

UMDONI MUNICIPALITY HOUSING SECTOR PLAN

March 2007



Submitted to the Umdoni Municipality

by

the siyamisana consortium

CONTENTS

1	Introduction	4
1.1	Background to the Study	4
1.2	Methodology.....	4
1.3	Contents of the report.....	4
2	Local Context	5
2.1	Location of the Municipality	5
2.2	Socio-economic Context	5
2.2.1	Main Economic Indicators for the Area	5
2.2.2	Age and Gender	6
2.3	Income and Employment Status	8
2.4	Access to Services	11
3	Engineering Services	14
3.1	Roads, Traffic and Transportation	14
3.2	Stormwater	15
3.3	Water.....	15
3.4	Sanitation and Sewer.....	16
3.5	Refuse.....	16
4	Housing Demand	17
4.1	Census Data.....	17
4.2	Waiting List.....	18
4.3	Informal Settlements.....	18
4.4	Projected Housing Demand.....	18
5	Existing and Planned Low-cost Housing Projects	20
5.1	Current Projects	20
5.1.1	Ifafa Glebe	20
5.1.2	Special Project Emergency Housing	21
5.1.3	Umzinto CBD Precinct Plan	21
5.2	Planned Projects.....	21
5.2.1	Malangeni Rural Housing Upgrade Project	21
5.2.2	Amahlongwa Mission Reserve	22
5.2.3	Isonti Housing Project	22
6	Housing Issues.....	23
6.1	Land Availability.....	23
6.2	Top Structure and Services.....	23
6.2.1	Apparent Short-term Focus of Infrastructure Planning	23
6.2.2	Development of Access Related Infrastructure.....	23
6.2.3	Use of Poor Construction Material.....	23
6.3	Economic Issues	24
6.3.1	Lack of Economic Development Spin-offs from Housing Projects	24
6.3.2	Impacts of Informal Settlements on the Local Economy.....	24
6.4	Institutional Issues	25
6.4.1	Lack of Strategy for the Management of Informal Settlements	25
6.4.2	Project packaging and management	25
6.4.3	Beneficiary identification	25
6.4.4	Lack of Detailed Information on Beneficiaries.....	25
6.4.5	Lack of proper consultation and communication.....	26
6.4.6	Appropriateness of Responses	26
6.5	Other Issues	26
6.5.1	Housing is Not the Same as Shelter	26
6.5.2	Need for Range of Housing options for Middle-low income Households	27
7	Housing Strategy	28
7.1	Goals and Objectives	28
7.2	Strategies	28
7.2.1	Provision of top structures	28
7.2.2	Provision of basic services.....	30

7.2.3	Maximising the economic benefits of housing provision	32
7.2.4	Providing for the development and enhancement of community life.....	33
7.2.5	Institutional Development	34
8	Proposed Housing Programme	36
8.1	Availability of Bulk Services	36
8.2	Cash Flows	37
9	Land Identification.....	37
10	Linkages to Land Reform.....	38
11	Housing Institutional Framework	38
12	Capacity Building	39
13	Conclusion.....	39

LIST OF TABLES

Table 1: Average household size - 2001 (Demarcation Board, 2006)	8
Table 2: Household types - 1996 to 2001 (Demarcation Board, 2006).....	17
Table 3: Breakdown of estimated number of households living in informal settlements.....	18
Table 4: Summary of Current Housing Related Activities in the Umdoni Municipality	20
Table 5: Summary of Proposed Housing Related Activities in the Umdoni Municipality.....	21
Table 6: Proposed Rural and Urban Housing Projects	36
Table 7: Indicative Programme and Cash Flow Required.....	37

LIST OF FIGURES

Figure 1: Population breakdown per ward (Demarcation Board, 2006).....	6
Figure 2: Age structure of the Umdoni Municipality (Demarcation Board, 2006).....	7
Figure 3: Household size by ward (Demarcation Board, 2006).....	7
Figure 4: Per annum household income by ward - 2001 (Demarcation Board, 2006)	9
Figure 5: Employment by ward - 2001 (Demarcation Board, 2006).....	10
Figure 6: Refuse removal by ward - 2001 (Demarcation Board, 2006)	11
Figure 7: Sanitation by ward - 2001 (Demarcation Board, 2006).....	11
Figure 8: Main source of drinking water by ward - 2001 (Demarcation Board, 2006).....	12
Figure 9:Energy source for cooking by ward - 2001 (Demarcation Board, 2006).....	12
Figure 10:Energy source for lighting by ward - 2001 (Demarcation Board, 2006)	13
Figure 11: Household types - 1996 to 2001 (Demarcation Board, 2006).....	17

ANNEXURES

ANNEXURE A: - FUTURE HOUSING PROJECTS CASHFLOWS

ANNEXURE B: - MAPS

Map 1: Context Map

Map 2: Current and Future Housing Projects

Additional Map: Umdoni Spatial Development Framework, 2005.

ANNEXURE C: CONSULTATION WORKSHOPS

ANNEXURE D: PROJECT SURVEY FORMS

ABBREVIATIONS

DoH	Department of Housing
EPWP	Expanded Public Works Programme
HSP	Housing Sector Plan
IDP	Integrated Development Plan/Planning
PHP	People’s Housing Process

1 Introduction

1.1 Background to the Study

The need for Housing Sector Plans (HSP) arises from a concern that, in most municipalities, the Integrated Development Planning (IDP) process inadequately address issues related to the provision of housing. In response to this, the Provincial Department of Housing has made money available to a number of local municipalities to assist them with the preparation of a HSP. While the initial HSP will be prepared independently of the IDP, HSPs will in future form part of the IDP process.

The HSP has a number of objectives:

- To ensure that the limited resources available are used most effectively
- To gain consensus on the prioritisation of housing projects
- To ensure more integrated development through co-ordinating development activities of role players including the municipality and the Department of Housing (DoH)
- To improve linkages between the spatial development framework and the implementation of projects on the ground
- To provide a focus for housing within the IDP

(PPT & DoH, 2006)

In order to achieve these objectives, the HSP needs to provide the following outputs:

- A priority implementation list of the relevant housing projects in the municipal area
- Preliminary assessment of the technical and social feasibility of all projects in the municipal area
- Confirmation of IDP linkages for all prioritised projects
- Co-ordination of MIG and other funding for projects
- Confirmation of stakeholder involvement in the development process
- Cash flows and broad project programmes
- Transfer of skills to local municipalities

(PPT & DoH, 2006)

The HSP is therefore a *strategic* document intended to inform and guide the municipality in the allocation of resources with respect to housing and its associated engineering and social infrastructure.

1.2 Methodology

The methodology adopted in the preparation of this plan is in accordance with the Housing Sector Plan Manual for Local Municipalities prepared by PPT and assisted by the DoH.

The first phase involved collecting base information on the existing housing situation, this was followed by a stakeholder workshop with each of the Umzinto, Mandawe and Emalangeni communities, covering wards 2-9. These workshops established the main housing issues in those areas and covered some of the suggested ways forward. Based on these consultations as well as feedback meetings with the Steering Committee, the service provider formulated a series of housing strategies and projects for the municipality.

The first draft was then submitted to DoH for evaluation. The plan was amended in response from comments from the DoH and was then advertised for comments from the general public, however, no comments were received. The DoH then made final comments which were incorporated into this final report.

1.3 Contents of the report

The following section of this report looks at the local context, Section 3 examines the engineering services of the municipality, while Section 4 attempts to assess housing demand in the municipality. Section 5 highlights some of the current and future housing projects

being undertaken in the municipality. Section 6 starts to unpack some of the issues emerging from the analysis as well as from interactions with councillors and municipal officials. The final section provides further information on the next steps in this process.

2 Local Context

2.1 Location of the Municipality

The Umdoni Municipality is situated in the Ugu District on the KwaZulu Natal South Coast. The municipality is conveniently located about 50km from the City of Durban and 65km from Port Shepstone. Umdoni has an approximate coastline of 40km and stretches inland as far as Umzinto. To the north is the Ethekewini Municipality. It abuts the Umzumbe Municipality to the south and to the west is the Vulamehlo Municipality.

The urban areas consist of the coastal towns of Scottburgh, Park Rynie, Pennington, Sezela, Bazely, Ifafa, Elysium and Mtwalume and the inland towns of Umzinto / Umzinto North including Shayamoya and Esperanza. Rural areas include farms and the Traditional Areas of Cele, Zembe and Malangeni. The Traditional Areas contain a number of rural settlements.

The Spatial Development Framework recognises the tourism role of the coastal towns with Scottburgh set as the Primary Tourist Node, Pennington and Mtwalume as Secondary Tourist Nodes and Bazley, Ifafa and Elysium as Tertiary Tourist Nodes. Park Rynie and Umzinto /Umzinto North are existing commercial / light industrial areas.

While the N2 is the Primary Transport Corridor, the role of Main Roads R102 and R612 is that of Primary Development / Tourism Corridors. Other inland linkages are shown as Secondary Development / Tourism/ Agricultural Corridors on the Spatial Development Framework Map. Scottburgh is the Primary Administrative Node with Umzinto / Umzinto North the Secondary Administrative Node. Long term proposals include a Civic Centre near the N2 / R612 interchange. Two Rural Service Centres are proposed. Other components of the Spatial Framework include Proposed Mixed Use Nodes, future housing, future resorts, conservation and private conservation areas (with low key development), agriculture and urban agriculture.

2.2 Socio-economic Context

The IDP contains a more detailed analysis of the socio-economic context of the Umdoni Municipality. The development indicators highlighted in this section highlight a number of key factors relating to housing delivery. These figures are derived from the Demarcation Board's interpretation of the 2001 census adjusted to reflect any re-demarcation of ward boundaries for the 2006 local government elections. Although this data is five years old and its reliability is often questioned, it is the best available data. Some more detailed household surveys are being undertaken in some of the wards. It is recommended that this data is used to update the HSP when it is reviewed.

2.2.1 Main Economic Indicators for the Area

The economy of the area seems to be dominated by agriculture, especially sugar cane and tourism. The agricultural sector of Umdoni LM contributes 12,3% to the District's GGP. The other significant sectors include trade and catering, transport and communication, as well as finance and real estate.

The proximity of the area to the Durban International Airport is seen as an opportunity to expand the tourism potential of the area.

Key Economic Indicators: Critical Issues
<ul style="list-style-type: none">• Agriculture remains a major employment sector in the area, and as such labour

- tenants rights should be ensured to reduce further urbanisation.
- The other key sector are tourism and trade which indicates that settlements need to be located within easy reach of these activities through close proximity or good public transport.

2.2.2 Age and Gender

According to the 2001 Census, the total population of the Umdoni Municipality increased from 53 547 people in 1996 to 62 293 people in 2001. This represents an average annual growth rate of approximately 3,1%. Assuming that the population growth rate has remained constant, the current population of the Umdoni Municipality is approximately 72 467.

As Figure 1 indicates, the population breakdown in terms of percentages per ward varies between 8% and 14%.

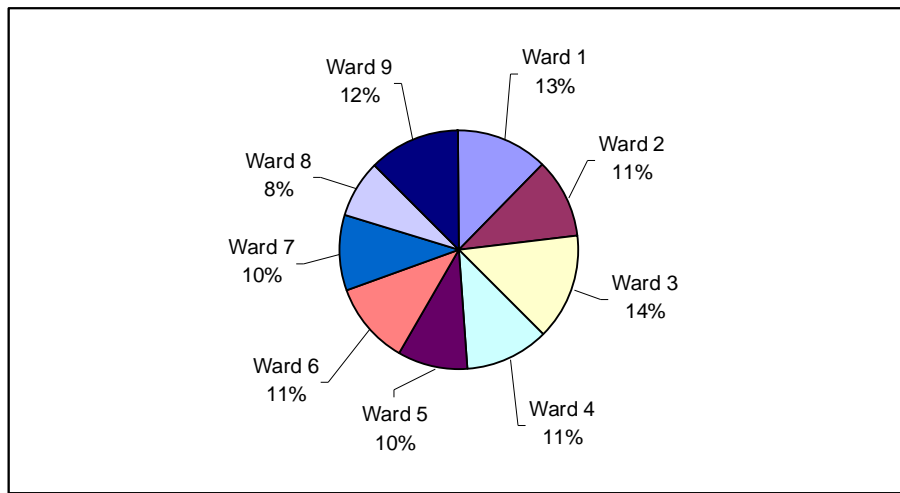


Figure 1: Population breakdown per ward (Demarcation Board, 2006)

Figure 2 provides a picture of the age structure of the municipality. The age structure is typical of urban and peri-urban areas of KwaZulu-Natal with the proportion of the population in each age cohort increasing, as the population gets younger then decreasing from the 20-24 year old age cohort. The reasons for this particular shape are unclear, however, it has been suggested that rural areas are considered to be safer environments where children can be brought up relatively free from negative influence of urban areas.

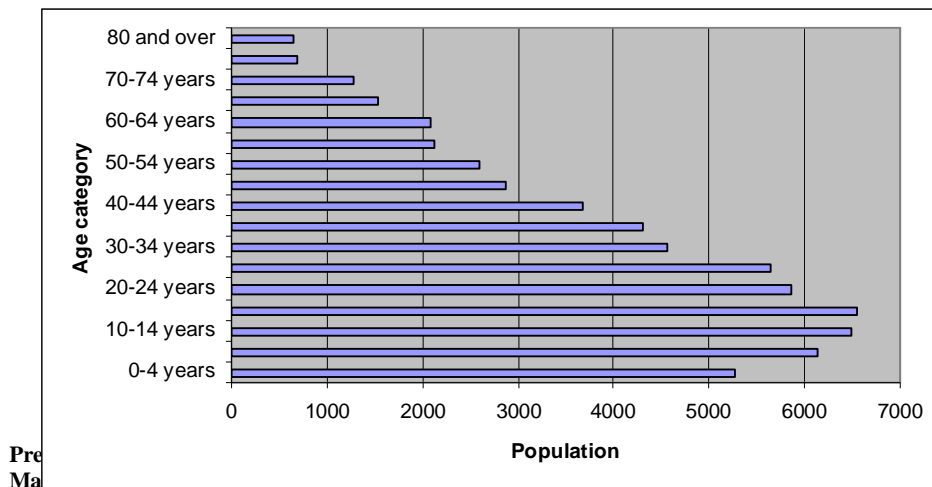


Figure 2: Age structure of the Umdoni Municipality (Demarcation Board, 2006)

Figure 3 clearly indicates a difference in household structure between, former African areas and former White, Indian and Coloured areas. Households of between 1 and 4 people dominate in Wards 3, 4, 5, 6 and 7, while Wards 1, 2, 8 and 9 have a more even distribution of household sizes. Small households of between 1 and 2 people dominate wards 5,6 and 7, which run along the coast and which have historically been a location favoured by retired people. According to the National Department of Housing’s report ‘Breaking New Ground’, changes in household sizes over the past five years have had a significant impact on the demand for government assisted housing in South Africa. The country has experienced a 30% increase in the number of households as opposed to the 10% expected. This was caused by the drop in the average household size from 4.5 people per household in 1996 to 3.8 in 2001.

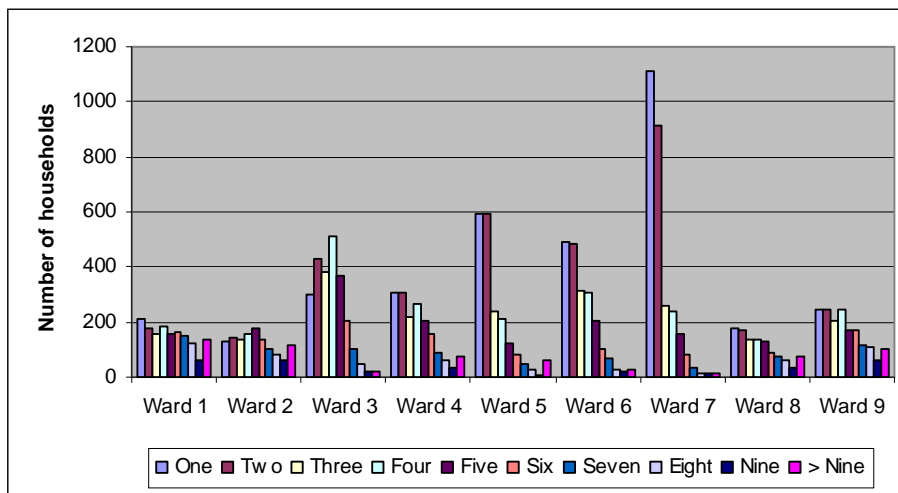


Figure 3: Household size by ward (Demarcation Board, 2006)

This differentiation in household structure is confirmed by an analysis of average household size at ward level, as presented in Table 1.

	Popn.	Hhs	Ave hh size
Ward 1	7 859	1 513	5.2
Ward 2	6 592	1 228	5.4
Ward 3	8 920	2 388	3.7
Ward 4	6 854	1 717	4
Ward 5	5 932	1 983	3
Ward 6	7 069	2 052	3.4
Ward 7	6 468	2 840	2.3
Ward 8	4 895	1 078	4.5
Ward 9	7 704	1 663	4.6
<i>Total</i>	<i>62 293</i>	<i>16 462</i>	<i>3.8</i>

Table 1: Average household size - 2001 (Demarcation Board, 2006)

Age and Gender: Critical Issues

- The housing backlog can be expected to grow at the same rate as the population i.e. 3.1%.
- The age structure suggests that housing demand will, at least initially, require accelerated employment creation. However, this may change as conditions, particularly in informal settlements, improve and these places become more suitable for raising families.
- Although households in the coastal wards are generally smaller, it is likely that the household demand figures will need to be calculated on a higher average household size, as poorer households requiring housing tend to be larger. However, given that the national average household sizes are dropping, sample surveys need to be undertaken in the rural/inland wards to confirm average household sizes before the calculations are done.

2.3 Income and Employment Status

As Figure 4 indicates, the distribution of household income by ward follows a similar pattern as household structures with the poorest households tending to be located in Ward 1, 2, 8 and 9 and households in Wards 3, 5, 6 and 7 tending to be wealthier. This pattern is repeated when unemployment is considered as Figure 5: Employment by ward - 2001 (Demarcation Board, 2006)

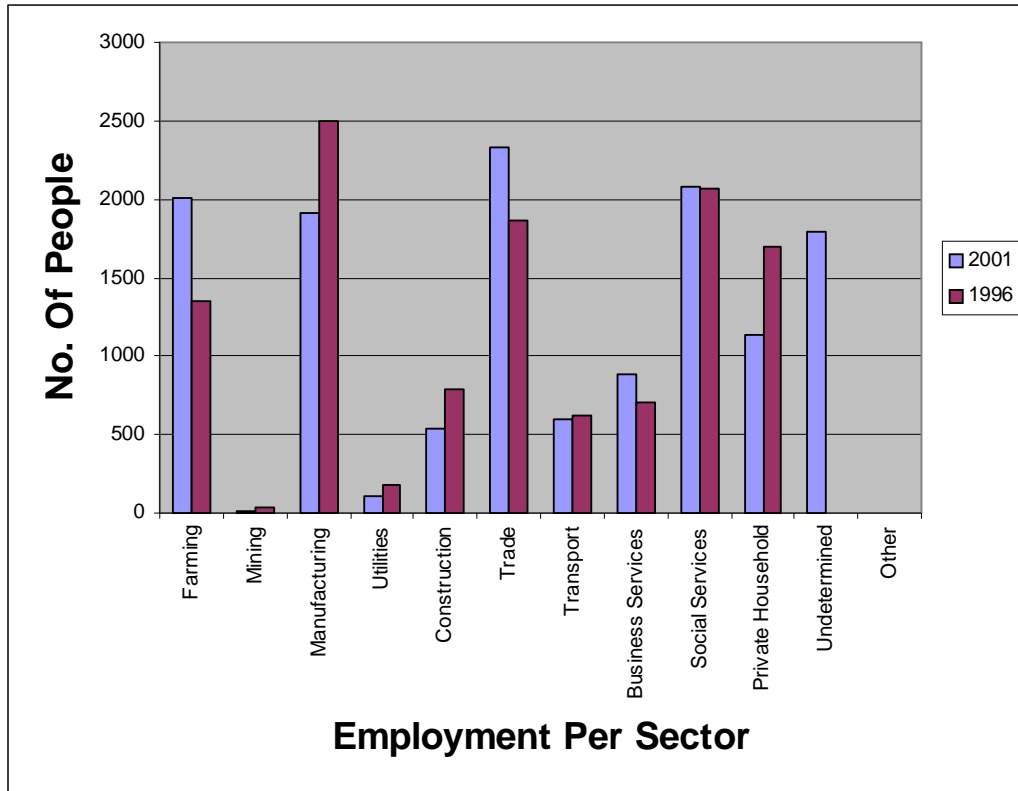


Figure 6: Employment per Sector - 2001 (Demarcation Board, 2006)

indicates.

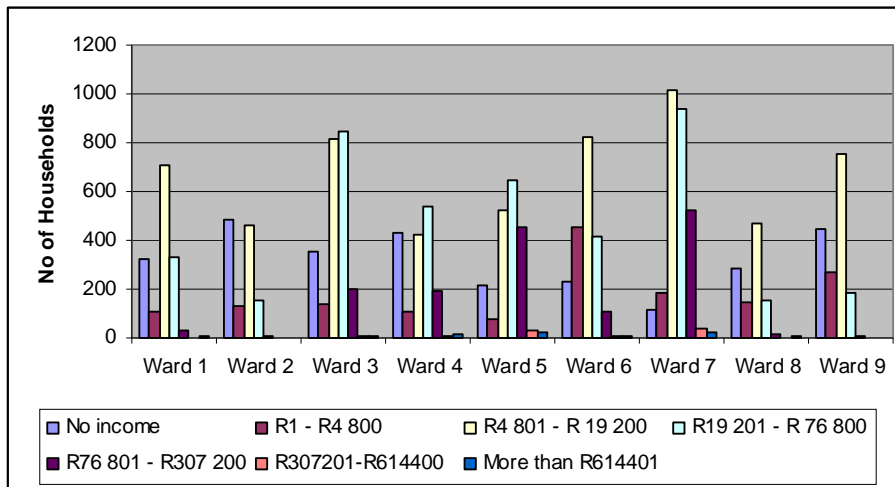


Figure 4: Per annum household income by ward - 2001 (Demarcation Board, 2006)

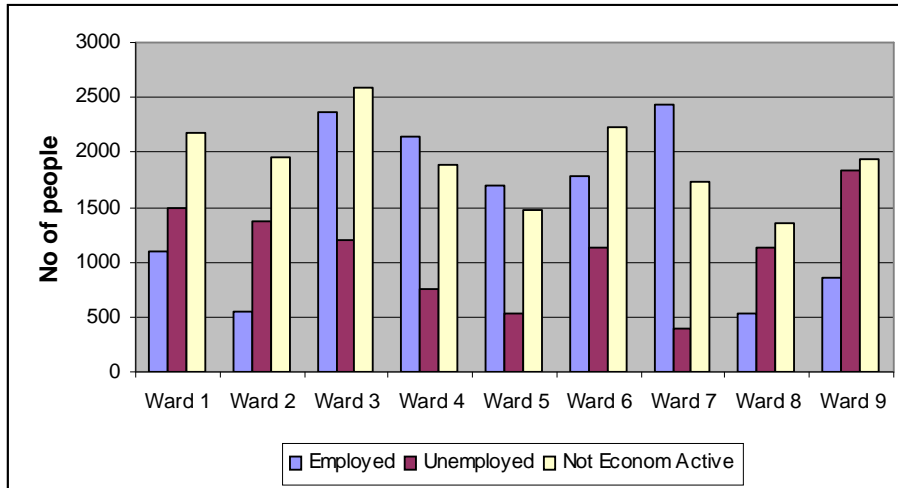


Figure 5: Employment by ward - 2001 (Demarcation Board, 2006)

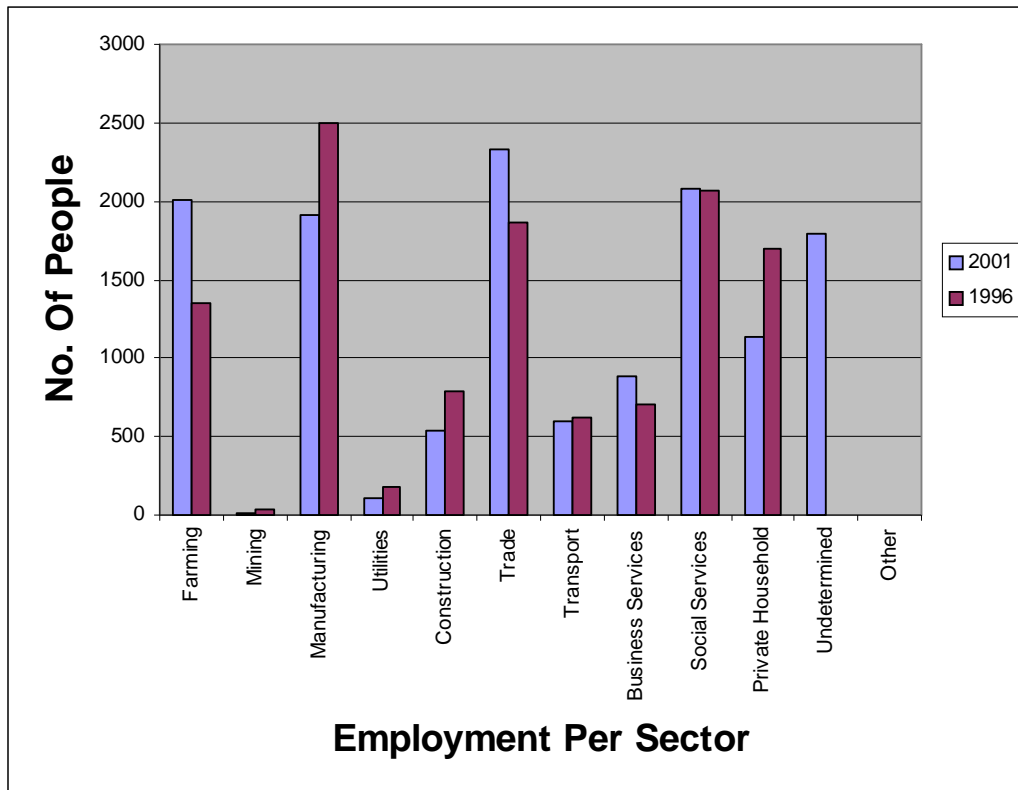


Figure 6: Employment per Sector - 2001 (Demarcation Board, 2006)

Income and Employment Status: Critical Issues

- The spatial geography of apartheid is reflected in the relative economic status of households in the municipality. The former Natal areas tend to have higher incomes and higher levels of employment, while the former KwaZulu area have lower incomes and lower levels of employment.
- The employment levels per sector confirm the importance of agriculture and tourism within the area, as well as social services (i.e. government grants etc.) and trade. It is therefore important to ensure that all housing projects are either located close to these

- sector opportunities or at least have good public transport to access them.
- Lower levels of income and employment have profound implications in terms of the level of service that can be delivered along with a top structure, particularly if cost recovery is a major driver of service delivery.

2.4 Access to Services

Ward 3, 4, 5, 6 and 7 are well served in terms of refuse removal with the majority of households having refuse removed once a week. The more rural wards have no removal service and household use their own refuse dumps to dispose of solid waste.

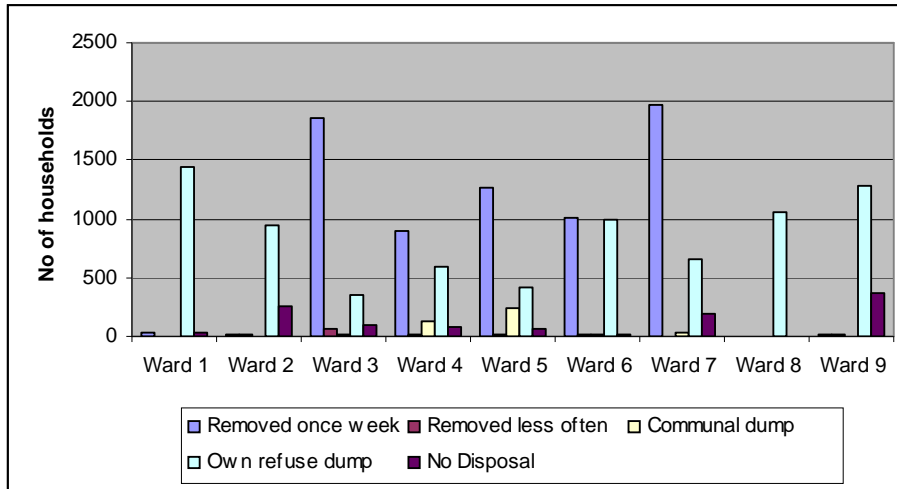


Figure 7: Refuse removal by ward - 2001 (Demarcation Board, 2006)

Wards 3, 4, 5, 6 and 7 are well served with water borne sewage disposal or by septic tanks. The more rural nature of wards 1, 2, 8 and 9 is highlighted by the predominant use of pit latrines (with or without vents) for the purposes of sewage disposal.

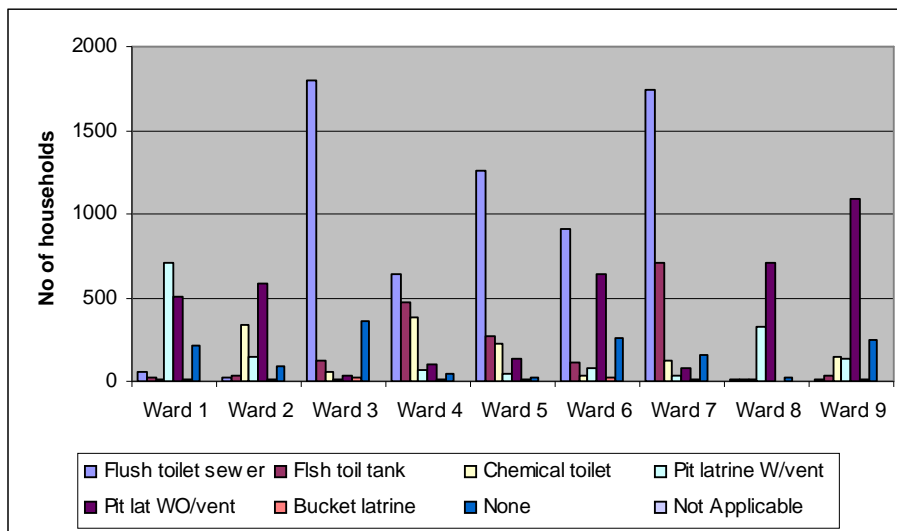


Figure 8: Sanitation by ward - 2001 (Demarcation Board, 2006)

As is illustrated in Figure , access to a safe source of piped drinking water is highest in wards 3, 4, 5 and 6. However, although access to safe drinking water is high, this has been achieved through the provision of a low level of service. One of the municipality’s objectives, as outlined in the IDP, is the provision of water to “at least those level agreed to at national and provincial levels” (Umdoni, 2006, pg 12). Areas with high population density are given the highest priority for water provision.

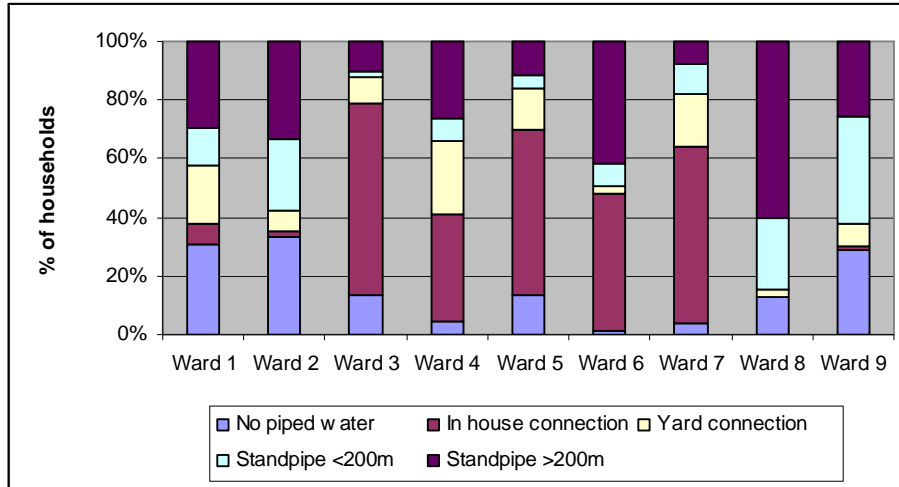


Figure 9: Main source of drinking water by ward - 2001 (Demarcation Board, 2006)

Electricity is the preferred source of energy for both cooking and lighting throughout the municipality, with the exception of wards 8 and 9. Candles and paraffin are the next preferred sources of energy for lighting and cooking purposes respectively.

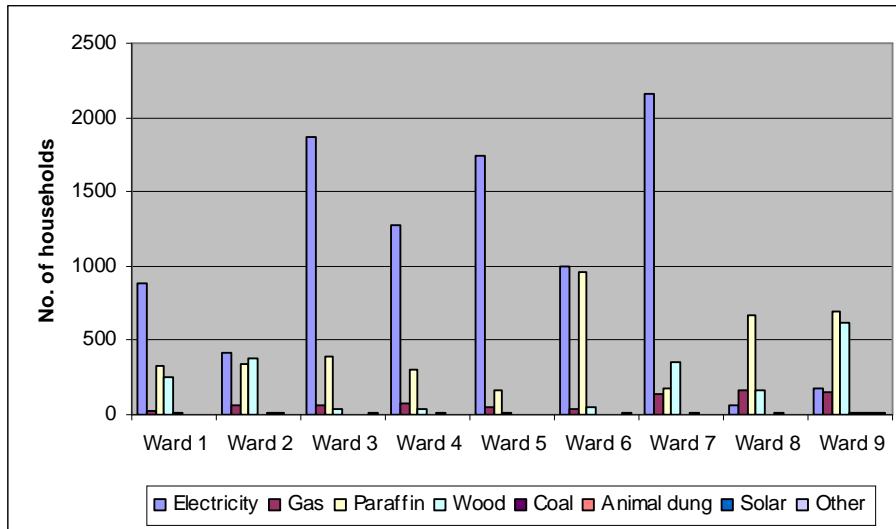


Figure 10: Energy source for cooking by ward - 2001 (Demarcation Board, 2006)

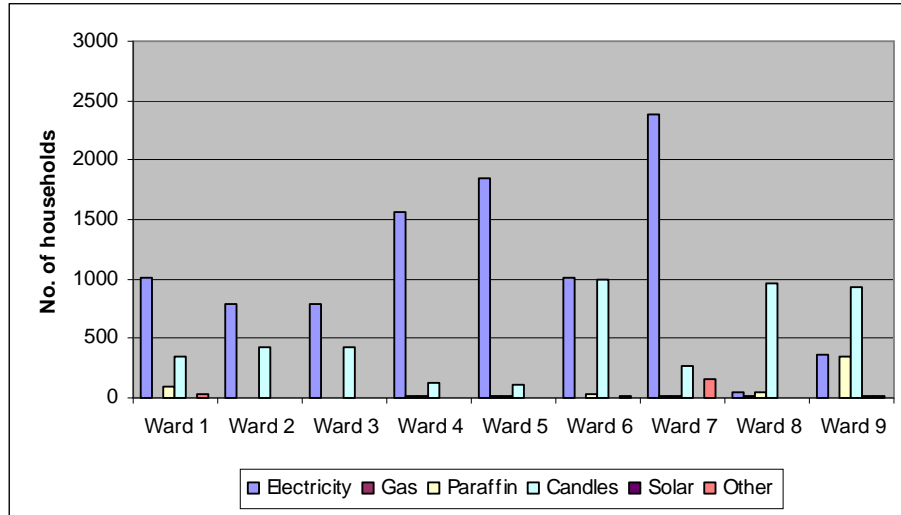


Figure 11:Energy source for lighting by ward - 2001 (Demarcation Board, 2006)

Access to Services: Critical Issues
<ul style="list-style-type: none"> • The absence of a waste removal service in the more rural areas is not a problem while densities remain low, however, the provision of this service needs to be considered where rural housing projects are undertaken which result in densification of these areas. • Sanitation is an important service delivery particularly in the more rural wards which are mainly serviced by unventilated pit latrines • The coverage of most wards by piped water is good, although there is some room for improvement in the rural wards. Settlement density in these areas is low and this provides challenges in the provision of water to a high level of service.

3 Engineering Services

Investigation into the availability and state of engineering services in the Umdoni Municipality was undertaken by Nelson Allopi and Associates. The aim of this investigation was to provide engineering input into the housing plan, identifying areas where spare capacity is available for uptake by the municipality in planning housing projects. Information was obtained from the Umdoni Municipality, Siyamisana Planning, Mewa Goberdan from Ugu District Municipality and the Water Supply Department at Umdoni’s Park Rynie offices.

3.1 Roads, Traffic and Transportation

There are two main road development programmes operating in the municipality viz. the Urban Roads Upgrade and Maintenance Programme (URUMP), and the Rural Access Roads Upgrade and Maintenance Programme (RARUMP).

The URUMP has the following activities planned:

- Road linkage between Impathle and Palm Road (to open Nkomba from Pennington).
- Tarring of Shayamoya Main Access Road (1,6km).

The hard top and many of the gravel roads outside of the urban areas are district roads and are managed by the provincial Department of Transport.

The RARUMP aims to construct or upgrade the following rural roads

WARD 1	<ul style="list-style-type: none"> • Dube Road, 4,5km. • Nkwishizela. • Ndlovu Avenue, new. • Mabaleni Avenue, new 2km. • Mbambo Road. • Khwela Avenue, New Mini Bridge. • Matsheke Tsheni Road. • Maphumalo Avenue, new. • Pha’atini Avenue, new. • Ngema Road. • Mngadi Avenue, new. 	<ul style="list-style-type: none"> • Makaye Avenue, new. • Maphitini Road, need to extend. • Sibiya Road. • Sbhekedu Avenue, new 3km. • Parafin Avenue. • Makabihi. • Nkwishinkwishi. • Olwasini Roads. • Sithole. • Mbuthe. • Sundwini Avenue.
WARD 2	<ul style="list-style-type: none"> • Uncompleted work on Gumede, Thuthuka, Mphemba and Khamo Roads to be addressed. • Nsongeni Road to be repaired to afford access to Renaissance Housing Projects. • Okhalweni Road 6km. • Esingqungeni Road, 5km (completed). • Sibhoja Road, 8km (completed). • Bhakajana Road 9km. • Sigewu Road, 8km. • Gambushe Road, 4km. • Gugulesizwe Road. 	<ul style="list-style-type: none"> • Cele Road, 2km. • Mamkhoma Road, 1km. • Mphemba Road, 1km (completed). • Dladla Road, 2km. • Magcino Road, 3km. • Silengeni Road, 4km. • Okhalweni upgrading of 3 informal roads, upgrading all access roads. • Gcece Road. • Ngonjeni Road. • Khomo Road. • Umgwmphezi upgrade of internal and external roads. • Gqayinyanga Road
WARD 3	<ul style="list-style-type: none"> • Roseville informal settlement crossway over Msimayi River. 	

WARD 4 and 5	<ul style="list-style-type: none"> • Gumede Road needs full attention, (completed). • 1,1km new road needed. 	<ul style="list-style-type: none"> • Provision of access across the Amandawe River 3 bridges.
WARD 6	<ul style="list-style-type: none"> • Nyuswa Road, 2,5km. • Maphumulo Road, 1,8km. • Mdasha Road to Gumede, 1,5km. • Jerant Road to Gumede, 2km. 	<ul style="list-style-type: none"> • Dlamini Road, 1,7km. • Ngubo Road, 2km. • Mchinkulu Road, 7,5km. • Swanini.
WARD 8	<ul style="list-style-type: none"> • Inkombe Road (Taxi Route) 8km (completed). 	<ul style="list-style-type: none"> • Mnganga Road, 5km (completed). • Bongumusa Road, 500m
WARD 9	<ul style="list-style-type: none"> • Maqongqo Road. • Ntuli Road, 7km (completed). • Gobhosi Road. • Zuthuli Road. • Gumede Road, 3km (completed). 	<ul style="list-style-type: none"> • Khumalo No. 192. • Shozi. • Jili. • Hlongwane.

3.2 Stormwater

There is no formal stormwater reticulation network within the municipality outside the formal urban areas.

3.3 Water

The following areas have water supply:

- | | |
|--|--|
| <ul style="list-style-type: none"> • Mtwalume • Ifafa Glebe – Malangeni (rural) • Elysium • Bazley • Ifafa • Scottsburgh • Sezela | <ul style="list-style-type: none"> • Freeland Park • Mashlangwa (rural) • Kubucele (rural – 63/90mm diameter) • Umzinto • Esperanza • Park Rynie • Mawendawa (rural supply) |
|--|--|

Development in the municipal area, particularly along the coastal plan has been constrained in the past by the lack of water. However, the bulk water supply between the Wiggins Waterworks and Port Shepstone is currently being upgraded as part of a joint venture between Umgeni Water and the Ugu District Municipality at a cost of approximately ZAR240 million. Phase 1 involves the upgrade of the pipeline from Wiggins to Scottsburgh, while Phase 2 will see the upgrade of the bulk line from Scottsburgh to Hibberdene. Due to topographic constraints this pipeline will only be able to service new development to the east of the N2 highway. Proposed developments to the west of the N2 highway will require pump stations and rising mains. The 250mm, 225mm and 160mm diameter mains will have to be upgraded.

The following reservoir capacities and levels have been noted:

	Capacity (Ml)	Output (Ml/day)	Top Water Level (TWL)
Mtwalume Scheme			
Bazley Reservoir	1.00		76.00
Elysium Reservoir	2.20		102.00
Mtwalume Waterworks			
Reservoir Storage	0.45	5.4	22.45
Mtwalume Reservoir	0.25		82.25
Koelwaters Reservoir	0.45		114.00
Main Scheme Freeland Park			
Reservoir Storage	0.23		88.01
Elevated Tank	0.045		
Scottburgh Waterworks			
Reservoir Storage	2.73		80.06
Elevated Tank	0.275		103.6
Scottburgh South Reservoir	1.25		102.25
Hazelwood Reservoir	0.7		256.03
Park Rynie Reservoir	1.00		68.58
Umzinto Waterworks			
Reservoir Storage	10.50	13.6	204.75
Cabana Sands Reservoir	1.00		86.00
Kelso Reservoir	0.23		80.77
Pennington Reservoir	1.00		92.96
Umdoni Reservoir	0.90		130.00
Umzinto Heights Elevated Tank	0.09		236.00
Craigieburn Scheme			
Reservoir Storage	0.50	2.00	25.00
DSB Reservoir	2.50		217.90
Singh's Reservoir	0.23		145.70
Midnite Café Reservoir	0.14		105.00
Clansthal Reservoir	0.25		76.00

3.4 Sanitation and Sewer

There are five treatment works in the municipality located at Umzinto, Park Rynie, Scottburgh, Pennington and Ifafa Glebe. The treatment works at Scottburgh, Umzinto, and Pennington are currently being upgraded.

The following points should be noted with respect to sanitation and sewage in the Umdoni Municipality:

- Currently the Scottburgh Treatment Works has a 2,2Ml capacity, and will have a further 1 Ml capacity in future once upgrading is complete.
- The Umzinto Treatment Works is operating at approximately half its capacity of 2,5 Ml and serves only the town of Umzinto.
- The Pennington Treatment Works which services Pennington and Park Rynie is also operation at 50% of its capacity of 650Kl
- There is no waterborne sewer in the rural areas.
- The Ugu District Municipality would like to see waterborne sanitation for potential future housing projects. This should either link into existing waterborne systems through a rising main or through the creation of a sewer mini package plant, subject to environmental and financial considerations.

3.5 Refuse

There is no existing formal refuse disposable system currently available. The Integrated Development Plan (IDP) refers to Scottburgh/Bazley refuse site rehabilitation being completed in the 2007/2008 Financial Year.

4 Housing Demand

This section will investigate the demand for housing, particularly low income housing, in the Umdoni Municipality. Housing demand can be calculated in at least three different ways:

- By means of census data
- By means of the housing waiting list prepared by the municipality
- By means of data collected by the municipality in terms of the number of structures located in informal settlements

In practice there is no one way that gives a clear indication of the precise size of housing demand and each method has its own limitations. However, analysis of all three indicators together allows the some idea of the size of the challenge facing the municipality, in terms of the housing backlog, to be developed.

4.1 Census Data

As Figure 12 indicates, there has been an increase in the overall proportion of informally settled households in the municipality between 1996 and 2001. Table 2 indicates that there has also been an increase in absolute numbers from 884 informal households in 1996 to 2104 in 2001, an average annual growth of 18.9%. Assuming that this growth rate has remained constant since 2001, approximately 4 201 households are currently residing in the municipality in informal structures.

In contrast to the growth of informal settlements, the formal sector has only seen a growth of 1.6%. This growth figure for formal housing includes the construction of middle and upper income housing development, and it is therefore likely that the growth rate of formal housing provision for low-income households is significantly lower.

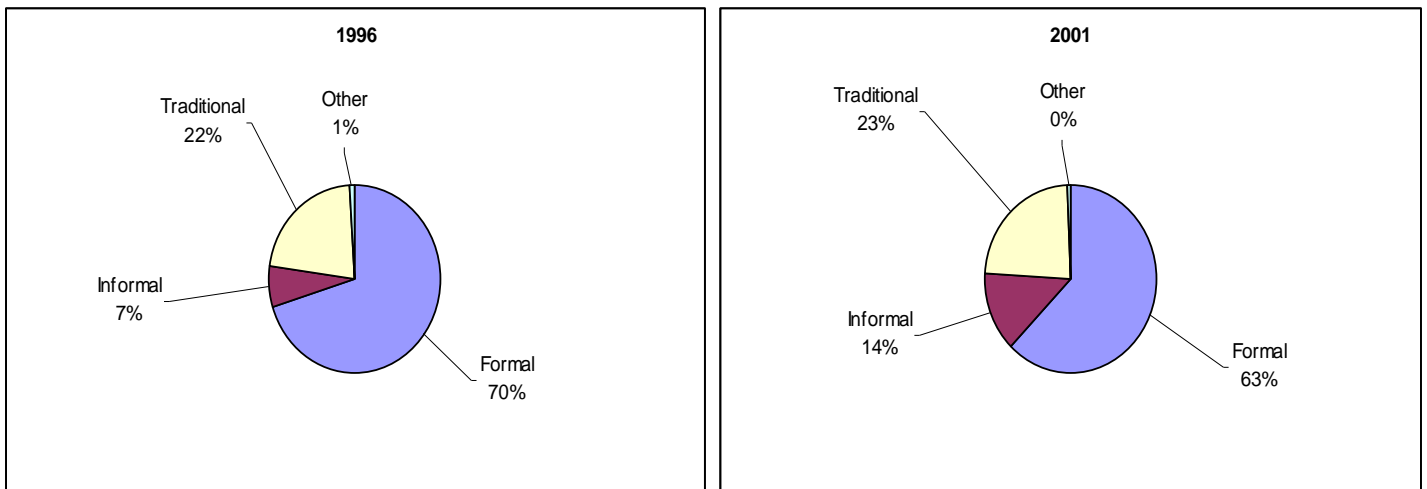


Figure 12: Household types - 1996 to 2001 (Demarcation Board, 2006)

Households	1996	2001
Formal	8778	9530
Informal	884	2104
Traditional	2728	3583
Other	135	70

Table 2: Household types - 1996 to 2001 (Demarcation Board, 2006)

4.2 Waiting List

The municipality is still in the process of compiling a consolidated waiting list for the municipality. It is expected to be completed by the end of January 2007. The consolidation of a single waiting list is one of the strategies identified for housing in the municipality's IDP.

4.3 Informal Settlements

The municipality has estimated the number of households requiring housing in the municipality by means of a shack count. As Table 3 indicates the current housing demand (4156) in the urban areas of the municipality is more or less consistent with the figure projected from the census data.

Name	No. of Structures	Ward	Est.
Riverside Park/Gandinagar ¹	1 692	6	1992
Sanathan	604	6	1992
NPA	136	6	1992
Hazelwood	131	6	1992
Mbetheni	114	3	1992
Alexander	187	3	1992
Roseville	186	3	1992
Shayamoya	134	3	
Sezela N2	281	9	1996
Kelso	75	7	1996
Park Rynie ²	616	4	
Total Urban	4 156		
Amahlongwa	795	1	
Amandawe	2 102	2/5	
Amandawe	363	4	
KwaCele	484	2	
Olwasini	80	2	
Okhalweni	35	2	
Amalangeni	2 668	8/9	
Total Rural	6 527		
Total Estimated Backlog	10 683		

Table 3: Breakdown of estimated number of households living in informal settlements

The number of informal structures that require replacement or upgrading in the rural areas of the municipality has been estimated at 6 527 households. This suggests a total backlog in the municipality of 10 683 units.

4.4 Projected Housing Demand

Given that this is a five year housing strategy plan, there is a need to make a rough projection of the housing needs over the next five years, despite the fact that the existing backlogs may take the next five years to eradicate. A five year projection is needed to at least reserve land for the projected additional government subsidised housing.

¹ This figure reflects applications for housing in this area rather than number of informal structures i.e. dealing with these application would decrease levels of overcrowding in formal houses rather than deal with informal settlements.

² These are backyard structures in a formal area.

The five year projection will focus on the rate of informal settlement and traditional housing expansion and exclude the private housing market which caters for itself. The projected estimated growth figures are based on the assumption of a consistent growth rate calculated from the growth rate experienced between 2001 and 2006. Given the continued high levels of urbanisation there are no reasons to indicate that the current growth rates will decline in the foreseeable future.

Households	1996	2001	Growth rate	2006	2007	2008	2009	2010	2011
Informal	884	2104	18,9%	5001	5946	7070	8406	9995	11884
Traditional	2728	3583	16,4%	6527	7125	7725	8325	8910	9530

Table 4: Projected Housing needs 2006 - 2011

Based on the above table there could be an additional approximately 6880 households requiring housing by 2011 in the urban areas and another approximately 3000 households in the rural/traditional areas requiring houses. This gives a total of almost 10000 units required over and above the existing requirements by 2011.

Housing Demand: Critical Issues
<ul style="list-style-type: none"> • Census data clearly indicates that the rate of developing new houses for low income household has been significantly outstripped by the rate of new household formation in informal settlements. • Analysis of number of households living in informal areas suggests that the intercensal average annual growth rate of 18.9% has continued in the post 2001 census period. • The backlog of houses more than doubles to over 10 000 units when the rural areas are taken into account. • Based on current growth rates the projected need/demand for housing by the end of the five year housing strategy period (2011) will be in the order of another 10 000 units.

5 Existing and Planned Low-cost Housing Projects

This section provides a summary of the housing projects that have been undertaken by the Umdoni Municipality to date, as well as the projects that are planned for the future. More details of these projects can be found in Appendix 1.

5.1 Current Projects

Table 5 provides an overview of the current housing related activities in the Umdoni Municipality.

Project Name	Project Type	Ward	Anticipated Expenditure	No of Beneficiaries	Status
2007 - 2011					
IFafa Glebe	Greenfield	9	To complete to 1500 units there is an outstanding R1,734,000.00 582 top-structures at a cost of R12,536,425.00 of which the balance of funds approved by the DoH is R9,763,736.62 (an apparent R2,772,689.00 shortfall) ³	1 967	1385 units completed, another 562 to be built
Malangeni Housing Project	Rural Housing	8, 9	686 DoH approvals which are based on R32000 per unit would be R21.9 million	1 000	Planning and identification of beneficiaries in progress
Umzinto CBD Precinct Plan	Urban Renewal	3	Approximately R200 000.00 consulting fee. Project to be completed early 2007	-	Project looks at the regeneration of the Umzinto CBD including the informal settlements on the periphery of the CBD

Table 5: Summary of Current Housing Related Activities in the Umdoni Municipality

5.1.1 Ifafa Glebe

The project is located on Lot H 4693 Ifafa which forms part of Ward 9. The land is owned by the Department of Housing and is in the extent of 144.88 ha, and will yield a total of 1 967 sites.

Ifafa Glebe is an approved Greenfield project, which is currently in the construction phase. To date a total of 1 385 units have been built, and there has been a halt in the construction because of a lack of qualified beneficiaries, and vandalism of some complete and unoccupied structures.

Beneficiaries for the project were identified in 1999 when the project was packaged, but since then due to demographic changes and transition, the number of beneficiaries has decreased. The municipality has therefore advertised for beneficiaries to take up the remaining subsidies.

The project is provided with water (standpipes within 250m), roads, storm water, paved bus route (and the rest is gravel) and low level flush sanitation system. Additional bulk services required are full waterborne sewage and electricity.

³ Information provided by DA Thomas Development and Construction CC, Status of Ifafa Glebe report dated the 1 July 2006.

5.1.2 Special Project Emergency Housing

This is a special project located in ward 1 and 2 that was packaged in 2001 specifically to repair and reconstruct houses that were damaged as a result of violence. It is located on Amahlongwa Mission Reserve #8319, on 2 819.19 ha of land. The finalisation of this project has stalled due to lack of funds.

This project is not linked to the housing subsidy, no planning was undertaken for the project and there does not appear to be any documentation relating to the project.

A total of 333 beneficiaries were initially identified, but to date only 143 houses have been repaired, 182 have been reconstructed, and the balance of 8 will be reconstructed once the funds are available.

No services were planned for this special project, except for on-plot VIP toilets as the only form of sanitation.

5.1.3 Umzinto CBD Precinct Plan

A precinct plan is being prepared for the Umzinto CBD area in ward 3 of the municipality. It is an urban renewal project, but has a housing element in that some of the bigger informal settlements in the municipality are located on the edge of the CBD. This project is in its initial stages and no layout plan has been prepared or recommendation made on the upgrading or relocation of the informal settlements.

The precinct plan will focus on street furniture, traffic islands and high mast street lighting in terms of infrastructure, although some bulk services interventions could be identified such as storm water drainage, road surfacing/resurfacing, electricity, water and sewage reticulation.

5.2 Planned Projects

Project Name	Project Type	Ward	No of Beneficia-ries	Status
Amahlongwa Mission Reserve	Rural Housing	1, 2, 4, 5	1 000	Packaging complete, planning in progress
Amalangeni Housing Project	Rural Housing	8, 9	1 000	Planning and identification of beneficiaries in progress
Isoni	Greenfield		Not determined yet	Pre-planning phase (Land has been identified and incorporated into municipality) Land still to be purchased by DLA
Shayamoya Extension	Greenfield			Not yet packaged

Table 6: Summary of Proposed Housing Related Activities in the Umdoni Municipality

5.2.1 Malangeni Rural Housing Upgrade Project

Malangeni is a rural housing upgrade project that has been packaged. It is located in ward 8 and 9 in the Ifafa Mission reserve #8319. The land is 2 532.77ha in extent with an anticipated yield of 1000 sites for the entire project. Project planning is in progress, and the two ward councillors involved are identifying beneficiaries. The management of the project has been outsourced to Consultants.

Environmental scoping has already been completed and a report compiled, which will determine whether there is need to do a detailed Environmental Impact Assessment (EIA).

Services required for this project include water reticulation, sewer reticulation, roads, stormwater drains and electricity. Water will be provided by means of a standpipe within 250m and on-plot VIPs will be provided as required by rural housing project standards.

5.2.2 Amahlongwa Mission Reserve

This is a rural housing project located in the Amahlongwa Mission Reserve #8319 approximately 2 820ha in the extent. It falls within ward 1, Amahlongwa and wards 2, 4 and 5, which form part of Mandawe. The whole project has been repackaged for a second submission and more detailed planning is currently in progress.

Amahlongwa is a purely rural housing project that is aimed for completion by May 2009. It is estimated that the project will yield 1 000 sites. No consultation has been done yet with the beneficiary community and no beneficiaries have been identified. While environmental scoping has been done to determine the suitability of the area for housing, a detailed socio-economic survey has not been undertaken.

Services will be provided to rural housing project standard with on site VIP toilets, a standpipe within a radius of 250m of all structures and in some instances electricity.

5.2.3 Isonti Housing Project

This proposed Greenfield project is still at its conceptual phase. Land just north of the Umzinto CBD has been identified for low-income housing. Beneficiaries have not been identified, although its location makes it an ideal site for relocating informal settlers from the CBD. The process of land acquisition and beneficiary identification has not been undertaken, but negotiations with the landowners have been initiated. Part of the land identified for this project falls within the adjacent Vulamehlo Municipality. The Umdoni Municipality has obtained agreement from Vulamehlo to incorporate this section into the Umdoni Municipal area. Project preparation funds of R105 000.00 have been made available to the Umdoni Municipality to employ suitable professionals to prepare and make application to the DoH (tranche 1 subsidy).

6 Housing Issues

Discussions with municipal councillors and officials have highlighted a number of issues relating to the provision of housing in the municipality. These issues, as well as a number of others were further elaborated on during the first round of consultative workshops. This section provides an overview of these issues, and lays the basis for the development of the housing strategy.

6.1 Land Availability

A review of the IDP/SDF seems to indicate an inadequate assessment of land availability with regard to the question of housing. The SDF map indicates areas for future housing around Amandawe, on either side of the R612, between Park Rynie and Umzinto; around the town of Umzinto, between the R102 and N2 between Park Rynie and Pennington and an area around Malangeni. None of these demarcated housing areas are explained in terms of:

- their location in relation to job opportunities,
- assessment against other land uses such as sugar production;
- availability in terms of willing sellers or state land;
- amount of land required in relation to demand/need.

These issues will need to be dealt with in the next review of the Umdoni Spatial Development Framework.

6.2 Top Structure and Services

6.2.1 Apparent Short-term Focus of Infrastructure Planning

A review of the IDP seems to indicate that planning for future infrastructure provision is focussed on serving the needs of existing development by means of rehabilitation and improvement. There does not seem to be a strategic vision of the future development of the municipality. If this is the case there are likely to be two reasons for the immediate focus of infrastructure development. First of all, the integrated approach to development is relatively new to municipalities in South Africa and it appears that a few iterations of the IDP process are required before integration becomes a reality. Secondly, capacity and resource constraints limit both the local and district municipality in terms of what can be funded and implemented, therefore the natural tendency is to focus on projects that will provide immediate results in order to justify future funding.

However, there are some areas where forward planning is taking place in a manner that will facilitate the development of housing. One of the projects identified in the IDP is the assessment of the wastewater treatment works serving the urban areas of the municipality. This study will identify spare capacity and assist with the identification of land for future housing.

6.2.2 Development of Access Related Infrastructure

Roads, bridges and pavements were identified in the consultative workshops as key components of a housing strategy. This type of infrastructure is important as it facilitates access to employment and economic opportunities, as well as social facilities such as schools and clinics. In general it seems that the provision is better in the more urban areas of the municipality.

6.2.3 Use of Poor Construction Material

Many of the existing housing, particularly the self-constructed houses make use of poor construction material. The informal settlements in the municipality are characterised by the use of semi-permanent material such as wood, plastic sheeting and corrugated iron. These

settlements are unlikely to see a move towards more permanent building materials while their future is uncertain.

Housing in rural areas is often constructed using wattle-and-daub for external and internal walls. While this method is relatively cheap and materials can usually be found locally, these structures are not durable and need frequent maintenance, particularly during the rainy season.

6.3 Economic Issues

6.3.1 Lack of Economic Development Spin-offs from Housing Projects

The IDP recognises that the development of housing projects has potential for enhancing the economy of the municipality and various government departments have put in place programmes that support this, particularly in relation to the housing sector, such as the People’s Housing Process (PHP), Expanded Public Works Programme (EPWP) and Working for Water. This issue has also been the subject of much research and various studies have been undertaken that provide examples of good (and bad) practice (Robbins *et al*, 2006; Islam *et al*, 2001; McCord, 2004; McCutcheon, 2001). However, it seems that pressure for delivery has meant that the focus has been on housing delivery rather than an approach that tries to maximise the local economic benefits of housing delivery.

This issue has a number of dimensions. Firstly, participants in the workshops felt that local labour was overlooked when housing and infrastructure projects were undertaken. Locals lose out on wage income when contractors bring in construction teams from outside the area. While it is acknowledged that some aspects of the construction process will require skilled labour that may not be available in the local area, semi-skilled and unskilled positions could be filled from the local labour pool.

The second aspect of the issue that was raised in the consultative workshop was that the local community are often unaware that tenders have gone out for work in their area. Local communities only become aware of a project when the construction team arrives to start work. Community structures should be made aware of tenders for projects in their local areas and it was also suggested that they could also be involved in tender interviews and adjudication.

6.3.2 Impacts of Informal Settlements on the Local Economy

This issue is particularly pertinent to the Umzinto urban area, where vacant land adjacent to the CBD has been informally settled. These settlements are high density and are poorly serviced. They are also considered to be the main contributing factor to the perception of “crime and grime” within the Umzinto CBD. Consequently these settlements are seen to have had a negative impact on the local economy and have created the perception that the CBD is unsafe. The informal settlements are also not seen to be aesthetically pleasing and have consequently reduces the attractiveness of the CBD.

However, from the point of view of the residents of the informal settlements, their location on the periphery of the CBD is an ideal one. As an economic hub the CBD provides opportunities for employment, as well as providing access to social amenities such as schools and health facilities. The CBD is also a transportation hub and provides access to both formal and informal commercial activities. Residents from these settlements who participated in the workshops unequivocally stated that they would like to be housed close to the employment opportunities, although they did not necessarily indicate that this would need to be near the CBD.

6.4 Institutional Issues

6.4.1 Lack of Strategy for the Management of Informal Settlements

This is evidenced by the rapid growth of informal settlements in the municipality between the 1996 and 2001 census. Informal settlements pose range of challenges relating to service provision, the provision of shelter, the maintenance of the municipality's financial position and issues of social justice. A strategy is required to manage the growth of these settlements, and to set out appropriate responses to the difference challenges posed by informal settlements.

The consultative workshops clearly indicated a need for the municipality to be proactive in the management of informal settlements. Management of informal settlements requires large amounts of detailed information on the number of structures and the people who resident in these structures. However, databases are only as good as the information retained in them and how up to date they are. The Umdoni Municipality does not have the staff to be able to maintain large complex databases, therefore careful consideration needs to be given to how this information is collected, managed and used.

6.4.2 Project packaging and management

Most of the packaging and management of the projects is done by consultants due to lack of capacity in the Municipality. This has the potential to create problems when the project is handed over to the municipality. The municipality has no "history" of the project, which results in slow responses to problems raised by beneficiaries. The fact that the Ifafa Glebe project is short of beneficiaries has been attributed to problems related to the handover of the project from the consultants to the municipality.

6.4.3 Beneficiary identification

There is potential for conflict where identification of beneficiaries is done only by councillors and ward development committees, as this can create a perception of lack of transparency and could detract from the perceived legitimacy of occupants of low income housing. The housing allocation process is potentially fraught with conflict and social conflict can result if allocations are not handled transparently. Councillors, ward committees, officials and beneficiaries all need to be involved in the allocations process and need to operate within the framework of the guidelines provided by the Department of Housing.

Beneficiary lists, as well as waiting lists, need to be constantly updated. Housing projects are complex and delays are common as a result. This means that beneficiaries could have moved on, passed away or have been allocated housing elsewhere by the time a top-structure is available for occupation. In a project like the Ifafa Glebe, where there is shortfall in beneficiaries, the Municipality has had to send out a call for further beneficiaries to avoid further vandalism to completed but unoccupied structures.

6.4.4 Lack of Detailed Information on Beneficiaries

In order be sustainable in the long term the development of settlements must take into account the needs of the people who will live in the settlements. Census data is often outdated and problematic at the local scale, so it is often necessary to undertake detailed socio-economic surveys of informal settlements. Surveys done as part of the housing process tend to collect information only on the indicators that the Department of Housing uses to assess the suitability of applications for subsidies. Collecting additional information, however, often allows for the development of enhanced solutions to housing.

6.4.5 Lack of proper consultation and communication

Communities (not just the proposed beneficiaries) need to be made aware of the housing development process and its associated time frames. Communities also need to be involved with this process from the beginning in order to avoid future problems relating to allocation and the type of housing and services provided. The responsibility for this is primarily that of the municipality as they will be responsible for the future maintenance of services in new housing projects. However, as mentioned earlier, consultants are often appointed to undertake the development. The need to involve the community early on needs to be included in their terms of reference.

Furthermore, early involvement of communities from the conception phase contributes towards the development of a sense of ownership and decreases the chances and severity of future problems related to community relations.

The meeting undertaken as part of the IDP review indicated that in most wards the provision of housing is a “concern”. However, it is not clear from the IDP what the concern is and what needs need addressing in this regard. The consultation process needs to be a two way process where communities are provided with information on the housing process, but also enables the municipality to gain insight into the how the community perceives the challenges of housing provision.

Comments (verbatim) such as “managers must stop sitting in their offices and play with phones” and “councillors to pull out their socks and communicate” from participants in the consultative workshops indicate that communication between the municipality and communities is a problem. Problems with communication however are not limited to local government, workshop participants also indicated that they also find it difficult to interact with district and provincial government.

6.4.6 Appropriateness of Responses

The Umdoni Municipality is not a well-resourced municipality, although it is located adjacent to one of South Africa’s major urban centres. Resource constraints and related capacity constraints mean that solutions that may be appropriate and affordable in large cities are not feasible. Therefore the strategy phase needs to focus on the development of solutions that provide results, and are achievable within the budget and resource constraints. For example, the eThekweni Municipality, in order monitor the growth of new structures, uses a sticker system to provide every informal structure in the municipality with an address. This is a costly and human resource intensive exercise, but given the size of the municipality it is an appropriate response. The response of the Umdoni municipality is unlikely to be the same and an alternative means of ensuring that the growth of informal settlements is monitored in needed.

6.5 Other Issues

6.5.1 Housing is Not the Same as Shelter

A review of the IDP and some interactions with municipal official and councillors indicate that there is a high level of awareness that the provision of housing is more than just the provision of a top structure. Engineering services such as electricity and water supply are also seen to be important, as well as the provision of social services in the form of clinics and schools. The need to grow the economy to ensure that housing provision is sustainable is also recognised and provides a good departure for the development of the housing sector plan.

During the consultative workshop held in Umzinto, one of the phrases put forward that received a lot of support during the prioritisation exercise was “Do not build houses build communities”. This reinforces the notion that houses are more than top structures only.

While the root causes of social problems such as crime, drug abuse, rape etc. is likely to be economic in nature, the provision of housing can result in social stabilisation and contribute to increased levels of social cohesion. Furthermore, the economic benefits of housing development, if properly harnessed, can lead to higher levels of income and result in lower levels of “survivalist” crime.

6.5.2 Need for Range of Housing options for Middle-low income Households

Enquiries from the public to Councillors and the Local Authority indicate that there is a need to a wider range of housing options for those households earning between R3500 to R7000 per month. This range of options would include rental accommodation, social housing etc.

However, this need, will not be addressed in this Housing Sector Plan as this need, while growing, still appears to be small in comparison with the low income and indigent housing needs in the municipality. Secondly, the National Housing Department is still working on a clear policy on this range of housing options as guidelines for local municipalities. It is therefore recommended that this issue be addressed in the next review of the Housing Sector Plan, when there will be a clear policy from national government in this regard.

7 Housing Strategy

If a housing delivery programme is going to be sustainable and the benefits associated with housing development is to be maximised, then housing has to be considered to be more than a top structure. The previous section, which elaborated on housing related concerns raised by stakeholders, clearly illustrated that the housing strategy will have to go further than supply merely top structures. While some of the elements of the proposed strategy may be better served as part of the IDP, it has been suggested that these elements are currently absent. The project emanating from the housing strategy may be used to pilot some of these interventions that stakeholders feel are missing and in this way be mainstreamed into the IDP.

7.1 Goals and Objectives

The goal of housing delivery is to ensure that the municipality's population has access to adequate and safe shelter, and that the economic and social benefits from housing development is maximised.

This goal is to be achieved by means of undertaking activities and projects that meet the following objectives:

- Provision of top structures
- Provision of basic services
- Maximising the economic benefits of housing provision
- Developing and enhancing community life
- Institutional development

7.2 Strategies

At this stage the strategies set out in this section have been suggested as a way of generating discussion and debate. They will be finalised after consultation with the project steering committee and a further round of workshops. A description, motivation, target and measurement indicator is provided for each strategy, as well as possible projects that could be implemented. An indication is also given of the issues discussed earlier in this report that each strategy deals with.

7.2.1 Provision of top structures

Rural Housing Programme

Strategy:

Rural housing projects need to be rolled out in Amandawe and Amalangeni, the two areas with the highest backlogs. Planning is currently being undertaken for a rural project for 1000 beneficiaries in Amalangeni and a further 1000 beneficiaries in Amahlongwa. The Amahlongwa project will effectively deal with the backlog in this area, however, Amalangeni will still have a backlog of 1 668. The Department of Housing has indicated that the municipality will be able to apply for further funding once the first phase of the rural housing project is successfully complete. This funding, needs to used to address the additional backlog in Amalangeni and begin to tackle the backlog of 2 465 in Amandawe.

To cater for future projected rural housing demand land needs to be identified and set aside by the traditional authority in a phased manner over the next five years to cater for another approximately 3000 units.

Motivation:

- Rural housing projects are underway in the Amalangeni and Amahlongwa areas and are already at the planning stage.
- The Amandawe area has the second highest backlog in the municipality in terms of rural housing and therefore should be targeted next.

- Dealing with the backlogs in these three areas will reduce the rural housing backlog in the municipality to around 600 units or 9,2% of the current backlog.

Target:

Eradication of the rural housing backlog in Amalangeni, Amahlongwa, and Amandawe within 5 years.

Measurable Indicator:

- Number of approved subsidies
- Number of houses built

Urban Housing Programme

Strategy:

The backlog of housing in urban areas based on the number of households living in shacks is 2464 units. A further 1692 households are living in overcrowded conditions, bringing the total housing requirement in 2006 in the municipality to 4156.

Approximately 600 units can be provided by the Ifafa Glebe project. Work is currently underway on preparing a housing project for the farm Isonti. Detailed feasibilities have not been done for this project but the potential can be estimated to be in the region of 2 640 units⁴. This still leaves a backlog of 916 units. The municipality should aim to have a portfolio of at three urban housing projects at any one time. The projects in this portfolio need to be located within a reasonable distance of existing urban nodes. Consideration also needs to be given to the provision of schools, clinics and community facilities such as sports grounds and halls as development of housing is likely to place further pressure on these facilities.

To cater for future projected urban housing demand land needs to be identified and acquired in a phased manner over the next five years to cater for another 6880 units.

Motivation:

- The timeframes required for developing low-income housing mean that there is a considerable lag between the identification of land and housing delivery. Therefore a “pipeline” of projects becomes crucial to continuous delivery.
- Projects can easily become “stuck” while aspects such as land availability, environmental studies and the identification of beneficiaries a portfolio of projects allows overall progress to be made even though a single project may be stalled

Target:

- Identification and packaging of at least two further urban housing projects

Measurable Indicator:

- Approval from DoH of housing projects
- Measurable progress towards delivery

Slum Improvement Programme

Strategy:

This strategy is complementary to the previous one. The slum improvement programme needs to be focussed initially in the Umzinto area and needs to start with the marking of shacks with a unique number or “address” and a corresponding census of the households in the structures. This will provide information on the inhabitants of the informal settlements as well as providing the municipality with a means of managing the expansion of these

⁴ Based on the following assumptions: 110ha developable area with road, services and other infrastructure decreasing this to 66ha developed with 250m² sites.

settlements. However, the needs to be done on the basis of close co-operation and agreement with the residents of the informal settlements.

Most settlements are incredibly dense and poorly located and therefore relocation is the best option. Relocation needs to be done according to best practice guidelines and should not leave households worse off than they were previously. Indications are that many households locate in informal settlements due to their proximity to economic opportunities, therefore resettlement needs to take place in location where that access to these opportunities is not compromised.

Where possible, disruption should be minimised and areas with some potential for in-situ upgrading, such as the Roseville settlement, need more detailed feasibility investigations. Residents of the informal areas need to be prioritised for resettlement in the proposed Isonti housing development.

Motivation:

- Any slum clearance projects must be prioritised in line with the 2010 provincial target.
- Most of the slum areas are located in and around Umzinto and the greatest pressures for dealing with informal settlements are being brought to bear in this area.
- Giving the structures addresses facilitates the management of informal settlements as it immediately becomes clear when a new structure is added.

Target:

- Election of development committee in all informal settlements within the next 12 months
- All structures are to be given addresses within 12 months
- The residents agree on a moratorium on the development of further structures
- Feasibility undertaken for the in-situ upgrading of Roseville

Measurable Indicator:

- Number of development committee
- Database of addresses
- Moratorium on expansion
- Feasibility study for Roseville

7.2.2 Provision of basic services

Water

Strategy:

As the IDP recommends, municipal priorities for the development of water services need to be included in Ugu's Water Services Development Plan (WSDP), and areas of higher density need to receive priority.

Motivation:

- The District Municipality has responsibility for water provision and needs to be continually lobbied to include Umdoni priorities through the IDP and other channels.
- Cost per unit of water provision decreases as densities increase

Target:

- Housing development programme which can provide input into Ugu's WSDP and IDP planning processes

Measurable Indicator:

Inclusion of water provision for Isonti and other projects in Ugu's Water Services Development Plan and IDP.

Electricity

Strategy:

All new housing developed needs to include electricity provision. Payment option need to be further discussed and developed. Eskom prefers pay as you go in rural areas where debt collection is more difficult, while urban areas are have infrastructure and the densities to make post-payment more attractive.

Motivation:

- It is easier and cheaper to electrify areas as they are developed rather than at a later stage
- Electrification reduced pressure on natural resources such as wood fuel.

Target:

- All new housing developed needs to include electricity provision.

Measurable Indicator:

Number of households with access to electricity.

Sanitation

Strategy:

Sanitation should be provided to new development at levels that are financially feasible and appropriate to the area in question. In rural areas where there is no access to water borne sewage, sanitation should take the form of ventilated improved pit latrines, while development in urban areas can be linked to existing waterborne systems where capacity exists.

Motivation:

- Adequate sanitation is critical for environmental health reasons.
- The costs of providing water borne sewage are high it is often not feasible to provide high levels of service to low-income development due to limited budgets.

Target:

- Appropriate level of provision depending on affordability and nature of the area (urban/rural)

Measurable Indicator:

Number of households with access to formal sanitation provision

Physical access

Strategy:

High levels of access are required in all new developments to ensure that households can get to places of employment, schools and health facilities. Each development should have a bus lane which allows public transport to move through the settlement, and all erven should have road access. Provision should also be made for supporting infrastructure such as taxi and bus ranks.

It may not be possible to provide road access in the case of in-situ upgrades due to densities or topography. Where footpaths are unavoidable, they should be provided in such a way that facilitates access by emergency services.

Motivation:

- Access is a key intervention allowing households to get to social facilities and economic opportunities
- Formalised access in the form of roads and paths also plays an important role in stormwater management, particularly in urban areas.

Target:

- One bus route in all new developments
- One taxi rank in all new developments
- Pavements in the vicinity of schools and other social infrastructure

Measurable Indicator:

- Number of bus routes
- Number of taxi ranks

7.2.3 Maximising the economic benefits of housing provision

Location close to employment opportunities

Strategy:

New housing developments need to be located in areas that facilitate access to employment opportunities. Alternatively, employment nodes need to be developed alongside proposed housing developments.

Motivation:

- The need for employment is driving the increase in households residing in informal settlements.
- Locating new development in area where access to employment opportunities is limited will reduce the long-term sustainability of these developments.

Target:

To locate new developments in close proximity to employment nodes

Measurable Indicator:

- Number of households within 30 minutes walk of employment node

Opportunities for employment generation

Strategy:

At the very least contractor developing new housing projects should seek to use local labour for unskilled and semi-skilled tasks. Skilled local labour where it exists (electricians, plumbers etc) should also be given priority. These arrangements need to be a requirement of tender documentation and the municipality through ward councillors and their development committees may need to play a facilitative role in helping to identify local labour and skills.

Motivation:

The development of housing presents a number of opportunities for skills development, the development of SMMEs and the use of local labour. However, these opportunities are very rarely taken up.

- The use of local labour introduces cash into the local economy and can often give an important boost to impoverished areas and communities, particularly in rural areas.

Target:

- Use of local labour in all low income housing developments

Measurable Indicator:

- Number of local people employed to undertake skilled, semi-skilled and unskilled tasks
- Value of work undertaken by local people in terms of skilled, semi-skilled and unskilled tasks

Skills development

Strategy:

Local contractors should be engaged in a mentorship arrangement with established contractors in order to facilitate skills transfer. These arrangements need to be a requirement of tender documentation and the municipality through ward councillors and their development committees may need to play a facilitative role in helping to identify local labour and skills.

Motivation:

The development of housing presents a number of opportunities for skills development, the development of SMMEs and the use of local labour. However, these opportunities are very rarely taken up.

- Ensuring skills transfer achieves other goals and allows the development of a local pool of expertise, which can be used to facilitate higher levels of local spend on future projects. Local spend boosts the local economy, and is particularly important in boosting the economy of rural areas.

Target:

- The identification of a database of local contractors that can be paired with established contractors

Measurable Indicator:

- Number of local contractors able to tender for new construction projects
- Number of local contractors used by lead contractors

Construction sector SMME establishment

Strategy:

The development of local construction sector SMME needs to be encouraged, both as a means of increasing employment opportunities in the municipality as well as means of providing a skills base for the development of housing.

Motivation:

- SMMEs are a key link in the construction sector value chain, and provide large numbers of employment opportunities relative to their size.
- Construction skills are transferable from housing to other types of construction activities. Housing is therefore a good training ground for the development of the construction sector as a whole.

Target:

- The identification of a database of local contractors that can be paired with established contractors

Measurable Indicator:

- Value of work performed by local contractors on housing projects
- Number of new SMMEs developed as a result of housing development

7.2.4 Providing for the development and enhancement of community life

Consultation and communication

Strategy:

The principle of reciprocity needs to be applied in terms of communication between the municipality and the communities and ward forums. The problems appears to have two components: firstly, there is a perception that issues raised by communities are ignored by the municipality and in some cases issues are not fed up to councillors and officials. However, local for a do not seem to communicate down to their “constituency” and therefore are partly responsible for the perception of inactions by the municipality.

The basic structures and forums exist for consultation and communication, but do not currently seem to be very effective. The development of both the rural and urban housing projects needs to be used as an opportunity to reinvigorate the existing systems of consultation. Furthermore, meaningful engagement is an absolute requirement of the proposed slums clearance strategy developed.

Motivation:

- While the municipality has set up a number of forums for the purposes of the IDP, as well as ward development committees, the participants in the consultative workshops felt that communication and consultation was a problem.
- Adequate and appropriate consultation is essential for the rollout of a housing programme as housing is an emotive and highly charged issue.

Target:

- To be determined

Measurable Indicator:

To be determined

7.2.5 Institutional Development

Municipality

Strategy:

Systems need to be set up whereby a database of potential beneficiaries (the housing waiting list) and residents of informal settlements is established and kept up to date. These databases are important management tools for managing housing development and the eradication of backlogs.

Furthermore, it needs to be recognised that the housing function is a cross-cutting one that requires co-ordination with a wide range of council activities. In the Umdoni Municipality the housing function is located within Community Services function. Most municipality's have the housing function located in engineering or operating as a separate housing function. There is no ideal location for the housing function, however, deeper integration is required with the engineering function. This can be done through the creation of a housing working group. The primary aim of this working group would be to allow the housing function to co-ordinate the housing related activities of other functions.

Motivation:

- The management of housing is a data intensive process and is highly dependent on accurate and up to date information. Housing databases of beneficiaries and residents of informal settlements can go out of date very rapidly and it is critical they are kept up to date.
- Housing is a cross-cutting issue and co-ordination is essential to ensure that delivery takes place efficiently.

Target:

- Finalise consolidation of housing waiting lists
- Undertake a housing census to provide a database of households in existing informal structures within the next 12 months
- Establish a housing working group within the municipality by January 2007

Measurable Indicators:

- Frequently updated beneficiary database
- Frequently updated database of household in informal settlements
- Housing working group functioning and meeting monthly

CBOs

Strategy:

A capacity building process needs to be undertaken with community based forums and development committees. These workshops will focus on housing related issues and separate workshops need to be run on the following issues:

- Housing types
- Servicing types
- The housing development process
- Legal issues

Motivation:

- By clearly outlining housing and servicing options, as well as the housing development processes, the municipality can start dealing with perception of non-delivery.
- Involving the community in workshops ensures that they take ownership of the project from an early stage of development, thereby pre-empting community related problems during implementation.
- These workshops can be used as a part of the development of the social compact that needs to be signed as part of the project linked subsidy application.

Target:

- Set up workshop formats within 6 months
- Start workshopping process within 12 months

Measurable Indicator:

- Number of workshops held
- Number of people in attendance at workshops

8 Proposed Housing Programme

The need for the future development of housing projects has been based on the difference between the existing backlog and the ability of current and planned housing projects as described in earlier sections of this report. The following new projects need to be undertaken in addition to the activities currently in progress.

PROJECT NAME	UNITS	COMMENT
<i>Rural Housing Projects</i>		
Malangeni Rural Housing Phase 2	1 000	Phase 2 triggered on completion of Phase 1. Phase 2 and subsequent phases will focus on settlement development rather than in-situ upgrading.
Malangeni Rural Housing Phase 3	1 000	Phase 3 triggered on completion of Phase 2.
Mandawe Rural Housing Phase 1	1 000	Phase 1 triggered on completion of Amahlongwa Rural Housing Phase 1. This and subsequent phases will focus on settlement development rather than in-situ upgrading.
Mandawe Rural Housing Phase 2	1 000	Phase 2 triggered on completion of Phase 1.
Mandawe Rural Housing Phase 3	1 000	Phase 3 triggered on completion of Phase 2.
<i>Total Rural</i>	<i>5 000</i>	
<i>Urban Housing Projects</i>		
Isonti		Land in process of being acquired. Some preparatory work done.
Shayamoya Extension	2 400	Development of 250m ² sites on 100ha. This development will provide sites for the households that cannot be accommodated at Isonti.
<i>Total Urban</i>	<i>2 400</i>	
Total	7400	

Table 7: Proposed Rural and Urban Housing Projects

8.1 Availability of Bulk Services

<i>Rural Housing Projects</i>	Water	Sanitation	Roads	Refuse
Malangeni Rural Housing Phase 2	The area has a rural water supply	There is no waterborne sewer system in the rural areas, and as such the area must be planned to accommodate on-site processing	Refer to page. 12	There is no formal refuse disposal system currently available
Malangeni Rural Housing Phase 3	As above	As above	Refer to page. 12	As above
Mandawe Rural Housing Phase 1	The area has a rural water supply	As above	Refer to page. 11	As above
Mandawe Rural Housing Phase 2	As above	As above	Refer to page. 11	As above
Mandawe Rural Housing Phase 3	As above	As above	Refer to page. 11	As above
<i>Urban Housing Projects</i>				
Isonti	This area will be serviced from the Umzinto water supply, but may require pump stations and rising	This area may be linked into the Umzinto Treatment works which is currently working at half its capacity	Access via the 197-3 main road.	As above

	mains			
Shayamoya Extension	As above	This area may be linked into the Umzinto Treatment works which is currently working at half its capacity	Access needs to be investigated	As above

Table 8: Proposed Bulk Services for the Proposed Rural and Urban Housing Projects

With respect to bulk services there appears to be adequate water infrastructure although some projects may require pump stations and rising mains as well as the upgrading of some mains. In terms of sanitation it appears as if the urban housing projects can be accommodated within the existing treatment works. However, the rural housing schemes will have to have on-site processing which will require minimum plot sizes dependent on the geo-technical conditions. Refuse is an issue in all areas as a waste removal system still needs to be instituted.

8.2 Cash Flows

Table 9 below provides a rough estimate of the funding required to undertake the proposed future housing projects. This cash flow will need to be revised when more detailed programming is done for each project as part of the project preparation phase.

	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
	(‘000)	(‘000)	(‘000)	(‘000)	(‘000)	(‘000)
Rural Housing						
Malangeni Phase 2	R 60	R 765	R 10,650	R 16,200	R 6,474	
Malangeni Phase 3					R 100	R 1,225
Mandawe Phase 1	R 60	R 765	R 10,650	R 16,200	R 6,474	
Mandawe Phase 2					R 100	R 1,225
<i>Total Rural</i>	<i>R 120</i>	<i>R 1,530</i>	<i>R 21,300</i>	<i>R 32,400</i>	<i>R 13,148</i>	<i>R 2,450</i>
Urban Housing						
Isonti	R 130	R 2,270	R 47,923	R 44,050	R 700	
Shayamoya Ext			R 150	R 2,910	R 41,032	R 42,024
	<i>R 130</i>	<i>R 2,270</i>	<i>R 48,073</i>	<i>R 46,960</i>	<i>R 41,732</i>	<i>R 42,024</i>
TOTAL	R 250	R 3,800	R 69,373	R 79,360	R 54,880	R 44,474

Table 9: Indicative Programme and Cash Flow Required

A more detailed breakdown of the funding required for each project can be found in Appendix 3.

9 Land Identification

Land has been identified for the two proposed future urban housing projects with respect to the “Isonti” project and the Shayamoya project. These land parcels are as follows:

- Isonti Farm – the area is located some 2.5km from the Umzinto CBD, and is made up of Portion of Rem of portion 145 (of24) of the farm Umbeli Beli No.1288, and a portion of the Rem of the Farm Dumayo No. 14812. The extent of the area is 110ha. The land is privately owned by a company.
- Shayamoya – the area is located some 2.5km from the Umzinto CBD. The extent of the land is 100ha and it is privately owned. The exact property description is still to be determined.

With regard to the future projected housing needs approximately 198ha of land needs to be identified over the next five years, for future urban low-cost housing (based on 250m² sites +

15% for roads and community facilities). Another 86ha of land needs to be identified by the traditional authorities for future projected rural housing needs. This land must be identified in accordance with criteria outlined in the municipal SDF.

10 Linkages to Land Reform

The Department of Land Affairs has indicated that they have no objections to any of the projects listed in the Housing Strategy. They are also currently budgeting for two land reform projects in the municipality, Oceanview and Park Rynie human settlement projects for the 2007/2008 financial years. These projects need to be further investigated and detailed in the projected planned projects for the municipality.

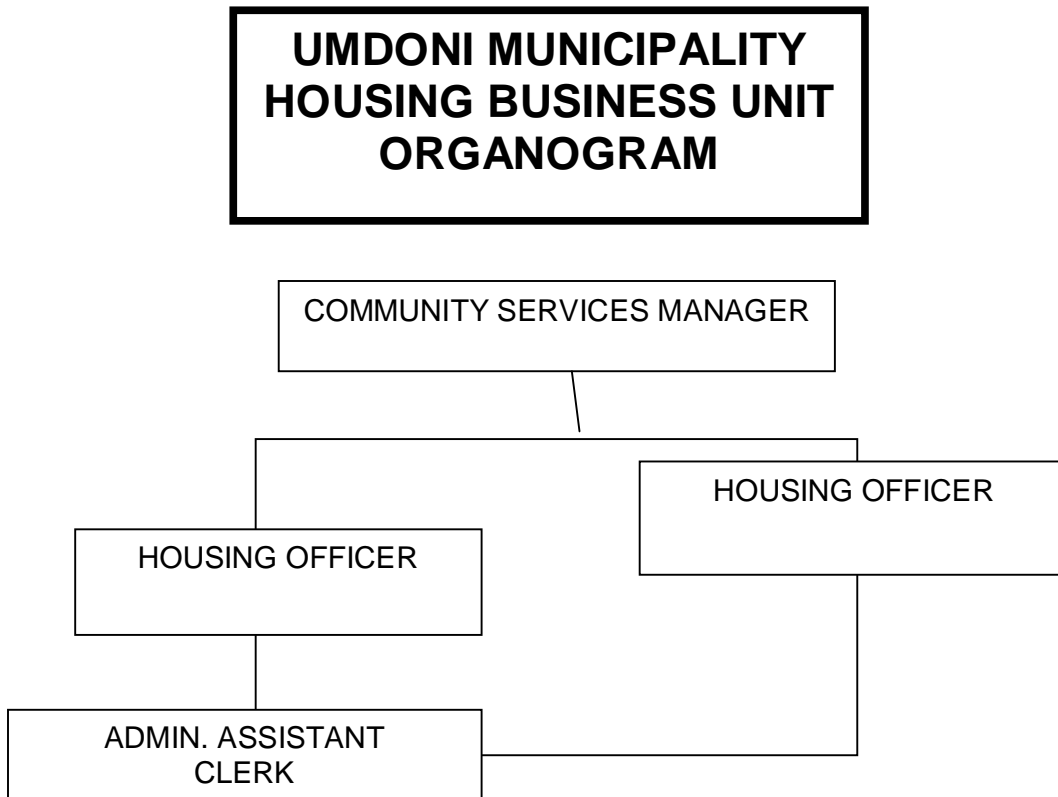
In addition, notices need to be distributed in the commercial agricultural areas of the municipality to inform labour tenants of their rights to land in terms of the Act 3 of 1996: Land Reform (Labour Tenants) Act, 1996. This may go some way in reducing the demand for future housing in the urban areas.

11 Housing Institutional Framework

Three clear strategies for are proposed for the development of a housing institutional framework within the municipality and are detailed on pages 34 and 35 of this report under section 7.2.5. To summarise they include:

1. Set up a data base of potential beneficiaries;
2. Create a housing working group within the municipality to co-ordinate housing activities between the various municipal functions; and finally
3. a capacity process needs to be undertaken with community forums and development committees.

The following housing staffing organogram is currently adopted by the Umdoni Council:



This structure effectively provides two full-time housing officers and an administrative assistant for the housing function. Both of the housing officers indicated in the organogram have participated in the development of the housing strategy plan with respect to attending community workshops and one-on-one sessions with the consultant around strategic choices.

In the short term, it is further suggested that assistance be sought from local CBO's in the implementation of each specific housing project in order to secure local buy-in as well as additional person hours. However, in the longer term the existing capacity of the municipality would need to be augmented to address the future identified needs.

12 Capacity Building

The two housing officials listed in the above organogram participated in the formulation of the housing Sector Plan through the following means:

- Assisting the service providers in gathering the required base data on the existing housing situation in Umdoni;
- Accompanying the service providers on site visits and to stakeholder consultation workshops;
- Through informal discussions with the service providers on proposed strategies and projects and finally;
- Presentations to the Steering Committee.

At a Council meeting held on the 5 February the Council agreed in principle for the two above mentioned housing officials to take part in the DoH courses/training programme to enhance their skills and improve their knowledge of housing issues. They will attend courses covering the following aspects:

- Introduction
- Project Management
- Project facilitation
- Project packaging
- Project Implementation
- Project Close outs
- Contracts and legal
- Rental housing tribunal
- Policy
- Hostel upgrading.

13 Conclusion

The Umdoni Municipality is facing a huge challenge in the provision of housing, particularly in terms of low cost housing. Informal settlements in the municipality are growing at a rapid rate, and the current rate of housing delivery is not keeping pace, let alone contributing to reducing the backlog. However, the municipality also labours under resource and budget constraints and needs to develop solutions that are appropriate to the limitations placed on the municipality by these factors.

The proposals contained in this document are based on the current situation. However, the housing development process is one fraught with obstacles and delays. Therefore, the programme and the cash flows required need to be re-visited and updated when the situation on the ground changes.

The municipality also needs to look beyond the housing projects that deliver services and structures and invest time and effort in ensuring that the 'soft' infrastructure is working well. This will facilitate the management of the growing demand for housing as well as enable the housing that is provided to become sustainable in the longer term.

BIBLIOGRAPHY

Demarcation Board, 2006: *Umdoni Municipal Profile*; Demarcation Board, www.demarcation.org.za.

Islam R and Majeres J, 2001: *Employment Intensive Growth for Poverty Reduction*; Urban Forum, Vol 12 (3-4), July – December 2001

McCord, A, 2004: *Public Works and Overcoming Under-development in South Africa*; Paper presented at UNDP, HSRC & DBSA Conference on Overcoming Under-development in South Africa's Second Economy, 29 October 2004

McCutcheon R, 2001: *An introduction to employment creation in Development*; Urban Forum, Vol 12 (3-4), July – December 2001

Project Preparation Trust & Department of Housing, 2006: *Draft Municipal Sector Housing Plan Manual*; Project Preparation Trust and Department of Housing.

Umdoni Municipality, 2006: *Umdoni Municipality Integrated Development Plan (IDP) 2006/2007*; Umdoni Municipality.

Robbins, G., Aiello, A., Hadingham, T.J., Klug, N., and Goodenough, C.K., 2006: *Study on Employment Aspects of Slum Upgrading: Practices and Opportunities identified in Two South Africa Case Studies*; International Labour Organisation, Geneva.

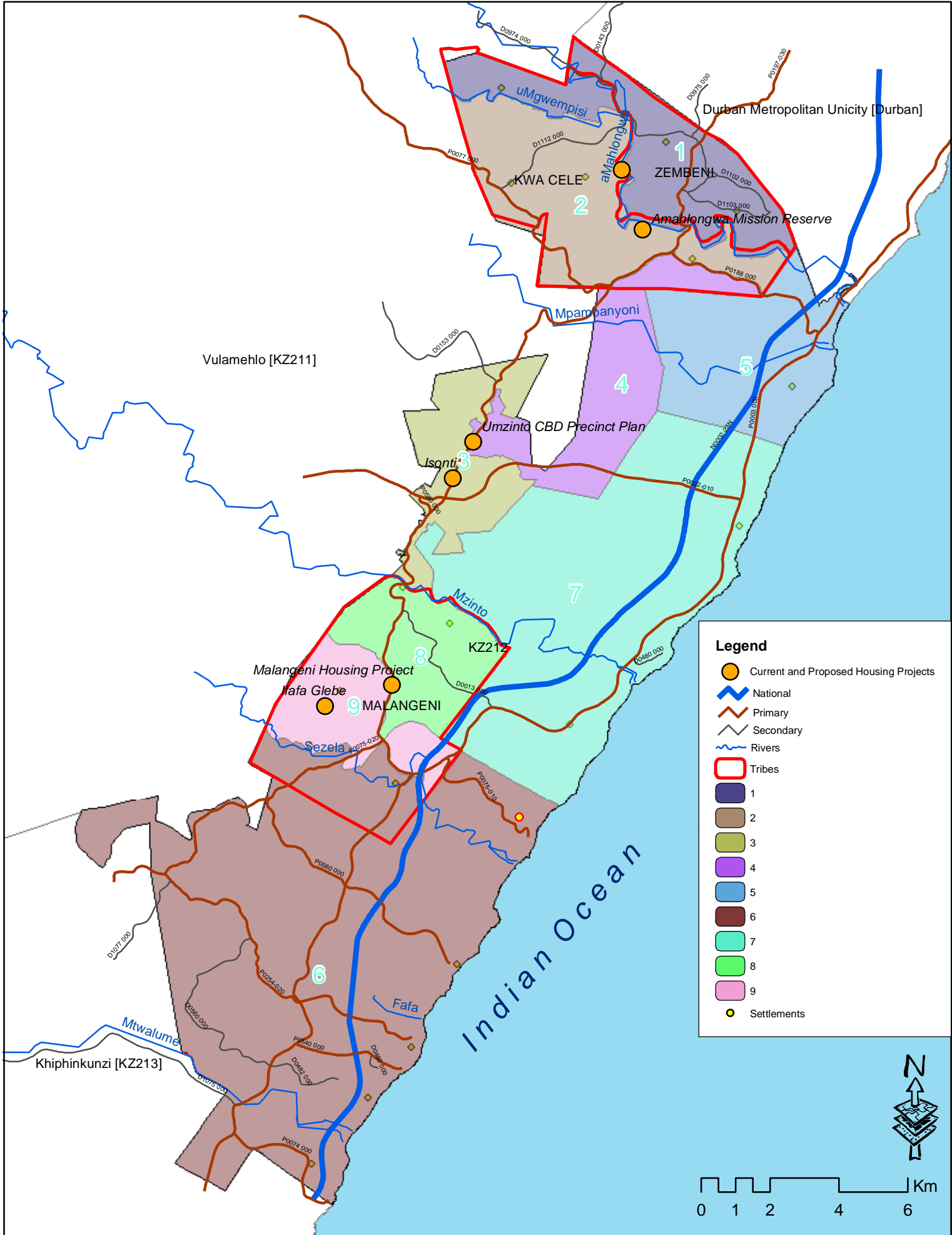
APPENDIX 1 – HOUSING PROJECT DATA SHEETS

**APPENDIX 2 – SUMMARY OF OUTCOMES FROM THE
FIRST ROUND OF CONSULTATIVE
WORKSHOPS**

**APPENDIX 3 – DETAILED BREAKDOWNS OF CASH
FLOW REQUIREMENTS BY PROJECT**



Map Title: CONTEXT MAP	Map No. Map 1	Date: September 2006	Mapping prepared by: <u>siyamisana planning consultants</u>
----------------------------------	-------------------------	--------------------------------	---



Map Title: CURRENT AND FUTURE HOUSING PROJECTS	Map No. Map 2	Date: September 2006	Mapping prepared by: siyamisana planning consultants
---	----------------------	-----------------------------	---

Umdoni Housing Plan - Proposed Rural Projects

	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
	('000)	('000)	('000)	('000)	('000)	('000)
units						
<i>Total Cost</i>						
	R 60.00	R 40.00				
R 600,000.00		R 300.00	R 300.00			
R 425,000.00		R 225.00	R 200.00			
R 13,800,000.00			R 5,000.00	R 8,800.00		
R 500,000.00				R 250.00	R 250.00	
R 16,000,000.00			R 4,000.00	R 6,000.00	R 6,000.00	
R 2,724,000.00		R 200.00	R 1,150.00	R 1,150.00	R 224.00	
R 34,049,000.00	R 60.00	R 765.00	R 10,650.00	R 16,200.00	R 6,474.00	

	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
	('000)	('000)	('000)	('000)	('000)	('000)
units						
<i>Total Cost</i>						
					R 100.00	
R 600,000.00						R 600.00
R 425,000.00						R 425.00
R 13,800,000.00						
R 500,000.00						
R 16,000,000.00						
R 2,724,000.00						R 200.00
R 34,049,000.00					R 100.00	R 1,225.00

Umdoni Housing Plan - Proposed Rural Projects

	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
	('000)	('000)	('000)	('000)	('000)	('000)
units						
<i>Total Cost</i>						
R 100,000.00	R 60.00	R 40.00				
R 600,000.00		R 300.00	R 300.00			
R 425,000.00		R 225.00	R 200.00			
R 13,800,000.00			R 5,000.00	R 8,800.00		
R 500,000.00				R 250.00	R 250.00	
R 16,000,000.00			R 4,000.00	R 6,000.00	R 6,000.00	
R 2,724,000.00		R 200.00	R 1,150.00	R 1,150.00	R 224.00	
R 34,049,000.00	R 60.00	R 765.00	R 10,650.00	R 16,200.00	R 6,474.00	

	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
	('000)	('000)	('000)	('000)	('000)	('000)
units						
<i>Total Cost</i>						
R 100,000.00					R 100.00	
R 600,000.00						R 600.00
R 425,000.00						R 425.00
R 13,800,000.00						
R 500,000.00						
R 16,000,000.00						
R 2,724,000.00						R 200.00
R 34,049,000.00					R 100.00	R 1,225.00

WORKSHOP1: EMALANGENI ATTENDANCE

NAME	ORGANISATION	CONTACT NUMBER
1. Thethelana Dulaza	Community Member	
2. Thule Zulu	Community Member	073 1665 816
3. Dota Mkhize	Community Member	-
4. M.K. Gumede	Ward 9 Committee	083 3097 762
5. Myende Gugu	Councillor	083 8803 084
6. Flomencia Gumbi	Ward 8	0722759 974
7. Mfanase T. Hlongwane	Ward 9	072 3297 810
8. Njabulo Mngoma	Ward 9 Committee Member	073 5361 737
9. Bridgette Sabela	Ward 8	082 2944 442
10. Skhumbuzo Ngwane	Umdoni Municipality	082 8329 879
11. Dudu Gumede	Ward Committee	076 6408 142
12. Philane Mzimela	Ward 9 committee	073 1491 641
13. Victor Ngubo	Ward 9 Committee	076 2311 899
14. Enock Gumede	Ward Councillor	084 8605 549
15. Bunjiwe Gwebu	Siyamisana Planning Consultants	084 4193 722
16. Mhlangamkhulu Chiliza	Induna	-
17. Sam Mvuyana	Ward 9	078 1849 202
18. Daniel Hlongwa	Youth Unit Ward 9	082 2264 735
19. Abie Ngongoma	Ward 8	082 6842 023

What are the issues/ challenges in this area with respect to housing?

Issue	No of Occurrences
1. Water	12
2. Electricity	11
3. Sanitation	12
4. Security	2
5. Youth empowerment at Emalangeni	
6. Job opportunities	8
7. Housing problems	3
8. Roads	9
9. We need quality housing & Comfort	2
10. Shopping Centres	
11. Illiteracy	
12. Municipality to let us know of water interruption in the area	
13. Police Stations	2
14. Clinics	3
15. Crèches	2
16. Amenities	
17. Bridges to cross rivers & Streets	
18. Problem of outsiders working in the area	
19. Infrastructure	2
20. Training Centres	7
21. Churches	
22. Schools are far away from the area children exposed to road accidents	2
23. Community Halls	
24. Challenges crime	
25. Surgeries	2
26. Schools	5
27. Sport grounds	4
28. Sanitation problems in the new area	
30. Hospitals	3
31. Cemetery	2
32. Crime	
33. Transport	2
34. Pavements for school children on the roads	2
35. Monitoring on the tender	
36. Library to help scholars	2
37. Progress on development is slow	2
38. Municipality to inform us of tenders	
39. Fire fighters	
40. Overcrowding in the sport ground change rooms	
41. Tribal Court	2
42. Industries	
43. Special Schools for handicaped	2
44. Basic Education	
45. Capacity Building	2

46. Communication with Ugu	
47. Title Deed	
48. Capacitating of Constructors	
49. Police Forum	
50. Banks	
51. Senior Citizens Club House	
52. Tunnel	
53. Construction Team comes from outside	2
53. Informal Settlement	

What can be done to fix this?

The following responses are captured verbatim from the cards.

Communication – 6 Votes

- Improve communication with municipality
- There must be proper communication between government departments &, CEO
- Discussions with community, municipality and review budget
- Relationship between Ugu, Umdoni and national province
- Problems between municipality, community & government

Better job opportunities

Councillors to pull out their socks & communicate

Build sport ground

To build toilets

District need to budget for all houses in one financial year

Stealing of building material

Arrest those who sell the houses illegally

1 vote

Managers must stop sitting in their offices and play with phones

Community members should be involved on tender interviews

Involve people in business e.g. cooperative, SMME

5votes

Municipality to assist youth in business plans to acquire loans

Create land for cemeteries

5votes

Build more police stations and involve public in fighting against poverty

Educate youth to take proper control of their own life

Capacitate the rural communities

Electricity – **19 votes**

- Municipality need to ask province for electricity budget
- Make electricity 1st priority

Government to employ people and stop contracts

Government should place right people to do the right job

11 votes

Ugu must extend some stand pipes according to the recommendation

Houses- fats track the building of houses or service delivery

Dept of education need to build schools

Tribal structure- need to be workshoped by the department

Stop making false promises and give time frames for infrastructures implementation

Increase the number of CDO and CDW

MANDAWE ATTENDANCE

NAME	ORGANISATION	CONTACT NUMBER
1. Tim Hadingham	Siyamisana Planning	084 583 9510
2. Bunjiwe Gwebu	Siyamisana Planning	084 419 3722
3. Thabani Dlamini	Wars 4	
4. Mkelisi Roseline Xaba	Ward 5	
5. Sevelina Kwela	Ward 5	
6. Thami Ngcobo	Ward 5	076 718 2872
7. Nozipho F. Memela	Ward 5	076 718 2872
8. Themba Cele	Ward 5	
9. D.J. Nyawose	Ward 4	073 0648 679
10. Cllr Errol Simpkins	Ward 5 Councillor	083 309 8310
11. Ntonhle Nyawose	Ward 4	073 4824 335
12. Archibald Bhengu	Ward 4	069 9789201
13. Cllr M.O. Zama	Ward 4 Councillor	083 3817 417
14. Nicholas Khwela	Ward 5	083 5051 393
15. Nomusa Khwela	Ward 5	076 197 3631
16. Faith Mkhize	Ward 5	073 977 5837
17. Mathi Mkhize	Ward 5	073 977 5837
18. Betty Maphumulo	Ward 2	
19. P. Ngenzeni Msomi	Ward 5	
20. M.V Msani	Ward 5 committee	039 978 1128
21. B. Vincent Mbhele	Ward 4	
22. Bheki Mthethwa	Ward 2 Committee member	083 471 5931
23. Cllr Phelelani Ngcobo	Ward 2 Councillor	083 782 0091
24. Vusi Khwela	Ward 5	073 341 2579
25. Elias Gumede		
26. Ntombizabo Masango	Ward 2	
27. Phineas Mkhize	Ward 5	
28. Thembeni C. Ncwane	Ward 2	
29. Bongisani P. Mchunu	Ward 4	
30. Richard B. Gumede	Ward 4	
31. Mirriam Dlamini	Ward 4	
32. Bekumuzi L. Gumbi	Ward 4	
33. Danie M. Khathi		
34. Nokulunga Mngayi	Ward 4	
35. Milton Phama	Ward 5	
36. Nokulunga Mavundla	Ward 5	
37. Tholakele R. Mthethwa	Ward 4	
38. Mbuyiswa S. Mbatha	Ward 4	
39. December W. Mlambo	Ward 4	
40. Busisiwe O. Kwela	Ward 5	
41. Makhosazana A. Hlongwa	Ward 2	
42. Tholakele Sibisi	Ward 4	
43. Ncane Khwela	Ward 5	
44. Zandile Miya		

What are the challenges/ issues in this area?

Issue	No of Occurrences
Lack of electricity increases the rate of crime	2
Sport grounds	1
Houses	22
Electricity	15
Toilets	12
Roads	4
Water	8
Infill Electricity	1
Infrastructure	
Roads not done	
Building Land	
Insufficient fund to develop the lives of the poor	
Free electricity	
Unemployment rate is high	
Telephones	
Jobs	3
Stand pipes	1
Street lights	
Access roads	
Clinic	
Free electricity	
Houses falling down because they are build with mud	
Slow development	
No communication	
Commercial land	
Electricity problems, Eskom takes time repair faults	
Industrial land	
Roads	13
Electricity	28
Water	31
Co –operative centre	
Toilets	18
Houses	30
Electricity problem	
Job creation	
Telephones	
Clinics	
Free education	

HOW CAN WE FIX THESE

The following responses are captured verbatim from the cards.

Action	No of Votes
There are no roads we can bring our cars to our houses	
We should also try to build houses	
Development, Job opportunities, free education	
Municipality to take care & communicate with community	2
There is no water nearby	
Improve on our roads	4
I need water	
Housing	
Job opportunities	
Access to emergency facilities	
We need water first	
We ask for municipality to give toilets water & roads	
Water main pipes are too far from where we stay /we end up paying more	
Build more schools	
We need free education	
More roads	8
Improve the condition of our roads	
Eskom is taking time to install electricity 2-3 years now	
Government to help us with jobs	
More jobs	6
Develop vacant land to create more jobs	
We applied long ago but there's still no houses	
Municipality to work with community	
Build more houses	8
Municipality to consult people should they encounter problems in delivering / developing particular area	
Electricity	18
Eskom to hurry the process of electricity, people are not safe in the darkness	
Electricity to all houses as agreed	6
Municipality to appoint qualified & honest people	
Municipality to listen to our needs	
No development	
Educate community ward committees which would assist in communicating development strategies from government to the people	1
Municipality to assist and communicate with the community to find their needs	
Municipality officials need to be more passionate with their work & stop negative attitude towards development	
Department of Housing to speed up the subsidy approval process	
Money do not go to the right	

Municipality to assist in small community projects	
Employment places Places for people with disabilities	
Skills development centres	
Electricity	
Commercial & industrial land - Dept of land affairs to assist in finding suitable land	
Municipality to find suitable land for building houses	
HIV Aids orphans to be considered	
People with disability should also be considered in job opportunities	
Municipality should identify problem areas, and set target to achieve sustainable goals	
Committees should meet with community & draw a strategic plan & prioritising	

Challenges

Issue	No of Occurrences
Libraries	
Electricity	7
Job opportunities	10
Houses	15
Schools	
Water	11
Clinics	
Roads	6
Toilets	3
We want to stay in a place apicultural to Umzinto	
All rounds to be tarred	
Service delivery to improve	
Water	
Factory to be built to solve unemployment	2
Electricity	3
Removal of squatters from the C.B.D to a fixed abode	
Clean up the C.B.D to improve environment	
Health problems	
Sport grounds	
Roads	
Housing	3
Schools	2
Toilets	2
Unemployment	2
Clinics	
Crime	
Implementation of by-laws	
Lack of education facilities	
Taxi problems	
Uncontrolled crime	
Unhygienic living condition	
Social issues, drugs, rape	

What can done to fix it?

Create job opportunities for the youth when building houses	2 votes
Attract investors for job creation	2 votes
Build schools	2 votes
Upgrade sewer works	
Provision of industrial property to encourage invest	2 votes
Factories to be built to solve unemployment problem	2 votes
Industrial land	9 votes
Houses to be built not to far from the CBD close to employment	17 votes
Acquire land	3 votes
All roads to be tarred	1 vote
We have to know how many people we have at Umzinto	2 votes
Consult with other municipalities, Eskom, Ugu, environmental group & build houses	5votes
Put controls in place & manage the controls to avoid further increase in informal settlers	1vote
To improve parking areas in CBD	
Do not build houses build communities	6 votes
Choose suitable place to build houses	1 vote
Government to supply housing money	
Commercial land	1 vote
Electricity & toilets	4 votes
Build houses first	7 votes
Job creation no incentives from municipality	
Cemeteries	
Pollution in soil, water and air	
Traffic and pedestrian congestion	
Destruction of environment	
Recreation	

UMDONI MUNICIPALITY – HOUSING SECTOR PLAN PROJECT SURVEY FORM

PROJECT INFORMATION

Q1. Project Name	Amahlongwa Mission Reserve
Q2. Property Description/s	Amahlongwa Mission Reserve 8319
Q3. Ownership	Department of Land Affairs
Q4. Size (ha)	2819.1917 ha
Q5. Ward	1 (Amahlongwa) 2, 4, 5 (Mandawe)

Q6 Project Status	
Project identified	1
Project under preparation/packaging	2
Project with preparation/packaging complete	3
Approved project in detailed design or construction phase	4
Other (specify) Tranche 1 (Planning) in Progress	99

Q7 Project Type	
Greenfields	1
In-situ upgrade	2
Rural housing	3
Other (specify)	99

PROJECT MANAGEMENT

Q8 Name and contact details of current project manager or implementing agent?
DA THOMAS DEVELOPMENT AND CONSTRUCTION COMPANY 083 2284 396

Q9 Who is the Professional Team?		
	<i>Company</i>	<i>Contact</i>
Project manager	DA THOMAS DEV. & CONSTRUCTION	Dave Thomas 083 2284 396
Surveyor	Izwe Surveyors	Eddie Crawford 082 7711 675
Land legal	Borrill and Associates	Jed Borrill 082 956 3482
Geotechnical	Ground work Geotech Solutions	Francis Smith 072 297 1617
Town planning	Ndebele Kirby	Sbu Ndebele 031- 2669011
Layout Design		

Q9 Who is the Professional Team? (continued)		
	<i>Company</i>	<i>Contact</i>
Civil Design	Anderson Vogt & Partners	Greg Cohen 082 804 0207
Contractor		
Sales Administration	DAThomas Dev. and Construction	Dave Thomas 083 2284 396

Q10 Identify any PROJECT MANAGEMENT related barriers, the viability of overcoming them and solutions for a way forward

- First application was misplaced leading to the delays in the project, and the solution was to resubmit a second application
- Second application had to be made under a new name (Mandawe) and including other 3 wards, and ha been resubmitted
- Beneficiaries are in the process of being identified (community consultation, socio-economic survey)

LAND ISSUES

Q11 Has the land been secured for development

Yes	1
No	2

Q12 What is the current status of the land acquisition process?

The DOH has a GPA from the Department of Land Affairs. Doh have concluded an LAA with the Developer- Umdoni Municipality

Q13 Land Information (Complete for each property – use separate sheets if necessary)

<i>Property Description</i>		Amahlongwa Mission Reserve 8319			
<i>Current owner</i>		Dept. of Land Affairs			
<i>Size</i>	2198 ha	<i>Title Deed No.</i>	8317/1913	<i>SG Diagram No</i>	3329/1997
<i>Servitudes</i>			<i>Restrictive Conditions</i>		

Q14 Identify any LAND related barriers, the viability of overcoming them and solutions for a way forward

Land is state owned and there were no complications

SOCIAL ISSUES

Q15 Has a socio-economic survey been carried out in the area?

Yes	1
No	2

If **Q15** is **YES** then go to **Q16**
OTHERWISE go to **Q17**

Q16 Are the beneficiaries correctly matched with the eligibility requires of the subsidy scheme?		
Yes		1
No		2

Q17 Has a community based partner been identified?		
Yes		1
No		2

If Q17 is YES then go to Q18
OTHERWISE go to Q19

Q18 Has the community based partner been workshopped on the:	<i>Yes</i>	<i>No</i>
Housing process	1	
Project cycle	1	
Timeframes	1	
Risks of project failure		2
Roles and responsibilities of various parties	1	

Q19 Are key stakeholders committed to the project?	<i>Yes</i>	<i>No</i>
The uMdoni Municipality	1	
The Community Based Partner	1	
Department of Housing	1	
Department of Land Affairs		2
Department of Health		2
Department of Education		2
Other (specify)		2

Q20 Is there a signed social compact agreement?		
Yes		1
No		2

Q21 What (if any steps) are being taken to incorporate local economic develop, labour based construction?
Outreach programmes are in the pipeline, to make communities aware of the imminent development
Once project has been approved, LED department would have to be involved in terms of empowering the communities, and developing skills within these communities.

Q22 Identify any barriers related to SOCIAL ISSUES, the viability of overcoming them and solutions for a way forward
The whole project is outsourced to the private sector and as such, the interest of the communities, the dynamics within these communities are overlooked

ENVIRONMENTAL ISSUES

Q23 Has an environmental scoping report been compiled?		
Yes		1
No		2

Q24 Is there a requirement for an environmental impact assessment?		
---	--	--

Yes	1
No	2

Q25 Identify any barriers related to ENVIRONMENTAL ISSUES, the viability of overcoming them and solutions for a way forward

Land has already been assessed (scoping) to determine its suitability for such a development.

BULK SERVICE PROVISION

Q26 Do existing bulks have sufficient spare capacity?	<i>Yes</i>	<i>No</i>	<i>N/A</i>
Water	1	2	98
Sewer	1	2	98
Road	1	2	98
Stormwater	1	2	98
Electricity	1	2	98
Other (specify)	1	2	98

Q27 What additional bulk services are required?	<i>Yes</i>	<i>No</i>	<i>N/A</i>
Water	1	2	98
Sewer	1	2	98
Road	1	2	98
Stormwater	1	2	98
Electricity	1	2	98
Other (specify)	1	2	98

Q28 Has relevant service provider indicated adequacy of existing bulks (preferably in writing)?	<i>Yes</i>	<i>No</i>	<i>N/A</i>
Water	1	2	98
Sewer	1	2	98
Road	1	2	98
Stormwater	1	2	98
Electricity	1	2	98
Other (specify)	1	2	98

Q29 Does the MIG funding programme for the municipality reflect need for additional bulks?	<i>Yes</i>	<i>No</i>	<i>N/A</i>
Water	1	2	98
Sewer	1	2	98
Road	1	2	98
Stormwater	1	2	98
Electricity	1	2	98
Other (specify)	1	2	98

Q30 Identify any BULK SERVICE PROVISION related barriers, the viability of overcoming them and solutions for a way forward

--

GEOTECHNICAL

Q31 Are there any adverse geotechnical conditions that will sterilise areas of the site for development?	
Yes	1
No	2

If **Q31** is **YES** then go to **Q32**
OTHERWISE go to **Q33**

Q32 What will be the impact of adverse geotechnical conditions?	<i>Yes</i>	<i>No</i>
Increase foundation costs	1	2
Increase cost s of road	1	2
Increase cost of storm water provision	1	2
Require cut and fill	1	2
Influence costs of platform construction	1	2
Other (specify)	1	2

Q33 Identify any GEOTECHNICAL related barriers, the viability of overcoming them and solutions for a way forward
There are no geotechnical barriers at the moment since land scoping and other related technical investigations have been done.

PLANNING ISSUES

Q34 What route is being used for township establishment?	
LeFTEA	1
DFA	2
Ordinance	3
Other (specify)	99

Once DFA has been approved then all issues that are outstanding would be resolved.

Q35 Is there a preliminary layout plan?	
Yes	1
No	2

Q36 What is the anticipated yield? (No of units)	
	1000

Q37 What is the proposed size of:	
The top structure? (m ²)	35m2
The site? (m ²)	varies

Q38 Identify any barriers related to PLANNING ISSUES, the viability of overcoming them and solutions for a way forward

ENGINEERING DESIGN AND COSTS

Q39 What level of service for water provision is/will be provided?	
Standpipe for settlement	1
Standpipe within 250m	2
Yard standpipe	3
Metered in house supply	4
Other (specify)	99

Q40 What level of service for sanitation is/will be provided?	
Buckets	1
On plot VIP	2
Intermediate sewage system	3

Water borne sewage system	4
Other (specify)	99

Q41 What level of service for roads is/will be provided?	
Unsurfaced tracks	1
Gravel surface all roads	2
Bus route paved – rest gravel	3
All roads kerbed and paved	4
Other (specify) In most rural projects, roads are not packaged as part of the project	99

Q42 What level of service for stormwater drainage is/will be provided?	
None	1
Unlined channels and lined on steep slopes	2
Unlined channels and lined on all slopes	3
Surface water channels on roads to open lined drains	4
Other (specify)	99

Q43 What level of service for electricity is/will be provided?	
None	1
House connections with pre-paid meter – no street lighting	2
House connection from overhead supply – basic street lighting	3
House connection from underground supply – full street lighting	4
Other (specify)	99

Q44 Identify any ENGINEERING DESIGN AND COST related barriers, the viability of overcoming them and solutions for a way forward

ANY OTHER COMMENTS

Most rural projects are quiet unique from urban projects and some of the issues like surfaced roads, electricity, sewerage etc. are not packaged as part of the project.

The project has got 2 names i.e. Mahlongwa- Mandawe being the result of the 2 applications that were submitted.

The programme has been obtained

The proposed budget would be the current subsidy amount x 1000 sites, i.e (R42 000 x 1000 sites)

UMDONI MUNICIPALITY – HOUSING SECTOR PLAN PROJECT SURVEY FORM

PROJECT INFORMATION

Q1. Project Name	IFAFA GLEBE HOUSING PROJECT
Q2. Property Description/s	LOT H 4693
Q3. Ownership	DEPARTMENT OF HOUSING
Q4. Size (ha)	144.88ha
Q5. Ward	9

Q6 Project Status	
Project identified	1
Project under preparation/packaging	2
Project with preparation/packaging complete	3
Approved project in detailed design or construction phase	4
Other (specify)	99

Q7 Project Type	
Greenfields	1
In-situ upgrade	2
Rural housing	3
Other (specify)	99

PROJECT MANAGEMENT

Q8 Name and contact details of current project manager or implementing agent?
DA THOMAS DEVELOPMENTS AND CONSTRUCTION 083 2284 396

Q9 Who is the Professional Team?		
	<i>Company</i>	<i>Contact</i>
Project manager	DA THOMAS DEV. & CONST.	DAVE THOMAS 083 2284 396
Surveyor	HUDSON & NAUDE	PETER NAUDE 082 432 6665
Land legal		
Geotechnical	ANDERSON VOGT & PARTNERS	GREG COHEN 082 804 0207
Town planning	NDEBELE KIRBY	SBU NDEBELE 031-266 9011
Layout Design	ANDERSON VOGT & PARTNERS	GREG COHEN 082 8040207

Q9 Who is the Professional Team? (continued)		
	<i>Company</i>	<i>Contact</i>
Civil Design	ANDERSON VOGT & PARTNERS	GREG COHEN 082 804 0207
Contractor	DURANT CIVILS	DAVE DURANT 082 8299 566
Sales Administration	DA THOMAS DEV. & CONST.	DAVE THOMAS 083 2284 396

Q10 Identify any PROJECT MANAGEMENT related barriers, the viability of overcoming them and solutions for a way forward

- The project was packaged and approved in 1999
- There has been a lot of demographic changes and shifts since the approval of the project
- The subsidy bands have also changed since then
- The project was packaged for 1 967 sites, and to-date there are 1 385 top structures completely built. Of this total some of the houses stand empty because of the change in the demographics over the years (since 1999).
- Some of the unoccupied houses are being vandalised
- Further construction has been put to a halt as there is a search for beneficiaries to occupy the finished houses
- A verification exercise for the existing beneficiaries is ongoing
- Call for people (through the media) to come forward as potential beneficiaries to cover-up the balance

LAND ISSUES

Q11 Has the land been secured for development	
Yes	1
No	2

Q12 What is the current status of the land acquisition process?
Land Availability Agreement with DoH, Developer and Malangeni Housing Support Committee

Q13 Land Information (Complete for each property – use separate sheets if necessary)

<i>Property Description</i>		LOT H 4693		
<i>Current owner</i>		DOH (KZN)		
<i>Size</i>	144.88ha	<i>Title Deed No.</i>	4693	<i>SG Diagram No</i>
<i>Servitudes</i>		<i>Restrictive Conditions</i>		

Q14 Identify any LAND related barriers, the viability of overcoming them and

solutions for a way forward

SOCIAL ISSUES

Q15 Has a socio-economic survey been carried out in the area?	
Yes	1
No	2

If Q15 is YES then go to Q16
OTHERWISE go to Q17

Q16 Are the beneficiaries correctly matched with the eligibility requires of the subsidy scheme?	
Yes	1
No	2

Q17 Has a community based partner been identified?	
Yes	1
No	2

If Q17 is YES then go to Q18
OTHERWISE go to Q19

Q18 Has the community based partner been workshopped on the:	<i>Yes</i>	<i>No</i>
Housing process	1	2
Project cycle	1	2
Timeframes	1	2
Risks of project failure	1	2
Roles and responsibilities of various parties	1	2

Q19 Are key stakeholders committed to the project?	<i>Yes</i>	<i>No</i>
The uMdoni Municipality	1	2
The Community Based Partner	1	2
Department of Housing	1	2
Department of Land Affairs	1	2
Department of Health	1	2
Department of Education	1	2
Other (specify)	1	2

Q20 Is there a signed social compact agreement?	
Yes	1
No	2

Q21 What (if any steps) are being taken to incorporate local economic develop, labour based construction?
There is the availability of small cooperatives, but they are poorly empowered and hardly recognisable in these communities.

Q22 Identify any barriers related to SOCIAL ISSUES, the viability of overcoming them and solutions for a way forward

The project has gone through a major delay over the years and people naturally lost interest and some potential beneficiaries left the areas completely.

ENVIRONMENTAL ISSUES

Q23 Has an environmental scoping report been compiled?	
Yes	1
No	2

Q24 Is there a requirement for an environmental impact assessment?	
Yes	1
No	2

Q25 Identify any barriers related to ENVIRONMENTAL ISSUES, the viability of overcoming them and solutions for a way forward

BULK SERVICE PROVISION

Q26 Do existing bulks have sufficient spare capacity?	<i>Yes</i>	<i>No</i>	<i>N/A</i>
Water	1	2	98
Sewer	1	2	98
Road	1	2	98
Stormwater	1	2	98
Electricity	1	2	98
Other (specify)	1	2	98

Q27 What additional bulk services are required?	<i>Yes</i>	<i>No</i>	<i>N/A</i>
Water	1	2	98
Sewer	1	2	98
Road	1	2	98
Stormwater	1	2	98
Electricity	1	2	98
Other (specify)	1	2	98

Q28 Has relevant service provider indicated adequacy of existing bulks (preferably in writing)?	<i>Yes</i>	<i>No</i>	<i>N/A</i>
Water	1	2	98
Sewer	1	2	98
Road	1	2	98
Stormwater	1	2	98
Electricity	1	2	98
Other (specify) NOT YET	1	2	98

Q29 Does the MIG funding programme for the municipality reflect need for additional bulks?	<i>Yes</i>	<i>No</i>	<i>N/A</i>
Water	1	2	98
Sewer	1	2	98
Road	1	2	98
Stormwater	1	2	98
Electricity	1	2	98
Other (specify)	1	2	98

Q30 Identify any BULK SERVICE PROVISION related barriers, the viability of overcoming them and solutions for a way forward

GEOTECHNICAL

Q31 Are there any adverse geotechnical conditions that will sterilise areas of the site for development?	
Yes	1
No	2

If Q31 is YES then go to Q32
 OTHERWISE go to Q33

Q32 What will be the impact of adverse geotechnical conditions?	<i>Yes</i>	<i>No</i>
Increase foundation costs	1	2
Increase cost s of road	1	2
Increase cost of storm water provision	1	2
Require cut and fill	1	2
Influence costs of platform construction	1	2
Other (specify)	1	2

Q33 Identify any GEOTECHNICAL related barriers, the viability of overcoming them and solutions for a way forward

PLANNING ISSUES

Q34 What route is being used for township establishment?	
LeFTEA	1
DFA	2
Ordinance	3
Other (specify)	99

Q35 Is there a preliminary layout plan?	
Yes	1
No	2

Q36 What is the anticipated yield? (No of units)	1 967
---	-------

Q37 What is the proposed size of:	
The top structure? (m ²)	30m2
The site? (m ²)	varies

Q38 Identify any barriers related to PLANNING ISSUES, the viability of overcoming them and solutions for a way forward
1 385 units have been constructed (to-date), but most of them have not been occupied and are being vandalised. The Municipality has to do the repairs, and advertise for more beneficiaries to come upfront and register to meet the target.

ENGINEERING DESIGN AND COSTS

Q39 What level of service for water provision is/will be provided?	
---	--

Standpipe for settlement	1
Standpipe within 250m	2
Yard standpipe	3
Metered in house supply	4
Other (specify)	99

Q40 What level of service for sanitation is/will be provided?	
Buckets	1
On plot VIP	2
Intermediate sewage system	3
Water borne sewage system	4
Other (specify) LOW FLUSH SANITATION SYSTEM	99

Q41 What level of service for roads is/will be provided?	
Unsurfaced tracks	1
Gravel surface all roads	2
Bus route paved – rest gravel	3
All roads kerbed and paved	4
Other (specify)	99

Q42 What level of service for stormwater drainage is/will be provided?	
None	1
Unlined channels and lined on steep slopes	2
Unlined channels and lined on all slopes	3
Surface water channels on roads to open lined drains	4
Other (specify)	99

Q43 What level of service for electricity is/will be provided?	
None	1
House connections with pre-paid meter – no street lighting	2
House connection from overhead supply – basic street lighting	3
House connection from underground supply – full street lighting	4
Other (specify)	99

Q44 Identify any ENGINEERING DESIGN AND COST related barriers, the viability of overcoming them and solutions for a way forward
The old subsidy (1999 subsidy) would not adequately be enough for the end product, with the current Municipal standards. There might be need for extra funding.

ANY OTHER COMMENTS

--

UMDONI MUNICIPALITY – HOUSING SECTOR PLAN PROJECT SURVEY FORM

PROJECT INFORMATION

Q1. Project Name	MALANGENI RURAL HOUSING UPGRADE PROJECT
Q2. Property Description/s	IFAFA MISSION RESERVE 8319
Q3. Ownership	DEPARTMENT OF LAND AFFAIRS
Q4. Size (ha)	2532.7673 ha
Q5. Ward	8, 9

Q6 Project Status	
Project identified	1
Project under preparation/packaging	2
Project with preparation/packaging complete	3
Approved project in detailed design or construction phase	4
Other (specify) Tranche 1 (Planning) in progress	99

Q7 Project Type	
Greenfields	1
In-situ upgrade	2
Rural housing	3
Other (specify)	99

PROJECT MANAGEMENT

Q8 Name and contact details of current project manager or implementing agent?
DA THOMAS DEVELOPMENT AND CONSTRUCTION 083 2284 396

Q9 Who is the Professional Team?		
	<i>Company</i>	<i>Contact</i>
Project manager	DA THOMAS DEV. & CONST	Dave Thomas 083 2284 396
Surveyor	IZWE SURVEYORS	Eddie Crwaford 082 7711 675
Land legal	Borrill and Associates	Jed Borrill 082 956 3482
Geotechnical	Groundwork solutions Geotec.	Francis Smith 072 297 1617
Town planning	SIVEST	Kevison 082 903 9824
Layout Design		

Q9 Who is the Professional Team? (continued)		
	<i>Company</i>	<i>Contact</i>
Civil Design	Anderson VOGT and Partners	Greg Cohen 082 804 0207
Contractor		
Sales Administration	DA Thomas Dev. and Const.	Dave Thomas 083 2284 396

Q10 Identify any PROJECT MANAGEMENT related barriers, the viability of overcoming them and solutions for a way forward

The entire project is outsourced to consultants.

LAND ISSUES

Q11 Has the land been secured for development

Yes	1
No	2

Q12 What is the current status of the land acquisition process?

The DOH who have a General Power of Attorney from the Dept. of Land Affairs, have concluded an LAA with the Developer (Umdoni Municipality)

Q13 Land Information (Complete for each property – use separate sheets if necessary)

<i>Property Description</i>	IFafa MISSION RESERVE 8319				
<i>Current owner</i>	Dept. of Land Affairs				
<i>Size</i>	2532 ha	<i>Title Deed No.</i>	98319/1913	<i>SG Diagram No</i>	113/2002
<i>Servitudes</i>	<i>Restrictive Conditions</i>				

Q14 Identify any LAND related barriers, the viability of overcoming them and solutions for a way forward

--

SOCIAL ISSUES

Q15 Has a socio-economic survey been carried out in the area?

Yes	1
No	2

If Q15 is YES then go to Q16

OTHERWISE go to Q17

Q16 Are the beneficiaries correctly matched with the eligibility requires of the subsidy scheme?

Yes	1
No	2

Q17 Has a community based partner been identified?

Yes	1
No	2

If Q17 is YES then go to Q18
OTHERWISE go to Q19

Q18 Has the community based partner been workshopped on the:	<i>Yes</i>	<i>No</i>
Housing process	1	2
Project cycle	1	2
Timeframes	1	2
Risks of project failure	1	2
Roles and responsibilities of various parties	1	2

Q19 Are key stakeholders committed to the project?	<i>Yes</i>	<i>No</i>
The uMdoni Municipality	1	2
The Community Based Partner	1	2
Department of Housing	1	2
Department of Land Affairs	1	2
Department of Health	1	2
Department of Education	1	2
Other (specify)	1	2

Q20 Is there a signed social compact agreement?	
Yes	1
No	2

Q21 What (if any steps) are being taken to incorporate local economic develop, labour based construction?
Construction of the top structures via the DOH Peoples Housing Process

Q22 Identify any barriers related to SOCIAL ISSUES, the viability of overcoming them and solutions for a way forward
The identification of beneficiaries is being undertaken by the councillor which has resulted in rumours of corruption.
There does not seem to be any set criteria that are being followed in the selection of these beneficiaries.

ENVIRONMENTAL ISSUES

Q23 Has an environmental scoping report been compiled?	
Yes	1
No	2

Q24 Is there a requirement for an environmental impact assessment?	
Yes	1
No	2

Q25 Identify any barriers related to ENVIRONMENTAL ISSUES, the viability of overcoming them and solutions for a way forward

BULK SERVICE PROVISION

Q26 Do existing bulks have sufficient spare capacity?	<i>Yes</i>	<i>No</i>	<i>N/A</i>
Water	1	2	98
Sewer	1	2	98
Road	1	2	98
Stormwater	1	2	98
Electricity	1	2	98
Other (specify)	1	2	98

Q27 What additional bulk services are required?	<i>Yes</i>	<i>No</i>	<i>N/A</i>
Water	1	2	98
Sewer	1	2	98
Road	1	2	98
Stormwater	1	2	98
Electricity	1	2	98
Other (specify)	1	2	98

Q28 Has relevant service provider indicated adequacy of existing bulks (preferably in writing)?	<i>Yes</i>	<i>No</i>	<i>N/A</i>
Water	1	2	98
Sewer	1	2	98
Road	1	2	98
Stormwater	1	2	98
Electricity	1	2	98
Other (specify) Not yet	1	2	98

Q29 Does the MIG funding programme for the municipality reflect need for additional bulks?	<i>Yes</i>	<i>No</i>	<i>N/A</i>
Water	1	2	98
Sewer	1	2	98
Road	1	2	98
Stormwater	1	2	98
Electricity	1	2	98
Other (specify)	1	2	98

Q30 Identify any BULK SERVICE PROVISION related barriers, the viability of overcoming them and solutions for a way forward

GEOTECHNICAL

Q31 Are there any adverse geotechnical conditions that will sterilise areas of the site for development?	<i>Yes</i>	<i>No</i>
Yes	1	
No		2

If Q31 is YES then go to Q32
 OTHERWISE go to Q33

Q32 What will be the impact of adverse geotechnical conditions?	<i>Yes</i>	<i>No</i>
Increase foundation costs	1	2
Increase cost s of road	1	2

Increase cost of storm water provision	1	2
Require cut and fill	1	2
Influence costs of platform construction	1	2
Other (specify)	1	2

Q33 Identify any GEOTECHNICAL related barriers, the viability of overcoming them and solutions for a way forward

The issue of steep, or rugged terrain may increase the cost of developing the site (construction costs might be too high)

PLANNING ISSUES

Q34 What route is being used for township establishment?	
LeFTEA	1
DFA	2
Ordinance	3
Other (specify)	99

Q35 Is there a preliminary layout plan?

Yes	1
No	2

Q36 What is the anticipated yield? (No of units)

1000

Q37 What is the proposed size of:

The top structure? (m ²)	35m ²
The site? (m ²)	varies

Q38 Identify any barriers related to PLANNING ISSUES, the viability of overcoming them and solutions for a way forward

ENGINEERING DESIGN AND COSTS

Q39 What level of service for water provision is/will be provided?

Standpipe for settlement	1
Standpipe within 250m	2
Yard standpipe	3
Metered in house supply	4
Other (specify) Standpipe within project	99

Q40 What level of service for sanitation is/will be provided?

Buckets	1
On plot VIP	2
Intermediate sewage system	3
Water borne sewage system	4
Other (specify)	99

Q41 What level of service for roads is/will be provided?

Unsurfaced tracks	1
Gravel surface all roads	2
Bus route paved – rest gravel	3
All roads kerbed and paved	4

Other (specify) Roads are usually not packaged in rural projects. The expectation is that gravel access routes will be provided.	99
---	-----------

Q42 What level of service for stormwater drainage is/will be provided?	
None	1
Unlined channels and lined on steep slopes	2
Unlined channels and lined on all slopes	3
Surface water channels on roads to open lined drains	4
Other (specify)	99

Q43 What level of service for electricity is/will be provided?	
None	1
House connections with pre-paid meter – no street lighting	2
House connection from overhead supply – basic street lighting	3
House connection from underground supply – full street lighting	4
Other (specify)	99

Q44 Identify any ENGINEERING DESIGN AND COST related barriers, the viability of overcoming them and solutions for a way forward

ANY OTHER COMMENTS