human settlements

Department:
Human Settlements
PROVINCE OF KWAZULU-NATAL

STRATEGIC PLAN
2020/21 - 2024/25

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EXECUTIVE AUTHORITY STATEMENT

**The Honourable Ms. N.P. Nkonyeni, MPL
Member of the Executive Council for
Department of Human Settlements and
Public Works, KwaZulu-Natal**

I am very pleased and honoured to present the 2020/21 – 2024/25 Strategic Plan of the KwaZulu-Natal Department of Human Settlements. This Strategic Plan is based on the national and provincial priorities. It centres on the Province - wide premise of providing sustainable livelihoods to the people of KwaZulu-Natal. The department's mandate responds in the main to the government priority **5: Spatial Integration, Human Settlements and Local Government, which clearly calls for integration towards effective service delivery.** The department is geared towards integrated service delivery to realise its vision **"To restore dignity and provide access to sustainable livelihoods"** through collaborated, equitable, decent and integrated human settlements.

The purpose of this strategy is to outline a road map towards transforming human settlements into liveable and sustainable spaces through spatial targeting and consolidation. The Plan is aligned to the National Department of Human Settlement's priorities, which are:

- Declaration of Priority development areas targeted for achieving spatial transformation through multi-programme integration
- An integrated implementation programme for the 94 priority development areas completed
- Houses and serviced sites delivered through a range of programmes in the housing code
- Rental housing units delivered in priority development areas
- Upgrading of informal settlements
- Title deeds registered

I am excited to say that I will contribute to the socio-economic upliftment and empowerment of women and other designated groups, which have not received equal opportunities to participate in the economic activities in the province. Women contractors will build 1956 houses. *Wathint'abafazi, wathint'iMbokodo!*

The Department has conducted a robust strategic planning review session, taking into cognisance the above policy environment and its mandate in order to chart the pathway towards **Transformed human settlements and sustainable livelihoods.** The Vision and Mission have been reviewed to address the problems that hinder the achievement of sustainable human settlements. Outcomes and outputs that will lead to the sustainable livelihoods are clearly stated.

Provision of human settlements is a task that the Department of Human Settlements can never achieve on its own. Basic services are core to the development of sustainable human settlements. So are the opportunities to economic development and the availability of suitable land. The department will strengthen collaborations with all its stakeholders, especially COGTA and EDTEA to charge its course. Relations with Ethekwini municipality, being the major recipient of the Human Settlements Development Grant (HSDG), will be strengthened.

The department is finalising its Organisational Structure to be aligned to the district based service delivery model to ensure
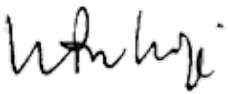
endowment with the necessary capacity.

The department appreciates the era of technology in which we live and will align itself accordingly in the delivery of human settlements.

During the 2020/21 to 2024/25 period, the department will continue implementing the following Programmes:

- Informal Settlements Upgrade
- Rural Housing Programme
- Emergency Housing programme
- Financed Linked Individual Subsidy Programme
- Integrated Residential Housing Programme
- Title Deeds Restoration Programme
- Social Housing Programme.
- Delivery of serviced sites to cater for the gap income market.
- Investment in catalytic projects, which will positively contribute to the achievement of sustainable livelihoods.

The KZN Human Settlements Master Spatial Plan is a vehicle for efficient and effective human settlements development as it spells out focus areas for efficient development. This will ensure alignment to the Provincial Growth and Development Plan as well as the Provincial Spatial Economic Development Strategy. A long term human settlements development plan will be developed. The department will take over the developer status from poor performing municipalities.

This Strategic Plan for 2020/21 to 2024/25 is hereby presented with great confidence that the Medium Term Strategic Framework outcomes will be achieved.

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Honourable Ms. N.P. Nkonyeni, MPL
MEC for KwaZulu-Natal Department of Human Settlements and Public Works

ACCOUNTING OFFICER STATEMENT

Mr. M.O.S Zungu
Accounting Officer
KwaZulu-Natal Department of
Human Settlements

The Department conducted two strategic planning sessions in the formulation of the Strategic Plan for 2020/21-2024/25. Critical analysis of the past five years was conducted in crafting the roadmap for the next MTSF. Government priorities, provincial and national sector priorities and policy frameworks guided the formulation of the plan, which will ensure achievement of the department's desired impact of "Transformed human settlements and Sustainable Livelihoods". The vision and mission have been reviewed accordingly.

The department will contribute to sustainable livelihoods through its various programmes by largely investing in areas with economic opportunities and providing economic empowerment through the human settlements value chain. Informal Settlements Upgrade and Eradication of transit camps remain a key performance area. Homeownership will be maximized through the Finance Linked Individual Subsidy Programme (FLISP). Provision of access to well-located land and serviced sites for human settlements development will also be addressed. Investment will be focused on catalytic projects especially in the three districts Umhlathuze, Msunduzi and Ethekwini Metro in line with the District Based Delivery Model. Sincere acknowledgement goes towards the previous MEC, Mr Ravi Pillay who led the KZN Department of Human Settlements in an exemplary, selfless and patriotic manner towards sustainable human settlements.

The Consumer Education programme will be repackaged and implemented to support sustainable livelihoods. Provision of houses to all society will be extended to pay attention to farm dwellers. The Housing Needs Register remains a critical tool for efficient planning and more effective housing allocation processes.

The Title Deeds Restoration Programme will continue to receive concerted attention. The most vulnerable will also be prioritised through Operation Sukuma Sakhe.

In implementing this Strategic Plan, the department will strengthen the relations with its stakeholders and utilize the Intergovernmental Relations Framework Act, (Act 13 of 2005) as a strategic game changer. The PGDP Action Work Groups as well as the Joint Service Delivery Forum will be utilized efficiently. Issues of Bulk Infrastructure, municipal capacity challenges affecting delivery will be addressed. The department will take over the developer status from poor performing municipalities.

In trying to achieve all this the department has placed the organisational structure at the top of its priorities. The structure has been reviewed to support the decentralized model of service delivery. The Department is also working towards the professionalization of the sector by building a pool of skilled professionals within the human settlements sector.

The Expanded Public Works Programme is also a skills development programme which the department will continue implementing. The support of the Housing Development Agency in transforming human settlements into liveable neighbourhoods is particularly appreciated. With the capable management team and staff, their dedication and commitment, the admirable stewardship of the seasoned MEC, Ms Peggy Nkonyeni I am confident that this plan will lead to the achievement of the department's vision "To restore dignity and provide access to Sustainable Livelihoods through collaborated, decent, integrated and sustainable human settlements".

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Mr. M.O.S Zungu
The Accounting Officer: KZN Department of Human Settlements

OFFICIAL SIGN-OFF

It is hereby certified that this Strategic Plan:

• Was developed by the management of the Department of Human Settlements in KwaZulu-Natal under the guidance of Honourable Ms. N.P. Nkonyeni, MPL;
• It takes into account all the relevant policies, reviews and changes, legislation and other mandates for which the KwaZulu-Natal Provincial Department of Human Settlements is responsible; and
• It accurately reflects the impact and outcomes which the KwaZulu-Natal Department of Human Settlements will endeavor to achieve over the 2020/21-2024/25 period.

Ms R. Soodeyal
Programme Manager: Programme 1

Signature_____

Mr L. Khoza
Programme Manager: Programme 2

Signature _____

Mr. E. Cele
Acting Chief Director: Special Projects

Signature: _____

Mr T. Magagula
Acting Programme Manager: Programme 3

Signature _____

Ms N Chiluvane
Programme Manager: Programme 4

Signature _____
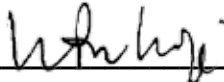
Ms. S. Pillay
Chief Financial Officer

Signature: _____

Mr. M.O.S Zungu
Accounting Officer

Signature: _____

Approved by:
Honourable Ms. N.P. Nkonyeni, MPL
MEC for KwaZulu-Natal Department of Human Settlements and Public Works

Signature: _____

ABBREVIATIONS AND ACRONYMS

AIS	Audit Improvement Strategy
COGTA	Cooperative Governance and Traditional Affairs
CRU	Community Residential Unit
CBO	Community Based Organisation
CS	Community Survey
EDTEA	Department of Economic Development and Environmental Affairs
EPHP	Enhanced Peoples Housing Process
EPWP	Expanded Public Works Programme
FLISP	Finance Linked Individual Subsidy Programme
GHS	General Household Survey
HDA	Housing Development Agency
HSDG	Human Settlements Development Grant
HSS	Housing Subsidy System
ICT	Information and Communication Technology
ISUP	Informal Settlement Upgrade Programme
IT	Information Technology
ITB	Ingonyama Trust Board
IRDP	Integrated Residential Development Programme
KZN	KwaZulu-Natal
KZN HSMSP	KwaZulu-Natal Human Settlements Master Spatial Plan
MEC	Member of Executive Council
MTEF	Medium Term Expenditure Framework
MTSF	Medium Term Strategic Framework
NDP	National Development Plan
NGO	Non-Government Organisation
NHBRC	National Home Builders Registration Council
NHNR	National Housing Needs Register
NSDP	National Spatial Development Perspective
OSS	Operation Sukuma Sakhe
PGDP	Provincial Growth and Development Plan
PGDS	Provincial Growth and Development Strategy
PDA	Priority Development Area
PIE	Prevention of Illegal Eviction from and Unlawful Occupation of Land Act, 1998
PSEDS	Provincial Spatial Economic Development Strategy
SAPS	South African Police Services
SCM	Supply Chain Management
SHRA	Social Housing Regulatory Authority
TRA	Temporary Residential Accommodation
TRP	Title Deed Restoration Programme

CORNUBIA PHASE 1B INTERGRATED RESIDENTIAL DEVELOPMENT PROJECT IN ETHEKWINI METRO

PART A: MANDATE

1. Relevant legislative and policy mandates

1.1 Constitutional and Legislative Mandates

The Department's mandate is derived from Chapter 2, the Bill of Rights, Chapters 3 and 6 of the Constitution of the Republic of South Africa, 1996 (Act No. 108 of 1996). Section 26 in the Bill of Rights, guarantees the right to have access to adequate housing. The State is mandated to take steps to achieve the progressive realization of this right. Schedule 4A makes the housing function a concurrent national and provincial legislative competence.

The Department affirms its commitment "to the full and progressive realization of the right to adequate housing", and recognizes in this context "an obligation to enable citizens to obtain quality housing and to protect and improve dwellings and neighbourhoods.

The Department's core functions are further mandated by the following key legislation in addition to other transversal legislation:

LEGISLATION	AMENDMENT	PROVISIONS OF THE ACT
Housing Act 107, 1997	Housing Amendment Act, 2006 White Paper A New Housing Policy and Strategy for South Africa	The Housing Act provides for the facilitation of a sustainable housing development process; for this purpose to lay down general principles applicable to housing development in all spheres of government, to define the functions of national, provincial and local governments in respect of housing development. In short, the Act gives effect to section 26 of the Constitution by, inter alia, clarifying the roles of the three spheres of government in relation to realisation of the right to access to adequate housing (section 26 of the Constitution).
Social Housing Act 16, 2008	Social Housing Act, 2008	• To establish and promote a sustainable social housing environment; • To define the functions of national, provincial and local governments in respect of social housing; • To provide for the establishment of the Social Housing Regulatory Authority in order to regulate all social housing institutions obtaining or having obtained public funds; • To allow for the undertaking of approved projects by other delivery agents with the benefit of public money; and • To give statutory recognition to social housing Institutions.
Rental Housing Act 50, 1999	Rental Housing Amendment Bill, 2006	Provision for rulings by Rental Housing Tribunals; to expand the provisions pertaining to Leases; and to make further provision for the filling of vacancies in Rental Housing.
Housing Consumers Protection Act, 1998	Housing Consumer's Protection Measures Amendment Act, 2006	To make provision for late enrolment and non-declared late enrolment; to make provision for the position of owner builders; to extend the warranty scheme to include roof leaks; to make provision for the use of money or moneys in the fund; to extend the offences created in the Act and to amend provisions pertaining to the granting of exemption by the Council and lodging of appeals with the Minister.
KwaZulu-Natal Housing Act, 12, 1998 as amended)	No recent amendment	Chapter 4 provides that: The Department shall be responsible for the administration of the bank account of the Fund and manage and co-ordinate housing development in the Province. The Department shall, subject to national and provincial housing policy and after consultation with the Minister, on behalf of the Provincial Government: (a) undertake projects; (b) maintain, sell, or lease dwellings and other immovable property; (c) notwithstanding anything to the contrary in any law and either with the prior consent of the owner or following the expropriation of such land, perform such work and undertake such projects on privately owned land as the Minister may, subject to such terms and conditions as he or she may determine, approve; (d) determine provincial policy in respect of housing development; (e) promote the adoption of provincial legislation to ensure effective housing delivery; and (f) Prepare and maintain a multi-year plan in respect of the execution in the Province of every national and provincial housing programme, which is consistent with a national and provincial housing policy.

LEGISLATION	AMENDMENT	PROVISIONS OF THE ACT
Intergovernmental Relations Framework Act, (Act 13 of 2005)	No recent amendments	To establish a framework for the National Government, Provincial Governments and local government to promote and facilitate intergovernmental relations, to provide for mechanisms and procedures to facilitate the settlement of intergovernmental disputes, and to provide for matters connected therewith
Sectional Titles Act, 1986 (95 of 1986, as amended by Act 24 & 29, 2003)	Sectional Titles Amendment Act, 2013	Amends the Sectional Titles Act, 1986, to further regulate notification of the intended establishment of schemes and the sale of units to lessees; to provide for the cancellation of registered sectional plans in a prescribed manner; to regulate the issuing of a certificate of registered section a little in respect of a fraction of an undivided share in a section; to provide for the deletion of an obsolete reference; to provide for the registration of a transfer of a part of the common property with the consent of the owners of the sections and the holders of registered real rights; to provide for the endorsing of title deeds to reflect amended participation quota schedules; to regulate the alienation of a portion of land over which a real right of extension or part thereof is registered; to provide for the consent of holders of registered real rights over exclusive use areas to the alienation of common property; to provide for the cession of a mortgage real right of extension and a mortgage real right of exclusive use area; to provide for the cancellation of part of a section pursuant to an expropriation; to further provide for the consent of bondholders with the registration of a sectional plan of extension; to provide for the issuing of more than one certificate of real right of extension and more than one certificate of real right of exclusive use area.
Prevention of Illegal Eviction from and Unlawful Occupation of Land Act,1998 (PIE Act)	No recent amendments	This Act provides for the prohibition of unlawful eviction; it further provides for procedures for the eviction of unlawful occupiers. This Act is very important for the Department as it constantly either institutes eviction proceedings against an unlawful occupier/ land invader(s) or the Department defends mass evictions of unlawful occupiers/ invaders.
Housing Development Agency Act, 2008	No recent amendments	This Act establishes the Housing Development Agency; it further provides for the Agency's functions and powers; and for matters connected therewith.
Communal Land Rights Act, 2004	No recent amendments	This Act provides for legal security of tenure by transferring communal land, including KwaZulu-Natal Ingonyama land, to communities, or by awarding comparable redress; to provide for the conduct of a land rights enquiry to determine the transition from old order rights to new order rights; to provide for the democratic administration of communal land by communities; to provide for Land Rights Boards; and to provide for the co-operative performance of municipal functions on communal land.
Deeds Registries Act 47, 1937	Deeds Registries Amendment Act 34, 2013	Amends the Deeds Registries Act, 1937, so as to provide discretion in respect of the rectification of errors in the name of a person or the description of property mentioned in deeds and other documents; to provide for the issuing of certificates of registered title taking the place of deeds that have become incomplete or unserviceable; to substitute an obsolete reference; to substitute an outdated heading; to delete reference to the repealed Agricultural Credit Act, 1966; to further, regulate the updating of deeds in respect of the change of names of companies, close corporations and the surnames of women.
State Land Disposal Act 48, 1961	No recent amendments	This Act provides for the disposal of certain State land and for matters incidental thereto, and it further prohibits the acquisition of State land by prescription.
Government Immovable Asset Management Act 19, 2007	No recent amendments	Provides for a uniform framework for the management of an immovable asset that is held or used by a national or provincial Department; to ensure the coordination of the use of an immovable asset with the service delivery objectives of a national or provincial Department; to provide for issuing of guidelines and minimum standards in respect of immovable asset management by a national or provincial Department.
The Public Finance Management Act 1,1999)	As amended	The Public Finance and Management Act regulates the management of finances in national and provincial government. It sets out the procedures for efficient and effective management of all revenue, expenditure, assets and liabilities. It establishes the duties and responsibilities of government officials in charge of finances. The Act aims to secure transparency, accountability and sound financial management in government and public institutions.

LEGISLATION	AMENDMENT	PROVISIONS OF THE ACT
Home Loan and Mortgage Disclosure Act 63, 2000	No recent amendments	The Act provides for the establishment of the Office of Disclosure and the monitoring of financial institutions serving the housing credit needs of communities. It requires financial institutions to disclose information and identifies discriminatory lending patterns.
Land Administrative Act 2 ,1995	Land Administrative Amended Act, 1996	Amends the Land Administrative Act 1995, to delete the definition of "proclaimed area" to insert a definition of "Director- General" and to insert the definition of "Minister" in the Afrikaans text; to make further provision for the section, which confers upon the President certain powers with regards to laws in the proclaimed areas.
Expropriation Act, 1951 as repealed by Act 63, 1975	Expropriation Amendment Act,1992	Amends the Expropriation Act, 1975 to extend the power to expropriate to any minister responsible for the administration of the work and land affairs. To restrict expropriation by Transnet to expropriation under the Legal Succession to the South African Transnet Services Act, 1989. To extend payment of compensation in respect of penal provisions. To regulate offers and claims relating to compensation, payment of interest payment of legal costs and withdrawal of expropriation.
Disestablishment of South African Trust Limited Act, 2002	No recent amendments	All right and asset of the Company, including the administrative, financial and other records of the Company, vest in the National Housing Finance Corporation (as per in the Housing Act) all obligation and liabilities of the Company now vest in the Government as part of the national debt. Thus the Government must meet these obligation and liabilities. Repeal the Africa Institute of South Africa Act, 2001
Standard Act 103,1977	Amendment Act, 1995	To provide for the promotion of uniformity in the law relating to the erection of buildings in the areas of jurisdiction of local authorities; for the prescribing of building standards; and for matters connected therewith.
Preferential Procurement Policy Framework Act, 2000	No recent amendments	The Preferential Procurement Policy Framework Act (PPPFA) provide for the implementation of procurement in awarding contract, and for the protection and/or advancement of person or categories of persons disadvantage by unfair discrimination. To give effect to section 217 (3) of the Constitution by providing a framework for the implementation of the procurement policy contemplated in section 217(2) of the Constitution; for matters connected therewith.

1.2   Policy Mandates

The Department's core functions are informed by the following policies:

POLICY MANDATE	OBJECTIVE
New Housing Policy and Strategy for South Africa White Paper, 1994	The White Paper states that the point of departure of all housing policy in South Africa is: • Sovereignty of the Constitution; • Housing as a basic human right; • The role of the State, • People-centred development; • Freedom of choice, and • Non-discrimination. It also contains government's overall approach to ensuring housing delivery in relation to: • Stabilizing the housing environment; • Supporting the housing process; • Mobilizing housing credit and savings; • Establishing the availability of subsidies; • Institutional arrangements; • Land acquisition and redistribution; and • Co-ordinated development. The fundamental principles of this White Paper are still relevant today and guide all human settlement development policies and implementation mechanisms.
The Integrated Urban Development Framework, 2016	The policy sets the framework for programmes to ensure that urban development is planned and implemented in a participatory, integrated and environmentally sustainable manner to improve the general quality of life of all those living in urban areas. It gave impetus to the Urban Renewal Programme in 2001, whose broad outcomes are: • Revitalization of the inner city; • Job creation; • Integrated economic development; and • Making the inner city safe.

POLICY MANDATE	OBJECTIVE
The Comprehensive Plan for Sustainable Human Settlements, 2004	The comprehensive plan for sustainable human settlements reinforces the vision of the Department of Human Settlements, to promote the achievement of a non-racial, integrated 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 be 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 functioning 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; and • Utilizing housing as an instrument for the development of sustainable human settlements, in support of spatial restructuring.
Social Housing Policy for South Africa, 2003	The goal of this policy is to improve the rental housing sector. It expands individual housing subsidies to include subsidising social housing projects for people that rent accommodation and are from the low and medium-income groups. The fundamental principles are that social housing must: • Restructure urban inner-city by integrating housing development in existing areas; • Respond to local housing demand through the establishment of well-managed, quality rental housing options and quality living environments; • Deliver housing for income groups ranging from the working poor to emerging middle income groups; • Support the economic development of low and medium-income communities through the creation of sustainable and workable projects; • Promote safe, harmonious, and socially responsible housing and urban environments; and • Encourage the involvement of the private sector as much as possible.
The National Housing Code, 2009	The National Housing Code is a comprehensive document that sets out the overall vision for housing in South Africa. The Code sets the underlying policy principles, guidelines, norms, and standards that apply to Government's various housing assistance programmes introduced since 1994 and updated. It also identifies various housing subsidy instruments available to assist low-income households to access adequate housing. It further provides for the qualification criteria per subsidy instrument and the process that needs to be followed in order to access the specific instrument.
National Spatial Development Perspective (NSDP), 2002	The NSDP demonstrates the high levels of deprivation that often coincide with areas of high economic growth potential. The NSDP provides a framework for the development of the national space economy.
National Development Plan (NDP) Chapter 8	The NDP offers a long-term perspective for South Africa by defining a desired destination and identifying the role different sectors of society need to play in reaching that goal. As a long-term strategic plan, it serves four broad objectives: • Providing overarching goals for what the country wants to achieve by 2030; • Building consensus on the key obstacles to achieving these goals and what needs to be done to overcome those obstacles; • Providing a shared long-term strategic framework within which more detailed planning can take place in order to advance the long-term goals set out in the NDP; • Creating a basis for making choices about how best to use limited resources; and • The Plan aims to ensure that all South Africans attain a decent standard of living through the elimination of poverty and reduction of inequality. Chapter 8 sets out the plan for transforming human settlements, setting out five spatial principles for human settlement development: spatial justice; spatial sustainability; spatial resilience; spatial quality and spatial efficiency. The human settlements trajectory propositions that, 'by 2050 visible results from effectively coordinated spatial planning systems shall have transformed human settlements in South Africa into equitable and efficient spaces with citizens living in close proximity to work with access to social facilities and essential infrastructure'.
Provincial Growth and Development Strategy (PGDS)	The PGDS sets the tone for all development and growth within the Province. It represents a fundamental analysis of provincial challenges in line with the National Development Plan and the formulation of a common vision, goals, and targets that all strategic partners in the development of the province commit themselves to promote and achieve. The PGDS acknowledge the fact that the provision of housing has previously dominated the approach to human settlements in the Province and in South Africa in general. Whilst the provision of a house remains an important part of human settlements it is now common-cause that liveable human settlements require decent planning that involves: designing a safe environment, infrastructure that allows and enables economic activity, delivery of services and social facilities as well as good maintenance capacity.

POLICY MANDATE	OBJECTIVE
Provincial Growth and Development Plan (PGDP)	**Strategic Objective 3.4: Sustainable human settlements** The provision of a house remains an important part of human settlements. It is now common understanding that liveable human settlements require decent planning that involves designing a safe environment; infrastructure that allows and enables economic activity; delivery of services and social facilities as well as good maintenance capacity. This desired human settlement has been slow to materialise and the causes are many and varied, yet not insurmountable. This intervention is about finding an appropriate institutional mechanism to achieve a coordinated and aligned service delivery programme, with the Department being the driver of this institutional mechanism as they are most acutely affected by the uncoordinated service delivery response.
The Provincial Spatial Development Framework	The framework provides a departure points for aligned and co-ordinated spatial intervention for sustained human settlement which included infrastructure delivery. Densification can be defined as increased usage of space both horizontally and vertically within existing areas /properties and new developments accompanied by an increased number of units and/or population thresholds. This ensures that the number of dwellings per hectare increase in a planned and sustained manner without adversely affecting the quality of life of established communities within a defined area. The anticipated urbanization of the Province will require that the Department is able to response to all income levels with the appropriate housing typology. This ranges from new entrants to the housing market as well as the gap housing market beneficiaries. Thus, stakeholders involved in land allocation, establishment of social facilities, designing human settlements must begin to think about promoting polycentric planning in order to achieve sustainable livelihoods and sustainable human settlements.
Kwa-Zulu Natal Human Settlements Master Spatial Plan (KZN HSMSP)	The Vision for the KZN HSMSP is: "By 2030 KwaZulu-Natal is recognized for its compact, connected and integrated human settlement pattern across different scales reflecting successful spatial transformation, founded on the values of sustainability, collaboration, choice, and value creation." The 7 objectives of the KZN HSMSP is as follows: 1. Spatial transformation; 2. Compact settlements and settlement patterns; 3. Connected settlements and settlement patterns; 4. Integrated settlements and settlement patterns; 5. Functional residential property market in urban and rural areas; 6. Consistent application of policies, principles, objectives and concepts across various scales (provincial, regional, local); and 7. Institutional capacity for effective planning and implementation.

1.2.1 National Policy Imperatives

The seven priorities for the sixth Administration are as follows:

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

Medium Term Strategic Framework (MTSF) Human Settlement Sector Priorities for 2019/20 – 2024/25

The National strategic priorities for the 2019/20- 2024/25 MTSF are as follows:

- Work closely with the private sector to develop major development projects that brings together economic nodes, human settlements, smart technologies and public transportation that impact on spatial transformation. These include building at least one new South Africa city of the future;
- Transform the property market to promote access to urban opportunity and social integration through access to well-located, affordable housing and decent shelter, thereby reversing urban fragmentation and highly inefficient sprawl;
- Improve the alignment of housing provision with other public investments and service provision, including schools and health facilities and transport networks, complementing more integrated residential, industrial and commercial development;
- Release land at the disposal of the state for site and service to afford households the opportunity to build and own their own home;
- Transform the composition and functioning of the property industry and accelerate legislative measures to eliminate speculative behaviour, including the establishment of a Property Sector Ombudsman;
- Address the title deeds backlog, along with associated institutional and capacity gaps, to ensure that the transfer of title deeds move with higher speed;
- Develop a more coherent and inclusive approach to land by developing overarching principles for spatial development; and
- Revise the regulations and incentives for housing and land use management.

The Department is aligned to these priorities in accordance with its provincial competencies. This is inclusive of amongst others:

- Investing in Priority Development Areas (PDA's);
- The continued implementation of Integrated Residential Development Programme (IRDP) projects
- Implementing programmes that support affordable rental, implement various programmes that support home ownership; for both the subsidy & the gap market;
- Providing homeowners with title deeds or an alternative form of land ownership registration;
- Strengthening home ownership education; and
- Identify and upgrade informal settlements in well-located land.

1.2.2 KZN Provincial Priorities

The Province's priorities are as follows:

- Basic Services (especially access to clean potable water);
- Job Creation;
- Growing the Economy;
- Growing Small, Medium and Micro Entrepreneurs and Cooperatives;
- Education and Skills Development;
- Human Settlement and sustainable livelihood;
- Build a Peaceful Province; and
- Build a caring and incorruptible government.

1.2.3 State of the Nation Address, 2020

As reiterated by the President of the Republic of South Africa, inclusive economic growth and job creation remain key priority areas. In order to curb the high levels of youth unemployment, focussed attention needs to be placed on providing employment opportunities to the youth. The empowerment of women also remains a critical factor for inclusive economic growth as does the advancement of radical economic transformation.

Social Housing initiatives as well as human settlement development initiatives to address spatial transformation remain key priority areas for the human settlement sector.

1.2.4 State of the Province Address, 2020

The continued implementation of the Department's catalytic projects remains a key priority for the forthcoming year. The planning and implementation of human settlement development projects within the PDA's to promote spatial transformation will also be prioritized.

The Department's Incubation Programme will also support and develop emerging black-owned businesses.

2.   Institutional Policies and Strategies

2.1   KwaZulu-Natal Informal Settlement Eradication Strategy

The introduction of Informal Settlements Eradication Strategy recognized that responses to challenges of informal settlements needs to be multi-pronged and inclusive approach. In response to the Informal Settlements and Land Invasion Indaba held in 2018, the strategy was enhanced to achieve a consolidated approach in dealing with informal settlements, namely:

- Continuation of projects which are In-situ Upgrading of Informal Settlements;
- Vigorously pursue the IRDP Projects and other green field projects to accommodate excess families in informal settlements;
- Increase the provision of serviced sites to accommodate more families due to budget constraints;
- Provision of Interim Basic Services;
- Re-blocking of existing Informal Settlements to improve living conditions of settlements; and
- Managed land settlement through Planned Informal Settlements on Greenfield Sites and develop basic norms and standards to implement Planned Informal Settlements.

2.2   KwaZulu-Natal Rental Housing Strategy

The five-year rental housing plan is informed by the National Rental Housing Strategy of which Social Housing, Community Residential Units (CRU) and Institutional Subsidy Programme are essential components. The strategic rental housing plan has been developed having taken into account the comprehensive analysis of the needs of the province particularly for households in the rental market that earn less than R7,500 per month.

2.3   Climate Change Initiatives

The Department of Human Settlements is becoming increasingly involved in Climate Change Initiatives and has recently entered into a Memorandum of Understanding with the Department of Environmental Affairs. The main goal is to take urgent action towards the impacts of climate change on urban, rural and coastal human settlements by implementing climate smart projects through the Climate Change Flagship Programme hosted by the Department of Economic Development, Tourism and Environmental Affairs (EDTEA). The Department of Human Settlements has drafted a desktop research report on the effects of climate change on human settlements to provide a foundational understanding of the subject matter and to make suitable recommendations to deal with the short-term and long-term impacts of climate change. This was the first step towards a long process of becoming involved in climate change initiatives. Recent climate change workshops have resolved that the Department should work towards researching the subject matter in depth and developing policy guidelines not only to address climate change but also other environmental aspects as an on-going process that directly impacts human settlements.

2.4   KwaZulu-Natal Anti-Land Invasion and Monitoring Strategy

This Province is faced with the continuous proliferation of informal settlements and land invasion and that most of these informal settlements have developed through the invasion of privately or state-owned land which makes service delivery implementation difficult. In addition, the process of transferring such occupied land to municipalities is cumbersome and restricts the department from exercising its mandate in providing human settlements to the needy. The illegal letting or the selling of sites by individuals who plan and lead land invasions has also become prevalent in the Province.

Despite the development of an informal settlements upgrading and management strategy to expedite housing delivery to its homeless citizens, land invasions remain a critical disabler to service delivery within the Province. In order to circumvent some of the challenges mentioned the Department has developed the KwaZulu-Natal Anti-Land Invasion and Monitoring Strategy.

The objectives of the above mentioned strategy is as follows:

- To promote cooperative government in all spheres of government in the management of land invasion/unlawful occupation of state owned immovable assets in the KwaZulu-Natal (KZN) Province;
- To provide a tool which may also be used by the municipalities in managing and controlling invasion/unlawful occupation;
- To established structures with roles and responsibilities in managing invasion/unlawful occupation of land;
- To monitor invasion/unlawful occupation of land and provide necessary interventions to avert further occupations unlawfully; and
- To adopt a proactive approach and provide awareness on planned human settlements development programmes.

3.   Relevant Court Rulings

CASE	CASE DESCRIPTION	COURT JUDGEMENT
City of Johannesburg Metropolitan Municipality and Blue Moonlight Properties 39 (PTY) LTD	This case concerns the conflict between the constitutional right to adequate housing and an owner's right to develop private property. The owner of the property (Blue Moonlight) sued to evict the occupiers in order to develop the property, which would almost certainly render them homeless. The occupiers argued that the city had an obligation to provide them with temporary housing under the South African Constitution and the PIE Act before they could be evicted.	The Court then ordered the city to provide the occupiers with adequate alternate housing. In so doing, the Court rejected the city's contention that the city did not have adequate financial resources with which to provide alternate housing. Finally, the Court insisted that there be a link between the date of eviction and the date by which the city would have to provide such housing to ensure that the occupiers were not rendered homeless by the eviction.
Jabulani Zulu and 389 others and Ethekwini Municipality	In this case the appellants are residents of Madlala Village, an informal settlement near Lamontville Township, Durban and have lived there since September 2012. The appellants' alleged that there had been at least 24 incidents of demolition of their shacks carried out by the Municipal Land Invasion Control Unit with the assistance of the South African Police Service (SAPS).	In March 2013 the High Court, granted the MEC an interim order authorising the eThekwini Municipality and the Minister of Police, acting through SAPS, to take all reasonable and necessary steps to prevent persons from invading, occupying and/or erecting structures on certain land; remove any materials placed on the land; and dismantle or demolish any structures constructed on the land.

The Constitutional Court held that the order authorizes in effect the demolition of their homes and their eviction even though they were not cited in the proceedings brought by the Member of Executive Council (MEC). The court further held that the appellants had standing in those proceedings and the High Court should have allowed them to intervene.

The Constitutional Court agrees this is an eviction order that contravenes the protections in the PIE Act, but goes further to find that the order is unlawful and unconstitutional. The Court reprimands the Municipality for seemingly misinforming the Court as to the nature and use of the order, especially, in the light of the evictions that occurred a day after the hearing. He notes that state parties have a constitutional duty to assist in the administration of justice and must provide reliable submissions. |
| **Abahlali Basemjondolo (ABM) Movement SA and Premier of the Province of KwaZulu-Natal** | KwaZulu-Natal Elimination and Prevention of Re-Emergence of Slums Act, 6 of 2007 (the Act). ABM argue that the Act does not deal with housing, but with land and land tenure; matters that fall outside the legislative competence of the province. They also argue that a section of the Act that requires owners of property and municipalities where such property is situated to evict unlawful occupiers in certain circumstances is inconsistent with section 26(2) of the Constitution. | In this matter the Court held that, section 16 of the KwaZulu-Natal Elimination and Prevention of Re-Emergence of Slums Act, 6 of 2007 (the Act) is inconsistent with the Constitution and it is therefore invalid. |
| **The Government of the Republic of South Africa and Irene Grootoom and others** | A community of squatters, evicted from an informal settlement in Wallacedene, had set up minimal shelters of plastic and other materials at a sports centre adjacent to Wallacedene community centre. They lacked basic sanitation or electricity. The group brought an action under sections 26 (the right of access to adequate housing) and 28 (children's right to basic shelter) of the South African Constitution for action by various levels of government. | On appeal to the Constitutional Court the Court found no violation of s. 28 but found instead a violation of the right to adequate housing in s.26. The Court held that article 26 obliges the state to devise and implement a coherent, coordinated housing programme and that in failing to provide for those in most desperate need the government had failed to take reasonable measures to progressively realize the right to housing. The Court ordered that the various governments "devise, fund, implement and supervise measures to provide relief to those in desperate need." The South African Human Rights Commission agreed to monitor and if necessary report on the governments' implementation of this order. |

CASE	CASE DESCRIPTION	COURT JUDGEMENT
Mthunzi Alson Mchunu and 36 others and the Executive Mayor, Ethekwini Municipality	In this matter, ABM and 37 residents seek an order against the Executive Mayor of eThekwini (Durban), together with two other senior officials in their personal capacities, to take all the steps necessary to implement a court order requiring housing to be provided to 37 occupants.	This is an important case because it establishes whether individual office bearers can be held personally responsible for the state's failure to perform on specific obligations. The matter was heard in the Durban High Court on 20 February 2015, where it was settled. An order was agreed by consent, with the municipality offering houses at an acceptable location within 16 months. On 14 September 2015, the Socio-Economic Rights Institute of South Africa met with the municipality's Manager for Housing and Support. All residents were subsequently registered for houses at the Cornubia Housing Project. On 30 November 2015, the municipality adopted a relocation plan. The relocation process commenced on 15 December 2015 and was concluded on 20 December 2015.
Nthabiseng Pheko and Ekurhueni Metropolitan Municipality	This case concerns a municipality's efforts to remove residents from land it had deemed to be a "local state of disaster" pursuant to the Disaster Management Act which was intended to provide municipalities with flexibility in urgently responding to disaster-stricken areas when such action is necessary for the preservation of life.	The Court also found that the High Court did not sufficiently consider the relevant circumstances, such as whether alternative land could be made available to the residents and whether the disaster was imminent as to warrant such a speedy relocation of the residents. Finally, the Court issued an order requiring the municipality to engage with the residents to identify land in the immediate vicinity of the land in question for relocation.

DUMISANI MAKAHYE VILLAGE TITLE DEEDS HANDOVER IN CITY OF UMHLATHUZE LOCAL MUNICIPALITY

PART B: STRATEGIC FOCUS

1. VISION

To restore dignity and provide access to sustainable livelihoods through collaborated, equitable, decent and integrated human settlements.

2. MISSION

To transform human settlements into liveable neighbourhoods through integrated human settlements programmes in areas with major economic opportunities and empowerment of all designated groups.

3. VALUES

The Department subscribes to the principles of Batho Pele and embraces the following key values:

- Commitment to performance;
- Trust and honesty;
- Transparency and consultation;
- Integrity; and
- Accountability.

CORE VALUES / PRINCIPLES FOR THE DEPARTMENT OF HUMAN SETTLEMENTS	
Commitment to performance	We will continue to motivate our staff to work hard and efficiently through recognition while providing service excellence at all times
Trust and honesty	We provide service impartially, fairly, equitably and without bias.
Transparency and consultation	We will be open about our day-to-day activities, how much our Department receives and how that money is spent. Annual reports, strategic plans, service commitment charters, etc. are available to the public.
Integrity	Integrity means doing the right thing at all times and in all circumstances, whether or not anyone is watching. It takes having the courage to do the right thing, no matter what the consequences will be.
Accountability	We will continue to be answerable for both our financial and non-financial performance. The publishing of the Annual Report will provide an accurate reflection of the functioning of the Department.

4. SITUATIONAL ANALYSIS

Sections 24, 26 & 27 of the South African Constitution, affirm the right of all to a healthy environment; access to adequate housing; and access to basic services. The NDP Vision 2030 confirms that where people live and work is fundamental to sustainable livelihoods. Apartheid planning consigned the majority of South Africans to places far away from work, where services could not be sustained, and where it was difficult to access the benefits of society and participate in the economy. While South Africa's transition from apartheid to a democratic state has been a success, too many people are still faced with the poverty trap, inequality and unemployment. South Africa remains divided, with opportunities still shaped by the legacy of apartheid. In particular, young people and women are denied the opportunities to lead the lives that they desire.

The Department of Human Settlements has identified spaces that are close to major economic activities and employment opportunities in order to convert them into sustainable human settlements. Achieving sustainable livelihoods requires infrastructure investment to be channelled towards these and other nodal areas. The District Development Model aims to achieve this.

Inadequate inter-governmental and stakeholder collaboration has led to the delivery of human settlements in areas that are remote from economic activities and opportunities, making a marginal impact in the provision of sustainable livelihoods through human settlements.

4.1   EXTERNAL ENVIRONMENT ANALYSIS

### 4.1.1 Demographic Characteristics and Population Profile

The Province comprises into one metropolitan municipality (eThekwini Metropolitan Municipality) and 10 district municipalities, which are further subdivided into 43 local municipalities. These municipalities are the main delivery agents of sustainable human settlements within the Province. The eThekwini Metropolitan municipality as well as the uMgungundlovu and King Cetshwayo District municipalities are the major economic drivers within the Province with Durban experiencing rapid urbanisation.

A distinct characteristic of this Province is that it is predominately rural in nature where 35% of the land falls under the custodianship of the ITB, with 51% of the population residing in rural areas.

One of the key social challenges facing this Province is the fact that of all the nine Provinces in South Africa, KZN has the third highest rate of poverty in the country. KwaZulu-Natal has had 26.3% share of the poor in the country in 2011. The underprivileged are faced with high poverty levels, poor access to basic social services, poor living conditions and limited economic opportunities

In terms of the mid-year population estimates, 2019 as issued by Statistics South Africa, the estimated population of the Province of Kwa-Zulu Natal is 11,3 million. The Province is still the second most populated Province (i.e. 19, 2%) in South Africa, with the most populace Province being Gauteng having 25, 8% of the country's population as reflected in Figure 1 below. 52% (5,9 million) of the KZN population are females while males make up 48% (5,4 million). In addition, 21,1% (3,6 million) of the population is younger than 15 years of age and 17,6% (5,3 million) is aged 60 and older.

Figure 1: Mid-Year Population Estimates, 2019
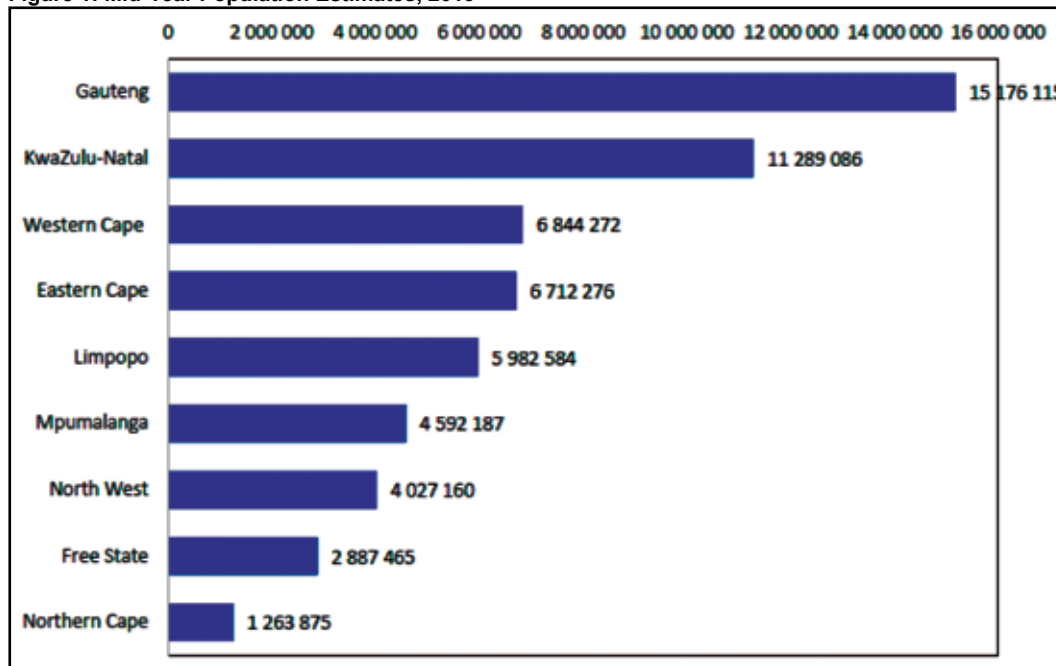
Source: Statistics South Africa: Mid-Year Population Estimates, 2019

In terms of General Household Survey (GHS), 2018, household growth is surpassing population growth. The number of households is estimated to have increased from 2,1 million in 2002 to 2,9 million in 2018. Larger households (consisting of 6 and more members) is also noticeably higher, i.e. 20,3% within this Province due to its rural characteristics.

Single person households (26,4) and households with 2-3 persons (31,3%) are also relatively high within this Province. This inevitably results in further constraints on the already increased demand for basic services. The Province is also characterized by 45% of female-headed households, which is also linked to its rural landscape. 4,0% of the population is estimated to be with individuals aged 5 years and older with disabilities. 3,7% comprises males, while 4,4% comprises females. The Department has prioritized the provision of housing for people with disabilities over the forthcoming years.

It is projected that by 2021, the Province will experience an outflow of 372,681 migrants, with an estimated 231,241 expected to move to the Gauteng Province. The estimated inflow to the Province is 303 732 migrants. The net migration is therefore -68 949.

4.1.2 Unemployment

The results of the Quarterly Labour Force Survey for the fourth quarter of 2019 issued by Statistics SA, indicates that the country's official unemployment rate is 29,1% with the expanded unemployment rate being 38,7%. This implies that, as at December 2019, 6,726 million individuals between the ages of 15 and 64 years are unemployed, whilst 15,581 million are not economically active. In addition, 31,3% of females in the country is unemployed.
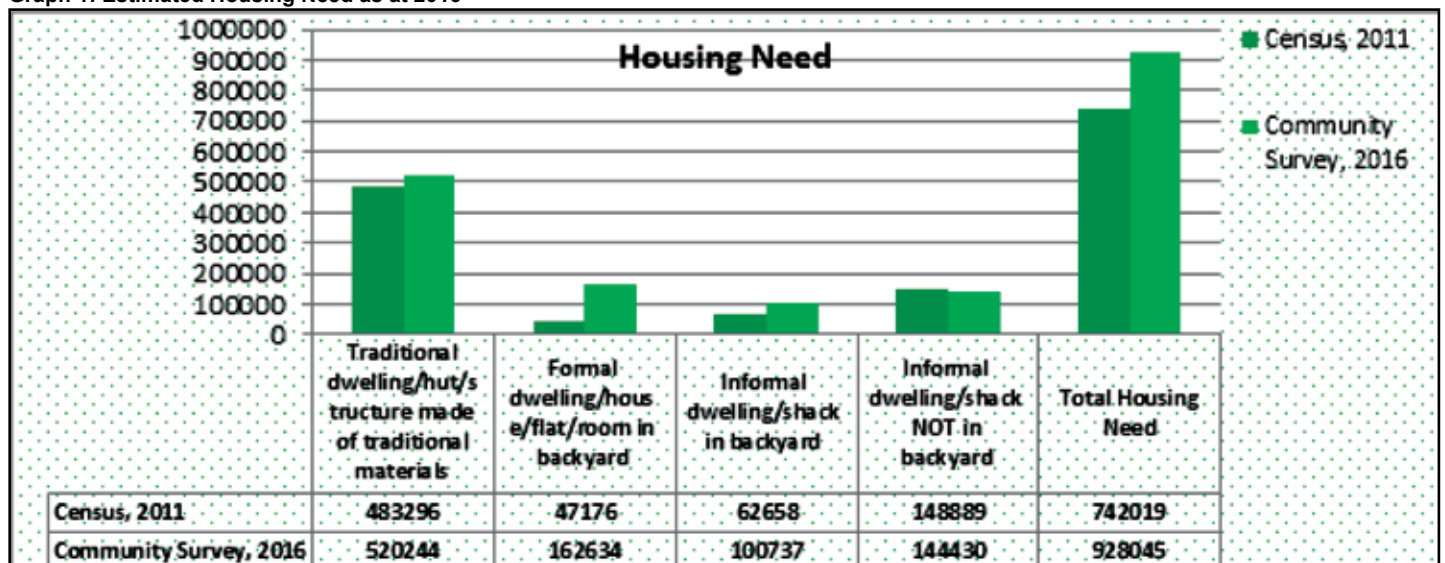
Provincially, the unemployment rate has decreased 25,9% in September 2019 to 25,0% in December 2019. The expanded unemployment rate has however increased from 41,4% in September 2019 to 41,9% in December 2019. In comparison to December 2018, the official unemployment rate increased in all provinces except the Province of KwaZulu-Natal, where it decreased by 0,6 of a percentage point. In addition, as at December 2019, the unemployment rate for the eThekwini Metropolitan municipality is 20,9%.

Human settlement development programmes such as the Expanded Public Works Programme (EPWP) will continue to be implemented to contribute to the creation of work opportunities and skilling of the targeted groups.

4.1.3 Housing Needs

In terms of the Census, 2011 Statistics South Africa (SA), the housing backlog for the Province is 742,019. KwaZulu-Natal remains the second Province with the highest housing backlog in the country. Provincially, eThekwini metropolitan municipality has the highest need whilst the Amajuba District has the lowest housing backlog. The eThekwini metropolitan municipality has the highest housing backlogs of 75% of households residing in Informal dwelling/shack not in back yard.

Graph 1: Estimated Housing Need as at 2016

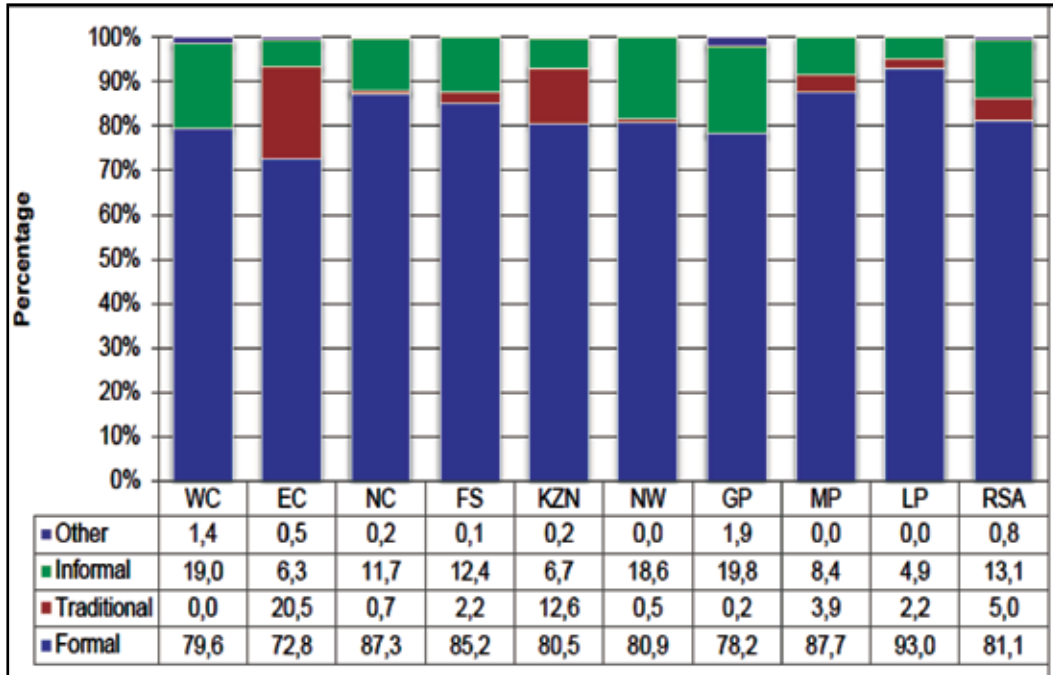|	Traditional dwelling/hut/structure made of traditional materials	Formal dwelling/house/flat/room in backyard	Informal dwelling/shack in backyard	Informal dwelling/shack NOT in backyard	Total Housing Need
Census, 2011	483296	47176	62658	148889	742019
Community Survey, 2016	520244	162634	100737	144430	928045

Source: Statistics SA, Census 2011 and Community Survey, 2016

Note: Formal dwelling includes: Formal dwelling/house or brick/concrete block structure on a separate stand or yard or on a farm, Or Flat or apartment in a block of flats, Cluster house in complex, Town house (semi-detached house in a complex), Semi-detached house, Formal dwelling/house/flat/room in backyard, Room/flat let on a property or larger dwelling/servants quarters/granny flat/cottage). Informal dwelling includes; Informal dwelling/shack in backyard, Informal dwelling/shack not in backyard (e.g. in an informal/squatter settlement or on a farm).Other dwelling includes Caravan/tent and other.

In comparison as reflected above, the housing need for the Province is estimated to have increased to 928,045 as per the Community Survey (CS), 2016.All districts estimated to have an increase in demand for housing with the biggest increases being within the eThekwini, Zululand and uMkhanyakude areas.

Furthermore, in terms of the GHS, 2018, it has been deduced that human settlement interventions are in fact not reducing the percentage of households in informal dwellings. Nationally, 81,1% of all households resided in formal dwellings in 2018. Whilst the percentage of households that have received a government subsidy to access housing increased from 5,6% in 2002 to 13,6% by 2018, 13,1% of households were still living in informal dwellings. Provincially, it is estimated that 80,5% of households lived in formal dwellings in 2018, with 12,6% of households living in traditional dwellings. In addition, within the eThewkini Metropolitan area, it is estimated that 13,0% of households lived in informal dwellings.

Figure 2: Percentage of households that lived in formal, informal and traditional dwellings by Province, 2018

	WC	EC	NC	FS	KZN	NW	GP	MP	LP	RSA
■ Other	1,4	0,5	0,2	0,1	0,2	0,0	1,9	0,0	0,0	0,8
■ Informal	19,0	6,3	11,7	12,4	6,7	18,6	19,8	8,4	4,9	13,1
■ Traditional	0,0	20,5	0,7	2,2	12,6	0,5	0,2	3,9	2,2	5,0
■ Formal	79,6	72,8	87,3	85,2	80,5	80,9	78,2	87,7	93,0	81,1

Source: Statistics SA: GHS, 2018

The KZN Citizen Satisfaction Survey, 2018 was undertaken by the Office of the Premier to ascertain whether the key developmental priorities are aligned to the people's expectations. This survey intended to provide the provincial government an opportunity to assess the people's perceptions regarding what the provincial government's focus should be on when providing service delivery.

The results reveal that the majority of the Province's citizens aged 15 years and older ranked job creation as their first priority. This was followed by affordable housing and fighting corruption as the second and third areas of priority, respectively.

At a district level, citizens aged 15 years and older within all districts ranked job creation as the top priority area, whilst the provision of housing was ranked the second most important priority for all districts, except for Amajuba and eThekwini, which indicated "crime prevention" as their second most important priority.

4.1.4 Urbanization

In line with international trends, the country has experienced rapid urbanization. According to Statistics South Africa and the World Bank, South Africa's population is urbanized at a rate of 60% to 64%. According to the NDP, 70% of the population will be urbanized by 2030 with an estimated 7.8 million people living in the cities. By 2050, urban population will grow to an estimated 80%.

The country's urbanization characterized by "an urbanization of poverty". The impact of rapid urbanization in the Province has resulted in the following:

• Fragmented urban forms with unequal access to job opportunities, amenities and public services;
• Mushrooming of informal settlements and their locations in precarious conditions;
• Illegal occupation of land/properties both private and government owned;
• Illegal occupations of run down or abandoned buildings;
• Construction of illegal buildings within over and under services, servitude; and
• Increase in housing backlog (currently at more than 400 000 households).

The rapid rate of urbanization has also placed an additional burden on access to basic services, effective and integrated planning, infrastructure development by municipalities, as well as increase in informal settlements. eThekwini has experienced a most significant increase in the demand for housing is due to rapid migration of poor/indigent families to the city centres, thus increasing the number of informal settlements and informal dwellings. In terms of the PGDS, 2035, eThekwini shows the largest proportional increase in population from 2.75 million in 1996, to 3.09 million in 2001, to 3.44 million in 2011 and now to 3.66 million in 2016[1]).

According to the State of South African Cities Report 2016, 40% of the global urban expansion is taking place in slums. The anticipated acceleration of the population growth in eThekwini together with the estimated 75% households currently living in squalid conditions/informal structures imply that the provision of urban infrastructure, including more affordable housing, urban planning and governance on informal settlements should be intensified in order to accommodate the influx.

4.1.5 Lack of integrated planning and funding model

Endeavors for integrated planning for sustainable human settlements have not borne sufficient tangible results. However, the Cornubia housing project is one flagship of the department in partnership with Tongaat Hulett and eThekwini municipality to bring about sustainable livelihoods. 25 000 housing units are targeted under this programme. Phase 1, with 2661 units has been completed. Phase two which consists of 23 000 housing opportunities in the gap income market and social housing is underway. Other catalytic projects include the Ethekwini Inner-city (10 585 social/ rental/ Gap housing). A Master Plan on Inner city Regeneration has been finalised making provision for an estimated 10 585 social/rental housing units. This will contribute to economic empowerment, eradication of informal settlements and sustainable livelihoods.

The Province must support the Ethekwini initiative of eradicating informal settlements through infrastructure investment. Provincial infrastructure development must also be focused on all mega projects including the Aerotropolis initiative by EDTEA. District plans must support the KZN HSMSP through the provision of bulk infrastructure.

The Province has embarked on the District Development Model, Khawuleza. The Cabinet has taken a decision to pilot this in eThekwini, uMhlathuze and Msunduzi municipalities. Khawuleza promotes integrated planning through "One District, one Plan and one Budget" and hopes to achieve greater impact and faster service delivery.

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1   Provincial Growth and Development Strategy, 2035

4.2   PERFORMANCE DELIVERY ENVIRONMENT

Despite the progress made to towards addressing the housing needs of the Province, the demand for adequate housing remains a formidable and progressive target. Reflected hereunder is the service delivery key performance information for the period 2014/15 financial year to the 2018/19 financial year.

Graph 2:KZN Housing Delivery
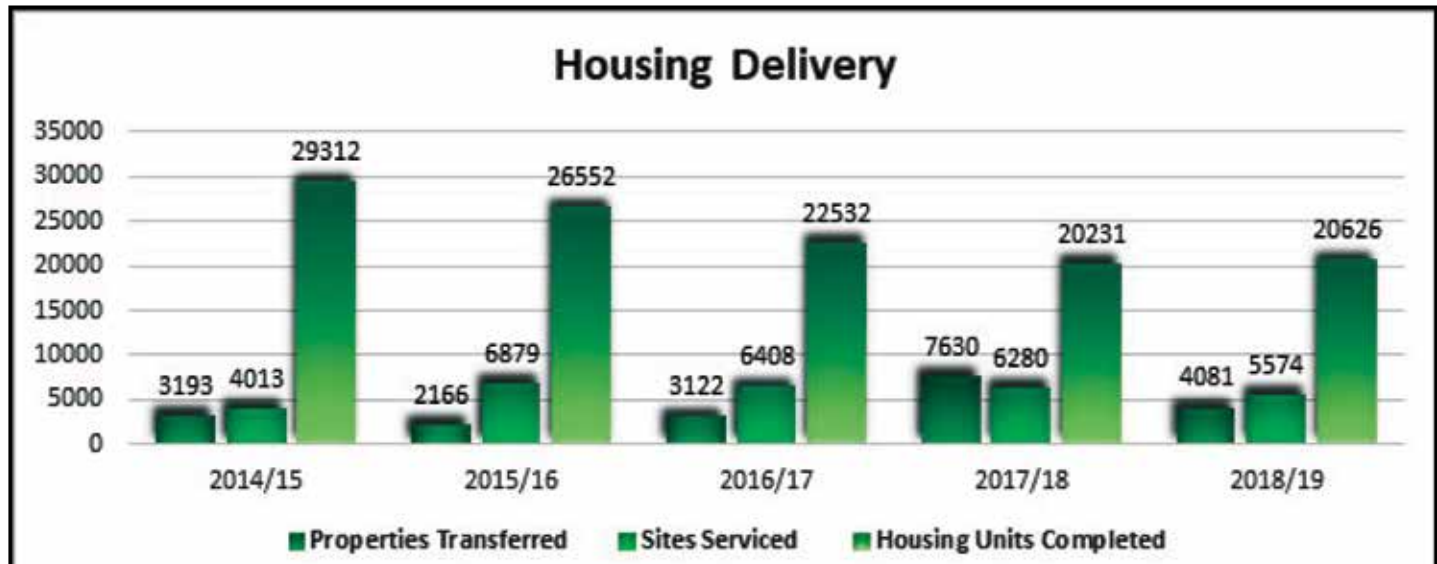
Source: Departmental Annual Reports

Whilst the Department has exceeded its targets for the Informal Settlement Upgrade Programme (ISUP) and Rural Housing Programmes, other programme interventions such as IRDP, Social/ Rental Housing Programmes, CRU and the Finance Linked Individual Subsidy Programme (FLISP) remain below the anticipated performance levels. During this MTSF period, more focussed attention will therefore be made on Urban development (IRDP Projects) in line with the KZN HSMSP and PDAs. Additional interventions to fast track title deeds will also be implemented.

The Department has been experiencing severe fiscal constraints, this together with the service delivery challenges facing the Department requires the Department to be more responsive and innovative in its endeavour to create sustainable human settlements to improve the quality of household life in the Province.

Key challenges with human settlement delivery include the following:

- IRDP projects has not fully resulted in the creation of integrated and sustainable human settlements;
- Large scale rural housing projects are not following the full planning process of creating integrated sustainable human settlements;
- Limited Bulk Infrastructure to fast track the IRDP and Catalytic Projects in all secondary cities;
- Lack of a Funding Model to undertake IRDP /Catalytic projects;
- There is limited financial resources from the equitable share to appoint professional staff. Hence Contract staff are appointed utilizing Operational Capital Budget (OSCAP) funding; and
- The organisational structure not aligned to support the mandate and strategy of human settlements.

Interventions to address the above include:

- The repackaging of current IRDP projects that are in planning to address all land use and the allocation of serviced residential stands and top structures to persons who do not qualify for subsidies at a varied cost depending on the income and profile of the households;
- Strengthening relations with the ITB to package sustainable human settlements in economic nodal areas within rural areas;
- Strengthening stakeholder relations for better integration and prioritization of bulk infrastructure for priority nodal areas;
- Funding model and cross-subsidizing to address housing needs for all income groups;
- Better integration with planning and social/rental housing programmes;
- Organisational structure is to be aligned to support the mandate and strategy of human settlements; and
- A holistic and integrated Housing Consumer Education strategy was needed to address the duplication of functions and pooling of resources;

4.2.1 Management of Informal Settlements

In line with the New Urban Agenda as well as national and provincial priorities, the Department seeks to facilitate urban development with the provision of integrated and sustainable human settlement development to marginalized communities to achieve equity and prosperity. The human settlement programmes supporting the management of informal settlements are intended to progressively ensure access to social and economic services, social integration and economic growth and development as well as address spatial disparities. The informal settlements within this Province remains a key focus area for the Department in line with its MTSF areas of priority.

Census 2011 data indicates that there are 148,889 households, containing 378,988 individuals who live in shacks not in backyards. An estimated 75% of these households are within the Province's metropolitan area of eThekwini. This is noticeably higher than the 38% proportion of all households in the Province who live within the metropolitan area; according to the Census 2011.

In addition, the number of households living in shacks and not in backyards has decreased in the Province whilst a significant increase of 38% of households living in backyard shacks between 2011 and 2016 is noted.

An increase in informal settlements in major cities and towns within the Province is a direct result of rapid urbanization for economic opportunities and improved livelihoods.

The Department further undertook an assessment and categorization process of all informal settlements in KZN. A total of 937 informal settlements where identified with an estimated 394,316 informal dwellings. This indicates an increase in the number of informal dwellings compared to Statistic SA's CS 2016 figure of 245,167.

The summary of informal settlements identified across the Province per district is distributed as follows:

Table 1: Informal Settlements per Metropolitan area/District

METROPOLITAN AREA/DISTRICT	NUMBER OF INFORMAL SETTLEMENTS	NUMBER OF STRUCTURES
eThekwini	730	310,613
Amajuba	7	3,032
Harry Gwala	9	5,197
Ilembe	22	15,783
King Cetshwayo	8	1,531
Ugu	10	3,979
uMgungundlovu	115	29,170
uMkhanyakude	5	12,910
uMzinyathi	8	1,854
uThukela	8	3646
Zululand	15	5452
Total	**937**	**394,316**

Source: Report on the identification, location and verification of Informal Settlements in KwaZulu-Natal, April 2018

The majority of the informal settlements are concentrated within the eThekwini metropolitan area, i.e. 78% following by 12% within the uMgungundlovu district. There are currently an estimated number of 145 projects (planning and construction stage) addressing various informal settlement areas within the Province.

The informal settlements within the eThekwini metropolitan area is further aggravated by the utilisation of Temporary Residential Accommodation (TRA) to relocate individuals from the informal settlements surrounding stadiums that were needed for the 2010 World Cup.

Subsequent to this, additional TRA's were established to relocate families from other informal settlements that were being upgraded, with respect to services installation (water/sanitation). These families were living in inhabitable conditions and on the way of services and top structure construction. This transitional arrangement was meant to last to the maximum of 18 months and the families would thereafter be relocated to permanent housing solutions. However, delays with the planning processes for the Greenfield projects has contributed to the longer stay of families in the interim shelters.

Of the original 71 TRA's, 26 have been relocated city wide between 2013-2018. 3557 families have been relocated and 1905 units demolished. The Municipality has a detailed action plan comprising short, medium and long-term interventions for the total eradication of the remaining structures.

The synopsis is as follows:

• Short- term Intervention: To address 5 TRA's with less than 10 families in each. The Operation Sukuma Sakhe (OSS) Intervention Programme will be utilized to build houses within identified infill areas in close proximity to the TRA.
• Medium–term Intervention: To address 14 TRA's with less than 50 families in each. This category is linked to projects currently being implemented and it is anticipated that the relocations will commence during 2020 calendar year.
• Long–term Intervention: To address 26 TRA's with families that range from 50-1,500 in each. Remedial measures include amongst others the land identification and assessment processes to accommodate the families and accommodation of families to existing projects.

Notwithstanding the service delivery initiatives that have been undertaken to address informal settlements within the Province, the management of informal settlements still remains a formidable task. Contributory factors to this include amongst others: insufficient bulk infrastructure (water/sanitation/electricity) funding; socio/political issues; dense informal settlements that require relocation and people are reluctant to move to other areas that are far from their place of employment. In addition, the shortage of suitable land due to apartheid planning legacy; land invasion/illegal occupation of land in undevelopable areas; and 'Shack-lordism" continue to be deterrents of the effective management of informal settlements.

In consultation with various key stakeholders, the Department has revisited it's strategy to address informal settlements so as to achieve a planned informal settlement approach that entails the development of legal instruments to regularise informal settlements (for example; the use of special zones in the municipal land use management schemes) and recognition of rights of residence.
The approach will entail an element of agreement on minimum health and safety standards and progressively upgrade these standards as regularised informal settlements are brought into the mainstream urban fabric.

Programmes that complement the incremental formalization of informal settlements includes: the provision of well-located rental accommodation, mobilization of well-located public land for low income and affordable housing, as well as the utilization of the FLISP to address affordability challenges in the middle- income market. The planning and implementation of catalytic projects also plays an integral role in addressing informal settlements within the Province.

The continuation and fast tracking all contractually committed projects within these Programmes as well as increasing the provision of serviced sites to accommodate more families due to budget constraints will be undertaken.

4.2.2 Security of Tenure

The reduction of the title deed backlog [i.e. The Title Deed Restoration Programme (TRP)] remains a key MTSF priority. This Programme was established with the main objective of ensuring that approved subsidy beneficiaries for a period up to 31st of March 2014 obtain their title deeds. The programme is in line with the Freedom Charter clause, which promotes the provision of houses, security and comfort. The fast tracking of the issuing of title deeds is intended to not only facilitate entry into the economy by homeowners but also to provide dignity of full ownership. The reduction of the title deeds backlog will have a marked impact on the lives of beneficiaries who will then realise the economic value of their asset as well being able to secure financial loans to improve their house.

The title deeds backlog countrywide stands at 800,000 and in the Province is 150,648 (comprising 23,215 for the pre-1994 and 127,433 for the post-1994). For the period 2015/16 to 2018/19 a total of 23 665 (inclusive of both pre and post 1994) title deeds have been issued. Challenges associated with beneficiary administration/formalization and regularization, township establishment and opening of township registers, land acquisition in R293 townships, settlement of outstanding debt on utilities of rates and services have all impacted on the slow progress made towards addressing the backlog. Strategies to mitigate this backlog inclusive of additional capacity and strengthened internal and external institutional arrangements have been undertaken.

The establishment of a dedicated Directorate supported by the Departmental district planners has been finalised and is currently managing the entire title deed process. The streamlining of processes at a district level together with the implementation of strategies to address core challenges that impede achievement of the targets will be continued during the forthcoming year.

4.2.3 Radical Economic Transformation

Public Procurement has been identified as a prime vehicle for driving the radical economic transformation agenda of the Government. In driving radical economic transformation, emphasis will be placed on utilizing the pre-qualification criteria, which allows for the advancement of selected categories of people in a manner that does not impede on the principles of fairness, equitability and competitiveness as enshrined in Section 217 of the Constitution.

The Province is characterized by high levels of youth unemployment, youth-headed families, lack of skills, poverty, and inequality. Four of districts with the Province have 50% of unemployed women and youth. Unemployment leads to amongst others, drug abuse, criminal activities, human trafficking, prostitution, begging, teenage pregnancies, high rate of HIV & AIDS in young people. In addition, women and youth in rural areas are confronted with challenges relating to fewer opportunities for education and training, smaller industrial base for employment and business opportunities and fragmented services to support economic empowerment of the designated groups (i.e. women, youth and persons with disabilities).

The Department is therefore committed to supporting the key national priority of the empowerment of designated groups through programmes aimed at supporting businesses and providing employment opportunities. It's commitment is further exemplified by the establishment of a dedicated directorate to address the social and economic transformational agenda of the human settlements sector. In order to support businesses of these groups, the Department has devised a strategy to provide skills and capacitate businesses through varied programmes including Targeted Procurement, Siyakha Incubation Programme and EPWP. Through these programmes, the Department aims to contribute to objectives of radical economic transformation promoting social and economic transformation and optimizing participation of these groups in the human settlements value chain.

The successful implementation of these initiative is however dependent on sufficient budget allocations, a clear implementation strategy of the Preferential Procurement Regulations, 2017 and a dedicated database of companies owned by designed groups. The Department will therefore need to ensure that there is a clear economic empowerment strategy for all designated groups, devise a clear material supply strategy and a funding model for emerging businesses. In addition, Public-Private Partnerships as well as business and technical support for cooperatives needs to be focussed upon.

4.2.4 Integrated Planning

In line with Government Priority 5, the Province needs to ensure that human settlements are transformed to improve the quality of household life through spatial targeting and equity, economic competitiveness and environmental sustainability. The Department is to achieve this through:

- The provision of liveable neighbourhoods;
- The promotion of access to adequate housing;
- A functional residential property market; and
- Facilitating the access to well-located land for human settlement developments.

The Department has aligned its project planning and implementation to the PSEDS by ensuring that human settlement developments are undertaken within the identified priority intervention areas as illustrated hereunder:

Map 1: Human Settlement Development projects aligned to the PSEDS
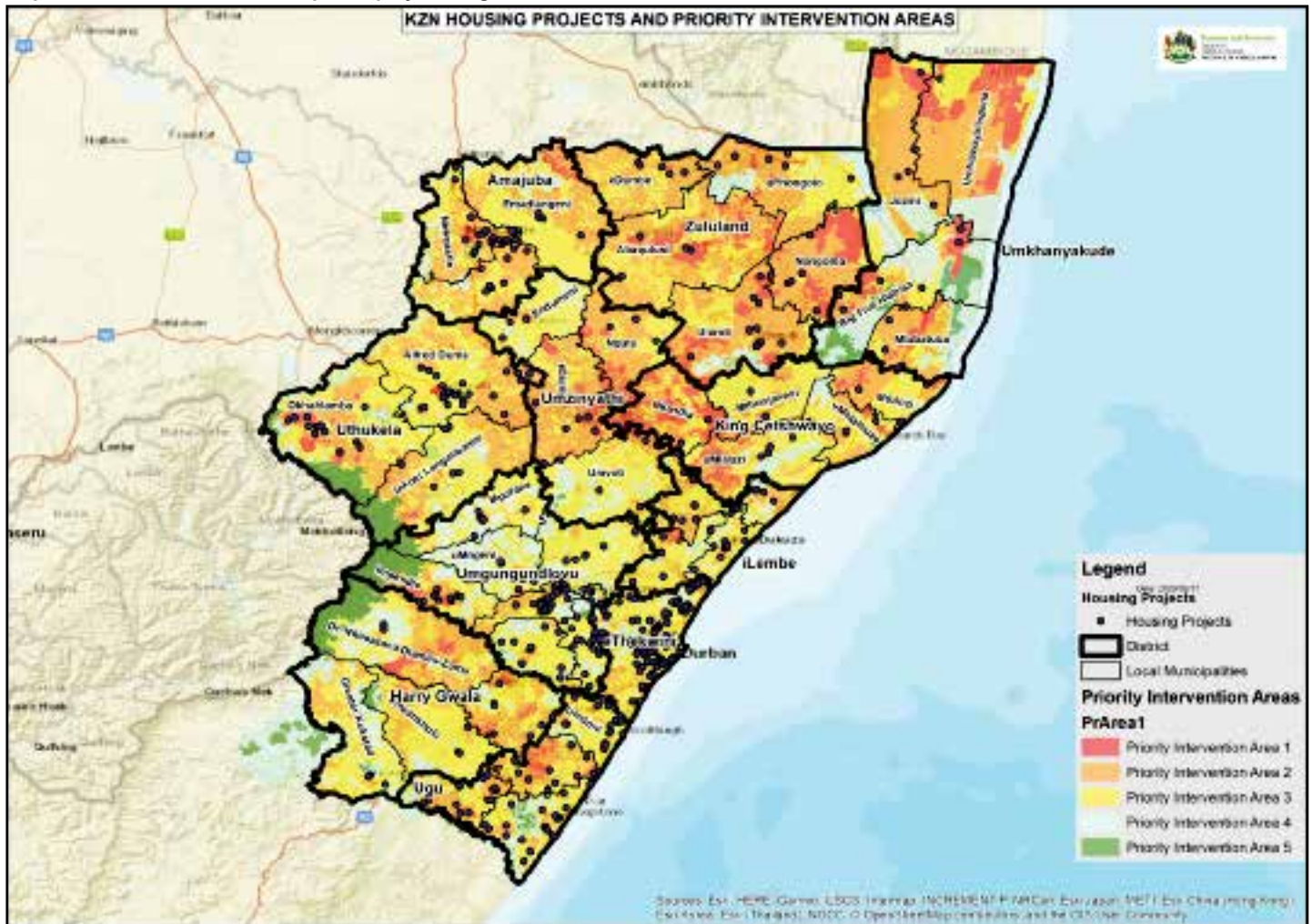
Source: KZN Human Settlements Master Spatial Plan and Departmental Data

One of the mechanisms to achieve the above, is through the implementation of the KZN HSMSP. The KZN HSMSP is aimed at streamlining the planning processes to enable the implementation of strategic spatial interventions that will contribute to sustainable human settlements. It is expected to take into consideration the impact the spatial investment will have on the lives of communities. This Plan is aligned to the national investment framework as well as to provincial imperatives as articulated in the PGDP. It further looks at densification and restructuring in urban areas, highlighting the PGDP strategy for compact urban spatial transformation. The KZN HSMSP further proposes a model for land identification and prioritisation. It has provided a horizon for land needs in each of the identified Focus Areas to the year 2030.

A key instrument of the KZN HSMSP is the creation of PDAs. PDAs are intended to advance human settlements spatial transformation and consolidation by ensuring that the delivery of housing is used to restructure and revitalise towns and cities, strengthen the livelihood prospects of households and overcome apartheid spatial patterns by fostering integrated urban forms. The six PDA's that have been gazetted within the Province are as follows:

1. eThekwini Central Business District Node
2. Umlazi
3. Umhlanga/Cornubia/Mawothi
4. Ballito/Shakaskraal Development Area
5. Greater Empangeni North
6. Edendale

Reflected hereunder at the human settlement development projects that are aligned to the KZN MSP

Map 2: Alignment of human settlement development projects to the KZN HSMSP
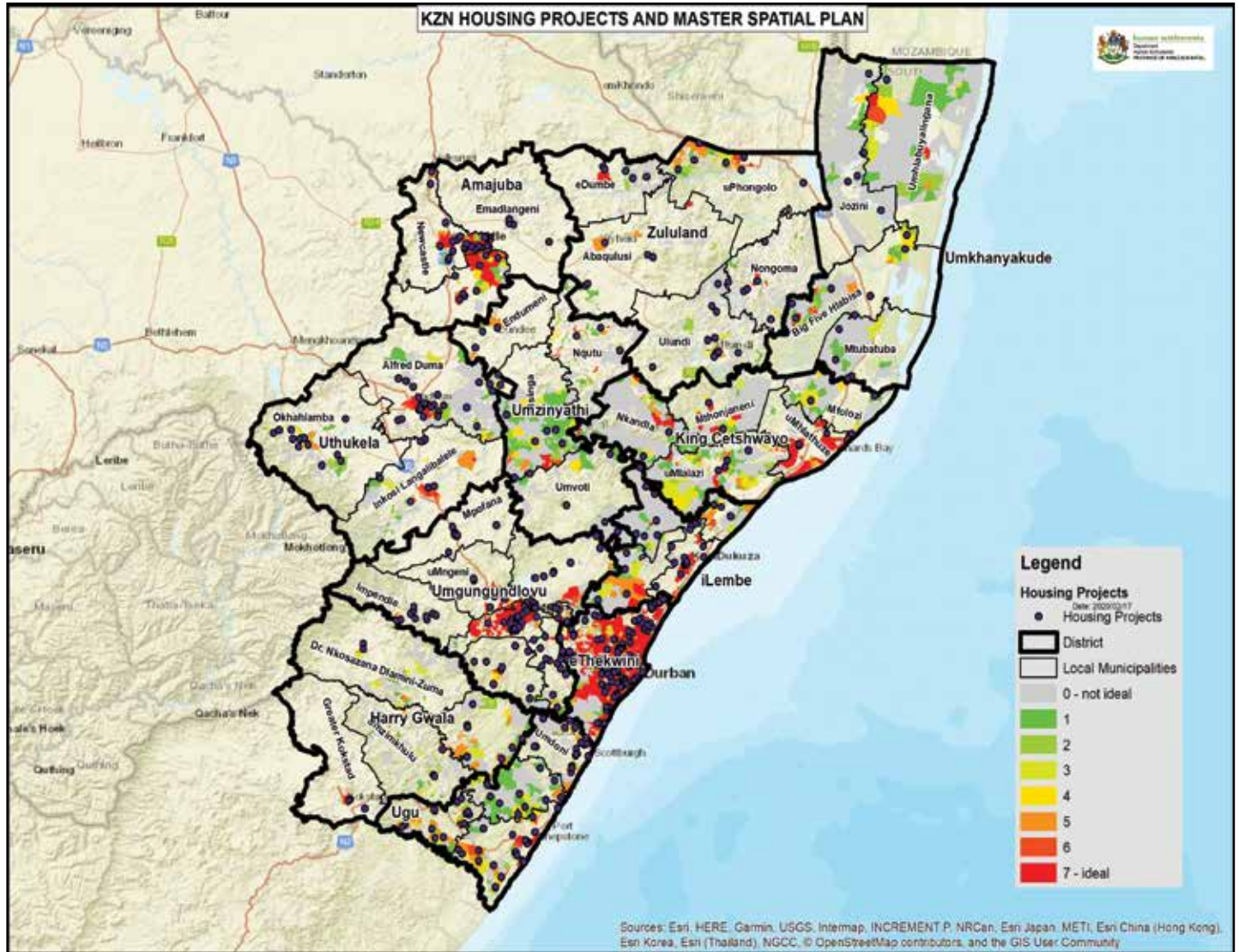
Source: Departmental Data

Catalytic Projects

In support of Priority 5, the Department is also contributing to poverty alleviation and economic growth stimulation through investment in catalytic projects. The catalytic projects are expected to contribute to the principles of the PGDP by providing housing opportunities to people at the low end of the housing market. The Department proposes to transform informal settlements via the ISUP; IRDP; Enhanced Peoples Housing Process Programme (EPHP) and the middle-income market. In this way, people living in informal settlements have greater opportunity to access tenure of housing, economic and social opportunities. Through the investment in large- sized projects, municipalities will be able to implement projects to derive benefits from economies of scale. The Department has eight catalytic projects that are strategically aligned to maximise the investment potential of the Province with the eThekwini, Umhlathuze, Newcastle and iLembe areas. The total estimated yield of these projects is 114,460.

4.2.5 Strategic Partnerships

To meet its legislative and policy mandates the Department is continually fostering and strengthening relations with key stakeholders within the construction environment. These include amongst others, the ITB, municipalities, other government departments and organs of state, Community Based Organisations (CBO) and financial institutions.

In line with the PGDP's Strategic Objective 3.4: Sustainable Human Settlements, the Department has established a fully functional Action Work Group to address strategic interventions relating to integrated housing delivery within the Province. This Action Work Group comprises strategic partners that both influence and make a positive change on human settlement delivery in the Province and includes amongst others, the Housing Development Agency (HDA), COGTA, Accredited Municipalities, District Municipalities, ITB, Water Authorities and CBOs / Non-Governmental Organisations (NGOs) such as the Federation of Urban and Rural Poor, and ABM.

The Work Group ensures that there is an alignment of plans by various stakeholders thus ensuring that the objectives of PDGP's Strategic Objective 3.4: Sustainable Human Settlements are met, that resources are shared, bottlenecks in the implementation of projects are eliminated thus fast tracking delivery and meeting the intended targets.

4.3   INTERNAL ENVIRONMENT ANALYSIS

4.3.1 Human Capital Management

The Department is reviewing its organisational structure in line with the District Service Delivery Model as endorsed by the Presidential Co-ordinated Council and the KZN Provincial Executive Committee. This realignment will be responsive to the promotion of the principles of the NDP and other priority areas to support the achievement of integrated planning services for human settlements and government priorities. In order to strength capacity, there will be dedicated business units for the management of informal settlements, the TRP and radical economic transformation. Strong emphasis will also be given to community participation to address social challenges faced with communities and service delivery protests.

In order to address the skills disparities of the Department, the Department will be implementing the following developmental programmes to build a pool of skilled professionals within the built environment field:

- Graduate Internship Programme;
- Bursary Programme;
- National Scholarship Programme;
- Graduate Mentorship Programme;
- Training Programmes;
- Adult Education and Training Programme; and
- Work Integrated Learning Programme

In addition, emphasis will be placed on the implementation of the Work Place Skills Plan to enhance skills of the existing employees.

The Provincial cost containment measures for the recruitment processes has impacted on the timeous provision of adequate human resources. The implementation of a Human Resource Management Plan and the Service Delivery Improvement Plan will support the core functions of the Department in the achievement of the Department's mandate.

As at December 2019, there are 769 posts on the post establishment. Of this, 677 are within the salary levels 01 to 12 and 30 posts are within the salary level of 13 to 16. The vacancy rate is 8%.

In terms of the transformation profile of the Department:

- Females at senior management level are at 57%;
- Employees with disabilities are at 2,12%; and
- Black employees at senior level are at 67%.

The Department will continue to drive the implementation of Strategic Pillars of Employee Health and Wellness (HIV/ AIDS & Tuberculosis Management; Health and Productivity; Safety, Healthy, Environment, Risk and Quality and Wellness Management) as well as promote sound employer–employee relationships that contribute to satisfactory productivity, motivation and morale. Relations with organised labour will be strengthened to promote labour peace, morale, and productivity within the Department. The principles of Consequence Management will also be applied to enforce and ensure accountability.

4.3.2 Governance Issues

4.3.2.1 Risk Assessment and Mitigating Strategy

In line with Priority 6 (i.e. A Capable, Ethical and Developmental State) and the KZN provincial priority relating to the building of a caring and incorruptible government, this Department will continue to place great emphasis on the promotion of good governance, accountability and best practices within the service delivery environment. Of critical importance to this are risk management functions which are inclusively enshrined towards ensuring Good Governance in all facets within the service delivery model. In attaining these areas of good governance, a greater demand placed with the development of a fair and transparent process of managing inherent impediments of achieving success in this changing environment. The development of a risk model to meet these demands are illustrated in the Risk Framework, as aligned in with supporting regularity prescripts, namely:- a Risk Strategy, Risk Policy with sound determination of a risk appetite based on the tolerance level that will be acceptable to the Department in managing its Risk Register. Emphasis on managing risk related to Ethics, inclusive of Fraud Risks has become a fundamental driver of service delivery to attain and promote professional ethos, inclusive of strengthening capacity to meet to obligations of the service delivery model.

A Fraud Prevention Plan, including a sound and working Whistle Blowing Policy, drives the promotion of good governance, in support of the code of conduct. The management and monitoring of Financial Disclosures, including Gifts and Donation is crucial in achieving sound governance practices.

4.3.2.2 Report of the Auditor-General for the 2018/19 Financial Year

The Department received an unqualified audit opinion for the 2018/19 financial year. The Department has initiated Audit Strategy Meetings to strategize on further controls, measures and systems to be implemented to mitigate the risks of recurring audit findings. This will culminate in an Audit Improvement Strategy (AIS) to be presented at the quarterly Cluster Audit Risk Committee meetings. This AIS places emphasis on further procedures and controls to be implemented with timelines to monitor progress on these audit findings.

The Department has strengthened controls in respect of the weaknesses identified during the audit cycle in terms of the following areas:

•   Supply chain management (SCM) relating to procurement and asset management;
•   SCM relating to irregular expenditure;
•   Subsidy Administration;
•   Budget relating to unauthorized expenditure;
•   Contracts Management; and
•   Human Resource Management.

The Department will also continuously ensure that expenditure incurred is accounted for under the main division and applications of virements in line with the Public Finance Management Act as well as Treasury Regulations to minimize the risk of Unauthorized Expenditure.

Monthly Budget Advisory Committee meetings are held to ensure that each Programme is utilizing their monthly allocations and these meetings are a monitoring tool to avoid possible over and under expenditure within the main divisions. Checklists and Standard Operating Procedures have been implemented to timeously detect Irregular, fruitless, and wasteful expenditure and to mitigate the risk of recurrence.

Investigations are being fast-tracked to determine liability of any official and the appropriate action will be taken against officials for any transgressions. Consequence management has become mandatory for all transgressions within the Department and will be enforced going forward to ensure good governance and to comply with all Batho Pele principles.

EMADUNGENI EPWP GRADUATION IN UBUHLEBEZWE LOCAL MUNICIPALITY

PART C: MEASURING OUR PERFORMANCE

5. Institutional Performance Information

5.1. Measuring the Impact

IMPACT STATEMENT	SUSTAINABLE LIVELIHOODS THROUGH TRANSFORMED HUMAN SETTLEMENTS

5.2 Measuring Outcomes (Implementation Delivery Model)

NDP FIVE YEAR IMPLEMENTATION PLAN PRIORITY:			
NDP & PGDP Alignment	Chapter 8 Transforming Human Settlements and the National Space Economy		
MTSF PRIORITIES	Priority 1: A Capable, Ethical and Developmental State Priority 2: Economic Transformation and Job Creation Priority 5: Spatial Integration, Human Settlements and Local Government		
Outcome	Outcome Indicator	Baseline	Five Year Target
1. Improved good governance	A clean audit outcome	Unqualified audit outcome	5
2. Spatial transformation through multi-programme integration	Number of catalytic projects implemented	5	7
	Number of projects implemented within the gazetted PDAs	New Indicator	51
3. Adequate housing and improved quality living environment	Number of informal settlements upgraded	New indicator	5
	Number of BNG houses delivered through housing programmes of the housing code	101,403	79,236
	Number of serviced sites delivered through housing programmes of the housing code	29,558	26,947
4. Improved Security of Tenure	Number of title deeds registered (pre-1994 and post 1994)	22,815	165,788
5. Economically transformed Human Settlements sector	Number of economically empowered companies of designated groups	New indicator	250

5.3 Explanation of Planned Performance over the Five Year Planning Period

5.3.1 Improved good governance

This outcome is relevant to Programme 1: Administration. The aim of the Programme is to maintain and ensure good governance in the delivery of human settlements, adhering to the King Code of good governance. Of relevance to this Programme is Government Priority 1, namely: A Capable, Ethical and Developmental State.

The purpose of the Programme is to:

- Provide overall strategic leadership, coordination and management of strategies towards the achievement of sustainable human settlements for all people in the Province of KwaZulu-Natal;
- Administer the Department in line with good governance practices; and
- Formulate and/or review policies and strategies in line with legal prescripts and national and provincial priorities.

Management is committed to conform to the governance principles as enshrined in the King Code of Governance for South Africa. A number of governance structures are in place to assist the Accounting Officer and the Executive Authority in governing the business of the Department in a fair, responsible and transparent manner. These structures include the Departmental Management Structures, Ethics Committee, a Departmental Risk Management Committee, and the Audit Committee to provide independent oversight. These structures strive to ensure a stance of zero tolerance on fraud corruption and maladministration of public funds. In partnership with the Provincial Internal Audit Services, regular internal audits are conducted to detect inefficiencies in systems and controls.

The department has also placed the provision of skilled human capital at the top of its priorities. The human resource plan is reviewed annually to be aligned to the vision and mission of the department. The IT strategy is reviewed annually. Information and Communication Technology (ICT) forms an integral part of the Department in ensuring efficient and effective use of ICT resources, as a key enabler of service delivery. Governance structures, processes and procedures are in place to ensure accountability and responsibility with the use of ICT with the Department.

Budget expenditure is strictly monitored through relevant governance structures. Performance is also managed and reported on a monthly basis in terms of the Monitoring Framework.

5.3.2 Spatial transformation through multi-programme integration

Programme 2 is fundamental for the effective and efficient human settlements development planning for sustainable livelihoods. It is key to the achievement of government Priority 5. Of importance here is also policy and research as well as capacity building support to the municipalities. The implementation of an integrated implementation programme for priority development areas for sustainable human settlements will ensure that human settlements development is undertaken in an integrated and sustainable manner to achieve sustainable livelihoods. The Programme thus promotes the implementation of sound planning principles, with strengthened capacity and the effective development of policies that support and facilitate human settlements delivery.

Strategic mandates that govern this Programme include amongst others, the NDP, the PSEDS, PGDP, the BNG comprehensive plan for housing delivery and the DDM. This Programme has three sub-components.

5.3.2.1 Product Development

The following policy initiatives are planned in this new MTSF to support sustainable human settlements delivery.

Climate Change

The KZN Department of Human Settlements has recently entered into a Memorandum of Understanding with EDTEA to take urgent action towards the impacts of climate change on urban, rural and coastal human settlements by implementing climate smart projects through the Climate Change Flagship Programme hosted by the EDTEA. The Department's Policy and Research Directorate has drafted a desktop research report on the effects of climate change on human settlements to provide a foundational understanding of the subject matter and to make suitable recommendations to deal with the short-term and long-term impacts of climate change. The Department will conduct further research and develop policy guidelines to address climate change and other environmental aspects as an on-going process that directly affects human settlements.

KZN Anti-Land Invasion and Monitoring Strategy

The province is faced with the continuous proliferation of informal settlements and land invasions. Most of these informal settlements have developed through the invasion of privately or state-owned land which negatively affect service delivery. The process of transferring such occupied land to municipalities is cumbersome and restricts the department from exercising its mandate in providing human settlements to the needy. The illegal letting and selling of sites by individuals who plan and lead land invasions has also become prevalent in the Province. Despite the development of an informal settlements upgrading and management strategy to expedite housing delivery to its homeless citizens, land invasions remain a critical disabler to service delivery within the Province.

In order to circumvent some of the challenges mentioned the Department has developed the KZN Anti-Land Invasion and Monitoring Strategy.

- To promote cooperative government in all spheres of government in the management of land invasion/unlawful occupation of state owned immovable assets in the KZN Province;
- To provide a tool which may also be used by the municipalities in managing and controlling invasion/unlawful occupation of land;
- To established structures with roles and responsibilities in managing invasion/unlawful occupation of land;
- To monitor invasion/unlawful occupation of land and provide necessary interventions to avert further occupations unlawfully; and
- To adopt a proactive approach and provide awareness on planned human settlements development programmes.

5.3.2.2. Municipal Support and Consumer Education

This component will be critical in this MTSF to strengthen institutional support to promote the urban development agenda; Capacity building initiatives will be intensified in addressing priorities such as women and youth empowerment programmes. Housing Consumer Education will be intensified and revitalized to support the notion of sustainable livelihoods.

5.3.2.3 Integrated Planning

Key initiatives of this Programme include:

•   The roll out of the KZN HSMSP as adopted by the KZN Provincial Cabinet. A long term Integrated Plan for sustainable human settlements will be developed and implemented.
•   Continued planning of the identified catalytic projects;

Informal Settlements Upgrade Programme

The management of informal settlements in the Province remains a key priority for the Province and a challenging one as informal settlements remain a moving target. The management of informal settlements within the eThekwini metropolitan area in particular, is aggravated by the utilisation of Temporary Residential Accommodation (TRA) to relocate individuals from the informal settlements surrounding stadiums that were needed for the 2010 World Cup. Of the original 71 TRA's, 26 have been relocated city wide between 2013-2018.

The Municipality has a detailed action plan comprising short, medium and long-term interventions for the total eradication of the remaining structures. Remedial measures include amongst others the land identification and assessment processes to accommodate the families and accommodation of families to existing projects.

Catalytic Projects

The Department is also contributing to poverty alleviation and economic growth stimulation through investment in catalytic projects. The catalytic projects will contribute to the principles of the PGDP by providing housing opportunities to people at the low end of the housing market. The Department proposes to transform informal settlements via the ISUP; IRDP; EPHP and the middle-income market. In this way, people living in informal settlements have greater opportunity to access tenure of housing, economic and social opportunities.

The Department has eight catalytic projects that are strategically aligned to maximise the investment potential of the Province within eThekwini, Umhlathuze, Newcastle and iLembe areas. The total estimated yield of these projects is 114,460.

Formalization of informal settlements

Programmes that complement the incremental formalization of informal settlements includes: the provision of well-located rental accommodation, mobilization of well-located public land for low income and affordable housing, as well as the provision of the Finance-Linked Individual Subsidy Programme to address affordability challenges in the middle-income market.

5.3.3 Adequate housing and improved quality living environment

Programme 3 is responsible for the core mendate of the Department and serves to promote effective and efficient human settlements delivery through various housing subsidy instruments to achieve the national priorities targets, as per the MTSF. This Programme is fundamental in the realisation of the Department's vision and mission.

The housing programmes implemented by this Programme include FLISP, EPHP, ISUP, IRDP, Emergency Housing and OSS, as well as Social/Rental Housing, CRU's, Rectification/Rehabilitation

Finance Linked Subsidy Programme

FLISP is also a key focus area for the achievement of sustainable Human Settlements. In order to increase the supply of middle-income market housing to meet the high demand, the Department will intensifying engagements with the private sector developers and financial institutions. Greater emphasis will be given to IRDP projects, which will make available serviced sites for middle- income market housing. The promotion of the urban development agenda therefore remains a primary area of intervention for the Department.

5.3.4 Improved Security of Tenure

The reduction of the title deeds backlog will have a marked impact on the lives of beneficiaries who will then realise the economic value of their assets. In addressing the title deeds backlog, Built Environment Service providers including social facilitators, conveyancers, and land surveyors will be appointed to attend to the opening of township registers, pegging of sites, beneficiary administration and conveyancing matters. The continued implementation of strategies to reduce the title deeds backlog will be prioritised over this MTSF period with 97 473 title deeds issued on just theTRP.

The national department of Human Settlements plays a keen supporting role in this programme. The streamlining of processes at a district level together with the implementation of strategies to address core challenges that impede achievement of the targets will be strengthened.

Social Housing Programme

In terms of the proposed structure this will be implemented under Programme 4 of the department. The provision of Social Housing complements the initiatives undertaken to address the ISUP objectives. The Department's provincial database for all accredited Social Housing Institutions is being increased to include more SHIs, especially the ones that are women owned. Municipalities have embarked on a process of making land available to these institutions as per their land disposal policies. This will enhance and upscale the delivery of Social Housing units within the Province. The recently approved Social Housing Roll out Plan details delivery plan of 8199 social housing units in the next 5 years.

Community Residential Units Programme

This programme aims to create a sustainable, affordable and secure rental housing option for households earning between R800 and R3,500 per month. The implementation of projects is guided by Provincial norms and standards of the programme to ensure that the Department develops viable and sustainable projects within reasonable costs. This programme is also placed under Programme 4 of the department In terms of the proposed structure.

Rehabilitation of pre-1994 stock

Also implemented through Programme 4 is the rehabilitation of all dwellings built from the early 1930's up until 1994, including houses in R293 towns and those constructed within the ex- own affairs areas.
Some of the houses were transferred without appropriate services whilst others were transferred "voetstoots" and were in a state of disrepair due to structural defects. Therefore, the program specifically focuses on the improvement of municipal engineering services where inappropriate levels of service were delivered, which may include renovation, upgrading or the complete reconstruction of dwellings that are severely structurally compromised. The Department has entered into contractual arrangements with the municipalities for the rehabilitation of housing units in terms of the minimum requirements as set by the NHBRC.

The rollout of the projects has thus far been successful albeit limited due to the reduced HSDG funding allocation. The balance of funds in the Municipal Housing Operating Accounts are also being accessed for this Programme.

Maintenance Program

The deterioration of buildings due to the lack of maintenance can lead to future financial burdens, pose legal and other challenges would affect the delivery of sustainable and habitable housing. The maintenance program therefore undertakes day- to- day maintenance of Government immovable assets (flats, houses and vacant land) which need to be properly maintained to ensure that they continue to function as efficiently and effectively as possible.

In view of the intention to rehabilitate and transfer ownership to beneficiaries, the maintenance target for the MTEF has been limited to repairs of defects that pose danger to life and limb as well as health/hygiene risks and to mitigate wasteful or fruitless expenditure.

The maintenance budget and target in terms of the MTEF will be reduced on an annual basis on a sliding scale, as immovable assets are being either transferred to beneficiaries or devolved to the respective municipalities.

Programme 4, in line with Priority 5, seeks to promote the security of tenure through the transfer of pre-1994 properties to beneficiaries, for both the municipal and departmental stock. This output is also part of the National Department's title deed restoration programme, which seek to eradicate the tittle deeds backlog. The APP will details outputs pertaining to the finalization of the sales agreement with beneficiaries, which also support the promotion of security of tenure. In addition, the outputs relating to the maintenance and rectification of units is to rehabilitate and transfer ownership to beneficiaries.

The devolving of land to municipalities provides for improved access to land to provide for the development of decent integrated and sustainable human settlements.

5.3.5 Economically transformed human settlements sector

Through Programme 3 the Department will develop and implement a strategy to provide skills and capacitate businesses owned by designated groups through varied programmes including the incubator programme and EPWP. Funds from the HSDG will be allocated to women-owned companies and 10% of work to youth-owned business 3

Explanation of the outcomes contribution to the achievement of the impact.

The mission of the department is **to transform human settlements into liveable neighbourhoods through integrated housing programmes in areas with major economic opportunities and empowerment of designated groups.** The Department will further contribute to job creation through providing relevant skills training and institutionalise the empowerment of designated groups.

The integrated residential development programme and the informal settlements upgrade programme efficiently implemented, strong stakeholder collaborations and empowerment and a viable application of policies will lead to these outcomes, thus making the impact of **Transformed human settlements and sustainable livelihoods.**

The APP has been detailed with the outputs that will ensure that the outcomes are achieved.
The Operational Plan will further provide detailed inputs and activities that will be undertaken to achieve the desired impact.

OUTCOME	OUTCOMES CONTRIBUTION TO THE ACHIEVEMENT OF THE IMPACT
1. Improved good governance	Policies and systems governing operations are key for the successful and effective strategy implementation in order to guide and enable the achievement of the vision and mission and the desired impact
2. Spatial transformation through multi-programme integration	This is fundamental to the creation of sustainable human settlements. Without an all-embracing plan to create transformed human settlements, sustainable livelihoods can never be achieved.
3. Adequate housing and improved quality living environment	This refers to transformed human settlements delivered in line to the "Breaking New Ground policy" using all the housing instruments as provided for in the Housing Code and effectively responding to the government priorities 2 and 5
4. Improved Security of Tenure	The reduction of the title deeds backlog will have a marked impact on the lives of beneficiaries who will then realise the economic value of their assets
5. Economically transformed human settlements sector	Government Priority 2 is most relevant to this outcome. The department here aims to provide economic empowerment by providing skills development and job opportunities to the designated groups throughout the human settlements value chain. The aim is not just to provide shelter but to do so in a manner that addresses poverty, unemployment and inequality.

The outcome indicators are considered relevant to the respective outcomes. The enablers to achieve the five-year targets are that:

• The policy environment will be conducive for the achievement of the set outcomes and outputs.
• Willingness towards integrated service delivery and institutionalisation of integrated planning and funding model.
• Critical skills will be acquired to enhance capacity to required competence levels.
• Good Governance will be adhered to in all areas of accountability and responsibility.

6. Key Risks

OUTCOME	KEY RISK	RISK MITIGATION
Improved good governance	Lack of appropriate information technology systems to assist the department meeting its business objective.	Develop and implement the IT Strategy (GWEA) and ICT Governance Framework
	Non-compliance with Supply Chain Management prescripts in the procurement of goods and services.	Effective implementation of Supply Chain Management prescripts in the procurement of goods and services.
		Monitor and investigate all unauthorised and irregular expenditure recorded in Irregular Expenditure Register in applying consequence management.
	Unstable allocation of budgets are hindering the Department in meeting its objectives	Monitor and implement stringent cost cutting measures on equitable share.
		Monitoring and implementation of approved business plans
	Organizational Structure not aligned to the service delivery model	Finalise organisational structure and align to service delivery model
		Review and approved Human Resource Plan to address the changes in the organizational demands.
Spatial transformation through multi-programme integration	Lack of integrated planning across spheres of government	Ensure co-operative governance and the co-ordination of the department's projects with other government spheres
	Effects of global warming and climate change on the human settlement patterns.	The development of a policy guideline to address climate change
	Delays and high costs associated with housing developments adversely affect service delivery	Innovative technology initiatives to be investigated and implemented for quicker and more cost effective delivery
	Decrease in allocated budgets to initiate, plan and package new projects.	To prioritize projects in terms of contractual commitments
		Request for additional ring fenced funding for planning initiatives.
	Delays with the eradication of informal settlements	Prioritization of planning and initiation of projects to address informal settlements are to be undertaken
		Focus on development of nodal areas to stimulate economic development and opportunities to curb effects of urbanization
	Insufficient bulk infrastructure funding	Lobby with National Department of Human Settlements to amend funding model
	No database of Housing Needs Register at Municipalities	Develop a Housing Needs Database at all Municipalities in the Province.
		Finalise housing allocation policy in line with Provincial allocation policy at all Municipalities in the Province

OUTCOME	KEY RISK	RISK MITIGATION
Adequate housing and improved quality living environment	Quality of information available with regard to Human Settlements planning	Initiate a planning programme that will ensure that the information used in planning is sufficiently comprehensive, up to date and accurate in order to adequately plan for the short and long term housing programmes
	Lack of integrated planning across spheres of government	Ensure co-operative governance and the co-ordination of the department's projects with other government spheres
	Delays with the implementation of the OSS Programme	More effective monitoring mechanisms to be implemented to monitor targets against delivery
	Land invasions on land parcels in Departmental property register.	To fast track projects on vacant land.
		Fast track the devolution of properties to municipalities.
Economically empowered designated groups	Inadequate database of designated groups	Enhance the database of designated groups
	Inadequate incubation programmes to promote the economic empowerment of designated groups	To create additional incubation programmes promote the economic empowerment of designated groups
	Lack of an EPWP Strategy	Develop and implement an EPWP Strategy
	Delays in transfers of title deeds by the State Attorney	Engage the services of private conveyancers to transfer title deeds to qualifying beneficiaries.
	Lack of a strategy to address the title deed restoration programme	Develop and implement a strategy to address the title deed restoration programme
Improved security of tenure	Municipalities inability to write off debt impedes the transfer of title deed to beneficiaries	Innovative methods need to be devised and implemented by municipalities to secure debt
	Delays with the issuing of compliance certification by municipalities	To establish stakeholder forums to address the issuing of compliance certification by municipalities

7. Public Entities

NONE

KWAXOLO RURAL HOUSING PROJECT IN RAY NKONYENI LOCAL MUNICIPALITY

PART D: TECHNICAL INDICATOR DESCRIPTION (TID)

Indicator Title	A clean audit outcome
Definition	Audit outcomes reflects adherence to good governance through compliance to PFMA prescripts
Source of data	• Auditor-General Report
Method of Calculation / Assessment	• Qualitative. A clean audit outcome received
Assumptions	That the Department will always be in compliance with legislation. • Officials are suitably qualified within their appointed posts' • Segregation of duties • Effective risk management practices
Disaggregation of Beneficiaries (where applicable)	n/a
Spatial Transformation (where applicable)	n/a
Reporting Cycle	Annual
Desired performance	Clean audit opinion
Indicator Responsibility	Chief Financial Officer

Indicator Title	Number of catalytic projects implemented
Definition	To undertake planning and implementation of large scale housing development projects, which directly stimulate and leverage much higher levels of development and address spatial, social and economic integration. Includes catalytic projects within the entire project planning and implementation cycle.
Source of data	Project Progress Reports/HSDG Business Plan/KZN MSP
Method of Calculation / Assessment	Number of approved projects undertaking the planning and implementation milestones
Assumptions	Planning milestones timeously obtained Adequate financial resources
Disaggregation of Beneficiaries (where applicable)	n/a
Spatial Transformation (where applicable)	Projects implemented within the KZN HSMSP and PDAs
Reporting Cycle	Annual
Desired performance	100% achievement
Indicator Responsibility	Chief Director: Integrated Planning and Chief Director: Sustainable Human Settlements

Indicator Title	Number of projects implemented within the gazetted PDAs
Definition	To undertake planning and implementation of human settlement development projects with the gazette PDA's of the Province. As at 17 May 2019, the following PDA's were gazette: 1. eThekwini Central Business District Node; 2. Umlazi; 3. Umhlanga/ Cornubia/Mawoti, 4. Ballito/Shakaskraal Development Area; 5. Greater Empangeni North 6. Edendale
Source of data	Project Approvals and Progress Reports/HSDG Business Plan/KZN MSP
Method of Calculation / Assessment	Number of approved projects undertaking the planning and implementation milestones
Assumptions	Planning milestones timeously obtained. Adequate financial resources
Disaggregation of Beneficiaries (where applicable)	n/a
Spatial Transformation (where applicable)	Projects implemented within the KZN HSMSP and PDA's
Reporting Cycle	Annual
Desired performance	100% achievement
Indicator Responsibility	Chief Operations Officer

Indicator Title	Number of informal settlements upgraded
Definition	Informal settlements upgraded in terms of the Informal Settlement Upgrade Programme with improved access to basic services and security of tenure.
Source of data	Close Out Reports
Method of Calculation / Assessment	Number of informal settlements upgraded
Assumptions	Adequate financial resources, Capacity of built environment
Disaggregation of Beneficiaries (where applicable)	n/a
Spatial Transformation (where applicable)	Projects implemented within the KZN HSMSP and PDAs
Reporting Cycle	Annual
Desired performance	100% achievement
Indicator Responsibility	Chief Director: Integrated Planning and Sustainable Human Settlements

Indicator Title	Number of BNG houses delivered through housing programmes of the housing code
Definition	Construction of housing units for the social housing/CRU/MVHP/Rural/ISUP/IRDP/FLISP/Consolidation and EPHP housing programmes within the Province
Source of data	HSS Tranche/Bulk Payments: Form 4 & D6 Progress Payments: Form 4, D6 & HSS Claim Report
Method of Calculation / Assessment	Total houses delivered on all housing projects the Province
Assumptions	Capacity of built environment, financial resources
Disaggregation of Beneficiaries (where applicable)	15% Women 2% Youth 1% Military Veterans 2% People with disabilities
Spatial Transformation (where applicable)	Where applicable, housing programmes are implemented to promote urban development and seeks to align to the KZN HSM where possible to promote spatial transformation.
Reporting Cycle	Annual
Desired performance	100% of target achieved
Indicator Responsibility	Chief Director: Sustainable Human Settlements

Indicator Title	Number of serviced sites delivered through housing programmes of the housing code
Definition	Provision of minimum level of services in terms of the National Norms and standards for all applicable housing programmes
Source of data	Tranche/Bulk Payments: Form 4, or Interim Payment Certificate Progress Payments: Form 4, HSS Claim Report, or Interim Payment Certificate
Method of Calculation / Assessment	Value of civil work completed converted to the number of service sites
Assumptions	Capacity of built environment, financial resources
Disaggregation of Beneficiaries (where applicable)	n/a
Spatial Transformation (where applicable)	Programmes contributing to this indicator is utilized to promote urban development and seeks to align to the KZN HSM where possible to promote spatial transformation.
Reporting Cycle	Annual
Desired performance	100% of target achieved
Indicator Responsibility	Chief Director: Sustainable Human Settlements

Indicator Title	Number of title deeds registered (pre-1994 and post 1994)
Definition	Provision of security of tenure to qualifying housing beneficiaries
Source of data	Tittle Deed Search Printout /Conveyances Certificates, FLISP- HSS Detailed Expenditure Report
Method of Calculation / Assessment	Total number of properties transferred for housing units
Assumptions	Beneficiary approvals finalized. Planning milestones achieved
Disaggregation of Beneficiaries (where applicable)	Disaggregation reflected under indictor for housing units completed
Spatial Transformation (where applicable)	n/a
Reporting Cycle	Annual
Desired performance	100% of target achieved
Indicator Responsibility	Chief Director: Sustainable Human Settlements

Indicator Title	Number of economically empowered companies of designated groups
Definition	To empower companies from the department's panel of companies of designated group with the provision of training, skills development, mentorship, coaching and allocation of work in line with the Siyakha programme
Source of data	Panel of companies for designated groups
Method of Calculation / Assessment	Number of companies of designated groups allocated with work by the Department
Assumptions	Availability of projects of a monetary value of over R30 million Panel of companies for designated groups comprises adequate representation of targeted groups
Disaggregation of Beneficiaries	30% Women 10% Youth 5% Military Veterans 2% People with disabilities
Spatial Transformation	n/a
Reporting Cycle	Annual
Desired performance	100% of target achieved
Indicator Responsibility	Director: Youth, Women, People with Disabilities Empowerment

CONSTRUCTION IN THE JIKA JOE COMMUNITY RESIDENTIAL UNIT PROJECT
IN MSUNDUZI LOCAL MUNICIPALITY

ANNEXURES TO THE STRATEGIC PLAN

ANNEXURE A: DISTRICT DEVELOPMENT MODEL

Five Year Planning Period			
Project Description and Budget Allocation	**District Municipality**	**Budget & Targets**	**Start & End GPS Coordinates**
Newcastle - Johnston-Blaaubosch Cavan (R275 mil) Total yield of 9600 units, MTSF Target 2,011 serviced sites and 1500 units	Amajuba	Planning Activities @ R850,000 for Phase 2&3	30,0881 -27,78267
Land Acquisition, (R53 mil) 1362 ha at Siyahlalala- Newcastle, and 51, 69 ha at Emandlangeni (Weltevredend).	Amajuba	Acquired Farm Bosch-hoek @ R53 million	29,9254 -27,782359
Newcastle N11 Community Residential Units and **Hospital Street Social Housing Project** **facilitated through the Social Housing Regulating Authority (SHRA),**	Amajuba	540 CRU Units R216M 1056 Social Housing units R387M	29.956636 -27.776809
Groenvlei Agri Village and Emandlangeni (R100mil) Rural Development and Human Settlements initiative. Feasibility underway. Corridor development plan **supported by Cogta**	Amajuba	Pre-feasibility study	30,2336998 -27,458800
Cornubia (R750 m), total yield 25000 Phase 2a = 3,200 sites and units Phase 2b = 3, 294 planning and 1000 sites	eThekwini	Planning Activities for Phase 2A @ R4 million	31,0293 -29,657449
Amaoti (R130 mil), total yield 20,000 Planning for estimated 20,000 sites; Interim Services to 5000 sites, delivery of 1,000 sites and units in Phase 1	eThekwini	Planning Activities @ R1 million	30,9956 -29,674898
Inner City Social Housing projects - Total Yield of 10387 Social Housing units Various social housing projects at planning stage.	eThekwini	5000 units at a Budget of R1.4 Billion	31,0142 -29,861944
KwaMashu /Bridge City total yield 27000 1,130 social housing units	eThekwini	1,130 social Housing units at a budget of R327m	30,9841 -29,724697
Umlazi (R450 mil) total yield 18000 2,000 sites and units	eThekwini	• Provision of Basic Services utilizing USDG • 400 sites serviced and 80 units built @R18.8 million • Planning Activities for Umlazi Infill Part 4 Phase 1-R2,000,000 • Planning Activities for Umlazi Infill Phase 6 @ R717,000-	30,8761 -29,977473
46 Transit Camps in Ethekwini incorporated as part of the Informal Settlement Upgrade Programme with budget of R2Bil for the Programme	eThekwini	5 transit camps with 25 families will be relocated @ R3 million	31,0011 -29,820581
300 CRU Community Residential rental units at Kokstad, and 150 at Ubuhlebezwe	Harry Gwala	300 units with a budget of R127M in Kokstad CRU 150 Units with a of R74M in Ubuhlebezwe	29,4377 -30,539891
Kokstad Makhoba Housing Project; 1 400 units 1000 BNG housing units to be built over 5 years at an estimated cost of R127 million	Harry Gwala	300 units @ R 36 million	29,4275 -30,536249
Human Settlements Catalytic Project (R275 mil) Hyde Park (KwaDukuza) 4600 units- freehold and 449 social housing units for rental	**ILembe**	Planning Activities @ R1 million	31,3603 -29,326854

Five Year Planning Period			
Project Description and Budget Allocation	**District Municipality**	**Budget & Targets**	**Start & End GPS Coordinates**
10800 unit development at Empangeni – 3745 units targetted for MTSF The following social housing projects are in Plannning • Dumisani Makhaye 1020 • Empangeni Mega Project 1200 • Aquadene 1400 at Umhlathuze to support RIDZ SEZ and 75 ha land acquisition with HDA and SHRA . Est cost of R500 million	King Cetshwayo	• R73mil for 1500 sites in Phase 1 • Planning Activities for Phase 2 @ R5,500,000 • Planning Activities for 1A @ R2,400,000 Dumisani Makhaye 1020 units at a budget of R408 m Empangeni 1200 units at a budget of R480 M Aquadene 1400 units @ R560 M	31,8796 -28,76584 28.708958/ 32,033224 28.7674/ 31,8837 28.7274/ 31,8886
Umdoni Municipality: Amahlongwa and Renishaw Land acquisition 230 ha. R1 million	Ugu	• Land Acquisition Amahlongwa @ R1,030,000 & • Renishaw @ R8,200,000	30,6939 -30,248907
Umzinto Slums Clearance Project: 1925 units. 400 units built with the remaining 1525 units to be completed over the MTSF period at an estimated cost of R183 million.	Ugu	Bulk Installation by District	30,6631 -30,313179
Umuziwabantu, Mazakhele (Harding) 1130 units; 500 units built with remaining 630 units to be built over the MTEF at a cost of R91 million	Ugu	200 units @ R24 million	29,8948 -30,584558
Various Social housing Projects	Ugu	300 social Housing units at a budget of R81M	
1164 Community Residential Units (Jika Joe Settlements – Msunduzi); Various Social Housing projects Msunduzi	UMgungundlovu	1164 units at a budget og R445 M 500 units at a Budget of 108M	30,3984 -29,595774
Umgeni, Cedara IRDP project, 1000 units. 100 units built with the remaining to be built over the MTEF at an estimated cost of R108 million	UMgungundlovu	R44 717 888 to be transferred to District Municipality to refurbish WWTW and refurbished, Bulk water so that the Human Settlements Projects can proceed	30,2771 -29,533804
Umshwathi, 2922 units to be constructed. 2922 sites already serviced, units to be built over the MTSF at an estimated cost of R350 million	UMgungundlovu	R139 465 832 for WWTW to be completed by uMngeni Water, Town Planning compliance to be met in order for the town register to be opened	30,539 -29,408651
Mtubatuba, Ezwenelisha, 2388 IRDP units. Planning of sites has been completed, Sites will be services over the MTSF period at an estimated cost of R102 million	Umkhanyakude	282 sites @ R13million	32,3208 -28,403859
Mvoti, Nthembisweni, 1500 units. Planning has been completed. Sites to be services over the MTSF period at an estimated cost of R64 million and construction of units to start in 2024	Umzinyathi	SCM process	30,7503 -29,162926
Pongola: Belgrade 1000 units in planning stage. Sites to be services over the MTEF period at an estimated cost of R43 million and construction to start in 2024	Zululand	Planning activities for 1000 sites @ R1 million	31.280601 -27.257363
Various Social Housing Projects Rocky Park CRU Project	iLembe	449 social Housing Units at a budget of R122 M 350 CRU units at a budget of 133M	29.3373485/ 31,2806390

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