b</b>	<b>3,602,330 b</b>

<b>Disaster- Funding</b>	<b>397,705 m</b>	<b>474,974 m</b>	
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<b>Provincial Allocation</b>	<b>424,737 m</b>	<b>412,798 m</b>	<b>430,961 m</b>
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## 2.3 CONDITIONAL GRANT ALLOCATION PER HOUSING INTERVENTION:

The Conditional Grant is allocated per housing intervention as follows:

Intervention	2022/23 R'000	2023/24 R'000	2024/25 R'000
Financial	488,588 m	497,897 m	507,375 m
Incremental	1,267,817 b	1,497,287 b	1,558,283 b
Social and Rental	249,184 m	251,184 m	249,184 m
Rural	1,693,002 b	1,676,111 b	1,287,488 b
<b>Total</b>	<b>3,698,591 b</b>	<b>3,922,479 b</b>	<b>3,602,330 b</b>

## 2.4 CONDITIONAL GRANT ALLOCATION PER DISTRICT:

The table below demonstrates the allocations per district:

District Municipality	2022/23 R'000	2023/24 R'000	2024/25 R'000
Amajuba	714,457 m	384,676 m	453,920 m
eThekweni	824,735 m	775,819 m	843,186 m
Harry Gwala	197,297 m	309,006 m	168,243 m
iLembe	241,500 m	473,526 m	467,362 m
King Cetshwayo	202,319 m	196,218 m	141,207 m
uGu	369,011 m	494,078 m	404,313 m
uMgungundlovu	375,467 m	489,252 m	443,863 m
uMkhanyakude	187,076 m	219,436 m	192,061 m
uMzinyathi	125,275 m	116,229 m	87,333 m
uThukela	182,616 m	178,399 m	92,009 m
Zululand	278,838 m	285,839 m	308,833 m
<b>Total</b>	<b>3,698,591 b</b>	<b>3,922,479 b</b>	<b>3,602,330 b</b>



## 2.5 EQUITABLE SHARE ALLOCATION PER PROGRAMME:

The Equitable Share is allocated per Programme as follows:

Programme	2022/23 (R'000)
1. Administration	246,558 m
2. Housing Needs, Research and Planning	19,654 m
3. Housing Development	111,692 m
4. Housing Assets Management, Property Management	46,933 m
<b>TOTAL BUDGET</b>	<b>424,737 m</b>

### 3. DELIVERY AND PLANS WITHIN THE PERIMETER OF A REPRIORITISED BUDGET

The table below shows delivery in all eleven (11) District Municipalities since the start of this Administration.

District Municipality	2019/20 - 2021/22	
	Units	Sites
Amajuba	6 079	1 110
eThekweni	982	6 762
Harry Gwala	69	2 542
iLembe	1 430	3 315
King Cetshwayo	3 458	2 097
uGu	0	5 252
uMgungundlovu	1 103	5 028
uMkhanyakude	722	2 750
uMzinyathi	3	2 695
uThukela	657	2 501
Zululand	2 035	4 070
<b>Total</b>	<b>16 538</b>	<b>38 122</b>

**A summary of our delivery in 2021/22 is as follows:**

- **11,280** fully subsidized houses (units) built;
- **8,735** houses built in rural areas;
- **5,748** sites serviced;
- **4,762** households provided with title deeds (as compared to 2,900 title deeds that were issued the year before);
- **504** finance linked individual subsidies provided; and
- **274** community residential units built



The table below reflects delivery per subsidy instrument for the 2021/22 financial year:

Human Settlements Programme	Units	Sites	Other
Integrated Residential Development Programme	2,399	550	
Informal Settlement Upgrading		5,198	
Housing Finance Linked Individual Subsidies [R3,501 - R15,000]	504		
Consolidation Subsidy	142		
Community Residential Units	274		
Rural Housing: Communal Land Rights	8735		
Military Veterans	4		
Rectification And Refurbishment			319
Number Of Title Deeds Issued			4,762
Maintenance			495
<b>Total</b>	<b>12,058</b>	<b>5,748</b>	<b>5,576</b>
<b>Total Housing Opportunities</b>	<b>23,382</b>		

### 3.1 PRIORITY HUMAN SETTLEMENTS HOUSING DEVELOPMENT AREAS (PHSHDAs)

**Honourable Chairperson**, in order to provide sustainable livelihoods through transformed Human Settlements and realise MTSF Priority 5 (Spatial Integration, Human Settlements and Local Government, government has invested in 20 gazettted Priority Development Areas (PDAs).

A total budget of over R700 million will be spent within the PHSHDAs from both the ISUPG and the HSDG Grant. The projects within the PHSHDA's seek to address Spatial Integration as well as the alignment of government spending with the intention of creating sustainable human settlements. The Department, together with the relevant role players, are currently drafting Development Plan's for the PHSHDA's with nine (9) Plans being targeted to be completed come March 2023. The progress of Catalytic Projects that exist within the PHSHDA's is as follows:

- **Johnston Blaaubosch and Cavan (JBC) Housing Development** – Newcastle Local Municipality (11,503 units)  
 The General Plans and National Home Builders Registration Council (NHBC) Enrolment for all three phases were obtained in 2021/22. Bulk services will be installed in Phase 2 & 3 in 2022/23 and will be completed come 2024.



- **Empangeni Mega Housing Project** – City of uMhlathuze Local Municipality (10,000 units)

More than 30% of bulk services were installed this financial year. The Department has targeted to service more 3,000 sites in Phase 2 over the next two (2) years.

- **uMlazi Urban Regeneration** – eThekweni Municipality (20,000 units)  
There are various phases and projects in uMlazi and a total of 19,160 houses have been built to date. There are 330 units in construction in the current project known as uMlazi Part 4 and Part 3, extension of Part 4.

- **Amaoti Greater Housing Project** – eThekweni Municipality (20,000 units)  
Detailed planning for the first phase of this project was completed this year. The coming financial year will see detailed planning being completed for Phase 2 and 3. Due to the recent floods, there has been a delay in the implementation of this project. Although we have seen the destruction of infrastructure we are will up and running again with our delivery plans.

- **Inner City Regeneration**– eThekweni Municipality (10,580 units)

Four social housing projects, with a total yield of 958 units, were packaged- and allocated to Social Housing Institutes (SHIs) to date one developer driven project consisting of 134 units is also currently under planning within the inner city. A further 404 units from Two (2) social housing projects will be packaged and allocated in 2022/23.

- **Bridge City** – eThekweni Municipality (30,000 units)  
Planning for a social housing project consisting of 1,130 sites was completed in 2021/22. Construction of this project will commence in 2022/23. The coming financial year will also mark the planning of two (2) more social housing projects with a total of 1,212 units.

- **Cornubia Integrated Residential Development Project**– eThekweni Municipality (28,000 units)  
In Phase 1, 2,662 units have been completed and 1,946 transfers effected to date. In Phase 2, the tender is underway for the appointment of a civil contractor. Construction is anticipated to commence in June 2022. Planning has been finalized for Phase 2B and has been submitted for SPLUMA approval. The procurement of the Planning Consortium is underway for Phase 2C/2D.

The Department is concerned about what we regard as the snail pace at which this project is moving. Working with eThekweni Municipality, we have made a decision as the department to be closer to this project as people cannot wait any longer.

### 3.2 UPGRADING OF INFORMAL SETTLEMENTS

To date, 70 Upgrading Plans have been completed from a total of 98 which have been commissioned from the National Upgrade Support Programme. The balance have been



drafted and await adoption from the relevant municipalities. In this financial year, 35 informal settlements upgrading projects will undergo Phase 1 planning, whilst 20 informal settlements upgrading projects will undergo Phase 2 (servicing of sites).

A total budget of R28 million has been allocated for the purchase of Strategic Plans for Informal settlements upgrade for 2022/23. We are also assisting municipalities with bulk challenges related to the delivery of human settlements and have made an allocation of R48 million for the provision of bulks to unlock housing projects.

The Honourable Premier singled out the Kanku Road Housing Project, an Informal Settlement Upgrading Project located within eThekweni Ward 90 in Isipingo, when he spoke about our commitment to decommissioning transit camps. Honourable Premier and honourable members, we are pleased to report that 62 more houses have been completed and many more are in various stages of construction since the Premier reported progress in the 2022 SOPA.

Umnnyango wezokuhlaliswa kwabantu uzoqinisekisa ukuthi uyasebenzisana nomaspala ekuxazululweni kwezinkinga zolindela ezisezindaweni zaseThekwini.

### 3.3 SERVICED SITES

Through a range of programmes in the housing code, we have delivered 5,748 serviced sites in 2021/22. The Department remains committed to delivering the balance of the service sites in Inkosi Langalibalele, Alfred Duma and City of uMhlathuze Local Municipalities, with 889 serviced sites targeted to be delivered in 2022/23.

We are going to focus on this programme because it has been proven that people can build their own homes – all they need is suitable supplies.

### 3.4 SOCIAL HOUSING AND COMMUNITY RESIDENTIAL UNITS (CRUs)

**Honourable members,** eThekweni Municipality has been engaged to assist in speeding up approval of the building plans for the Bridge City Social Housing Project. eThekweni Municipality has been engaged to assist in speeding up approval of the building plans for the Bridge City Social Housing Project. The process has now been resolved construction is expected to start during the 22/23 financial year.

The Hospital Street Social housing project in new castle is gradually taking shape the department with the first foundations having been casted during the April 2022 this project is the first social housing projects outside of eThekweni and Msunduzi municipalities.

The social housing programmes aims to ensure spatial, economic and social transformation in our communities in an endeavour to redress spatial planning inequalities of the past. With this programme we aim to ensure that affluent areas in this province are not only reserved for those abandla izambane lika pondo (the wealthy) but the struggling middle class must find dissent living environment closer to their places of work. Bayakhala ke o ntaba kayikhonjwa sithi ke thina asihlehli we are charging forward spatial integration and transformation.



The local leadership and myself met with residents of eSikhawini/eSikhaleni Hostels to discuss transfer of hostel units' ownership to residents. These hostels were built in the early 1970's, essentially to accommodate migrant workers that were employed in industries located in Richards Bay industrial hub and port.

There are 360 units here (20 blocks with 18 units in each block). Discussions also focused on plans to address historical debts around flat rate rentals payable by hostel residents; a programme of action for structural refurbishment; solutions to the issue of provision of low-income housing to hostel residents in their areas of origin or villages and progressive plans to resolve issues of hostel residents residing in transit villages. I have promised speed and efficiency in dealing with all these issues discussed and I make no empty promises!

Speed, efficiency and quality will deliver 600 Social Housing units and 1300 CRU's in the next two years. We are resolving challenges together with the authorised local business forum in Jozini Local Municipality to ensure that the constructed R90 million Ndumo CRU Project is back on track. We will not be held ransom by unauthorised, selfish and greedy groups who are focussed on misleading communities. Currently, 96 units (ranging from rentals of 1 000 to R1 800 per month depending on the size) are housing an estimated 288 people.

A further 54 units, located in three (3) blocks have been allocated to the KZN Department of Education to accommodate students from the Mandla Mthethwa School of Excellence. These units are set to provide comfort and security to an estimated 162 future leaders.

The Department is putting plans in place to support the maintenance of hostels throughout the Province. Plans are at advanced stages for the appointment of professionals to conduct assessments. In eThekweni, the Department has approved funding amounting to **R195m** for the construction of new in-fill blocks in 5 prioritised hostels over the next 3 years.

**Chairperson**, we have received complaints from tenants about Social Housing Project in Avoca Hills. We are attending to that matter with speed.

Regarding the much publicised Aloe Ridge Housing Project, we remain indebted to the Human Settlements Minister Mmamoloko Kubayi. A collaborative approach resulted in the resolution of what could have pit this government against the military veterans. All stakeholders agreed to work together to end the illegal occupation of social housing units at Aloe Ridge.

### **3.5 FINANCE LINKED INDIVIDUAL SUBSIDY PROGRAMME (FLISP)**

We wish to announce that a total of 504 households were assisted through FLISP in the 2021/22 financial year. In order to increase the supply of middle-income/affordable market housing to meet the high demand, the Department will be engaging with private sector developers and other stakeholders, inclusive of financial institutions, large employers and Housing Stokvels.



Furthermore, greater emphasis will be given to Integrated Residential Development Programme (IRDP) projects, which will make available serviced sites for the gap income market housing. Strategies to ensure wider access to the subsidy also includes implementation of the new FLISP policy effective as of April 2022, notably for KZN where FLISP and banks may now finance Permission to Occupy (PTO) rights on rural land.

### **3.6 HOUSING INTERVENTIONS IN RURAL AREAS**

A total of 8,735 households were assisted through the Department's Rural Housing Programme in 2021/22. Continued focus on improving the lives of people living in the most remote parts of our Province will see us delivering another 24,316 houses in rural areas before April 2025.

#### **The Department remains intent on advancing housing support for farm dwellers**

A pre-feasibility study is being conducted in Chinatown in uMdoni Local Municipality., whilst in Roseta in the Mpofana Local Municipality 100 sites are undergoing bulk infrastructure. Kokstad Local Municipality is not left out of the mix with 126 sites currently under planning in Tutukangele.

The Department is forging ahead in its resolve to eradicate mud houses, as was also raised by the National Minister of Human Settlements.

### **3.7 RECTIFICATION**

The main objective of the Rectification programme is to rehabilitate all units, owned by the department and constructed pre-1994 in the respective municipalities.

Our focus is ensure that they are in a habitable state before implementing the Enhanced Extended Discount Benefit Scheme (EEDBS) and Title Deed Restoration Programme to the qualifying applicants.

Furthermore, the program also includes the removal of asbestos roofing which is currently strictly regulated by the Asbestos Abatement Regulations 2020 and in accordance with the Occupational Health and Safety Act (Act 85 of 1993). This regulation is applicable to all property owners.

The Department of Human Settlements has signed Memorandums of Agreements with the eThekweni Municipality, the KZN Department of Public Works and the Ray Nkonyeni Municipality on the rectification of units constructed Pre-1994, the current status of which is as follows:





PROJECT NAME	CONTRACT AMOUNT	DELIVERED AS AT MARCH 2022	BALANCE OF UNITS TO BE RECTIFIED	EXP 2022/23
Ex R293 Phase 2	R611,691,810 m	609	8333	R10m
Ex R293 Phase 3	R2,571,302,216 b	2708	21259	R10m
Ex Own Affairs	R524,629,812 m	2836	5097	R9m
Lamontville	R161,600,000 m	723	1174	R5m
Shallcross Ph.2	R53,138,277 m	205	319	R8.7m
Austerville Ph.2	R124,207,990 m	435	829	R9m
Marianridge	R42,076,446 m	224	19	R5m
Gamalakhe	R35,704,679 m	269	86	R1.5m

There are newly approved projects which includes asbestos removal:

Municipality	Project	Progress
Newcastle	Osizweni	Approval granted to rehabilitate 44 units in Osizweni including removal of asbestos roofing – project to commence in April 2022
	Madadeni	Application requesting for approval to demolish and rebuild 21 housing units – approval granted
Inkosi Langalibalele	Colita and Forderville	Technical assessments to commence on 01 June 2022 to 352 units

### 3.8 FAST-TRACKING TITLE DEEDS

Honourable members, despite delays caused by dispute cases that are currently being addressed, 4,762 households were provided with title deeds in the 2021/22 financial year. Dispute Resolution Committees are in place and are functional, i.e. Msunduzi; Kokstad, Mandeni, KwaDukuza and Newcastle. The other Local Municipalities are currently undertaking the process of establishing such committees.

We are handling the issuing of title deeds with the urgency that it deserves, with over 1,000 title deeds to be issued soon in eThekweni, Ilembe, King Cetshwayo, uMgungundlovu and uMzinyathi District Municipalities. This follows my visit to Newcastle Local Municipality in the Amajuba District in early March 2022 when over 430 title deeds were handed over to residents in Madadeni and Osizweni.



### 3.9 HOUSING ASSISTANCE FOR MILITARY VETERANS

We wish to pause and announce that we are committed to ensure the provision of decent human settlements to our Military Veterans. We have made serious inroads in this regard abiding by the Veterans' slogan of "Nothing for us Without us".

We have completed four (4) houses for Military Veterans at Alfred Duma Local Municipality and one (1) house at Ndwedwe Local with 41 houses at different stages of construction:

- 21 Lovu – eThekweni Municipality
- 10 Copesville – Msunduzi Local Municipality
- 3 Rietvlei, eMundweni & IBisi – uMzimkhulu Local Municipality
- 7 Jozini – Jozini Local Municipality

There are 77 sites at uMshwathi Local Municipality and 20 sites in Copesville under Msunduzi Local Municipality that are set aside for the construction of houses for Military Veterans mainly to decant the Aloe Ridge invaded flats. A further 200 sites are planned in Berkerville.

The Military Veterans who live in rural areas have also been encouraged to accept the houses in rural areas and the construction process has commenced for six houses under uMkhanyakude District.

The Technical assessment of the sites provided by eThekweni Metro is underway. Msunduzi Municipality has also offered approximately 125 sites for the Military Veterans Housing Programme in order to address the Aloe Ridge Social Housing invasion. There are 300 additional sites to be released by Msunduzi Municipality at various stages of planning.

### 3.10 EMPOWERMENT OF DESIGNATED GROUPS

**Compatriots**, we remain committed to ensure the acquisition of skills and creation of jobs through the Expanded Public Works Programme (EPWP).

We wish to report that we have created 5 821 (1 344 women; 3 228 youth & 23 disabled) work opportunities through Human Settlements projects. We utilized R13 million for this purpose.

Of the 206 youth who were trained in the bricklaying and carpentry trades, 112 were females. They were employed under sub-contractors.

It was heart-warming to see 21 young people appreciating the opportunity offered to them during their graduation in Newcastle Local Municipality.

They completed an extensive theory and practical training in the built environment through our EPWP Skills Development Programme. We used the building of 1,000 units under Madadeni H-39 Housing Project as a base for the acquisition of these skills.

Importantly, to realise the strategic objectives of the Operation Vula Programme, the Province developed incubation programmes such as the **Siyakha Incubation Programme**. This is a three (3) year programme, which has set-aside a total of R150 million as part of



work allocation for companies of designated groups, including youth, women, disabled persons and military veterans.

In June 2021, the Department convened a Summit focused at discussing and addressing matters affecting youth owned companies. In the Summit, a number of resolutions were taken particularly in terms of the need to capacitate these companies through business training and allocation of work.

To realise these resolutions, the Department has appointed two (2) training service providers to undertake business skills and training programmes as well as established a Transformation Allocations Committee to undertake allocation of work to companies in the Siyakha Incubation Programme.

The Department has undertaken a number of training programmes which led to training of 84 companies (58 military veterans and 26 disabled companies) on technical construction methodologies in collaboration with the National Home Builders Registration Council (NHBRC). The following projects have been identified and included 30 percent sub-contracting:

1. Ndumo Rural Housing Project
2. Tholakele Housing Project
3. Mhlabanzima Rehabilitation Housing Project
4. Ufafa Rural Housing Project
5. KwaMgaga Rehabilitation Housing Project

Equally, through other various transformed panels, the Department has spent a total of **R480, 654, 337,95 million** of the HSDG on companies of designated groups as indicated in the table below:

<b>Youth</b>	R192 912 710,43 m
<b>Women</b>	R286 283 046,02 m
<b>Disabled</b>	R 818 965,56 m
<b>Military Veterans</b>	R 639 615,93 m
<b>Total</b>	<b>R 480 654 337,95 m</b>

This is yet another illustration by the Province of the commitment to continue increasing opportunities for all the previously disadvantaged and building an inclusive economy. Over the next two (2) years, business and technical training, coaching and mentorship will be provided to 340 emerging companies in the Siyakha Incubation Programme.

Further to this, 40 Military Veterans and 10 companies owned by persons with disabilities were trained in technical construction methods and alternative building technology.

The Department remains committed to increasing internship **bursary programmes** for the youth. A total number of 36 interns were appointed in the 2021/22 financial year.

We committed to the appointment of bursary graduates in candidacy development programmes to work towards candidate registration in technical fields. I am proud to announce that 58 built environment students [Town Planning, Civil Engineering, Architects, Construction Management, etc] were appointed in the candidacy development programme to obtain professional statuses/registrations. Five (5) built environment students are



currently continuing with their studies. Five (5) new bursaries will be awarded to external students in the built environment field.

### 3.12 HOUSING CONSUMER EDUCATION

A total of 11,926 housing beneficiaries were reached through the Department's Consumer Education Programme in 2021/22. A further 10,000 beneficiaries will be educated on the housing programmes in 2022/23.

As stated earlier on, we have taken a decision to embark on an extensive education awareness campaign. We are focusing educating people about disadvantages of building formal or informal structures on floodplains, next to river banks or any unsuitable land.

Furthermore, municipalities will have to come aboard to assist us on the issue of SPLUMA.

## 4 SUMMARY OF DELIVERABLES FOR 2022/23

Honourable Chairperson, I would like to reiterate that the following deliverables were targeted in the Department's Business Plan, to be achieved by March 2023. These will be revisited, reviewed and repackaged in line with the reprioritisation of funds towards the disaster relief and rehabilitation.

- 12,891 fully subsidized housing units (Integrated Residential Development Projects (IRDP); Rural; etc.) will be provided to qualifying households throughout the Province;
- 11,031 sites will be serviced;
- 7,157 houses will be built in rural areas;
- 5,700 work opportunities will be created;
- 02 informal settlements in KZN will be upgraded for Stage 3 implementation;
- 200 social/rental housing units will be completed;
- 650 community residential housing units will be delivered;
- 1,879 pre-1994 title deeds will be registered;
- 6,268 title deeds (post-1994, post 2014 and new) will be registered;
- 594 FLISP opportunities will be created;
- 113 Military Veterans houses will be delivered utilizing both Military Veterans and private contractors;
- 123 houses to be built for vulnerable groups through the OSS Programme; and
- 10,000 beneficiaries to be reached through the Consumer Education Programme.

## 5 CONCLUSION

Honourable Chairperson, as in previous Budget Vote, we once again commit ourselves to ensure speed and efficiency in the rollout of human settlements.

This speed and efficiency, especially our immediate interventions following the floods, is undoubtedly due to the hands-on and painstaking efforts and guidance by the African National Congress, our President Cyril Ramaphosa and our Premier Sihle Zikalala.

We acknowledge and respect the oversight role of this House as set out in the Constitution and in the Oversight Model adopted by the House which aims to strengthen the oversight function.



The Chairperson and members of the Human Settlements Portfolio Committee deserve to be singled out for praise here. We commit to work with you in strengthening and deepening this oversight function, because it is the right thing to do.

We all accept that we are ultimately accountable to the people of this Province. We also take very seriously our duty to report to our communities on progress with implementation of our programmes and plans that are aimed at improving the quality of their lives.

Looking at what is lying ahead for this financial year, we would be the first to acknowledge that the Department cannot do this alone. We do understand that we have a responsibility to create an enabling environment for all stakeholders and ordinary members of society in this province to make their own contribution.

I want to express my appreciation to the members of the Executive Council for their valuable inputs.

I wish to thank all honourable members for the guidance.

I want to thank the Head of Department, Mr Mdu Zungu and all categories of staff at Head office and across all districts for the dedication and hard work.

The contribution of the people of this Province from different walks of life and cultural backgrounds has been very encouraging. The inputs received through our emails and social platforms is an indication of a determination from the people of this province to work with government to create a prosperous future.

A special word of gratitude to the leadership and ordinary members of the African National Congress. You have been a pillar of strength and I will forever be grateful for your guidance.

Lastly, but not least, I want to express my appreciation to my wife, my children and my extended family for their unwavering support.

I always draw inspiration from the people of Nquthu. Thank you for the support.

**SITHUTHUKISA iKWAZULU-NATALI NDAWONYE!**

**UMUNTU NGUMUNTU NGEKHAYA.**


**Siyabonga!**






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