



KWAZULU-NATAL PROVINCE

HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA

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POLICY, RESEARCH & PRODUCT DEVELOPMENT

POLICY FOR THE PROVISION OF RUDIMENTARY ACCESS TO RURAL DEVELOPMENT SITES FOR DELIVERY OF HOUSING OPPORTUNITIES

NOVEMBER 2023

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1. INTRODUCTION

Rural households are often characterised by poor road networks, sparsely populated households, and bad terrain, which often have an adverse impact in the provision of housing opportunities and other basic services to rural communities. This situation deprives needy people of the opportunity they have to improve and sustain their social and economic wellbeing. The provision of infrastructure and services is crucial to overcoming their plight as rural inhabitants. Access remains one of the key challenges to service delivery to these communities. This includes the delivery of housing to those households that are located on sites that do not have routes that will support the delivery of building material for the construction of their homes. In terms of the current housing delivery approach in KwaZulu-Natal, rural housing is provided in-situ.

2. BACKGROUND

The Department has been receiving numerous reports regarding the lack of rudimentary access to the development sites of beneficiaries in rural areas where housing development projects are planned. The unavailability of pathways is due to various reasons which include the steep and naturally mountainous terrain of KwaZulu-Natal. The issues experienced relate to the trucks delivering construction material being unable to access development sites for the provision of housing opportunities. In some instances, implementing agents are unable to deliver the targeted number of houses as agreed in the contract. This is one of the major issues encountered in the implementation of rural projects, which often leads to projects becoming blocked or delayed.

In terms of the current housing delivery model in rural areas, only rudimentary services are provided by the Department in the form of ventilated improved pit (VIP) latrines and rainwater harvesting tanks. The main services such as water, sewer, and roads are not provided due to the vastness of the settlements and the cost implications thereof. Funding provided through the National Subsidy Quantum for services are therefore not fully utilised in rural projects.

In an effort to ensure that service delivery is not hindered resulting in project delays and increased financial implications, the Department has been granting funding for the establishment of rudimentary access on a case-by-case basis. Since there has been a number of projects that have put forward similar funding requests with varying costs, the Department had to conduct some research on the issue of rudimentary access to development sites to develop a policy to ensure uniformity in the costs claimed and the manner in which this issue is addressed in the province.

3. OBJECTIVES

The objective of the policy is to provide standard requirements and costings for the establishment of rural rudimentary access to development sites to facilitate the delivery of human settlements opportunities to rural communities. The policy will also ensure consistency and transparency in the way the funding provision is being administered and made available to those who require it.

HON. MEC MR S. C. NKOSI	INITIALS

4. REQUIREMENTS FOR APPLICATION OF FUNDING

The municipality and/or the implementing agent (IA) must fulfil the following requirements when applying for the rudimentary access funding:

- a) The Municipality/IA must provide a letter of motivation to the Department for the funding request with a detailed assessment report of the project area and the magnitude of the problem affecting the delivery of housing;
- b) The report must list the GPS co-ordinates of the affected sites and respective beneficiary;
- c) The report must include clear photographs showing the lack of access to the site

5. REQUIRED SCOPE OF WORK

The IA must appoint a professional team to undertake the following towards the construction of pathways:

- a) The construction of the access pathway must be based on a design provided by a project engineer and approved by the Local Municipality.
- b) The access will be based on the clearing of topsoil, rip and creating a suitable access for the delivery of the building material to enable the construction of the house on the identified site.

6. DETERMINATION OF COST

In determining the costs of constructing rudimentary access to development sites, the Department used four different scenarios of rural housing sites extending from a minimum of a 30m access up to a 150m access. The detailed individual calculation for all scenarios is attached as **Annexure A**. The cost is based on the following and summarised in the table below:

- Labour (induna & unskilled labourer)
- Plant (TLB- wet rate)
- Preliminary & General (P & G), and Overheads and Markup

DESCRIPTION	AMOUNT
Up to 30m	1 843,17
30m to 60m	4 300,73
60m to 100m	5 529,51
100m to 150m	8 601,46
TOTAL COST	20 274,87
AVERAGE RECOMMENDED COST FOR A RUDIMENTARY ACCESS	R 5 069,00 (rounded off)

The costs for all applications for the construction of rudimentary access in rural human settlements projects will be based on the average cost of the four scenarios in order to ensure consistency with applications and to prevent excessive costings on each project. The recommended cost must not exceed **R5 069.00** per site.

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7. INSPECTION POST CONSTRUCTION

Upon the completion of the construction of the access, the project engineer must certify that the work has been carried out in terms of the approved design specification and an inspection must be undertaken by the Department and Municipality. The inspectors must inspect the completed access to confirm completion thereof prior to the processing of the invoice.

8. MONITORING AND EVALUATION

The implementation of the policy will be monitored by the Policy, Research and Product Development Directorate and reviewed after 3 years or as required.

APPROVED BY:

HON. S. C. NKOSI, MPL
MEC FOR HUMAN SETTLEMENTS AND PUBLIC WORKS

DATE